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Statement of General Conformance

FOR ARCHITECTS/ENGINEERS WHO UTILIZE PLANS, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PREPARED BY OTHER LICENSED DESIGN PROFESSIONALS AND/OR CONSULTANTS

(Application No. 04-125292 **File No.** 37-33 **)**

☒ All drawings or sheets listed on the cover or index sheet except A series sheets
☐ This drawing, page of specifications/calculations

have been prepared by other design professionals or consultants who are licensed and/or authorized to prepare such drawings in this state. It has been examined by me for:

1) Design intent and appears to meet the appropriate requirements of Title 24, California Code of Regulations and the project specifications prepared by me, and
2) Coordination with my plans and specifications and is acceptable for incorporation into the construction of this project.

The Statement of General Conformance "shall not be construed as relieving me of my rights, duties, and responsibilities under Sections 17302 and 81138 of the Education Code and Sections 4-336, 4-341 and 4-344" of Title 24, Part 1.(Title 24, Part 1, Section 4-316[b])

I find that:
☒ All drawings or sheets listed on the cover or index sheet except A series sheets
☐ This drawing or page
☒ is/are in general conformance with the project design intent,and
☒ has/have been coordinated with the project plans and specifications.

Signature — **Date** 02/05/2026

Architect or Engineer designated to be in general responsible charge

Paul Gallegos
Print Name

No. C24063 — **License Number**
Expiration Date 01/2027

ESS RELOCATABLE
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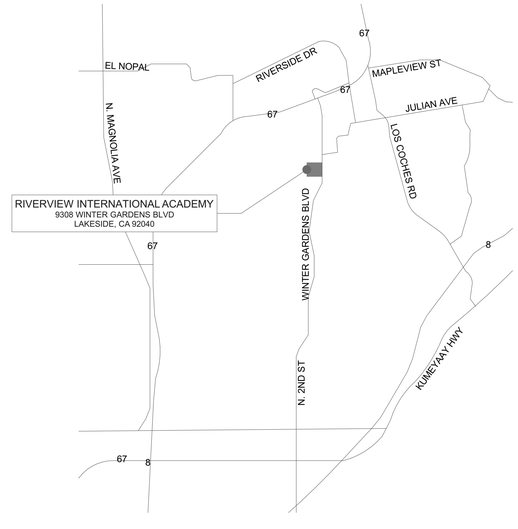
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PROJECT SCOPE

THE SCOPE OF THIS PROJECT INCLUDES THE CONSTRUCTION AND INSTALLATION OF (1) 48X40 RELOCATABLE ESS BUILDING (BY AMERICAN MODULAR SYSTEMS, PC#04-122050), AND (1) 20X20 SHADE SHELTER (PC#02-120961). ANCILLARY SITE WORK INCLUDES NEW PAVING AND FENCING.

VICINITY MAP



A COMPLETED SITE FIRE SAFETY PLAN IS TO BE SUBMITTED TO THE DSA IN CONJUNCTION WITH THE FILING OF FORM DSA 102-IC: CONSTRUCTION START NOTICE/ INSPECTION CARD REQUEST, INCLUSIVE OF COMPLETING SECTION 3 OF THE FORM PER DSA BU 24-05.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
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REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023

MODEL FILE:
LUSD Riverview ES ESS Relo

PLOT DATE:
2/20/2026

SHEET TITLE

COVER SHEET

T-001

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GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE CODES LISTED ON THIS SHEET. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILAR WITH ALL CODES AND ORDINANCES, CITY OR STATE AS REQUIRED FOR THE CONSTRUCTION OF THE FOLLWOING PROJECT. WHERE CONFLICTS OCCUR BETWEEN FEDERAL, STATE, AND LOCAL LAWS, CODES, ORDINANCES, AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN,
2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF BOTH THE UNIFORM BUILDING CODE AND TITLE 24, CALIFORNIA CODE OF REGULATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK. THE EXISTING CONDITIONS SHALL INCLUDE, BUT NOT BE LIMITED TO: IRRIGATION, DRAINAGE, SITE MEHCANICAL, PLUMBING, AND ELECTRICAL. THE CONTRACTOR SHALL NOTIFY THE ARCHTIECT OF ANY DISCREPANCIES IN SITE CONDITIONS AND CONTRACT DOCUMENTS. FAILURE TO NOTIFY WHILE PROCEEDING WITH WORK SHALL IMPLY ACCEPTANCE OF THE SITE CONDITIONS BY THE CONTRACTOR FOR THE WORK INTENDED.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE AND SAFE BRACING TO SUPPORT THE COMPONENTS OF THE STRUCTURE UNTIL THE STRUCTURE ITSELF, FLOOR AND ROOF DIAPHRAGMS ARE COMPLETE ENOUGH TO SUPPORT ITSELF. THE SAFETY AND ERECTION OF BRACING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THERE ARE NO DISCREPENCIES BEWTEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEER'S DRAWINGS WHICH WOULD CAUSE A CONFLICT IN THE INSTALLATION OF THE SYSTEMS. IF SUCH A CONFLICT DOES OCCUR, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ALERT THE ARCHITECT TO THE SITUATION PRIOR TO INSTALLATION. ANY WORK INSTALLED IN CONFLICT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REMEDY WITH NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR A COMPLETE LIST OF GENERAL CONDITIONS, SPECIAL CONDITIONS, AND MATERIAL INSTALLATION METHODOLOGY.
7. TYPICAL NOTES AND DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE, WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR A SIMILAR CONDITION.
8. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS, SERVICES, POINTS OF CONNECTION, AND IRRIGATION LINES IN THE CONSTRUCTION AREA PRIOR TO COMMENCEMENT OF WORK. IF PROPER VERIFICATION IS NOT DONE PRIOR TO WORK COMMENCING, AND DAMAGE IS INCURRED THE CONTRACTOR SHALL REPAIR THE DAMAGE AT NO COST TO THE OWNER.
9. ALL DRAWINGS ARE FOR ILLUSTRATION ONLY, THE CONTRACTOR AND SUBCONTRACTORS, SHALL NOT LOCATE ITEMS BY SCALING. IF ITEMS ARE MISLOCATED DUE TO SCALING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND CORRECTLY INSTALLING THE ITEMS AT NO EXPENSE TO THE OWNER.
10. IT IS THE INTENT OF THESE DRAWINGS TO INDICATE A COMPLETE AND FINISHED PRODUCT AND / OR ABUTING EXISTING CONDITION IN A FINSHED AND PROFESSIONAL MANNER.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE AREA AROUND THE WORK IN A CLEAN AND SAFE CONDITION. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. AREA OF WORK SHALL BE COMPLETELY CLEANED AND READY FOR OCCUPANCY UPON COMPLETION OF WORK.
12. ALL WORK SHALL CONFORM TO TITLE 24 2025 CA CODE OF REGULATIONS. A COPY OF TITLE 24, PARTS 1-5, SHALL BE AVAILABLE ON THE JOBSITE AT ALL TIMES.
13. CHANGES TO THE APPROVED DRAWINGS SHALL BE MADE BY ADDENDA OR CONSTRUCTION CHANGE DOCUMENT (CCD) APPROVED BY DSA, AS REQUIRED BY SEC. 4-338, PART 1, T-24, CCR. ALL ADDENDA AND CONSTRUCTION CHANGE DOCUMENTS SHALL BE SIGNED BY THE ARCHITECT.
14. A "DSA CERTIFIED" PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342. PART 1, TITLE 24, CCR. A MINIMUM CLASS II INSPECTOR IS REQUIRED.
15. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE OWNER SHALL CONDUCT ALL REQUIRED TESTING AND SPECIAL INSPECTIONS FOR THE PROJECT AS IDENTIFIED ON THE DSA 103 TESTING AND INSPECTION FORM.
16. THE PROJECT SHALL CONFORM TO CURRENT ADA STANDARDS 2025 CBC CHAPTER 11 B.
17. FOOD HANDLING FACILITIES SHALL COMPLY WITH ALL LOCAL HEALTH REQUIREMENTS AND CALIFORNIA UNIFORM RETAIL FOOD FACILITIES LAWS.
18. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OF NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TILE 24, CALIFORNIA CODE OF REGULATIONS, A CCD, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE DIVISION OF STATE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
19. THE ARCHITECT AND OR ENGINEER SHALL MAKE PERIODIC SITE VISITS DURING CONSTRUCTION TO OBSERVE THE PROGRESS OF THE WORK AND VERIFY GENERAL CONFORMANCE TO THE PLANS AND SPECIFICATIONS IS BEING MET. THESE VISIT DO NOT CONSTITUTE A GUARANTEE OF THE CONTRACTOR'S WORK. A CONTRACTOR'S ERROR THAT GOES UNDETECTED DURING A PERIODIC VISIT DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR PROPERLY PERFORMING THE SCOPE OF THE PROJECT.
20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ADJACENT STRUCTURES, PROPERTY, AND SITE FEATURES DURING CONSTRUCTION. ANY DAMAGE TO SUCH ITEMS SHALL BE PROMPTLY RESTORED TO THE SATISFACTION OF THE OWNER AND ARCHITECT.
21. CONTRACTORS AND SUBCONSTRATORS ARE REQUIRED TO SUBMIT THEIR BIDS BASED ON ALL DRAWINGS AND SPECIFICATIONS, NOT SOLELY THE SHEETS OR SECTIONS RELEVANT TO THEIR TRADE.
22. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLIMENTARY IN NATURE, HOWEVER IF A DISCREPANCY OCCURS BETWEEN THE TWO DOCUMENTS, THE MORE STRINGENT REQUIREMENT AND HIGHEST LEVEL OF QUALITY SHALL TAKE PRECENDENCE.
23. ALL DETAILS PROVIDED IN THE CONSTRUCTION DOCUMENTS ARE A PART OF THE CONSTRUCTION SCOPE REGARDLESS OF WHETHER THEY ARE SPECIFICALLY REFERENCED.

GENERAL DEMOLITION NOTES

1. DEMOLITION PLANS REFERENCE GENERAL ITEMS AND CONDITION VARIATIONS MAY OCCUR WITHIN AREA OF DEMOLITION AND SHALL BE TREATED AS SIMILAR.
2. NOT ALL LOCATIONS FOR DEMOLITION MAY BE NOTED. CONTRACTOR SHALL REVIEW THE PROJECT REQUIREMENTS AND BE FAMILIAR WITH THE EXISTING SITE CONDITIONS FOR EVALUATION OF DEMOLITION WORK NECESSARY TO COMPLETE THE NEW WORK.
3. KEY NOTES REFERENCE GENERAL ELEMENTS FOR DISPOSAL OR SALVAGE. VARIOUS ASSOCIATED ITEMS MAY OCCUR AND SHALL BE REMOVED ACCORDING TO THE NEEDS AND DESIGN INTENT OF THE NEW CONSTRUCTION.
4. THE CONTRACTOR SHALL NOT REMOVE OR ALTER ANY BUILDING ELEMENTS OR SYSTEMS NECESSARY FOR THE BUILDING'S STRUCTURAL INTERGRITY WITHOUT PRIOR AUTHORIZATION FROM THE ARCHITECT AND/OR STRUCTURAL ENGINEER OF RECORD.
5. CONTRACTOR SHALL NOT ALTER OR REMOVE ANY SHEAR WALLS OR BEARING WALLS UNLESS IDENTIFIED ON THE DRAWINGS WITH APPROPRIATE DETAILS. THE COTNRACTOR SHALL TAKE PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION ACITIVITES TO NOT EFFECT THE EXISTING STRUCTURAL SYSTEM OF THE BUILDING. IF DURING THE COURSE OF THE WORK, ELEMENTS THAT ARE IDENTIFIED TO BE DEMOLISHED, BUT APPEAR STRUCTURAL IN NATURE AND NOT IDENTIFIED AS SUCH, THE CONTRACTOR SHALL NOTFIY THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL NOT PROCEED WITH THE DEMOLITION OF SUCH ELEMENTS WITHOUT THE DIRECTION OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER OF RECORD.
6. AFTER THE DEMOLITION AND REMOVAL OF ELEMENTS, REPAIR AND RESTORE EXISTING FINISHES TO BE LEFT EXPOSED TO THEIR ORIGINAL CHARACTER. WHERE EXISTING FINISHES ARE TO BE HIDDEN WITH NEW MATERIALS, THOSE FINISHES SHALL BE RESTORED TO PROVIDE ADEQUATE SUITABILITY, STRENGTH, AND SUBSTRATE FOR NEW CONSTRUCTION AND FINISHES.
7. CONTRACTOR SHALL COMPLY WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION:
   - 5-2 PROTECTION
   - 5-3 REMOVAL
   - 5-4 RELOCATION
   - 7-8 PROJECT SITE MAINTENANCE
   - 7-9 PROTECTION AND RESTORATION OF EXIST. IMPROVEMENTS
   - 7-10 PUBLIC CONVENIENCE AND SAFETY
8. SAFETY DURING CONSTRUCTION SHALL COMPLY WITH CHAPTER 33 C.B.C. AND CHAPTER 33 C.F.C.
9. THE CONTRACTOR SHALL DISPOSE OF DEMOLITION MATERIALS IN A LEGAL AND ACCEPTABLE MANNER.
10. CONTRACTOR SHALL MAKE AVAILABLE TO OWNER ANY MATERIALS OR EQUIPMENT LISTED FOR DEMOLITION, DISPOSAL. REMOVAL, ETC. UPON OWNERS REQUEST. OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGABLE ITEMS.
11. CONTRACTOR SHALL KEEP OPERATING EQUIPMENT OR MATERIALS INDICATED FOR REUSE, RELOCATION, OR OWNER RETENTION IN A SAFE MANNER TO PROTECT THE MATERIAL OR EQUIPMENT FROM DAMAGE.
12. THE CONTRACTOR IS RESPONSIBLE TO PERFORM ALL DEMOLITION WORK NECESSARY TO ALLOW EXECUTION OF ALL REQUIREMENTS OF THE NEW CONSTRUCTION UNDER THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS.
13. THE RECORD DRAWINGS FOR THE FACILITIES TO BE MODERNIZED MAY BE AVAILABLE FROM THE DISTRICT FOR REFERENCE. CONTRACTOR SHALL REQUEST DRAWINGS OR OTHER OWNER SUPPLIED DOCUMENTS PRIOR TO BEGINNING DEMOLITION OR CONSTRUCTION ACTIVIITES. THE CONTRACTOR SHALL REVIEW THE RECORD DOCUMENTS TO DETERMINE ANY CONDITIONS WHERE CONFLICTS, HARDSHIPS, OR SIMILIAR ISSUES MAY ARISE. THE CONTRACTOR SHALL NOTIFY THE ARCHTIECT OF ANY CONDITIONS WHERE CONFLICTS MAY ARISE PRIOR TO DEMOLITION OR CONSTRUCTION ACTIVITIES.
14. AREA OF FLOOR SLAB OR PAVING DEMOLITION IS SHOWN AS AN APPROXIMATION ONLY TO DEFINE GENERAL SCOPE OF WORK. EXISTING CONDITIONS MAY REQUIRE A LARGER / DIFFERENTLY CONFIGURED AREA OF DEMOLITION. REMOVAL SHALL BE IN ACCORDANCE TO THE NEEDS AND DESIGN INTENT OF THE NEW CONSTRUCTION. COORDINATE DEMOLITION REQUIREMENTS WITH CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DESIGN AND DRAWINGS.
15. ALL FLOOR SLAB AND/OR PAVING SAWCUTS SHALL BE DONE IN A MANNER THAT CREATES A SHARP, STRAIGHT, AND SQUARE EDGE. SAW CUT EDGES EXPOSED FOR LONG DURATIONS DURING CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR IN ORDER TO LIMIT CHIPPING OF CONCRETE EDGE. IF CHIPPING OR OTHER DAMAGE OCCURS, CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ADDITIONAL FLOOR SLAB AND/OR PAVING TO NEXT AVAILABLE JOINT OR AS DETERMINED BY ARCHITECT AT THE CONTRACTOR'S OWN COST.
16. WHERE EQUIPMENT AND/OR FIXTURES ARE INDICATED TO BE REMOVED ALL RELATED EXPOSED PIPING, CONDUITS, AND ASSOCIATED ITEMS SHALL ALSO BE REMOVED AND/ OR PROPERLY TERMINATED TO PROVIDE COMPLETE DEMOLITION.
17. WHERE EXISTING CONSTRUCTION ELEMENTS (FRAMING, FINISHES, PIPES, CONDUITS, DUCTWORK, EQUIPMENT, ETC.) INTERFERE WITH THE INTENDED NEW CONSTRUCTION OR WOULD BE EXPOSED IN OTHERWISE 'FINISHED' AREAS, THESE ITEMS SHALL ALSO BE REMOVED AND/OR RELOCATED.
18. AT DEMOLITION OF DOORS, WINDOWS, FLASHINGS, SOFFITS, ETC. WHERE PLASTER IS DISTURBED AT FINISHES TO REMAIN, REMOVE PLASTER BACK 6" MINIMUM TO EXPOSE LATH TO PERFORM PROPER PLASTER PATCH.
19. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL DEMOLITION WORK SPECIFIC TO THOSE BUILDING SYSTEMS.
20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST ANY HAZARDOUS ABATEMENT DOCUMENTS FOR THE SCOPE OF WORK TO FULLY UNDERSTAND THE EXTENT OF REMOVAL AND DISPOSAL REQUIREMENTS FOR THOSE MATERIALS.
21. ALL ABATEMENT WORK SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO DEMOLITION WORK.
22. ALL EQUIPMENT OR SYSTEMS DISCONNECTED AS A RESULT OF THE DEMOLITION WORK SHALL BE REESTABLISHED, CONNECTED, AND FUNCTIONAL. THE ARCHITECT SHALL BE NOTIFIED WHEN SUCH SYSTEMS AND EQUIPMENT ARE REQUIRED TO BE DISCONNECTED.

GENERAL ACCESIBILITY NOTES

1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 36" TO 42" ABOVE THE FLOOR (PANIC HARDWARE SHALL BE LOCATED BETWEEN 36" TO 44" ABOVE FIN. FLR.). LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND IN A PATH OF TRAVEL, SHALL BE OPENABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, BY EXIT DEVICE, OR PUSH-PULL ACTIVATING BARS. LOCKED EXIT DOORS SHALL OPERATE BY ABOVE IN DIRECTON OF EGRESS.
2. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5.0 POUNDS FOR EXTERIOR AND INTERIOR DOORS, SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS.
3. DOOR CLOSERS AND GATES CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
4. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4 AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL.
5. ACCESSIBLE FIXTURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH CALIFORNIA PLUMBING CODE, 2025 EDITION.
6. EXPOSED LAVATORY P-TRAP ASSEMBLIES AND WATER SUPPLY LINES SHALL BE INSTALLED WITH REMANUFACTURED VINYL COVERED P-TRAP, VALVE, AND SUPPLY INSULATED COVER.
7. THE FORCE REQUIRED TO OPERATE LAVATORY OR SINK FAUCETS SHALL BE NO GREATER THAN 5 POUNDS, SELF-CLOSING FAUCETS SHALL HAVE A MINIMUM 10 SECOND CYCLE TIME.
8. ALL ACCESSIBLE GATES WITHIN THE PATH OF TRAVEL SHALL HAVE NON-GRIP HARDWARE MOUNTED BETWEEN 34" TO 44" ABOVE FINISH PAVING. THERE SHALL BE 24" MINIMUM CLEAR SPACE PROVIDED BEYOND THE STRIKE SIDE OF THE GATE FOR ACCESSIBLE MANEUVERING CLEARANCES.
9. ALL DIMENSIONS FOR ACCESSIBLE COMPONENTS, FEATURES, OR CLEAR FLOOR SPACE ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
10. WHERE FLOOR DRAINS ARE PROVIDED, FINISHED SURFACE SHALL SLOPE TO DRAIN NO MORE THAN 2% IN ANY DIRECTION. FLOOR DRAINS AND FLOOR SINKS SHALL HAVE 1/2" MAXIMUM GRATE OPENINGS IN ALL DIRECTION.
11. ACCESSIBLE PATH OF TRAVEL (POT) SHALL BE A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED 1:2 MAX SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. POT SHALL BE AT LEAST 48" IN WIDTH WITH A STABLE, FIRM, AND SLIP RESISTANT SURFACE. CROSS SLOPE SHALL NOT EXCEED 2% MAX AND THE SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 5%. POT SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM ABOVE FINISHED SURFACE AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM THE WALL AND 27" ABOVE FINISHED SURFACE, BUT LESS THAN 80" ABOVE FINISHED SURFACE. REFERENCE CBC 11B-202.4. ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
12. OPENINGS IN GRATINGS OR STRAINERS LOCATED IN THE PEDESTRIAN CIRCULATION PATHS OR PATH OF TRAVEL SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2" DIAMETER. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL IN COMPLIANCE WITH CBC 11B-302.3.
13. GATES IN THE PATH OF TRAVEL SHALL COMPLY WITH EXIT DOOR REQUIREMENTS.

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT

THE PATH OF TRAVEL (POT) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS, AND STRUCTURAL REPAIRS AS PART OF THE DESIGN OF THIS PROJECT. THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS, OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT HAVE BEEN IDENTIFIED AND, THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT THROUGH DETAILS, DRAWINGS, AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.

ANY NONCOMPLIANT ELEMENTS, COMPONENTS, OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINIDNG OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS. DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS COMPLIANT ARE FOUND TO BE NON-CONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGH INTO COMPLIANCE BY MEANS OF A CONSTRUCTION CHANGE CHANGE DOCUMENT (CCD).

DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

GENERAL FIRE NOTES

1. FIRE SAFETY AND EVACUATION PLANS SHALL BE MADE AVAILABLE IN THE WORKPLACE FOR REFERENCE AND REVIEW BY EMPLOYEES AND COPIES SHALL BE FURNISHED TO THE FIRE CODE OFFICIAL FOR REVIEW UPON REQUEST.
2. THROUGH PENETRATION FIRE STOPPING FOR ALL FIRE WALLS, FLOORS/CEILING, AND ASSEMBLIES SHALL HAVE AN 'F' OR 'T' RATING PER THE CBC AND STANDARDS. INSTALLATION OF FIRE STOPPING SHALL COMPLY WITH APPROVED METHODS.
3. ALL CONTRACTORS PERFORMING WORK ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF 2025 CFC 901.7, SPECIFICALLY 901.7.4 CHAPTER 11 AND 33 AS WELL AS NFPA 241 FIRE PREVENTION PROGRAM THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. FIRE SAFETY DURING DEMOLITION AND CONSTRUCTION SHALL COMPLY WITH CFC CHAPTER 33 AND CBC CHAPTER 33.

APPLICABLE CODES

2025 CALIFORNIA ADMINISTRATIVE CODE (CAC) PART 1, TITLE 24, CCR

2025 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24, CCR

2025 CALIFORNIA ELECTRIC CODE (CEC), PART 3, TITLE 24, CCR

2025 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24, CCR

2025 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, CCR

2025 CALIFORNIA ENERGY CODE, PART 6, TITLE 24, CCR

2025 CALIFORNIA FIRE CODE, PART 9, TITLE 24, CCR

2025 CALIFORNIA EXISTING BUILDING CODE (CEBC) PART 10, TITLE 24, CCR

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24, CCR

2025 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24, CCR
TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPLICABLE STANDARDS

FOR A LIST OF APPLICABLE STANDARDS, INCLUDING CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS, REFER TO CBC CHAPER 35 AND CFC CHAPTER 80.

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REVIEWED FOR
SS ☑ FLS ☐ ACS ☑
DATE: 02/26/2026

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REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023

MODEL FILE:
LUSD Riverview ES ESS Relo

PLOT DATE:
2/20/2026

SHEET TITLE

APPLICABLE CODES AND GENERAL NOTES

T-002

BIMcloud: alphastudiodesigngroup - BIMcloud Software as a Service/LUSD/Riverview ES/LUSD Riverview ES ESS Relo

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STANDARD ABBREVIATIONS

&	AND	GA.	GAUGE	STD.	STANDARD
<	ANGLE	GALV.	GALVANIZED	STL.	STEEL
@	AT	GB.	GRAB BAR	ST.	STEEL
A	AMP	GC.	GENERAL CONTRACTOR	STO.	STORAGE
AB.	ANCHOR BOLT	GL.	GLASS	STRUC.	STRUCTURAL
ABV.	ABOVE	GI.	GALVANIZED IRON	STR.	STRUCTURAL
AC.	ASPAHLT	GND.	GROUND	SUSP.	SUSPENDED
A/C.	AIR CONDITIONING	GPDW.	GYPSUM DRYWALL	SYM.	SYMMETRICAL
ACOUS.	ACOUSTICAL	GRD.	GRADE	T	TREAD
AD.	AREA DRAIN	GV.	GATE VALVE	TB.	TOWEL BAR
ADJ.	ADJUSTABLE	GYP.	GYPSUM	T&B	TOP AND BOTTOM
AGGR.	AGGREGATE	HB.	HOSE BIB	TOC	TOP OF CURB
AFF.	ABOVE FINISH FLOOR	HC.	HOLLOW CORE	TEL.	TELEPHONE
AL.	ALUMINUM	HD.	HEAD	TEM.	TEMPERED
AP.	ACCESS PANEL	HDR.	HEADER	TER.	TERAZZO
APPROX.	APPROXIMATE	HDW.	HARDWARE	TF.	TOP OF FOOTING
ARCH.	ARCHITECTURAL	HM.	HOLLOW METAL	T&G	TONGUE AND GROOVE
ASC.	ABOVE SUSPENDED CEILING	HDWD.	HARDWARE	THK.	THICK
AS.	AUTOMATIC SPRINKLER	HNDRL.	HANDRAIL	TP.	TOP OF PARAPET
AUTO.	AUTOMATIC	HORIZ.	HORIZONTAL	TPD.	TOILET PAPER DISPENSER
BD	BOARD	HVAC.	HEATING, VENTILATING, AIR CONDITIONING	TS	TOP OF STRUCTURE
BFG.	BELOW FINISH GRADE	ID.	INSIDE DIAMETER	TTB.	TELEPHONE TERMINAL BACKBOARD
BITUM.	BITUMINOUS	IE.	INVERT ELEVATION	TV.	TELEVISION
BLDG.	BUILDING	IF.	INSIDE FACE	TOW.	TOP OF WALL
BLK.	BLOCK	IN.	INCH	TYP.	TYPICAL
BM.	BEAM	INC.	INCLUDE	UG.	UNDERGROUND
BRG.	BEARING	INFO.	INFORMATION	UNF.	UNFINISHED
BRK.	BRICK	INSUL.	INSULATION	UNO	UNLESS NOTED OTHERWISE
BOT.	BOTTOM	INT.	INTERIOR	UON	UNLESS OTHERWISE NOTED
BTU.	BRITISH THERMAL UNIT	INV.	INVERT	UR	URINAL
C.	CONDUIT	JAN.	JANITOR	UTIL.	UTILITY
CAB.	CABINET	JST.	JOIST	VAR.	VARIES
CB.	CATCH BASIN	JT.	JOINT	VB.	VAPOR BARRIER
CD.	CEILING DIFFUSER	KIT.	KITCHEN	VCT.	VINYL COMPOSITION TILE
CEM.	CEMENT	KP.	KICK PLATE	VERT.	VERTICAL
CER.	CERAMIC	KVA	KILOVOLT AMPERES	VEST.	VESTIBULE
CF.	CUBIC FEET	KW	KILOWATT	VIF.	VERIFY IN FIELD
CFM.	CUBIC FEET PER MINUTE	MAS.	MASONRY	VTR.	VENT THROUGH ROOF
CG.	CORNER GUARD	MAT'L.	MATERIAL	W	WEST
CI.	CAST IRON	MAX.	MAXIMUM	W/	WITH
CIP.	CAST IN PLACE	MC.	MEDICINE CABINET	WC.	WATER CLOSET
CKT. BKR.	CIRCUIT BREAKER	MECH.	MECHANICAL	WCO.	WALL CLEAN OUT
CL.	CENTERLINE	MFR.	MANUFACTURER	WD.	WOOD
CLG.	CEILING	MH.	MANHOLE	WDW.	WINDOW
CLR.	CLEAR	MIN.	MINIMUM	WH.	WATER HEATER
CMU.	CONCRETE MASONRY UNIT	MIR.	MIRROR	W/O	WITHOUT
CNTR.	COUNTER	MISC.	MISCELLANEOUS	WP.	WATERPROOF
CO.	CLEANOUT	MO.	MASONRY OPENING	WSCT.	WAINSCOT
COTG.	CLEANOUT TO GRADE	MTD.	MOUNTED	WT.	WEIGHT
COL.	COLUMN	MTL.	METAL	WWF.	WELDED WIRE FABRIC
CONC.	CONCRETE	MUL.	MULLION	WWM.	WELDED WIRE MESH
CONN.	CONNECTION	N.	NORTH		
CPT.	CARPET	NIC.	NOT IN CONTRACT		
CTR.	CENTER	NO.	NUMBER		
CTSK.	COUNTERSINK	NOM.	NOMINAL		
CW.	COLD WATER	NTS.	NOT TO SCALE		
D.	DRAIN	OA.	OUTSIDE AIR		
DBL.	DOUBLE	O/A	OVERALL		
DEPT.	DEPARTMENT	OBS.	OBSCURE		
DET.	DETAIL	OC.	ON CENTER		
DF.	DINKING FOUNTAIN	OD.	OUTSIDE DIAMETER		
DIA.	DIAMETER	OFF.	OFFICE		
DIM.	DIMENSION	OH.	OPPOSITE HAND		
DISP.	DISPENSER	OPNG.	OPENING		
DMT.	DEMOUNTABLE	OPP	OPPOSET		
DN.	DOWN	OVHD.	OVERHEAD		
DO.	DOOR OPENING	PAV.	PAVING		
DR.	DRAIN	PC.	PRECAST CONCRETE		
DS.	DOWNSPOUT	PCC.	PORTLAND CEMENT CONCRETE		
DWG.	DRAWING	PHP.	PARTIAL HEIGHT PARTITION		
DWR.	DRAWER	PLT.	PLATE		
EXIST.	EXISTING	PL	PROPERTY LINE		
E.	EAST	PLAM	PLASTIC LAMINATE		
EA.	EACH	PLAS.	PLASTER		
EF.	EXHAUST FAN	PLYWD.	PLYWOOD		
EJ.	EXPANSION JOINT	PLBG.	PLUMBING		
ELEC.	ELECTRICAL	POC.	POINT OF CONNECTION		
ELEV.	ELEVATOR	PP.	POWER POLE		
EMER.	EMERGENCY	PRCST	PRE-CAST		
ENCL.	ENCLOSURE	PSI.	POUNDS PER SQUARE INCH		
EP.	ELECTRICAL PANELBOARD	PT.	POINT		
EQ.	EQUAL	PTD.	PAPER TOWEL DISPENSER		
EQUIP.	EQUIPMENT	PTN.	PARTITION		
EW.	EACH WAY	PVMT.	PAVEMENT		
EWC.	ELECTRIC WATER COOLER	QT.	QUARRY TILE		
EH.	EXHAUST	R.	RISER		
EXIST.	EXISTING	RAD.	RADIUS		
EXPO.	EXPOSED	RD.	ROOF DRAIN		
EXP.	EXPANSION	REF.	REFERENCE		
EXT.	EXTERIOR	REFR.	REFRIGERATOR		
FAS.	FASTNER	REINF.	REINFORCED		
FA.	FIRE ALARM	REQ'D.	REQUIRED		
FB.	FACE BRICK	REV.	REVISION		
FCO.	FLOOR CLEANOUT	RESIL.	RESILIENT		
FD.	FLOOR DRAIN	RM.	ROOM		
FDN.	FOUNDATION	RO.	ROUGH OPENING		
FE.	FIRE EXTINGUISHER	RDWD.	REDWOOD		
FEC.	FIRE EXTINGUISHER CABINET	S.	SOUTH		
FF.	FINISH FLOOR	SC.	SOLID CORE		
FG.	FINISH GRADE	SCHED.	SCHEDULE		
FH.	FIRE HYDRANT	SD.	SOAP DISPENSER		
FHC.	FIRE HOUSE CABINET	SECT.	SECTION		
FIN.	FINISH	SF.	SQUARE FOOT		
FL.	FLOW LINE	SH.	SHELF		
FLR.	FLOOR	SHR.	SHOWER		
FLOUR.	FLOURESCENT	SHT.	SHEET		
FOC.	FACE OF CONCRETE	SIM.	SIMILAR		
FOF.	FACE OF FINISH	SMH	SEWER MANHOLE		
FOM.	FACE OF MASONRY	SND.	SANITARY NAPKIN DISPENSER		
FOS.	FACE OF STUD	SOV.	SHUT OFF VALVE		
FPRF.	FIREPROOFING	SPEC.	SPECIFICATIONS		
FS	FINISH SURFACE	SPKR.	SPRINKLER		
FT.	FOOT	SQ.	SQUARE		
FTG.	FOOTING	SS.	STAINLESS STEEL		
FUT.	FUTURE	STA.	STATION		

ACOUSTIC TILE CEILING (ATC) IN SUSPENDED T-BAR CEILING GRID (2'X4')

GYPSUM BOARD CEILING (INTERIOR)
STUCCO SOFFIT (EXTERIOR)

SUSPENDED LIGHT FIXTURE IN ATC

LIGHT FIXTURE

AIR DIFFUSER (SUPPLY)

AIR DIFFUSER (RETURN)

FINISHED CEILING HEIGHT, WHERE HEIGHTS ARE NOT INDICTAED REFER TO FINISH SCHEDULE. — N'-N"

EXISTING WALL TO REMAIN

NEW WALL

EXISTING WALL TO BE DEMOLISHED

HATCH MAY VARY BASED ON RATING

RATED WALL (NEW OR EXISTING)

WINDOW (NEW OR EXISTING)

WINDOW TO BE DEMOLISHED

DOOR (NEW OR EXISTING)

DOOR TO BE DEMOLISHED

DIRECTION OF FLOW

ROOF DRAIN/OVERFLOW DRAIN

CRICKET

APPROXIMATE LOCATION OF PROTECTIVE ROOF WALKTOP

TYPICAL SYMBOLS

ROOM ELEVATION — X/1, X/2, X/3, X/4, A-X.X — 'X' INDICATES CORRESPONDING ELEVATION REFERENCE; NUMBER REFERENCES FINISH SCHEDULE ELEVATION; CORRESPONDING SHEET NUMBER OF ELEVATION

DETAIL REFERENCE — N, A-X.X — DETAIL NUMBER; CORRESPONDING SHEET NUMBER OF DETAIL

EXTERIOR ELEVATION MARKER — N, A-X.X — EXTERIOR ELEVATION NUMBER; CORRESPONDING SHEET NUMBER OF ELEVATION

SECTION MARKER — A, A-X.X — ORIENTATION OF SECTION CUT; BUILDING SECTION LETTER; CORRESPONDING SHEET NUMBER OF SECTION

DOOR IDENTIFICATION — N, D000 — CORRESPONDING ROOM NUMBER; DOOR NUMBER

WINDOW IDENTIFICATION — 000 — WINDOW NUMBER

REVISION — N — REVISION NUMBER

KEYNOTE — N, TYP. — KEYNOTE NUMBER; TYPICAL WHERE NOTED. TYPICAL ITEMS WILL NOT BE NOTED AT ALL LOCATION.

ROOM NAME/NUMBER MARKER — ROOM NAME / ROOM NUMBER

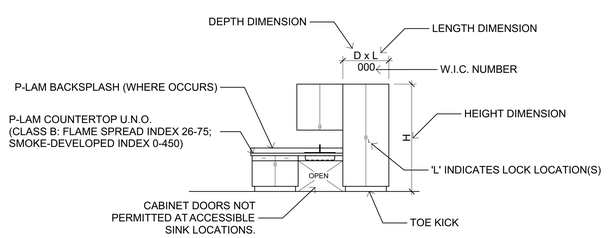
EXISTING ACCESSIBLE PATH OF TRAVEL (POT)

NEW ACCESSIBLE PATH OF TRAVEL (POT) — 0.00 — ARCHITECTURAL SPOT ELEVATION (WHERE OCCURS)

60" DIAMETER ACCESSIBLE CLEAR SPACE

30"X48" ACCESSIBLE CLEAR SPACE

TYPICAL CABINET DESIGNATION (BASE, FULL, OVERHEAD)



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REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023
MODEL FILE: LUSD Riverview ES ESS Relo
PLOT DATE: 2/20/2026

SHEET TITLE
ABBREVIATIONS AND TYPICAL SYMBOLS

T-003

BIMcloud: alphastudiodesigngroup - BIMcloud Software as a Service/LUSD/Riverview ES/LUSD Riverview ES ESS Relo

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LAKESIDE UNION SCHOOL DISTRICT

RIVERVIEW INTERNATIONAL ACADEMY

LAKESIDE, CA

CIVIL ENGINEER'S NOTES TO CONTRACTOR

1. ALL LANDSCAPE AREAS SHALL BE GRADED TO SLOPE AWAY FROM STRUCTURES AND PROPERTY LINES TOWARD LANDSCAPE DRAINAGE SWALES AND OR SITE DRAIN INLETS AT 2% MINIMUM GRADIENT (1% WHERE FLOW IS CONCENTRATED). SMOOTH FINISH GRADES TO ELIMINATE PONDING OR STANDING WATER.
2. ALL LANDSCAPE DRAINS SHALL BE 4" MINIMUM CONSTRUCTED WITH RIGID BELOW GRADE PIPING WITH A 1% MINIMUM GRADIENT UNLESS OTHERWISE NOTED.
3. LANDSCAPE DRAINS, CATCH BASINS, INLETS, ETC. SHOWN HEREON ARE DIAGRAMMATIC. CONTRACTOR SHALL PROVIDE COMPLETE DRAINAGE SYSTEMS AND ADJUST THE LAYOUT AS REQUIRED TO MATCH SITE CONDITIONS AND OR MINOR DISCREPANCIES WITH THESE PLANS.
4. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO MAINTAIN PROPER DRAINAGE AND EROSION CONTROL DURING CONSTRUCTION.
5. CONTRACTOR SHALL NOTIFY ENGINEER UPON THE DISCOVERY OF AREAS WHICH DO NOT DRAIN PROPERLY OR ANY OTHER DISCREPANCY OR AREA WHICH HAS NOT BEEN ADEQUATELY ADDRESSED AS A RESULT OF A FIELD CONDITION OR ANOMALY IN THE TOPOGRAPHY.
6. HARDSCAPE GRADES SHALL BE 0.02' BELOW DRIP SCREED AT HIGHEST POINT NEAR STRUCTURE AND SHALL SLOPE AT A 1% MINIMUM GRADE TO DRAINS OR LANDSCAPE AREAS. HARDSCAPE SHALL SLOPE AND DRAIN AWAY FROM THE STRUCTURE UNLESS OTHERWISE NOTED.
7. THE HIGHEST ADJACENT GRADE AGAINST STRUCTURE FOOTINGS SHALL BE PER THE LATEST GREEN BOOK STANDARD.
8. DEEPENED FOOTINGS OR YARD DRAINS SHOULD BE CONSIDERED IF THE SIDE YARD CROSS SLOPES EXCEED 10%. CONTRACTOR TO VERIFY WITH OWNER OR DEVELOPER.
9. EARTHWORK QUANTITIES SHOWN HEREON ARE RAW QUANTITIES CALCULATED FOR PERMIT AND OR BONDING PURPOSES ONLY. UNLESS NOTED, THEY DO NOT INCLUDE POTENTIAL SHRINKAGE OR BULKING FACTORS, REMEDIAL GRADING, FOOTING SPOILS, UTILITY TRENCH SPOILS, ETC. THE CONTRACTOR SHALL VERIFY QUANTITIES TO THEIR OWN SATISFACTION.
10. THE LOCATIONS OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAVE BEEN OBTAINED FROM AVAILABLE RECORDS FOR THE BENEFIT OF THE CONTRACTOR. THE DEPICTION OF UTILITIES SHOWN ON THESE PLANS DOES NOT CONSTITUTE A GUARANTEE OF THEIR EXACT LOCATION, DEPTH, SIZE, OR TYPE. EXACT LOCATION, DEPTH, TYPE AND SIZE MAY BE VERIFIED BY POTHOLING PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT ALL UNDERGROUND AND/OR OVERHEAD STRUCTURES AND/OR UTILITIES WHETHER OR NOT THEY ARE SHOWN HEREON.
11. CONTRACTOR SHALL NOTIFY DIGALERT @ 800-227-2600 OR UNDERGROUND SERVICE ALERT (USA) @ 800-422-4133 AT LEAST TWO DAYS BEFORE START OF CONSTRUCTION.
12. CONTRACTOR IS RESPONSIBLE FOR POTHOLING PRIOR TO START OF CONSTRUCTION TO VERIFY ALL ELEVATIONS OF EXISTING UNDERGROUND UTILITIES.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AGENCY APPROVAL OF THE ROUTE AND SITE LOCATION FOR EXPORT AND OR IMPORT MATERIALS.
14. FOOTING SUBGRADE MATERIAL SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO FORMING OR STEEL PLACEMENT FOR ALL EARTH RETAINING STRUCTURES.
15. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD THE JURISDICTIONAL AGENCY AND THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE JURISDICTIONAL AGENCY OR DESIGN PROFESSIONAL.

NOTES

1. CONTRACTOR TO POTHOLE EXISTING UTILITIES AND VERIFY DEPTH AND LOCATION PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAVE BEEN OBTAINED FROM AVAILABLE RECORDS FOR THE BENEFIT OF THE CONTRACTOR. THE DEPICTION OF UTILITIES SHOWN ON THESE PLANS DOES NOT CONSTITUTE A GUARANTEE OF THEIR EXACT LOCATION, DEPTH, SIZE OR TYPE. EXACT LOCATIONS, DEPTH, SIZE, AND/OR TYPE MAY BE VERIFIED BY POTHOLING PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT ALL UNDERGROUND AND/OR OVERHEAD STRUCTURES AND/OR UTILITIES WHETHER OR NOT THEY ARE SHOWN HEREON.

AGENCY NOTIFICATIONS

NOTE: THE CONTRACTORS SHALL NOTIFY THE UNDERGROUND SERVICE ALERT FORTY-EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION BY CONTACTING (800) 422-4133

UNDERGROUND SERVICE ALERT

CALL 811

TWO WORKING DAYS BEFORE YOU DIG

SPECIAL NOTES

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK.

I. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS, THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ARCHITECT AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ARCHITECT OR THE ENGINEER.

3. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES AND STORM DRAINS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL SUBMIT AN RFI TO THE ARCHITECT FOR DISTRIBUTION TO AND RESPONSE BY THE CIVIL ENGINEER PRIOR TO PERFORMING ANY WORK RELATED TO THE AREA(S) IN QUESTION. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (GRAVEL BAGS, HAY BALES. TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER AGENCY OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.

4. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY.

5. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.

6. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND AT THE EXPENSE OF THE CONTRACTOR.

7. CONTRACTOR SHALL NOTIFY THE SAN DIEGO GAS & ELECTRIC COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR LOCATION OF ELECTRICAL CABLES. GAS PIPING AND APPURTENANCES CONTACT THE SAN DIEGO GAS & ELECTRIC COMPANY. TELEPHONE: 800-422-4133.

8. CONTRACTOR SHALL NOTIFY THE TELEPHONE COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES FOR LOCATION OF CABLES AND APPURTENANCES.

9. WHERE TRENCHES ARE WITHIN EASEMENTS OR WITHIN 10' OF ANY BUILDING, A REPORT SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER WHICH INDICATES THAT TRENCH BACKFILL WAS COMPACTED UNDER THE OBSERVATION OF THE SOILS ENGINEER AND IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS

10. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER. ALL AREAS TO BE FILLED SHALL BE PREPARED TO BE FILLED AND ALL FILL SHALL BE PLACED IN ACCORDANCE WITH THE GRADING SPECIFICATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE, SPREAD, WATER AND COMPACT THE FILL IN STRICT ACCORDANCE WITH THE SPECIFICATIONS.

EROSION AND SEDIMENT CONTROL NOTES

1. FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
2. FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.0' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.
3. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
4. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
5. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
6. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY WATER EROSION AND SEDIMENT CONTROL DEVICES WHEN RAIN IS IMMINENT.
7. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE INSPECTOR OR AFTER EACH RUN-OFF PRODUCING RAINFALL.
8. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE AGENCY PERSONNEL DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
10. ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE INSPECTOR.
11. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
12. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
13. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING THE AREAS FOR WHICH THE CONTRACTOR OR A QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
14. THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS AND THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE (CBC).
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND USA ALERT (1- 800-422-4133) 48 HOURS PRIOR TO GRADING.
3. DUST SHALL BE CONTROLLED BY WATERING OR OTHER METHODS APPROVED BY THE SCHOOL DISTRICT.
4. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE APPROVED, AND SHALL BE SHOWN ON THE PLAN.
5. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE APPROVED, SHALL BE SHOWN ON PLAN, AND SHALL NOT HAVE LESS THAN 95% RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
6. FILL AREAS SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND INSPECTED BY THE GRADING INSPECTOR AND APPROVED SOILS TESTING AGENCY PRIOR TO THE PLACING OF FILL.
7. ALL FILL MATERIAL SHALL BE CLEAN EARTH, NO FILL SHALL BE PLACED UNTIL PREPARATION OF GROUND IS APPROVED BY THE SOILS ENGINEER.
8. FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN ½ INCH PER FOOT FOR A MINIMUM OF 3 FEET, THEN 1% (MINIMUM) TO FLOW LINE OF EARTH SWALE.
9. NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATERCOURSES SHALL BE PERMITTED.
10. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT
11. APPROVED EROSION PREVENTIVE DEVICES SHALL BE PROVIDED AND MAINTAINED DURING THE RAINY SEASON AND SHALL BE IN PLACE AT THE END OF EACH DAYS WORK.
12. ALL WORK SHALL CONFORM TO THE CITY AND STATE CONSTRUCTION SAFETY ORDERS.
13. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
14. AN APPROVED SET OF GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
15. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM BEGINNING TO COMPLETION OF GRADING OPERATIONS.
16. ALL SLOPES SHALL BE PLANTED AND IRRIGATION FACILITIES SHALL BE PROVIDED FOR ALL SLOPES IN EXCESS OF 3 FEET VERTICAL HEIGHT WITHIN 90 DAYS AFTER COMPLETION OF ROUGH GRADING.
17. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MH	MANHOLE
ACC	ACCESSIBLE	PA	PLANTER AREA
AD	AREA DRAIN	PL	PROPERTY LINE
AP	ANGLE POINT	POC	POINT OF CONNECTION
C&G	CURB AND GUTTER	PVC	POLYVINYL CHLORIDE PIPE
CO	CLEANOUT	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	RIM	TOP OF RIM ELEVATION
DEMO	DEMOLITION	S	SLOPE
E	ELECTRIC	SD	STORM DRAIN
EX	EXISTING	S/SS	SANITARY SEWER
FF	FINISHED FLOOR ELEVATION	TC	TOP OF CURB
FG	FINISHED GRADE ELEVATION	TCB	TOP OF CONCRETE BASE
FL	FLOW LINE	TPS	TOP OF PLAY SURFACE
FS	FINISHED SURFACE ELEVATION	TG	TOP OF GRATE
FS	FIRE SERVICE WATER	TF	TOP OF FOOTING
GB	GRADE BREAK	TW	TOP OF WALL
GTR	GUTTER	TYP	TYPICAL
INV	INVERT ELEVATION	W	WATER
LT	LIGHT POLE	WV	WATER VALVE

SOURCE OF TOPOGRAPHY

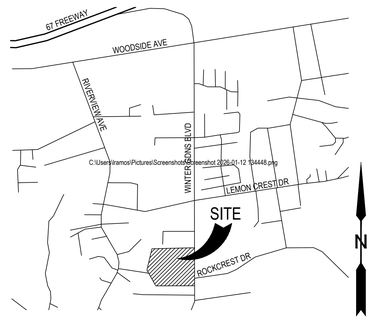
FIELD TOPOGRAPHIC SURVEY PREPARED BY PLSA DATED NOVEMBER 6TH 2025.

BENCHMARK

THE BENCHMARK FOR THIS SITE IS VERTICAL CONTROL POINT NUMBER 2610 AS SHOWN ON CITY OF LAKESIDE SURVEY CONTROL NETWORK, BEING A 2"X2" CHISELED SQUARE IN CONCRETE WITH PUNCH MARK IN CENTER ALONG THE WEST EDGE OF SIDEWALK ON EAST SIDE OF MAIN STREET & 50' NORTHERLY FROM INTERSECTION WITH WOODSIDE AVE, PER ROS 13702
ELEVATION = 414.893' (NAVD29)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83(CCS83) [EPOCH 1991.35], ZONE 6, AS DETERMINED LOCALLY BY A LINE BETWEEN SECOND ORDER CONTROL STATIONS 2160 AND 2503 BEING A GRID BEARING OF N 82°26'40" W AS DERIVED FROM GEODETIC VALUES SHOWN ON RECORD OF SURVEY NUMBER 13702 (CITY OF LAKESIDE SURVEY CONTROL), FILED ON MARCH 26, 1992 AS FILE NUMBER 92-172138 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.



VICINITY MAP
NOT TO SCALE

LEGEND

DESCRIPTION	SYMBOL	QTY
PROPOSED 6" CURB		63 LF
PROPOSED 6" AC BERM		13 LF
PROPOSED CONCRETE		1,012 SF
PROPOSED AC PAVEMENT		3,576 SF
PROPOSED GRIND & OVERLAY		1,263 SF
PROPOSED BUILDING		
PROPOSED CURB RAMP		1 EA
PROPOSED RETAINING WALL		13 LF
PROPOSED POINT OF CONNECTION		2 EA
PROPOSED SEWER CLEANOUT		2 EA
PROPOSED SEWER	S	79 LF
PROPOSED WATER	W	52 LF
PROPOSED 6" STORM DRAIN	SD	32 LF
PROPOSED 4" STORM DRAIN	SD	22 LF
PROPOSED 12" ATRIUM GRATE		1 EA
PROPOSED 18X18 SD INLET		1 EA
PROPOSED DRYWELL		1 EA

SHEET INDEX

SHEET NO.	DESCRIPTION
C-100	TITLE SHEET
C-200-201	GRADING PLAN
C-300	EROSION CONTROL PLAN
C-400-401	DETAILS

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DATE: 02/26/2026

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REGISTERED PROFESSIONAL ENGINEER
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No. RCE 68964
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LAKESIDE, CA 92040

LAKESIDE UNION SCHOOL DISTRICT
12335 WOODSIDE AVE LAKESIDE CA 92040

REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

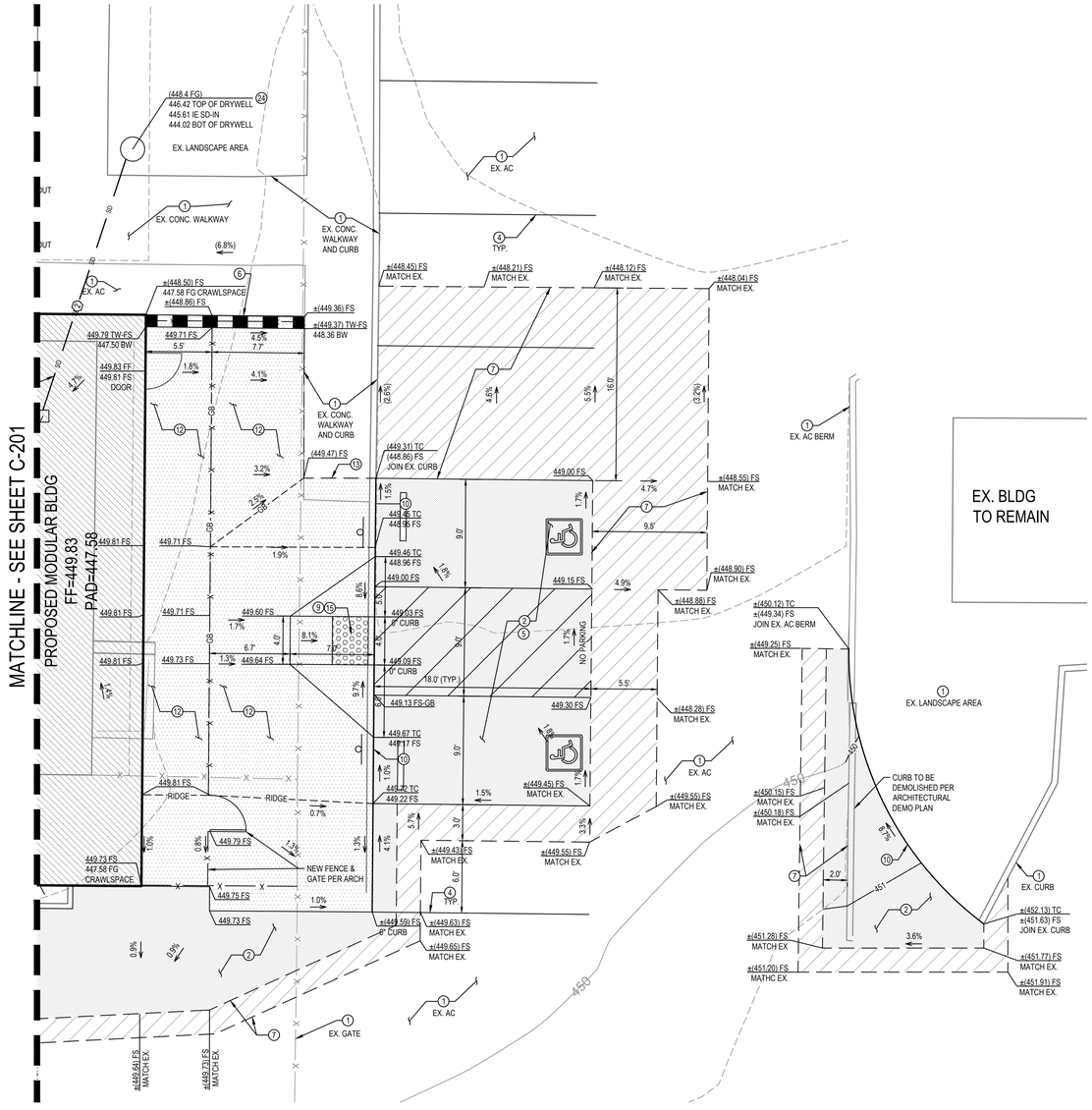
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MODEL FILE:
LUSD Riverview ES ESS Relo
PLOT DATE:
2/20/2026

SHEET TITLE
TITLE SHEET

C-100

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CONSTRUCTION NOTES

1. PROTECT IN PLACE
2. CONSTRUCT AC PAVEMENT PER ARCHITECTURAL DETAIL 4/A-107. PAVEMENT SECTION TO BE ADEQUATE FOR FIRE TRUCK LOADING WHEN IN FIRE LANE, SEE ARCHITECTURAL PLAN AND ARCHITECTURAL DETAIL 4/A-107.
3. INSTALL SHADE STRUCTURE PER PC#02-120961
4. RE-STRIPING OF PARKING STALLS PER ARCHITECTURAL DETAIL 4/A-105
5. ACCESSIBLE PARKING STRIPING AND SIGNAGE PER ARCHITECTURAL DETAIL 4/A-105. 2% MAXIMUM SLOPE IN EVERY DIRECTION.
6. CONSTRUCT CONCRETE GRAVITY WALL TYPE B PER SDRSD STD. DWG. C-09, SEE DETAIL ON C-400. SEE FENCING PER ARCHITECTURE DETAIL 13/A-107.
7. GRIND & OVERLAY EXISTING AC PAVEMENT PER DETAIL ON C-400
8. GRIND EXISTING AC PAVEMENT TO A MINIMUM DEPTH OF 2" AND REPAVE WITH AC PAVEMENT OVERLAY TO NEW PROPOSED GRADE (PER PLAN)
9. INSTALL DETECTABLE WARNINGS PER ARCHITECTURAL DETAIL 12/A-105
10. CONSTRUCT 6" CURB PER SDRSD G-01 ON SHEET C-400
11. CONSTRUCT 6" AC BERM (TYPE A) PER SDRSD G-05 ON SHEET C-400
12. CONSTRUCT 4" THICK CONCRETE WALKWAY PER ARCHITECTURAL DETAIL 3/A-107
13. SAWCUT EXISTING CONCRETE
14. INSTALL CONCRETE RAMP PER ARCHITECTURAL DETAIL 14/A-106 .
15. CONSTRUCT CURB RAMP PER SDRSD G-27A ON SHEET C-400

NOTES

1. CONTRACTOR TO POTHOLE AND VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES, AND NOTIFY ENGINEER OF DISCREPANCIES FROM THAT SHOWN ON THE PLANS, PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAVE BEEN OBTAINED FROM AVAILABLE RECORDS FOR THE BENEFIT OF THE CONTRACTOR. THE DEPICTION OF UTILITIES SHOWN ON THESE PLANS DOES NOT CONSTITUTE A GUARANTEE OF THEIR EXACT LOCATION, DEPTH SIZE, OR TYPE. EXACT LOCATION, DEPTH, TYPE AND SIZE MAY BE VERIFIED BY POTHOLING PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT ALL UNDERGROUND AND/OR OVERHEAD STRUCTURES AND/OR UTILITIES WHETHER OR NOT THEY ARE SHOWN HEREON.
3. MINIMUM 3' COVER TO BE PROVIDED OVER DOMESTIC WATER, UNLESS OTHERWISE SPECIFIED AT THE BUILDING POINT OF CONNECTION.
4. ALL PROPOSED FENCING AND GATES PER ARCHITECTURE PLAN

STORM DRAIN DATA TABLE				
#	LENGTH	BEARING/DELTA	DESCRIPTION	SLOPE
1	31.76'	S71°59'24"E	6" PVC	0.010
2	21.94'	N18°18'17"E	4" PVC	0.020

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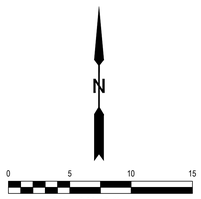
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	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023
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LUSD Riverview ES ESS Relo
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2/20/2026
SHEET TITLE
GRADING PLAN

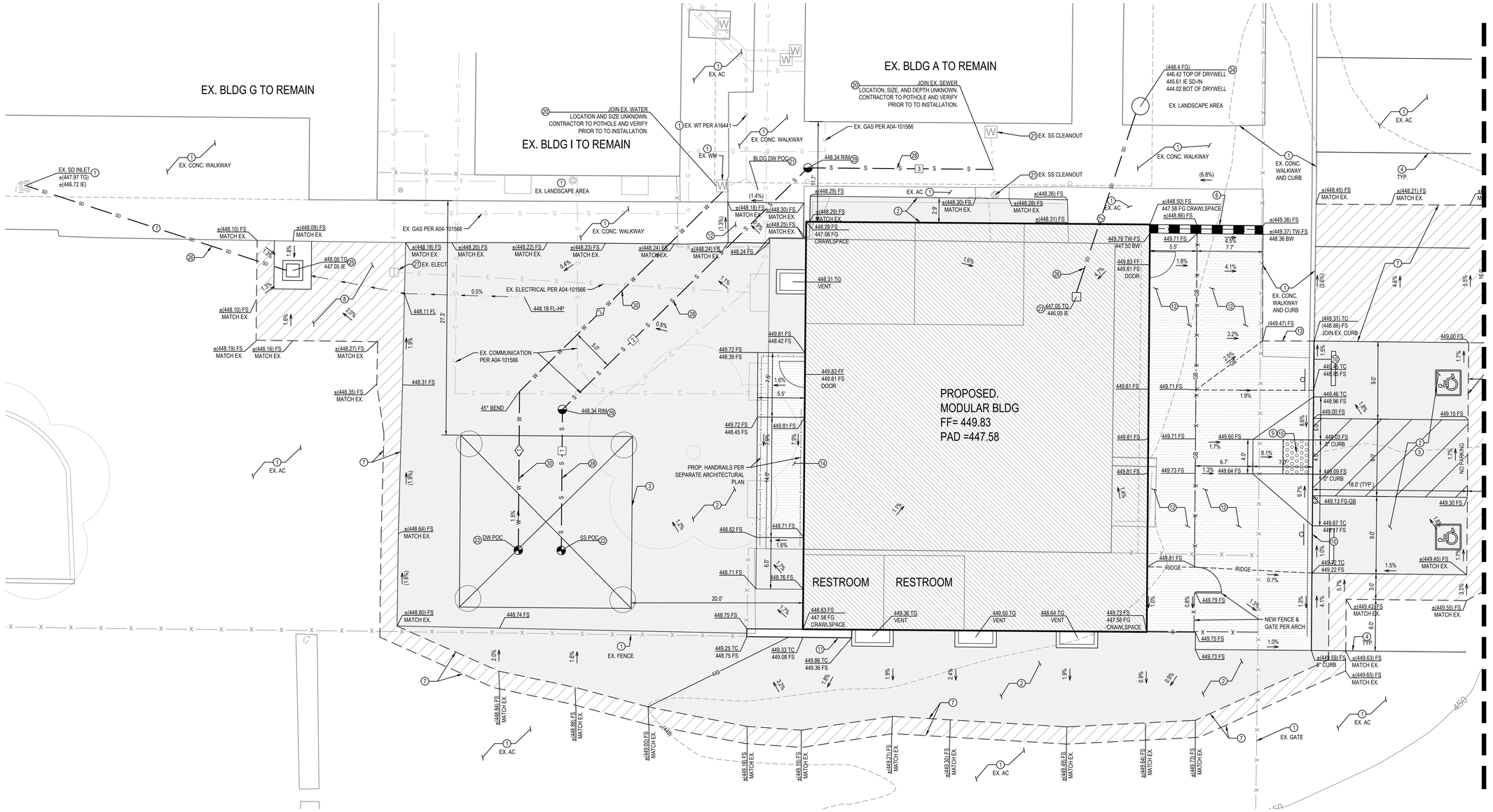
C-200

AGENCY NOTIFICATIONS

NOTE: THE CONTRACTORS SHALL NOTIFY THE UNDERGROUND SERVICE ALERT FORTY-EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION BY CONTACTING (800) 422-4133

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL 811
TWO WORKING DAYS BEFORE YOU DIG

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SEWER DATA TABLE		
#	LENGTH	BEARING/DELTA
1	16.41'	N0°27'27"E
2	40.09'	N45°27'27"E
3	21.56'	S89°32'33"E

WATER DATA TABLE		
#	LENGTH	BEARING/DELTA
1	18.48'	N0°27'27"E
2	33.09'	N45°27'27"E

STORM DRAIN DATA TABLE				
#	LENGTH	BEARING/DELTA	DESCRIPTION	SLOPE
1	31.76'	S71°59'24"E	6" PVC	0.010
2	21.94'	N18°18'17"E	4" PVC	0.020

CONSTRUCTION NOTES

1. PROTECT IN PLACE
2. CONSTRUCT AC PAVEMENT PER ARCHITECTURAL DETAIL 4/A-107. PAVEMENT SECTION TO BE ADEQUATE FOR FIRE TRUCK LOADING WHEN IN FIRE LANE, SEE ARCHITECTURAL PLAN AND ARCHITECTURAL DETAIL 4/A-107.
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7. GRIND & OVERLAY EXISTING AC PAVEMENT PER DETAIL ON C-400
8. GRIND EXISTING AC PAVEMENT TO A MINIMUM DEPTH OF 2" AND REPAVE WITH AC PAVEMENT OVERLAY TO NEW PROPOSED GRADE (PER PLAN)
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14. INSTALL CONCRETE RAMP PER ARCHITECTURAL DETAIL 14/A-106 .
15. CONSTRUCT CURB RAMP PER SDRSD G-27A ON SHEET C-400

UTILITY CONSTRUCTION NOTES

20. CONNECT TO EXISTING. CONTRACTOR TO FIELD VERIFY EXISTING PIPE DIAMETER, LOCATION, AND INVERT PRIOR TO INSTALLATION
21. RECONNECT EXISTING SEWER AND WATER POC TO BUILDING RESTROOM. SEE PLUMBING PLAN FOR CONTINUATION.
22. WATER FOUNTAIN POINT OF CONNECTION. SEE ARCHITECTURE PLAN FOR UTILITY CONNECTION.
23. INSTALL 12" SQUARE ATRIUM GRATE (NDS #1290 OR APPROVED EQ.) PER DETAIL ON SHEET C-401 UNDER MODULAR BUILDING FOR NUISANCE DRAINAGE.
24. INSTALL FLO-WELL DRYWELL KIT (NDS#FWAS24WH OR APPROVED EQUAL) PER DETAIL ON SHEET C-401. INSTALL SOLID DRAIN COVER AT SURFACE.
25. INSTALL 1818CB OLDCASTLE INLET (OR APPROVED EQ.) WITH ADA RATED GRATE PER DETAIL ON SHEET C-401. CONSTRUCT MINIMUM 1' WIDE CONCRETE APRON AROUND INLET.
26. INSTALL PVC STORM DRAIN - SEE DATA TABLE HEREON. PIPE BEDDING AND TRENCH BACKFILL PER SDRSD STD. DWG. D-60. SEE DETAIL ON SHEET C-401.
27. ADJUST TO GRADE
28. INSTALL PVC SEWER - SEE DATA TABLE HEREON. PIPE BEDDING AND TRENCH BACKFILL PER SDRSD STD. DWG. SP-02, SEE DETAIL ON SHEET C-400.
29. INSTALL SEWER CLEANOUT PER SDRSD- STD. DWG. SC-01. SEE DETAIL ON SHEET C-401.
30. INSTALL WATER PIPE - SEE DATA TABLE HEREON. PIPE BEDDING AND TRENCH BACKFILL PER SDRSD STD. DWG. WP-02, SEE DETAIL ON SHEET C-401.

NOTES

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GRAPHIC SCALE: 1" = 5'

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12335 WOODSIDE AVE LAKESIDE CA 92040

REVISIONS

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PROJECT NO: 25-023

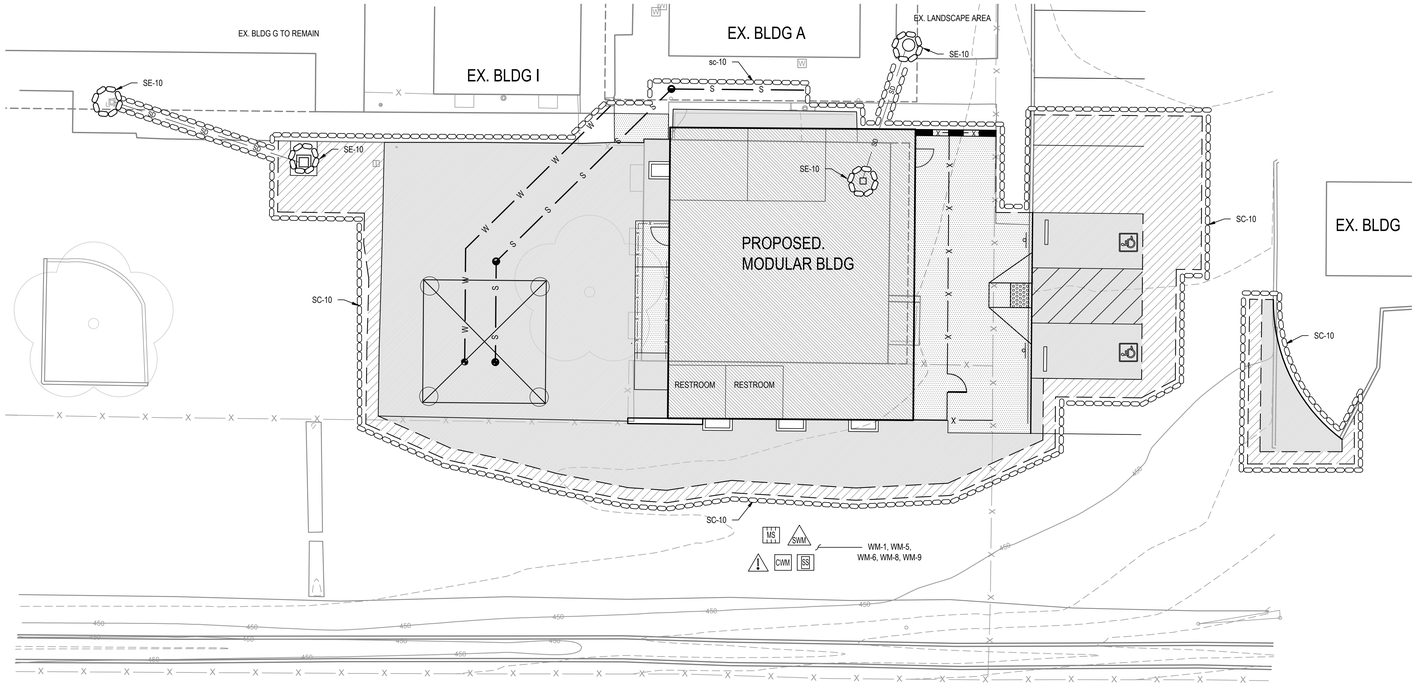
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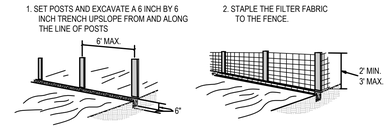
SHEET TITLE
GRADING PLAN

C-201

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DESCRIPTION	QTY	SYMBOL
SE-1 SILT FENCE	0 LF	
SE-10 STORM DRAIN INLET PROTECTION	0 EA	
SC-10 GRAVEL BAGS (2 BAGS HIGH)	824 EA	
WM-1 MATERIAL DELIVERY STORAGE	1 EA	MS
WM-5 SOLID WASTE MANAGEMENT	1 EA	SWM
WM-6 HAZARDOUS WASTE MANAGEMENT	1 EA	
WM-8 CONCRETE WASTE MANAGEMENT	1 EA	CWM
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT	1 EA	SS



NOTE:
THE SILT FENCE SHOULD BE SUPPORTED BY A WIRE MESH IF THE FILTER FABRIC DOES NOT HAVE SUFFICIENT STRENGTH AND BURSTING STRENGTH CHARACTERISTICS (AS RECOMMENDED BY THE FABRIC MANUFACTURER)

SILT FENCE DETAIL

NOT TO SCALE

NOTES

1. CONTRACTOR TO POTHOLE EXISTING UTILITIES AND VERIFY DEPTH AND LOCATION PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAVE BEEN OBTAINED FROM AVAILABLE RECORDS FOR THE BENEFIT OF THE CONTRACTOR. THE DEPICTION OF UTILITIES SHOWN ON THESE PLANS DOES NOT CONSTITUTE A GUARANTEE OF THEIR EXACT LOCATION, DEPTH, SIZE OR TYPE. EXACT LOCATIONS, DEPTH, SIZE, AND/OR TYPE MAY BE VERIFIED BY POTHOLING PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT ALL UNDERGROUND AND/OR OVERHEAD STRUCTURES AND/OR UTILITIES WHETHER OR NOT THEY ARE SHOWN HEREON.

AGENCY NOTIFICATIONS

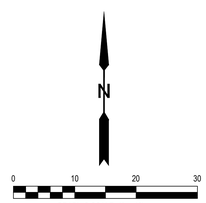
NOTE: THE CONTRACTORS SHALL NOTIFY THE UNDERGROUND SERVICE ALERT FORTY-EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION BY CONTACTING (800) 422-4133

UNDERGROUND SERVICE ALERT

CALL BEFORE YOU DIG

CALL 811

TWO WORKING DAYS BEFORE YOU DIG



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DATE: 02/26/2026

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760-431-2444
www.alphastudio-design.com

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LAKESIDE
UNION SCHOOL DISTRICT

ESS RELOCATABLE

RIVERVIEW INTERNATIONAL ACADEMY
9308 WINTER GARDENS BLVD
LAKESIDE, CA 92040

LAKESIDE UNION SCHOOL DISTRICT
12335 WOODSIDE AVE LAKESIDE CA 92040

REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023

MODEL FILE:
LUSD Riverview ES ESS Relo

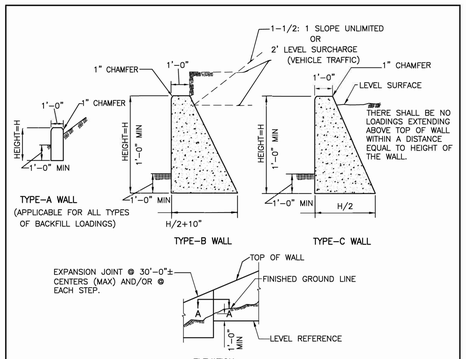
PLOT DATE:
2/20/2026

SHEET TITLE

EROSION CONTROL PLAN

C-300

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WALL TYPE	HEIGHT	BASE	CONCRETE CF/FT
A	1'-6"	1'-0"	1.50 cu ft.
	2'-0"	1'-0"	2.00 cu ft.
B	3'-0"	2'-4"	4.99 cu ft.
	4'-0"	2'-10"	7.66 cu ft.
	5'-0"	3'-4"	10.82 cu ft.
	6'-0"	3'-10"	14.49 cu ft.
C	3'-0"	1'-6"	3.75 cu ft.
	4'-0"	2'-0"	6.00 cu ft.
	5'-0"	2'-6"	8.75 cu ft.
	6'-0"	3'-0"	12.00 cu ft.

NOTE:
SEE C-10 FOR SECTION A-A, NOTES AND DETAILS.

Revision	By	Approved	Date
ORIGINAL		Kercheval	12/75
Reviewed	TS	T. Stanton	11/15
Reviewed	DH	T. Stanton	09/18
Reviewed	RP	S. Engeda	03/22

SAN DIEGO REGIONAL STANDARD DRAWING

GRAVITY RETAINING WALLS

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
Chairperson R.C.E. 52241 Date 03/24/2022
DRAWING NUMBER **C-09**

CONCRETE
CONCRETE SHALL BE 560-C-3250.

DESIGN CONDITIONS
WALLS ARE TO BE USED FOR THE LOADING CONDITIONS SHOWN FOR EACH TYPE WALL. DESIGN H MAY BE XCEEDED BY SIX INCHES BEFORE GOING TO NEXT SIZE.

DESIGN DATA
FC = 1200 PSI
F'C = 3000 PSI
EARTH = 120 PCF
AND EQUIVALENT FLUID PRESSURE=36 PSF PER FOOT OF HEIGHT

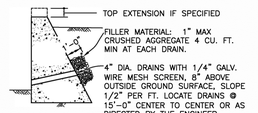
WALLS SHOWN FOR 1-1/2:1 UNLIMITED SLOPING SUCHARGE ARE DESIGNED IN ACCORDANCE WITH RANKINE'S FORMULA FOR UNLIMITED SLOPING SURCHARGE WITH ø = 42°.

NOTE: MAXIMUM TOE PRESSURE UNDER WALL FOOTING = 1-1/2 TONS/SQ. FT. SPECIAL DESIGN REQUIRED WHERE FOOTING MATERIAL IS INCAPABLE OF SUPPORTING THIS PRESSURE.

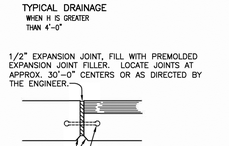
EXCAVATION AND BACKFILL
COMPACTION OF BACKFILL MATERIAL BY JETTING OR PONDING WITH WATER WILL NOT BE PERMITTED.

EACH LAYER OF BACKFILL SHALL BE MOISTENED AS DIRECTED BY THE ENGINEER AND THOROUGHLY TAMPED, ROLLED OR OTHERWISE COMPACTED UNTIL THE RELATIVE COMPACTION IS NOT LESS THAN 90 PERCENT.

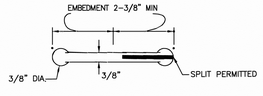
NO BACKFILL MATERIAL SHALL BE DEPOSITED AGAINST CONCRETE RETAINING WALLS UNTIL THE CONCRETE HAS DEVELOPED A STRENGTH OF 2,500 PSI IN COMPRESSION AS DETERMINED BY TEST CYLINDERS, OR UNTIL 28 DAYS AFTER WALL HAS BEEN PLACED.



TYPICAL DRAINAGE
WHEN H IS GREATER THAN 4'-0"



SECTION A-A



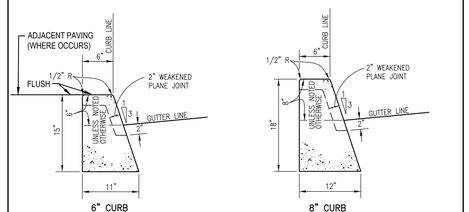
RUBBER WATERSTOP
USE ONLY WHEN WATERTIGHT JOINT IS REQUIRED.

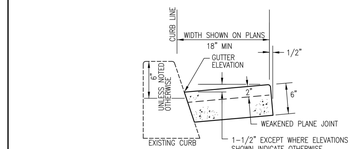
Revision	By	Approved	Date
ORIGINAL		Kercheval	12/75
Reviewed	TS	T. Stanton	11/15
Reviewed	DH	T. Stanton	09/18
Reviewed	RP	S. Engeda	03/22

SAN DIEGO REGIONAL STANDARD DRAWING

GENERAL NOTES AND DETAILS FOR GRAVITY RETAINING WALLS

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
Chairperson R.C.E. 52241 Date 03/24/2022
DRAWING NUMBER **C-10**





GUTTER

NOTES:
1. CONCRETE SHALL BE 520-C-2500.
2. SEE STANDARD DRAWINGS G-9 AND G-10 FOR JOINT DETAILS.
3. SLOPE TOP OF CURB 2% MAX TOWARD GUTTER.

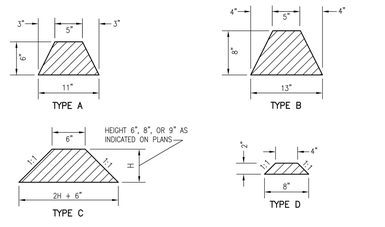
LEGEND ON PLANS

Revision	By	Approved	Date
ORIGINAL		KERCHEVAL	12/75
UPDATED	CV	CV	12/15
UPDATED	KE	T. Stanton	10/18
Reviewed	RP	S. Engeda	03/22

SAN DIEGO REGIONAL STANDARD DRAWING

CURBS AND GUTTER - SEPARATE

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
Chairperson R.C.E. 52241 Date 03/24/2022
DRAWING NUMBER **G-01**



SLOPE END OF DIKE 1:1 WHEN NOT JOINING OTHER IMPROVEMENTS

ALL TYPES – SIDE VIEW

APPROX. DIKE QUANTITIES	
TYPE	REQD PER LIN. FT.
A	0.0250 TON
B	0.0375 TON
C-6"	0.0375 TON
C-8"	0.0583 TON
C-9"	0.0702 TON
D	0.0062 TON
E	0.0407 TON
F	0.0623 TON

NOTES:
1. DIKES SHALL BE PLACED ON A 2" SECTION OF A.C. SURFACING, EXTENDING THROUGHOUT THE WIDTH OF THE DIKE.
2. PG-70-10 GRADE ASPHALT TO BE USED FOR ALL DIKES.
3. SHAPE AND COMPACT DIKES WITH AN EXTRUSION MACHINE OR OTHER EQUIPMENT CAPABLE OF SHAPING AND COMPACTING THE MATERIAL TO THE REQUIRED CROSS-SECTION.

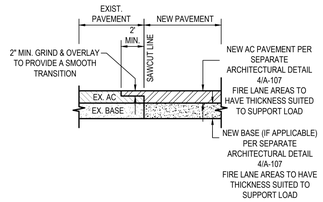
LEGEND ON PLANS

Revision	By	Approved	Date
ORIGINAL		KERCHEVAL	12/75
REVIEWED	CV	CV	12/15
Reviewed	KE	S. Stanton	10/18
Reviewed	RP	S. Engeda	03/22

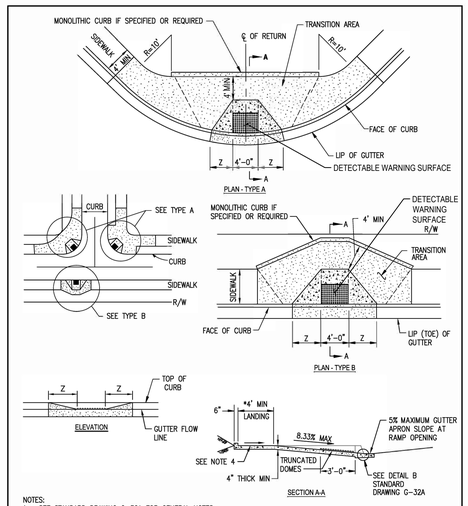
SAN DIEGO REGIONAL STANDARD DRAWING

DIKES - ASPHALT CONCRETE

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
Chairperson R.C.E. 52241 Date 03/24/2022
DRAWING NUMBER **G-05**



SAWCUT, GRIND & OVERLAY AND JOIN
SCALE: NTS



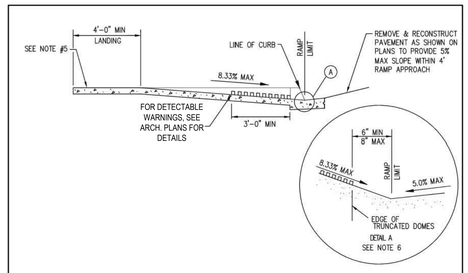
NOTES:
1. SEE STANDARD DRAWING G-32A FOR GENERAL NOTES.
2. FOR DETECTABLE WARNINGS, SEE ARCH. PLANS FOR DETAILS
3. Z SIDE SLOPES SHALL BE 1:10 OR 15' MAX.
4. LANDING CROSS SLOPE SHALL BE 2.0% MAX IN BOTH DIRECTIONS.
5. *LANDING MAY BE REDUCED TO 3' MIN IF INFEASIBLE BUT Z SIDE SLOPES SHALL BE 1:12 MAX OR 15' MAX.

Revision	By	Approved	Date
ORIGINAL		BAHMANIAN	04/86
UPDATE		K.EQUIPADO	12/22

SAN DIEGO REGIONAL STANDARD DRAWING

CURB RAMP - TYPES A AND B (NEW CONSTRUCTION)

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
Chairperson R.C.E. 52241 Date 03/24/2022
DRAWING NUMBER **G-27A**



ADA COMPLIANCE NOTES
1. THE REGIONAL STANDARD DRAWING 2022 COMPLIES TO THE CALIFORNIA BUILDING CODE 2022 CHAPTER 11B ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING.
2. AN AGENCY CAN FILE A PETITION OR APPEAL THROUGH DGS IF THEY PLAN TO DEVIATE FROM THE CBC.
   TO FILE A PETITION: HTTPS://WWW.DOCUMENTS.DGS.CA.GOV/DGS/FMC/GS/BSC30.PDF
   TO FILE AN APPEAL: HTTPS://WWW.DOCUMENTS.DGS.CA.GOV/DGS/FMC/GS/BSC33.PDF

NOTES:
1. THE REMOVAL OF EXISTING CONCRETE CURB, GUTTER, SIDEWALK, AND PAVEMENT FOR PEDESTRIAN RAMP INSTALLATION SHALL COMPLY WITH STANDARD DRAWING G-11. FOR CONSTRUCTION OF CURB RAMPS ON EXISTING SIDEWALKS, REMOVAL OF ADDITIONAL SIDEWALK MAY BE REQUIRED TO COMPLY WITH ADA REQUIREMENTS TO MEET EXISTING GRADE.
2. CONCRETE SHALL BE CLASS 520-C-2500.
3. AREAS SHOWN THUS [illegible] SHALL HAVE A MEDIUM TO HEAVY BROOM TEXTURE FINISH, PERPENDICULAR TO THE AXIS OF THE RAMP. AREAS SHOWN THUS: [illegible] ARE THE MINIMUM REQUIRED FOR A COMPLETE RAMP INSTALLATION.
4. IF OBSTRUCTIONS SUCH AS INLETS, UTILITY POLES, FIRE HYDRANTS, ETC., ARE ENCOUNTERED, THE RAMP LOCATIONS MAY BE ADJUSTED UPON THE APPROVAL OF THE AGENCY.
5. LANDING CROSS SLOPE SHALL BE 2.0% MAX IN BOTH DIRECTIONS.
6. EDGE OF TRUNCATED DOME PANEL SHALL BE LOCATED 6" MINIMUM AND 8" MAXIMUM FROM THE GUTTER FLOWLINE.

Revision	By	Approved	Date
ORIGINAL		PARKINSON	02/95
UPDATE		K.EQUIPADO	03/22

SAN DIEGO REGIONAL STANDARD DRAWING

GENERAL NOTES FOR CURB RAMPS

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
Chairperson R.C.E. 52241 Date 03/24/2022
DRAWING NUMBER **G-32A**

AGENCY NOTIFICATIONS

NOTE: THE CONTRACTORS SHALL NOTIFY THE UNDERGROUND SERVICE ALERT FORTY-EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION BY CONTACTING (800) 422-4133

UNDERGROUND SERVICE ALERT
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REGISTERED PROFESSIONAL ENGINEER
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9308 WINTER GARDENS BLVD
LAKESIDE, CA 92040

LAKESIDE UNION SCHOOL DISTRICT
12335 WOODSIDE AVE LAKESIDE CA 92040

REVISIONS

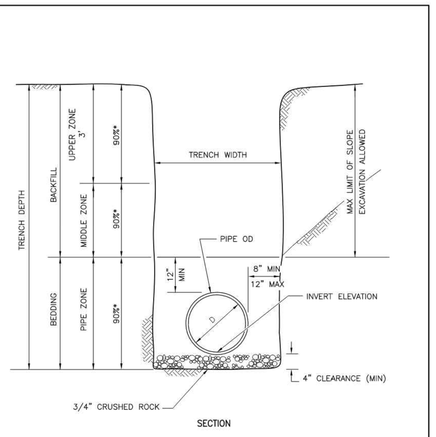
MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023
MODEL FILE:
LUSD Riverview ES ESS Relo
PLOT DATE:
2/20/2026
SHEET TITLE
DETAILS

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C-400

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SECTION

THE EXTENT THAT PEDESTRIAN SURFACES ARE TRENCHED AND PATCHED, THE PATCH SHALL COMPLY WITH CBC §11B-302.1 AND §11B-303.

NOTES

1. SEE G-24A AND G-24B OR G-25 FOR RESURFACING DETAILS ON IMPROVED STREETS.
2. (*) INDICATES MINIMUM RELATIVE COMPACTION.
3. TOP 12" OF TRENCH BACKFILL IN STREET SECTION SHALL BE 95% RELATIVE COMPACTION UNLESS SPECIFIED OTHERWISE.

Revision	By	Approved	Date
ORIGINAL		Kercheval	12/75
Edited	T.R.	T. Regello	10/15
Edited	M.M.	M. Mikkisi	10/18
Reviewed	RP	S. Engeda	03/22

SAN DIEGO REGIONAL STANDARD DRAWING

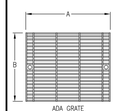
PIPE BEDDING AND TRENCH BACKFILL FOR STORM DRAINS

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE

Chairperson R.C.E. 52241 Date

DRAWING NUMBER **D-60**

SD-13



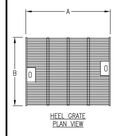
NOTES:
1. FOR FRAME SIZES SEE "TYPICAL FRAME AND GRATE" PAGE.
2. ½" MAXIMUM SPACING BETWEEN BEARING BARS.

AMERICAN DISABILITIES ACT (ADA), WHEEL CHAIR PROOF PEDESTRIAN GRATES

	GRATE SIZE		GRATE HEIGHT	WEIGHT (LBS)	BEARING BAR QTY.
SIZE	A	B			
12x12	14 5/8"	11 7/8"	1 1/4"	20	18
18x18	20 5/8"	18"	1"	32	28
18x24	20 5/8"	24"	1 1/4"	54	35
24x24	26 3/4"	24"	1 1/4"	68	35
24x30	26 3/4"	30"	1 1/4"	87	44
2 PC. 24x36	26 1/2"	36"	1 1/4"	106	53
2 PC. 24x48	26 5/8"	48"	1 1/4"	133	72

AMERICAN DISABILITIES ACT (ADA), WHEEL CHAIR PROOF TRAFFIC GRATES

	GRATE SIZE		GRATE HEIGHT	WEIGHT (LBS)	BEARING BAR QTY.
SIZE	A	B			
12x12	14 5/8"	11 7/8"	1 1/4"	20	18
18x18	20 5/8"	18"	2 1/4"	72	26
18x24	20 5/8"	24"	2 1/4"	87	35
24x24	26 3/4"	24"	2 1/4"	122	35
24x30	26 3/4"	30"	2 1/4"	156	44
24x36	26 1/2"	36"	2 1/4"	191	53
24x48	26 5/8"	48"	2 1/4"	236	72



NOTES:
1. FOR FRAME SIZES SEE "TYPICAL FRAME AND GRATE" PAGE.
2. ½" MAXIMUM SPACING BETWEEN BEARING BARS.
3. TRAFFIC RATED HEEL PROOF GRATES ARE AVAILABLE UPON REQUEST.

HEEL PROOF PEDESTRIAN GRATES

	GRATE SIZE		GRATE HEIGHT	WEIGHT (LBS)	BEARING BAR QTY.
SIZE	A	B			
12x12	14 5/8"	11 7/8"	1 1/4"	27	27
18x18	20 5/8"	18"	1"	33	42
24x24	26 3/4"	24"	1 1/4"	101	55

NOTES:
1. GRATES ARE HOT-DIPPED GALVANIZED AFTER FABRICATION.
2. ADDITIONAL SIZES AVAILABLE UPON REQUEST
3. LOCKING BOLTS INCLUDED

DRAWING MAY NOT CONFORM TO THE MOST CURRENT SPECIFICATION

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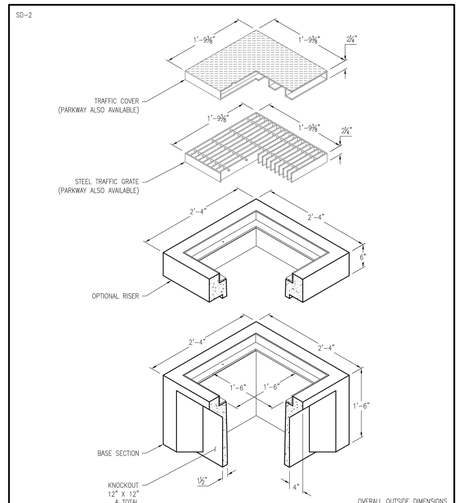
ADA & HEEL GRATES

FILE NAME: SD-13.DWG
REVISED: MARCH 2016
www.oldcastleprecast.com

TYPICAL GRATES DRAINAGE INLET STORM DRAIN

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SD-2



APPROXIMATE WEIGHTS:
6" RISER – 250 LBS
BASE – 530 LBS

OVERALL OUTSIDE DIMENSIONS
2'-4" X 2'-4" X VARIES
OVERALL INSIDE DIMENSIONS
1'-6" X 1'-6" X VARIES

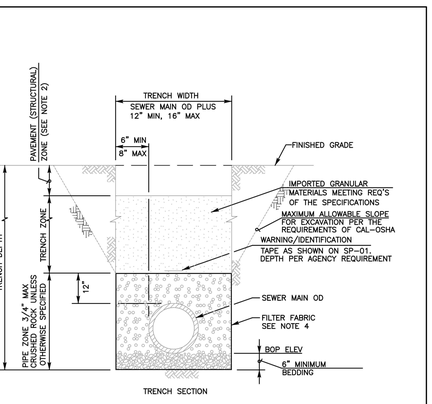
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1818CB

FILE NAME: 0701818SDCB.DWG
REVISED: Jun-15
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18" X 18" CATCH BASIN STORM DRAIN

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TRENCH SECTION

THE EXTENT THAT PEDESTRIAN SURFACES ARE TRENCHED AND PATCHED, THE PATCH SHALL COMPLY WITH CBC §11B-302.1 AND §11B-303.

NOTES:
1) REFER TO AGENCY SPECIFICATIONS FOR TRENCHING, BACKFILLING AND COMPACTING WHERE APPLICABLE
2) PAVING OR PAVEMENT REPAIR TO BE DONE IN ACCORDANCE WITH AGENCY OF JURISDICTION
3) EXCAVATE BELL HOLES AT EACH JOINT TO PERMIT PROPER ASSEMBLY AND INSPECTION OF THE ENTIRE JOINT
4) FILTER FABRIC AS REQUIRED BY AGENCY OF JURISDICTION (WITH A MINIMUM 12" OVERLAP).

Revision	By	Approved	Date
ORIGINAL		Kercheval	12/75
Reviewed	BK	B. KNOLL	04/15
Reviewed	BK	B. KNOLL	10/18
Reviewed	RP	S. Engeda	03/22

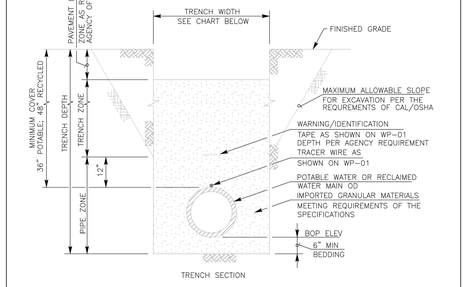
SAN DIEGO REGIONAL STANDARD DRAWING

PIPE BEDDING AND TRENCH BACKFILL FOR SEWER FACILITIES

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE

Chairperson R.C.E. 52241 Date

DRAWING NUMBER **SP-02**



TRENCH SECTION

NOTES:
1) REFER TO AGENCY SPECIFICATIONS WHERE APPLICABLE
2) PAVING OR PAVEMENT REPAIR TO BE DONE IN ACCORDANCE TO CITY OR COUNTY STANDARDS
3) EXCAVATE BELL HOLES AT EACH PIPE JOINT TO PERMIT PROPER ASSEMBLY AND INSPECTION OF THE ENTIRE JOINT
4) ALL PIPELINE TRENCHES SHALL BE EXCAVATED SO THAT THE DISTANCE BETWEEN TRENCH WALLS AT THE TOP OF PIPE SHALL BE AS SHOWN BELOW:

TRENCH WIDTH

NOMINAL PIPE INSIDE DIAMETER	MINIMUM DISTANCE	MAXIMUM DISTANCE
4" & SMALLER	18"	28"
6" & 8"	24"	32"
10" & 12"	28"	36"
16" THRU 36"	OD PLUS 24"	OD PLUS 36"

THE EXTENT THAT PEDESTRIAN SURFACES ARE TRENCHED AND PATCHED, THE PATCH SHALL COMPLY WITH CBC §11B-302.1 AND §11B-303.

Revision	By	Approved	Date
ORIGINAL		Kercheval	12/75
Delete Marking	MP	B. KNOLL	03/11
Updated	BK	B. KNOLL	10/18
Reviewed	RP	S. Engeda	03/22

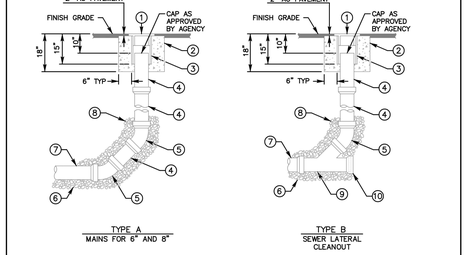
SAN DIEGO REGIONAL STANDARD DRAWING

PIPE BEDDING AND TRENCH BACKFILL FOR POTABLE AND RECYCLED WATER MAINS

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE

Chairperson R.C.E. 52241 Date

DRAWING NUMBER **WP-02**



NOTES:
1) REFER TO AGENCY SPECIFICATIONS WHERE APPLICABLE
2) CLEANOUTS TO BE INSTALLED AT THE END OF MAINS WHERE INDICATED ON THE PLANS
3) CLEANOUT PIPE TO BE SAME SIZE AND MATERIAL AS SEWER MAIN UP TO 8"
4) BACKFILL TO TOP OF 45° BEND WITH 3/4" CRUSHED ROCK
5) MATERIALS SHALL BE SELECTED FROM THE AGENCY'S APPROVED MATERIALS LIST

LEGEND ON PLANS

ITEM NO	SIZE AND DESCRIPTION	ITEM NO	SIZE AND DESCRIPTION
1	12" CI CLEANOUT BOX COVER MARKED "SEWER" AND AGENCY NAME AS REQUIRED	5	45° ELBOW
2	CONCRETE RING	6	3/4" CRUSHED ROCK PIPE BEDDING
3	12" PVC, C-900 x 15" LONG (CLEANOUT BOX)	7	SEWER MAIN
4	SIZE x REQUIRED LENGTH PVC PIPE	8	3/4" CRUSHED ROCK SEE NOTE 4
		9	STANDARD WYE BRANCH
		10	INSTALL PLUG AND CONCRETE LUG

Revision	By	Approved	Date
ORIGINAL		Kercheval	12/75
Reviewed	BK	B. KNOLL	04/15
Reviewed	BK	B. KNOLL	10/18
Reviewed	RP	S. Engeda	03/22

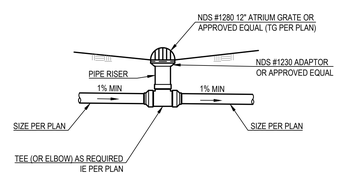
SAN DIEGO REGIONAL STANDARD DRAWING

SEWER CLEANOUT

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE

Chairperson R.C.E. 52241 Date

DRAWING NUMBER **SC-01**



12" ATRIUM GRATE

SCALE: NTS

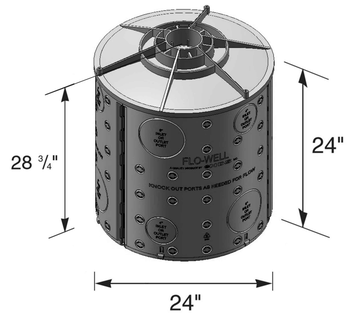
AGENCY NOTIFICATIONS

NOTE: THE CONTRACTORS SHALL NOTIFY THE UNDERGROUND SERVICE ALERT FORTY-EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION BY CONTACTING (800) 422-4133



NDS WE PUT WATER IN ITS PLACE — **TECHNICAL SPECIFICATIONS**

FLO-WELL® STORM WATER LEACHING SYSTEM



Part #: FWAS24
Material: UV Protected High Density Polypropylene (HDPE)
Colors: Black
Weight: 18.96 lbs each
Fits: 4" SCH-40 and DWV pipe
Will hold 50 gallons of water
Includes (3) FWSPS33 Side Panels and (1) FWAS24C cover
LFWAS24 also includes (1) FWFF67 Filter Fabric Wrap

851 N. Harvard Avenue
Lindsay, CA 93247
800-726-1994

Visit **ndspro.com** for specs, detail drawings, and case studies

NDS WE PUT WATER IN ITS PLACE

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6152 INNOVATION WAY
CARLSBAD, 92009
760-431-2444
www.alphastudio-design.com

ARCHITECT OF RECORD

LICENSED ARCHITECT
PAUL R. GALLEGOS
No. C24063
EXP. 01/27
STATE OF CALIFORNIA

ENGINEER OF RECORD

REGISTERED PROFESSIONAL ENGINEER
JAMES M. LAWLER
No. RCE 68964
Civil
STATE OF CALIFORNIA

LAKESIDE
UNION SCHOOL DISTRICT

ESS RELOCATABLE

RIVERVIEW INTERNATIONAL ACADEMY
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LAKESIDE, CA 92040

LAKESIDE UNION SCHOOL DISTRICT
12335 WOODSIDE AVE LAKESIDE CA 92040

REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023

MODEL FILE:
LUSD Riverview ES ESS Relo

PLOT DATE:
2/20/2026

SHEET TITLE

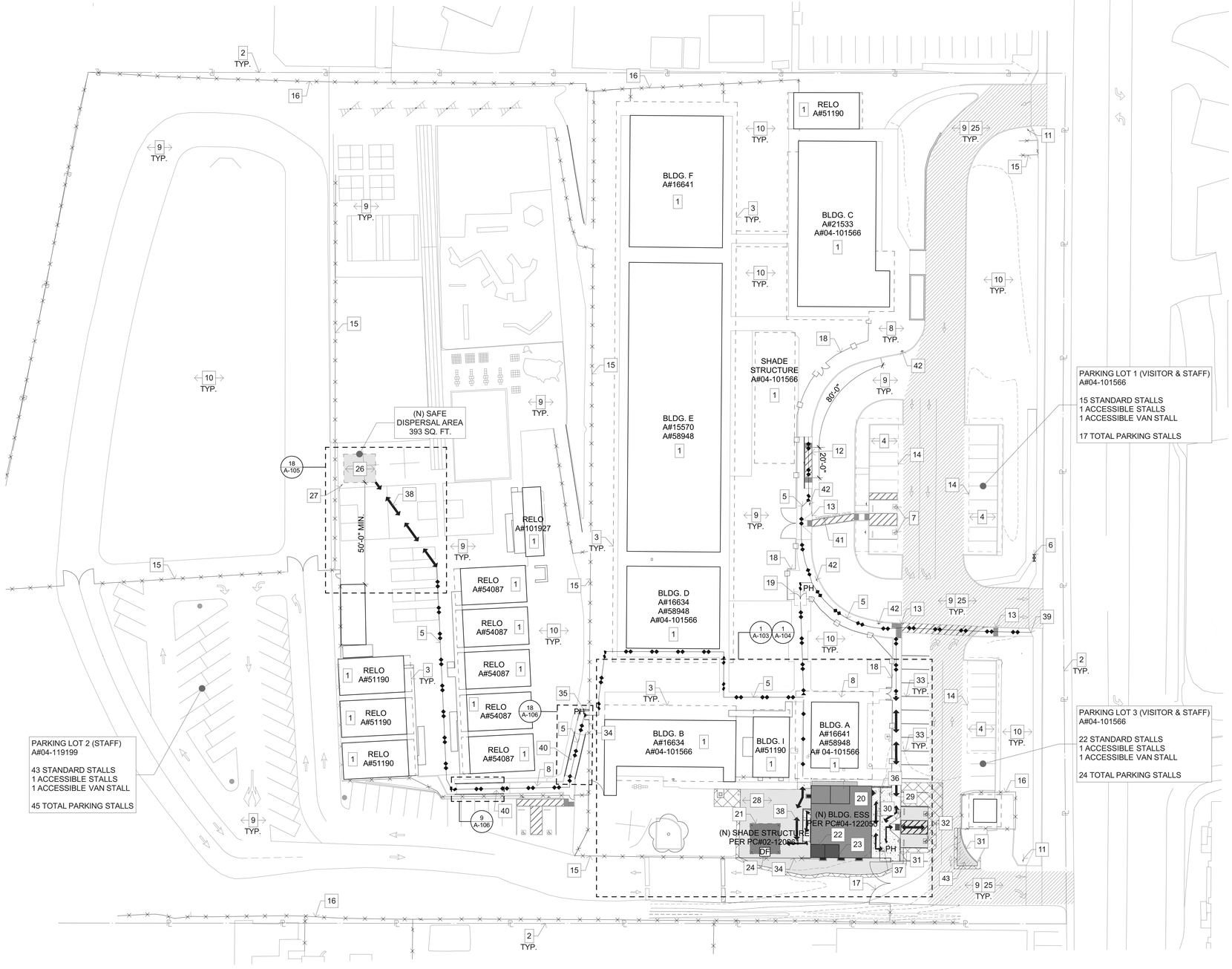
DETAILS

PLSA
PLSAENGINEERING.COM

C-401

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BIMcloud: alphastudiodesigngroup - BIMcloud Software as a Service\LUSD\Riverview ES\LUSD Riverview ES ESS Relo



CODE/EXIT ANALYSIS

SAFE DISPERSAL AREA REQUIRED: 131 OCC x 3 SF = 393 SF
655 SF PROVIDED

5% ACCESSIBLE REQUIRED: 20 SF
393 SF PROVIDED

NORTH

1 OVERALL SITE PLAN
SCALE: 1" = 30'

KEYNOTES

1. EXISTING BUILDING TO REMAIN - N.I.C.
2. EXISTING PROPERTY LINE.
3. DASHED LINE INDICATED ROOF OVERHANG.
4. EXISTING STANDARD PARKING STALLS TO REMAIN.
5. EXISTING PATH OF TRAVEL PER DSA APPROVED A#04-101566 & A#04-112784.
6. EXISTING FIRE HYDRANT TO REMAIN.
7. EXISTING ACCESSIBLE PARKING TO REMAIN PER DSA APPROVED A#04-111138.
8. EXISTING CONCRETE PAVING TO REMAIN.
9. EXISTING ASPHALT PAVING TO REMAIN.
10. EXISTING LANDSCAPE AREA TO REMAIN.
11. EXISTING PARKING LOT ENTRANCE TOW-AWAY SIGNAGE TO REMAIN PER DETAIL 6/A-105 AND DSA APPROVED A#04-111138.
12. EXISTING ACCESSIBLE DROP-OFF TO REMAIN PER DETAIL 16/A-106 AND DSA APPROVED A#04-111138.
13. EXISTING ACCESSIBLE CURB RAMP TO REMAIN PER DETAILS 9 & 10/A-105 AND DSA APPROVED A#04-112784.
14. EXISTING PHOTOVOLTAIC SOLAR PANELS TO REMAIN PER DSA APPROVED A#04-121358.
15. EXISTING 6'-0" HIGH CHAIN LINK FENCING TO REMAIN.
16. EXISTING 8'-0" HIGH CHAIN LINK FENCING TO REMAIN.
17. EXISTING 15'-0" WIDE PER LEAF BY 8'-0" HIGH CHAIN LINK VEHICULAR GATE TO REMAIN.
18. EXISTING 6'-0" HIGH STEEL FENCING TO REMAIN.
19. EXISTING 4'-0" WIDE PER LEAF AND 6'-0" HIGH STEEL DBL LEAF PEDESTRIAN GATE TO REMAIN. REFER TO ENLARGED GATE PLAN 15/A-108 .
20. INSTALLATION OF NEW 48'X40' RELOCATABLE ESS CLASSROOM BUILDING BY AMERICAN MODULAR SYSTEMS, REFERENCE ATTACHED DRAWINGS PC#04-122050. RELOCATABLE BUILDING TO BE PLACED ON CONCRETE STEM WALL/FOUNDATION CONSTRUCTED PER THE ATTACHED MANUFACTURER'S DRAWINGS AND DETAILS.
21. INSTALLATION OF NEW 20'X20' NAVAJO SHADE SHELTER BY AMERICANA SHELTERS PER PC#02-120961.
22. NEW ALL GENDER STAFF RESTROOM PER PC#04-122050.
23. NEW ALL GENDER STUDENT RESTROOM PER PC#04-122050.
24. NEW DRINKING FOUNTAIN PER DETAIL 11/A-107. REFER TO ENLARGED NEW WORK SITE PLAN ON SHEET A-104 .
25. LOCATION OF EXISTING FIRE LANE, 20'-0" MIN. WIDE PAINTED CURB/ PAVEMENT RED WITH WHITE LETTERING WHICH READS: "NO PARKING - FIRE LANE" PER DSA APPROVED A#04-119199.
26. NEW SAFE DISPERSAL AREA. REFER TO CODE/EXIT ANALYSIS.
27. NEW SAFE DISPERSAL AREA SIGNAGE PER DETAIL 7/A-107 .
28. NEW 4" AC PAVING WITH AGGREGATE BASE PER DETAIL 4/A-107 . CREATE FLUSH TRANSITION WITH EXISTING ADJACENT PAVING. REFER TO ENLARGED NEW WORK SITE PLAN ON SHEET A-104 . REFER TO SPECIFICATIONS AND CIVIL DRAWINGS.
29. NEW CONCRETE PAVING PER DETAIL 3/A-107 . CREATE FLUSH TRANSITION WITH EXISTING ADJACENT PAVING. REFER TO ENLARGED NEW WORK SITE PLAN ON SHEET A-104 . REFER TO CIVIL DRAWINGS.
30. NEW ACCESSIBLE CURB RAMP PER DETAIL 9 & 10/A-105 .
31. NEW 6" CONCRETE CURB. REFER TO CIVIL DRAWINGS.
32. NEW ACCESSIBLE PARKING. REFER TO ENLARGED PARKING PLAN 4/A-105 .
33. NEW STANDARD PARKING STALL STRIPING. REFER TO ENLARGED PARKING PLAN 4/A-105 .
34. NEW 6'-0" HIGH CHAIN LINK FENCING PER DETAIL 1/A-108 .
35. NEW 6'-0" WIDE AND 6'-0" HIGH CHAIN LINK DBL LEAF PEDESTRIAN GATE PER DETAIL 3/A-108 . REFER TO ENLARGED GATE PLAN 14/A-108 .
36. NEW 6'-0" HIGH STEEL FENCING PER DETAIL 8/A-108 .
37. NEW 3'-0" WIDE AND 6'-0" HIGH SINGLE LEAF STEEL PEDESTRIAN GATE PER DETAIL11/A-108 .REFER TO ENLARGED GATE PLAN 13/A-108 .
38. PROPOSED PATH OF TRAVEL.
39. EXISTING PATH OF TRAVEL CONNECTION TO PUBLIC SIDEWALK.
40. EXISTING CONCRETE RAMP TO REMAIN PER DETAILS 1 & 2/A-106 AND DSA APPROVED A#04-112784.
41. NEW 12" HIGH PAINTED WHITE "DO NOT BLOCK CROSSWALK".
42. NEW "NO STOPPING" SIGNAGE PER DETAIL 16/A-105 .
43. NEW 5" AC PAVING WITH 6" AGGREGATE BASE PER DETAIL 17/A-107. CREATE FLUSH TRANSITION WITH EXISTING ADJACENT PAVING PER 2/A-107. REFER TO ENLARGED NEW WORK SITE PLAN ON SHEET A-104. REFER TO CIVIL DRAWINGS.

GENERAL NOTES

1. ALL LANDSCAPE AREAS, PAVING, AND SURFACING DISTURBED BY THE WORK OF THIS CONTRACT SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR TO ORIGINAL INDUSTRY STANDARD OF QUALITY.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, SIGNAL, PLUMBING, ETC. THE CONTRACTOR SHALL PROTECT AND MAINTAIN EXISTING UTILITIES DURING CONSTRUCTION AND/OR TRENCHING.

SITE ACCESSIBILITY NOTES

1. DASHED LINE INDICATES ACCESSIBLE PATH OF TRAVEL WHICH SHALL BE A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAX SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM THE WALL AND ABOVE 27" AND LESS THAN 80" PER CBC 11B-202.4. ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
   SEE: (E) PER DSA APPROVED:
   A#04-101566
   A#04-112784
   (N)
2. DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:
   THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPERATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.

   DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS PART OF THE PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.
3. FOR ALL GRATINGS LOCATED IN THE SURFACE OF ANY PEDESTRIAN WAY IN THE PATH OF TRAVEL, THE GRID/OPENINGS IN THE GRATINGS SHALL BE LIMITED TO 1/2" MAXIMUM IN THE DIRECTION OF TRAFFIC FLOW.
4. GATES AT THE PATH OF TRAVEL SHALL COMPLY WITH EXIT DOOR REQUIREMENTS.
5. MANUAL CANE BOLTS, MANUALLY LOCKING HARDWARE, CHAINS, ETC. ARE NOT ALLOWED ON GATES WITH PANIC HARDWARE.

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SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

ALPHASTUDIO DESIGN GROUP
6152 INNOVATION WAY
CARLSBAD, 92009
760-431-2444
www.alphastudio-design.com

ARCHITECT OF RECORD

LICENSED ARCHITECT
PAUL R. GALLEGOS
No. C24063
EXP. 01/27
STATE OF CALIFORNIA

ENGINEER OF RECORD

LAKESIDE
UNION SCHOOL DISTRICT

ESS RELOCATABLE

RIVERVIEW INTERNATIONAL ACADEMY
9308 WINTER GARDENS BLVD
LAKESIDE, CA 92040
LAKESIDE UNION SCHOOL DISTRICT
12335 WOODSIDE AVE LAKESIDE CA 92040

REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023

MODEL FILE:
LUSD Riverview ES ESS Relo

PLOT DATE:
2/20/2026

SHEET TITLE

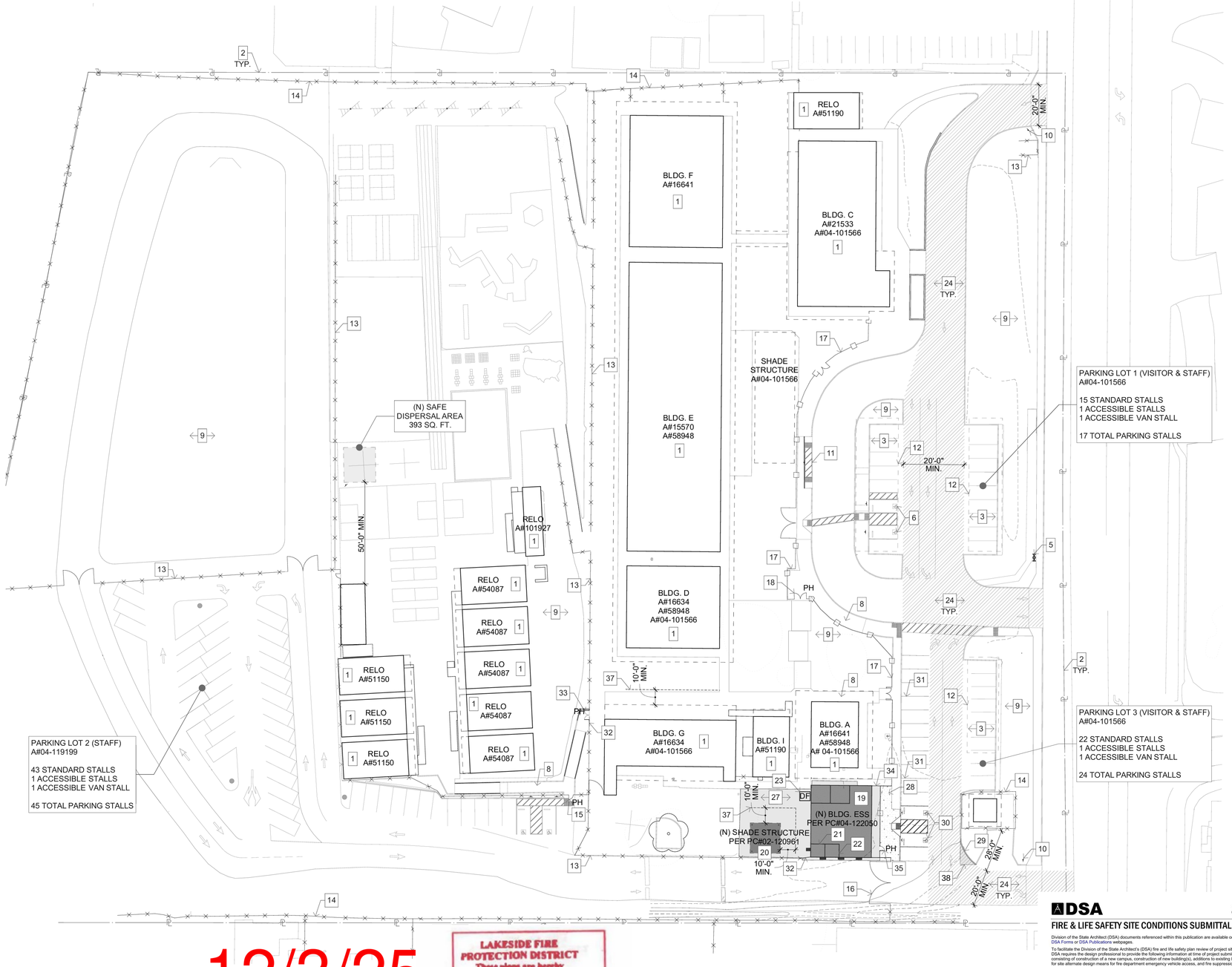
OVERALL SITE PLAN

A-101

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SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026



12/3/25

LAKESIDE FIRE PROTECTION DISTRICT
These plans are hereby
APPROVED
Final Approval will be granted after all conditions of approval and all inspections have been completed.
DATE:
BY: Fire Marshal/Inspector
Modifications of these plans may result in additional requirements.
Inspections Call: 619-390-2369
Monday -Thursday 7:30 am to 4 pm
Permit #:

FIRE LEGEND

TYPES	SYMBOLS	DESCRIPTIONS
1.		EXISTING FIRE ACCESS LANE 20'-0" MINIMUM UNOBSTRUCTED WIDTH AND UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13'-6".
2.		FIRE HYDRANT

1 FIRE ACCESS PLAN
SCALE: 1" = 30'

KEYNOTES

1. EXISTING BUILDING TO REMAIN - N.I.C.
2. EXISTING PROPERTY LINE.
3. EXISTING STANDARD PARKING STALLS TO REMAIN.
4. NOT USED.
5. EXISTING FIRE HYDRANT TO REMAIN.
6. EXISTING ACCESSIBLE PARKING PER DSA APPROVED A#04-111138.
7. EXISTING CONCRETE PAVING TO REMAIN.
8. EXISTING ASPHALT PAVING TO REMAIN.
9. EXISTING LANDSCAPE AREA TO REMAIN.
10. EXISTING PARKING LOT ENTRANCE TOW-AWAY SIGNAGE TO REMAIN PER DETAIL 15/A-105 AND DSA APPROVED A#04-111138.
11. EXISTING ACCESSIBLE DROP-OFF TO REMAIN PER DETAIL 11/A-106 AND DSA APPROVED A#04-111138.
12. EXISTING PHOTOVOLTAIC SOLAR PANELS TO REMAIN.
13. EXISTING 6'-0" HIGH CHAIN LINK FENCING TO REMAIN.
14. EXISTING 8'-0" HIGH CHAIN LINK FENCING TO REMAIN.
15. EXISTING 3'-0" WIDE AND 6'-0" HIGH CHAIN LINK SINGLE LEAF PEDESTRIAN GATE. REFER TO ENLARGED GATE PLAN 17/A-108 .
16. EXISTING 15'-0" WIDE PER LEAF BY 8'-0" HIGH CHAIN LINK VEHICULAR GATE TO REMAIN.
17. EXISTING 6'-0" HIGH STEEL FENCING TO REMAIN.
18. EXISTING 4'-0" WIDE PER LEAF AND 6'-0" HIGH STEEL DBL LEAF PEDESTRIAN GATE. REFER TO ENLARGED GATE PLAN 15/A-108 .
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20. INSTALLATION OF NEW 20'X20' NAVAJO SHADE SHELTER BY AMERICANA SHELTERS PER PC#02-120961.
21. NEW ALL GENDER STAFF RESTROOM PER PC#04-122050.
22. NEW ALL GENDER STUDENT RESTROOM PER PC#04-122050.
23. NEW DRINKING FOUNTAIN PER DETAIL 10/A-107 AND PC#04-122050.
24. LOCATION OF EXISTING FIRE LANE, 20'-0" MIN. WIDE PAINTED CURB/ PAVEMENT RED WITH WHITE LETTERING WHICH READS: "NO PARKING - FIRE LANE" PER DSA APPROVED A#04-119199.
25. NOT USED.
26. NOT USED.
27. NEW 4" AC PAVING WITH AGGREGATE BASE PER DETAIL 4/A-107 . CREATE FLUSH TRANSITION WITH EXISTING ADJACENT PAVING. REFER TO ENLARGED NEW WORK SITE PLAN ON SHEET A-104 . REFER TO SPECIFICATIONS AND CIVIL DRAWINGS.
28. NEW CONCRETE PAVING PER DETAIL 3/A-107 . CREATE FLUSH TRANSITION WITH EXISTING ADJACENT PAVING. REFER TO ENLARGED NEW WORK SITE PLAN ON SHEET A-104 . REFER TO CIVIL DRAWINGS.
29. NEW 6" CONCRETE CURB. REFER TO CIVIL DRAWINGS.
30. NEW ACCESSIBLE PARKING. REFER TO ENLARGED PARKING PLAN 4/ A-105 .
31. NEW PARKING LOT STRIPING. REFER TO ENLARGED PARKING PLAN 4/ A-105 .
32. NEW 6'-0" HIGH CHAIN LINK FENCING PER DETAIL 1/A-108 .
33. NEW 6'-0" WIDE AND 6'-0" HIGH CHAIN LINK DBL LEAF PEDESTRIAN GATE PER DETAIL 3/A-108 . REFER TO ENLARGED GATE PLAN 14/A-108 .
34. NEW 6'-0" HIGH STEEL FENCING PER DETAIL 12/A-108 .
35. NEW 3'-0" WIDE AND 6'-0" HIGH SINGLE LEAF STEEL PEDESTRIAN GATE PER DETAIL 11/A-108 . REFER TO ENLARGED GATE PLAN 13/A-108 .
36. NOT USED.
37. ASSUMED PROPERTY LINE.
38. NEW 5" AC PAVING WITH 6" AGGREGATE BASE PER DETAIL 17/A-107. CREATE FLUSH TRANSITION WITH EXISTING ADJACENT PAVING PER 2/A-107. REFER TO ENLARGED NEW WORK SITE PLAN ON SHEET A-104. REFER TO CIVIL DRAWINGS.

GENERAL FIRE NOTES

1. EXISTING FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (NOT LESS THAN 75,000 LBS.) AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
2. EXISTING FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. CFC 503.2.1.
3. ALL COMBUSTIBLE WASTE MATERIAL AND RUBBISH SHALL BE STORED IN APPROVED CONTAINERS OR SHALL BE STORED IN A MANNER APPROVED BY THE ENFORCING AGENCY AS BEING CONSISTENT WITH STANDARD FIRE PREVENTION PRECTICES UNTIL SUCH WASTE MATERIAL AND RUBBISH IS REMOVED FROM THE PREMISES OR OTHERWISE DISPOSED OF IN A PROPER MANNER. CONTAINERS WITH A CAPACITY EXCEEDING 5.33 CUBIC FEET (40 GALLONS) SHALL COMPLY WITH THE PROVISIONS OF CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9, SECTION 304.3. SEE ALSO TITLE 19, DIV. 1, 3.19.

DSA 810

DSA 810

FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

Division of the State Architect (DSA) documents referenced within this publication are available on the DSA Forms or DSA Publications webpages.

To facilitate the Division of the State Architect's (DSA) fire and life safety plan review of project site conditions, DSA requires the design professional to provide the following information at time of project submittal for projects consisting of construction of a new campus, construction of new building(s), additions to existing buildings, and for site alternate design means for fire department emergency vehicle access, and fire suppression water supply.

Information associated with compliance items 1 through 3 below is to be provided for all project types indicated above. Information associated with items 4 through 7 is to be completed when an alternate means is utilized. Acknowledgement by the school district and signature from the Local Fire Authority (LFA) is only required when an alternate design means is being requested.

The Project Information and Fire & Life Safety Information sections are to be completed for all projects and imaged onto the fire access site plan. When an alternate design/means is proposed, all sections on pages 1 and 2 are to be completed and imaged on the fire access site plan.

For additional information refer to the instructions at the end of this form and DSA Policy *PL 09-01: Fire Flow for Buildings.*

PROJECT INFORMATION	
School District/Owner:	Lakeside Union School District
Project Name/School:	Riverview International Academy ESS Relocatable
Project Address:	9308 Winter Gardens Blvd, Lakeside, CA 92040

FIRE & LIFE SAFETY INFORMATION			
1.	Has a fire hydrant flow test been performed within the past 12 months? *(If yes, provide a copy of the test data.)*	Yes ☐	No ☑
2.	Was the fire hydrant water flow test performed as part of this LFA review?	Yes ☐	No ☑
3.	Is the project located within a designated fire hazard severity zone (FHSZ) as established by Cal-Fire? *(If yes, indicate FHSZ classification below.)*	Yes ☐	No ☑
	Refer to the following website for FHSZ locations: Fire Hazard Severity Zones in State Responsibility Area	Moderate ☐ High ☐	Very High ☐
	Wildland Interface Area (WIFA) *(If any designations are checked, project design must meet the requirements of CBC Chapter 7A.)*		WIFA ☐

DSA 810

FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

CONDITION MEANS AND METHODS RESOLUTION		ALTERNATE ACCEPTED			
		Yes	No	N/A	N/S
4.	Emergency vehicle access roadways do not meet CFC requirements.			✓	
4a.	**Acceptable Alternate:** Emergency vehicle and personnel access as proposed by the project architect is acceptable for providing fire suppression and protection of life and property.				
5.	**Fire Hydrants:** Number and spacing does not meet CFC requirements.			✓	
5a.	**Acceptable Alternate:** Number of fire hydrants and spacing as proposed by the project architect is acceptable for fire suppression and protection of life and property.				
6.	**Fire Hydrants:** Water flow and pressure are less than CFC minimum.				✓
6a.	**Acceptable Alternate:** The available flow and pressure is acceptable for providing fire suppression and protection of life and property.				
7.	Location of fire department connection(s) serving fire sprinkler systems or standpipe systems does not meet CFC requirements.				✓
7a.	**Acceptable Alternate:** The location of fire department connection serving the fire sprinkler system and/or standpipe system is acceptable for providing fire suppression and protection of life and property.				

School District Acceptance of Acceptable Design Alternates

By signing this form, the school district acknowledges and accepts the proposed design as an alternative to California Building Code (CBC) and California Fire Code (CFC) minimum requirements, as indicated by one or more of the conditions indicated at items 4a, 5a, 6a or 7a, for providing fire and life safety protection of life and property.

Accepted by: Lisa Davis Title: Assistant Superintendent

Signature: Date: 02/26/26

LOCAL FIRE AUTHORITY (LFA) INFORMATION		
LFA Agency Name:	Lakeside Fire Protection District	
LFA Review Official:	Trevar Sidman	
Title: Fire Inspector		Work Phone: (619)390-2350
Work Email: tsidman@lakesidefire.org		

LFA Reviewer's Signature: Trevar Sidman Date: 12/3/25

ALPHASTUDIO DESIGN GROUP
6152 INNOVATION WAY
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www.alphastudio-design.com

ARCHITECT OF RECORD

LICENSED ARCHITECT
PAUL R. GALLEGOS
No. C24063
EXP. 01/27
STATE OF CALIFORNIA

ENGINEER OF RECORD

LAKESIDE UNION SCHOOL DISTRICT

ESS RELOCATABLE

RIVERVIEW INTERNATIONAL ACADEMY

9308 WINTER GARDENS BLVD
LAKESIDE, CA 92040

LAKESIDE UNION SCHOOL DISTRICT
12335 WOODSIDE AVE LAKESIDE CA 92040

REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023

MODEL FILE:
LUSD Riverview ES ESS Relo

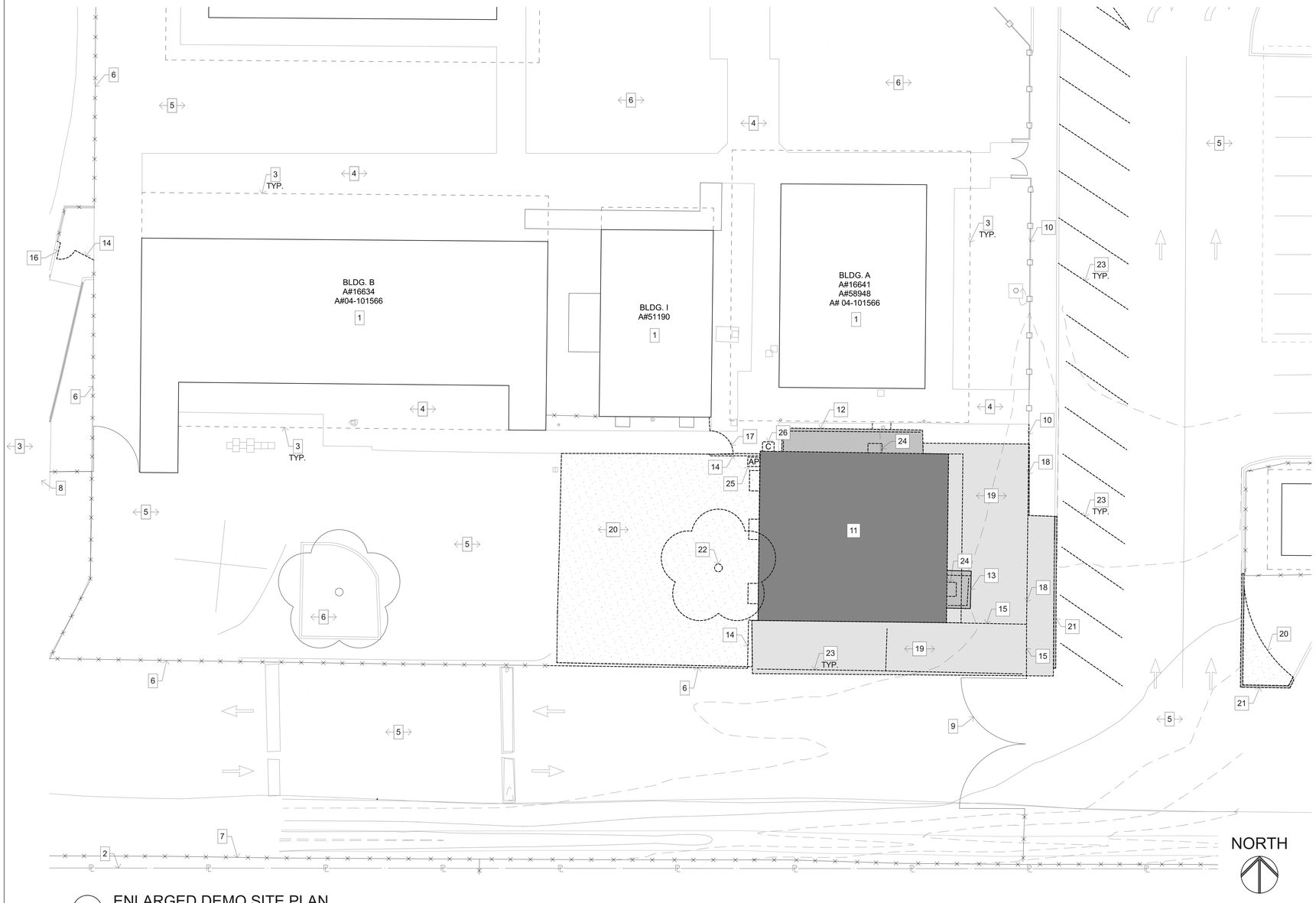
PLOT DATE:
11/25/2025

SHEET TITLE

FIRE ACCESS PLAN

A-102

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1 ENLARGED DEMO SITE PLAN
SCALE: 1" = 10'

KEYNOTES

1. EXISTING BUILDING TO REMAIN - N.I.C.
2. EXISTING PROPERTY LINE.
3. DASHED LINE INDICATES ROOF OVERHANG.
4. EXISTING CONCRETE PAVING TO REMAIN.
5. EXISTING ASPHALT PAVING TO REMAIN.
6. EXISTING LANDSCAPE AREA TO REMAIN.
7. EXISTING 6'-0" HIGH CHAIN LINK FENCING TO REMAIN.
8. EXISTING 8'-0" HIGH CHAIN LINK FENCING TO REMAIN.
9. EXISTING 15'-0" WIDE PER LEAF BY 8'-0" HIGH CHAIN LINK VEHICULAR GATE TO REMAIN.
10. EXISTING 6'-0" HIGH STEEL FENCING TO REMAIN.
11. DEMO AND REMOVE EXISTING ESS RELOCATABLE BUILDING.
12. DEMO AND REMOVE EXISTING CONCRETE RAMP AND HANDRAIL.
13. DEMO AND REMOVE EXISTING CONCRETE STAIRS AND HANDRAIL.
14. DEMO AND REMOVE EXISTING 6'-0" HIGH CHAIN LINK FENCING.
15. DEMO AND REMOVE EXISTING 8'-0" HIGH CHAIN LINK FENCING.
16. DEMO AND REMOVE EXISTING 3'-6" WIDE AND 6'-0" HIGH SINGLE LEAF PEDESTRIAN GATE.
17. DEMO AND REMOVE EXISTING 5'-0" WIDE AND 6'-0" HIGH SINGLE LEAF CHAIN LINK MAINTENANCE GATE.
18. DEMO AND REMOVE EXISTING 6'-0" HIGH STEEL FENCING.
19. DEMO AND REMOVE EXISTING AC PAVING. REFER TO DEMO LEGEND.
20. DEMO AND REMOVE EXISTING LANDSCAPE AREA. REFER TO DEMO LEGEND.
21. DEMO AND REMOVE EXISTING 6" CONCRETE CURB.
22. DEMO AND REMOVE EXISTING TREE. GRIND STUMP AND REMOVE ROOT BALL.
23. BLACK OUT EXISTING STRIPING.
24. EXISTING LED WALL PACK ASSEMBLY SHALL BE REMOVED AND REINSTALLED AT BLDG. 'D'. SEE ELECTRICAL SITE PLAN FOR NEW LOCATION.
25. EXISTING WIRELESS ACCESS POINT ASSEMBLY SHALL BE REMOVED AND REINSTALLED. SEE ELECTRICAL DRAWINGS FOR NEW LOCATION.
26. EXISTING CAMERA ASSEMBLY SHALL BE REMOVED AND REINSTALLED. SEE ELECTRICAL DRAWINGS FOR NEW LOCATION.

GENERAL NOTES

1. FOR TRENCHING REFER TO DETAILS 12 & 16/A-107 AND CIVIL DRAWINGS.

DEMO LEGEND

TYPES	SYMBOLS	DESCRIPTIONS
1.		DEMO EXISTING AC PAVING
2.		DEMO EXISTING CONCRETE PAVING
3.		DEMO EXISTING LANDSCAPE AREA

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APP. 04-125292 INC:
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DATE: 02/26/2026

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ARCHITECT OF RECORD

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LAKESIDE UNION SCHOOL DISTRICT
12335 WOODSIDE AVE LAKESIDE CA 92040

REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023
MODEL FILE:
LUSD Riverview ES ESS Relo
PLOT DATE:
2/20/2026

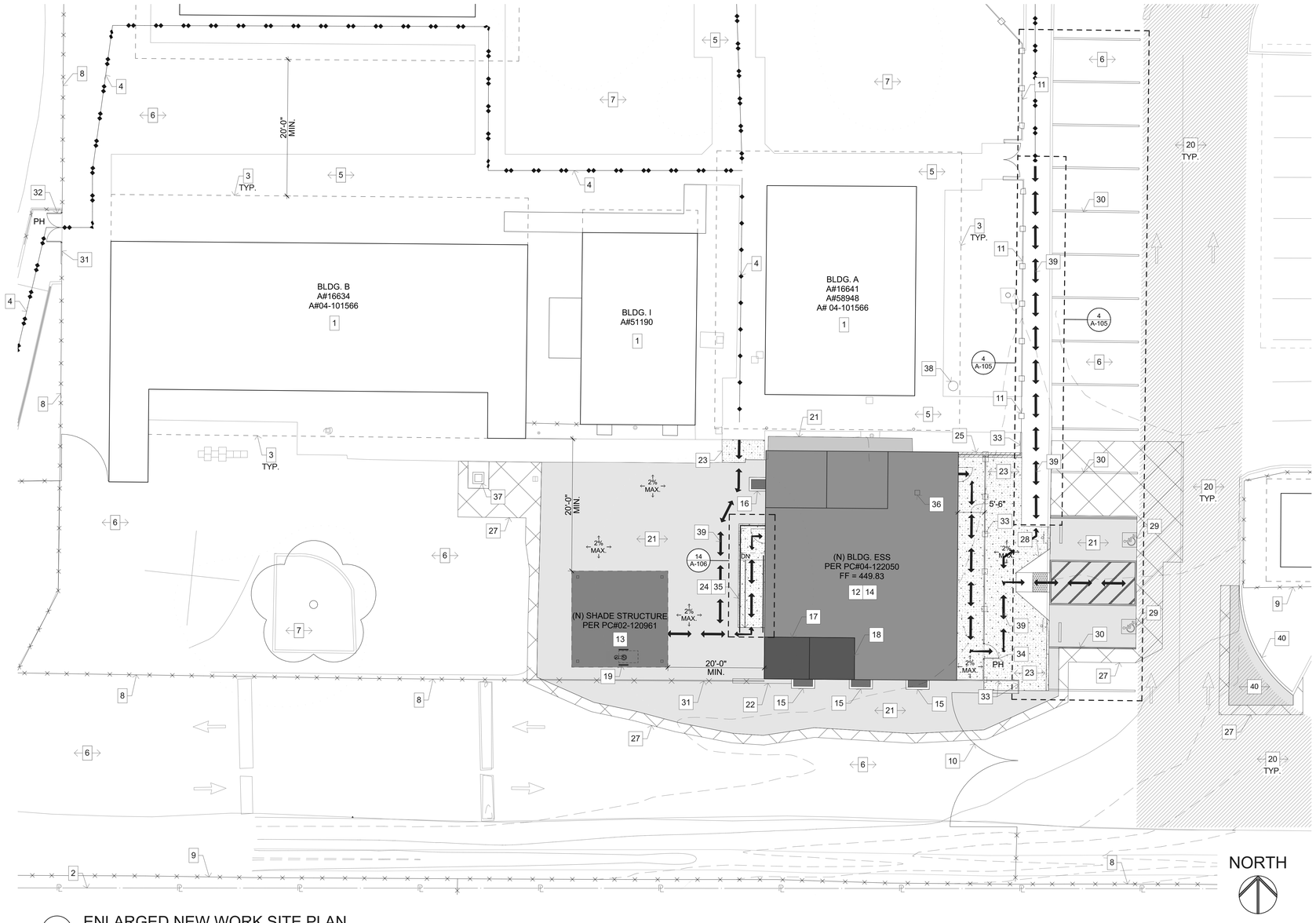
SHEET TITLE

ENLARGED DEMOLITION SITE PLAN

A-103

BIMcloud: alphastudiodesigngroup - BIMcloud Software as a Service/LUSD/Riverview ES/LUSD Riverview ES ESS Relo

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1 ENLARGED NEW WORK SITE PLAN
SCALE: 1" = 10'

KEYNOTES

1. EXISTING BUILDING TO REMAIN - N.I.C.
2. EXISTING PROPERTY LINE.
3. DASHED LINE INDICATES ROOF OVERHANG.
4. EXISTING PATH OF TRAVEL PER DSA APPROVED A#04-101566 & A#04-112784.
5. EXISTING CONCRETE PAVING TO REMAIN.
6. EXISTING ASPHALT PAVING TO REMAIN.
7. EXISTING LANDSCAPE AREA TO REMAIN.
8. EXISTING 6'-0" HIGH CHAIN LINK FENCING TO REMAIN.
9. EXISTING 8'-0" HIGH CHAIN LINK FENCING TO REMAIN.
10. EXISTING 15'-0" WIDE PER LEAF BY 8'-0" HIGH CHAIN LINK VEHICULAR GATE TO REMAIN. PROTECT IN PLACE DURING CONSTRUCTION.
11. EXISTING 6'-0" HIGH STEEL FENCING TO REMAIN.
12. INSTALLATION OF NEW 48'X40' RELOCATABLE ESS CLASSROOM BUILDING BY AMERICAN MODULAR SYSTEMS, REFERENCE ATTACHED DRAWINGS PC#04-122050. RELOCATABLE BUILDING TO BE PLACED ON CONCRETE STEM WALL/FOUNDATION CONSTRUCTED PER THE ATTACHED MANUFACTURER'S DRAWINGS AND DETAILS.
13. INSTALLATION OF NEW 20'X20' NAVAJO SHADE SHELTER BY AMERICANA SHELTERS PER PC#02-120961.
14. NEW 2" CONCRETE GOPHER SLAB AT UNDERFLOOR CRAWL SPACE TO BE PROVIDED BY GENERAL CONTRACTOR.
15. NEW 4'-0"X18" UNDERFLOOR VENT GRATES TO BE PROVIDED BY GENERAL CONTRACTOR PER PC#04-122050.
16. NEW FOUNDATION ACCESS WELL TO BE PROVIDED BY GENERAL CONTRACTOR PER PC#04-122050.
17. NEW ALL GENDER STAFF RESTROOM PER PC#04-122050.
18. NEW ALL GENDER STUDENT RESTROOM PER PC#04-122050.
19. NEW DRINKING FOUNTAIN PER DETAIL 11/A-107 .
20. LOCATION OF EXISTING FIRE LANE, 20'-0" MIN. WIDE PAINTED CURB/ PAVEMENT RED WITH WHITE LETTERING WHICH READS: "NO PARKING - FIRE LANE" PER DSA APPROVED A#04-119199.
21. NEW 4" AC PAVING WITH AGGREGATE BASE PER DETAIL 4/A-107 . CREATE FLUSH TRANSITION WITH EXISTING ADJACENT PAVING PER 2/A-107 . REFER TO ENLARGED NEW WORK SITE PLAN ON SHEET A-104 . REFER TO CIVIL DRAWINGS.
22. NEW 6" AC DIKE. REFER TO CIVIL DRAWINGS.
23. NEW CONCRETE PAVING PER DETAIL 3/A-107 . CREATE FLUSH TRANSITION WITH ADJACENT PAVING PER DETAIL 2/A-107 . REFER TO ENLARGED NEW WORK SITE PLAN ON SHEET A-104. REFER TO CIVIL DRAWINGS.
24. NEW CONCRETE RAMP PER DETAIL 2/A-106 . REFER TO CIVIL DRAWINGS.
25. NEW CONCRETE GRAVITY WALL PER DETAIL 13/A-107 . REFER TO CIVIL DRAWINGS.
26. NEW 6" CONCRETE CURB. REFER TO CIVIL DRAWINGS.
27. GRIND AND OVERLAY EXISTING AC PAVING. FEATHER NEW AC PAVING AS NEEDED TO CREATE FLUSH TRANSITION WITH EXISTING AC PAVING. REFER TO CIVIL DRAWINGS.
28. NEW ACCESSIBLE CURB RAMP PER DETAIL 9 & 10/A-105 .
29. NEW ACCESSIBLE PARKING. REFER TO ENLARGED PARKING PLAN 4/A-105 .
30. NEW PARKING LOT STRIPING. REFER TO ENLARGED PARKING PLAN 4/ A-105 .
31. NEW 6'-0" HIGH CHAIN LINK FENCING PER DETAIL 1/A-108 .
32. NEW 6'-0" WIDE AND 6'-0" HIGH CHAIN LINK DBL LEAF PEDESTRIAN GATE PER DETAIL 3/A-108 . REFER TO ENLARGED GATE PLAN 14/A-108 .
33. NEW 6'-0" HIGH STEEL FENCING PER DETAIL 8/A-108 .
34. NEW 3'-0" WIDE AND 6'-0" HIGH SINGLE LEAF STEEL PEDESTRIAN GATE PER DETAIL 11/A-108 . REFER TO ENLARGED GATE PLAN 13/A-108 .
35. NEW HANDRAIL PER DETAIL 1/A-106 .
36. NEW 12" SQUARE ATRIUM GRATE UNDER RELOCATABLE BUILDING. REFER TO CIVIL DRAWINGS.
37. NEW 1818CB OLDCASTLE INLET. REFER TO CIVIL DRAWINGS.
38. LOCATION OF NEW FLO-WELL DRYWELL KIT. REFER TO CIVIL DRAWINGS.
39. PROPOSED PATH OF TRAVEL.
40. NEW 5" AC PAVING WITH 6" AGGREGATE BASE PER DETAIL 17/A-107. CREATE FLUSH TRANSITION WITH EXISTING ADJACENT PAVING PER 2/A-107. REFER TO ENLARGED NEW WORK SITE PLAN ON SHEET A-104. REFER TO CIVIL DRAWINGS.

GENERAL NOTES

1. ALL LANDSCAPE AREAS, PAVING, AND SURFACING DISTURBED BY THE WORK OF THIS CONTRACT SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR TO ORIGINAL INDUSTRY STANDARD OF QUALITY.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, SIGNAL, PLUMBING, ETC. THE CONTRACTOR SHALL PROTECT AND MAINTAIN EXISTING UTILITIES DURING CONSTRUCTION AND/OR TRENCHING.

SITE ACCESSIBILITY NOTES

1. DASHED LINE INDICATES ACCESSIBLE PATH OF TRAVEL WHICH SHALL BE A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAX SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM THE WALL AND ABOVE 27" AND LESS THAN 80" PER CBC 11B-202.4. ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
   SEE: (E) PER DSA APPROVED:
   A#04-101566
   A#04-112784
   (N)
2. DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:
   THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPERATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.

   DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS PART OF THE PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.
3. FOR ALL GRATINGS LOCATED IN THE SURFACE OF ANY PEDESTRIAN WAY IN THE PATH OF TRAVEL, THE GRID/OPENINGS IN THE GRATINGS SHALL BE LIMITED TO 1/2" MAXIMUM IN THE DIRECTION OF TRAFFIC FLOW.
4. GATES AT THE PATH OF TRAVEL SHALL COMPLY WITH EXIT DOOR REQUIREMENTS.
5. MANUAL CANE BOLTS, MANUALLY LOCKING HARDWARE, CHAINS, ETC. ARE NOT ALLOWED ON GATES WITH PANIC HARDWARE.

CODE ANALYSIS

ESS BUILDING

BUILDING TYPE:	CLASSROOM / ADMIN.
OCCUPANCY GROUP:	E / B NONSEPARATED OCCUPANCIES CBC 506.2 (B OCCUP. GROUP MOST RESTRICTIVE)
CONSTRUCTION TYPE:	V-B
STORIES:	1
FIRE SPRINKLERS:	NO
ALLOWABLE AREA:	NONSEPARATED OCCUPANCIES PER CBC 508.3.2 BASED ON B OCCUP. GROUP PER TABLE 506.2 B OCCUPANCY, 9,000 SF
ALLOWABLE HEIGHT:	NONSEPARATED OCCUPANCIES PER CBC 508.3.2 BASED ON B OCCUP. GROUP PER TABLE 504.4 E OCCUPANCY, S (WITHOUT AREA INCREASE) = 2 STORIES

ACTUAL AREA
(NOTE: ACTUAL AREA CONSIDERS BLDG. A, B, I & ESS AS ONE BUILDING. REFER TO KEY PLAN):

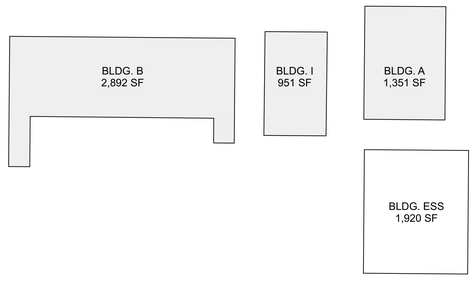
GROUP E:	4,812 GROSS SF
GROUP B:	2,302 GROSS SF
TOTAL:	7,114 SF

EXIT ANALYSIS

(E) EDUCATIONAL			
BLDG. B	2,892 / 20	=	145
(N) EDUCATIONAL			
BLDG. ESS	1,920 / 20	=	96
(N) ASSEMBLY			
SHADE SHELTER	704 / 15	=	35
	OCCUPANTS	=	276

REQUIRED EXIT DOOR WIDTH: 276 (0.2) = 55.2 IN.
TOTAL 6'-0" WIDE DBL LEAF EXIT GATE WIDTH: 2 X 36" = 72"
72 IN. > 55.2 IN. - OK

KEY PLAN



NEW WORK LEGEND

TYPES	SYMBOLS	DESCRIPTIONS
1.		NEW AC PAVING
2.		NEW CONCRETE PAVING
2.		GRIND AND OVERLAY EXISTING AC PAVING

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REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023
MODEL FILE:
LUSD Riverview ES ESS Relo
PLOT DATE:
2/20/2026

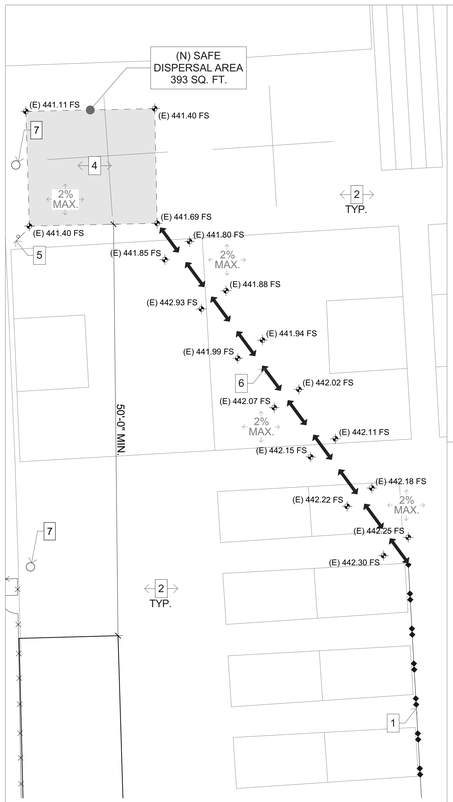
SHEET TITLE

ENLARGED SITE PLAN
NEW WORK & CODE ANALYSIS

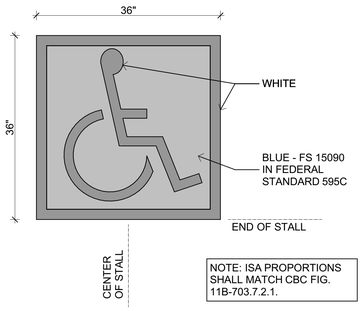
A-104

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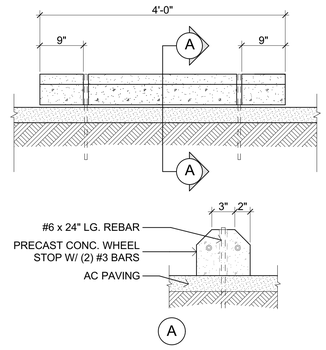


18 ENLARGED POT PLAN
SCALE: 1" = 10'

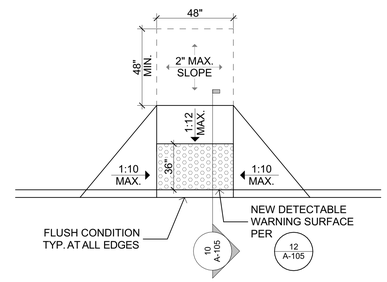


NOTE: ISA PROPORTIONS SHALL MATCH CBC FIG. 11B-703.7.2.1.

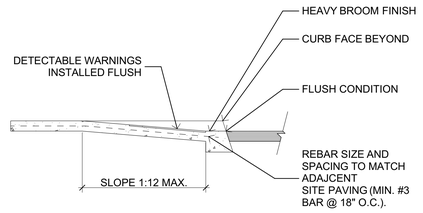
13 ACS PAVEMENT MARKING
SCALE: 1" = 1'-0"



14 WHEELSTOP
SCALE: 1" = 1'-0"



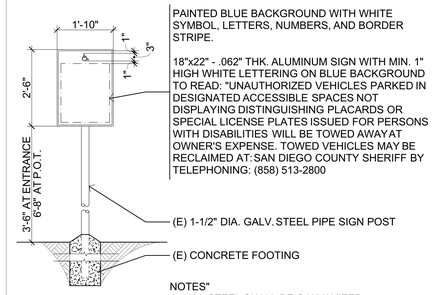
9 ACS CURB RAMP
SCALE: 1/4" = 1'-0"



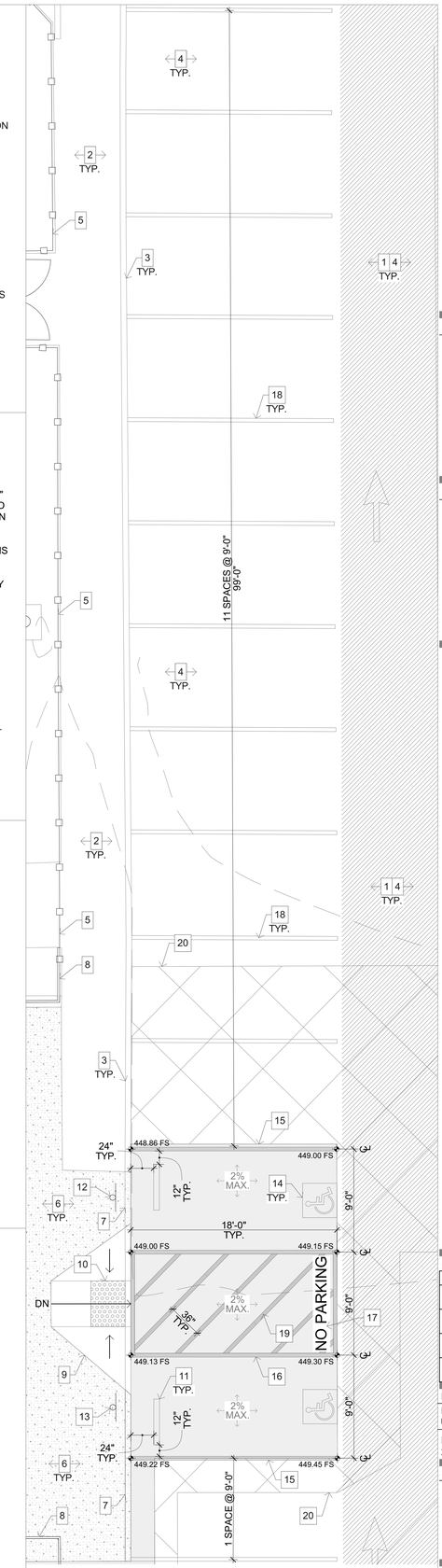
10 ACS CURB RAMP SECTION
SCALE: 1/2" = 1'-0"

PARKING NOTES

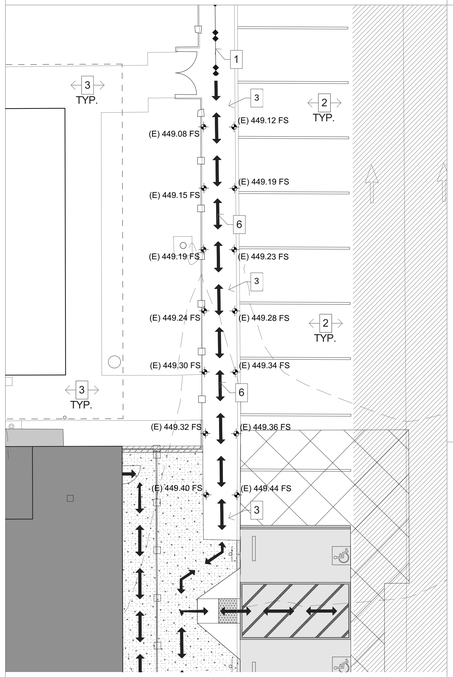
1. LOCATION OF EXISTING FIRE LANE, 20'-0" MIN. WIDE PAINTED CURB/ PAVEMENT RED WITH WHITE LETTERING WHICH READS: "NO PARKING - FIRE LANE" PER DSA APPROVED A#04-119199.
2. EXISTING CONCRETE PAVING TO REMAIN.
3. EXISTING 6" CONCRETE CURB TO REMAIN.
4. EXISTING AC PAVING TO REMAIN.
5. EXISTING 6'-0" HIGH STEEL FENCING TO REMAIN.
6. NEW CONCRETE PAVING PER DETAIL 3/A-107 . CREATE FLUSH TRANSITION WITH EXISTING ADJACENT PAVING. REFER TO CIVIL DRAWINGS.
7. NEW 6" CONCRETE CURB. REFER TO CIVIL DRAWINGS.
8. NEW 6'-0" HIGH STEEL FENCING PER DETAIL 8/A-108 .
9. NEW ACCESSIBLE CURB RAMP PER DETAIL 9 & 10/A-105 .
10. NEW DETECABLE WARNINGS PER DETAIL 12/A-105 .
11. NEW PRECAST CONC. WHEELSTOP PER DETAIL 14/A-105 .
12. NEW STANDARD ACCESSIBLE PARKING SIGNAGE PER DETAIL 7/A-105 .
13. NEW VAN ACCESSIBLE PARKING SIGNAGE PER DETAIL 8/A-105 .
14. NEW 36" SQ. ISA PAINTED ON PAVEMENT PER DETAIL 13/A-105 .
15. NEW 4" WIDE PAINTED BLUE STRIPING.
16. NEW 4" WIDE PAINTED BLUE BORDER.
17. NEW 12" HIGH PAINTED WHITE "NO PARKING".
18. NEW 4" WIDE PAINTED WHITE STRIPING.
19. NEW 4" WIDE PAINTED WHITE DIAGONAL STRIPES AT 36" O.C.
20. GRIND AND OVERLAY EXISTING AC PAVING. FEATHER NEW AC PAVING AS NEEDED TO CREATE FLUSH TRANSITION WITH EXISTING AC PAVING. REFER TO CIVIL DRAWINGS.



6 (E) ACS TOW AWAY SIGN
SCALE: 1/2" = 1'-0"



4 ENLARGED PARKING PLAN
SCALE: 1" = 5'

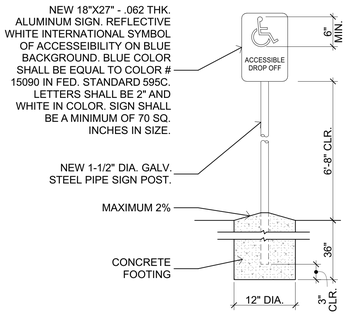


20 ENLARGED POT PLAN
SCALE: 1" = 10'

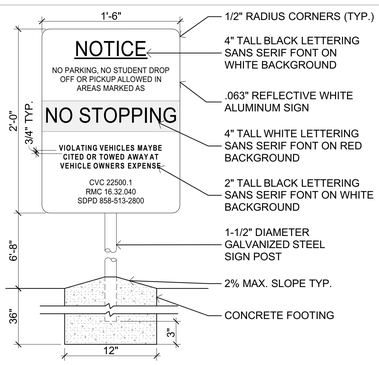
POT NOTES

1. EXISTING PATH OF TRAVEL PER DSA APPROVED A#04-112784.
2. EXISTING AC PAVING TO REMAIN.
3. EXISTING CONCRETE PAVING TO REMAIN.
4. NEW SAFE DISPERSAL AREA. REFER TO CODE/EXIT ANALYSIS ON SHEET A-101 .
5. NEW SAFE DISPERSAL AREA SIGNAGE PER DETAIL 7/A-107 .
6. PROPOSED PATH OF TRAVEL.
7. NEW LIGHT FIXTURE. REFER TO E-1.1.

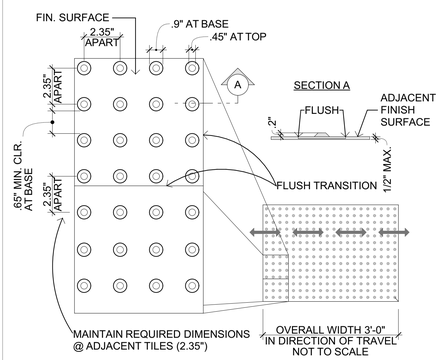
NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH FIGURE 11B-703.7.2.1



15 (E) DROP OFF SIGNAGE
SCALE: 1" = 1'-0"



16 NO STOPPING SIGNAGE
SCALE: 1 1/2"= 1'-0"

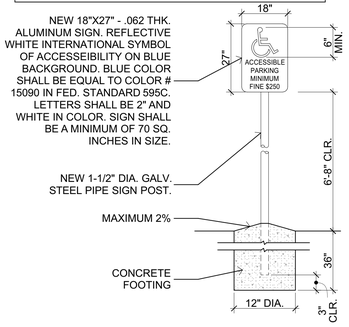


NOTE:
1) TRUNCATED DOMES DETECTABLE WARNING STRIP TO BE MANUFACTURED BY SAFETY STEP TD - SAFETY STEP TD, TRADITIONAL SSTD-MAT SYSTEM OR EQUAL.
2) COLOR TO BE YELLOW, FEDERAL COLOR NO. 33538 STANDARD NO. 595-C.
3) DETECTABLE WARNING SURFACES SHALL COMPLY WITH CBC SCTION 11B-705.1.

DSA WILL PROVISIONALLY ACCEPT A WRITTEN FIVE (5) YEAR PRODUCT WARRANTY PROVIDED BY THE MANUFACTURER OF DETECTABLE WARNING AND DIRECTIONAL SURFACE PRODUCTS AS EQUIVALENT TO THE EVALUATION AND PRODUCT APPROVAL PROGRAM. SUCH WARRANTY SHALL INDICATE COMPLIANCE WITH ARCHITECTURAL STANDARDS AS PUBLISHED IN THE CURRENT EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, AND ALSO INCLUDE DURABILITY CRITERIA WHICH INDICATES THAT THE SHAPE, COLOR, FASTNESS, CONFIRMATION, SOUND-ON-CANE ACOUSTIC QUALITY, RESILIENCE AND ATTACHMENT WILL NOT DEGRADE SIGNIFICANTLY FOR AT LEAST FIVE (5) YEARS AFTER INITIAL INSTALLATION.AS USED IN THIS BULLETIN, "DEGRADE SIGNIFICANTLY" MEANS THAT THE PRODUCT MAINTAINS AT LEAST 90 PERCENT OF ITS APPROVED DESIGN CHARACTERISTICS, AS DETERMINED BY THE ENFORCING AGENCY.

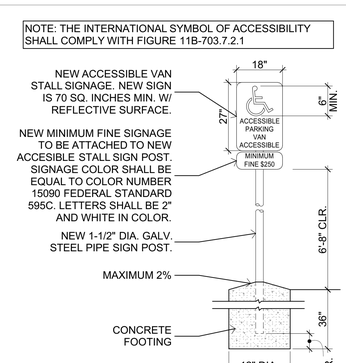
12 DETECTABLE WARNING SURFACING
SCALE: 3" = 1'-0"

NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH FIGURE 11B-703.7.2.1



7 ACS STD STALL SIGN
SCALE: 1" = 1'-0"

NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH FIGURE 11B-703.7.2.1



8 ACS VAN STALL SIGN
SCALE: 1" = 1'-0"

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LICENSED ARCHITECT
PAUL R. GALLEGOS
No. C24063
EXP. 01/27
STATE OF CALIFORNIA

ENGINEER OF RECORD

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LAKESIDE UNION SCHOOL DISTRICT
12335 WOODSIDE AVE LAKESIDE CA 92040

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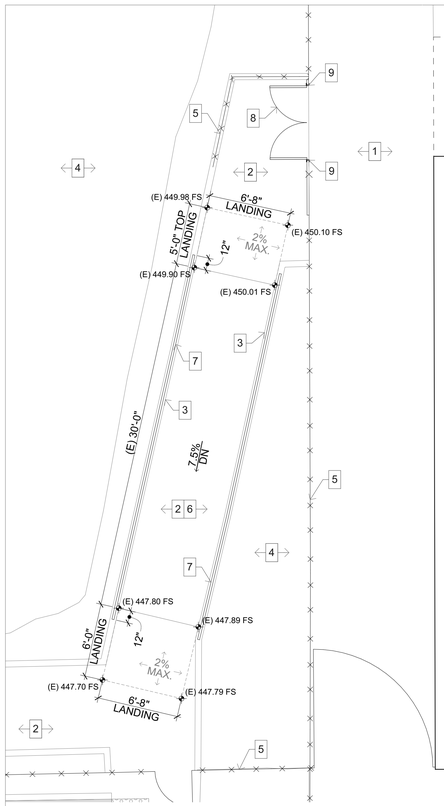
PROJECT NO: 25-023
MODEL FILE: LUSD Riverview ES ESS Relo
PLOT DATE: 2/20/2026

SHEET TITLE
SITE ADA DETAILS

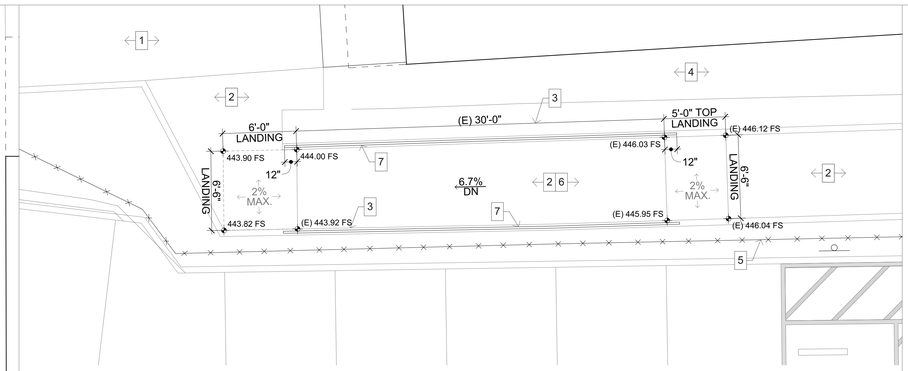
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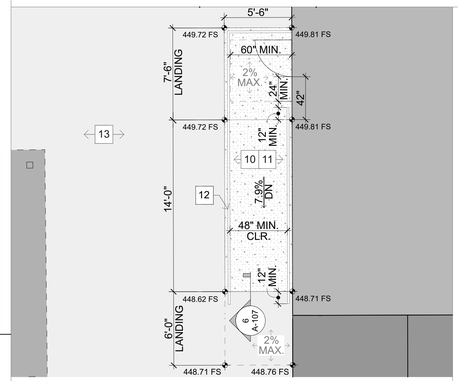
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18 (E) ENLARGED RAMP PLAN
SCALE: 1" = 5'



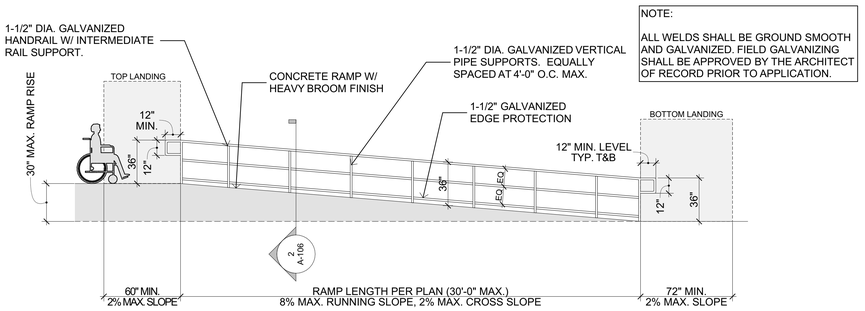
9 (E) ENLARGED RAMP PLAN
SCALE: 1" = 5'



14 ENLARGED RAMP PLAN
SCALE: 1" = 5'

RAMP KEYNOTES

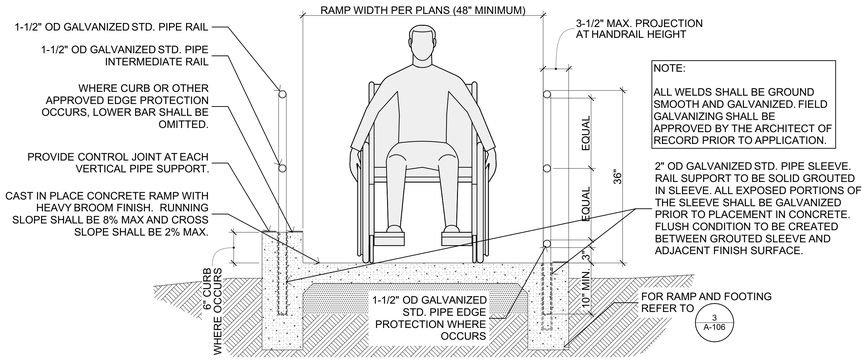
1. EXISTING AC PAVING TO REMAIN.
2. EXISTING CONCRETE PAVING TO REMAIN.
3. EXISTING 6" CONCRETE CURB TO REMAIN.
4. EXISTING LANDSCAPE AREA TO REMAIN.
5. EXISTING 6'-0" HIGH CHAIN LINK FENCING TO REMAIN.
6. EXISTING CONCRETE RAMP TO REMAIN PER DETAILS 1 & 2/A-106 .
7. EXISTING HANDRAIL TO REMAIN PER DETAILS 1 & 2/A-106 .
8. NEW 6'-0" WIDE AND 6'-0" HIGH CHAIN LINK DBL LEAF PEDESTRIAN GATE PER DETAIL 3/A-108 . REFER TO ENLARGED GATE PLAN 14/A-108 .
9. NEW 6'-0" HIGH CHAIN LINK FENCING PER DETAIL 1/A-108 .
10. NEW CONCRETE PAVING PER DETAIL 3/A-107 . CREATE FLUSH TRANSITION WITH EXISTING ADJACENT PAVING. REFER TO ENLARGED NEW WORK SITE PLAN ON SHEET A-104 . REFER TO CIVIL DRAWINGS.
11. NEW CONCRETE RAMP PER DETAIL 2/A-106 .
12. NEW HANDRAIL PER DETAIL 1/A-106 .
13. NEW 4" AC PAVING WITH AGGREGATE BASE PER DETAIL 4/A-107 . CREATE FLUSH TRANSITION WITH EXISTING ADJACENT PAVING. REFER TO ENLARGED NEW WORK SITE PLAN ON SHEET A-104 . REFER TO SPECIFICATIONS AND CIVIL DRAWINGS.



NOTE:

ALL WELDS SHALL BE GROUND SMOOTH AND GALVANIZED. FIELD GALVANIZING SHALL BE APPROVED BY THE ARCHITECT OF RECORD PRIOR TO APPLICATION.

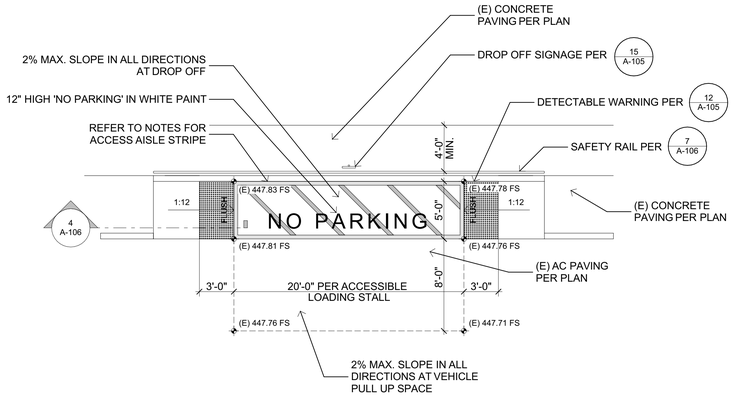
1 RAMP HANDRAIL
SCALE: 1/4" = 1'-0"



NOTE:

ALL WELDS SHALL BE GROUND SMOOTH AND GALVANIZED. FIELD GALVANIZING SHALL BE APPROVED BY THE ARCHITECT OF RECORD PRIOR TO APPLICATION.

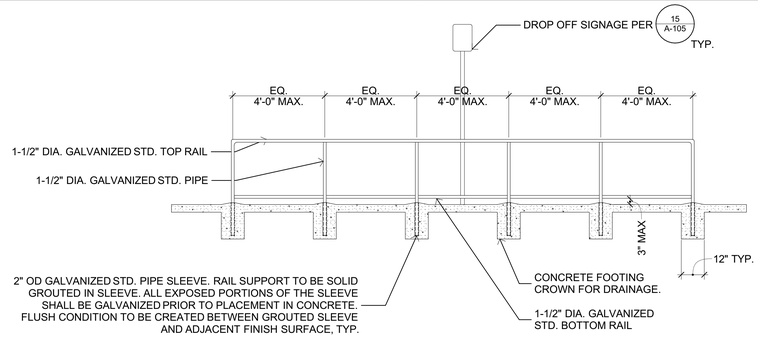
2 RAMP HANDRAIL SECTION
SCALE: 1" = 1'-0"



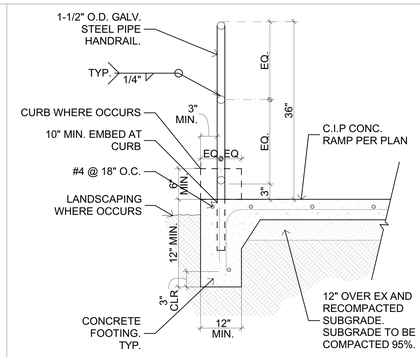
GENERAL DROP OFF NOTES

1. VEHICLE PULL-UP SPACES SHALL BE 8'-0" X 20'-0" MINIMUM.
2. ACCESS AISLES SHALL HAVE 5'-0" WIDE MINIMUM BY FULL LENGTH OF VEHICLE PULL UP SPACES. THEY SHALL BE AT THE SAME LEVEL WITH EACH OTHER AND WITH SLOPES NOT STEEPER THAN 1:48 IN ANY DIRECTION. ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE AND SHALL NOT OVERLAP THE VEHICULAR WAY.
3. ACCESS AISLES FOR PASSENGER DROP-OSS AND LOADING ZONE SHALL BE MARKED WITH A PAINTED BORDERLINE AROUND THE PERIMETER. THE AREA WITHIN THE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAX. OF 36" ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE. bLUE INTERIOR HATCH LINES SHALL BE PROVIDED FOR CONCRETE SRUFACES AND WHITE INTERIOR HATCH LINES SHALL BE PROVIDED FOR ASPHALT SURFACES. WHERE WHITE LINES ARE USED, HATCH SHALL BE INTERUPTED AT 12" HIGH 'NO PARKING' TESXT FOR LEGIBILITY.
4. A VERTICAL CLEARANCE OF 9'-0" MIN. SHALL BE PROVIDED FOR VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM, AND A VEHICULAR ROUTE CONNECTING A VEHICULAR ENTRANCE AND A VEHICULAR EXIT.

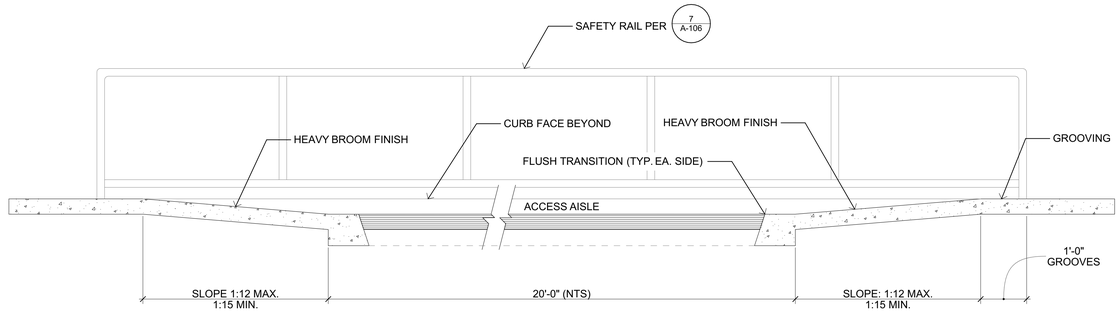
16 (E) ACCESSIBLE DROP OFF
SCALE: 3/16" = 1'-0"



7 (E) SAFETY RAIL AT DROP OFF
SCALE: 3/8" = 1'-0"



3 RAMP HANDRAIL SECTION
SCALE: 1" = 1'-0"



4 (E) ACCESSIBLE DROP OFF SECTION
SCALE: 3/4" = 1'-0"

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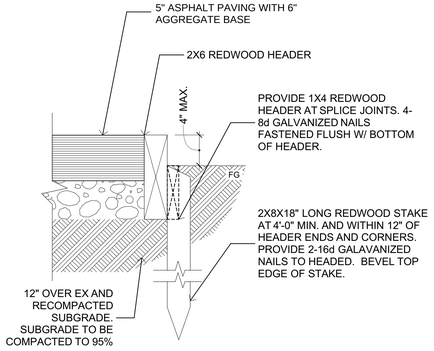
PROJECT NO: 25-023
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PLOT DATE: 2/20/2026
SHEET TITLE

SITE ADA DETAILS

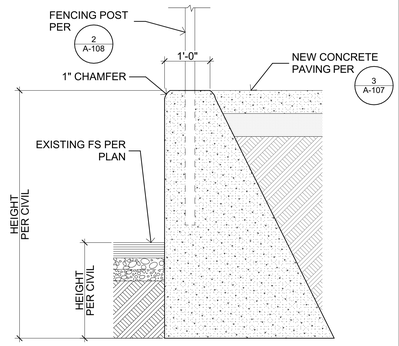
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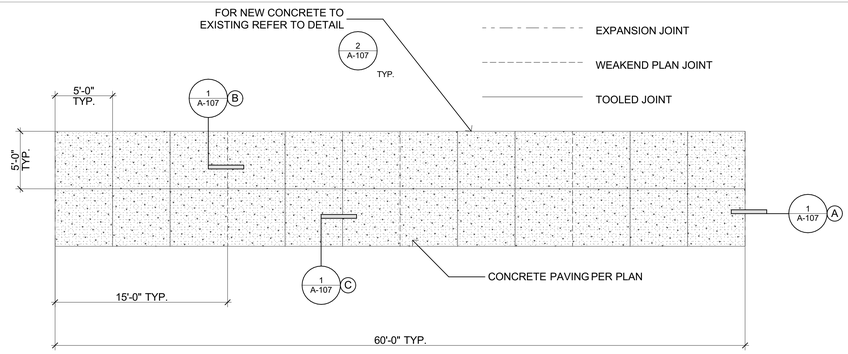
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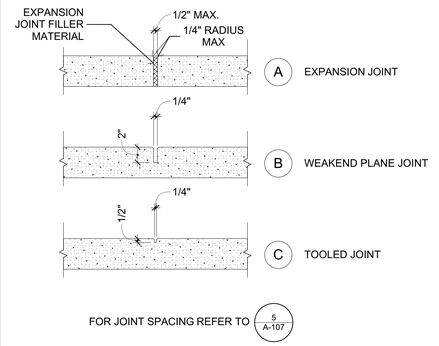
17 ASPHALT PAVING @ FIRE LANE
SCALE: 3" = 1'-0"



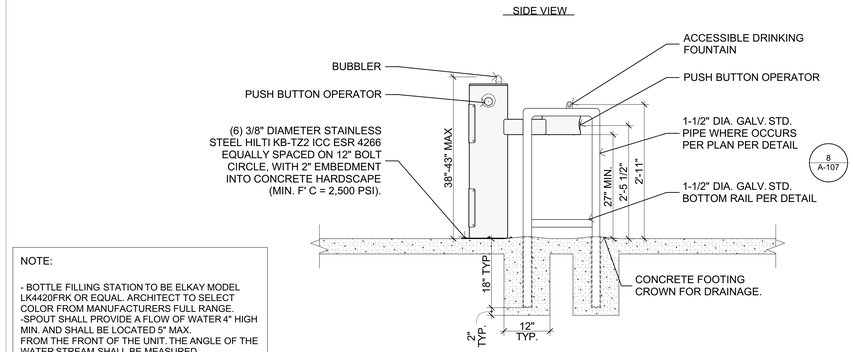
13 GRAVITY WALL
SCALE: 3/4" = 1'-0"



5 CONCRETE PAVING JOINTS PLAN
SCALE: 3/16" = 1'-0"



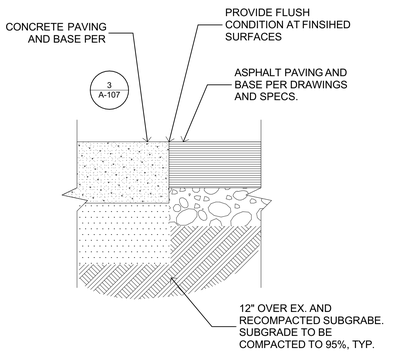
1 CONCRETE PAVING JOINTS
SCALE: 1 1/2"= 1'-0"



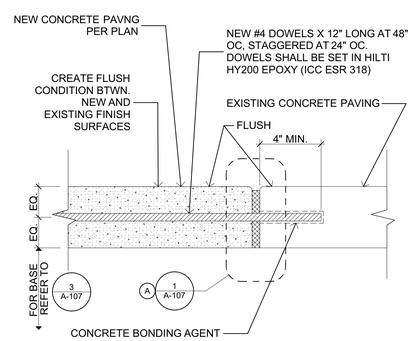
NOTE:

- BOTTLE FILLING STATION TO BE ELKAY MODEL LK4420FRK OR EQUAL. ARCHITECT TO SELECT COLOR FROM MANUFACTURERS FULL RANGE.
-SPOUT SHALL PROVIDE A FLOW OF WATER 4" HIGH MIN. AND SHALL BE LOCATED 5" MAX. FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3" FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAX. WHERE SPOUTS ARE LOCATED 3"-5" MAX. FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAX.

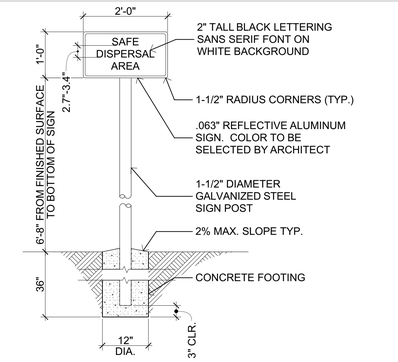
11 HI-LO DRINKING FOUNTAIN
SCALE: 3/4" = 1'-0"



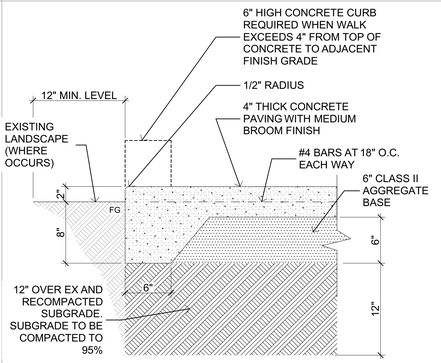
6 CONCRETE TO ASPHALT
SCALE: 3" = 1'-0"



2 NEW CONCRETE TO EXISTING
SCALE: 3" = 1'-0"

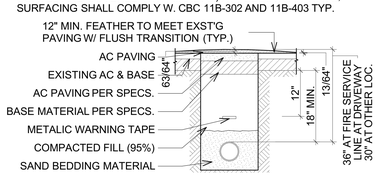


7 SAFE DISPERSAL AREA SIGNAGE
SCALE: 3/4" = 1'-0"

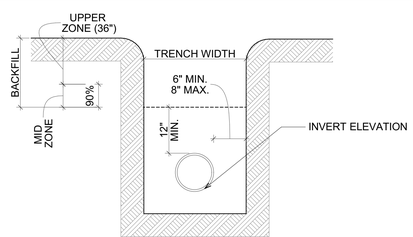


3 EDGE OF PAVING
SCALE: 1 1/2"= 1'-0"

NOTES:
1.) EXISTING AC SHALL BE CUT AND REMOVED IN SUCH A MANNER AS NOT TO TEAR, BULGE, OR DISPLACE ADJACENT PAVEMENT.EDGES SHALL BE CLEAN AND VERTICAL. 2.) BASE MATERIAL TO BE REPLACED TO DEPTH OF EXISTING BASE - IF EXISTING BASE IS NOT PRESENT PROVIDE A MINN. BASE DEPTH OF 6". AC MAY BE SUBSTITUTED FOR BASE MATERIAL. 3.) A TACK COAT OF ASPHALTIC EMULSION OR PAVING ASPHALT SHALL BE APPLIED TO EXXISTING AC AT ALL CONTACT SURFACES PRIOR TO RESURFACING. 4.) AC RESURFACING SHALL HACE A MIN. TOTAL THICKNESS OF 1" GREATER THAN EXISTING AC. AC SHALL BE HOT PLANT MIX. 5.) ALL AC RESURFACING SHALL BE SEALED COATED AND COVERED WITH SAND. 6.) AT PEDESTRIAN WAYS, SURFACING SHALL COMPLY W. CBC 11B-302 AND 11B-403 TYP.

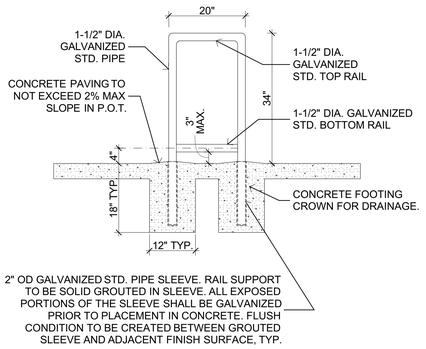


16 TRENCH RESURFACING
SCALE: 3/4" = 1'-0"

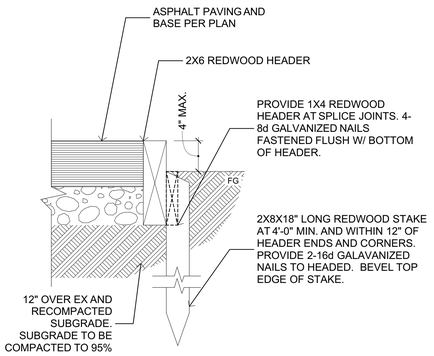


NOTES:
1. FOR TRENCHING OF EXISTING SURFACES REFER TO TRENCH RESURFACING DETAIL.
2. (*) INDICATES MIN. RELATIVE COMPACTION.
3. BEDDING MATERIAL SHALL EITHER BE SAND, GRAVEL, CRUSHED AGGREGATE, OR NATIVE FREE DRAINING GRANULAR MATERIAL HAVING SAND EQUILVALENT OF NOT LESS THAN 50 AND EXPANSION COEFFICIENT OF NOT MORE THAN .5 OF 1% (.5%).

12 PIPE TRENCH
SCALE: 3/4" = 1'-0"



8 SAFETY RAILS
SCALE: 3/4" = 1'-0"



4 ASPHALT PAVING
SCALE: 3" = 1'-0"

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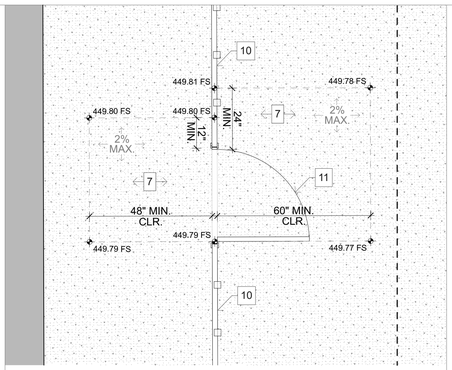
A-107

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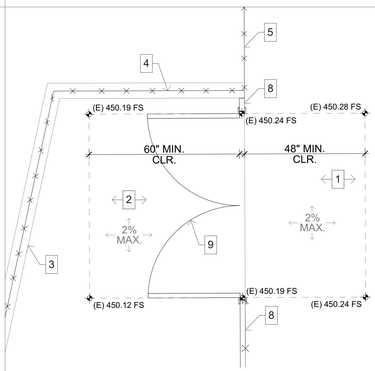
GATE NOTES

1. EXISTING AC PAVING TO REMAIN.
2. EXISTING CONCRETE PAVING TO REMAIN.
3. EXISTING 6" CONCRETE CURB TO REMAIN.
4. EXISTING 6'-0" HIGH CHAIN LINK FENCING TO REMAIN.
5. EXISTING 6'-0" HIGH STEEL FENCING TO REMAIN.
6. EXISTING 4'-0" WIDE PER LEAF AND 6'-0" HIGH STEEL DBL LEAF PEDESTRIAN GATE TO REMAIN PER DETAIL 7/A-108 .
7. NEW CONCRETE PAVING PER DETAIL 3/A-107 . CREATE FLUSH TRANSITION WITH EXISTING ADJACENT PAVING. REFER TO CIVIL DRAWINGS.
8. NEW 6'-0" HIGH CHAIN LINK FENCING PER DETAIL 1/A-108 .
9. NEW 6'-0" WIDE AND 6'-0" HIGH CHAIN LINK DBL LEAF PEDESTRIAN GATE PER DETAIL 3/A-108 .
10. NEW 6'-0" HIGH STEEL FENCING PER DETAIL 8/A-108 .
11. NEW 3'-0" WIDE AND 6'-0" HIGH STEEL SINGLE LEAF PEDESTRIAN GATE PER DETAIL 11/A-108 .

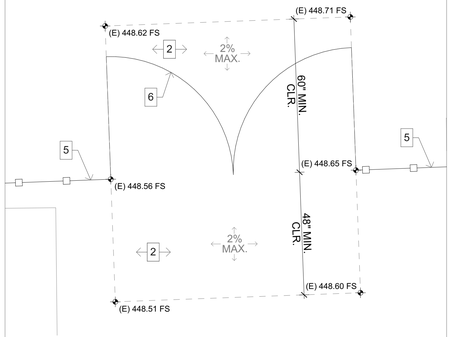
ADDITIONAL NOTES:
-DOORS AND GATES SHALL HAVE AN OPENING FORCE OF 5 POUNDS MAXIMUM PER CBC 11B-404.2.9.
-HARDWARE SHALL UNLATCH WITH 5 POUNDS MAXIMUM FORCE PER CBC 11B-309.4 AND SFM STD 12-10-3 FOR PANIC DEVICES.
-CLOSER SHALL BE ADJUSTED SO THAT THE REQUIRED TIME TO MOVE A DOOR FROM AN OPEN POSITION OF 90 DEGREES TO A POSITION OF 12 DEGRESS FROM THE LATCH IS 5 SECONDS MINIMUM PER CBC 11B-402.8.
-SPRING HINGES SHALL BE ADJUSTED SO THAT THE REQUIRED TIME TO MOVE A DOOR FROM AN OPEN POSITION OF 70 DEGREES TO THE CLOSED POSITION IS 1.5 SECONDS MINIMUM PER CBC 11B-402.8.



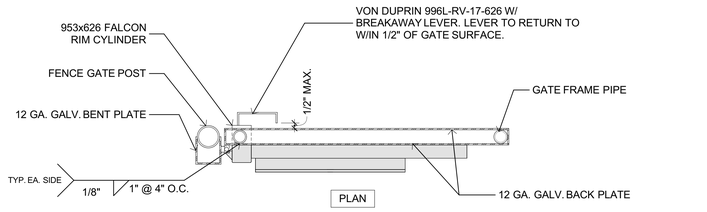
13 ENLARGED GATE PLAN
SCALE: 1/2" = 1'-0"



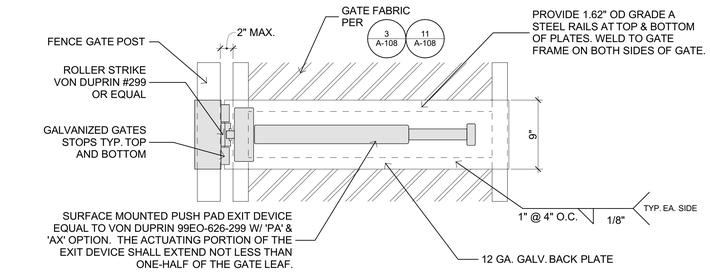
14 ENLARGED GATE PLAN
SCALE: 1/2" = 1'-0"



15 (E) ENLARGED GATE PLAN
SCALE: 1/2" = 1'-0"



PLAN

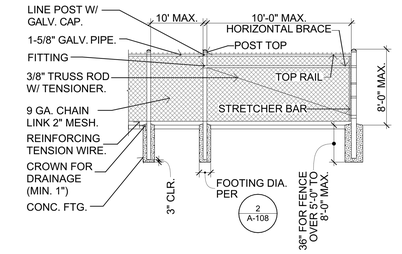


ELEVATION

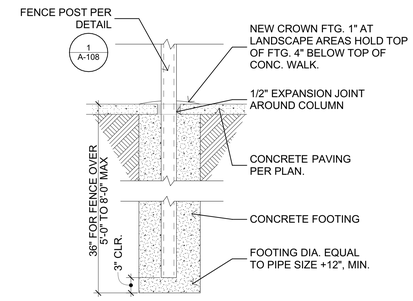
NOTE
-ALL FINISHED TO BE 626 U.N.O.
-5LB. MAX. OPERATING PRESSURE FOR GATE OPERATION.
-ALL WELDS SHALL BE GROUND SMOOTH AND GALVANIZED. FIELD GALVANIZING SHALL BE APPROVED BY THE ARCHITECT OF RECORD PRIOR TO APPLICATION.

6 EXIT DEVICE
SCALE: 1 1/2"= 1'-0"

NOTES:
1. CHAIN LINK FENCING TO CONFORM TO SPECS. AND SEC. 206-6 OF STANDARD SPECS FOR PUBLIC WORK CONSTRUCTION.
2. REFERENCE DRAWING M-6 AND M-20 OF SAN DIEGO REGIONAL STANDARD DRAWINGS.
3. NO WIND BLOCKING SLATS OR FABRIC ON FENCE.

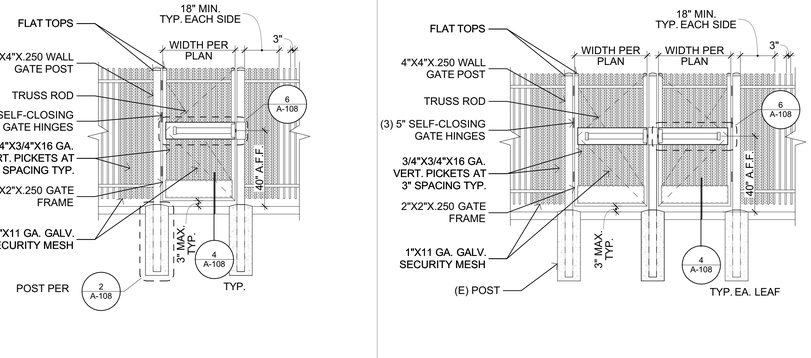


1 CHAIN LINK FENCING
SCALE: 1/4" = 1'-0"



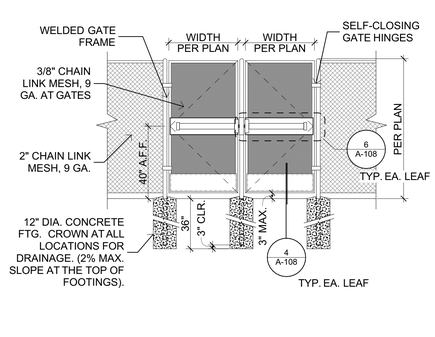
NOTE: FOOTINGS SHALL HAVE 1:48 MAX. SLOPE IN ALL DIRECTIONS WITHIN GATE OPENINGS IN PATH OF TRAVEL.

2 FENCING POST
SCALE: 1/2" = 1'-0"

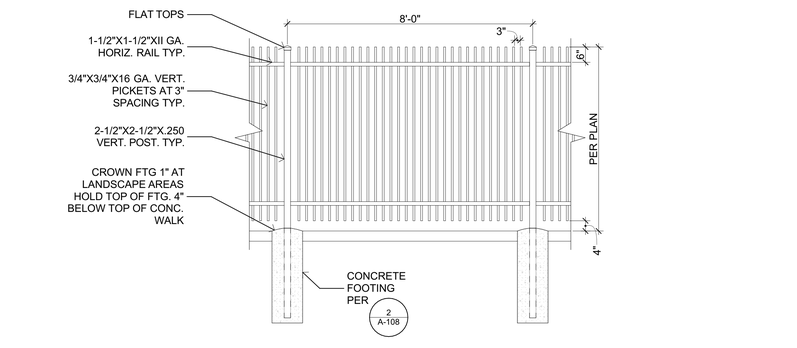


11 STL. SINGLE LEAF PED. GATE
SCALE: 3/8" = 1'-0"

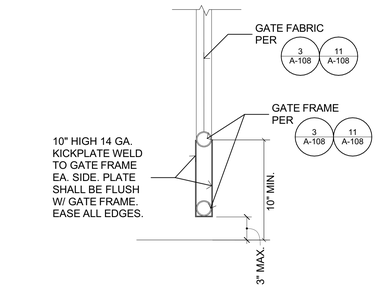
7 (E) STL. DBL LEAF PED. GATE
SCALE: 3/8" = 1'-0"



3 CHAIN LINK DBL LEAF PED. GATE
SCALE: 3/8" = 1'-0"



8 STEEL FENCING
SCALE: 1/2" = 1'-0"



4 KICKPLATE
SCALE: 1 1/2"= 1'-0"

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12335 WOODSIDE AVE LAKESIDE CA 92040

REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023
MODEL FILE: LUSD Riverview ES ESS Relo
PLOT DATE: 2/20/2026
SHEET TITLE

FENCING DETAILS

A-108

BIMcloud: alphastudiodesigngroup - BIMcloud Software as a Service/LUSD/Riverview ES/LUSD Riverview ES ESS Relo

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ABBREVIATIONS

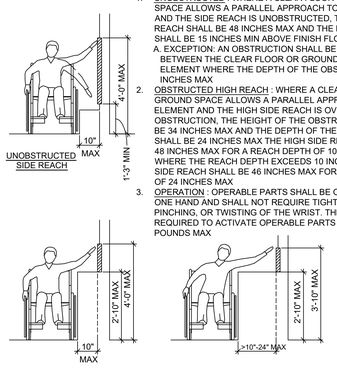
A	AMPERE (AMPS)
AC	ALTERNATING CURRENT
AF	AMPS-FRAME (RATING)
AIC	AMP INTERRUPTING CURRENT
AM	AMMETER
AS	AMP SWITCH (FUSED SWITCH RATING)
AT	AMPS-TRIP (RATING)
AWG	AMERICAN WIRE GAUGE
BC	BARE COPPER
BLDG	BUILDING
C	CONDUIT
CB	CIRCUIT BREAKER
CO	CONDUIT ONLY
CT	CURRENT TRANSFORMER
CU	COPPER
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
DPDT	DOUBLE POLE DOUBLE THROW
DPST	DOUBLE POLE SINGLE THROW
DWG	DRAWING
EX	EXISTING
FLA	FULL LOAD AMPS
FVR	FULL VOLTAGE REVERSING
FVNR	FULL VOLTAGE NON-REVERSING
GFI	GROUND FAULT INTERRUPTER
GRD/GND	GROUND
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
HZ	HERTZ
KW	KILOWATT
LCL	LONG CONTINUOUS LOAD
LRA	LOCKED ROTOR AMPS
LTG	LIGHTING
MCC	MOTOR CONTROL CENTER
MCM (KCM)	THOUSAND CIRCULAR MILS
MECH	MECHANICAL
NC	NORMALLY CLOSED
NF	NON-FUSED
NO	NORMALLY OPEN/NUMBER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
P	POLE
PH	PHASE
POC	POINT OF CONNECTION
PRS	PVC COATED RIGID STEEL (CONDUIT)
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE DUCT
SWBD	SWITCHBOARD
TYP	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
V	VOLT
VA	VOLTAMPERES
VM	VOLTMETER
VL	VERIFY LOCATION
W	WIRE/WATTS
WP	WEATHERPROOF (NEMA TYPE 3R)
WT	WATERTIGHT
XP	EXPLOSION PROOF (RATED FOR AREA HAZARD)

ELECTRICAL SYMBOL LEGEND

POWER

- DUPLEX RECEPTACLE, WALL MOUNTED, +18" A.F.F. (U.O.N.)
- RECEPTACLE, WALL MOUNTED HORIZONTALLY, +18" A.F.F. (U.O.N.) — HORZ.
- FOURPLEX RECEPTACLE, WALL MOUNTED, +18" A.F.F. (U.O.N.)
- RECEPTACLE MOUNTED +6" ABOVE COUNTER BACKSPLASH SEE ARCHITECTURAL PLANS FOR REQUIRED MOUNTING HEIGHT PRIOR TO ROUGH-IN.
- CONDUIT AND WIRE, CONCEALED IN CEILING OR WALL
- CONDUIT AND WIRE, CONCEALED IN OR UNDER FINISHED FLOOR OR UNDER FINISHED GRADE.
- FLEXIBLE CONDUIT CONNECTION
- BRANCH CIRCUIT HOMERUN TO PANEL. SLASHES INDICATE NUMBER OF CONDUCTORS. EQUIPMENT GROUND WIRE NOT INDICATED U.O.N. #12 CONDUCTORS ARE MINIMUM, NO HASH MARKS = MIN (2) #12
- 3/4" CONDUIT STUBBED FROM DEVICE TO ABOVE ACCESSIBLE CEILING
- BRANCH CIRCUIT HOMERUN, NUMBER INDICATES INCREASED CONDUCTOR SIZE, CONDUCTORS SHALL REMAIN AS INDICATED FOR SIZE THROUGHOUT THE ENTIRE CIRCUIT. — #8
- PANELBOARD, SURFACE MOUNTED.
- PANELBOARD, RECESSED
- T — STEP-DOWN TRANSFORMER
- DISTRIBUTION SWITCHBOARD

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 INCHES MAX AND THE LOW SIDE REACH SHALL BE 15 INCHES MIN ABOVE FINISH FLOOR OR GROUND.
   A. EXCEPTION: AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR OR GROUND SPACE AND THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 10 INCHES MAX
2. OBSTRUCTED HIGH REACH : WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34 INCHES MAX AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES MAX THE HIGH SIDE REACH SHALL BE 48 INCHES MAX FOR A REACH DEPTH OF 10 INCHES MAX WHERE THE REACH DEPTH EXCEEDS 10 INCHES, THE HIGH SIDE REACH SHALL BE 46 INCHES MAX FOR A REACH DEPTH OF 24 INCHES MAX
3. OPERATION : OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX



1. UNOBSTRUCTED : WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES MAX AND THE LOW FORWARD REACH SHALL BE 15 INCHES MIN ABOVE FINISH FLOOR OR GROUND.
2. OBSTRUCTED HIGH REACH : WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE BOSTRUCTION AND THE DEPTH OF THE OBSTRUCTION SHALL BE 25 INCHES MAX THE HIGH FORWARD REACH SHALL BE 48 INCHES MAX FOR A REACH DEPTH OF 20 INCHES, THE HIGH FORWARD REACH SHALL BE 44 INCHES MAX FOR A DEPTH OF 25 INCHES MAX
3. OPERATION : OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX

MOUNTING HEIGHT - SIDE AND FORWARD REACH RANGE

NO SCALE

1 / E1.0

GENERAL PROJECT NOTES:

1. UNLESS WHERE OTHERWISE NOTED, ALL WORK INDICATED ON THESE DRAWINGS SHALL BE CONSIDERED NEW WORK.
2. UNLESS WHERE OTHERWISE NOTED, ALL DIMENSIONS ARE TO BE CENTERLINE OF THE DEVICE.
3. "GENERAL NOTES" SHOWN ON AN INDIVIDUAL DRAWING APPLY TO ALL WORK SHOWN ON THAT SHEET. "KEY NOTES" ONLY APPLY TO SPECIFIC ITEMS WHERE ANNOTATED AT SPECIFIC LOCATIONS. SOME KEY NOTES MAY NOT APPLY TO ANY SPECIFIC ITEMS.
4. UNLESS SPECIFICALLY SHOWN ON THESE PLANS, NO STRUCTURAL MEMBER SHALL BE CUT, NEITHER DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER AND THE DIVISION OF THE STATE ARCHITECT.

MEP COMPONENT ANCHORAGE NOTE:

ALL MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS SHALL BE ANCHORED AND INSTALLED PER THE DETAILS ON THE DSA- APPROVED CONSTRUCTION DOCUMENTS. THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN THE 2022 CBC SECTIONS 1617A.1.18 THROUGH 1617A.1.26 AND ASCE 7- 16 CHAPTERS 13, 26, AND 30:

1. ALL PERMANENT EQUIPMENT AND COMPONENTS.
2. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT THAT IS PERMANENTLY ATTACHED (E.G. HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICITY, GAS OR WATER. "PERMANENTLY ATTACHED" SHALL INCLUDE ALL ELECTRICAL CONNECTIONS EXCEPT PLUGS FOR 110/220 VOLT RECEPTACLES HAVING A FLEXIBLE CABLE.
3. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT WHICH IS HEAVIER THAN 400 POUNDS OR HAS A CENTER OF MASS LOCATED 4 FEET OR MORE ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT IS REQUIRED TO BE RESTRAINED IN A MANNER APPROVED BY DSA.

THE FOLLOWING MECHANICAL AND ELECTRICAL COMPONENTS SHALL BE POSITIVELY ATTACHED TO THE STRUCTURE BUT NEED NOT DEMONSTRATE DESIGN COMPLIANCE WITH THE REFERENCES NOTED ABOVE. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT. FLEXIBLE CONNECTIONS MUST ALLOW MOVEMENT IN BOTH TRANSVERSE AND LONGITUDINAL DIRECTIONS:

A. COMPONENTS WEIGHING LESS THAN 400 POUNDS AND HAVING A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT.
B. COMPONENTS WEIGHING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LESS THAN 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL.

THE ANCHORAGE OF ALL MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE OR STRUCTURAL ENGINEER DELEGATED RESPONSIBILITY AND ACCEPTANCE BY DSA. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS.

PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTE

PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7 SECTION 13.3 AS DEFINED IN ASCE 7 SECTIONS 13.6.5, 13.6.6, 13.6.7, 13.6.8.1 AND 2022 CBC, SECTIONS 1617A.1.24, 1617A.1.25 AND 1617A.1.26.

THE METHOD OF SHOWING BRACING AND ATTACHMENTS TO THE STRUCTURE FOR THE IDENTIFIED DISTRIBUTION SYSTEM ARE AS NOTED BELOW. THE MEP DESIGN PROFESSIONAL ENGINEER RESPONSIBLE FOR CONTENT ON THESE SHEETS HAS VERIFIED THAT THE DESIGN METHODS IDENTIFIED BELOW ARE IN ACCORDANCE WITH DSA IR 16-13.

MECHANICAL PIPING (MP), MECHANICAL DUCTS (MD), PLUMBING PIPING (PP), ELECTRICAL DISTRIBUTION SYSTEMS (E):

- MP ☐ MD ☐ PP ☐ E ☒ OPTION 1: PROJECT SPECIFIC DESIGN
- MP ☐ MD ☐ PP ☐ E ☐ OPTION 2: DESIGN BASED ON OSHPD OPM, WITHIN PROJECT SUBMITTAL
- MP ☐ MD ☐ PP ☐ E ☐ OPTION 3: DESIGN BASED ON OSHPD OPM, DEFERRED SUBMITTAL

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REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023
MODEL FILE: LUSD Riverview ES ESS Relo
PLOT DATE: 2/20/2026

SHEET TITLE

ELECTRICAL LEGEND AND NOTES

E-1.0

REGISTERED PROFESSIONAL ENGINEER — MICHAEL C. RUIZ — No. E 14781 Exp. 6-30-2027 — ELECTRICAL — STATE OF CALIFORNIA

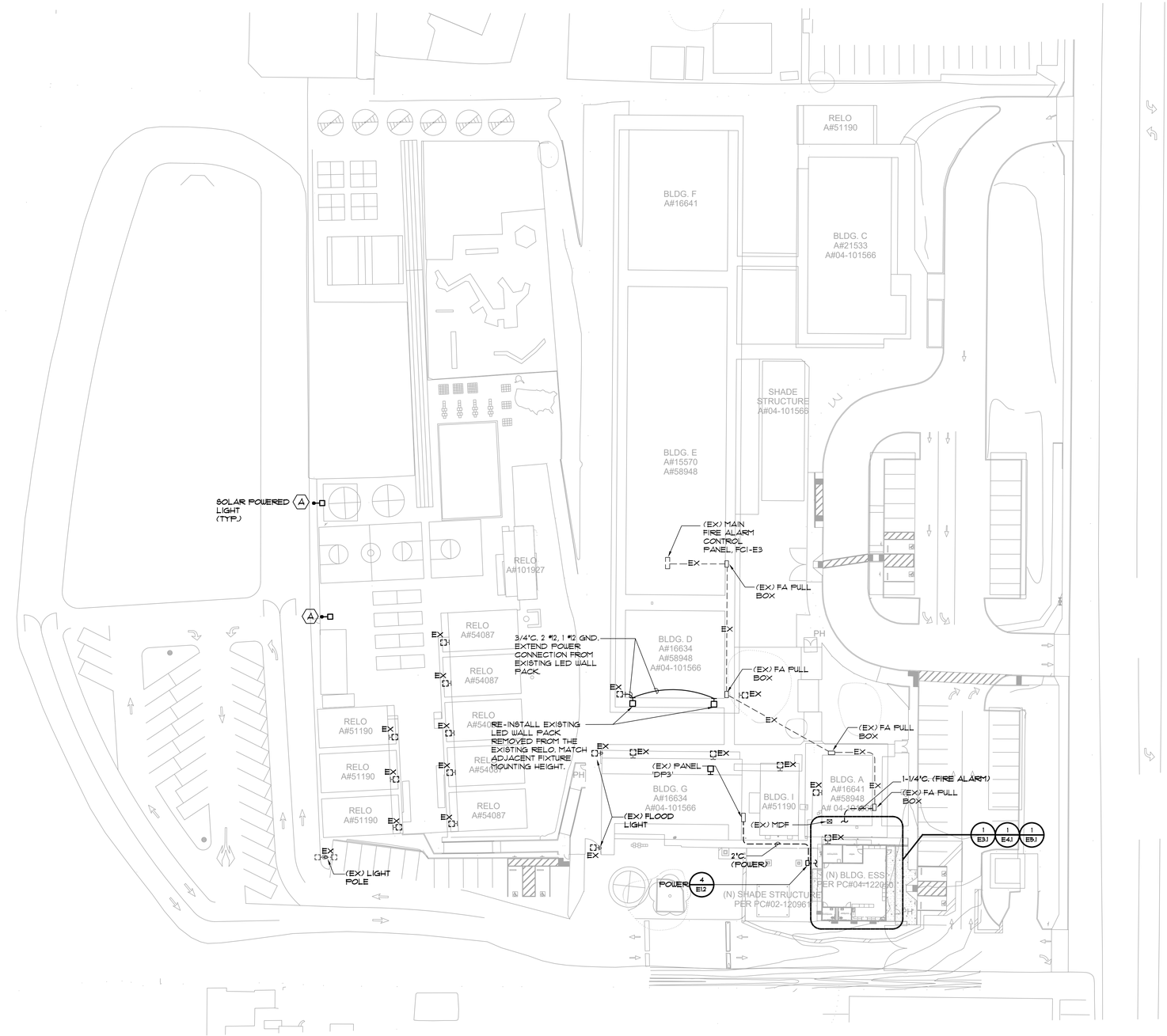
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1 ENLARGED SITE PLAN

SCALE: 1" = 30'

NORTH

0 15' 30' 60'

GENERAL NOTES:

1. SEE E3.1 ONE LINE DIAGRAMS FOR ALL POWER CONDUIT AND FEEDER SIZES.
2. SEE E1.2 FOR TYPICAL TRENCHING DETAILS.
3. SEE E5.3 FIRE ALARM RISER DIAGRAM FOR SITE FIRE ALARM WIRING REQUIREMENT.
4. SEE E4.2 DATA NETWORKING RISER DIAGRAM FOR SITE COMMUNICATIONS WIRING REQUIREMENT.
5. CONTRACTOR SHALL FIELD TRACE AND LOCATE ALL EXISTING CONDUITS.
6. MAINTAIN MAX. OF (2) 90 DEGREE BENDS FOR COMM. AND FA CONDUITS. ADDITIONAL JUNCTION BOXES SHALL BE PROVIDED PER FIELD CONDITION.

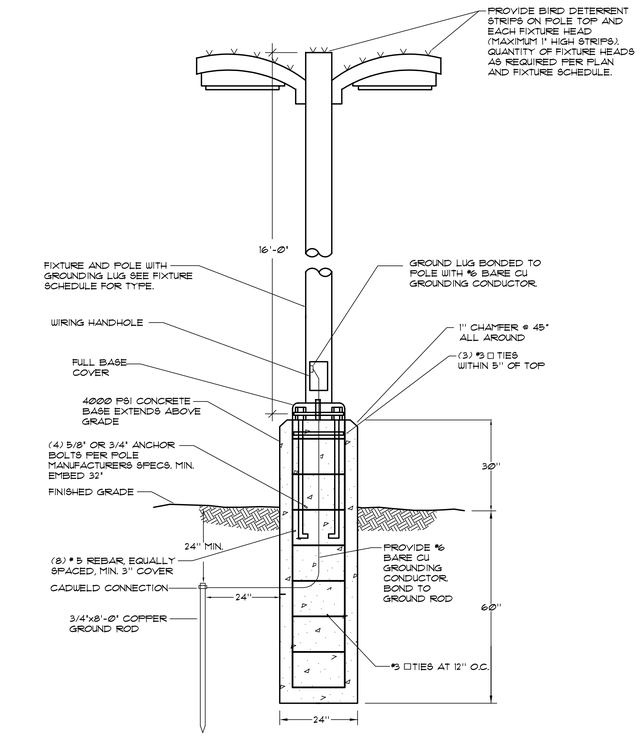
LIGHTING FIXTURE SCHEDULE

Mark	Approved Manufacturer's (See Key Note No.1)	Catalog Series Type (See Key Note No.2)	FIXTURE: Incandescent	Fluorescent	Metal Halide	High pressure sodium	LED	Volts	Lamp Watts / Fixture Watts	LAMP: NO.	LAMP: Type	MOUNTING: Recessed / Ceiling	Surface / Ceiling	Recessed / Wall	Pendant	Surface / Wall	Pole	Description
A	GARDCO	SOF-L-LED45-740-T2	☐	☐	☐	☐	■	☐ 120 ☐ 208 ☐ 277 ☐ 480	–			☐	☐	☐	☐	☐	■	SOLAR POWERED SITE LIGHT MINIMUM 4500 LUMENS MAX. 26 WATTS, TYPE 2 DISTRIBUTION, 4000K, DIMMING, CAST ALUMINUM HOUSING IP65 RATED, INTEGRATED CONTROLLER/DRIVER AND MOTION SENSOR. PROVIDE 16'-0" POLE RATED FOR SUPPORT FIXTURE AT 110MPH WIND SPEED. MIN. BATTERY CAPACITY 384WH. DARK BRONZE FINISH. ☐ Provide emergency ballast Type 'EM' ☐ Provide custom color finish, to be selected at time of submittal ■ See detail 2/E1.1

LIGHTING FIXTURE SCHEDULE NOTES:

KEY NOTES

1. ALTERNATE MANUFACTURER'S TO THOSE SPECIFIED MAY BE SUBMITTED FOR APPROVAL. ALTERNATE MANUFACTURER'S MUST MEET THE MINIMUM CRITERIA INDICATED IN THE DESCRIPTION AND OPTIONS COLUMNS OF THIS SCHEDULE, AND MUST BE EQUAL TO THE SPECIFIED FIXTURE AS DETERMINED BY THE SPECIFYING ENGINEER. (ALTERNATE FIXTURES MUST BE APPROVED PRIOR TO BID, ALLOW 72 HOURS FOR ENGINEER REVIEW AND APPROVED.) WHERE 'NO KNOWN EQUAL' IS INDICATED THE FIXTURE DOES NOT HAVE AN EQUAL TO MEET THE PROJECT REQUIREMENTS, AND ALTERNATE SELECTIONS WILL NOT BE ACCEPTED.
2. COMPLETE CATALOG NUMBERS HAVE NOT BEEN PROVIDED, REFERENCE THE DESCRIPTION AND OPTIONS COLUMNS OF THIS SCHEDULE FOR COMPLETE FIXTURE REQUIREMENTS.
3. IN ORDER FOR EQUAL TO BE APPROVED, LIGHT FIXTURE MUST BE SIMILAR PHYSICALLY; HAVE A SIMILAR WATTAGE AND LIGHTING FIXTURE REPRESENTATIVE MUST PROVIDE A POINT TO POINT LIGHTING CALCULATION SHOWING THAT THE EQUAL PRODUCES A SIMILAR NUMBER OF FOOTCANDLES AS THE SPECIFIED FIXTURE. PROVIDE SUBSTITUTION REQUEST AS PER SPECIFICATIONS.



LIGHT POLE AND BASE DETAIL

NO SCALE

2 E1.1

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PLOT DATE:
2/20/2026

SHEET TITLE

OVERALL SITE PLAN

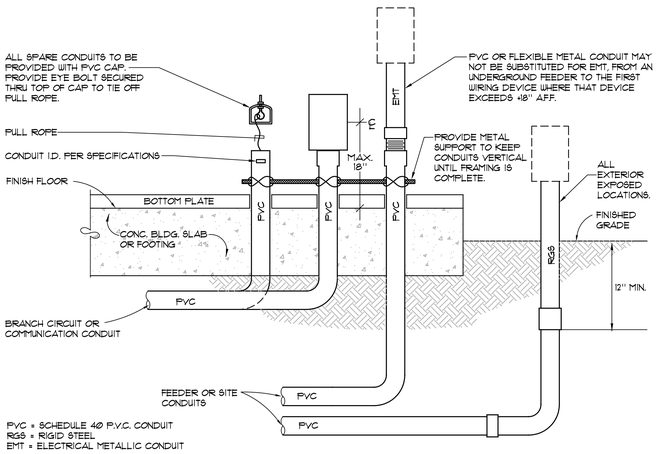
E-1.1

REGISTERED PROFESSIONAL ENGINEER
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ELECTRICAL
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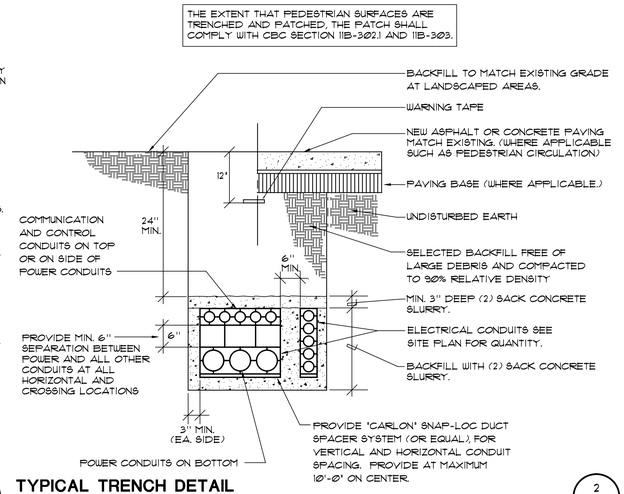


TYPICAL CONDUIT DETAIL

NO SCALE

DET-C13

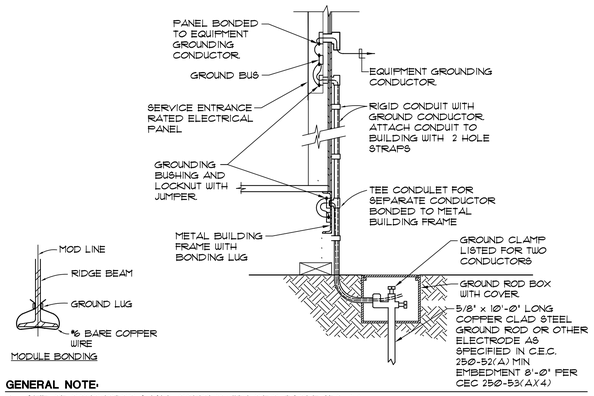
1 / E-1.2



TYPICAL TRENCH DETAIL

NO SCALE

2 / E-1.2



RELOCATABLE CLASSROOM GROUNDING DETAIL

NO SCALE

DET-G22 (2016 CEC)

3 / E-1.2

GENERAL NOTE:

1. SIZE OF CONDUCTOR SHALL COMPLY WITH C.E.C. TABLE 250-66.
2. BOND SEPARATE CONDUCTORS FROM GROUND ROD TO ELECTRICAL PANEL (250-52(5)) AND TO METAL BUILDING FRAME (C.E.C. 250-104(C)). IN ADDITION TO THE DETAIL ABOVE BOND THE ELECTRICAL GROUND TO METAL WATER PIPE IF AVAILABLE. (C.E.C. 250-104(A)).
3. ALL MODULES OF METAL FRAME BUILDINGS AND RAMP SHALL BE ELECTRICALLY BONDED TOGETHER (BOLTING ONLY IS NOT ACCEPTABLE BONDING).
4. CHECK RESISTANCE TO GROUND. IF RESISTANCE EXCEEDS 25 OHMS, EXTEND CONDUCTORS, AS REQUIRED TO ADDITIONAL GROUND RODS AS NEEDED, SEPARATED BY AT LEAST 6'-0" UNTIL RESISTANCE IS 25 OHM OR LESS (CEC 250.53(A)(2)(3)).

'OLDCASTLE' - 3313 SERIES.
'SAN DIEGO PRECAST' - 3313 SERIES
'JENSEN PRECAST' - 2436 SERIES

KEY NOTES:

1. WHERE CONDUITS SERVE INCOMING AND OUTGOING CIRCUITS KEEP RISERS SEPARATED INSIDE PULLBOX TO ALLOW FOR SLACK CONDUCTORS.
2. TOPS OF CONDUITS MUST NOT EXTEND INTO PULLBOX MORE THAN 1/3 OF THE TOTAL AVAILABLE INSIDE BOX HEIGHT. IN ORDER TO ALLOW ADEQUATE SPACE FOR CABLE SLACK.

NOTE:
PROVIDE "HS 20-44 TRAFFIC RATED" COVER WITH LABEL INDICATING TRAFFIC RATING. WHEN HANDHOLE IS LOCATED IN DRIVEABLE AREA ALL OTHER "AREA SHALL BE PARKWAY RATED"

UNDERGROUND PULLBOX STYLE 'B'

NO SCALE

DET-H

4 / E12

BIMcloud: alphastudiodesigngroup - BIMcloud Software as a Service/LUSD/Riverview ES/LUSD Riverview ES ESS Relo

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REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023
MODEL FILE:
LUSD Riverview ES ESS Relo
PLOT DATE:
2/20/2026

SHEET TITLE

ELECTRICAL DETAILS

E-1.2

REGISTERED PROFESSIONAL ENGINEER
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Exp. 6-30-2027
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STATE OF CALIFORNIA

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STATE OF CALIFORNIA — CALIFORNIA ENERGY COMMISSION

Outdoor Lighting

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:	RIVERVIEW ACADEMY ESS	**Report Page:**	**(Page 1 of 7)**
Project Address:		**Date Prepared:**	2026-02-04T14:08:40-05:00

A. GENERAL INFORMATION

01	Project Location (city)	LAKESIDE	04	Total Illuminated Hardscape Area (ft^2)	6892
02	Climate Zone	10			
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				
● Classroom					

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)6i 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)6i
☐ 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.

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)6i or §141.0(b)2I, / § 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)2 / §170.2(e)6i (See Table M)	OR	Existing Power Allowance §141.0(b)2I, / § 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)		**07 must be >= 08**
470.93	+	---	+	---	+	---	+	---	OR	---	=	470.93	≥	52		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.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7 / §170.2(e)6i 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)2I, 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(h) /§160.5(c)1 [4]	Field Inspector	
									Pass	Fail
A	SOLAR POWERED LED LIGHT POLE ☐ Linear	26	Mfr. Spec	2	New	☐	52	NA: < 6200 lumens	☐	☐
							Total Design Watts:	52		

* 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/ft 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)1/ §160.5(c)

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

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
WALKWAY AND SAFE DISPERSAL: "A"	Photocontrol	Provided	Provided	☐	☐

[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.

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				
		"Use it or lose it" Allowance (select all that apply) (select all that apply)			
☒ General Hardscape Allowance Table I (below)	☐ 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 Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
Area Description	Illuminated Area (ft^2)	Allowed Density (W/ft^2)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
WALKWAY AND SAFE DISPERSAL	6892	0.021	144.73	381	0.2	76.2	220.93
				Initial Wattage Allowance for Entire Site (Watts):			250
				Instances of Initial Wattage Allowance (LZ 0 only)[1]			
				Total General Hardscape Allowance (Watts):			470.93

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

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.

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

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 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	System/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	WALKWAY AND SAFE DISPERSAL: "A"

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	MONICA HANSEN	Documentation Author Signature:	
Company:	JOHNSON CONSULTING ENGINEERS	Signature Date:	2/14/25
Address:	12875 BROOKPRINTER PL, SUITE 300	CEA/ANA/ECI Certification Identification (if applicable):	
City/Town/Zip:	POWAY CA 92064	Phone:	858-679-4030

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 Person Name:	MONICA HANSEN	Responsible Person Signature:	
Responsible Person Scope:			
Company:	JOHNSON CONSULTING ENGINEERS	Date Signed:	2/14/25
Address:	12875 BROOKPRINTER PL, SUITE 300	License:	E 14781
City/Town/Zip:	POWAY CA 92064	Phone:	858-679-4030

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LAKESIDE, CA 92040
LAKESIDE UNION SCHOOL DISTRICT
12335 WOODSIDE AVE LAKESIDE CA 92040

REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023
MODEL FILE: LUSD Riverview ES ESS Relo
PLOT DATE: 2/20/2026
SHEET TITLE

T24 FORMS

E-2.0

REGISTERED PROFESSIONAL ENGINEER — No. E 14781 Exp. 6-30-2027 — ELECTRICAL — STATE OF CALIFORNIA
#25096 2/4/2026

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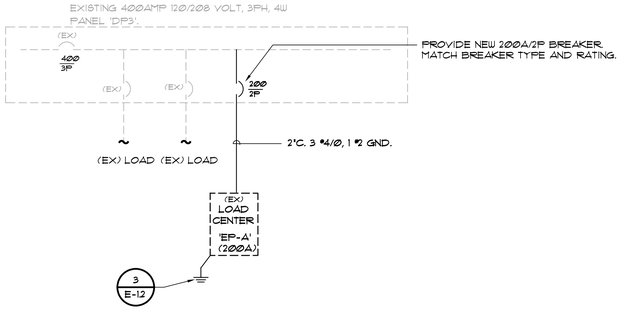
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GENERAL NOTES:

1. A FAULT CURRENT AND TIME CURRENT STUDY MUST BE PROVIDED AS DESCRIBED IN THE SPECIFICATIONS PRIOR TO FINAL APPROVAL OF THE POWER EQUIPMENT.
2. UNLESS WHERE OTHERWISE NOTED, ALL WORK INDICATED ON THESE DRAWINGS SHALL BE CONSIDERED NEW WORK.
3. ALL ELECTRICAL GEAR AND EQUIPMENT SHOWN ON ONE-LINE DIAGRAM SHALL BE NEMA 3R UNLESS OTHERWISE NOTED.

600V FEEDER SCHEDULE GENERAL NOTES:

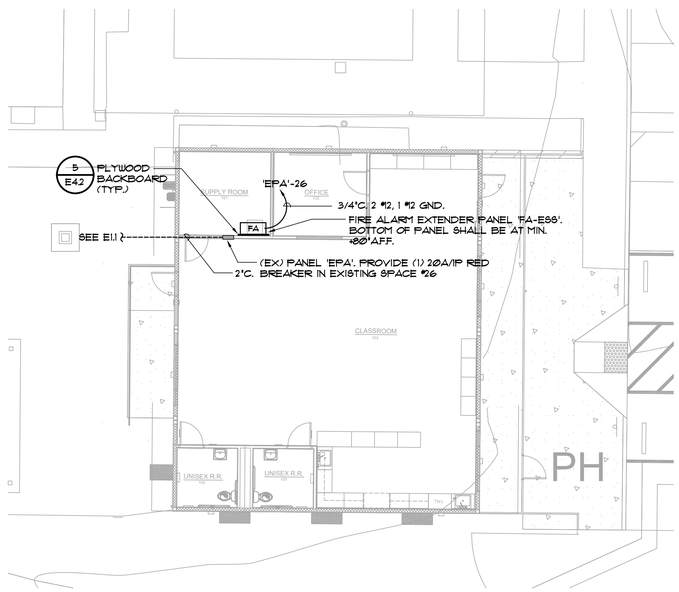
1. ALL CONDUCTOR SHALL BE PROVIDED WITH TYPE THHN-2 INSULATION. REFERENCE SPECIFICATION SECTION 26 05 19 FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE 60 DEGREE COPPER/ALUMINUM RATED TERMINATION FOR ALL FEEDERS SIZED WITH #2 OR SMALLER CONDUCTORS. PROVIDE 75 DEGREE COPPER/ALUMINUM RATED TERMINATIONS FOR ALL FEEDERS SIZED WITH #1 OR LARGER CONDUCTORS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING LUG CONFIGURATION AN ALL EQUIPMENT, BREAKER OF DISCONNECTS TO MATCH FEEDER CONFIGURATIONS INDICATED.
4. WHERE MULTIPLE CONDUIT QUANTITIES ARE INDICATED, CONDUCTOR QUANTITIES AND SIZES SHOWN IN SCHEDULE SHALL BE PROVIDED IN EACH CONDUIT.



ELECTRICAL ONE LINE DIAGRAM

NO SCALE

2 / E-3.1



1 / 48X40 RELO FLOOR PLAN

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

NORTH

0 2' 4' 8'

GENERAL NOTES:

1. NUMBERS ADJACENT TO EACH POWER DEVICE INDICATES THE CIRCUIT NUMBER TO WHICH THE DEVICE IS TO BE CONNECTED.
2. CIRCUIT HOMERUNS ARE INDICATED TO SHOW THE LOCATION AND NUMBER OF CIRCUITS TO BE GROUPED TOGETHER.
3. PROVIDE MINIMUM 3/4" CONDUIT AND #12 CIRCUIT CONDUCTORS AS REQUIRED TO CONNECT EACH POWER DEVICE TO THEIR INDICATED CIRCUIT (U.O.N.).
4. FIELD VERIFY EXACT ROUTING LOCATION FOR CONCEALED CONDUITS AND RECEPTACLES PRIOR TO ROUGH-IN.
5. REFER TO ONE LINE DIAGRAM ON THIS SHEET FOR ADDITIONAL CONDUIT AND CONDUCTOR REQUIREMENTS.

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REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023

MODEL FILE:
LUSD Riverview ES ESS Relo

PLOT DATE:
2/20/2026

SHEET TITLE

FLOOR PLAN - POWER

E-3.1

REGISTERED PROFESSIONAL ENGINEER
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TECHNOLOGY SYMBOL LEGEND

SYMBOL	DESCRIPTION	BACKBOX/RING	FACEPLATE	CONDUIT/RACEWAY
1	Single Port Data Outlet, +18" AFF. (U.O.N.)	By Relo Manufacturer	Single gang faceplate with two port openings one provided with one blank.	By Relo Manufacturer
2P	Dual Port Data Outlet, +18" AFF. (U.O.N.)	By Relo Manufacturer	Single gang faceplate with two port openings.	By Relo Manufacturer
4P	Quad Port Data Outlet, +18" AFF. (U.O.N.)	By Relo Manufacturer	Single gang faceplate with four port openings.	By Relo Manufacturer
2P	Dual Port Data Outlet +6" Above Backsplash (U.O.N.)	By Relo Manufacturer	Single gang faceplate with two port openings.	By Relo Manufacturer
AP 2P	Dual port data outlet at wireless access point location mounted in accessible ceiling (U.O.N.)	See detail 1/E4.3	Single gang faceplate with two port openings.	Not required in accessible ceiling.
IP	Addressable Digital Speaker Intercom Speaker recessed in ceiling.	By 27 10 00 Contractor	By 27 10 00 Contractor	Not required in accessible ceiling.
E	Conduit stubbed above ceiling			
2P	Dual port data outlet for Audio-Visual equipment in accessible ceiling.	4 11/16" square 2 1/8" deep box with single gang ring.	Single gang faceplate with two port openings.	Type '3/4-5'

SECTION 27 21 01

ADA ASSISTIVE LISTENING SYSTEM

PART 1 - GENERAL

SUMMARY

1.1 The Contractor shall furnish all materials and equipment, and resources necessary for the installation, startup, and testing of the system described in the specifications.

1.2 Related Specification Sections:
1.2.1 Section 26 01 00 -General Provisions

1.3 The Contractor shall furnish the system as defined by these specifications. The Contractor must demonstrate to the Owner that the system is complete and complies with all operational requirements set forth in the specifications.

1.4 The work covered under this section of the specification consists of furnishing all equipment; software; supplies; materials and training. The successful Contractor shall be a California licensed C7 or 10 premise wiring Contractor as defined in this specification.

SUBMITTALS

1.5 General Submittal Requirements

1.5.1 Provide a complete Bill of Materials in Excel Spreadsheet format with bills of quantities, including all materials, components, devices, and equipment required for the work.

1.5.2 Manufacturer's Specification Sheet or Cut Sheet. Material Cut Sheets shall provide detailed product information and shall be original manufacturer product bulletins. Copies of material information from vendor websites shall not be considered equal and will not be accepted.

PART 2– PRODUCTS

Portable ADA Systems

2.1 Portable Equipment shall be furnished to the designated representative of the Client, along with complete documentation of the materials provided. Where applicable, deliver portable equipment in the original manufacturer's supplied packaging.

2.2 Per ADA Assistive Listening System CBC Section 11B-219.3 - "The minimum number of receivers to be provided shall be equal to 4% of the total number of seats, but in no case less than two. 25% minimum of receivers provided, but no fewer than two, shall be hearing aid compatible in accordance with CBC Section 11B-219.3.

2.3 If the system provided is limited to specific areas or seats, then such areas or seats shall be within a 50-Foot viewing distance of, and have a complete view of, the stage or playing area per CBC Section 11B-219.4.

2.4 Contractor shall provide the ADA Systems as shown in the project specifications.

2.5 The Assisted Listening System shall be furnished and installed to meet CBC Section 11B-219 and comply with CBC Section 11B-706 and the ADA requirements for hard-of-hearing. **Contractor shall furnish (1) Portable ADA FM-Based Assistive Listening System Kit that may be used for Conference Rooms, Classrooms or other Meeting Spaces**;

2.5.1 Provide for each Kit; A Self-contained portable wireless FM-Based Kit with transmitter, receivers and carrying case. Portable ADA Assistive Listening System Kit shall be as manufactured by Williams AV Corporation, Phone 1-800-843-3544. Provide Self-contained FM-Based System Kit Model #FM ADA Kit 37 RCH with NiMH Rechargeable Batteries (Or Approved Equal).

2.5.1.1 Kit Contains; (1) PPA T46 Transmitter, (4) PPA R37N FM Receivers, (4) HED 027 headphones, (1) MIC 090 Mini Lavalier Microphone with Lapel Clip, (1) MIC 149 Conference Microphone, (1) CCS 029 carrying case, (2) NKL 001 Neck Loop Receivers, (1) IDP 008 ADA Wall Plaque, (1) BAT KT6 Drop-in Charger Kit and (5) BAT 026-2 "AA" NiMH Rechargeable Batteries.

2.6 Per April 2020 DSA Code Appeal Interpretation; School Facilities may use the following alternate provision:

2.6.1 For Each School, provide (2) Portable Assistive Listening Systems, each with a Transmitter and a minimum of (2) Receivers for use in Classrooms without Audio Amplification. The Assistive Listening Receivers and Transmitter shall be stored in the School Site Administration Office until requested.

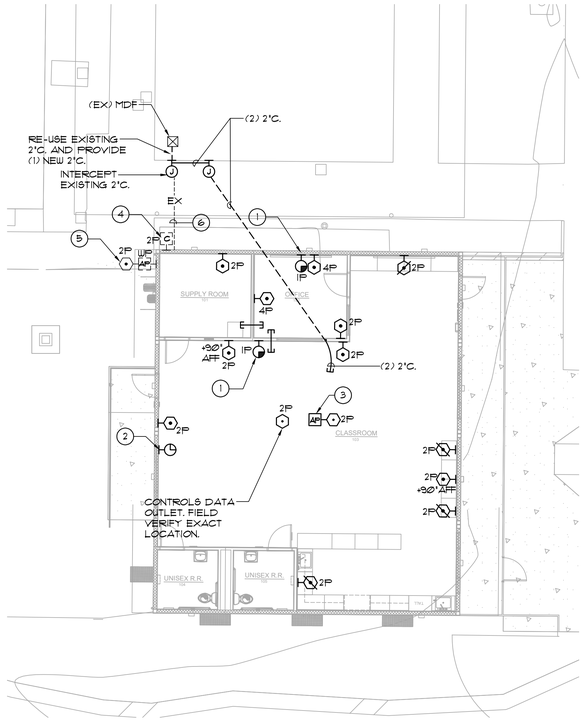
2.6.2 In addition, provide (1) Assistive Listening System for Assembly Areas such as Multi-Purpose Rooms, Cafeterias, Lecture Halls or other Assembly Areas (Unless an Assistive Listening System is specified for the Area in Section 27 51 25). If the room has no fixed seating, calculate the number of seats using 7-Square Feet/Occupant. Provide 4% of Assistive Listening System Receivers for total number of seats in each Assembly Area, but no less than (2) Receivers. The Assistive Listening System Receivers should be stored in or near the Assembly Area.

PART 3- INSTALLATION AND EXECUTION

3.1 All materials shall be guaranteed to be free of defects in material and workmanship for two years after final acceptance of installation and test.

3.2 Upon completion of the installation copies of complete operational instructions shall be furnished, complete with record drawings.

END OF SECTION



1 48X40 RELO FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

0 2' 4' 8'

GENERAL NOTES:

1. REFERENCE ARCHITECTURAL INTERIOR ELEVATIONS FOR EXACT LOCATION OF ALL WALL MOUNTED DEVICES.
2. REFERENCE E4 SERIES SHEETS FOR TYPICAL CONDUIT AND BACKBOX INSTALLATION DETAILS.
3. REFERENCE E4 SERIES SHEETS FOR TYPICAL DETAILS.

KEY NOTES:

1. PROVIDE ATLAS1ED #IP-SDM WALL MOUNTED IP SPEAKER CLOCK WITH LCD DISPLAY AND TALKBACK MICROPHONE. PROVIDE ANGLED ENCLOSURE #IP-SEA-SD. PROVIDE REQUIRED LICENSING AND PROGRAMING AS REQUIRED FOR A COMPLETE OPERATIONAL SYSTEM.
2. PROVIDE LA CROSSE TECHNOLOGY ATOMIC CLOCK #404-1235UA-PL WITH BATTERIES. MOUNT AT +8'-0" AFF.
3. PROVIDE AND RUCKUS #R850 INDOOR WIRELESS ACCESS POINT.
4. EXISTING CAMERA SHALL BE REMOVED AND RE-INSTALLED ON NEW BUILDING. PROVIDE NEW CABLING.
5. EXISTING WAP SHALL BE REMOVED AND RE-INSTALLED ON NEW BUILDING. PROVIDE NEW CABLING.
6. THIS PORTION OF EXISTING OVERHEAD CONDUIT SHALL BE REMOVED.

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12335 WOODSIDE AVE LAKESIDE CA 92040

REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023

MODEL FILE:
LUSD Riverview ES ESS Relo

PLOT DATE:
2/20/2026

SHEET TITLE

FLOOR PLAN - COMM.

E-4.1

REGISTERED PROFESSIONAL ENGINEER
No. E 14781
Exp. 6-30-2027
ELECTRICAL
STATE OF CALIFORNIA

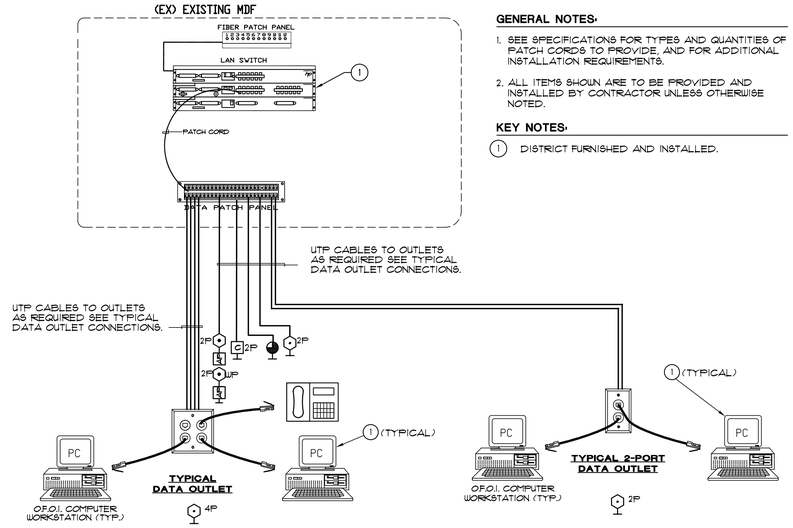
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GENERAL NOTES:

1. SEE SPECIFICATIONS FOR TYPES AND QUANTITIES OF PATCH CORDS TO PROVIDE, AND FOR ADDITIONAL INSTALLATION REQUIREMENTS.
2. ALL ITEMS SHOWN ARE TO BE PROVIDED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.

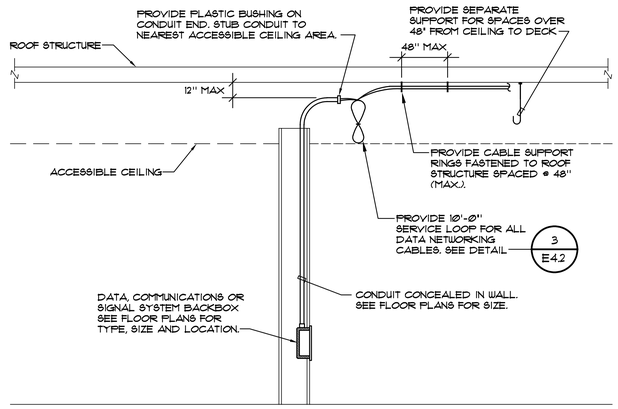
KEY NOTES:

(1) DISTRICT FURNISHED AND INSTALLED.

DATA NETWORKING WIRING DIAGRAM

NO SCALE

1 / E-4.2

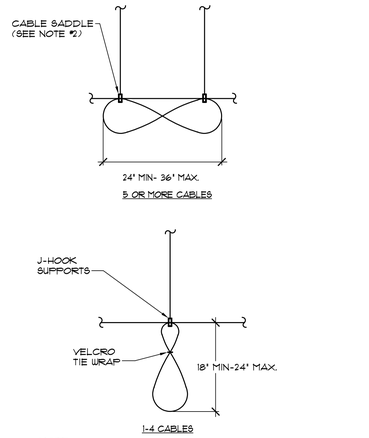


NOTE:
REFERENCE CONTRACT DOCUMENTS FOR WHICH SYSTEMS, AND IN WHAT AREAS OPEN WIRE INSTALLATIONS ARE PERMITTED.

COMMUNICATIONS SYSTEM OPEN WIRE/CONDUIT STUB TYPICAL DETAIL

NO SCALE

2 / E4.2



NOTE:
1. ALL SERVICE LOOPS SHALL BE FORMED IN FIGURE 8 CONFIGURATION
2. SADDLE SHALL BE SIZED TO HOLD QUANITY OF CABLES REQUIRED PER MANUFACTURE REQ.

TYPICAL SERVICE LOOP

NO SCALE

2 / E-4.2

SIDE VIEW

DATA SYSTEM INSTALLATION DETAIL

NO SCALE

4 / E-4.2

NOTES:
1. REFERENCE EQUIPMENT RACK DETAILS FOR REQUIRED BACKBOARD HEIGHT.
2. REFERENCE FLOOR PLANS FOR BACKBOARD WIDTH REQUIRED FOR COVERING LARGER WALL AREAS THAN FOR ISOLATED EQUIPMENT INSTALLATIONS.

TYPICAL BACKBOARD DETAIL

NO SCALE

5 / E-4.2

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REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023

MODEL FILE:
LUSD Riverview ES ESS Relo

PLOT DATE:
2/20/2026

SHEET TITLE

COMMUNICATION DETAILS

E-4.2

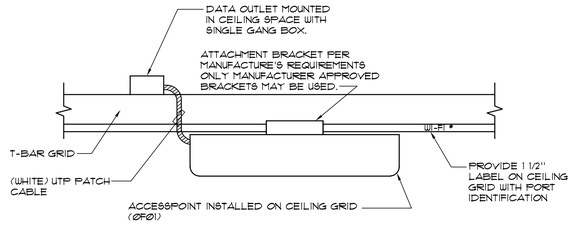
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MICHAEL CHRISTOPHER JOHNSON
No. E 14781
Exp. 6-30-2027
ELECTRICAL
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#25036 2/18/2026

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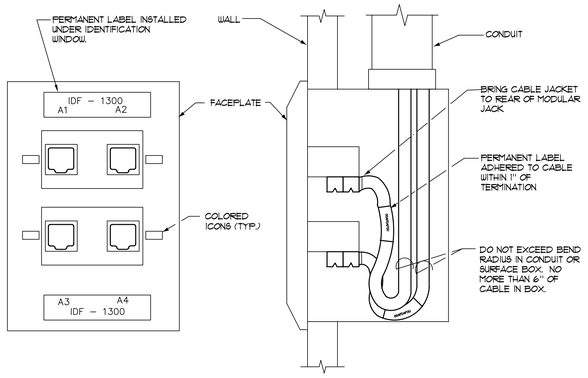


BELOW CEILING INSTALLATION

WIRELESS ACCESS POINT ANTENNA MOUNTING DETAILS

1 / E-4.3

NO SCALE

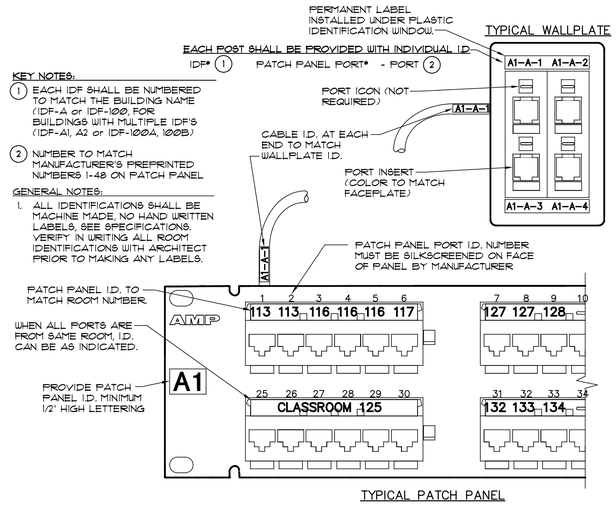


FRONT VIEW SIDE VIEW

TYPICAL FACEPLATE LABELING DETAIL

2 / E-4.3

NO SCALE



TYPICAL PATCH PANEL

TYPICAL DATA NETWORKING LABELING REQUIREMENT

3 / E4.3

NO SCALE

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REVISIONS

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PROJECT NO: 25-023

MODEL FILE:
LUSD Riverview ES ESS Relo

PLOT DATE:
2/20/2026

SHEET TITLE

COMMUNICATION DETAILS

E-4.3

REGISTERED PROFESSIONAL ENGINEER
No. E 14781
Exp. 6-30-2027
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GENERAL NOTES:

1. ALL WIRING INDICATED IS FOR GENERAL REFERENCE ONLY. CONTRACTOR SHALL PROVIDE ALL WIRING AND COMPONENTS NEEDED TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
2. REFERENCE FLOOR PLANS FOR EXACT QUANTITY, TYPE, AND LOCATION OF ALL DEVICES.
3. UNLESS OTHERWISE NOTED SOLID LINES BETWEEN DEVICES SHALL BE 1" E.M.T. ROUTED CONCEALED ABOVE CEILINGS OR IN WALLS. DASHED LINES INDICATE 1-1/4" P.V.C. UNDERGROUND CONDUIT U.O.N. ALL WIRING TO BE PROVIDED PER MANUFACTURER SHOP DRAWINGS.
4. REFERENCE E5.3 RISER DIAGRAM FOR ADDITIONAL WIRING REQUIREMENTS.

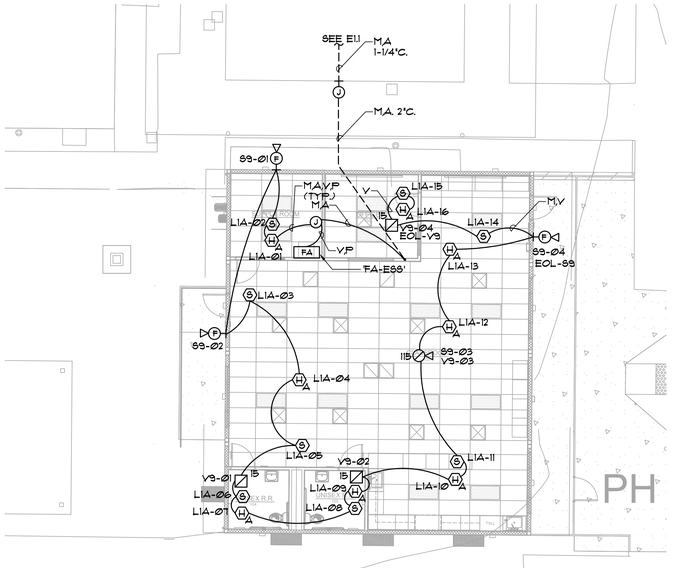
FIRE ALARM SYMBOL LEGENDS

15 S	CEILING MOUNTED COMBINATION SPEAKER/STROBE (15 = STROBE CANDELA RATING) (S1 = SIGNAL CIRCUIT IDENTIFICATION) SPEAKER TAPPED AT 1/4 WATT U.O.N.
F	WALL MOUNTED WEATHERPROOF EXTERIOR SPEAKER FLUSH MOUNTED +90" A.F.F. TO BOTTOM OF DEVICE (S1 = SIGNAL CIRCUIT IDENTIFICATION) SEE TYPICAL DETAIL SPEAKER TAPPED AT 2 WATT
H A	HEAT DETECTOR MOUNTED ABOVE CEILING
S	CEILING MOUNTED SMOKE DETECTOR
FA	REMOTE FIRE ALARM POWER EXTENDER
EOL-S	END OF LINE RESISTOR AUDIO
EOL-V	END OF LINE RESISTOR VISUAL

FIRE ALARM NOTE:
THIS FIRE ALARM DESIGN IS A COMPLETE PLAN SUBMITTAL IN ACCORDANCE WITH 2022 CBC 907.1.

FULLY AUTOMATIC FIRE ALARM DESIGN:
THIS PROJECT IS DESIGNED TO COMPLY WITH ALL REQUIREMENTS FOR A FULLY PROTECTED AUTOMATIC FIRE ALARM SYSTEM.

EXPANSION OF EXISTING SYSTEM:
THIS PROJECT ADDS TO AND OR MODIFIES AN EXISTING SYSTEM, PREVIOUSLY APPROVED BY DSA. ALL NEW COMPONENTS ARE COMPATIBLE WITH THE EXISTING SYSTEM EQUIPMENT.



NORTH

0 4' 8' 16'

1 48X40 RELO FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PROJECT NO: 25-023

MODEL FILE:
LUSD Riverview ES ESS Relo

PLOT DATE:
2/20/2026

SHEET TITLE

FLOOR PLAN - FIRE ALARM

REGISTERED PROFESSIONAL ENGINEER
No. E 14781
Exp. 6-30-2027
ELECTRICAL
STATE OF CALIFORNIA

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E-5.1

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FCI MODEL E3 W/ VOICE EVAC

	SYM	MODEL NO.	DESCRIPTION	C.S.F.M. LISTING	MFG.
001	FACP	FCI-E3	FIRE ALARM CONTROL PANEL/VOICE EVAC	7165-1703:0125	GAMEWELL FCI
002	PA	HPF-PS10B	REMOTE POWER SUPPLY	7315-1637:0505	HONEYWELL
007	S	ASD-PL3	INTELLIGENT SMOKE DETECTOR	7272-1703:0501	GAMEWELL FCI
		B300-6	SENSOR BASE	7300-1653:0109	GAMEWELL FCI
	H/A	ATD-L3H	INTELLIGENT HEAT DETECTOR (ABOVE CEILING)	7270-1703:0502	GAMEWELL FCI
		B300-6	SENSOR BASE	7300-1653:0109	SYSTEM SENSOR
016		ET-1010	EXTERIOR SPEAKER W/WBB BACKBOX	7320-0785:0105	COOPER WHEELOCK
019		SCWLED	STROBE (15/30/75/95/110/135/185) cd	7300-1653:0525	SYSTEM SENSOR
024		SPSCWLED	SPEAKER/STROBE - CEILING	7125-1653:0533	SYSTEM SENSOR
028		TYPE FPL	SIGNAL LINE CIRCUIT CONDUCTORS ('M')	7161-0859:0101	WEST PENN
029		TYPE THHN	AUDIO VISUAL AND POWER CONDUCTORS (AV,P)	N/A	SOUTHWIRE

WIRING SCHEDULE

DES	CONDUCTOR TYPE	WIRE COLOR	CIRCUIT TYPE
M	(1) 1 PR #14 TWISTED SHIELDED	RED/BLACK/SHIELD	SIGNAL LINE CIRCUIT
A	(1) #12 THHN (UON ON CALCS)	BLUE/WHITE	NOTIFICATION APP. CIRCUIT (NAC)
V	(1) #12 THHN (UON ON CALCS)	GREEN/BLUE	NOTIFICATION APP. CIRCUIT (NAC)
P	(2) #12 THHN	RED/BLACK	POWER

ANNUNCIATOR ZONE SCHEDULE

	ROOM SMOKE OR HEAT DETECTORS	ABOVE CEILING HEAT DETECTORS	MANUAL PULL STATIONS	DUCT DETECTORS		TROUBLE INDICATION
BLDG 'ESS'	YES	YES	NO	NO		YES

NOTES:
1. ALL SMOKE DETECTORS, HEAT DETECTORS ABOVE CEILING DETECTORS SHALL BE INDIVIDUALLY ADDRESSABLE.

MAXIMUM NUMBER OF CONDUCTORS IN TRADE SIZES OF CONDUIT OR TUBING MINIMUM CONDUIT SIZE FOR THIS PROJECT IS 1"

CONDUIT TRADE SIZE (INCHES)		1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	3 1/2	4	5
TYPE LETTERS	CONDUCTOR SIZE AWG, kcmil											
THWN	14	13	24	39	69	94	154					
	12	10	18	29	51	70	114	164				
THHN	10	6	11	18	32	44	73	104	160			
	8	3	5	9	16	22	36	51	79	106	136	

TRADE SIZE	INTERNAL DIAMETER INCHES	AREA—SQUARE INCHES: 100% INCHES	PERCENT REDUCTION PER NUMBER OF 18AWG TWISTED SHIELD PAIRS: OVER 2 COND. 40%	1	2	3	4	5	6	7	8
1/2	.622	.30	.12	38%	66%	99%	X	X	X	X	X
3/4	.824	.53	.21	19%	38%	57%	76%	95%	X	X	X
1	1.049	.86	.34	12%	24%	36%	48%	60%	72%	84%	96%
1 1/4	1.380	1.50	.60	7%	14%	21%	28%	35%	42%	49%	56%
1 1/2	1.610	2.04	.82	5%	10%	15%	20%	25%	30%	35%	40%
2	2.067	3.36	1.34	3%	6%	9%	12%	15%	18%	21%	24%

FIRE ALARM SEQUENCE OF OPERATION

ACTION \ DEVICE	MANUAL PULL STATION	AREA/DUCT SMOKE/HEAT DETECTOR	AC POWER FAILURE		
SOUND ALARM TROUGHOUT BLDG.	YES	YES	NO		
ACTIVATE RELAY FOR MONITORING	YES	YES	YES		
ANNUNCIATE AT PANEL AND ANNUNCIATOR	YES	YES	YES		
SOUND TROUBLE BUZZER	ON WIRING FAULT	ON WIRING FAULT	YES		
REPORT TO MONITORING STATION	YES	YES	YES		

FIRE ALARM MONITORING NOTE:

1. AUTOMATIC FIRE ALARM SYSTEMS SHALL TRANSMIT THE ALARM, SUPERVISORY AND TROUBLE SIGNALS TO AN APPROVED SUPERVISING STATION AS REQUIRED BY NFPA 72 AS AMENDED BY CFC SECTION 907. THE SUPERVISING STATION SHALL BE LISTED AS EITHER UUFX OR UUJS BY UNDERWRITERS LABORATORY OR SHALL MEET THE REQUIREMENTS OF FACTORY MUTUAL RESEARCH APPROVAL STANDARD 3011. SUPERVISION OF SYSTEM AND LEASED TELEPHONE LINES SHALL BE ARRANGED BY OWNER.

FIRE ALARM GENERAL REQUIREMENTS:

1. THE COMPLETE INSTALLATION SHALL BE REVIEWED AND APPROVED BY THE LOCAL MANUFACTURERS REPRESENTATIVE.
2. UNLESS OTHERWISE NOTED SOLID LINES BETWEEN DEVICES SHALL BE MIN. 1" E.M.T. ROUTED CONCEALED ABOVE CEILINGS OR IN WALLS. DASHED LINES INDICATE MIN. 1-1/4" P.V.C. UNDERGROUND CONDUIT. ALL WIRING TYPES AND QUANITITES SHOWN ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL PROVIDE ALL WIRING AS REQUIRED TO MAKE A FULLY OPERATIONAL SYSTEM. SHOP DRAWINGS AND OR AS-BUILT DOCUMENTS SHALL INDICATE ALL WIRING PROVIDED.
3. THE AUDIBILITY OF FIRE ALARM WARNING DEVICES SHALL BE AUDIBLE THROUGH THE OCCUPANCY WITH A MINIMAL SOUND LEVEL 15 db's OVER THE AMBIENT NOISE LEVEL. ADD ADDITIONAL DEVICES AS REQUIRED.
4. UPON COMPLETION OF THE INSTALLATION OF THE FIRE ALARM SYSTEM, A REACCEPTANCE TEST OF THE ENTIRE SYSTEM SHALL BE PERFORMED IN THE PRESENCE OF THE ENFORCING AGENCY. THE CONTRACTOR SHALL FURNISH db METERS AND ALL OTHER EQUIPMENT TO PERFORM THESE TESTS.
5. ALL OPERATING HARDWARE AT INITIATING DEVICES SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, AND THE FORCE REQUIRED TO OPERATE SHALL BE LESS THAN 5 POUNDS.
6. ALL EXTERIOR SPEAKERS ARE TAPPED AT 2W.

APPLICABLE CODES AND STANDARDS

SEE ARCHITECTURAL TITLE SHEET

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MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023
MODEL FILE:
LUSD Riverview ES ESS Relo
PLOT DATE:
2/20/2026

SHEET TITLE

FIRE ALARM SCHEDULE AND NOTES

E-5.2

REGISTERED PROFESSIONAL ENGINEER
No. E 14781
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Building 'ESS' (FA-ESS)

Remote Extender Panel

Supplementary Notification Appliance Circuit Battery Calculations

Type of Device Or Equipment	Standby Amperage Qty	Current	Total		Alarm Amperage Quantity	Current	Total
Exteior Speaker @ 2 watt tap	3	0.000	0.000		3	0.02857	0.086
Dual Sync Module	0	0.000	0.000		0	0.035	0.000
15cd Wall Speaker/Strobe	0	0.000	0.000		0	0.030	0.000
30cd Wall Speaker/Strobe	0	0.000	0.000		0	0.040	0.000
75cd Wall Speaker/Strobe	0	0.000	0.000		0	0.115	0.000
110cd Wall Speaker/Strobe	0	0.000	0.000		0	0.200	0.000
NAC Panel	1	0.075	0.075		1	0.175	0.175
0					0	0.000	0.000
15cd (Ceiling) Speaker/Strobe					0	0.041	0.000
30cd (Ceiling) Speaker/Strobe					0	0.063	0.000
75cd (Ceiling) Speaker/Strobe					0	0.111	0.000
115cd (Ceiling) Speaker/Strobe					1	0.158	0.158
0					0	0.000	0.000
0					0	0.000	0.000
0					0	0.000	0.000
15cd Wall Strobe					0	0.057	0.000
30cd Wall Strobe					0	0.085	0.000
75cd Wall Strobe					0	0.135	0.000
110cd Wall Strobe					0	0.182	0.000
135cd Wall Strobe					0	0.205	0.000
185cd Wall Strobe					0	0.253	0.000
15cd (Ceiling) Strobe					3	0.041	0.123
30cd (Ceiling) Strobe					0	0.063	0.000
75cd (Ceiling) Strobe					0	0.111	0.000
95cd (Ceiling) Strobe					0	0.134	0.000
0					0	0.000	0.000
Total Standby Amperage			**0.075**		**Total Alarm Amperage**		**0.542**

Standby Time Required

24 Hours x Total Standby Amperage = 24 x 0.075 = 1.800 Amp Hours

Alarm Time Required

.25(1 5 Min.) x Total Alarm Amperage = .25 x 0.542 = 0.135 Amp Hours

Total Required = **1.935** Amp Hours

x125% = 2.322513

Provide Battery & Minimum Battery Amp Hour Required = **7** Amp Hours

Fire Alarm Voltage Drop Calculations

Calculation Formula:

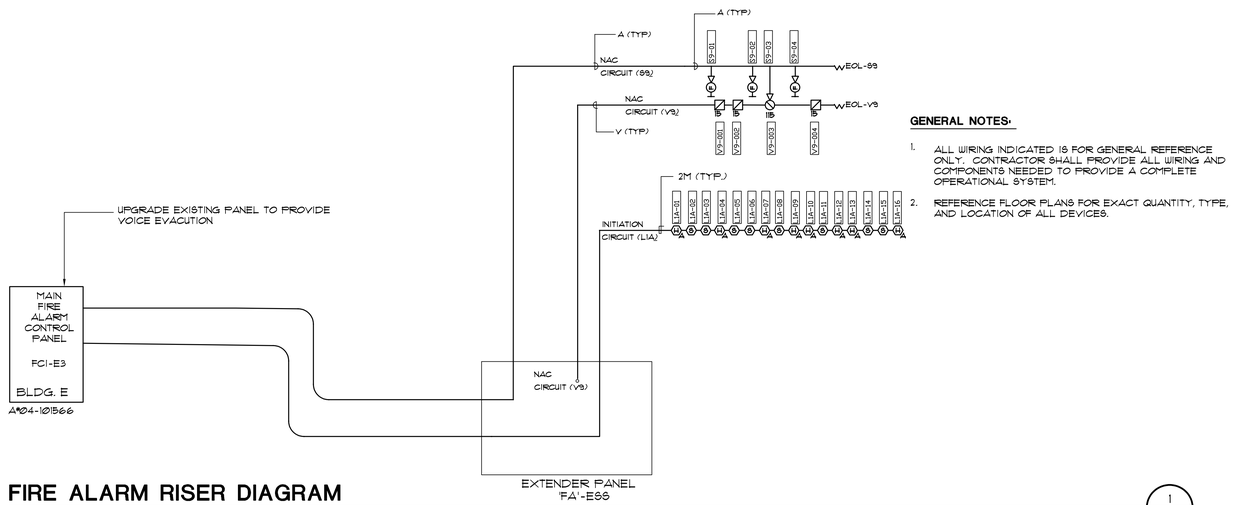
Total Current x Feet x 21.6 / Circular Mills (Voltage Drop)

Circular Mils Using #10 wire =10380
Circular Mils Using #12 wire = 6530
Circular Mils Using #14 wire = 4110
Circular Mils Using #18 wire = 1620

Voltage Drop / 24 Volts x 100 Percent = Percentage Voltage Drop

Building 'ESS' (FA-ESS)

Device Type	Circuit: V9/S9 Devices x Current	Total Current	Circuit: 0 Devices x Current	Total Current	Circuit: 0 Devices x Current	Total Current	Circuit: 0 Devices x Current	Total Current
Exteior Speaker @ 2 watt tap	3 0.02857	0.086	0 0.02857	0.000	0 0.02857	0.000	0 0.02857	0.000
Dual Sync Module	0 0.035	0.000	0 0.035	0.000	0 0.035	0.000	0 0.035	0.000
15cd Wall Speaker/Strobe	0 0.030	0.000	0 0.030	0.000	0 0.030	0.000	0 0.030	0.000
30cd Wall Speaker/Strobe	0 0.040	0.000	0 0.040	0.000	0 0.040	0.000	0 0.040	0.000
75cd Wall Speaker/Strobe	0 0.115	0.000	0 0.115	0.000	0 0.115	0.000	0 0.115	0.000
110cd Wall Speaker/Strobe	0 0.200	0.000	0 0.200	0.000	0 0.200	0.000	0 0.200	0.000
NAC Panel	1 0.175	0.175	0 0.175	0.000	0 0.175	0.000	0 0.175	0.000
	0 0.000	0.000	0 0.000	0.000	0 0.000	0.000	0 0.000	0.000
15cd (Ceiling) Speaker/Strobe	0 0.041	0.000	0 0.041	0.000	0 0.041	0.000	0 0.041	0.000
30cd (Ceiling) Speaker/Strobe	0 0.063	0.000	0 0.063	0.000	0 0.063	0.000	0 0.063	0.000
75cd (Ceiling) Speaker/Strobe	0 0.111	0.000	0 0.111	0.000	0 0.111	0.000	0 0.111	0.000
115cd (Ceiling) Speaker/Strobe	1 0.158	0.158	0 0.158	0.000	0 0.158	0.000	0 0.158	0.000
	0 0.000	0.000	0 0.000	0.000	0 0.000	0.000	0 0.000	0.000
	0 0.000	0.000	0 0.000	0.000	0 0.000	0.000	0 0.000	0.000
	0 0.000	0.000	0 0.000	0.000	0 0.000	0.000	0 0.000	0.000
15cd Wall Strobe	0 0.057	0.000	0 0.057	0.000	0 0.057	0.000	0 0.057	0.000
30cd Wall Strobe	0 0.085	0.000	0 0.085	0.000	0 0.085	0.000	0 0.085	0.000
75cd Wall Strobe	0 0.135	0.000	0 0.135	0.000	0 0.135	0.000	0 0.135	0.000
110cd Wall Strobe	0 0.182	0.000	0 0.182	0.000	0 0.182	0.000	0 0.182	0.000
135cd Wall Strobe	0 0.205	0.000	0 0.205	0.000	0 0.205	0.000	0 0.205	0.000
185cd Wall Strobe	0 0.253	0.000	0 0.253	0.000	0 0.253	0.000	0 0.253	0.000
15cd (Ceiling) Strobe	3 0.041	0.123	0 0.041	0.000	0 0.041	0.000	0 0.041	0.000
30cd (Ceiling) Strobe	0 0.063	0.000	0 0.063	0.000	0 0.063	0.000	1 0.063	0.063
75cd (Ceiling) Strobe	0 0.111	0.000	0 0.111	0.000	0 0.111	0.000	1 0.111	0.111
95cd (Ceiling) Strobe	0 0.134	0.000	0 0.134	0.000	0 0.134	0.000	0 0.134	0.000
0	0 0.000	0.000	0 0.000	0.000	0 0.000	0.000	0 0.000	0.000
Speaker only @ 1/4 watt tap	0 0.00357	0.000	0 0.00357	0.000	0 0.00357	0.000	0 0.00357	0.000
Speaker only @ 2 watt tap	0 0.02857	0.000	0 0.02857	0.000	0 0.02857	0.000	0 0.02857	0.000
	Total	0.542	**Total**	0.000	**Total**	0.000	**Total**	0.174
Circuit Length:	300		0		0		0	
Circular mils:	6530		6530		6530		6530	
Volts dropped:	0.54		0.00		0.00		0.00	
Percent voltage drop:	**2.24%**		**0.00%**		**0.00%**		**0.00%**	



GENERAL NOTES:

1. ALL WIRING INDICATED IS FOR GENERAL REFERENCE ONLY. CONTRACTOR SHALL PROVIDE ALL WIRING AND COMPONENTS NEEDED TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
2. REFERENCE FLOOR PLANS FOR EXACT QUANTITY, TYPE, AND LOCATION OF ALL DEVICES.

FIRE ALARM RISER DIAGRAM

NO SCALE

1 / E-5.3

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

ALPHASTUDIO DESIGN GROUP

6152 INNOVATION WAY
CARLSBAD, 92009
760-431-2444
www.alphastudio-design.com

ARCHITECT OF RECORD

LICENSED ARCHITECT
PAUL R. GALLEGOS
No. C24063
EXP. 01/27
STATE OF CALIFORNIA

ENGINEER OF RECORD

REGISTERED PROFESSIONAL ENGINEER
No. E 14781
Exp. 6-30-2027
ELECTRICAL
STATE OF CALIFORNIA
#25096 2/18/2026

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LAKESIDE
UNION SCHOOL DISTRICT

ESS RELOCATABLE

RIVERVIEW INTERNATIONAL ACADEMY
9308 WINTER GARDENS BLVD
LAKESIDE, CA 92040
LAKESIDE UNION SCHOOL DISTRICT
12335 WOODSIDE AVE LAKESIDE CA 92040

REVISIONS

MARK	DATE	DESCRIPTION
	2/23/26	V2 OTC SUBMITTAL

PROJECT NO: 25-023

MODEL FILE:
LUSD Riverview ES ESS Relo

PLOT DATE:
2/20/2026

SHEET TITLE

FIRE ALARM RISER DIAGRAM AND CALCS

E-5.3

BIMcloud: alphastudiodesigngroup - BIMcloud Software as a Service/LUSD/Riverview ES/LUSD Riverview ES ESS Relo

EXAMPLE DSA 103-22: LISTING OF STRUCTURAL TESTS & SPECIAL INSPECTIONS, 2022 CBC

THIS EXAMPLE FORM DSA 103 IS FOR ILLUSTRATION PURPOSES ONLY, TO ASSIST IN THE COMPLETION OF PROJECT SPECIFIC DSA 103 FORMS. A DSA 103 FORM IS TO BE COMPLETED FOR EACH APPLICATION INTO WHICH THIS PRE-CHECK PLAN IS INCORPORATED. EXAMPLE FORM DSA 103 ON THIS DRAWING SHALL BE CROSSED OUT.

Geotechnical Reports: Project does NOT have and does NOT require a geotechnical report

S1. GENERAL:

	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	**a.** Verify that: • Site has been prepared properly prior to placement of controlled fill and/or excavations for foundations. • Foundation excavations are extended to proper depth and have reached proper material. • Materials below footings are adequate to achieve the design bearing capacity.	**See Notes**	**PI**	Refer to specific items identified in the Appendix listing exemptions for limitations. Placement of controlled fill exceeding 12" depth under foundations is not permitted without a geotechnical report.

S2. SOIL COMPACTION AND FILL:

	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	**a.** Verify use of proper materials, densities and inspect lift thicknesses, placement and compaction during placement of fill.	**Continuous**	**LOR***	* Under the supervision of a geotechnical engineer or LOR's engineering manager. Refer to specific items identified in the Appendix listing exemptions for limitations.
☑	**b.** Compaction testing.	**Test**	**LOR***	* Under the supervision of a geotechnical engineer or LOR's engineering manager. Refer to specific items identified in the Appendix listing exemptions for limitations.

S4. CAST-IN-PLACE DEEP FOUNDATIONS (PIERS):

	Test or Special Inspection	Type	Performed By	Code References and Note
☑	**a.** Inspect drilling operations and maintain complete and accurate records for each pier.	**Continuous**	**PI**	Continuous inspection to be provided by project inspector. Refer to specific items identified in the Appendix listing exemptions for limitations.
☑	**b.** Verify pier locations, diameters, plumbness and lengths.Record concrete or grout volumes.	**Continuous**	**PI**	Continuous inspection to be provided by project inspector. Refer to specific items identified in the Appendix listing exemptions for limitations.
☑	**c.** Concrete piers.	Provide tests and inspections per CONCRETE section below.		

C1. CAST-IN-PLACE CONCRETE

	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	**a.** Verify use of required design mix.	**Periodic**	**SI**	**Table 1705A.3 Item 5, 1910A.1.**
☑	**b.** Identify, sample, and test reinforcing steel.	**Test**	**LOR**	**1910A.2;** ACI 318-19 Ch.20 and Section 26.6.1.2; DSA IR 17-10. (See Appendix (end of this form) for exemptions.)
☑	**c.** During concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	**Test**	**LOR**	**Table 1705A.3 Item 6;** ACI 318-19 Sections 26.5 & 26.12.
☑	**d.** Test concrete (f'_c).	**Test**	**LOR**	**1905A.1.17;** ACI 318-19 Section 26.12.
☐	**e.** Batch plant inspection:	**See Notes**	**SI**	Default of **'Continuous'** per **1705A.3.3**. If approved by DSA, batch plant inspection may be reduced to **'Periodic'** subject to requirements in Section **1705A.3.3.1**, or eliminated per **1705A.3.3.2**. See IR 17-13. (See Appendix (end of this form) for exemptions.)

S/A1. STRUCTURAL STEEL, COLD-FORMED STEEL AND ALUMINUM USED FOR STRUCTURAL PURPOSES

	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	**a.** Verify identification of all materials and: • Mill certificates indicate material properties that comply with requirements. • Material sizes, types and grades comply with requirements.	**Periodic**	*	**Table 1705A.2.1 Item 3a - 3c.** 2202A.1; AISI S100-20 Section A3.1 & A3.2, AISI S240-20 Section A3 & A5, AISI S220-20 Sections A4 & A6. * By special inspector or qualified technician when performed off-site.
☑	**b.** Test unidentified materials	**Test**	**LOR**	**2202A.1.**
☑	**c.** Examine seam welds of HSS shapes	**Periodic**	**SI**	DSA IR 17-3.
☑	**d.** Verify and document steel fabrication per DSA-approved construction documents.	**Periodic**	**SI**	Not applicable to cold-formed steel light-frame construction, except for trusses (**1705A.2.4**).

S/A2. HIGH-STRENGTH BOLTS:

	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	**a.** Verify identification markings and manufacturer's certificates of compliance conform to ASTM standards specified in the DSA-approved documents.	**Periodic**	**SI**	**Table 1705A.2.1 Items 1a & 1b, 2202A.1;** AISC 360-16 Section A3.3, J3.1, and N3.2; RCSC 2014 Section 1.5 & 2.1; DSA IR 17-8 & DSA IR 17-9.
☑	**b.** Test high-strength bolts, nuts and washers.	**Test**	**LOR**	**Table 1705A.2.1 Item 1b, 2213A.1;** RCSC 2014 Section 7.2; DSA IR 17-8.
☑	**c.** Bearing-type ("snug tight") connections.	**Periodic**	**SI**	**Table 1705A.2.1 Item 2a, 1705A.2.6, 2204A.2;** AISC 360-16 J3.1, J3.2, M2.5 & M5.6; RCSC 2014 Section 9.1; DSA IR 17-9.

S/A3. WELDING:

	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	**a.** Verify weld filler material identification markings per AWS designation listed on the DSA-approved documents and the WPS.	**Periodic**	**SI**	**1705A.2.5, Table 1705A.2.1 Items 4 & 5;** AWS D1.1 and AWS D1.8 for structural steel; AWS D1.2 for Aluminum; AWS D1.3 for cold-formed steel; AWS D1.4 for reinforcing steel; DSA IR 17-3.
☑	**b.** Verify weld filler material manufacturer's certificate of compliance.	**Periodic**	**SI**	DSA IR 17-3.
☑	**c.** Verify WPS, welder qualifications and equipment.	**Periodic**	**SI**	DSA IR 17-3.

S/A4. SHOP WELDING (IN ADDITION TO SECTION S/A3):

	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	**a.** Inspect groove welds, multi-pass fillet welds, single pass fillet welds > 5/16", plug and slot welds.	**Continuous**	**SI**	**Table 1705A.2.1 Items 5a.1 - 4;** AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
☑	**b.** Inspect single-pass fillet welds ≤ 5/16", floor and roof deck welds.	**Periodic**	**SI**	**1705A.2.2, Table 1705A.2.1 Items 5a.5 & 5a.6;** AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.

S/A9. ANCHOR BOLTS AND ANCHOR RODS:

	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	**a.** Anchor Bolts and Anchor Rods	**Test**	**LOR**	Sample and test anchor bolts and anchor rods not readily identifiable per procedures noted in DSA IR 17-11.

NOTICE OF DISCLAIMER FOR STRUCTURAL ENGINEERING RESPONSIBILITY

1. THIS NOTICE SHALL BE GIVEN TO DSA PRIOR TO THE APPROVAL OF PLANS AND SPECIFICATIONS.
2. FOR THE SITE SPECIFIC PROJECT, JEREMY WILL IS NOT THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE, UNLESS NOTED OTHERWISE.
3. FOR THE SITE SPECIFIC PROJECT, JEREMY WILL'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF PLANS AND SPECIFICATIONS FOR THE SHELTER(S) ONLY.
4. STRUCTURAL OBSERVATION OF CONSTRUCTION IS SPECIFICALLY EXCLUDED FROM JEREMY WILL'S RESPONSIBILITY FOR THE SITE SPECIFIC PROJECT.
5. ALL CONSTRUCTION ACTIVITIES RELATED TO STRUCTURAL ENGINEERING SHALL BE DELEGATED TO A QUALIFIED ENGINEER OR PERFORMED BY THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE. THESE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO, APPROVAL OF INSPECTOR QUALIFICATIONS, STRUCTURAL OBSERVATION OF CONSTRUCTION, REVIEW OF INSPECTION REPORTS, REVIEWING SHOP DRAWINGS, AND SIGNING OFF THE VERIFIED REPORT FOR COMPLETED WORK.
6. JEREMY WILL WILL BE RESPONSIBLE FOR RESPONDING TO QUESTIONS PERTAINING TO THE SITE SPECIFIC PLANS AND SPECIFICATIONS FOR THE SHELTER(S) WHICH ARISE DURING PLAN CHECK AND CONSTRUCTION.
7. IN THE EVENT THAT JEREMY WILL'S SERVICES ARE REQUIRED FOR CONSTRUCTION-RELATED STRUCTURAL ENGINEERING ACTIVITIES, A SEPARATE AGREEMENT WITH THE OWNER WILL NEED TO BE NEGOTIATED. ALSO, HIS ANTICIPATED FEES FOR THIS ADDITIONAL WORK SHALL BE PAID IN ADVANCE, PRIOR TO ANY STRUCTURAL ENGINEERING SERVICES BEING PERFORMED.

2022 CBC PC STRUCTURAL DESIGN INFORMATION - 20' NAVAJO

DESCRIPTION	DESIGN VALUES	SITE SPECIFIC VALUES
DEAD AND LIVE LOADS		
ROOF DEAD LOAD (D)	8 PSF	
ROOF LIVE LOAD (L_r)	20 PSF UNIFORM LOAD, 300 LB CONCENTRATED LOAD	
SNOW LOADS (SITE SPECIFIC SNOW LOAD SHALL CONFORM WITH CBC SECTION 1608A.4)		
GROUND SNOW LOAD (P_g)	33 PSF, MAX.	SITE SPECIFIC P_g: 0 PSF
FLAT ROOF SNOW LOAD (P_f)	30 PSF, MAX.	SITE SPECIFIC P_f: 0 PSF
SLOPED ROOF SNOW LOAD (P_s)	30 PSF, MAX.	SITE SPECIFIC P_s: 0 PSF
SNOW EXPOSURE FACTOR (C_e)	1.1, SHELTERED	
SNOW SLOPE FACTOR (C_s)	1.0	
SNOW IMPORTANCE FACTOR (I_s)	1.0	
THERMAL FACTOR (C_t)	1.2, OPEN AIR STRUCTURE	
SEPARATION FROM TALLER, ADJACENT STRUCTURES (IN SNOW REGIONS ONLY)	WHERE THE STRUCTURE IS TO BE INSTALLED IN A SNOW REGION, THE SITE APPLICATION DESIGN PROFESSIONAL AND DSA PLAN REVIEWER SHALL VERIFY THE STRUCTURE IS LOCATED A HORIZONTAL DISTANCE EQUAL TO AT LEAST 20'-0". BUT NOT LESS THAN 6 TIMES THE VERTICAL DISTANCE SEPARATING THE ROOFS, FROM ANY ADJACENT HIGHER STRUCTURE.	
WIND DESIGN		
ULTIMATE DESIGN WIND SPEED (V_{ult})	120 MPH	SITE SPECIFIC V_{asd}: 96 PSF
WIND EXPOSURE FACTOR	C	
TOPOGRAPHIC FACTOR (K_{zt})	1.0	
ASCE 7-16 WIND ANALYSIS METHOD	CHAPTER 27 DIRECTIONAL PROCEDURE	
VELOCITY PRESSURE EXPOSURE COEFFICIENT (K_z)	0.85	
WIND DIRECTIONAL FACTOR (K_d)	0.85	
WIND VELOCITY PRESSURE (q_h)	26.6 PSF	SITE SPECIFIC q_h: 17.0 PSF
WIND FLOW	THIS STRUCTURE HAS BEEN DESIGNED FOR BOTH CLEAR AND OBSTRUCTED WIND FLOW CONDITIONS.	
GEOHAZARDS		
SITE CLASS F OR LIQUEFIABLE SOIL HAZARD	THIS STRUCTURE IS NOT ALLOWED IN LOCATIONS DESIGNATED AS SEISMIC SITE CLASS F OR IN AREAS WITH LIQUEFIABLE SOIL.	
CONDITIONAL GEOHAZARD REPORT EXEMPTION	FOR SITE SPECIFIC PROJECTS ON EXISTING SITES OUTSIDE OF A MAPPED GEOLOGIC HAZARD ZONE, THESE STRUCTURES ARE EXEMPT FROM THE REQUIREMENT TO PROVIDE A GEOLOGIC HAZARD REPORT PROVIDED THAT THEY ARE SEISMICALLY ISOLATED INTO COVERED AREAS OF 4,000 SF OR LESS AND THAT THEY COMPLY WITH SECTION 3.2 OF DSA IR A-4: GEOHAZARD REPORT REQUIREMENTS.	
SEISMIC DESIGN		
LATERAL FORCE RESISTING SYSTEM	ORDINARY MOMENT FRAME	
STRENGTH LEVEL DESIGN BASE SHEAR (V)	630 LBS/COLUMN	
SEISMIC RESPONSE COEFFICIENT (C_s)	0.63	
RESPONSE MODIFICATION FACTOR (R)	3.5	
ASCE 7-16 ANALYSIS PROCEDURE	SECTION 12.8 EQUIVALENT LATERAL FORCE PROCEDURE	
ALLOWABLE SITE CLASS	A, B, C, D, AND E	
GROUND MOTION HAZARD ANALYSIS	SITE CLASS D: UNLESS A SITE-SPECIFIC GROUND MOTION HAZARD ANALYSIS IS PERFORMED, THE SITE SPECIFIC S_{M1} INCREASED BY 50% SHALL BE LESS THAN THE DESIGN CRITERIA STATED HEREIN. SITE CLASS E: THE PC DESIGN COMPLIES WITH THE CONDITIONS OF EXCEPTION 1 OF ASCE 7 SECTION 11.4.8, ITEM 2.	
SEISMIC DESIGN CATEGORY	E	SITE SPECIFIC DESIGN CATEGORY: D
SEISMIC IMPORTANCE FACTOR (I_E)	1.0	
MAPPED SPECTRAL RESPONSE ACCELERATION AT SHORT PERIOD (S_s)	2.75 MAX.	SITE SPECIFIC S_s: 0.77
SHORT PERIOD SITE COEFFICIENT (F_a)	1.2	SITE SPECIFIC F_a: 1.2
DESIGN SPECTRAL RESPONSE ACCELERATION AT SHORT PERIOD (S_{DS})	2.2	SITE SPECIFIC S_{DS}: 0.61
MAPPED SPECTRAL RESPONSE ACCELERATION AT 1 SECOND PERIOD (S_1)	1.1 MAX.	SITE SPECIFIC S_1: 0.28
LONG PERIOD SITE COEFFICIENT (F_v)	1.7 (SITE CLASS D) / 2.0 (SITE CLASS E)	SITE SPECIFIC F_v: 2.0
DESIGN SPECTRAL RESPONSE ACCELERATION AT 1 SECOND PERIOD (S_{M1})	SITE CLASS D: 1.5 S_{M1} = 2.81 SITE CLASSES A, B, C, & E: S_{M1} = 2.81	SITE SPECIFIC S_{M1}: 0.56
DESIGN SPECTRAL RESPONSE ACCELERATION AT 1 SECOND PERIOD (S_{D1})	SITE CLASS D: 1.5 S_{D1} = 1.87 SITE CLASSES A, B, C, & E: S_{D1} = 1.87	SITE SPECIFIC S_{D1}: 0.37
HORIZONTAL OR VERTICAL IRREGULARITY TYPES	NONE	
REDUNDANCY FACTOR, ρ	1.3	

FLOOD DESIGN REQUIRED FOR SITE SPECIFIC FLOOD ZONE: ☐ YES ☒ NO

WHEN THE SITE-SPECIFIC PROJECT IS LOCATED IN A FLOOD ZONE OTHER THAN ZONE X, A LETTER STAMPED AND SIGNED BY A GEOTECHNICAL ENGINEER IS REQUIRED TO VALIDATE THE APPLICABILITY OF THE ALLOWABLE SOIL VALUES SPECIFIED IN THESE PLANS. SITE SPECIFIC PROJECTS CONFORMING TO EITHER OF THE FOLLOWING CONDITIONS ARE EXEMPT FROM THIS REQUIREMENT:

A. THE BOTTOMS OF FOUNDATIONS ARE RAISED ABOVE THE DESIGN FLOOD ELEVATION.
B. PROJECTS LOCATED IN FLOOD ZONE D (UNDEFINED) FOR WHICH A GEOTECHNICAL REPORT WRITTEN FOR IMPROVEMENTS ON THE SAME CAMPUS AND IN ACCORDANCE WITH THE 2022 CBC IS PROVIDED (1) CONFIRMING THAT THE SITE IS NOT IN A FLOOD HAZARD ZONE OR (2) ACKNOWLEDGING THE FLOOD HAZARD BUT CONFIRMING THAT IT DOES NOT RESULT IN A REDUCTION OF SOIL CAPACITY VALUES.

LOCATION OF ELECTRICAL ELEMENTS SHALL CONFORM TO ASCE 24 SECTION 7.2 AS REQUIRED BY PR 14-01 SECTION 1.2.1

SOILS	
ALLOWABLE VERTICAL BEARING PRESSURE	1500 PSF, NO 1/3 INCREASE ALLOWED.
ALLOWABLE LATERAL BEARING PRESSURE	100 PSF/FT WITH FACTOR OF 2 INCREASE (NET 200 PSF/FT) FOR 1/2" OF FOOTING DISPLACEMENT AT GROUND SURFACE FOR SHORT-TERM LOADS PER CBC 1806A.3.4.
PIER FOOTING UPLIFT	ONLY FOOTING DEAD LOAD (0.6D), NOT FRICTIONAL RESISTANCE, IS REQUIRED TO RESIST UPLIFT IN THE DESIGN.

BUILDING DATA - 20' NAVAJO

CONSTRUCTION CLASSIFICATION	TYPE II-B
ALLOWABLE OCCUPANCY CLASSIFICATION AND OCCUPANT LOAD FACTORS (OLF) PER CBC CHAP. 3 AND SEC. 1004:	CONCENTRATED ASSEMBLY, GROUP A (OLF = 7 SF/PERSON) UNCONCENTRATED ASSEMBLY, GROUP A-2 (OLF = 15 SF/PERSON) EDUCATION, GROUP E (OLF = 20 SF/PERSON)
RISK CATEGORY	II
NUMBER OF STORIES	1
ADJACENT SLOPE MINIMUM SETBACK LIMITS (CBC 1808A.7)	15' MINIMUM FROM FACE OF FOOTING TO TOE OF SLOPE. 40' MINIMUM FROM FACE OF FOOTING TO TOP OF SLOPE.
AREA	400 SF
MINIMUM SEISMIC SEPARATION FROM ADJACENT SHELTER	4"
MAXIMUM SEISMIC DEMAND DRIFT	3"

GENERAL NOTES

I. SHELTER DESIGN
- A. THE STRUCTURAL DESIGN OF THE COMPONENTS AND CONNECTIONS OF THIS SHELTER ARE SUFFICIENT FOR EAVE HEIGHTS RANGING FROM 7' TO 12' TALL.
- B. REQUIRED EAVE HEIGHT FOR EACH SITE SHALL BE DETERMINED BY OWNER.
- C. THIS SHELTER HAS BEEN DESIGNED AS AN OPEN STRUCTURE. THE ADDITION OF ANY ENCLOSURE DIRECTLY ATTACHED TO THE SHELTER, SUCH AS WALLS, INSECT MESH, OR SHADE SCREENS, SHALL BE PROHIBITED AS INCREASED WIND FORCES MAY RESULT.

II. DESIGN AND CONSTRUCTION STANDARDS
- A. THE DESIGN OF THIS STRUCTURE IS IN CONFORMANCE WITH THE FOLLOWING STANDARDS AND ALL PHASES OF CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING STANDARDS.
  1. 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) ..... (PART 1, TITLE 24, CCR)
  2. 2022 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1 AND 2 ..... (PART 2, TITLE 24, CCR)
  3. 2022 CALIFORNIA ELECTRICAL CODE (CEC) ..... (PART 3, TITLE 24, CCR)
  4. 2022 CALIFORNIA MECHANICAL CODE (CMC) ..... (PART 4, TITLE 24, CCR)
  5. 2022 CALIFORNIA PLUMBING CODE (CPC) ..... (PART 5, TITLE 24, CCR)
  6. 2022 CALIFORNIA ENERGY CODE ..... (PART 6, TITLE 24, CCR)
  7. 2022 CALIFORNIA FIRE CODE (CFC) ..... (PART 9, TITLE 24, CCR)
  8. 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC) ..... (PART 10, TITLE 24, CCR)
  9. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) ..... (PART 11, TITLE 24, CCR)
  10. 2022 CALIFORNIA REFERENCED STANDARDS CODE ..... (PART 12, TITLE 24, CCR)
  11. TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
  12. REFERENCE CODE SECTIONS FOR APPLICABLE STANDARDS
      - a. 2022 CBC, CHAPTER 35
      - b. 2022 CFC, CHAPTER 80

III. CONSTRUCTION CHANGES
- A. CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDA OR CONSTRUCTION CHANGE DOCUMENT (CCD) APPROVED BY THE DSA AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.

IV. FOUNDATION
- A. THE FOUNDATION SHALL REST ON SOUND SOIL THAT IS FREE OF ORGANIC AND DELETERIOUS MATERIALS AND CAPABLE OF SUPPORTING 1500 PSF VERTICAL BEARING PRESSURE AS LISTED FOR CLASS 5 MATERIAL IN CBC TABLE 1806A.2.
- B. FOR LATERAL LOADING, THE FOUNDATION HAS BEEN DESIGNED TO THE CLASS 5 LATERAL BEARING VALUE IN CBC TABLE 1806A.2 OF 100 PSF/FT . THIS LATERAL BEARING VALUE HAS BEEN INCREASED BY A FACTOR OF 2 (NET 200 PSF/FT) FOR 1/2" OF FOOTING DISPLACEMENT AT GROUND SURFACE FOR SHORT-TERM LOADS PER CBC 1806A.3.4.
- C. FOUNDATION DESIGN SHOWN ARE BASED ON SOIL CONDITIONS GIVEN IN NOTES A AND B ABOVE. OWNER SHALL VERIFY ACTUAL SOIL CONDITIONS AT EACH JOB SITE AND ANY REQUIRED ADJUSTMENTS TO THE FOOTING SHALL BE DESIGNED BY OTHERS.
- D. FOUNDATIONS HAVE NOT BEEN DESIGNED FOR LOCATIONS WITH LIQUEFIABLE SOIL.
- E. NEITHER PIPES, CONDUIT, NOR OTHER UNDERGROUND UTILITIES SHALL BE ROUTED THROUGH OR UNDER FOOTINGS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO COORDINATE LOCATIONS OF NEW AND EXISTING ITEMS TO AVOID CONFLICT WITH THE FOOTINGS.

V. CONCRETE
- A. CONCRETE MIX DESIGN SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.45 AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI. CONCRETE MIX DESIGN SHALL UTILIZE TYPE V CEMENT PLUS POZZOLAN OR SLAG COMPLYING WITH FOOTNOTE 7 OF ACI 318 TABLE 19.3.2.1. ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE PROHIBITED.
- B. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO THE REQUIREMENTS OF MINIMUM ASTM A615 GRADE 40 FOR #4 AND SMALLER BARS AND GRADE 60 FOR BARS LARGER THAN #4.
- C. MINIMUM CONCRETE CLEAR COVER FOR REINFORCING BARS SHALL BE 3".
- D. A CONCRETE MIX DESIGN IN ACCORDANCE WITH CBC SECTION CHAPTER 19A SHALL BE PERFORMED AND STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE OF CALIFORNIA. THE CONCRETE MIX DESIGN SHALL BE SUBMITTED TO THE INSPECTOR OF RECORD PRIOR TO CONSTRUCTION.
- E. THE MIX DESIGN SHALL MEET THE CRITERIA HEREIN AND COMPLY WITH THE DURABILITY REQUIREMENTS OF ACI 318 SECTION 19.3 FOR SITE-SPECIFIC CONDITIONS INCLUDING, BUT NOT LIMITED TO, FREEZING AND THAWING EXPOSURE, CHEMICAL AND SALT EXPOSURE, AND SOIL CORROSIVITY WHERE SUCH CONDITIONS EXIST. CONCRETE EXPOSED TO FREEZE AND THAW CYCLES SHALL BE AIR ENTRAINED PER ACI 318 SECTION 19.3.3.1
- F. NON-SHRINK GROUT OR DRY PACK SHALL BE A PREMIXED, NONMETALLIC FORMULA WITH A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS AND HAVING THE FOLLOWING CHARACTERISTICS: NO SHRINKING AFTER PLACEMENT OR EXPANSION AFTER SET (ASTM C1090), ONE DAY COMPRESSIVE STRENGTH OF AT LEAST 3000 PSI (ASTM 109) AND INITIAL SET TIME OF NOT LESS THAN 45 MINUTES (ASTM (C191). PROVIDE" HI-FLOW GROUT" OR "DRY PACK GROUT" BY EUCLID, OR APPROVED EQUAL.

VI. STRUCTURAL STEEL
- A. STEEL PLATE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36, Fy = 36 ksi.
- B. HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A500, GRADE B, Fy = 46 ksi.
- C. ALL STRUCTURAL STEEL SHALL BE IDENTIFIED BY MILL CERTIFICATE.
- D. HIGH STRENGTH BOLTS (HSB) SHALL BE HOT-DIP GALVANIZED (ASTM A153, CLASS D MINIMUM) AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM A325-N. HIGH STRENGTH BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION PLUS AN ADDITIONAL HALF TURN. THIS ADDITIONAL TIGHTENING IS ONLY REQUIRED TO SEAT THE NUT, NOT TO ACHIEVE PRETENSION. THE DESIGN IS BASED ON A SNUG TIGHT CONDITION.
- E. ALL HIGH STRENGTH BOLTS SHALL HAVE CERTIFICATION.
- F. WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY'S SPECIFICATION FOR THE MATERIAL BEING WELDED. ALL WELDING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS.
- G. ALL WELDS ARE DEMAND CRITICAL. WELD ELECTRODES SHALL BE E70XX AND SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.8-6 FOR DEMAND CRITICAL WELDS FOR A LOWEST ANTICIPATED SERVICE TEMPERATURE (LAST) OF 0°F.
- H. ALL WELDING SHALL BE APPROVED BY AN AWS CERTIFIED INSPECTOR.
- I. STEEL FRAMING SHALL BE WEATHER PROTECTED WITH AN ANTI-GRAFFITI POLYESTER TGIC POWDER COAT FINISH MEETING AAMA 2604-02 SPECIFICATIONS.
- J. SHOP DRAWINGS OF ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO WILL ENGINEERING FOR APPROVAL PRIOR TO FABRICATION.
- K. ALL BOLT HOLE DIAMETERS SHALL BE EQUAL TO THE BOLT DIAMETER PLUS 1/16" U.N.O. BOLT HOLES FOR ANCHOR BOLTS SHALL BE EQUAL TO THE BOLT DIAMETER PLUS 1/8".
- L. ANCHOR BOLTS SHALL CONFORM TO ASTM F1544, GRADE 36 AND SHALL BE HOT-DIP GALVANIZED (ASTM A153, CLASS D MINIMUM OR ASTM F2329).

VII. ALUMINUM
- A. INTERLOCKING SEAM ALUMINUM ROOF DECK SHALL BE ROLL FORMED FROM ALUMINUM ALLOY 3004-H36 AND SHALL CONFORM TO THE DECK PROFILE SHOWN ON THE DRAWINGS.
- B. ALUMINUM ROOF DECK SHALL BE COATED WITH HEAT REFLECTIVE BASF ULTRA-COOL COATING.
- C. EXTRUDED ALUMINUM RIDGE CAP SHALL BE FABRICATED FROM ALUMINUM ALLOY 6105-T5 AND SHALL CONFORM TO THE REQUIREMENTS SHOWN ON THE DRAWINGS.
- D. EXTRUDED ALUMINUM FASCIA SHALL BE FABRICATED FROM ALUMINUM ALLOY 6063-T5. EXTRUDED ALUMINUM GUTTER SHALL BE FABRICATED FROM ALUMINUM ALLOY 6105-T5. ALUMINUM COMPONENTS SHALL CONFORM TO THE REQUIREMENTS SHOWN ON THE DRAWINGS.
- E. EXTRUDED ALUMINUM RIDGE CAP, GUTTER, AND FASCIA SHALL BE COATED WITH ANTI-GRAFFITI POLYESTER TGIC POWDER COAT FINISH MEETING AAMA 2604-02 SPECIFICATIONS.
- F. ROOF SEALANT CAULKING IS REQUIRED ONLY WHERE SPECIFIED HEREIN AND SHALL BE NPC SOLAR SEAL #900.

VIII. SCREWS
- A. SCREWS SHALL BE HILTI KWIK-PRO SELF DRILLING SCREWS WITH BOND SEAL WASHERS PER ICC ESR-2196.
- B. SCREWS ATTACHING TO THE STEEL SHALL BE 12-24 HEX WASHER HEAD (HWH) #5 POINT SCREWS U.N.O. SCREWS ATTACHING TO ALUMINUM SHALL BE 8-18 HEX WASHER HEAD (HWH) #2 POINT SCREWS U.N.O. ALL SCREWS 6' - 8" AND LESS ABOVE GROUND SURFACE SHALL BE ROUNDED HEAD SCREWS.
- C. ALL SCREWS SHALL BE COATED WITH HILTI KWIK-COTE.
- D. THE MANUFACTURER SHALL PROVIDE A SCREW CERTIFICATION LETTER STATING THAT SCREWS PROVIDED MATCH THE SIZE AND TYPE SPECIFIED HEREIN. THE CERTIFICATION LETTER SHALL BE SUBMITTED TO THE INSPECTOR OF RECORD PRIOR TO INSTALLATION.

IX. SHOP FABRICATION AND FIELD ASSEMBLY
- A. ALL STRUCTURAL STEEL AND ALUMINUM COMPONENTS SHALL BE SHOP FABRICATED SO THAT FIELD ASSEMBLY OF CONNECTIONS CAN BE PERFORMED USING ONLY BOLTING AND SCREW PLACEMENT.

X. INSPECTION
- A. THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR TO PERFORM INSPECTION OF THE CONSTRUCTION OF THIS STRUCTURE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17A OF THE CALIFORNIA BUILDING CODE (PART 2, TITLE 24, C.C.R.) AND THE DIVISION OF THE STATE ARCHITECT.
- B. THE OWNER SHALL EMPLOY A CLASS 2 (MINIMUM) PROJECT INSPECTOR APPROVED BY DSA, FOR THE INSPECTION OF THE CONSTRUCTION OF THESE SHELTERS.
- C. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.

XI. FIRE LIFE SAFETY
- A. AN AUTOMATIC FIRE PROTECTION SYSTEM MAY BE REQUIRED FOR THIS BUILDING DEPENDING ON SITE SPECIFIC REQUIREMENTS. WHERE REQUIRED, THE AUTOMATIC FIRE PROTECTION SYSTEM SHALL BE DESIGNED BY OTHERS.
- B. THE DESIGN OF THIS SHELTER IS CAPABLE OF SUPPORTING THE WEIGHT OF A FIRE SPRINKLER SYSTEM (1.5 PSF).
- C. THE METAL ROOFING COMPLIES WITH FIRE CLASSIFICATION A. ALL MATERIALS USED IN THE CONSTRUCTION OF THIS SHELTER ARE NON-COMBUSTIBLE AND IGNITION RESISTANT. THIS SHELTER IS DESIGNED FOR PLACEMENT IN A HIGH FIRE-HAZARD SEVERITY ZONE.

XII. PENETRATIONS
- A. NEITHER HOLES, CUTS, NOR OTHER PENETRATIONS ARE ALLOWED IN FOUNDATIONS, BASEPLATES, OR OTHER STRUCTURAL COMPONENTS.

SITE SPECIFIC OPTIONS

TO BE COMPLETED PRIOR TO PLAN CHECK SUBMITTAL

QUANTITY OF SHELTERS AT THIS SITE	1
SHELTER EAVE HEIGHT (7' MIN., 12' MAX.)	8'-0"
ROOF DOWNSPOUTS?	☒ YES ☐ NO
ALUMINUM "V" PLUGS IN ROOF VOIDS FOR BIRD CONTROL?	☐ YES ☒ NO

SHEET INDEX

NT20.0 20' NAVAJO DESIGN NOTES, EXAMPLE FORM DSA 103
NT20.1 20' NAVAJO SHELTER PLANS, SECTIONS AND DETAILS
Grand total: 2

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

REGISTERED PROFESSIONAL ENGINEER
JEREMY J. WILL
No. S5193
STRUCTURAL
STATE OF CALIFORNIA
Exp: 9/30/24 Date: 7/4/23

Will Engineering LLC
748 S. Meadows Pkwy Ste A-9
PMB #21
Reno, NV 89521
Phone: (775) 560-6554

REGISTERED PROFESSIONAL ENGINEER
JEREMY J. WILL
No. S5193
STRUCTURAL
STATE OF CALIFORNIA
Exp. 9/30/26 Date 11/21/25

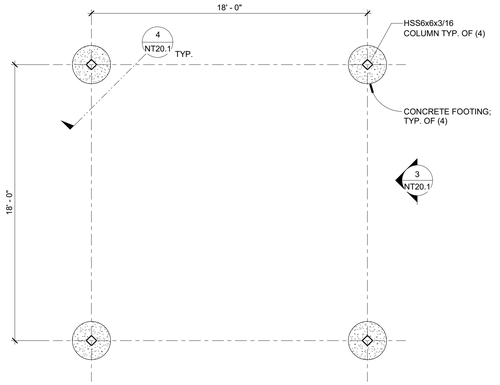
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DIV. OF THE STATE ARCHITECT
APP: 02-120961 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☐
DATE: 07/12/2023

PROJECT:
AMERICANA SHELTERS
AMERICANA OUTDOORS
#2 Industrial Dr. - Salem, IL 62881
(800) 851-0865 www.americana.com

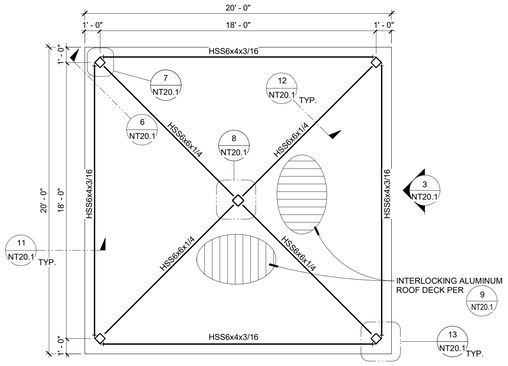
PRE-CHECK (PC) DOCUMENT
Code: 2022 CBC
A separate project application for construction is required.

SITE ADDRESS:
Riverview International Academy
9200 Winter Gardens Blvd
Lakeside, CA 92040

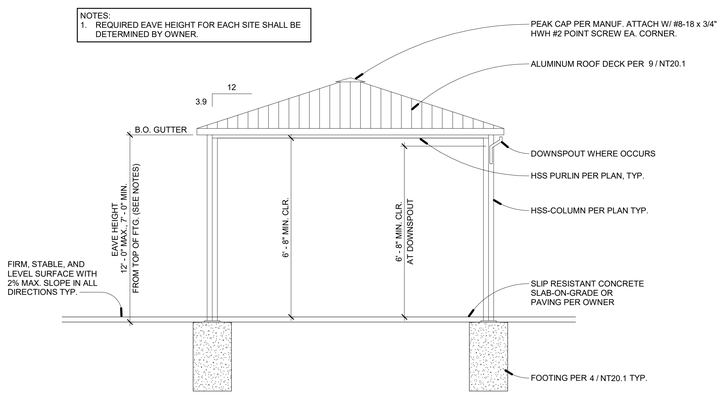
SHEET TITLE:
20' NAVAJO DESIGN NOTES



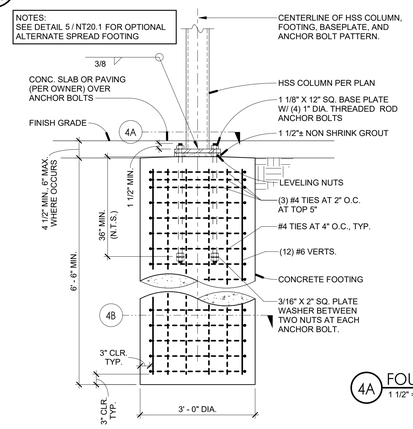
1 NT20.1 20' NAVAJO SHELTER FOUNDATION
1/4" = 1'-0"



2 NT20.1 20' NAVAJO SHELTER ROOF PLAN
1/4" = 1'-0"

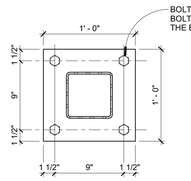


3 NT20.1 BUILDING SECTION
1/4" = 1'-0"

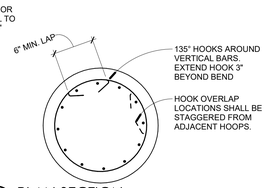


4 NT20.1 FOUNDATION SECTION
3/4" = 1'-0"

NOTES:
1. FOOTING DESIGN IS BASED ON THE PRESUMPTIVE SOIL VALUES OF CBC TABLE 1806A.2 FOR CLASS 5 MATERIAL. WHERE ADJACENT SHELTER FOOTINGS ARE CLOSER THAN 3x THE PIER DIAMETER, A GEOTECHNICAL REPORT IS REQUIRED TO CONFIRM THAT THESE VALUES ARE APPROPRIATE FOR EACH FOOTING IN THE GROUP.
2. THE MINIMUM CENTER-TO-CENTER DISTANCE OF ADJACENT SHELTER PIER FOOTING SHALL BE 3'-0".



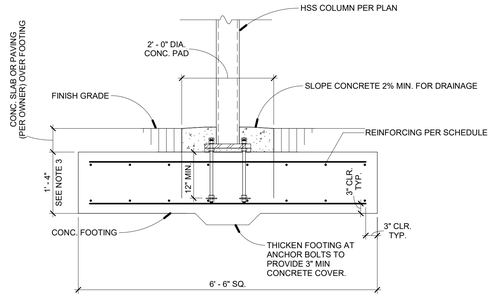
4A FOUNDATION SECTION
1 1/2" = 1'-0"



4B PLAN SECTION
3/4" = 1'-0"

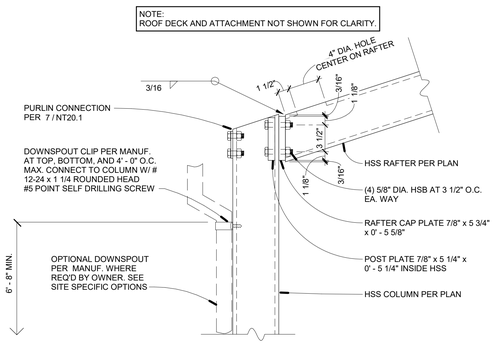
NOTES:
1. AT CONTRACTOR'S OPTION, WITH THE OWNER'S APPROVAL, THIS DETAIL MAY BE USED IN LIEU OF 4 / NT20.1
2. SEE 4 / NT20.1 FOR COLUMN CONNECTION TO BASE PLATE, BASE PLATE, ANCHOR BOLTS AND NON-SHRINK GROUT.
3. FOOTING THICKNESS SHOWN IS A MINIMUM. USE THICKER FOOTING WHERE REQUIRED TO MEET LOCAL FROST DEPTH REQUIREMENTS. REINFORCEMENT PER REINFORCING SCHEDULE

REINFORCING SCHEDULE	
FOOTING THICKNESS	TOP AND BOTTOM REINFORCEMENT
1' - 4"	(8) #5 EACH WAY
≤ 2' - 0"	(8) #6 EACH WAY
≤ 2' - 6"	(8) #7 EACH WAY

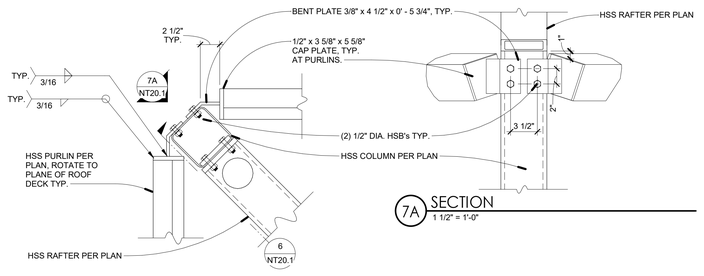


5 NT20.1 ALTERNATE FOUNDATION SECTION
3/4" = 1'-0"

NOTE:
ROOF DECK AND ATTACHMENT NOT SHOWN FOR CLARITY.

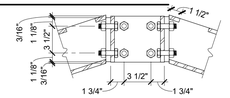


6 NT20.1 RAFTER TO COLUMN CONNECTION
1 1/2" = 1'-0"

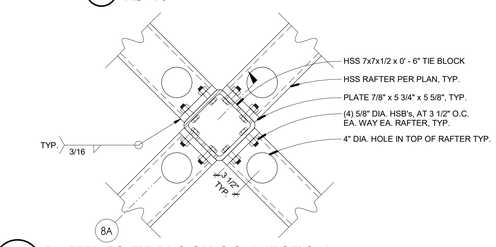


7A SECTION
1 1/2" = 1'-0"

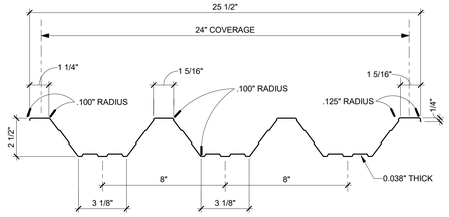
NOTE:
ROOF DECK AND ATTACHMENT NOT SHOWN FOR CLARITY.



8A SECTION
1 1/2" = 1'-0"



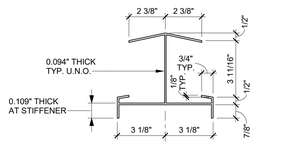
8 NT20.1 RAFTER TO TIE-BLOCK CONNECTION
1 1/2" = 1'-0"



MINIMUM SECTION PROPERTIES:

A	=	1.27 in^2
S_{top}	=	0.84 in^3
S_{bottom}	=	1.08 in^3
I	=	1.18 in^4

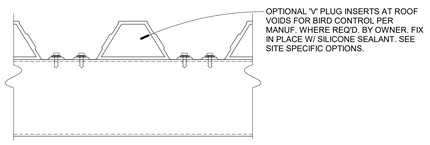
9 NT20.1 INTERLOCKING DECK PROFILE
3" = 1'-0"



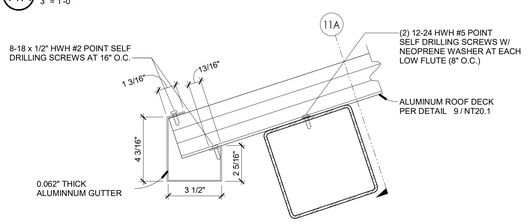
MINIMUM SECTION PROPERTIES:

A	=	1.85 in^2
S_{top}	=	2.17 in^3
S_{bottom}	=	2.78 in^3
I	=	6.78 in^4

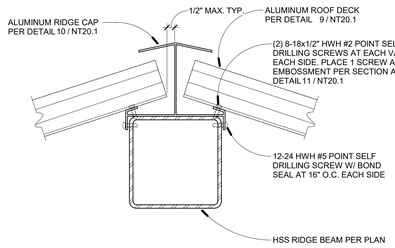
10 NT20.1 RIDGE CAP PROFILE
3" = 1'-0"



11A SECTION
3" = 1'-0"

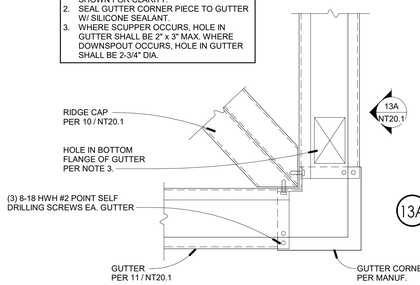


11 NT20.1 ROOF DECK TO EDGE BEAM CONNECTION
3" = 1'-0"

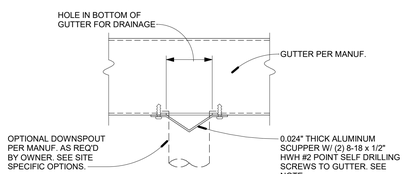


12 NT20.1 RIDGE CONNECTIONS
3" = 1'-0"

NOTE:
1. ROOF DECK AND STEEL FRAMING NOT SHOWN FOR CLARITY.
2. SEAL GUTTER CORNER PIECE TO GUTTER W/ SILICONE SEALANT.
3. WHERE SCUPPER OCCURS, HOLE IN GUTTER SHALL BE 2" x 3" MAX. WHERE DOWNSPOUT OCCURS, HOLE IN GUTTER SHALL BE 2-3/4" DIA.



NOTE:
SCUPPERS NOT USED WHERE DOWNSPOUT OPTION IS SELECTED



13A SECTION
3" = 1'-0"

13 NT20.1 GUTTER DRAIN HOLES
3" = 1'-0"

7/4/2023 8:59:59 AM

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DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☐ ACS ☑
DATE: 02/26/2026

REGISTERED PROFESSIONAL ENGINEER
JEREMY J. WILL
No. S5193
STRUCTURAL
STATE OF CALIFORNIA
Exp: 9/30/24 Date: 7/4/23

Will Engineering LLC
748 S. Meadows Pkwy Ste A-9
PMB #21
Reno, NV 89521
Phone: [775] 560-6554

REGISTERED PROFESSIONAL ENGINEER
JEREMY J. WILL
No. S5193
STRUCTURAL
STATE OF CALIFORNIA
Exp. 9/30/26 Date 11/21/25

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 02-120961 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☐
DATE: 07/12/2023

PROJECT:
AMERICANA SHELTERS
AMERICANA OUTDOORS
#2 Industrial Dr. - Salem, IL 62881
(800) 851-0865 www.americana.com

PRE-CHECK (PC) DOCUMENT
Code: 2022 CBC
A separate project application for construction is required.

SITE ADDRESS:
Riverview International Academy
2308 Ryerson Crossing Blvd
Lakeside, CA 92040

SHEET TITLE:
20' NAVAJO SHELTER PLANS, SECTIONS AND DETAILS

DRAWN	NVGI
CHECKED	JW
DATE	JULY 4, 2023
SCALE	AS NOTED
JOB NO.	22-016
SHEET	NT20.1

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NOTE:

ALL SHEETS ARE LABELED WITH "-N" TO DIFFERENTIATE BETWEEN PROJECT FIRST AND SECOND INCREMENTS.
ALL DETAILS REFERENCED WITHIN THE MODULAR BUILDING DRAWINGS PERTAIN TO SHEETS WITHIN THE MODULAR PLAN SET (UNO) AND WILL NOT INCLUDE THE "N" REFERENCE.

American Modular Systems

LAKESIDE USD RIVERVIEW INT. ACADEMY
(1) 48' x 40' BUILDING



APPLICABLE CODES

PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2023

- 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) - PART 1, TITLE 24, CCR)
- 2022 CALIFORNIA BUILDING CODE (CBC), VOLUME 1 & 2 - (PART 2, TITLE 24 CCR) BASED ON THE 2021 INTERNATIONAL BUILDING CODE WITH 2022 CALIFORNIA AMENDMENTS
- 2022 CALIFORNIA ELECTRICAL CODE (CEC) - (PART 3, TITLE 24, CCR) BASED ON THE 2020 NATIONAL ELECTRIC CODE WITH 2022 CALIFORNIA AMENDMENTS
- 2022 CALIFORNIA MECHANICAL CODE (CMC) - (PART 4, TITLE 24, CCR) BASED ON THE 2021 IAPMO UNIFORM MECHANICAL CODE WITH 2022 CALIFORNIA AMENDMENTS
- 2022 CALIFORNIA PLUMBING CODE (CPC) - (PART 5, TITLE 24, CCR) BASED ON THE 2021 IAPMO UNIFORM PLUMBING CODE WITH 2022 CALIFORNIA AMENDMENTS
- 2022 CALIFORNIA ENERGY CODE (CEC) - (PART 6, TITLE 24, CCR)
- 2022 CALIFORNIA FIRE CODE (CFC) - (PART 9, TITLE 24, CCR) BASED ON THE 2021 INTERNATIONAL FIRE CODE WITH 2022 CALIFORNIA AMENDMENTS
- 2022 CALIFORNIA GREEN BUILDING CODE (CGC) - (PART 11, TITLE 24, CCR)
- 2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)
-

PARTIAL LIST OF APPLICABLE STANDARDS

• NFPA 13	AUTOMATIC SPRINKLER SYSTEM	2022 EDITION
• NFPA 14	STANDPIPE AND HOSE SYSTEMS	2019 EDITION
• NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2021 EDITION
• NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEMS	2021 EDITION
• NFPA 20	STATIONARY PUMPS	2019 EDITION
• NFPA 24	PRIVATE FIRE MAINS	2019 EDITION
• NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE (CALIFORNIA AMENDED) (NOTE: SEE UL, STANDARD 1971 FOR "VISUAL DEVICES")	2022 EDITION
• NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2019 EDITION
• NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (CA AMMENDED)	2018 EDITION

GENERAL NOTES

1. SUBSTITUTION OF PRODUCTS OR PROCESSES WHICH CHANGE THE STRUCTURAL SAFETY, FIRE & LIFE-SAFETY, OR ACCESSIBILTY OF THIS BUILDING SHALL BE SUBMITTED TO THE DSA AS AN ADDENDUM OR CONSTRUCTION CHANGE DOCUMENT.
2. PC BUILDING APPROVED ONLY FOR OCCUPANCY "E" OR "B". (FOR "B" OCCUPANCY "OFFICE" USE, A MIN OF 12GA FLOOR JOISTS SHALL BE USED - REFER TO TABLE A IN SHEET S3.0).
3. PC BUILDING EXITING IS BASED ON THE USE OR OCCUPANCY AND WILL BE REVIEWED AS SITE SPECIFIC.
4. PC BUILDINGS LOCATED IN FIRE HAZARD SEVERITY ZONES PER WILDLAND URBAN INTERFACE FIRE AREAS (WUI) SHALL CONFORM TO CBC CHAPTER 7A.
5. AUTOMATIC SPRINKLER SYSTEMS MIGHT BE REQUIRED FOR SITE SPECIFIC PROJECTS. OPTIONAL AUTOMATIC FIRE SPRINKLER DESIGNS ARE INCLUDED IN THIS PC APPROVAL. (NOTE: SEE BUILDING DATA THIS SHEET FOR FIRE SPRINKLER SYSTEM WEIGHT INCLUDED IN BUILDING DESIGN)
6. FIRE SERVICE UNDERGROUND SHALL BE REVIEWED AS A SITE SPECIFIC APPLICATION. WATER SUPPLY SHALL BE DESIGNED TO MEET THE PC SPRINKLER DEMAND REQUIREMENTS.
7. PROVIDE A SITE SPECIFIC FIRE FLOW LETTER OF CERTIFICATION FROM AN APPROVED WATER PURVEYOR OR LOCAL FIRE AUTHORITY.
8. THIS PC PLAN SHALL NOT BE USED TO HOUSE "ROOMS OR AREAS WITH SPECIAL HAZARDS" SUCH AS LABORATORIES, VOCATIONAL SHOPS AND OTHER SUCH AREAS NOT CLASSIFIED AS GROUP H, LOCATED IN GROUP E OCCUPANCIES.
9. A SEPARATE NON-PC DSA APPLICATION NUMBER (SITE SPECIFIC JOB OR STOCKPILE) IS REQUIRED FOR DESIGN & ROOF-TOP INSTALLATION OF SOLAR PANEL SYSTEMS, ITS ANCHORAGE & SUPPORT STRUCTURE ABOVE THE ROOF FRAMING. THE PC ROOF FRAMING IS DESIGNED FOR SOLAR PANELS TO BE INSTALLED FLAT ON THE ROOF. (NOTE: SEE BUILDING DATA THIS SHEET FOR SOLAR PANEL SYSTEM WEIGHT & WIND LOAD INCLUDED IN BUILDING DESIGN FOR ROOF-TOP.) SUBMITTALS OF ROOF-TOP SOLAR SYSTEM SHALL NOT BE SUBMITTED AS AN OVER-THE-COUNTER SUBMITTAL.
10. IF THE STRUCTURE IS LOCATED IN AN AREA WITH LIQUEFIABLE SOIL OR SITE CLASS F, OVER-THE-COUNTER SUBMITTAL IS NOT ALLOWED AND SITE SPECIFIC PROJECT SUBMITTAL IS REQUIRED. IF THE SITE IS NOT IN A MAPPED LIQUEFACTION HAZARD ZONE, IT MAY BE PRESUMED THAT NO LIQUEFACTION HAZARD EXISTS ON THAT SITE UNLESS A SITE-SPECIFIC GEOTECHNICAL REPORT IDENTIFIES SUCH A HAZARD.
11. THIS PC BUILDING IS NOT DESIGNED FOR FLOOD HAZARD AREAS. WHEN A SITE-SPECIFIC PROJECT IS LOCATED IN A FLOOD ZONE OTHER THAN ZONE X, A LETTER STAMPED AND SIGNED FROM A GEOTHECHNICAL ENGINEER IS NEEDED TO VALIDATE THAT THE ALLOWABLE SOIL VALUES SPECIFIED IN THE PC DRAWINGS ARE STILL APPLICABLE, UNLESS THE BOTTOMS OF FOUNDATIONS ARE RAISED ABOVE THE DESIGN FLOOD ELEVATION, A VALIDATION LETTER FROM THE GEOTHECNICAL ENGINEER SHALL BE PROVIDED, EVEN IF THE PRESUMPTIVE LOAD-BEARING VALUES PER CBC SECTION 1806A.2 ARE USED. PROJECT SHALL BE EXEMPT FROM THE VALIDATION LETTER FOR PROJECTS LOCATED IN ZONE D (UNDEFINED) IF THE APPLICANT PROVIDES EVIDENCE FROM THE LOCAL JURISDICTION OR A QUALIFIED DESIGN PROFESSIONAL CONFIRMING THAT THE SITE IS NOT IN A FLOOD HAZARD ZONE. LOCATION OF ELECTRICAL ELEMENTS SHALL CONFORM TO THE AMERICAN SOCIETY OF CIVIL ENGINEERS.
12. THE PLACEMENT OF THE PC BUILDING(S) ON OR ADJACENT TO SLOPES SHALL COMPLY WITH THE 'FOUNDATION CLEARANCES FROM SLOPES' SPECIFICATIONS FOUND ON SHEET N2.0 OF THESE DRAWINGS.
13. PC BUILDING SHALL NOT BE PLACED OR BE RELOCATED IN AREAS HAVING A NOISE CONTOUR GREATER THAN OR EQUAL TO 65 CNEL, OR IN AREAS EXPOSED TO A NOISE LEVEL OF 65 dB L_{eq}-1-hr DURING ANY HOUR OF OPERATION WHEN NOISE CONTOURS ARE NOT READILY AVAILABLE, AS SPECIFIED IN CALGREEN CODE, SECTION 5.507.4.1 & 5.507.4.1.1.
14. THIS PC BUILDING IS NOT DESIGNED FOR SNOW LOADS.
15. THIS PC BUILDING IS NOT DESIGNED FOR ICE LOADS.
16. BUILDING SHALL BE MANUFACTURED IN COMPLIANCE WITH CFC CHAPTER 33 FOR FIRE SAFETY DURING CONSTRUCTION.
17. SUBMITTAL AND APPROVAL OF A GEOHAZARD REPORT BY THE CALIFORNIA GEOLOGICAL SURVEY (CGS) IS NOT REQUIRED FOR SINGLE-STORY MODULAR BUILDINGS PROVIDED THAT THEY DO NOT EXCEED 4,000 SQUARE FEET IN PLAN AREA AND ARE NOT LOCATED WITHIN STATE OR LOCAL GEOLOGICAL HAZARD ZONES IN ACCORDANCE WITH IR A-4, SECTION 3.2.1.
18. ACCEPTANCE TESTS BE COMPLETED ON NEWLY INSTALLED OR REPLACEMENT OF LIGHTING CONTROLS, MECHANICAL SYSTEMS, FENESTRATION, AND PROCESS EQUIPMENT BEFORE PROJECT COMPLETION PER THE CALIFORNIA ENERGY CODE SECTION 10-103. ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED ACCEPTANCE TEST TECHNICIAN (ATT). THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES CORRECTED UNTIL THE INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA. COMPLETED NRCA FORMS SHALL BE SUBMITTED TO THE PROJECT INSPECTOR AND THE DISTRICT.
19. THIS PC WILL NOT BE PLACED ON ANY CAMPUS IN AND OF THE FOLLOWING LOCATIONS:
    - 19.1. WITHIN THE 65 CNEL NOISE CONTOUR OF AN AIRPORT.
    - 19.2. WITHIN THE 65 CNEL OR LDN NOISE CONTOUR OF A FREEWAY, EXPRESSWAY, RAILROAD OR INDUSTRIAL SOURCE GUIDEWAY.
    - 19.3. WHERE EXPOSED TO NOISE LEVELS OF 65 DB-LEQ-1-HOUR DURING ANY HOUR OF OPERATION.

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BUILDING DATA

OCCUPANCY	E ~~OR 'B (CLASSROOM USE FOR COLLEGE)~~
TYPE OF CONSTRUCTION	V-B (CATEGORY I & II)
WIND LOAD ASCE 7-16 SECTION28.5.3 SIMPLIFIED PROCEDURE	V = 99 MPH BASIC WIND SPEED EXPOSURE = C INTERNAL PRESSURE COEFF., $GC_{P,I}$ = ±0.18 ROOF ANGLE = 1.2 DEGREES RISK CATEGORY II K_{ZT} = 1.00
ICE LOAD	NOT CONSIDERED (SEE GENERAL NOTE #15 THIS SHEET)
SNOW LOAD	NOT CONSIDERED (SEE GENERAL NOTE #14 THIS SHEET)
ROOF LIVE LOAD (MAX PSF)	20 (REDUCIBLE)
FLOOR LIVE LOAD (PSF)	☐ 50 ☒ 50+15 ☐ 100 ☐ 150 (NON-STORAGE)
DESIGN DEAD LOADS (MAX PSF)	21.0 RF - 12.0 WD FLR - ~~48.0 CONC. FLR~~ - 18.0 EXT WALLS
FIRE SPRINKLER SYSTEM DESIGN WT.	1.5 PSF INCLUDED IN ROOF DESIGN DEAD LOADS ABOVE (SEE GENERAL NOTES #5 - #7 THIS SHEET)
ROOF SOLAR PANEL SYSTEM DESIGN WT.	3.0 PSF INCLUDED IN ROOF DESIGN DEAD LOADS ABOVE (SEE GENERAL NOTE #9 THIS SHEET)
ALLOWABLE SOIL PRESSURE (PSF)	1500 (1/3 INCREASE IN SOIL BEARING CAPACITY NOT PERMITTED FOR WIND & SEISMIC LOAD COMBINATIONS UNLESS USING ALTERNATE BASIC LOAD COMBINATIONS PER CBC 1605A.3.2)
FLOOD HAZARD AREA	NO (SEE GENERAL NOTE #11 THIS SHEET)
RAIN INTENSITY (IN/HR)	3" MAX.
BUILDING AREA (SQ. FT.)	1920 SQ.FT.
CLIMATE ZONE GROUP	☐ A (1,16) ☐ B (2-5) ☒ C (6-13) ☐ D (14,15) (REFER TO EN.1 FOR REQUIREMENTS)
MODULES	LIGHT MODULAR STEEL MOMENT-FRAMES PER CBC SECION 2212A
SYSTEM	12'x40' MODULES (2 MODULES MINIMUM)
FOUNDATION TYPE	CONCRETE

SITE-SPECIFIC OPTIONS

FLOOR DECK	☒ 1⅛" PLYWOOD SHTG.	☐ BH-36 DECK 1½"x18 GA.	☐ 3WxH DECK 3"x18 GA.	
WALL STUDS	☒ WOOD	☐ LIGHT-GAUGE STEEL		
EXTERIOR WALL FINISH	☐ STUCCO	☐ SYNTHETIC STUCCO	☒ VERTICAL CEMENTITIOUS SIDING	
HVAC (SEE M1.7A FOR HVAC TYPES)	☐ INTERIOR FLOOR MOUNTED	☐ EXTERIOR WALL MOUNTED	☐ SPLIT SYSTEM	☒ ROOF MOUNTED
ROOFING	☐ 3" x 20 GA. STANDING SEAM	☐ 3" x 22 GA. STANDING SEAM (INSTALLED OVER SHEATHING)	☐ BUILT-UP ROOFING	☒ SINGLE PLY ROOFING
ROOF PITCH	☒ SINGLE PITCH	☐ DUAL PITCH		
ROOF DIAPHRAGM	☐ STEEL STRAP CROSS BRACING - SEE SHEET S4.0	☒ ½" SHEATHING - SEE SHEET S4.1		
FRONT OVERHANG	☐ NO	☒ YES - LENGTH: 5'-0"	ENCLOSED - 7'-0" MAX	
REAR OVERHANG	☐ NO	☒ YES - LENGTH: 2'-0"	ENCLOSED - 7'-0" MAX	
SOLATUBE ON ROOF	☒ NO	☐ YES		
FIRE SPRINKLERS	☒ NO	☐ YES (SEE GENERAL NOTES #5 - #7 THIS SHEET)		
SOLAR PANELS	☒ NO	☐ YES (SEE GENERAL NOTE #9 THIS SHEET)		
OPTIONAL SIDE WALL CANOPY	☒ NO	☐ YES (SEE SHEET S5.4A)		
LIQUEFIABLE SOILS	☒ NO	☐ YES (SEE GENERAL NOTE #10 THIS SHEET)		
MAPPED GEOHAZARD ZONE	☒ NO	☐ YES (AS DEFINED BY PC-6 SECTION 1.8)		
GEOHAZARD REPORT	☒ NO	☐ YES		
IF YES	GEOTECHNICAL FIRM:			
	REPORT #:		REPORT DATE:	
GEOTECHNICAL REPORT	☒ NO	☐ YES	* REQUIRED IF BUILDING AREA > 4,000 SF	
IF YES	GEOTECHNICAL FIRM:			
	REPORT #:		REPORT DATE:	
	DEEPER FOOTINGS REQUIRED?	☐ NO	☐ YES - REQUIRED DEPTH:	
	WIDER FOOTINGS REQUIRED?	☐ NO	☐ YES - REQUIRED WIDTH:	
BELOW GRADE CONCRETE MIX DESIGN	☒ DEFAULT CONCRETE MIX DESIGN FOR BELOW GRADE CONCRETE PER SHEET N1.0A.			
	☐ OPTIONAL SITE-SPECIFIC CONCRETE MIX DESIGN FOR BELOW GRADE CONCRETE PER SHEET N1.0A.			

☐ THIS SHEET CONTAINS DESIGN OPTION BOXES AVAILABLE FOR SELECTION BASED ON SITE SPECIFIC REQUIREMENTS.

SEE SHEET TS2 FOR SHEET INDEX

SITE SPECIFIC WIND VALUES

SITE SPECIFIC BASIC WIND SPEED = 96 MPH WIND EXPOSURE = C

SITE SPECIFIC SEISMIC VALUES

SITE SPECIFIC S_S = 0.765 SITE SPECIFIC S_1 = 0.282 SITE CLASS = DEFAULT

(NOTE: SITE SHALL BE SITE CLASS "D" IF NO SOILS REPORT)

PC BUILDING SEISMIC DESIGN CRITERIA

I_e = 1.0 T = 0.240$_s$ R = 3.5 (OMF) RISK CATEGORY II
Ω_o = 3.0 C_d = 3.0 ρ = 1.0 SEISMIC DESIGN CATEGORY: D (S_1 < 0.75) E (S_1 ≥ 0.75)

MAXIMUM STORY DRIFT RATIO = 2.0% (I.E. MAX DRIFT = 0.020 x THE HEIGHT UNDER CONSIDERATION.)
LATERAL FORCE RESISTING SYSTEM: LIGHT MODULAR STEEL MOMENT FRAMES PER 2212A
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

NOTE:
COMPONENTS AND CLADDING DESIGNED FOR:
S_{DS} = 1.62

☒ **NO SOILS REPORT - ASSUMED SITE CLASS "D" DEFAULT**

S_s = 2.026 MAX (SITE) 1.418 (DESIGN)* F_a = 1.2 S_{DS} = 1.62 MAX (SITE) 1.13 (DESIGN)*
S_1 = 1.001 MAX (SITE & DESIGN) F_v = 1.7 S_{D1} = 1.13 MAX (SITE & DESIGN) C_s = 0.324 W (DESIGN)*

☐ **WITH SOILS REPORT - SITE CLASS "A", "B" OR "D"**

NOTE: GROUND MOTION HAZARD ANALYSIS IS NOT REQUIRED WHERE THE VALUE OF THE PARAMETERS S IS INCREASED BY 50% FOR ALL APPLICATIONS OF SM1 (ASCE 7-16 w/SUPPLEMENT #3, SECTION 11.4.8, EXCEPTION 1)
DESIGN BASED ON SITE CLASS DETERMINED PER CHAPTER 20 OF ASCE 7-16

S_s = 2.432 MAX (SITE) 1.702 (DESIGN)* F_a = 1.0 S_{DS} = 1.62 MAX (SITE) 1.13 (DESIGN)*
S_1 = 1.001 MAX (SITE & DESIGN) F_v = 1.7 S_{D1} = 1.13 MAX (SITE & DESIGN) C_s = 0.324 W (DESIGN)*

☐ **WITH SOILS REPORT - SITE CLASS "C"**

DESIGN BASED ON SITE CLASS DETERMINED PER CHAPTER 20 OF ASCE 7-16

S_s = 2.026 MAX (SITE) 1.418 (DESIGN)* F_a = 1.2 S_{DS} = 1.62 MAX (SITE) 1.13 (DESIGN)*
S_1 = 1.216 MAX (SITE & DESIGN) F_v = 1.4 S_{D1} = 1.13 MAX (SITE & DESIGN) C_s = 0.324 W (DESIGN)*

☐ **WITH SOILS REPORT - SITE CLASS "E"**

NOTE: GROUND MOTION HAZARD ANALYSIS IS NOT REQUIRED WHERE THE EQUIVALENT LATERAL FORCE PROCEDURE IS USED FOR DESIGN AND THE VALUE OF C_S IS DETERMINED BY EQ (12.8-2) FOR ALL VALUES OF *T* (ASCE 7-16 w/SUPPLEMENT #3, SECTION 11.4.8, EXCEPTION 2) SEE GENERAL NOTE #10. DESIGN BASED ON SITE CLASS DETERMINED PER CHAPTER 20 OF ASCE 7-16

S_s = 1.418 MAX (SITE) 1.418 (DESIGN) F_a = 1.2 S_{DS} = 1.13 MAX (SITE) 1.13 (DESIGN)
S_1 = 0.851 MAX (SITE & DESIGN) F_v = 2.0 S_{D1} = 1.13 MAX (SITE & DESIGN) C_s = 0.324 W (DESIGN)

☐ **WITH SOILS REPORT - SITE CLASS "F"**

PER ASCE 7-16 SECTION 11.4.8, A SITE REPONSE ANALYSIS IN ACCORDANCE WITH SECTION 21.1 IS REQUIRED UNLESS EXEMPTED BY SECTION 20.3.1. SEE GENERAL NOTE #10.

SITE SPECIFIC S_{DS} = _____ $S_{DS} = S_{D1}$ = 1.13 MAX C_s = 0.324 W (DESIGN)

SITE SPECIFIC S_{D1} = _____

*PER ASCE 7-16, SECTION 12.8.1.3:
THE VALUE OF C_S AND E_v ARE PERMITTED TO BE CALCULATED USING A VALUE OF S_{DS} EQUAL TO 1.0, BUT NOT LESS THAN 70% OF S_{DS} AS DEFINED IN SECTION 11.4.5, PROVIDED THAT ALL OF THE FOLLOWING CRITERIA ARE MET:

1. STRUCTURE DOES NOT HAVE IRREGULARITIES;
2. STRUCTURE DOES NOT EXCEED FIVE (5) STORIES ABOVE THE LOWER OF THE BASE OR GRADE PLANE;
3. STRUCTURE HAS A FUNDAMENTAL PERIOD, T, THAT DOES NOT EXCEED 0.5 SECONDS;
4. STRUCTURE MEETS REQUIREMENTS FOR REDUNDANCY FACTOR, ρ, TO BE TAKEN AS 1.0;
5. SITE SOIL PROPERTIES ARE NOT CLASSIFIED AS SITE CLASS 'E' OR 'F';
6. STRUCTURE IS CLASSIFIED AS RISK CATEGORY II.
7. WHEN SITE SPECIFIC GROUND MOTION PROCEDURE IS REQUIRED PER 11.4.8, SITE-SPECIFIC PROJECTS ARE NOT ALLOWED FOR OTC SUBMITTAL.

PV SYSTEM REQUIREMENT TABLE

REQUIRED PV SYSTEM SIZE (kW)

CLIMATE ZONE	BUILDING SIZE: ☐ 24'x40'	☐ 36'x40'	☒ 48'x40'	☐ 60'x40'	☐ 72'x40'	☐ 84'x40'	☐ 96'x40'	☐ 108'x40'	☐ 120'x40'
	APPROXIMATE CONDITIONED FLOOR AREA: 960	1440	1920	2400	2880	3360	3840	4320	4800
☐ 1 & 16	NONE	NONE	NONE	NONE	NONE	3.9	0.2	NONE	NONE
☐ 2 - 5	NONE	NONE	NONE	NONE	NONE	1.0	NONE	NONE	NONE
☒ 6 - 13	NONE	NONE	NONE	NONE	3.2	NONE	NONE	NONE	NONE
☐ 14	NONE	NONE	1.5	3.4	3.6	2.1	3.6	1.5	4.6
☐ 15	NONE	NONE	2.2	5.2	5.4	3.2	5.4	2.2	7.0

NOTE: FOR SITE-SPECIFIC PROJECT, INDICATE BUILDING SIZE AND PV SYSTEM SIZE. IF PV REQUIRED, SEE NOTE #9 UNDER GENERAL NOTES

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

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PRE-CHECKED SET NAME
24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME
LAKESIDE UNION S.D.
RIVERVIEW INT. ACADEMY
(1) 48 X 40 BUILDING

MANUFACTURER PROFESSIONAL OF RECORD

LICENSED ARCHITECT
KEVIN PATRICK CONLEY
No. C12631
Ren. 3-31-27
STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

REVISIONS
1
2
3
4

DRAWN BY:	GD
SCALE:	AS NOTED
DATE:	1/19/2026
PROJECT NO:	1995-26

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
TS-N

63-XXXXXX A4-default-0-0-0

American Modular Systems

LAKESIDE USD RIVERVIEW INT. ACADEMY
(1) 48' x 40' BUILDING



SHEET INDEX

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STRUCTURAL

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		☐ S1.3	CONCRETE FOUNDATION PLAN (150 PSF MAX FLOOR LIVE LOAD)
		☒ S1.4	CONCRETE FOUNDATION DETAILS
		☒ S1.5	CONCRETE FOUNDATION DETAILS
		☐ S1.6A	STANDARD ANCHORAGE FOUNDATION DETAILS
		☒ S1.6B	UPGRADED ANCHORAGE FOUNDATION DETAILS
		☒ S1.7	CONCRETE FOUNDATION OPTIONAL UTILITY OPENINGS IN FOOTINGS
FLOOR FRAMING PLAN & DETAILS	PLYWOOD	☒ S3.0	FLOOR FRAMING PLAN & DETAILS FOR PLYWOOD FLOOR
	CONCRETE w/ METAL DECK	☐ S3.1	FLOOR FRAMING PLAN & DETAILS FOR CONCRETE FLOOR w/BH-DECK OPTION (100 PSF MAX FLOOR L.L.)
		☐ S3.3	FLOOR FRAMING PLAN & DETAILS FOR CONCRETE FLOOR w/3WxH-DECK OPTION (150 PSF MAX FLOOR L.L.)
ROOF FRAMING PLANS & DETAILS		☐ S4.0	ROOF FRAMING PLAN & DETAILS - CROSS BRACING OPTION
		☒ S4.1	ROOF FRAMING PLAN & DETAILS - ROOF SHEATHING OPTION
		☐ S4.2	ROOF FRAMING DETAILS - CROSS BRACING OPTION
		☒ S4.3	ROOF FRAMING DETAILS - ROOF SHEATHING OPTION
		☐ S4.4	OPTIONAL PARAPET FRAMING ELEVATIONS & DETAILS
BUILDING FRAMING ELEVATIONS & DETAILS		☒ S5.0	MOMENT FRAME ELEVATIONS & DETAILS
		☒ S5.1	MOMENT FRAME CONNECTION DETAILS
		☐ S5.4A	OPTIONAL SIDE WALL CANOPY PLAN & DETAILS
WALL FRAMING	WOOD STUDS	☒ S8.0	WALL FRAMING ELEVATIONS & SCHEDULES - WOOD STUDS
		☒ S8.1	WALL FRAMING DETAILS - WOOD STUDS
	METAL STUDS	☐ S9.0	WALL FRAMING ELEVATIONS & SCHEDULES - METAL STUD OPTION
		☐ S9.1	WALL FRAMING DETAILS - METAL STUD OPTION
		☐ S9.2	TYPICAL METAL STUD FRAMING DETAILS & PROPERTIES

MECHANICAL

OPTIONS	SHEET NUMBER	SHEET TITLE
FLOOR PLANS	☒ M1.0	TYPICAL REFLECTED CEILING PLAN
	☒ M1.0-N	REFLECTED CEILING PLAN (SITE SPECIFIC)
	☒ M1.1A	TYPICAL MECHANICAL PLAN OPTIONS
	☒ M1.1A-N	MECHANICAL PLAN (SITE SPECIFIC)
	☐ M1.1B	TYPICAL MECHANICAL PLAN OPTIONS
	☐ M1.1C	TYPICAL MECHANICAL PLAN OPTIONS
	☐ M1.3	RESTROOM REFLECTED CEILING PLANS & OPTIONS
DETAILS	☒ M1.4	MECHANICAL & CEILING DETAILS
	☐ M1.4A	MECHANICAL & CEILING DETAILS
	☒ M1.5	MECHANICAL & CEILING DETAILS
	☒ M1.5A	MECHANICAL & CEILING DETAILS
	☒ M1.6	MECHANICAL ROOF DETAILS
	☐ M1.6A	MECHANICAL ROOF DETAILS
MISCELLANEOUS	☒ M1.7	CEILING NOTES & SPECIFICATIONS
	☒ M1.7A	MECHANICAL NOTES & SCHEDULES

ELECTRICAL

OPTIONS	SHEET NUMBER	SHEET TITLE
FLOOR PLANS & DETAILS	☒ E1.0	TYPICAL ELECTRICAL PLAN
	☒ E1.0-N	ELECTRICAL PLAN (SITE SPECIFIC)
	☐ E1.1	RESTROOM OPTIONS ELECTRICAL PLANS
	☒ E1.2	ELECTRICAL NOTES & DETAILS
	☒ E1.2-N	ELECTRICAL NOTES & DETAILS (SITE SPECIFIC)

PLUMBING

OPTIONS	SHEET NUMBER	SHEET TITLE
FLOOR PLAN & DETAILS	☒ P1.0	RESTROOM OPTIONS, PLUMBING PLAN, & FIXTURE SCHEDULE
	☒ P1.0-N	RESTROOM OPTIONS, PLUMBING PLAN, & FIXTURE SCHEDULE (SITE SPECIFIC)
	☒ P2.0	PLUMBING DETAILS & ACCESSIBLE DETAILS
	☒ P3.0	PLUMBING ISOMETRIC DRAWINGS

FIRE SPRINKLERS

OPTIONS	SHEET NUMBER	SHEET TITLE
FLOOR PLAN & DETAILS	☐ FS-1	OPTIONAL FIRE SPRINKLER TYP. NOTES & DETAILS
	☐ FS-2	OPTIONAL FIRE SPRINKLER TYPICAL PLANS

SHEET COUNT
66

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PRE-CHECKED SET NAME
24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME
LAKESIDE UNION S.D.
RIVERVIEW INT. ACADEMY
(1) 48 X 40 BUILDING

MANUFACTURER PROFESSIONAL OF RECORD

LICENSED ARCHITECT
PATRICK D. WALSH
No. C12631
Ren. 3-31-27
STATE OF CALIFORNIA

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SCALE:	AS NOTED
DATE:	1/23/2026
PROJECT NO:	1995-26

SHEET TITLE:
SHEET INDEX

SHEET NUMBER:
TS-2-N

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DOOR SCHEDULE

DOOR NO.	DOOR TYPE	DOOR SIZE	QUANTITY	MATERIAL	FINISH	HARDWARE SET NO.	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	REMARKS
1	D1	3'-0" x 7'-0"	2	HM	PT	B	F1	STL	PT	HARDWARE LOCKABLE FROM THE INSIDE, SEE DOOR NOTE #3
2	D2	3'-0" x 7'-0"	1	SC	CLR	E	F1	STL	PT	
3	D2	3'-0" x 7'-0"	2	SC	CLR	D	F1	STL	PT	
4	D2	3'-0" x 7'-0"	1	SC	CLR	F	F1	STL	PT	

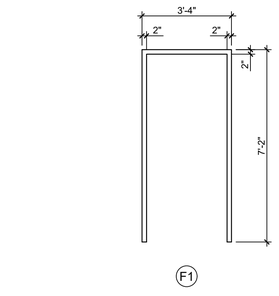
DOOR ABBREVIATIONS

HM - HOLLOW METAL
AL - ALUMINUM
STL - STEEL
SST - STAINLESS STEEL
STL - STEEL FRAME, 16ga. FULLY WELDED
WWF - WINDOW WALL FRAME
SC - SOLID CORE WOOD
HC - HOLLOW CORE WOOD
PT - PAINTED
CA - CLEAR ANODIZED
BR - BRONZE ANODIZED
CLR - CLEAR FINISH

DOOR NOTES

1. DOORS SHALL COMPLY WITH C.B.C. SECTION 1010.
2. CLASSROOMS > 1000 S.F WILL REQUIRE PANIC HARDWARE THAT COMPLIES WITH C.B.C. SECTION 1010.2.9.
3. PER C.B.C. 1010.2.8.2: PROVIDE LOCKS THAT ALLOW DOORS TO CLASSROOMS AND ANY ROOM WITH AN OCCUPANCY OF FIVE OR MORE PERSONS TO BE LOCKED FROM THE INSIDE. LOCKS SHALL COMPLY WITH C.B.C. SECTION 1010.2.4.

DOOR TYPES



DOOR FRAME TYPES

A	~~EXTERIOR DOOR LOCKSET w/LEVER RHODES SCHLAGE ND95PD - CLASSROOM LOCK~~
B	EXTERIOR DOOR PANIC BAR w/PULL ON EXTERIOR - VON DUPRIN AX-22PANL-CD
C	~~INTERIOR PASSAGE COPPER CREEK 6220-PASSAGE w/ LEVER~~
D	INTERIOR RESTROOM - ND40PD RHO 626
E	INTERIOR ENTRY/OFFICE - SCHLAGE ND50PD
F	INTERIOR STOREROOM - ND80PD 626 RHODES LOCKSET C-KEYWAY
G	~~INTERIOR CLASSROOM COPPER CREEK 6260-CLASSROOM w/ LEVER~~
H	~~EXTERIOR DOOR LOCKSET w/LEVER RHODES SCHLAGE ND70PD - MULTI-ACCOMODATION RESTROOM LOCK~~
I	~~EXTERIOR DOOR LOCKSET w/LEVER & PUSH BUTTON RHODES SCHLAGE ND85PD - SINGLE USER RESTROOM LOCK~~
J	~~EXTERIOR DOOR LOCKSET w/LEVER RHODES SCHLAGE ND80PD - STOREROOM LOCK~~

EXTERIOR DOOR HARDWARE

1. HINGES: HAGER 4-1/2x4-1/2 BUTTS, BB1279 US26D, 1-1/2 PAIR PER DOOR, WITH SET SCREW IN BARREL AND BALL BEARING DESIGN.
2. CLOSER: NORTON 8500DA OR 8500BF SERIES, LCN 1460 DEL SERIES OR EQUAL. (5 LBS. MAX. PRESSURE) ALL SCHLAGE HARDWARE IS PROVIDED WITH A CLOSER
3. WEATHERSTRIPPING: ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED WITH PEMKO 299D, ULTRA WS007 OR EQUAL, AT DOOR JAMBS AND HEAD.
4. THRESHOLD: THRESHOLD SHALL BE PEMKO 271 AV 5" ALUMINUM WITH PEMKO 216 AV ULTRA TH042 DOOR BOTTOM.
5. LOCKDOWN: INTERIOR TEACHERS' MANUAL LOCK FOR CAMPUS LOCK DOWN CRITERIA - REQUIRED FOR STATE-FUNDED SCHOOLS, PER EDUCATION CODE SECTION 17075.50 (AND ALSO CBC 1010.2.8.2): PROVIDE LOCKS THAT ALLOW DOORS TO CLASSROOMS AND ANY ROOM WITH AN OCCUPANCY OF FIVE OR MORE PERSONS TO BE LOCKED FROM THE INSIDE. LOCKS SHALL COMPLY WITH C.B.C. SECTION 1010.2.4.

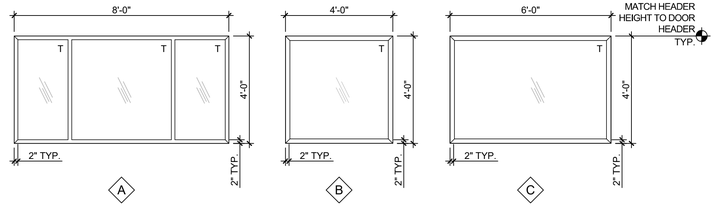
DOOR HARDWARE SCHEDULE

WINDOW SCHEDULE

WINDOW TYPE	QTY.	FUNCTION	'W' WIDTH	'H' HEIGHT	FINISH	GLASS TYPE	U FACTOR	SHGC	VT MIN	MIN STC RATING	REMARKS
A	3	FIXED	8'-0"	4'-0"	CLEAR ANODIZED	SOLAR GREY[6]	0.42	0.25	0.44	27	INOPERABLE
B	1	FIXED	4'-0"	4'-0"	HOLLOW METAL	CLEAR	0.42	0.25	0.44	27	INOPERABLE
C	1	FIXED	6'-0"	4'-0"	HOLLOW METAL	CLEAR	0.42	0.25	0.44	27	INOPERABLE

1. EXTERIOR LITE - 3/16" MINIMUM TEMPERED GLASS, OR LAMINATED AS 1 GLASS OF SOLAR GRAY GLARE REDUCING TYPE WITH A LIGHT TRANSMISSION FACTOR OF 45% MAXIMUM. GLASS SHALL BE DUAL-PANE.
2. WINDOWS THAT MEETS ALL OF THE FOLLOWING CONDITIONS SPECIFIED IN SECTION 2406.4.3, SHALL BE CONSIDERED A HAZARDOUS LOCATION:
   A. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.
   B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE FINISH FLOOR.
   C. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36" ABOVE FINISH FLOOR.
   D. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
3. WINDOWS THAT ARE CONSIDERED A HAZARDOUS LOCATION SHALL CONTAIN FULLY TEMPERED SAFETY GLAZING & MEET THE FOLLOWING REQUIREMENTS:
   A. PASS THE IMPACT TEST REQUIREMENTS IN ACCORDANCE WITH "CPSC 16 CFR PART 1201" PER SECTION 2406.2, WITH A TEST CRITERIA OF CATEGORY II, UNLESS OTHERWISE INDICATED IN C.B.C. TABLE 2406.2(1).
   B. IDENTIFICATION OF SAFETY GLAZING PER C.B.C. 2406.3
4. ALL WINDOWS SHALL HAVE METAL FRAMES AND BE MANUFACTURED BY OTHERS.
5. NOT USED
6. THE MINIMUM STANDARD GLASS TYPE FOR ALL WINDOWS SHALL SOLAR GREY GLAZING. UPGRADED GLAZING (LOW E, LOW E2, ETC.) MAY BE USED PER SITE SPECIFIC REQUIREMENTS. WINDOWS TO BE DUAL-PANE PER CA ENERGY CODE.
7. ALL NFRC RATED FENESTRATION AS NOTED ON THE WINDOW SCHEDULE REQUIRE TEMPORARY NFRC LABELS. TEMPORARY NFRC LABELS SHALL STAY ON FENESTRATION PRODUCTS UNTIL INSPECTOR HAS VERIFIED THAT THE INSTALLED U-FACTOR, SHGC, AND VT MATCH THE WINDOW SCHEDULE.

WINDOW TYPES



NOTES:
1. WINDOWS ARE INOPERABLE.
2. IDENTIFICATION OF GLASS & SAFETY GLAZING PER CBC CHAPTER 24
3. T=TEMPERED

WINDOW GLAZING AREA TABLE

WINDOW GLAZING AREA TABLE	
BUILDING SIZE (FT)	MAX ALLOWED WINDOW AREA (SQ FT)*
~~24'x40'~~	~~160~~
~~36'x40'~~	~~240~~
48'x40'	320
~~60'x40'~~	~~400~~
~~72'x40'~~	~~480~~
~~84'x40'~~	~~560~~
~~96'x40'~~	~~640~~
~~108'x40'~~	~~720~~
~~120'x40'~~	~~800~~

* WINDOW PLACEMENT & SIZE MAY VARY AS TITLE 24 MODEL REFLECTS THE LARGEST WINDOW OPTION. THE TOTAL WINDOW AREA OF ANY BUILDING MAY NOT EXCEED THE MAXIMUM ALLOWED WINDOW AREA (SQ. FT.) LISTED IN THE TABLE ABOVE. IF A BUILDING EXCEEDS THE MAXIMUM AREA, A PROJECT SPECIFIC TITLE 24 REPORT SHALL BE PROVIDED

* WINDOW PLACEMENT & SIZE MAY VARY AS TITLE 24 MODEL REFLECTS THE LARGEST WINDOW OPTION. THE TOTAL WINDOW AREA OF ANY BUILDING MAY NOT EXCEED THE MAXIMUM ALLOWED WINDOW AREA (SQ. FT.) LISTED IN THE TABLE ABOVE. IF A BUILDING EXCEEDS THE MAXIMUM AREA, A PROJECT SPECIFIC TITLE 24 REPORT SHALL BE PROVIDED

DOOR HARDWARE NOTES

1. 11B-404.2.3 CLEAR WIDTH
   DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (914 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM).

   EXCEPTIONS:
   1. IN ALTERATIONS, A PROJECTION OF 5/8 INCH (15.9 MM) MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP.
   2. DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1981 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
2. HANDLES, PULLS, LATCHES, LOCKS AND OTHERS OPERABLE PARTS ON DOORS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 lbs. MAX. (11B-404.2.7, 11B-309.4)
3. DOORS SHALL BE OPERABLE FROM INSIDE WITH A SINGLE MOTION W/O THE USE OF ANY TOOLS, EFFORT, OR SPECIAL KNOWLEDGE.
4. EMERGENCY EXIT AND PANIC HARDWARE
   EMERGENCY EXIT AND PANIC HARDWARE SHALL COMPLY WITH SFM STANDARD 12-10-3, SECTION 12-10-302
   A) THE CROSS-BAR SHALL EXTEND ACROSS NOT LESS THAN ONE-HALF THE WIDTH OF THE DOOR/GATE
   D) THE ENDS OF THE CROSS-BAR SHALL BE CURVED, GUARDED OR OTHERWISE DESIGNED TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS.

*ADDITIONAL DOORS MAY BE REQUIRED BASED ON BUILDING LAYOUT.

FINISHES

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS FRONT	WALLS REAR	WALLS RIGHT	WALLS LEFT	CEILING	CEILING HEIGHT	REMARKS
101	SUPPLY	B	D	F	F	F	F	K	9'-0"	
102	OFFICE	B	D	F	F	F	F	K	9'-0"	
103	CLASSROOM	B	D	F	F	F	F	K	9'-0"	
104	BOYS R.R.	B	E	J	J	J	J	H	8'-6"	
105	GIRLS R.R.	B	E	J	J	J	J	H	8'-6"	

FINISH INDICATOR OPTIONS

~~A - CARPET, PER STATE OF CALIF SPEC COMPLYING WITH GROUP 1, TYPE A OR TYPE B, CLASS 2, DENSITY 4600.~~
B - SHEET VINYL FLOORING; 0.6 MIN, C.D.F. PER ASTM D 2047 - (PER CBC 804)
C - ~~LVT, ARMSTRONG, STANDARD, OR EXCELON.~~
D - TOP SET BASE; 4" - (PER CBC 804)
E - SELF-COVED BASE; 6"
F - WALL FINISH; 1/2" VINYL TACKBOARD CLASS 1 OVER 1/2" GYP BOARD BACKING - (PER CBC 803)
~~G - 1/2" W.R. GYP BOARD, TAPE, PAINTED FINISH~~
H - 1/2" GYP BOARD; TAPE, PAINTED FINISH
J - 3/32" F.R.P.; OVER 5/8" W.R. GYP BOARD - (PER CBC 803)
K - ACOUSTICAL LAY-IN GRID CEILING PANELS; 2'x4' - (PER CBC 803)
~~L - 1/2" VINYL TACKBOARD, CLASS 1, OVER 5/8" TYPE 'X' GYP BOARD BACKING~~
~~M - 5/8" TYPE 'X' GYP BOARD; TAPE, TEXTURE, PAINTED FINISH~~
~~N - CERAMIC TILE - (FULL HEIGHT AT WALLS)~~
~~O - EXPOSED CONCRETE WITH CONCRETE SEALER~~
~~P - CLOUD CEILING PANELS~~

NOTE: ALL INTERIOR FINISHES SHALL COMPLY WITH CFC, CBC & TITLE 19.

ROOM FINISHES SCHEDULE

EMERGENCY EXIT AND PANIC HARDWARE:

IN COMPLIANCE WITH SFM STANDARD 12-10-3, SECTION 12-1-302

(A) THE CROSS BAR SHALL EXTEND ACROSS NOT LESS THAN ONE HALF THE WIDTH OF THE DOOR/GATE.

(B) THE ENDS OF THE CROSS BAR SHALL BE CURVED, GUARDED OR OTHERWISE DESIGNED TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS.

EMERGENCY EXIT AND PANIC HARDWARE

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

LAKESIDE UNION S.D.
RIVERVIEW INT. ACADEMY
(1) 48 X 40 BUILDING

MANUFACTURER PROFESSIONAL OF RECORD

LICENSED ARCHITECT
TIMOTHY PATRICK DUNIGAN
No. C12631
Ren. 9-31-27
STATE OF CALIFORNIA

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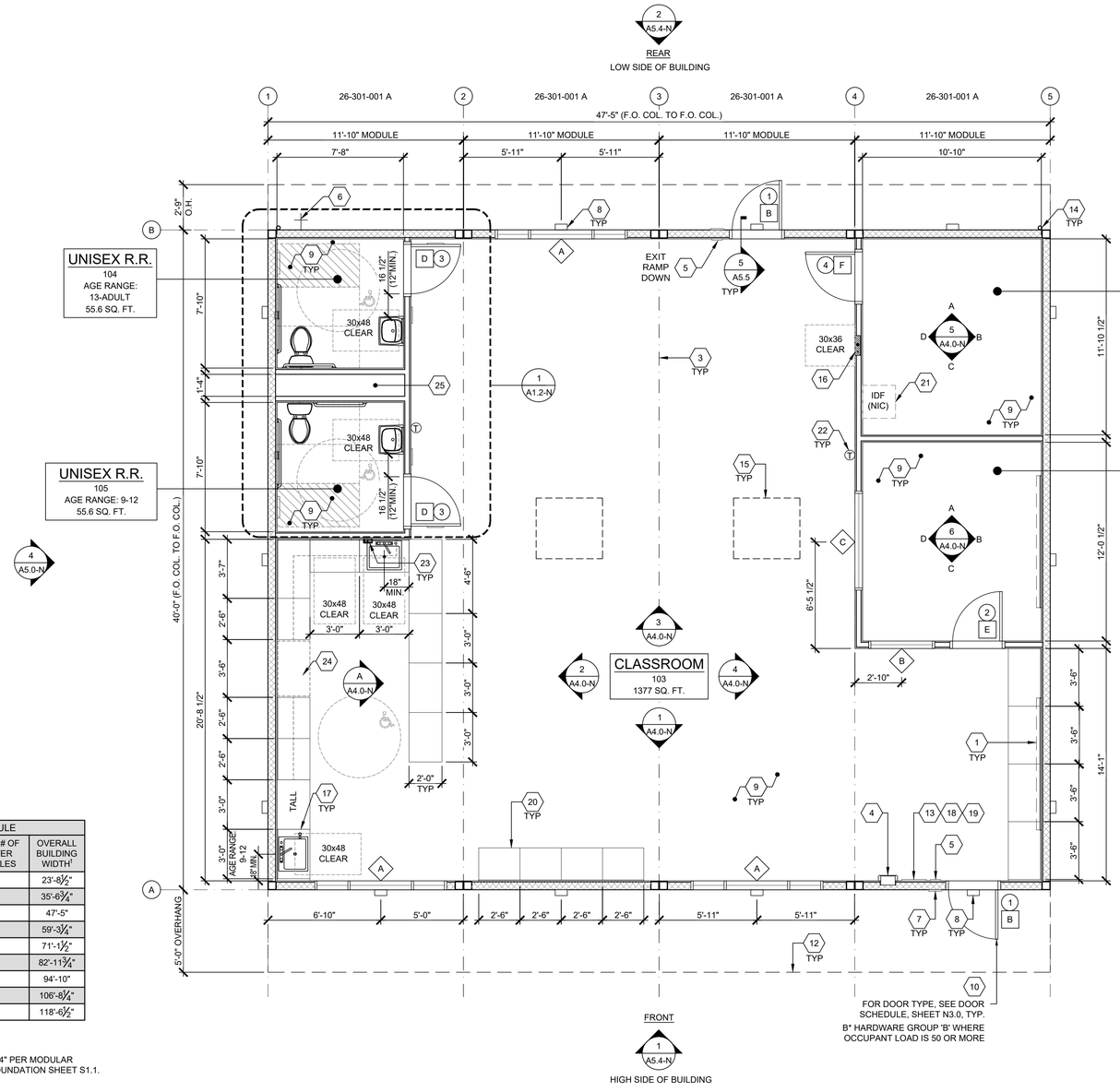
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SCALE:	AS NOTED
DATE:	2/13/2026
PROJECT NO:	1995-26

SHEET TITLE:
TYPICAL SCHEDULES:
DOORS, WINDOWS
& FINISHES

SHEET NUMBER:
N3.0-N

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BUILDING SIZE SCHEDULE			
BUILDING SIZE (FT)	TOTAL # OF 12'-0" WIDE MODULES	TOTAL # OF CENTER MODULES	OVERALL BUILDING WIDTH[1]
☐ 24'x40'	2	0	23'-8½"
☐ 36'x40'	3	1	35'-6¾"
☒ 48'x40'	4	2	47'-5"
☐ 60'x40'	5	3	59'-3¾"
☐ 72'x40'	6	4	71'-1½"
☐ 84'x40'	7	5	82'-11¼"
☐ 96'x40'	8	6	94'-10"
☐ 108'x40'	9	7	106'-8¾"
☐ 120'x40'	10	8	118'-6½"

NOTES:

1. TOTAL BUILDING WIDTH INCLUDES 1/4" PER MODULAR CONSTRUCTION TOLERANCE PER FOUNDATION SHEET S1.1.

TYPICAL FLOOR PLAN

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

1. 8'x4' MARKER BOARDS - SEE SHEET A4.0
2. NOT USED
3. TYP MOD LINE
4. SEMI-RECESSED FIRE EXTINGUISHER - TOP OF HANDLE @ +48" A.F.F. 4" MAX PROTRUSION FROM WALL IF BOTTOM OF FIRE EXTINGUISHER IS ABOVE 27" A.F.F.
5. TACTILE EXIT SIGN PER DETAIL 10 & 15/N4.0 (PROVIDED BY CONTRACTOR)
6. HOSE BIB w/ LOCKING COVER PER P1.0
7. ROOM SIGNAGE AND I.S.A. PER DETAILS 5&9/N4.0 (PROVIDED BY CONTRACTOR)
8. EXTERIOR LIGHTS - SEE ELECTRICAL.
9. SHEET VINYL FLOORING
10. EGRESS DOOR
11. NOT USED
12. OVERHANG
13. OCCUPANT LOAD SIGN PER DETAIL 18/A-106 (PROVIDED BY CONTRACTOR)
14. DOWNSPOUT - DISCHARGE TO SPLASH BLOCK (U.O.N.)
15. HVAC - SEE MECHANICAL
16. ELECTRICAL PANEL
17. CASEWORK wSINK & BUBBLER PER 17/-, P2.0 & A7.1 FOR ATTACHMENT
18. FLOOR LIVE LOAD & SNOW LOAD SIGN PER 2022 CBC SECTION 106.1. *(FLOOR LIVE LOAD SIGN IS REQUIRED ONLY FOR COMMERCIAL OR INSTITUTIONAL BUILDINGS DESIGNED WITH LIVE LOADS EXCEEDING 50 PSF) WHERE 150 PSF LIVE LOAD IS SPECIFIED, THE TEXT "LONG TERM STORAGE NOT PERMITTED" SHALL ALSO BE INCLUDED ON THE SIGN.*
19. ASSISTIVE LISTENING (AL) SIGN POSTED IN PROMINENT PLACE AT OR NEAR THE ENTRANCE PER 17/N4.0.
20. CASEWORK - REFER TO 8/A7.1 FOR BLOCKING & 17/-
21. IDF CABINET (BY CONTRACTOR). AMS TO PROVIDE BLOCKING PER A7.1
22. THERMOSTAT - TOP @ 48" A.F.F. - SEE ELECTRICAL SHEETS
23. INSTA-HOT - REFER TO 7/P2.0
24. REFRIGERATOR (BY CONTRACTOR)
25. IF AREA IS OVER THE 10' VERTICAL REQUIREMENTS PER CBC 718.2.3 SEE DETAILS 4 & 5/M1.5

KEY NOTES

1. REFER TO SHEET N5.0 ~~AND N5.1~~ FOR POSSIBLE ADDITIONAL FLOOR PLAN CONFIGURATIONS.
2. OPTIONAL INTERIOR WALLS MAY OCCUR THROUGHOUT THE BUILDING AS CONSTRUCTED PER SHEET S8.1 ~~OR S9.1~~. THE PC TITLE 24 HAS BEEN RUN FOR THE WORST CASE ENVELOPE BASED ON AREA.
3. PANIC HARDWARE COMPLYING WITH C.B.C. 1010.2.9 IS REQUIRED TO BE INSTALLED WHEN THE CONFIGURATION OF ANY ROOM PROVIDES AN OCCUPANT LOAD OF 50 OR GREATER.
4. IF OCCUPANCY LOAD EXCEEDS 50, PROVIDE A SECOND EXIT DOOR, PER CBC TABLE 1006.2.1.
5. FOR EVERY ROOM OR SPACE USED FOR ASSEMBLY OR CLASSROOM, PROVIDE AN OCCUPANT LOAD SIGN (BY CONTRACTOR) IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT, PER C.B.C. SECTION 1004.9.
6. ALL PRIMARY EXTERIOR DOOR ENTRIES SHALL BE COVERED TO PREVENT WATER INTRUSION BY USING NONABSORBENT FLOOR AND WALL FINISHES WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO OPENING, PER CALGREEN, SECTION 5.407.2.2.1.
7. PRIMARY EXTERIOR DOOR ENTRIES SHALL HAVE AT LEAST ONE OF THE FOLLOWING:
   - INSTALLED AWNING AT LEAST 4 FEET IN DEPTH (BY CONTRACTOR).
   - OPTIONAL SIDE WALL CANOPY (4 FEET IN DEPTH) PER SHEET S5.4A.
   - ROOF OVERHANG AT LEAST 4 FEET IN DEPTH.
   - DOOR RECESSED AT LEAST 4 FEET.
   - OTHER METHODS WHICH PROVIDE EQUIVALENT PROTECTION (CONTRACTOR).
8. WINDOW PLACEMENT & SIZE MAY VARY. THE WINDOW GLASS SHALL NOT EXCEED THE AREA LISTED IN THE WINDOW GLAZING AREA TABLE IN SHEET N3.0
9. CABINETRY MAY BE INSTALLED ON ONE OR BOTH SIDES OF INTERIOR WALLS AND THE INSIDE FACE OF EXTERIOR WALLS WHEN INSTALLED PER THE DETAIL 8/A7.1.
10. ~~IF FIRE RATED WALLS ARE REQUIRED DUE TO SITE SPECIFIC REQUIREMENTS, REFER TO SHEET A8.0 FOR 1-HR RATED DETAILS~~

    3/16:12 (1%) MINIMUM TO 1/4:12 (2%) MAXIMUM GRADE FROM FACE OF BUILDING MUST BE ADHERED TO FOR WATER RUN-OFF. PONDING MAY OCCUR AROUND THE PERIMETER OF THE BUILDING.

SHEET NOTES

A

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

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American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
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www.americanmodular.com

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

LAKESIDE UNION S.D.
RIVERVIEW INT. ACADEMY
(1) 48 X 40 BUILDING

MANUFACTURER PROFESSIONAL OF RECORD

LICENSED ARCHITECT
PATRICK G. MCGRATH
No. C12631
Ren. 3-31-27
STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

REVISIONS

1	
2	
3	
4	

DRAWN BY:	GD
SCALE:	AS NOTED
DATE:	2/16/2026
PROJECT NO:	1995-26

SHEET TITLE:

TYPICAL FLOOR PLAN

SHEET NUMBER:

A1.0-N

WALL LEGEND

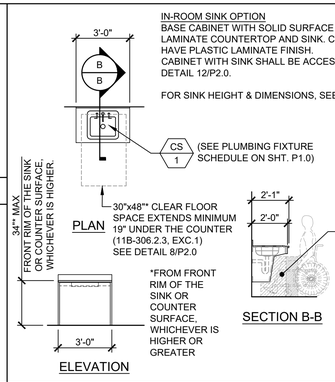
(NO HATCH) — 2X4 WALLS

2X6 WALLS

- (X) = KEY NOTE - SEE KEY NOTES ABOVE
- (X) = DOOR TYPE - SEE SCHEDULE, SHEET N3.0
- [X] = DOOR HARDWARE - SEE HARDWARE SCHEDULE, SHEET N3.0
- ◇X◇ = WINDOW TYPE - SEE SCHEDULE, SHEET N3.0

SYMBOLS LEGEND

CLASSROOM SINK



IN-ROOM SINK OPTION
BASE CABINET WITH SOLID SURFACE OR PLASTIC LAMINATE COUNTERTOP AND SINK. CABINET SHALL HAVE PLASTIC LAMINATE FINISH.
CABINET WITH SINK SHALL BE ACCESSIBLE - SEE DETAIL 12/P2.0.

FOR SINK HEIGHT & DIMENSIONS, SEE DETAIL 8/P2.0.

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

17

ENERGY CONTROLS

1. DEMAND RESPONSE CONTROLS:
   ONLY REQUIRED IN BUILDINGS LARGER THAN 10,000 S.F., THEREFORE, NOT REQUIRED FOR THIS PC.
2. AUTOMATIC DAYLIGHTING CONTROLS:
   NOT REQUIRED IN ROOMS WHERE COMBINED INSTALLED LIGHTING POWER IN COMBINED SKYLIT & PRIMARY DAYLIT ZONES ARE <120 WATTS. INSTALLED WATTAGE IN PRIMARY SIDELIT DAY LIT ZONE IS 90 WATTS (2x 45w, AS SHOWN ON SHEET E1.0). THEREFORE, AUTOMATIC DAYLIGHTING CONTROLS ARE ONLY REQUIRED WHEN "SOLATUBES" ARE INSTALLED. SEE A1.1
3. ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) CONNECTION:
   PER TITLE 24 CODE, "AN EMCS MAY BE INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ONE OR MORE LIGHTING CONTROLS IF IT MEETS THE MINIMUM REQUIREMENTS". PC MAY CONTAIN OCCUPANCY SENSORS AND PHOTOCELL CONTROL LIGHTING, IN THAT CASE, AN EMCS IS NOT REQUIRED FOR THIS PC.
4. SOLAR-READY ZONE REQUIREMENTS:
   REQUIREMENTS & TABLE CAN BE FOUND ON SHEET A2.0

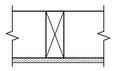
NOTE:
ANY MONITORING EQUIPMENT OR ASSOCIATED SENSORS ARE SITE SPECIFIC AND ARE NOT INCLUDED IN THE BASE PC.

ENERGY NOTES

ACOUSTIC CONTROLS

1. WHEN THE PRE-CHECK (PC) BUILDING IS SITE ADAPTED, THE BUILDING AND SITE FEATURES SHALL COMPLY WITH THE CALGREEN CODE, SECTION 5.507.4, FOR THE SPECIFIC SITE LOCATION.
2. MINIMUM WALL ASSEMBLIES:
   WALL ASSEMBLIES SHALL BE CONSTRUCTED PER DETAIL SHEET A5.5, WITH EITHER 2x4 WOOD STUDS OR 6" STEEL STUDS PER LISTED OPTIONS.

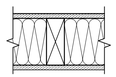
   MINIMUM STC RATINGS LISTED BELOW ARE PER THE CATALOG OF STC & IIC RATINGS FOR WALL AND FLOOR/CEILING ASSEMBLIES, PRODUCED BY THE OFFICE OF NOISE CONTROL, CA DEPARTMENT OF HEALTH SERVICES.



(1) LAYER 1/2" GYPSUM BOARD SECURED TO MIN. 2x4 STUDS @ 16" O.C. MAX.

STC=28
(CATALOG SECTION 1.2.1.5.4.1)
TEST REF.: NATIONAL RESEARCH COUNCIL OF CANADA - NRC #66

3. IN THE EVENT THAT A PC CLASSROOM IS DESIGNED TO CONNECT TO ANOTHER PC CLASSROOM OR RESTROOM, INTERIOR SOUND TRANSMISSION IN THE INTERIOR ADJOINING WALL AND FLOOR/CEILING SHALL MEET THE MINIMUM REQUIREMENT OF A STC OF 40, PER CALGREEN CODE SECTION 507.4.3. (EXAMPLES OF QUALIFYING ASSEMBLIES SHOWN BELOW).



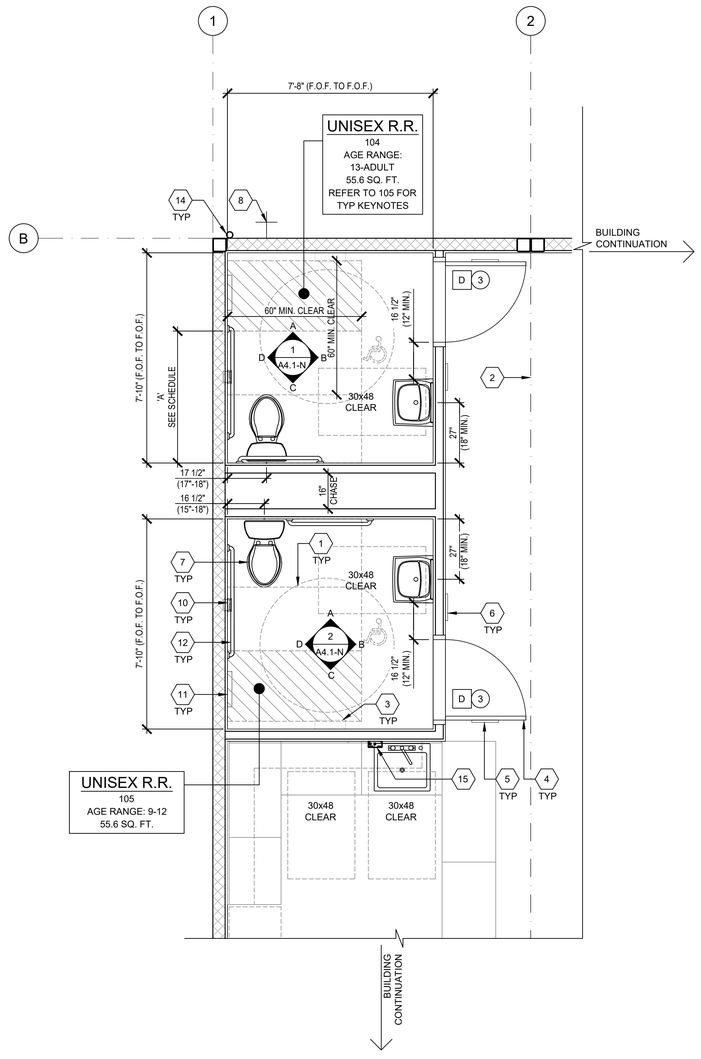
(2) LAYER 5/8" GYPSUM BOARD SECURED TO MIN. 2x4 STUDS @ 24" O.C. MAX. w/ 3½" THK. BATT INSULATION

STC=40
TEST REF.: AUDIO ALLOY L.L.C TEST NUMBER: OL-05-1003

4. MINIMUM WINDOW & DOOR RATINGS:
   ALL WINDOWS AND DOORS SPECIFIED ON THE SCHEDULES FOUND ON SHEET N3.0 OF THIS PACKAGE SHALL MEET A MINIMUM STC RATING OF 27.

ACOUSTIC NOTES

D:\XXXXX_{84-4b4b4155A0c3}-{8dc3f2f2f2f2}\Revit Files\{0123456-PM-PM}\{0123456-PM-PM}_{Shanghai Pkg Prod}_{Detailed Project}_{0123456-PM-PM}_{Modules Architecture}_{B}_{Revit Architecture}_{Architecture}_{A-TYPICAL FLOOR PLAN}.rvt 10/2/2025 8:08:28 AM



ACCESSIBLE CLEARANCE FOR WATER CLOSETS			
		WALL MOUNTED	FLOOR MOUNTED
'A'	CHILDREN	59" MIN.	59" MIN.
	ADULT	56" MIN.	59" MIN.

1. ACCESSIBLE TOILET COMPARTMENT'S SHALL HAVE A MANEUVERING SPACE COMPLYING WITH 2022 CBC SECTION 11B-604.8.1.1.
2. THE TABLE ABOVE IS A LIST OF REQ'D WATER CLOSET CLEARANCE. THE W.C. MANEUVERING SPACE IS LOCATED IN FRONT OF THE W.C. AND IS DESCRIBED IN 11B-604.8.1.1.1, 11B-604.8.1.1.2 AND 11B-604.8.1.1.3 DEPENDING ON IF THE DOOR IS END-OPENING OR SIDE-OPENING AND DIRECTION OF SWING.
3. THE MANEUVERING CLEARANCE FOR ALL ACCESSIBLE TOILET COMPARTMENTS SHOWN IN THESE PLANS SHALL COMPLY WITH 11B-604.8.1.1.1 (IN-SWINGING) & 11B-604.8.1.1.2. (SIDE-OPENING)

UNISEX RESTROOMS 104 &105 - FLOOR PLAN (AGE RANGE: 9-12 & 13-ADULT)

SCALE: 3/8" = 1'-0"
AGE RANGE: 9-12 & 13-ADULT

A

1 CLEAR FLOOR SPACE AREA
2 TYP. MOD LINE
3 PAPER TOWEL DISPENSER (BY CONTRACTOR) MAXIMUM PROJECTION 4" INTO PATH OF TRAVEL AND SHALL NOT ENCROACH THE LAV CLEAR FLOOR SPACE
4 DOOR PER SCHEDULE ON SHEET N3.0, TYP.
5 RESTROOM SIGNAGE (BY CONTRACTOR) PER DETAILS 4 & 8, SHEET N4.0
6 ROOM AND ISA SIGNAGE (BY CONTRACTOR) PER DETAILS 3, 4 & 9/N4.0
7 PLUMBING FIXTURE PER P1.0
8 HOSE BIB w/ LOCKING COVER
9 NOT USED
10 TOILET TISSUE DISPENSER PER ACCESSIBLE HEIGHTS TABLE 10/P2.0
11 TOILET SEAT COVER DISPENSER PER P1.0 (BRADLEY MODEL 508-32, OR EQUAL)
12 GRAB BARS - SEE 6/A7.1
13 NOT USED
14 DOWNSPOUT - DISCHARGE TO SPLASH BLOCK (U.N.O.)\
15 INSTA-HOT - PER 7/P2.0

KEY NOTES

1. DIMENSIONS ARE TO FACE OF FINISH (F.O.F.) UNLESS NOTED OTHERWISE (i.e. F.O.C., ℄)
2. RESTROOM CONFIGURATION MAY VARY PER BUILDING CONFIGURATION.
3. RESTROOM MODULE OCCURS ONLY AT END OF BUILDING. SINGLE RESTROOMS MAY OCCUR IN ANY PART OF A BUILDING.
4. RESTROOM MODULE CANNOT STAND ALONE AND SHALL BE ASSEMBLED TOGETHER WITH AT LEAST ONE OTHER MODULE OF THE SAME SIZE.
5. INTERIOR WALLS MAY OCCUR THROUGHOUT BUILDING. REFER TO SHEET S8.1 FOR ATTACHMENTS.
6. REFER TO SCHEDULE 10/P2.0 FOR ACCESSIBLE HEIGHTS & DIMENSIONS.
7. ~~REFER TO DETAILS 3, 4 & 5, SHEET A7.1 FOR TOILET PARTITION ANCHORAGE BLOCKING.~~
8. SEWER AND WATER STUB OUTS SHALL BE LOCATED WITHIN THE ALLOWABLE AREA AS SHOWN ON FLOOR PLAN AND CONNECTIONS SHALL BE EASILY ACCESSIBLE FOR FUTURE RELOCATION. STUB OUT HEIGHT SHALL BE COORDINATED BY THE MANUFACTURER.
9. PIPING MATERIAL
   a. WATER: COPPER TYPE "L", 95/5 SOLDER.
   b. WASTE DRAIN AND VENT: ABS.
10. TOILET COMPARTMENT DOORS LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES (102MM) MAXIMUM FROM THE FRONT PARTITION, PER C.B.C. SECTION 11B-604.8.1.2.
11. ALL RESTROOM AND SINK ACCESSORIES NOT SHOWN HERE MUST BE COORDINATED BY THE PROJECT AOR/DISTRICT BEFORE SUBMITTING SITE-SPECIFIC PLANS TO DSA FOR REVIEW.

PLUMBING NOTE

MODULAR MFR. TO STUB THROUGH FLOOR ALL PLUMBING LINES. BUILDING PERIMETER POC'S SHOWN ARE FOR COORDINATION PURPOSES ONLY. ALL UNDER-FLOOR CONNECTIONS ARE BY SITE CONTRACTOR, U.O.N.

3/16:12 (1%) MINIMUM TO 1/4:12 (2%) MAXIMUM GRADE FROM FACE OF BUILDING MUST BE ADHERED TO FOR WATER RUN-OFF. PONDING MAY OCCUR AROUND THE PERIMETER OF THE BUILDING.

GENERAL NOTES

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

LAKESIDE UNION S.D.
RIVERVIEW INT. ACADEMY
(1) 48 X 40 BUILDING

MANUFACTURER PROFESSIONAL OF RECORD

LICENSED ARCHITECT
PATRICK J. HOWE
No. C12631
Ren. 9-31-27
STATE OF CALIFORNIA

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REVISIONS
1
2
3
4

DRAWN BY:	GD
SCALE:	AS NOTED
DATE:	2/16/2026
PROJECT NO:	1995-26

SHEET TITLE:

RESTROOM FLOOR PLAN
RR 104 (AGE RANGE: 13-ADULT)
RR 105 (AGE RANGE 9-12)

SHEET NUMBER:

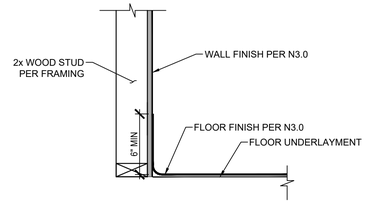
A1.2-N

NOT USED 16

NOT USED 17

NOT USED 18

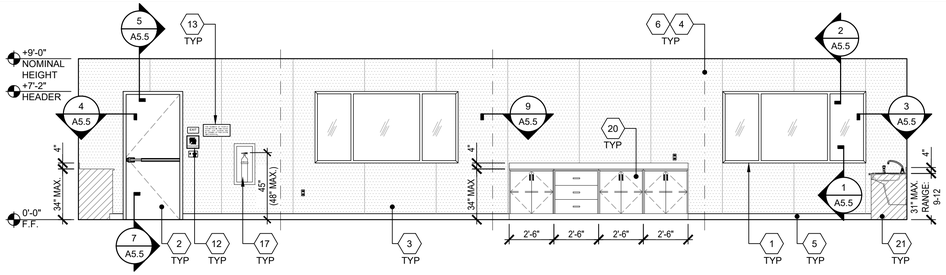
PROTECTION OF WOOD WALLS @ TOILET ROOMS
SCALE: 1-1/2" = 1'-0" 19



SYMBOLS LEGEND
SCALE: 1/4" = 1'-0" 20

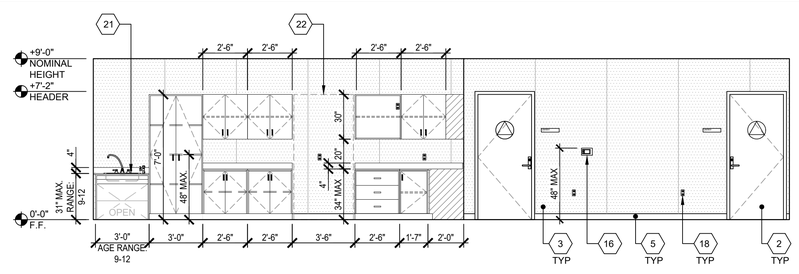
1 = KEY NOTE - SEE KEY NOTES, THIS SHEET
X = DOOR TYPE - SEE SCHEDULE SHEET N3.0
X = DOOR HARDWARE - SEE HARDWARE SCHEDULE SHEET N3.0
X = WINDOW TYPE - SEE SCHEDULE SHEET N3.0
= 60" DIAMETER CLEAR FLOOR TURNING SPACE
= 30"x48" CLEAR FLOOR SPACE

D2.XXXXX_{64-4C5A7C5D5C5A-3B5-ED1D5B5C3B7B8} PM:{7B7C7B7E7D7D5B5C3B7B8} {"Software":"Autodesk Revit 2025 (Build: 20240927_1515(x64))","Username":"kevin.howe@americanmodular.com"}



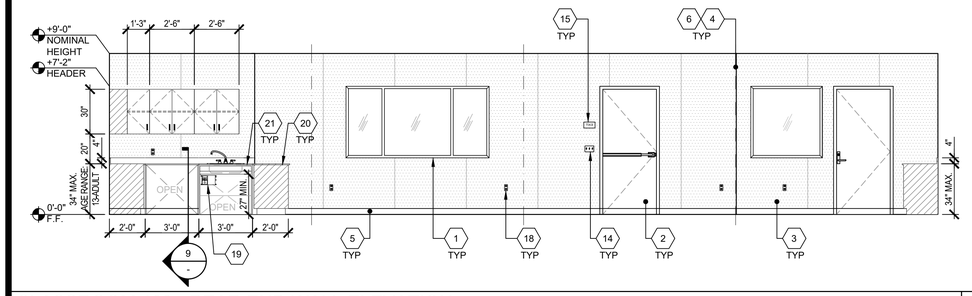
CLASSROOM 103 FRONT - END WALL ELEVATION

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



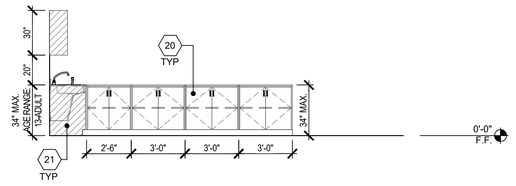
CLASSROOM 103 - SIDE WALL ELEVATION

SCALE : 1/4"=1'-0" | 2



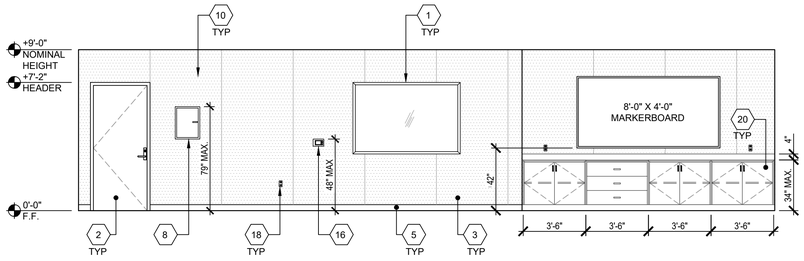
CLASSROOM 103 - REAR END WALL ELEVATION

SCALE : 1/4"=1'-0" | 3



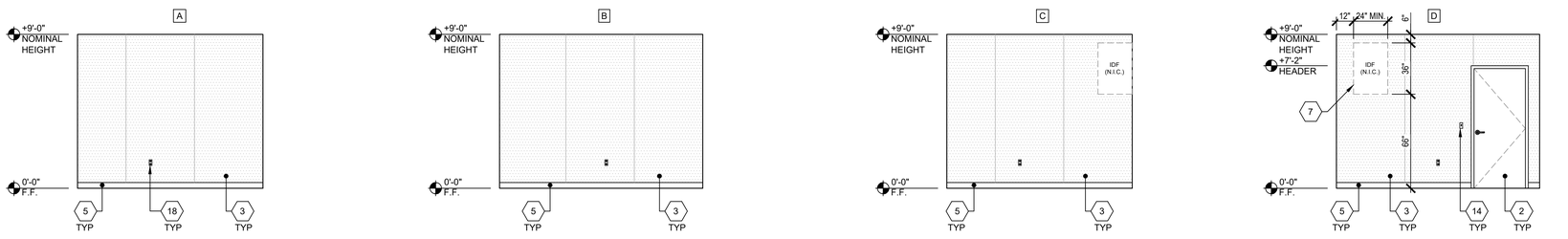
CLASSROOM 103 - ELEVATION - PENINSULA

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



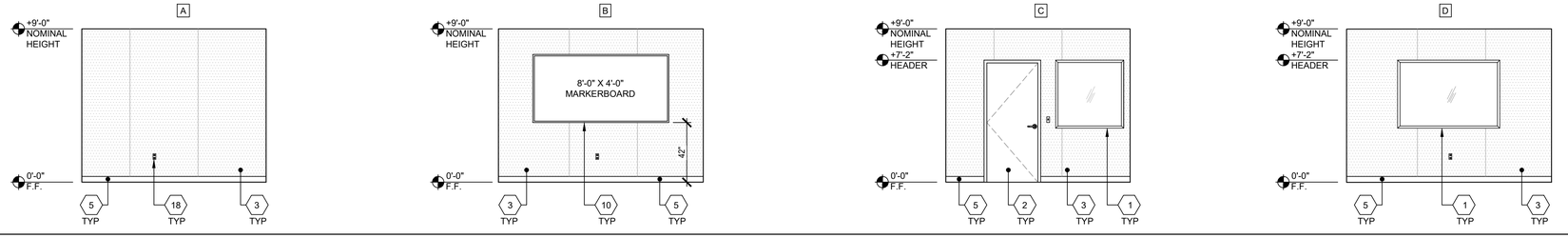
CLASSROOM 103 - SIDE WALL ELEVATION

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



SUPPLY 101 INTERIOR ELEVATIONS

SCALE : 1/4"=1'-0" | 5

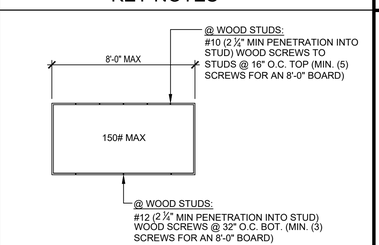


OFFICE 102 INTERIOR ELEVATIONS

SCALE : 1/4"=1'-0" | 6

1. WINDOW, SEE N3.0
2. TYP DOOR, SEE N3.0
3. TACKBOARD - (FLAME RESISTANT INDUSTRIAL TACKABLE BOARD) - SHALL BE CLASS A RATED (ASTM E-84). NOMINAL PANEL THICKNESS SHALL BE ± 0.5" AND SHALL BE INSTALED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES.
4. TYP MOD LINE
5. TOP SET BASE
6. FULL PANEL CLOSE-UP AT MOD-LINES, TYP
7. IDF (BY BY CONTRACTOR) AMS TO PROVIDE BLOCKING PER A7.1
8. ELECTRICAL PANEL - SEE ELECTRICAL SHEETS
9. NOT USED
10. 8'x4' MARKER BOARDS - SEE DETAIL 8/A4.0
11. NOT USED
12. ASSISTIVE LISTENING SIGN (BY CONTRACTOR) INSTALLED PER DETAIL 17/N4.0 SIGN SHALL BE A MAXIMUM OF 70" A.F.F. TO BASELINE OF HIGHEST TEXT.
13. OCCUPANT LOAD SIGN PER DETAIL 11/N4.0 (PROVIDED BY CONTRACTOR)
14. LIGHT SWITCH - SEE ELECTRICAL SHEETS
15. EXIT TACTILE SIGN PER DETAIL 10/N4.0 (PROVIDED BY CONTRACTOR)
16. THERMOSTAT, TOP @ 48" A.F.F. - SEE MECHANICAL SHEETS
17. FIRE EXTINGUISHER TOP OF HANDLE @ +48" MAX. A.F.F. PROTRUSION MAX 4" FROM WALL IF BOTTOM OF FIRE EXTINGUISHER GREATER THAN +27" A.F.F
18. TYP DUPLEX OUTLET - SEE ELECTRICAL SHEETS
19. INSTA-HOT - REFER TO 7/P2.0
20. CASEWORK - BLOCKING AS NEEDED PER 8/A7.1
21. CASEWORK w/SINK - REFER TO 17/A1.0 & 8/A7.1 FOR BLOCKING
22. FULL SIZE REFRIGERATOR (BY CONTRACTOR) PER CDC 11B-804.6.6

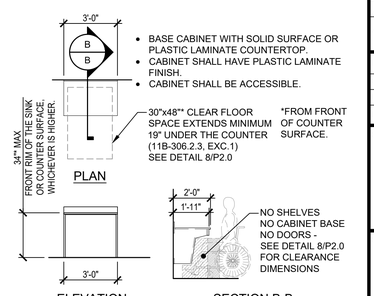
KEY NOTES



NOTE:
1. ATTACHMENT IS FOR EACH MARKERBOARD.
2. EACH WHITEBOARD SHALL PROTRUDE 4" MAX HORIZONTALLY INTO THE CIRCULATION PATH, PER CBC SECTION 11B-307.2.
3. EACH WHITEBOARD SHALL HAVE FASTENERS PROVIDED BY MANUFACTURER AS NOTED ABOVE.

MARKERBOARD ATT. DETAIL

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



- BASE CABINET WITH SOLID SURFACE OR PLASTIC LAMINATE COUNTERTOP.
- CABINET SHALL HAVE PLASTIC LAMINATE FINISH.
- CABINET SHALL BE ACCESSIBLE.

ACCESSIBLE WORK-SURFACE

SCALE: 1/4" = 1'-0" | 9

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

LAKESIDE UNION S.D.
RIVERVIEW INT. ACADEMY
(1) 48 X 40 BUILDING

MANUFACTURER PROFESSIONAL OF RECORD

LICENSED ARCHITECT
PATRICK GARVEY
No. C12631
Ren. 3-31-27
STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

REVISIONS

1	
2	
3	
4	

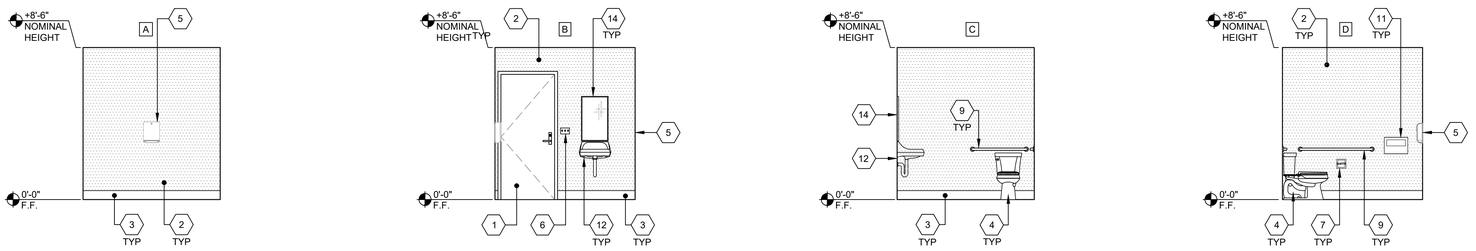
DRAWN BY:	GD
SCALE:	AS NOTED
DATE:	2/17/2026
PROJECT NO:	1995-26

SHEET TITLE:

INTERIOR ELEVATIONS
CLASSROOM 103
SUPPLY 101 & OFFICE 102

SHEET NUMBER:

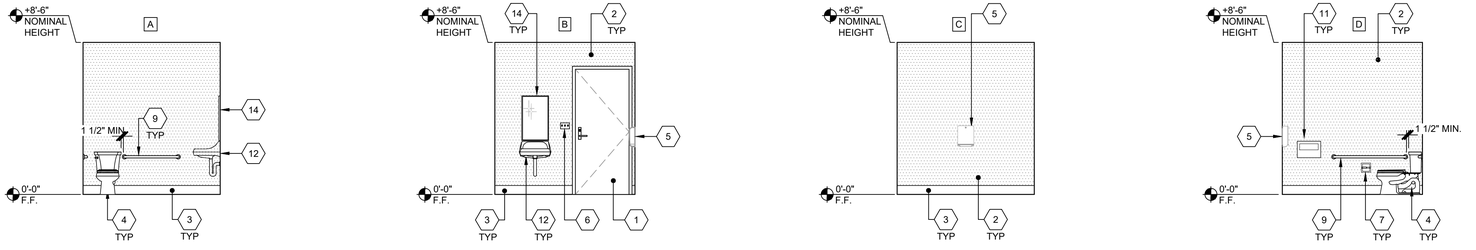
A4.0-N



AGE RANGE: 13-ADULT

RESTROOMS 104 - INTERIOR ELEVATION (AGE RANGE: 13-ADULT)

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



AGE RANGE: 9-12

RESTROOM 105 - INTERIOR ELEVATION (AGE RANGE: 9-12)

2

1 TYPICAL DOOR

2 F.R.P. (FIBER REINFORCED PLASTIC) - SHALL BE CLASS C RATED (ASTM E-84) EMBOSSED & SMOOTH INTERIOR WALL PANELS. NOMINAL PANELS. NOMINAL PANEL THICKNESS SHALL BE ± 0.090 - PANEL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES.

3 6" TOP SET BASE

4 ACCESSIBLE TOILET - SEE DETAIL 14/P2.0

5 PAPER TOWEL DISPENSER (BY CONTRACTOR) - 4" MAX. PROJECTION FROM FACE OF WALL

6 LIGHT SWITCH - SEE ELECTRICAL SHEETS

7 TOILET PAPER DISPENSER (BRADLEY MODEL 508-32, OR EQUAL)

8 TYP. GFCI OUTLET - SEE ELECTRICAL SHEETS

9 GRAB BAR - SEE DETAIL 6/A7.1 & 14/P2.0

10 NOT USED

11 TOILET SEAT COVER DISPENSER (BOBRICK MODEL B-221, OR EQUAL)

12 ACCESSIBLE LAVATORY - SEE DETAIL 17/P2.0

13 NOT USED

14 TYP. MIRROR (19" MAX. WEIGHT) - SEE DETAIL 17/P2.0

NOTES:

FOR ACCESSIBLE FIXTURES & ACCESSORIES MOUNTING HEIGHT REQUIREMENTS (PER CBC CHAPTER 11B), SEE SHEET P2.0, DETAIL 10.

KEY NOTES

NOT USED	9	NOT USED	10	NOT USED	11	NOT USED	12	NOT USED	13
NOT USED	14	NOT USED	15	NOT USED	16	NOT USED	17	NOT USED	18
NOT USED	19	NOT USED	20	NOT USED	21	NOT USED	22	NOT USED	23

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STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

LAKESIDE UNION S.D.
RIVERVIEW INT. ACADEMY
(1) 48 X 40 BUILDING

MANUFACTURER PROFESSIONAL OF RECORD

LICENSED ARCHITECT
ANDREW PATRICK O'HANLON
No. C12631
Ren. 3-31-27
STATE OF CALIFORNIA

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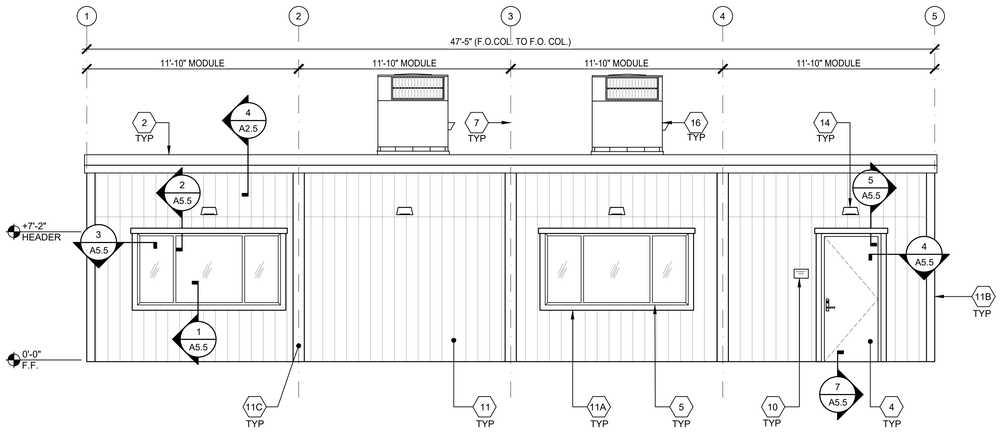
DRAWN BY:	GD
SCALE:	AS NOTED
DATE:	2/16/2026
PROJECT NO:	1995-26

SHEET TITLE:

RESTROOM 104 & 105
INTERIOR ELEVATIONS
AGE RANGE: 13-ADULT & 9-12

SHEET NUMBER:

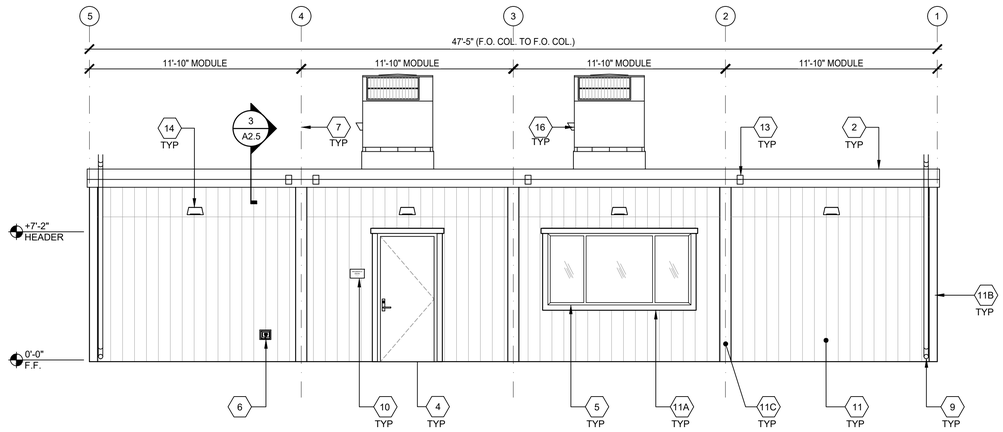
A4.1-N



NOTES:
1. METAL STANDING SEAM OR SINGLE-PLY/BUILT-UP MAY BE USED WITH PARAPET OPTION.

EXTERIOR ELEVATION - FRONT

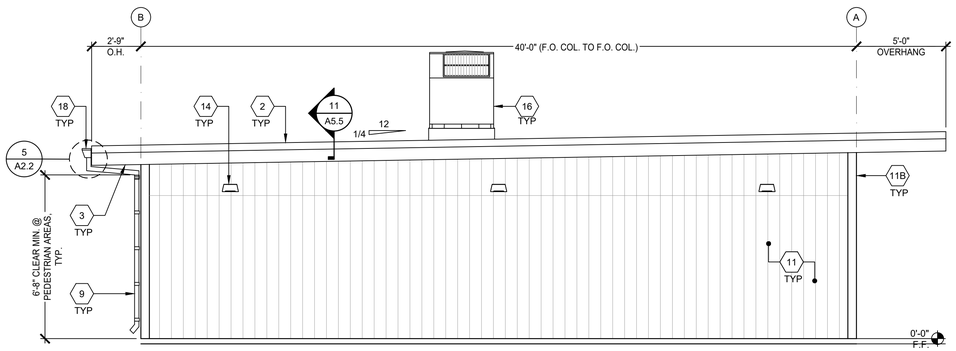
SCALE: 3/16" = 1'-0" | 1



NOTES:
1. METAL STANDING SEAM OR SINGLE-PLY/BUILT-UP MAY BE USED WITH PARAPET OPTION.
2. IF DISTANCE FROM WALKING SURFACE TO LOWEST PART OF HVAC IS MORE THAN 27", PROTECTIVE GUARDS SHALL BE INSTALLED (BY OWNER) AT PATH OF TRAVEL LOCATIONS.

EXTERIOR ELEVATION - REAR

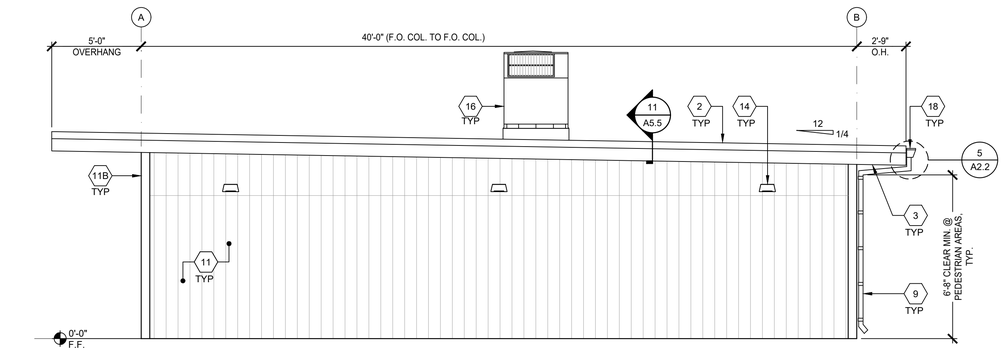
SCALE: 3/16" = 1'-0" | 2



NOTES:
1. METAL STANDING SEAM OR SINGLE-PLY/BUILT-UP MAY BE USED WITH PARAPET OPTION. "FOR ITEMS NOT NOTED, "SEE ABOVE"
2. IF DISTANCE FROM WALKING SURFACE TO LOWEST PART OF HVAC IS MORE THAN 27", PROTECTIVE GUARDS SHALL BE INSTALLED (BY OWNER) AT PATH OF TRAVEL LOCATIONS.

EXTERIOR ELEVATION - LEFT

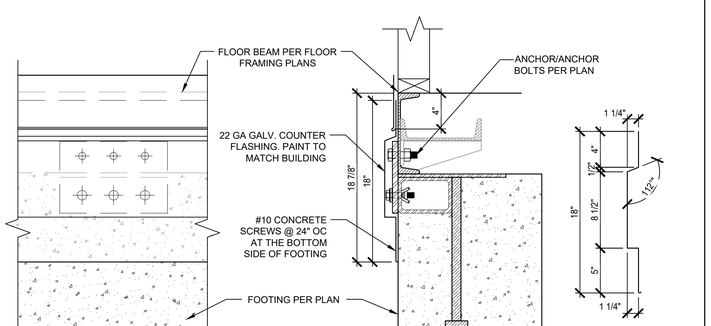
SCALE: 3/16" = 1'-0" | 3



NOTES:
1. METAL STANDING SEAM OR SINGLE-PLY/BUILT-UP MAY BE USED WITH PARAPET OPTION. "FOR ITEMS NOT NOTED, "SEE ABOVE"
2. IF DISTANCE FROM WALKING SURFACE TO LOWEST PART OF HVAC IS MORE THAN 27", PROTECTIVE GUARDS SHALL BE INSTALLED (BY OWNER) AT PATH OF TRAVEL LOCATIONS.

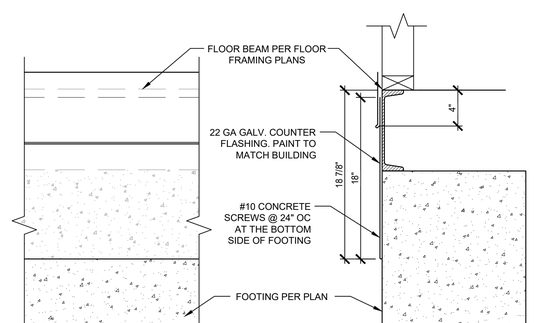
EXTERIOR ELEVATION - RIGHT

SCALE: 3/16" = 1'-0" | 4



TRANSVERSE FLASHING @ EXPOSED CONCRETE STEM WALL

SCALE: 3/16" = 1'-0" | 5



LONGITUDINAL FLASHING @ EXPOSED CONCRETE STEM WALL

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

1. NOT USED
2. SINGLE PLY ROOFING PER A2.3
3. OVERGANG - SEE STRUCTURAL
4. TYP EXTERIOR DOOR - SEE SCHEDULE SHEET N3.0
5. WINDOW - SEE SCHEDULE SHEET N3.0
6. HOSE BIB w/ LOCKING COVER
7. MOD LINE
8. NOT USED
9. DOWNSPOT SEE DETAIL 8/A5.5 FOR ATTACHMENT
10. ROOM ID AND ISA SIGNAGE (PROVIDED BY CONTRACTOR) SEE DETAILS 5 & 9/N4.0 - TYP
11. PANEL SIERRA 8 CEMENTITIOUS SIDING
11A. 1x4 TRIM
11B. 1x6 TRIM
11C. 1X8 TRIM
12. NOT USED
13. MODULAR IDENTIFICATION TAG +90" ABOVE A.F.F.
14. EXTERIOR LIGHT - SEE ELECTRICAL
15. NOT USED
16. ROOF MOUNTED HVAC UNIT

BUILDING SIZE SCHEDULE			
BUILDING SIZE (FT)	TOTAL # OF 12'-0" WIDE MODULES	TOTAL # OF CENTER MODULES	OVERALL BUILDING WIDTH[1]
☐ 24'x40'	2	0	23'-8½"
☐ 36'x40'	3	1	35'-6¾"
☒ 48'x40'	4	2	47'-5"
☐ 60'x40'	5	3	59'-3¼"
☐ 72'x40'	6	4	71'-1½"
☐ 84'x40'	7	5	82'-11¾"
☐ 96'x40'	8	6	94'-10"
☐ 108'x40'	9	7	106'-8¼"
☐ 120'x40'	10	8	118'-6½"

NOTES:
1. TOTAL BUILDING WIDTH INCLUDES ¼" PER MODULE CONSTRUCTION TOLERANCE PER FOUNDATION SHEET S1.1.

BUILDING SIZE SCHEDULE

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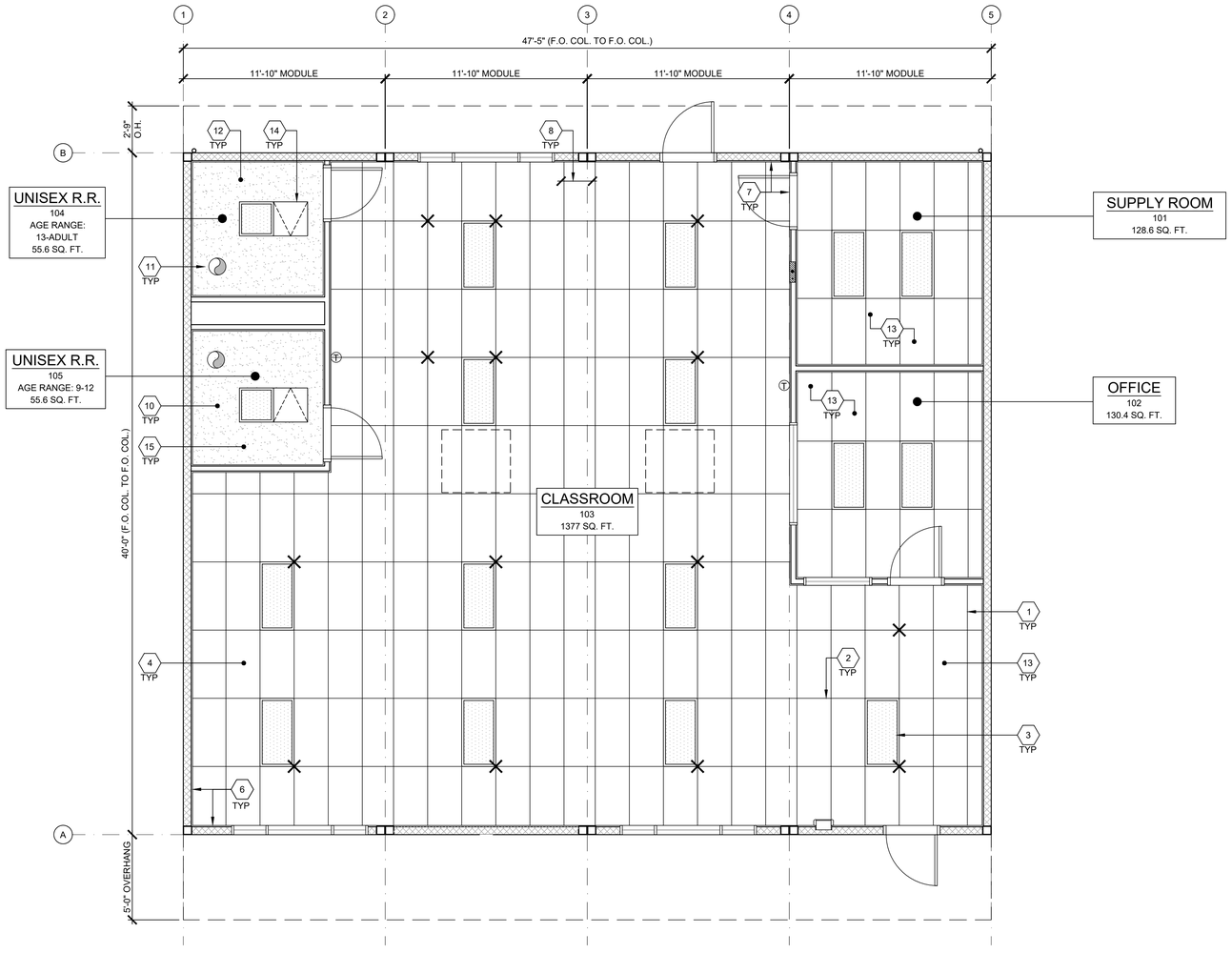
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SCALE:	AS NOTED
DATE:	2/16/2026
PROJECT NO:	1995-26

SHEET TITLE:

EXTERIOR ELEVATIONS
DELTA SIERRA 8
CONCRETE STEM WALL DETAILS

SHEET NUMBER:

A5.4-N



N

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

TYPICAL REFLECTED CEILING PLAN

1 MAIN TEE RUNNER TYP. PER TABLE A, SHEET M1.7
2 CROSS TEE RUNNER TYP. PER TABLE A, SHEET M1.7
3 INTERIOR LIGHT FIXTURE, REFER TO SHEET SHEET E1.0 FOR SPEC'S ATTACHMENT PER DETAIL 7/M1.4
4 CEILING HEIGHT @ 9'-0" MIN.
5 STRUT/SPLAY WIRE ASSEMBLY, SEE 2/M1.4 FOR DETAILS
6 FIXED CEILING END, SEE DETAIL 5A/M1.4
7 FREE CEILING END, SEE DETAIL 5B/M1.4
8 CENTER SECTION THAT CROSSES MODULE LINE TO BE FIELD INSTALLED, SEE DETAIL 5C/M1.4
9 TYP. HVAC UNIT
10 CEILING HEIGHT @ 8'6" MIN.
11 EXHAUST FAN - SEE M1.1A-A & M1.1B-A
12 GYPSUM BOARD CEILING PER DETAIL 8/M1.6 OR 13/M1.6 (CEILING HEIGHT 9'-0")
13 T-BAR SUSPENDED CEILING TYP.
14 ABOVE CEILING ACCESS (24"x24")
15 GYPSUM BOARD CEILING PER DETAIL 8/M1.6

KEY NOTES

1. WHERE TWO OR MORE HVAC UNITS SERVE A COMMON SPACE, UNITS SHALL BE EQUIPPED WITH A DUCT SMOKE DETECTOR FOR AUTO SHUTDOWN. INTERCONNECT WITH FIRE ALARM SYSTEM.
2. AUTOMATIC SHUT-OFF IS NOT REQUIRED WHEN ALL OCCUPIED ROOMS SERVED BY THE AIR HANDLING EQUIPMENT HAVE DIRECT ACCESS TO THE EXTERIOR AND THE TRAVEL DISTANCE DOES NOT EXCEED 100 FT. PER C.M.C. 608.1 EXCEPTION #2.
3. LIGHT FIXTURES MAY BE INSTALLED ROTATED 90° FROM SHOWN TO MATCH T-GRID.
4. PC TITLE 24 HAS BEEN RUN FOR WORSE CASE OUTDOOR VENTILATION REQUIREMENTS (SEE OUTDOOR VENTILATION ON SHEET N2.0 FOR OUR OUTDOOR VENTILATION DESIGN REQUIREMENT NOTES)
5. ACCEPTANCE TESTING PER ENERGY CODE SECTION 10-103.
6. ACCEPTANCE TESTS TO BE COMPLETED ON NEWLY INSTALLED OR REPLACEMENT OF MECHANICAL SYSTEMS BEFORE PROJECT COMPLETION PER THE CALIFORNIA ENERGY CODE SECTION 10-103. ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED ACCEPTANCE TEST TECHNICIAN (ATT). THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES CORRECTED UNTIL THE INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA. COMPLETED NRCA FORMS SHALL BE SUBMITTED TO THE PROJECT INSPECTOR AND THE DISTRICT.

GENERAL NOTES

MEP COMPONENT ANCHORAGE NOTES

ALL MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS SHALL BE ANCHORED AND INSTALLED PER THE DETAILS ON THE DSA APPROVED CONSTRUCTION DOCUMENTS. THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN THE 2022 CBC, SECTIONS 1617A.1.18 THROUGH 1617A.1.26 AND ASCE 7-16 CHAPTER 13, 26 AND 30.

1. ALL PERMANENT EQUIPMENT AND COMPONENTS.
2. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT THAT IS PERMANENTLY ATTACHED (E.G. HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICITY, GAS OR WATER. "PERMANENTLY ATTACHED" SHALL INCLUDE ALL ELECTRICAL CONNECTIONS EXCEPT PLUGS FOR110/220 VOLT RECEPTACLES HAVING A FLEXBLE CABLE.
3. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT WHICH IS HEAVIER THAN 400 POUNDS OR HAS A CENTER OF MASS LOCATED 4 FEET OR MORE ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT IS REQUIRED TO BE RESTRAINED IN A MANNER APPROVED BY DSA.

THE FOLLOWING MECHANICAL AND ELECTRICAL COMPONENTS SHALL BE POSITIVELY ATTACHED TO THE STRUCTURE BUT NEED NOT DEMONSTRATE DESIGN COMPLIANCE WITH THE REFERENCE NOTED ABOVE. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT. FLEXIBLE CONNECTIONS MUST ALLOW MOVEMENT IN BOTH TRANSVERSE AND LONGITUDINAL DIRECTIONS:

A. COMPONENTS WEIGHING LESS THAN 400 POUNDS AND HAVE A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT.
B. COMPONENTS WEIGHING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LESS THAN 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL.

THE ANCHORAGE OF ALL MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE OR STRUCTURAL ENGINEER DELEGATED RESPONSIBILITY AND ACCEPTANCE BY DSA. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS.

PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTES

PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-16 SECTION 13.3 AS DEFINED IN ASCE 7-16 SECTION 13.6.5, 13.6.6, 13.6.7, 13.6.8; AND 2022 CBC, SECTIONS 1617A.1.24, 1617A.1.25 AND 1617A.1.26.

THE METHOD OF SHOWING BRACING AND ATTACHMENTS TO THE STRUCTURE FOR THE IDENTIFIED DISTRIBUTION SYSTEM ARE AS NOTED BELOW. WHEN BRACING AND ATTACHMENTS ARE BASED ON A PRE-APPROVED INSTALLATION GUIDE (E.G., OSHPD OPM FOR 2013 CBC OR LATER), COPIES OF THE BRACING SYSTEM INSTALLATION GUIDE OR MANUAL SHALL BE AVAILABLE ON THE JOBSITE PRIOR TO THE START OF AND DURING THE HANGING AND BRACING OF THE DISTRIBUTION SYSTEMS. THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS.

MECHANICAL PIPING (MP), MECHANICAL DUCTS (MD), PLUMBING PIPING (PP), ELECTRICAL DISTRIBUTION SYSTEMS (E):

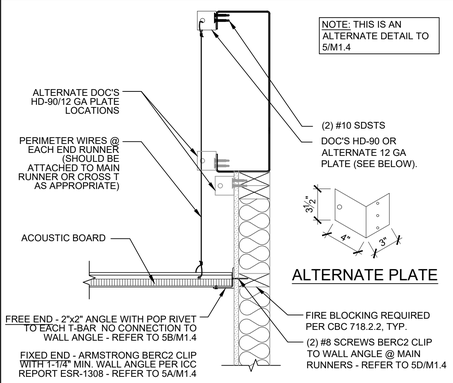
MP☒ MD☒ PP☒ E☒ OPTION 1: DETAILED ON THE APPROVED DRAWINGS WITH PROJECT SPECIFIC NOTES AND DETAILS.

MP☐ MD☐ PP☐ E☐ OPTION 2: SHALL COMPLY WITH THE APPLICABLE OSHPD PRE-APPROVAL (OPM #) #_____.

NOT USED

NOT USED

SUSPENDED CEILING ATTACHMENT DETAIL



BUILDING SIZE SCHEDULE

BUILDING SIZE (FT)	TOTAL # OF 12'-0" WIDE MODULES	TOTAL # OF CENTER MODULES	OVERALL BUILDING WIDTH†
☐ 24'x40'	2	0	23'-8½"
☐ 36'x40'	3	1	35'-6¾"
☒ 48'x40'	4	2	47'-5"
☐ 60'x40'	5	3	59'-3¼"
☐ 72'x40'	6	4	71'-1½"
☐ 84'x40'	7	5	82'-11¾"
☐ 96'x40'	8	6	94'-10"
☐ 108'x40'	9	7	106'-8¼"
☐ 120'x40'	10	8	118'-6½"

NOTES:

1. TOTAL BUILDING WIDTH INCLUDES ¼" PER MODULE CONSTRUCTION TOLERANCE PER FOUNDATION SHEET S1.1.

BUILDING SIZE SCHEDULE

MEP COMPONENT ANCHORAGE NOTES

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

LAKESIDE UNION S.D.
RIVERVIEW INT. ACADEMY
(1) 48 X 40 BUILDING

MANUFACTURER PROFESSIONAL OF RECORD

LICENSED ARCHITECT
BRIAN PATRICK GLANCY
No. C12631
Ren. 3-31-27
STATE OF CALIFORNIA

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SCALE:	AS NOTED
DATE:	1/26/2026
PROJECT NO:	1995-26

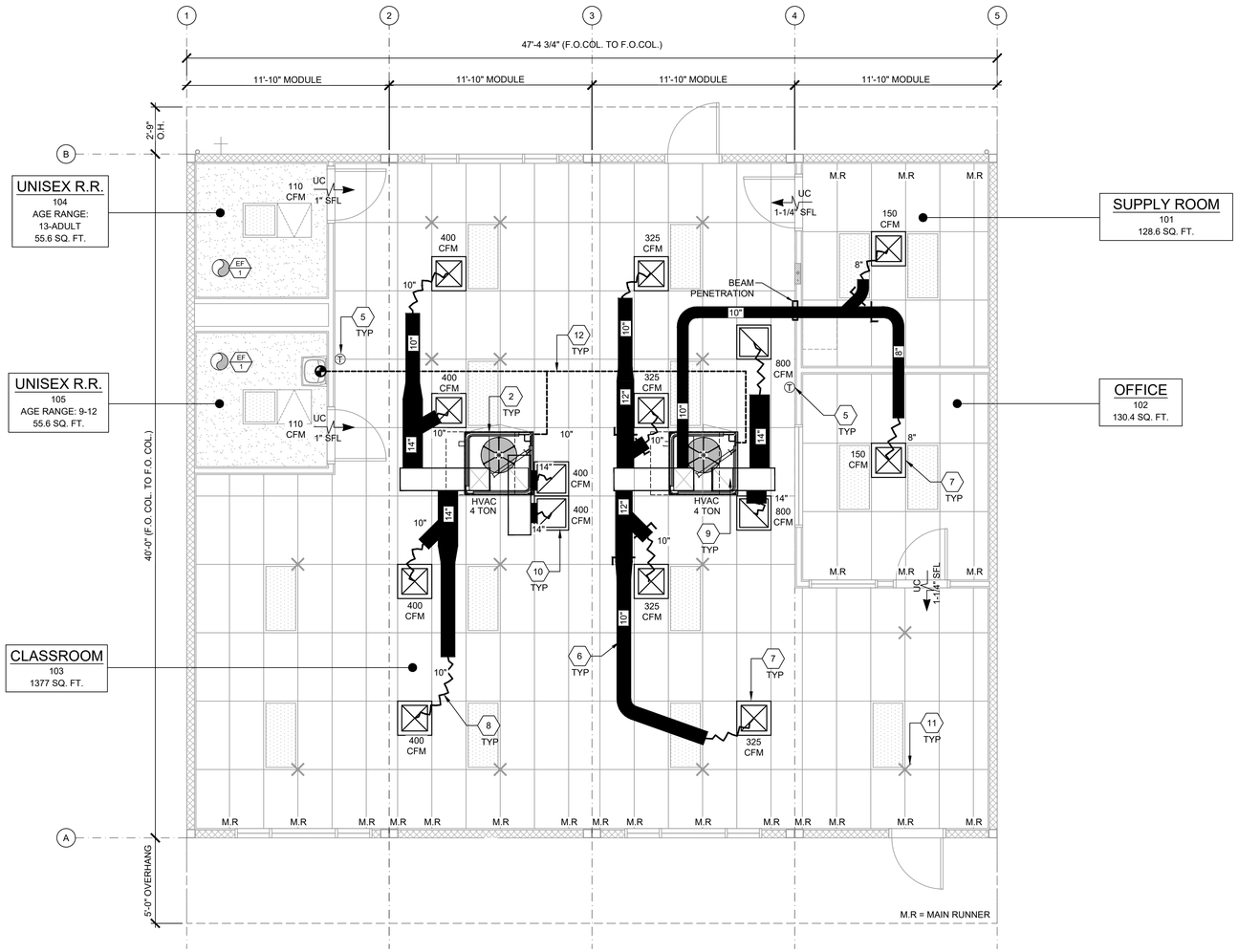
SHEET TITLE:

REFLECTED CEILING PLAN

SHEET NUMBER:

M1.0-N

D:\XXXXX_{BA1A5E47E8D5A4-2B-4DC2D2C0D5D3E2}\M_ENGINEERING\M_ENGINEERING_{BA1A5E47E8D5A4-2B-4DC2D2C0D5D3E2}.RVT 2/5/2026 8:29:46 AM Jonathan.Hall



N

ROOF MOUNTED

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

HVAC CUTSHEET SPECS

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

1. WHERE TWO OR MORE HVAC UNITS SERVE A COMMON SPACE, UNITS SHALL BE EQUIPPED WITH A DUCT SMOKE DETECTOR FOR AUTOMATIC SHUTDOWN. INTERCONNECT WITH FIRE ALARM SYSTEM.
2. AIR-MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CUBIC FEET PER MINUTE TO ENCLOSED SPACES WITHIN THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF.
3. AUTOMATIC SHUT-OFF IS NOT REQUIRED WHEN OCCUPIED ROOMS SERVED BY THE AIR HANDLING EQUIPMENT HAVE A DIRECT EXIT TO THE EXTERIOR AND THE TRAVEL DISTANCE DOES NOT EXCEED 100 FT. (PER C.M.C. 608.1 EXCEPTION #2.)
4. LIGHTING FIXTURE MAY BE INSTALLED ROTATED 90° FROM SHOWN TO MATCH T-GRID.
5. FOR T-BAR CEILING SPECIFICATIONS, SEE M1.7.
6. PROVIDE CO2 SENSORS AT ALL CLASSROOMS THAT MEET REQUIREMENTS OF CALGREEN 5.506.

EXHAUST FAN SCHEDULE

MARK	DESCRIPTION	CFM	WATTS	S.P.	VOLT/PH	
EF 1	EXHAUST FAN	110	47.3	.10"	120-1Ø	NUTONE AN110 CEILING MOUNTED 180W INPUT 10 LBS (OR EQUAL)

NOTES:
1. VENT EXHAUST FAN THROUGH ROOF.
2. FANS MUST WEIGH LESS THAN 25 LBS.
3. LIGHTING FIXTURES MAY BE INSTALLED ROTATED 90° FROM SHOWN TO MATCH T-GRID LAYOUT.
4. FOR INSTALLATION DETAILS REFER TO 16/M1.6

7. EACH PUBLIC K-12 SCHOOL CLASSROOM, AS LISTED IN TABLE 120.1-A OF THE CALIFORNIA ENERGY CODE, SHALL BE EQUIPPED WITH A CARBON DIOXIDE MONITOR OR SENSOR THAT MEETS THE FOLLOWING REQUIREMENTS: 1.THE MONITOR OR SENSOR SHALL BE PERMANENTLY AFFIXED IN A TAMPER-PROOF MANNER IN EACH CLASSROOM BETWEEN 3 AND 6 FEET (914 MM AND 1829 MM) ABOVE THE FLOOR AND AT LEAST 5 FEET (1524 MM) AWAY FROM DOORS AND OPERABLE WINDOWS. 2.WHEN THE MONITOR OR SENSOR IS NOT INTEGRAL TO AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS), THE MONITOR OR SENSOR SHALL DISPLAY THE CARBON DIOXIDE READINGS ON THE DEVICE. WHEN THE SENSOR IS INTEGRAL TO AN EMCS, THE CARBON DIOXIDE READINGS SHALL BE AVAILABLE TO AND REGULARLY MONITORED BY FACILITY PERSONNEL. 3.A MONITOR SHALL PROVIDE NOTIFICATION THROUGH A VISUAL INDICATOR ON THE MONITOR WHEN THE CARBON DIOXIDE LEVELS IN THE CLASSROOM HAVE EXCEEDED 1,100 PPM. A SENSOR INTEGRAL TO AN EMCS SHALL PROVIDE NOTIFICATION TO FACILITY PERSONNEL THROUGH A VISUAL AND/OR AUDIBLE INDICATOR WHEN THE CARBON DIOXIDE LEVELS IN THE CLASSROOM HAVE EXCEEDED 1,100 PPM. 4.THE MONITOR OR SENSOR SHALL MEASURE CARBON DIOXIDE LEVELS AT MINIMUM 15-MINUTE INTERVALS AND SHALL MAINTAIN A RECORD OF PREVIOUS CARBON DIOXIDE MEASUREMENTS OF NOT LESS THAN 30 DAYS DURATION. 5.THE MONITOR OR SENSOR USED TO MEASURE CARBON DIOXIDE LEVELS SHALL HAVE THE CAPACITY TO MEASURE CARBON DIOXIDE LEVELS WITH A RANGE OF 400 PPM TO 2000 PPM OR GREATER. 6.THE MONITOR OR SENSOR SHALL BE CERTIFIED BY THE MANUFACTURER TO BE ACCURATE WITHIN 75 PPM AT 1,000 PPM CARBON DIOXIDE CONCENTRATION AND SHALL BE CERTIFIED BY THE MANUFACTURER TO REQUIRE CALIBRATION NO MORE FREQUENTLY THAN ONCE EVERY 5 YEARS.
8. PER ENERGY CODE 120.1(D): THERMOSTAT SHALL BE PROGRAMMED SO THAT THE AIR HANDLER FAN WILL RUN CONTINUALLY DURING OCCUPIED TIMES. PRE-OCCUPANCY PURGE SHALL BE PROGRAMED ONE HOUR PRIOR TO THE MODULAR BUILDING BEING NORMALLY OCCUPIED. SHOW THERMOSTAT PLACEMENT ON THE PLANS TO BE PLACED AWAY FROM DOORS AND OPERABLE WINDOWS. MECHANICAL PLANS SHOW THERMOSTAT AND SENSOR LOCATIONS, CONTROL DEVICES, AND INCLUDE A CONTROL SEQUENCE OF OPERATIONS. MANUAL OVERRIDE CONTROLS ARE A MANDATORY MEASURE UNDER ENERGY CODE SECTION 120.2(E). ALL HVAC SYSTEMS SHALL HAVE A MANUAL OVERRIDE ACCESSIBLE TO THE OCCUPANTS THAT ALLOWS THEM TO TURN ON THE HVAC SYSTEM DURING NORMALLY UNOCCUPIED TIMES. THIS CAN BE A MANUAL OVERRIDE FOR UP TO 4 HOURS, OCCUPANCY SENSOR OR A 4 HOUR MANUALLY OPERATED TIMER.

1. NOT USED.
2. ROOF MOUNT UNIT - SEE 11/M1.4.
3. NOT USED.
3A. NOT USED.
3B. NOT USED.
4. NOT USED.
5. THERMOSTAT - 48" A.F.F, MAX TO TOP OF BOX
6. CONCEALED SUPPLY AIR DUCT ABOVE T-BAR CEILING - SEE 1/M1.4.
7. TYPICAL 4-WAY SUPPLY AIR REGISTER LOCATION AND SIZE MAY VARY PER CEILING LAYOUT AND BUILDING SIZE - SEE 7/M1.5.
8. FLEX DUCT - NOMINAL 10" MIN. (MAY VARY) - SEE 8/M1.5.
9. RETURN AIR AS PART OF UNIT.
10. RETURN AIR REGISTER - SEE 7/M1.5.
11. STRUT/SPLAY WIRE ASSEMBLY, SEE 5/M1.4 FOR DETAILS
12. CONDENSATE LINE 3/4"

NOTE: FLEXIBLE AIR DUCTS AND CONNECTORS SHALL BE NOT MORE THAN 5 FEET IN LENGTH AND SHALL NOT BE USED IN LIEU OF RIGID ELBOWS OR FITTINGS. FLEXIBLE AIR DUCTS SHALL BE PERMITTED TO BE USED AS AN ELBOW AT A TERMINAL DEVICE PER ENERGY CODE 120.4 AND CMC 603.4.1

BUILDING SIZE SCHEDULE

BUILDING SIZE (FT)	TOTAL # OF 12'-0" WIDE MODULES	TOTAL # OF CENTER MODULES	OVERALL BUILDING WIDTH[1]
☐ 24'x40'	2	0	23'-8½"
☐ 36'x40'	3	1	35'-6¼"
☒ 48'x40'	4	2	47'-5"
☐ 60'x40'	5	3	59'-3¼"
☐ 72'x40'	6	4	71'-1½"
☐ 84'x40'	7	5	82'-11¾"
☐ 96'x40'	8	6	94'-10"
☐ 108'x40'	9	7	106'-8¼"
☐ 120'x40'	10	8	118'-6½"

NOTES:
1. TOTAL BUILDING WIDTH INCLUDES ¼" PER MODULE CONSTRUCTION TOLERANCE PER FOUNDATION SHEET S1.1.
2. REFER TO SHEET M1.7 FOR TYPICAL NOTES AND CALL OUTS.

SHEET NOTES | KEY NOTES | BUILDING SIZE SCHEDULE

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DATE: 02/26/2026

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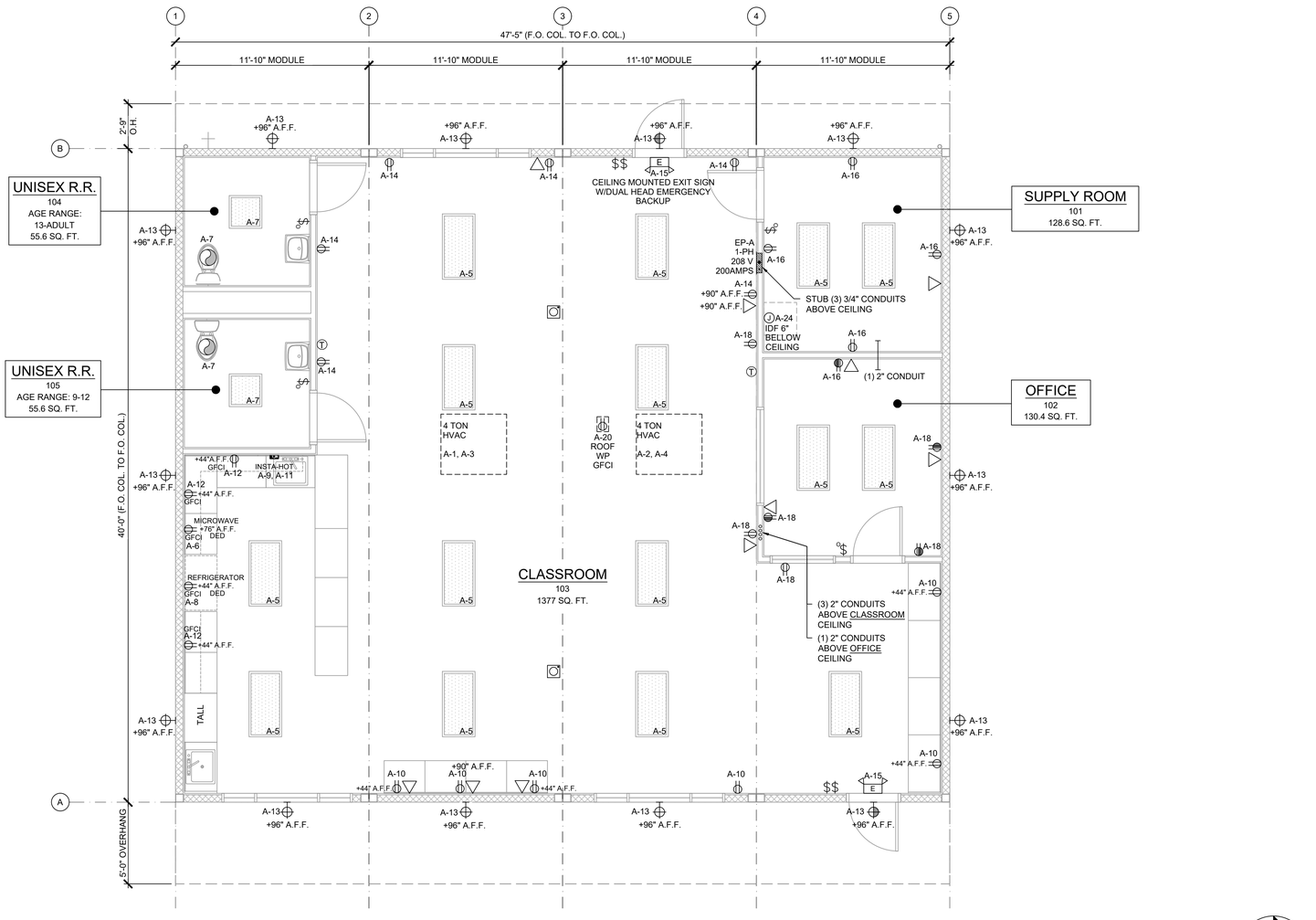
DRAWN BY:	GD
SCALE:	AS NOTED
DATE:	1/26/2026
PROJECT NO:	1995-26

SHEET TITLE:

MECHANICAL PLAN
ROOF MOUNTED

SHEET NUMBER:

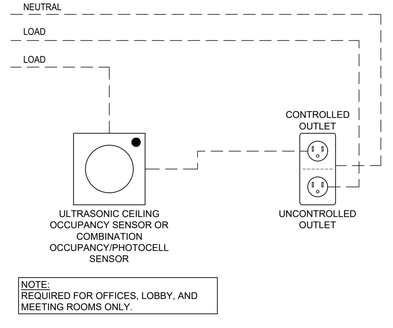
M1.1A-N



N

TYPICAL ELECTRICAL PLAN

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



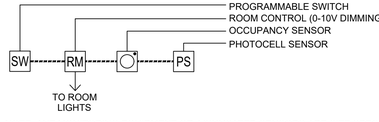
NOTE:
REQUIRED FOR OFFICES, LOBBY, AND MEETING ROOMS ONLY.

TYP. CONTROLLED/UNCONTROLLED RECEPTACLE WIRING DIAGRAM

N.T.S. | 2

ENERGY CONTROLS

1. AUTOMATIC DAYLIGHTING CONTROLS:
   NOT REQUIRED IN ROOMS WHERE COMBINED INSTALLED LIGHTING POWER IN COMBINED SKYLIT & PRIMARY DAYLIT ZONES ARE <120 WATTS. INSTALLED WATTAGE IN PRIMARY SIDELIT DAY LIT ZONE IS 90 WATTS (2x 45w, AS SHOWN IN THE SHADED AREAS). THEREFORE, AUTOMATIC DAYLIGHTING CONTROLS ARE ONLY REQUIRED WHEN "SOLATUBES" ARE INSTALLED. SEE A1.1. WHEN DAYLIT CONTROLS ARE REQUIRED, PROVIDE COMBINATION OCCUPANCY/PHOTOCELL SENSOR.
2. ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) CONNECTION:
   PER TITLE 24 CODE, "AN EMCS MAY BE INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ONE OR MORE LIGHTING CONTROLS IF IT MEETS THE MINIMUM REQUIREMENTS". PC MAY CONTAIN OCCUPANCY SENSORS AND PHOTOCELL CONTROL LIGHTING, IN THAT CASE, AN EMCS IS NOT REQUIRED FOR THIS PC.
3. SOLAR-READY ZONE REQUIREMENTS:
   REQUIREMENTS & TABLE CAN BE FOUND ON SHEET A2.0
4. SUGGESTED CONTROLS DIAGRAM FOR TYPICAL DAYLIT ZONE:



NOTE: ANT MONITORING EQUIPMENT OR ASSOCIATED SENSORS ARE SITE SPECIFIC AND ARE NOT INCLUDED IN THE BASE PC.

ENERGY NOTES

1. THE PROJECT ARCHITECT SHALL BE RESPONSIBLE FOR THE PLACEMENT OF HEAT & SMOKE DETECTORS, EVACS AND PULL STATIONS, AND COMPLETE FIRE ALARM SYSTEM WHEN THE SITE SPECIFIC PROJECT IS REQUIRED TO MEET THE PROVISIONS OF SB 575 & CBC 907.2.3.
2. ANY MONITORING EQUIPMENT OR ASSOCIATED SENSORS ARE SITE SPECIFIC AND ARE NOT INCLUDED IN THIS BASE PC.
3. PULL STATIONS ARE REQUIRED AT EVERY EXIT. AT ANY SPACE REQUIRING 2 OR MORE EXITS, PROVIDE EXIT SIGNS (CBC 1013) AND EMERGENCY EXIT ILLUMINATION (CBC 1008).
4. SEE PLANS FOR LOCATIONS OF ALL DEVICES.
5. STUB-OUT LOCATIONS FOR ELECTRICAL PANEL, FIRE ALARM, AND DATA BOXES ARE SHOWN DIAGRAMMATICAL ONLY. EXACT LOCATIONS MAY VARY +/- SEVERAL FEET. PLEASE CONTACT AMERICAN MODULAR SYSTEMS FOR EXACT LOCATIONS. POINT OF CONNECTION WILL BE AT FACE OF BUILDING.
6. STUB-UP ALL FIRE ALARM JUNCTION BOXES TO ACCESSIBLE ATTIC SPACE WITH 1/2" MIN. GALV. THIN WALL TUBING (EMT). DO NOT CONNECT FIRE ALARM CONDUIT WITH ANY OTHER ELECTRICAL CONDUIT.
7. THE LIGHTS FOR EACH ROOM OVER 250 SQ FT SHALL BE CONTROLLED BY ULTRASONIC OCCUPANCY SENSOR: WATT STOPPER W-500A, W-1000A, OR W-2000A (OR EQUAL) BASED ON THE ROOM SIZE, IN CONJUNCTION WITH BI-LEVEL SWITCHING.
8. FIXTURE MOUNTING SHALL COMPLY WITH CALIFORNIA SEISMIC REGULATIONS.
9. LIGHTING FIXTURES MAY BE INSTALLED ROTATED 90° FROM SHOWN TO MATCH T-BAR GRID LAYOUT.
10. ACCEPTANCE TESTS SHALL BE COMPLETED ON NEWLY INSTALLED OR REPLACEMENT OF LIGHTING CONTROLS BEFORE PROJECT COMPLETION PER THE CALIFORNIA ENERGY CODE SECTION 10-103. ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED ACCEPTANCE TEST TECHNICIAN (ATT). THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES CORRECTED UNTIL THE INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA. COMPLETED NRCA FORMS SHALL BE SUBMITTED TO THE PROJECT INSPECTOR AND THE DISTRICT.

DEMAND RESPONSE CONTROLS

1. DEMAND RESPONSE CONTROLS ARE REQUIRED IN BUILDINGS LARGER THAN 10,000 S.F.
2. DEMAND RESPONSE CONTROLS, WHERE REQUIRED, ARE TO BE PROVIDED BY CONTRACTOR.
3. DEMAND RESPONSE CONTROLS AND EQUIPMENT SHALL BE CAPABLE OF RECEIVING AND AUTOMATICALLY RESPONDING TO AT LEAST ONE STANDARD-BASED MESSAGING PROTOCOL WHICH ENABLES DEMAND RESPONSE AFTER RECEIVING A DEMAND SIGNAL.
4. SITE-SPECIFIC PROJECTS WHICH REQUIRE DEMAND RESPONSE CONTROLS MUST INCLUDE THE SUBMITTAL OF FORM NRCC-ELC-O1-E TO DSA (BY CONTRACTOR).

GENERAL NOTES

STANDARD ELECTRICAL SYMBOLS

- ELECTRICAL PANEL - MOUNT FLUSH WITH WALL FINISH, U.O.N.
- INCANDESCENT WALL MOUNTED INTERIOR LIGHT FIXTURE
- EXTERIOR LIGHT FIXTURE @ EACH DOOR, LED OR EQUAL (MAX 35W)
- EXTERIOR LIGHT FIXTURE w/BATTERY BACKUP @ EACH DOOR, LED OR EQUAL (MAX 35W) - WHERE THERE ARE TWO OR MORE EXITS, A MINIMUM 90 MIN. BATTERY BACK-UP IS REQUIRED
- UNCONTROLLED-DUPLEX WALL CONVENIENCE OUTLET - MOUNT @ +18" A.F.F. TO CENTERLINE, U.O.N.
- COMBO-DUPLEX WALL CONVENIENCE OUTLET - MOUNT @ +18" A.F.F. TO CENTERLINE, U.O.N.
- UNCONTROLLED-FOURPLEX WALL CONVENIENCE OUTLET - MOUNT @ +18" A.F.F. TO CENTER LINE -U.O.N.
- WP/GFCI — WEATHER-PROOF GROUND FAULT CIRCUIT INTERRUPT OUTLET -MOUNT @ 18" A.F.F. TO CENTERLINE - U.O.N.
- GFCI — GROUND FAULT CIRCUIT INTERRUPT OUTLET - MOUNT @ 18" A.F.F. TO CENTERLINE - U.O.N.
- $ — CONTROLLED-SINGLE POLE LIGHT SWITCHES - MOUNT @ +44" A.F.F. MAX TO TOP OF BOX - HUBBELL PREMIUM, BRYANT HEAVY DUTY, OR LEVITON SPECIFICATIONS GRADE.
- $o — CONTROLLED-SINGLE POLE LIGHT SWITCH w/ BUILT IN OCCUPANCY SENSOR - MOUNT @ +44" A.F.F. MAX TO TOP OF BOX - LEVITON ODS10-ID OR SIMILAR
- T — THERMOSTAT - TOP OF BOX MOUNTED @ +44" A.F.F.
- J — JUNCTION BOX - SIZE / LOCATION A.F.F. / TYPE AS NOTED
- DATA/COMMUNICATION - OUTLET ONLY - 4-11/16" SQ BOX 2-1/8" DEEP WITH SINGLE DEVICE RING AND COVER - MOUNT @ +18" A.F.F. TO CENTERLINE, U.O.N., AND PROVIDE A 1" CONDUIT STUBBED ABOVE CEILING -DEVICE BY CONTRACTOR
- ULTRASONIC OCCUPANCY SENSOR - MOUNTED TO FINISH CEILING
- E — EMERGENCY EXIT LIGHT, - WHERE THERE ARE TWO OR MORE EXITS, AN EXIT SIGN WITH INTEGRAL EMERGENCY LIGHTING W/MINIMUM 90-MINUTE BATTERY BACK-UP IS REQUIRED.
- 2'x4' LED EDGE FIT FIXTURE, MODEL: LSI, SFP24 5601K LUMENS - 45 WATTS MAX OR EQUAL
- 2'x2' LED EDGE FIT FIXTURE, MODEL: LSI, SFP22 3163K LUMENS - 30 WATTS MAX OR EQUAL
- CONDUIT CROSS-OVERS

IDENTIFICATION STAMP
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APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

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LICENSED ARCHITECT
PATRICK COLLINS
No. C12631
Ren. 3-31-27
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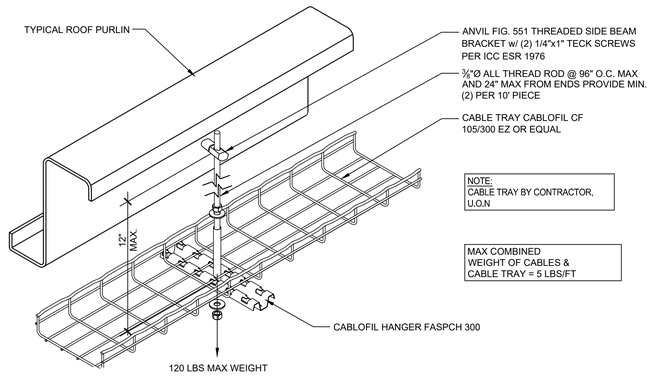
DRAWN BY:	GD
SCALE:	AS NOTED
DATE:	2/16/2026
PROJECT NO:	1995-26

SHEET TITLE:

TYPICAL
ELECTRICAL PLAN

SHEET NUMBER:

E1.0-N



CABLE TRAY DETAIL

SCALE: N.T.S. | 1

250.52 GROUNDING ELECTRODES.

250.52(A) ELECTRODES PERMITTED FOR GROUNDING.

(1) METAL UNDERGROUND WATER PIPE. A METAL UNDERGROUND WATER PIPE IN DIRECT CONTACT WITH THE EARTH FOR 3.0 M (10 FT) OR MORE (INCLUDING ANY METAL WELL CASING BONDED TO THE PIPE) AND ELECTRICALLY CONTINUOUS (OR MADE ELECTRICALLY CONTINUOUS BY BONDING AROUND INSULATING JOINTS OR INSULATING PIPE) TO THE POINTS OF CONNECTION OF THE GROUNDING ELECTRODE CONDUCTOR AND THE BONDING CONDUCTOR(S) OR JUMPER(S), IF INSTALLED.

(2) METAL IN-GROUND SUPPORT STRUCTURE(S). ONE OR MORE METAL IN-GROUND SUPPORT STRUCTURE(S) IN DIRECT CONTACT WITH THE EARTH VERTICALLY FOR 3.0 M (10 FT) OR MORE, WITH OR WITHOUT CONCRETE ENCASEMENT. IF MULTIPLE METAL IN-GROUND SUPPORT STRUCTURES ARE PRESENT AT A BUILDING OR A STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM.

INFORMATIONAL NOTE: METAL IN-GROUND SUPPORT STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, PILINGS, CASINGS, AND OTHER STRUCTURAL METAL.

(3) CONCRETE-ENCASED ELECTRODE. A CONCRETE-ENCASED ELECTRODE SHALL CONSIST OF AT LEAST 6.0 M (20 FT) OF EITHER (1) OR (2):

(1) ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 13 MM (1⁄2 IN.) IN DIAMETER, INSTALLED IN ONE CONTINUOUS 6.0 M (20 FT) LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING, OR OTHER EFFECTIVE MEANS TO CREATE A 6.0 M (20 FT) OR GREATER LENGTH; OR

(2) BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG

METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 50 MM (2 IN.) OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH OR WITHIN VERTICAL FOUNDATIONS OR STRUCTURAL COMPONENTS OR MEMBERS THAT ARE IN DIRECT CONTACT WITH THE EARTH. IF MULTIPLE CONCRETE-ENCASED ELECTRODES ARE PRESENT AT A BUILDING OR STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM.

INFORMATIONAL NOTE: CONCRETE INSTALLED WITH INSULATION, VAPOR BARRIERS, FILMS OR SIMILAR ITEMS SEPARATING THE CONCRETE FROM THE EARTH IS NOT CONSIDERED TO BE IN "DIRECT CONTACT" WITH THE EARTH.

(4) GROUND RING. A GROUND RING ENCIRCLING THE BUILDING OR STRUCTURE, IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 6.0 M (20 FT) OF BARE COPPER CONDUCTOR NOT SMALLER THAN 2 AWG.

(5) ROD AND PIPE ELECTRODES. ROD AND PIPE ELECTRODES SHALL NOT BE LESS THAN 2.44 M (8 FT) IN LENGTH AND SHALL CONSIST OF THE FOLLOWING MATERIALS.

(A) GROUNDING ELECTRODES OF PIPE OR CONDUIT SHALL NOT BE SMALLER THAN METRIC DESIGNATOR 21 (TRADE SIZE 3⁄4) AND, WHERE OF STEEL, SHALL HAVE THE OUTER SURFACE GALVANIZED OR OTHERWISE METAL-COATED FOR CORROSION PROTECTION.

(B) ROD-TYPE GROUNDING ELECTRODES OF STAINLESS STEEL AND COPPER OR ZINC COATED STEEL SHALL BE AT LEAST 15.87 MM (5⁄8 IN.) IN DIAMETER, UNLESS LISTED.

(6) OTHER LISTED ELECTRODES. OTHER LISTED GROUNDING ELECTRODES SHALL BE PERMITTED.

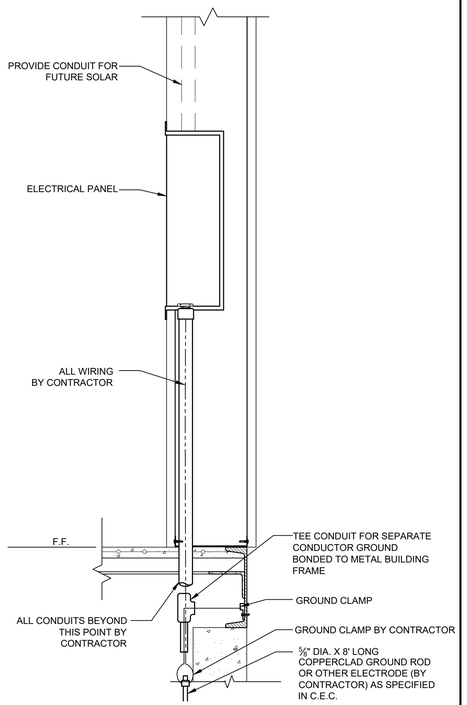
(7) PLATE ELECTRODES. EACH PLATE ELECTRODE SHALL EXPOSE NOT LESS THAN 0.186 M2 (2 FT2) OF SURFACE TO EXTERIOR SOIL. ELECTRODES OF BARE OR ELECTRICALLY CONDUCTIVE COATED IRON OR STEEL PLATES SHALL BE AT LEAST 6.4 MM (1⁄4 IN.) IN THICKNESS. SOLID, UNCOATED ELECTRODES OF NONFERROUS METAL SHALL BE AT LEAST 1.5 MM (0.06 IN.) IN THICKNESS.

(8) OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES. OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES SUCH AS PIPING SYSTEMS, UNDERGROUND TANKS, AND UNDERGROUND METAL WELL CASINGS THAT ARE NOT BONDED TO A METAL WATER PIPE.

(B) NOT PERMITTED FOR USE AS GROUNDING ELECTRODES
THE FOLLOWING SYSTEMS AND MATERIALS SHALL NOT BE USED AS GROUNDING ELECTRODES:

(1) METAL UNDERGROUND GAS PIPING SYSTEMS
(2) ALUMINUM
(3) THE STRUCTURES AND STRUCTURAL REINFORCING STEEL DESCRIBED IN 680.26(B)(1) AND (B)(2)

INFORMATIONAL NOTE:
SEE 250.104(B) FOR BONDING REQUIREMENTS OF GAS PIPING.



1. SIZE OF CONDUCTORS SHALL COMPLY w/CEC.A
2. BOND SEPARATE CONDUCTORS FROM GROUND ROD TO ELECTRICAL PANEL & METAL BUILDING FRAME (CEC). IN ADDITION TO THE DETAIL SHOWN ABOVE, BOND THE ELECTRICAL GROUND TO METAL WATER PIPE EMBEDDED AT LEAST 10' INTO THE SOIL IF AVAILABLE (CEC).
3. ELECTRICAL BOND MODULES TOGETHER W/#8 CU @ MODLINE. BY MANUFACTURER. CHECK RESISTANCE TO GROUND. IF RESISTANCE EXCEEDS 25 OHMS, INSTALL ADDITIONAL GROUND RODS (CEC) AS REQUIRED. GROUNDING DETAIL PER DSA IR E-1. INSPECTOR TO WITNESS GROUNDING TEST.

FIRE ALARM SYSTEM

1. THE FIRE ALARM SYSTEM SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE AND THE CALIFORNIA BUILDING CODE.
2. INSTALLATION OF THE FIRE ALARM SYSTEM SHALL NOT BE STARTED UNTIL DETAILED PLANS AND SPECIFICATIONS, INCLUDING CALIFORNIA STATE FIRE MARSHAL LISTINGS FOR EACH COMPONENT OF THE SYSTEM, HAVE BEEN APPROVED BY DSA.
3. UPON COMPLETION OF THE INSTALLATION OF THE FIRE ALARM SYSTEM, A SATISFACTORY TEST OF THE ENTIRE SYSTEM SHALL BE MADE IN THE PRESENCE OF THE ENFORCING AGENCY.
4. JUNCTION BOXES - GALVANIZED SHEET METAL, SQUARE OR RECTANGULAR WITH BLANK COVERS. LOCATE ONE BOX AT REAR OF BUILDING NEAR MAIN ELECTRICAL PANEL @ +18" ABOVE FINISH FLOOR FOR FUTURE CONNECTION.
5. COVERS - INSTALL GASKETED, METAL, WATERPROOF, FINISH COVERS AT EXTERIOR LOCATIONS. INSTALL FINISH COVERS AT INTERIOR LOCATIONS.
6. THE AUTOMATIC ALARM SYSTEM SHALL BE INSTALLED, TESTED, AND MAINTAINED IN ACCORDANCE WITH THE STATE FIRE MARSHALL'S REGULATIONS (CBC SEC. 907.2.3) AND THE 2022 EDITION OF NFPA 72.
7. THE LOCATION OF AUTOMATIC DETECTORS, MANUAL STATIONS AND OTHER FIRE ALARM EQUIPMENT AND DEVICES, AS SHOWN ON PLAN, ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE SHOP DRAWINGS WHICH ARE REQUIRED FOR REVIEW AND APPROVAL.
8. ALARM-INDICATING DEVICES OF A FIRE ALARM SYSTEM INTENDED TO ALERT ALL OCCUPANTS SHALL CAUSE A LEVEL OF AUDIBILITY OF NOT LESS THAN 15 dBA ABOVE THE AVERAGE AMBIENT NOISE LEVELS OR 5dBA ABOVE THE MAXIMUM SOUND LEVEL HAVING A DURATION OF 60 SECONDS, WHICHEVER IS GREATER, MEASURED 5' ABOVE THE FLOOR. AMBIENT NOISE LEVELS MEANS THE LEVEL WHICH CAN NORMALLY BE EXPECTED WHEN THE FACILITY, BUILDING, ROOM, OR AREA IS FUNCTIONING UNDER NORMAL OPERATING OR WORKING CONDITIONS (NFPA 72, SEC. 18.4.1).
9. THE ALARM SYSTEM SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNINGS SHALL HAVE A FLASH RATE NOT EXCEEDING TWO FLASHES PER SECOND (2 HZ), NOR BE LESS THAN ONE FLASH EVERY SECOND (1 HZ). STROBE SIGNALING DEVICES FOR THE HEARING IMPAIRED SHALL BE STATE FIRE MARSHALL APPROVED AND LISTED (NFPA 72, SEC. 18.5.3).
10. AUTOMATIC FIRE ALARM SYSTEM SHALL TRANSMIT THE ALARM, SUPERVISORY AND TROUBLE SIGNALS TO AN APPROVED SUPERVISING STATION AS REQUIRED BY NFPA 72 CHAPTER 26. THE SUPERVISING STATION SHALL BE LISTED AS EITHER UUFX OR UUJS BY UNDERWRITERS LABORATORY OR SHALL MEET THE REQUIREMENTS OF FACTORY MUTUAL RESEARCH APPROVAL STANDARD 3011. SUPERVISION OF SYSTEM AND LEASED TELEPHONE LINES SHALL BE ARRANGED BY OWNER. IF TESTING RESULTS DETERMINE FIRE ALARM AUDIBILITY DOES NOT MEET 15db OVER AMBIENT NOISE LEVELS, ADDITIONAL FIRE ALARM SIGNALING DEVICES MAY BE REQUIRED BY THE ENFORCING AGENCY.

NOTE:
SEE SHEET M1.0 FOR ALL BRACING AND ANCHORAGE NOTES.

GENERAL NOTES

1. GROUNDING ELECTRODE CONDUCTOR SIZED PER CEC.
2. PROVIDE BONDS TO BLDG. STEEL & PANEL (#8 CU)
3. PANEL TO LISTED FOR USE AS SERVICE EQUIPMENT.
4. ALL PANELS, SWITCHES, DISCONNECTS, BREAKERS, METERS, AND OTHER ELECTRICAL ELEMENTS SHALL BE PLACED ABOVE THE ELEVATION REQUIRED BY ASCE 24-14, SECTION 7.2.
5. WHERE FLEXIBLE CONDUIT IS PASSING BETWEEN BUILDING SEPARATION JOINTS, PROVIDE SUFFICIENT LENGTH OF CONDUIT TO PERMIT DIFFERENTIAL DISPLACEMENTS BETWEEN BUILDINGS IN COMPLIANCE WITH ASCE 7 SECTION 13.6.9 & DSA IR PC-2 SECTION 1.18. ADDITIONAL CONDUIT & JOINT DETAIL SHALL BE PROVIDED BY CONTRACTOR.

FIXTURE NOTES:

1. ALL FLUORESCENT LIGHT FIXTURES SHALL HAVE ENERGY SAVING LAMPS AND BALLASTS.
2. LUMINARIES/BALLASTS SHALL BE CERTIFIED PER CALIFORNIA BUILDING CODE, TITLE 24.
3. FLUORESCENT LIGHT FIXTURE TYPE "A" SHALL BE CONTROLLED TO PROVIDE TWO LEVELS OF LIGHTING. SWITCH (SA) SHALL CONTROL THE TWO OUTER LAMPS AND SWITCH (SB) SHALL CONTROL THE TWO INNER LAMPS.
4. ELECTRICAL SERVICE DROP AND CONNECTIONS SUPPLIED BY CONTRACTOR.
5. MANUFACTURER TO PROVIDE STUB-OUT FROM BACK OF ELECTRICAL PANEL THROUGH THE EXTERIOR WALL OR TO BELOW FLOOR FOR RECEIVING EITHER UNDERGROUND OR OVERHEAD SERVICE & FITTING FOR GROUNDING CABLE.
6. ELECTRICAL PANEL BOARD SHALL BE RECESS MOUNTED INSIDE THE BUILDING, SIZED TO ACCOMMODATE ALL CONNECTED LOADS INCLUDING SPACES AS SHOWN. OVERCURRENT PROTECTIVE DEVICES IN THE PANEL BOARDS SHALL HAVE ADEQUATE SHORT CIRCUIT INTERRUPTING CAPACITY. ALL BUSES INCLUDING BUS SHALL BE COPPER OR ALUMINUM.
7. 2X4 FLUORESCENT FIXTURES SHALL HAVE A STEEL FRAME, LENS SHALL BE HINGED AND LOCKED IN PLACE BY TWO LOCKING DEVICES. THE LENS DIFFUSERS SHALL BE KHS, INC. #KSH-2, CAROLITE, INC. #C-12 OR PLASKOLITE, INC. #PL21A. MINIMUM LENS THICKNESS SHALL BE 0.125 INCHES.
8. FLUORESCENT BALLAST SHALL BE ENERGY SAVER WHILE MAINTAINING FULL LIGHT OUTPUT, CLASS "P" EQUIPPED WITH THERMAL PROTECTORS, GUARANTEED AGAINST FAILURE FOR (2) YEARS AND BE REPLACEABLE FROM INSIDE THE FIXTURE.
9. CLOCK - 12" DIAL CLOCK ON CLOCK OUTLET.
   A. CLOCK SHALL BE GENERAL ELECTRIC MODEL 2912 129V 60 CYCLE
   B. CLOCK OUTLET SHALL BE BRYANT #2828 OR EQUAL WITH SEPARABLE HANGING CLIP & APP'D RECEPT. THE H.V.A.C. UNIT FEEDER CIRCUIT - PANEL CIRCUIT BREAKER, FEEDER WIRE, UNIT DISCONNECT AND FUSES (WHERE USED) - IS TO BE COORDINATED WITH THE NAME PLATE DATA AT THE TIME OF MANUFACTURE. H.V.A.C. UNITS HAVING KVA RATINGS LARGER THAN THAT INDICATED ON THIS PANEL SCHEDULE WILL NOT BE ALLOWED TO BE INSTALLED ON THIS BUILDING.
   C. IF 60 DEGREES WIRE IS TO BE USED IN THIS INSTALLATION, CALCULATIONS DEMONSTRATING AMPACITY SHALL BE PROVIDED ON THE DRAWING.

NOT USED

ELECTRICAL PANEL CONNECTION DETAIL - UNDERFLOOR OPTION

SCALE: 1-1/2" = 1' - 0" | 3

Panel:	A			PHASE: SINGLE		VOLTS: 208		MAIN (AMPS): 200			BUSS (AMPS): 225			LOCATION: INTERIOR		FEED: BOTTOM - BELOW FLOOR				MOUNTING: RECESSED
OBJECT DESCRIPTION	WATTS PER	QTY	LCL	WATTS A	WATTS B	BRK	POLE	WIRE SIZE	CKT #	LEG A	LEG B	CKT #	WIRE SIZE	POLE	BRK	WATTS A	WATTS B	LCL	QTY	WATTS PER	OBJECT DESCRIPTION
HVAC-4 TON	5428	1	X	5428		60	2	#6	1	X		2	#6	2	20	5428		X	1	5428	HVAC-4 TON
HVAC-4 TON	5428	/			5428				3		X	4					5428		/	5428	HVAC-4 TON
Interior Lights	49	15		735		20	1	#12	5	X		6	#12	1	20	1440			1	1440	DED-Microwave
(1)Int Light /(1) Fan	234	2			468	20	1	#12	7		X	8	#12	1	20		1600		1	1600	DED-Fridge
Single Insta-Hot	1664	1	x	1664		20	2	10	9	X		10	#12	1	20	1080			6	180	Recepts
Single Insta-Hot	1664	/			1664				11		X	12	#12	1	20		540		3	180	GFCI-Recepts
Exterior Light	31	14		434		20	1	#12	13	X		14	#12	1	20	1080			6	180	Recepts
Exit Lights	11	1			11	20	1	#12	15		X	16	#12	1	20		900		5	180	Recepts
									17	X		18	#12	1	20	1080			6	180	Recepts
									19		X	20	#12	1	20		180		1	180	Recepts WP/GFCI
				0					21	X		22				0					
					0				23		X	24	#12	1	20		0				
				0					25	X		26				0					
					0				27		X	28					360		1	360	IDF Recept
				0					29	X		30				0					
					0				31		X	32					0				
				0					33	X		34				0					
					0				35		X	36					0				
				0					37	X		38				0					
					0				39		X	40					0				
				0					41	X		42				0					
	LEG TOTALS			8261	7571											10108	9008		LEG TOTALS		
LCL=3130+34948=38078																					
TOTAL WATTS: 38078								LEG BALANCE: 5.1%											TOTAL AMPS: 158.66		

NOTE:
FIRE ALARM DEDICATED CIRCUIT SHALL BE IDENTIFIED WITH A RED MARKED DISCONNECT WITH LOCK-ON CAPABILITY (NFPA 72 10.6.5.2)

LOAD PANEL CALCULATIONS

GENERAL NOTES

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DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

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Phone (209) 825-1921 Fax (209) 825-7018
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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

LAKESIDE UNION S.D.
RIVERVIEW INT. ACADEMY
(1) 48 X 40 BUILDING

MANUFACTURER PROFESSIONAL OF RECORD

LICENSED ARCHITECT
JOSEPH PATRICK GARVIN
No. C12631
Ren. 3-31-27
STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

REVISIONS

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2	
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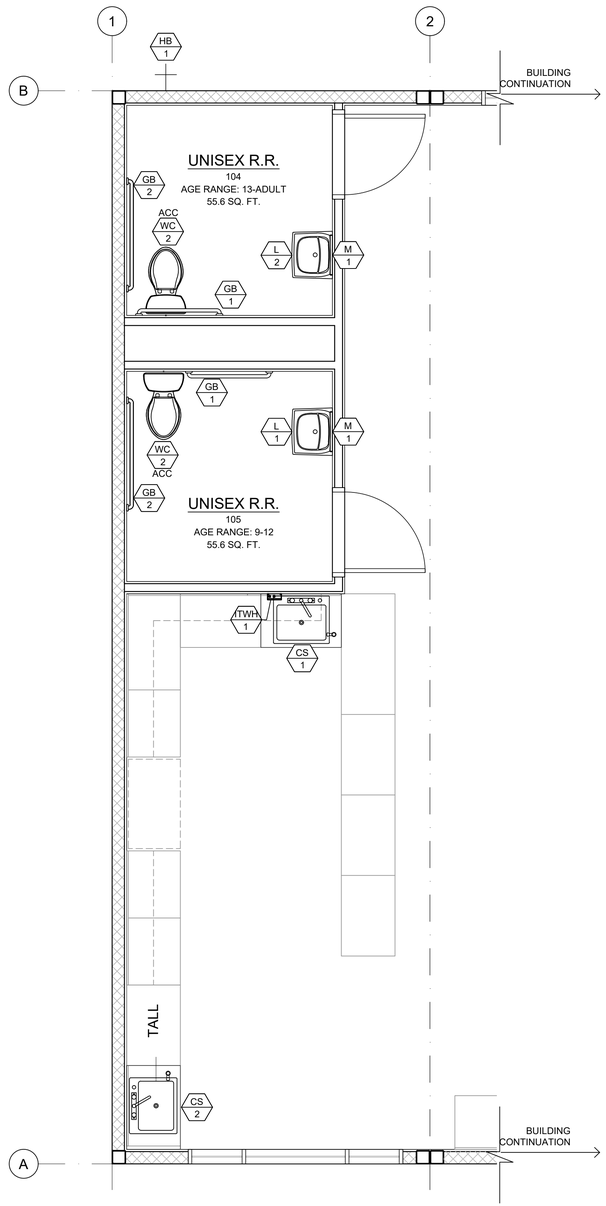
DRAWN BY:	GD
SCALE:	AS NOTED
DATE:	2/16/2026
PROJECT NO:	1995-26

SHEET TITLE:

ELECTRICAL NOTES & DETAILS

SHEET NUMBER:

E1.2-N



BOYS & GIRLS R.R. PLAN

AGE RANGE: 13-ADULT

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

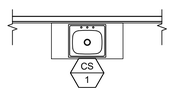
MARK	FIXTURE[1]	TYPE AT KINDERGARTEN (AGES 3-4)	TYPE AT ELEMENTARY (AGES 5-8)	TYPE AT MIDDLE SCHOOL (AGES 9-12)	TYPE AT HIGH SCHOOL (AGES 13-ADULT)	REMARKS
WC 2 ACC	FLOOR MOUNT TANK TYPE	~~AMERICAN STANDARD 4019 828 w/BEMIS 1955SSCT OR EQUAL~~ TOILET SET	~~AMERICAN STANDARD 4019.828 w/2L2050T SEAT (2" THICK)~~ #3128.001 FOR BOWL #4019.228 LEFT TANK #4019.828 RIGHT TANK	KOHLER 'WELLWORTH' MODEL K-3998 OR EQUAL w/BEMIS 1955SSCT OR EQUAL TOILET SEAT	KOHLER 'HIGHLINE' MODEL K-3999 OR EQUAL w/BEMIS 1955SSCT OR EQUAL TOILET SEAT	WC/2 FIXTURE MAX FLOW RATE OF 1.28 G.P.F - LOCATE AS SPECIFIED ON FLOOR PLANS. MOUNT ACCESSIBLE FIXTURES PER SCHEDULE 10/P2.0
L 1	BOYS/GIRLS LAVATORY	KOHLER WALL MOUNT RR SINK - KINGSTON K-2007-0 (BASE AMS SPEC)				BOY/GIRL RESTROOM - ZURN MODEL Z86100-XL-3M - COLD WATER ONLY - SINGLE SPOUT MOUNT AS SPECIFIED IN FLOOR PLANS. MOUNT ACCESSIBLE FIXTURES PER SCHEDULE 10/P2.0 - FLOW RATE OF 0.5 G.P.M. METER FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MIN.
L 2	ADULT LAVATORY	KOHLER WALL MOUNT RR SINK - KINGSTON K-2007-0 (BASE AMS SPEC)				ADULT RESTROOM - ZURN MODEL Z86500-XL-3M OR EQUAL HOT/COLD WATER - 4" ON CENTER HOLE. MOUNT AS SPECIFIED IN FLOOR PLANS. MOUNT ACCESSIBLE FIXTURES PER SCHEDULE 10/P2.0 - FLOW RATE OF 0.5 G.P.M.
M 1	MIRROR	WALL MOUNT TYPE BOBRICK MODEL B165 18X30 OR EQUAL				MOUNT AS SPECIFIED IN FLOOR PLANS. MOUNT ACCESSIBLE MIRROR PER SCHEDULE 10/P2.0
GB 1	36" GRAB BARS	WALL MOUNT TYPE MOEN MODEL 8736 & 8748 (1 1/4" CONCEALED SCREW 36"& 48") OR EQUAL				18 GA. 304 STAINLESS STEEL SATIN FINISH MOUNT AS SPECIFIED IN FLOOR PLANS AND PER SCHEDULE 10/P2.0. (STRUCTURAL STRENGTH OF GRAB BARS 250# MIN.)
GB 2	48" GRAB BARS					
TWH 1	INSTANT-TEMP WATER HEATER	CHRONOMITE INSTANT-TEMP WATER HEATER MODEL M20L/240 INSTANT SINGLE PHASE 104°				CHRONOMITE MODEL M20L/208 OR EQUAL SEE DETAIL 7/P2.0
CS 1	CLASSROOM SINK W/ BUBBLER	ELKAY STAINLESS STEEL CLASS SINK - AGE RANGE: 13-ADULT MODEL GE125213-3 (BASE AMS SPEC.) w/ HALSEY TAYLOR INTERIOR CLASS BUBBLER - 2507A - COUNTER MOUNTED (BASE AMS SPEC.)				CHICAGO CLASSROOM FAUCET - MODEL1100-GN2E35-317AB LOCATE AS SPECIFIED ON FLOOR PLANS. MOUNT ACCESSIBLE FIXTURES PER SCHEDULE 10/P2.0
CS 2	CLASSROOM SINK W/ BUBBLER	ELKAY STAINLESS STEEL CLASS SINK - AGE RANGE: 9-12 MODEL GE125213-3 (BASE AMS SPEC.) w/ HALSEY TAYLOR INTERIOR CLASS BUBBLER - 2507A - COUNTER MOUNTED (BASE AMS SPEC.)				CHICAGO CLASSROOM FAUCET - MODEL1100-GN2E35-317AB LOCATE AS SPECIFIED ON FLOOR PLANS. MOUNT ACCESSIBLE FIXTURES PER SCHEDULE 10/P2.0
HB 1	HOSE BIBB	HOSE BIBB WOODFORD MODEL B75-CH-RECESSED w/COVER				LOCATE AS SPECIFIED ON FLOOR PLANS.

NOTES:
1. ALL WATER FIXTURES MUST MEET REQUIREMENTS OF CAL-GREEN TITLE 24, PART 11, SECTION 5.303.3 "WATER CONSERVING PLUMBING FIXTURES & FITTINGS".
2. FOR OPTIONAL ACCESSIBLE FLOOR-MOUNT WATER CLOSET, SEE PLUMBING SCHEDULE MARK WC/3 (NOT SHOWN ON PLAN).
3. NOT ALL ITEMS LISTED MAY OCCUR IN THIS PROJECT.
4. THERE SHOULD BE NO SHARP OR ABRASIVE SURFACES UNDER LAVS OR SINKS.
5. REFER TO DETAIL 10/P2.0 FOR SCHEDULE OF ACCESSIBLE HEIGHTS AT FIXTURES.

PLUMBING FIXTURE SCHEDULE

NOT USED | 6

NOT USED | 7



CLASSROOM SINK PLAN

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

A 1 = PLUMBING FIXTURE I.D. - SEE SCHEDULE ABOVE

SYMBOLS LEGEND

PLANS SHALL MEET ENERGY CODE 120.3 FOR PIPE INSULATION. ALL WATER HEATERS SHALL HAVE R7.7 ON HOT AND COLD LINES FOR THE FIRST 8 FEET FROM WATER HEATER (TANK TYPE AND INSTANT). SECTION 609.12 REQUIRES HOT WATER PIPING FROM THE WATER HEATER TO THE FIXTURE (CONTROL VALVE) BE INSULATED TO A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES (50 MM) IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN 2 INCHES (51 MM) FOR A PIPE OF 2 INCHES (50 MM) OR MORE IN DIAMETER. PER PLUMBING CODE 609.12 UPDATE PLANS TO SHOW HOW THE HOT WATER PIPING IS INSULATED FROM THE WATER HEATER TO THE FIXTURE (CONTROL VALVE) TO A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE. INSTANTANEOUS WATER HEATERS WITH AN INPUT GREATER THAN 6.8 KBTU/H OR 2 KW (ALL INSTANTANEOUS ARE OVER 4KW) SHALL HAVE ISOLATION VALVES ON BOTH THE INCOMING COLD WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE WATER HEATER, TO ASSIST IN THE FLUSHING OF THE HEAT EXCHANGER AND HELP PROLONG THE LIFE OF THE WATER HEATERS PER ENERGY CODE 110.3(C).

PLUMBING NOTE

MODULAR MFR. TO STUB THROUGH FLOOR ALL PLUMBING LINES. BUILDING PERIMETER POC'S SHOWN ARE FOR COORDINATION PURPOSES ONLY. ALL UNDER-FLOOR CONNECTIONS ARE BY SITE CONTRACTOR, U.O.N.

1. DIMENSIONS ARE TO FACE OF FINISH (F.O.F.) UNLESS NOTED OTHERWISE (i.e. F.O.C., ¢)
2. RESTROOM CONFIGURATION MAY VARY PER BUILDING CONFIGURATION.
3. RESTROOM MODULE OCCURS ONLY AT END OF BUILDING. SINGLE RESTROOMS MAY OCCUR IN ANY PART OF A BUILDING.
4. RESTROOM MODULE CANNOT STAND ALONE AND SHALL BE ASSEMBLED TOGETHER WITH AT LEAST ONE OTHER 12'x40' MODULE.
5. INTERIOR WALLS MAY OCCUR THROUGHOUT BUILDING. REFER TO SHEET S8.1 OR S9.1 FOR ATTACHMENTS.
6. REFER TO SCHEDULE 10/P2.0 FOR ACCESSIBLE HEIGHTS AT TOILETS.
7. REFER TO DETAILS 1, 3, 4 & 5, SHEET A7.1 FOR TOILET PARTITION ANCHORAGE BLOCKING.
8. SEWER AND WATER STUB OUTS SHALL BE LOCATED WITHIN THE ALLOWABLE AREA AS SHOWN ON FLOOR PLAN AND CONNECTIONS SHALL BE EASILY ACCESSIBLE FOR FUTURE RELOCATION. STUB OUT HEIGHT SHALL BE COORDINATED BY THE MANUFACTURER.
9. PIPING MATERIAL
   a. WATER: COPPER TYPE "L", 95/5 SOLDER.
   b. WASTE DRAIN AND VENT: ABS.
10. REFER TO SHEET M1.0 FOR TYPICAL BRACING AND ANCHORAGE NOTES.

GENERAL NOTES

02-XXXXX A:\AMS\ENTERDATA\1995-26\1995-26 SD\20260219\3D\1995-26 PKG PRINT SD\20260219 PKG PRINT.dwg C:\Users\gdavis\AppData\Local\Temp\AcPublish_19\[1995-26 PKG PRINT SD 20260219 PKG PRINT.dwg]Model 2/19/2026 3:38:14 PM gdavis

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DATE: 02/26/2026

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

LAKESIDE UNION S.D.
RIVERVIEW INT. ACADEMY
(1) 48 X 40 BUILDING

MANUFACTURER PROFESSIONAL OF RECORD

LICENSED ARCHITECT
JOSEPH PATRICK CONNOR
No. C12631
Ren. 3-31-27
STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

REVISIONS

DRAWN BY:	GD
SCALE:	AS NOTED
DATE:	2/16/2026
PROJECT NO:	1995-26

SHEET TITLE:

RESTROOM OPTIONS
PLUMBING PLAN
& FIXTURE SCHEDULE

SHEET NUMBER:

P1.0-N

American Modular Systems

24' x 40' THRU 120' x 40'
STANDARD BUILDING (LOW SEISMIC)



APPLICABLE CODES

PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2023

- 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) - PART 1, TITLE 24, CCR)
- 2022 CALIFORNIA BUILDING CODE (CBC), VOLUME 1 & 2 - (PART 2, TITLE 24 CCR) BASED ON THE 2021 INTERNATIONAL BUILDING CODE WITH 2022 CALIFORNIA AMENDMENTS
- 2022 CALIFORNIA ELECTRICAL CODE (CEC) - (PART 3, TITLE 24, CCR) BASED ON THE 2020 NATIONAL ELECTRIC CODE WITH 2022 CALIFORNIA AMENDMENTS
- 2022 CALIFORNIA MECHANICAL CODE (CMC) - (PART 4, TITLE 24, CCR) BASED ON THE 2021 IAPMO UNIFORM MECHANICAL CODE WITH 2022 CALIFORNIA AMENDMENTS
- 2022 CALIFORNIA PLUMBING CODE (CPC) - (PART 5, TITLE 24, CCR) BASED ON THE 2021 IAPMO UNIFORM PLUMBING CODE WITH 2022 CALIFORNIA AMENDMENTS
- 2022 CALIFORNIA ENERGY CODE (CEC) - (PART 6, TITLE 24, CCR)
- 2022 CALIFORNIA FIRE CODE (CFC) - (PART 9, TITLE 24, CCR) BASED ON THE 2021 INTERNATIONAL FIRE CODE WITH 2022 CALIFORNIA AMENDMENTS
- 2022 CALIFORNIA GREEN BUILDING CODE (CGC) - (PART 11, TITLE 24, CCR)
- 2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)

PARTIAL LIST OF APPLICABLE STANDARDS

• NFPA 13	AUTOMATIC SPRINKLER SYSTEM	2022 EDITION
• NFPA 14	STANDPIPE AND HOSE SYSTEMS	2019 EDITION
• NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2021 EDITION
• NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEMS	2021 EDITION
• NFPA 20	STATIONARY PUMPS	2019 EDITION
• NFPA 24	PRIVATE FIRE MAINS	2019 EDITION
• NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE (CALIFORNIA AMENDED) (NOTE: SEE UL, STANDARD 1971 FOR "VISUAL DEVICES")	2022 EDITION
• NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2019 EDITION
• NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (CA AMMENDED)	2018 EDITION

GENERAL NOTES

1. SUBSTITUTION OF PRODUCTS OR PROCESSES WHICH CHANGE THE STRUCTURAL SAFETY, FIRE & LIFE-SAFETY, OR ACCESSIBILTY OF THIS BUILDING SHALL BE SUBMITTED TO THE DSA AS AN ADDENDUM OR CONSTRUCTION CHANGE DOCUMENT.
2. PC BUILDING APPROVED ONLY FOR OCCUPANCY "E" OR "B".
3. PC BUILDING EXITING IS BASED ON THE USE OR OCCUPANCY AND WILL BE REVIEWED AS SITE SPECIFIC.
4. PC BUILDINGS LOCATED IN FIRE HAZARD SEVERITY ZONES PER WILDLAND URBAN INTERFACE FIRE AREAS (WUI) SHALL CONFORM TO CBC CHAPTER 7A. PC IS NOT APPROVED FOR WUI.
5. AUTOMATIC SPRINKLER SYSTEMS MIGHT BE REQUIRED FOR SITE SPECIFIC PROJECTS. OPTIONAL AUTOMATIC FIRE SPRINKLER DESIGNS ARE INCLUDED IN THIS PC APPROVAL. (NOTE: SEE BUILDING DATA THIS SHEET FOR FIRE SPRINKLER SYSTEM WEIGHT INCLUDED IN BUILDING DESIGN)
6. FIRE SERVICE UNDERGROUND SHALL BE REVIEWED AS A SITE SPECIFIC APPLICATION. WATER SUPPLY SHALL BE DESIGNED TO MEET THE PC SPRINKLER DEMAND REQUIREMENTS.
7. PROVIDE A SITE SPECIFIC FIRE FLOW LETTER OF CERTIFICATION FROM AN APPROVED WATER PURVEYOR OR LOCAL FIRE AUTHORITY.
8. THIS PC PLAN SHALL NOT BE USED TO HOUSE "ROOMS OR AREAS WITH SPECIAL HAZARDS" SUCH AS LABORATORIES, VOCATIONAL SHOPS AND OTHER SUCH AREAS NOT CLASSIFIED AS GROUP H, LOCATED IN GROUP E OCCUPANCIES.
9. A SEPARATE NON-PC DSA APPLICATION NUMBER (SITE SPECIFIC JOB OR STOCKPILE) IS REQUIRED FOR DESIGN & ROOF-TOP INSTALLATION OF SOLAR PANEL SYSTEMS, ITS ANCHORAGE & SUPPORT STRUCTURE ABOVE THE ROOF FRAMING. THE PC ROOF FRAMING IS DESIGNED FOR SOLAR PANELS TO BE INSTALLED FLAT ON THE ROOF. (NOTE: SEE BUILDING DATA THIS SHEET FOR SOLAR PANEL SYSTEM WEIGHT & WIND LOAD INCLUDED IN BUILDING DESIGN FOR ROOF-TOP.) SUBMITTALS OF ROOF-TOP SOLAR SYSTEM SHALL NOT BE SUBMITTED AS AN OVER-THE-COUNTER SUBMITTAL.
10. IF THE STRUCTURE IS LOCATED IN AN AREA WITH LIQUEFIABLE SOIL OR SITE CLASS F, OVER-THE-COUNTER SUBMITTAL IS NOT ALLOWED AND SITE SPECIFIC PROJECT SUBMITTAL IS REQUIRED. IF THE SITE IS NOT IN A MAPPED LIQUEFACTION HAZARD ZONE, IT MAY BE PRESUMED THAT NO LIQUEFACTION HAZARD EXISTS ON THAT SITE UNLESS A SITE-SPECIFIC GEOTECHNICAL REPORT IDENTIFIES SUCH HAZARD.
11. THIS PC BUILDING IS NOT DESIGNED FOR FLOOD HAZARD AREAS. WHEN A SITE-SPECIFIC PROJECT IS LOCATED IN A FLOOD ZONE OTHER THAN ZONE X, A LETTER STAMPED AND SIGNED FROM A GEOTHECHNICAL ENGINEER IS NEEDED TO VALIDATE THAT THE ALLOWABLE SOIL VALUES SPECIFIED IN THE PC DRAWINGS ARE STILL APPLICABLE, UNLESS THE BOTTOMS OF FOUNDATIONS ARE RAISED ABOVE THE DESIGN FLOOD ELEVATION. A VALIDATION LETTER FROM THE GEOTHECNICAL ENGINEER SHALL BE PROVIDED, EVEN IF THE PRESUMPTIVE LOAD-BEARING VALUES PER CBC SECTION 1806A.2 ARE USED. PROJECT SHALL BE EXEMPT FROM THE VALIDATION LETTER FOR PROJECTS LOCATED IN ZONE D (UNDEFINED) IF THE APPLICANT PROVIDES EVIDENCE FROM THE LOCAL JURISDICTION OR A QUALIFIED DESIGN PROFESSIONAL CONFIRMING THAT THE SITE IS NOT IN A FLOOD HAZARD ZONE. LOCATION OF ELECTRICAL ELEMENTS SHALL CONFORM TO THE AMERICAN SOCIETY OF CIVIL ENGINEERS.
12. THE PLACEMENT OF THE PC BUILDING(S) ON OR ADJACENT TO SLOPES SHALL COMPLY WITH THE 'FOUNDATION CLEARANCES FROM SLOPES' SPECIFICATIONS FOUND ON SHEET N2.0 OF THESE DRAWINGS.
13. PC BUILDING SHALL NOT BE PLACED OR BE RELOCATED IN AREAS HAVING A NOISE CONTOUR GREATER THAN OR EQUAL TO 65 CNEL, OR IN AREAS EXPOSED TO A NOISE LEVEL OF 65 dB L_{eq}-1-hr DURING ANY HOUR OF OPERATION WHEN NOISE CONTOURS ARE NOT READILY AVAILABLE, AS SPECIFIED IN CALGREEN CODE, SECTION 5.507.4.1 & 5.507.4.1.1.
14. THIS PC BUILDING IS NOT DESIGNED FOR SNOW LOADS.
15. THIS PC BUILDING IS NOT DESIGNED FOR ICE LOADS.
16. BUILDING SHALL BE MANUFACTURED IN COMPLIANCE WITH CFC CHAPTER 33 FOR FIRE SAFETY DURING CONSTRUCTION.
17. SUBMITTAL AND APPROVAL OF A GEOHAZARD REPORT BY THE CALIFORNIA GEOLOGICAL SURVEY (CGS) IS NOT REQUIRED FOR SINGLE-STORY MODULAR BUILDINGS PROVIDED THAT THEY DO NOT EXCEED 4,000 SQUARE FEET IN PLAN AREA AND ARE NOT LOCATED WITHIN STATE OR LOCAL GEOLOGICAL HAZARD ZONES IN ACCORDANCE WITH IR A-4, SECTION 3.2.1.
18. ACCEPTANCE TESTS BE COMPLETED ON NEWLY INSTALLED OR REPLACEMENT OF LIGHTING CONTROLS, MECHANICAL SYSTEMS, FENESTRATION, AND PROCESS EQUIPMENT BEFORE PROJECT COMPLETION PER THE CALIFORNIA ENERGY CODE SECTION 10-103. ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED ACCEPTANCE TEST TECHNICIAN (ATT). THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES CORRECTED UNTIL THE INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA. COMPLETED NRCA FORMS SHALL BE SUBMITTED TO THE PROJECT INSPECTOR AND THE DISTRICT.
19. THIS PC WILL NOT BE PLACED ON ANY CAMPUS IN AND OF THE FOLLOWING LOCATIONS:
    - 19.1. WITHIN THE 65 CNEL NOISE CONTOUR OF AN AIRPORT.
    - 19.2. WITHIN THE 65 CNEL OR LDN NOISE CONTOUR OF A FREEWAY, EXPRESSWAY, RAILROAD OR INDUSTRIAL SOURCE GUIDEWAY.
    - 19.3. WHERE EXPOSED TO NOISE LEVELS OF 65 DB-LEQ-1-HOUR DURING ANY HOUR OF OPERATION.

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BUILDING DATA

OCCUPANCY	E OR B (CLASSROOM USE FOR COLLEGE)
TYPE OF CONSTRUCTION	V-B (CATEGORY I & II)
WIND LOAD ASCE 7-16 SECTION28.5.3 SIMPLIFIED PROCEDURE	V = 99 MPH BASIC WIND SPEED EXPOSURE = C INTERNAL PRESSURE COEFF , $GC_{P,I}$ = ±0.18 ROOF ANGLE = 1.2 DEGREES RISK CATEGORY II K_{ZT} = 1.00
ICE LOAD	NOT CONSIDERED (SEE GENERAL NOTE #15 THIS SHEET)
SNOW LOAD	NOT CONSIDERED (SEE GENERAL NOTE #14 THIS SHEET)
ROOF LIVE LOAD (MAX PSF)	20 (REDUCIBLE)
FLOOR LIVE LOAD (PSF)	☐ 50 ☐ 50+15 ☐ 100 ☐ 150 (NON-STORAGE)
DESIGN DEAD LOADS (MAX PSF)	21.0 RF - 12.0 WD FLR - 48.0 CONC. FLR - 18.0 EXT WALLS
FIRE SPRINKLER SYSTEM DESIGN WT.	1.5 PSF INCLUDED IN ROOF DESIGN DEAD LOADS ABOVE (SEE GENERAL NOTES #5 - #7 THIS SHEET)
ROOF SOLAR PANEL SYSTEM DESIGN WT.	3.0 PSF INCLUDED IN ROOF DESIGN DEAD LOADS ABOVE (SEE GENERAL NOTE #9 THIS SHEET)
ALLOWABLE SOIL PRESSURE (PSF)	1500 (1/3 INCREASE IN SOIL BEARING CAPACITY NOT PERMITTED FOR WIND & SEISMIC LOAD COMBINATIONS UNLESS USING ALTERNATE BASIC LOAD COMBINATIONS PER CBC 1605A.3.2)
FLOOD HAZARD AREA	NO (SEE GENERAL NOTE #11 THIS SHEET)
RAIN INTENSITY (IN/HR)	3" MAX.
BUILDING AREA (SQ. FT.)	960 MIN. THRU 4800 MAX.
CLIMATE ZONE GROUP	☐ A (1,16) ☐ B (2-5) ☐ C (6-13) ☐ D (14,15) (REFER TO EN.1 FOR REQUIREMENTS)
MODULES	LIGHT MODULAR STEEL MOMENT FRAMES PER CBC SECION 2212A
SYSTEM	
FOUNDATION	
FLOOR D	
WALL S	
EXTERIOR FINIS	

HVAC (SEE TABLE IN M1.7A FOR HVAC TYPE)	☐ INTERIOR FLOOR MOUNTED	☐ EXTERIOR WALL MOUNTED	☐ SPLIT SYSTEM	☐ ROOF MOUNTED
ROOFING	☐ 3" x 20 GA. STANDING SEAM	☐ 3" x 22 GA. STANDING SEAM (INSTALLED OVER SHEATHING)	☐ BUILT-UP ROOFING	☐ SINGLE PLY ROOFING
ROOF PITCH	☐ SINGLE PITCH	☐ DUAL PITCH		
ROOF DIAPHRAGM	☐ STEEL STRAP CROSS BRACING - SEE SHEET S4.0	☐ ½" SHEATHING - SEE SHEET S4.1		
FRONT OVERHANG	☐ NO	☐ YES - LENGTH:	ENCLOSED - 7'-0" MAX	
REAR OVERHANG	☐ NO	☐ YES - LENGTH:	ENCLOSED - 7'-0" MAX	
SOLATUBE ON ROOF	☐ NO	☐ YES		
FIRE SPRINKLERS	☐ NO	☐ YES (SEE GENERAL NOTES #5 - #7 THIS SHEET)		
SOLAR PANELS	☐ NO	☐ YES (SEE GENERAL NOTE #9 THIS SHEET)		
OPTIONAL SIDE WALL CANOPY	☐ NO	☐ YES (SEE SHEET S5.4A)		
LIQUEFIABLE SOILS	☐ NO	☐ YES (SEE GENERAL NOTE #10 THIS SHEET)		
MAPPED GEOHAZARD ZONE	☐ NO	☐ YES (AS DEFINED BY PC-6 SECTION 1.8)		
GEOHAZARD REPORT	☐ NO	☐ YES		
IF YES	GEOTECHNICAL FIRM:			
	REPORT #:		REPORT DATE:	
GEOTECHNICAL REPORT	☐ NO	☐ YES	* REQUIRED IF BUILDING AREA > 4,000 SF	
IF YES	GEOTECHNICAL FIRM:			
	REPORT #:		REPORT DATE:	
	DEEPER FOOTINGS REQUIRED?	☐ NO	☐ YES - REQUIRED DEPTH:	
	WIDER FOOTINGS REQUIRED?	☐ NO	☐ YES - REQUIRED WIDTH:	
BELOW GRADE CONCRETE MIX DESIGN	☐ DEFAULT CONCRETE MIX DESIGN FOR BELOW GRADE CONCRETE PER SHEET N1.0A.			
	☐ OPTIONAL SITE-SPECIFIC CONCRETE MIX DESIGN FOR BELOW GRADE CONCRETE PER SHEET N1.0A.			

☐ THIS SHEET CONTAINS DESIGN OPTION BOXES AVAILABLE FOR SELECTION BASED ON SITE SPECIFIC REQUIREMENTS.

SEE SHEET TS-N FOR SITE SPECIFIC SHEET

SEE SHEET TS2 FOR SHEET INDEX

SITE SPECIFIC WIND VALUES

SITE SPECIFIC BASIC WIND SPEED = _____ MPH WIND EXPOSURE = _____

SITE SPECIFIC SEISMIC VALUES

SITE SPECIFIC S_S = _____ SITE SPECIFIC S_1 = _____ SITE CLASS = _____

(NOTE: SITE SHALL BE SITE CLASS "D" IF NO SOILS REPORT)

PC BUILDING SEISMIC DESIGN CRITERIA

I_e = 1.0 T = 0.24S_S R = 3.5 (OMF) RISK CATEGORY II
Ω_o = 3.0 C_d = 3.0 ρ = 1.0 SEISMIC DESIGN CATEGORY: D (S_1 < 0.75) E (S_1 ≥ 0.75)

MAXIMUM STORY DRIFT RATIO = 2.0% (I.E. MAX DRIFT = 0.020 x THE HEIGHT UNDER CONSIDERATION.)
LATERAL FORCE RESISTING SYSTEM: LIGHT MODULAR STEEL MOMENT FRAMES PER 2212A
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

NOTE:
COMPONENTS AND CLADDING DESIGNED FOR:
S_{DS} = 1.62

☐ **NO SOILS REPORT - ASSUMED SITE CLASS "D" DEFAULT**

S_s = 2.026 MAX (SITE) F_a = 1.2 S_{DS} = 1.62 MAX (SITE)
1.418 (DESIGN)* 1.13 (DESIGN)*

S_1 = 1.001 MAX (SITE & DESIGN) F_v = 1.7 S_{D1} = 1.13 MAX (SITE & DESIGN) C_s = 0.324 W (DESIGN)*

CLASS "A", "B" OR "D"

RED WHERE THE VALUE OF THE PARAMETERS S IS INCREASED BY 50%
T #3, SECTION 11.4.8, EXCEPTION1)
R 20 OF ASCE 7-16

S_{DS} = 2.22 MAX (SITE)
1.55 (DESIGN)*

S_{D1} = 1.55 MAX (SITE & DESIGN) C_s = 0.444 W (DESIGN)*

CLASS "C"

R 20 OF ASCE 7-16

S_s = 2.776 MAX (SITE) F_a = 1.2 S_{DS} = 2.22 (SITE)
1.943 (DESIGN)* 1.55 (DESIGN)*

S_1 = 1.666 MAX (SITE & DESIGN) F_v = 1.4 S_{D1} = 1.55 MAX (SITE & DESIGN) C_s = 0.444 W (DESIGN)*

☐ **WITH SOILS REPORT - SITE CLASS "E"**

NOTE: GROUND MOTION HAZARD ANALYSIS IS NOT REQUIRED WHERE THE EQUIVALENT LATERAL FORCE PROCEDURE IS USED FOR DESIGN AND THE VALUE OF C_s IS DETERMINED BY EQ (12.8-2) FOR ALL VALUES OF *T* (ASCE 7-16 w/SUPPLEMENT #3, SECTION 11.4.8, EXCEPTION 3) SEE GENERAL NOTE #10.
DESIGN BASED ON SITE CLASS DETERMINED PER CHAPTER 20 OF ASCE 7-16

S_s = 1.943 MAX (SITE) F_a = 1.2 S_{DS} = 1.55 (SITE)
1.943 (DESIGN) 1.55 (DESIGN)

S_1 = 1.166 MAX (SITE & DESIGN) F_v = 2.0 S_{D1} = 1.55 MAX (SITE & DESIGN) C_s = 0.444 W (DESIGN)

☐ **WITH SOILS REPORT - SITE CLASS "F"**

NOTE: GROUND MOTION HAZARD ANALYSIS IS NOT REQUIRED WHERE THE EQUIVALENT LATERAL FORCE PROCEDURE IS USED FOR DESIGN AND THE VALUE OF C_s IS DETERMINED BY EQ (12.8-2) FOR ALL VALUES OF *T* (ASCE 7-16 w/SUPPLEMENT #3, SECTION 11.4.8, EXCEPTION 2) SEE GENERAL NOTE #10.

SITE SPECIFIC S_{DS} = _____

SITE SPECIFIC S_{D1} = _____ $S_{DS} = S_{D1} = 1.55$ MAX C_s = 0.444 W (DESIGN)

*PER ASCE 7-16, SECTION 12.8.1.3:
THE VALUE OF C_s AND E_v ARE PERMITTED TO BE CALCULATED USING A VALUE OF S_{DS} EQUAL TO 1.0, BUT NOT LESS THAN 70% OF S_{DS} AS DEFINED IN SECTION 11.4.5, PROVIDED THAT ALL OF THE FOLLOWING CRITERIA ARE MET:
1. STRUCTURE DOES NOT HAVE IRREGULARITIES;
2. STRUCTURE DOES NOT EXCEED FIVE (5) STORIES ABOVE THE LOWER OF THE BASE OR GRADE PLANE;
3. STRUCTURE HAS A FUNDAMENTAL PERIOD, T, THAT DOES NOT EXCEED 0.5 SECONDS;
4. STRUCTURE MEETS REQUIREMENTS FOR REDUNDANCY FACTOR, ρ, TO BE TAKEN AS 1.0;
5. SITE SOIL PROPERTIES ARE NOT CLASSIFIED AS SITE CLASS 'E' OR 'F';
6. STRUCTURE IS CLASSIFIED AS RISK CATEGORY II.
7. WHEN SITE SPECIFIC GROUND MOTION PROCEDURE IS REQUIRED PER 11.4.8, SITE-SPECIFIC PROJECTS ARE NOT ALLOWED FOR OTC SUBMITTAL.

PV SYSTEM REQUIREMENT TABLE

CLIMATE ZONE	REQUIRED PV SYSTEM SIZE (kW)								
	BUILDING SIZE								
	☐ 24'x40'	☐ 36'x40'	☐ 48'x40'	☐ 60'x40'	☐ 72'x40'	☐ 84'x40'	☐ 96'x40'	☐ 108'x40'	☐ 120'x40'
	APPROXIMATE CONDITIONED FLOOR AREA								
	960	1440	1920	2400	2880	3360	3840	4320	4800
☐ 1 & 16	NONE	NONE	NONE	NONE	NONE	3.9	0.2	NONE	NONE
☐ 2 - 5	NONE	NONE	NONE	NONE	NONE	1.0	NONE	NONE	NONE
☐ 6 - 13	NONE	NONE	NONE	NONE	3.2	NONE	NONE	NONE	NONE
☐ 14	NONE	NONE	1.5	3.4	3.6	2.1	3.6	1.5	4.6
☐ 15	NONE	NONE	2.2	5.2	5.4	3.2	5.4	2.2	7.0

NOTE: FOR SITE-SPECIFIC PROJECT, INDICATE BUILDING SIZE AND PV SYSTEM SIZE. IF PV REQUIRED, SEE NOTE #9 UNDER GENERAL NOTES

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
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PRE-CHECKED SET NAME
24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME
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APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ **2022 CBC PRE-CHECK (PC) DOCUMENT**
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
ANDREW PATRICK CHAMBERLAIN
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

REVISIONS
1
2
3
4

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
TS

DX-XXXX_[a4e4d6f2585d0c3b1d8c1f3c3083f2b3]-MAP_TS_[buildingconfig:0P0P0A4B4D2D2D2D3D3D3D3D3D3D3D3D3D3D3D:2x3:3:AR-120:BP:RB:Beams:4,CLR:MB:SBR:CBR:CBR:...:NC:120:0:A...:TS:TitleSheet]

American Modular Systems

24' x 40' THRU 120' x 40'
STANDARD BUILDING (LOW SEISMIC)



SHEET INDEX

ARCHITECTURAL		
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	☐ TS-2	SHEET INDEX
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	☐ D2	FORM DSA-103
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	☐ EN.24-EN.25	ENERGY CALCULATIONS - 48'x40' BUILDING - GROUP D
	☐ EN.26-EN.27	ENERGY CALCULATIONS - 60'x40' BUILDING - GROUP A
	☐ EN.28-EN.29	ENERGY CALCULATIONS - 60'x40' BUILDING - GROUP B
	☐ EN.30-EN.31	ENERGY CALCULATIONS - 60'x40' BUILDING - GROUP C
	☐ EN.32-EN.33	ENERGY CALCULATIONS - 60'x40' BUILDING - GROUP D
	☐ EN.34-EN.35	ENERGY CALCULATIONS - 72'x40' BUILDING - GROUP A
	☐ EN.36-EN.37	ENERGY CALCULATIONS - 72'x40' BUILDING - GROUP B
	☐ EN.38-EN.39	ENERGY CALCULATIONS - 72'x40' BUILDING - GROUP C
	☐ EN.40-EN.41	ENERGY CALCULATIONS - 72'x40' BUILDING - GROUP D
	☐ EN.42-EN.43	ENERGY CALCULATIONS - 84'x40' BUILDING - GROUP A
	☐ EN.44-EN.45	ENERGY CALCULATIONS - 84'x40' BUILDING - GROUP B
	☐ EN.46-EN.47	ENERGY CALCULATIONS - 84'x40' BUILDING - GROUP C
	☐ EN.48-EN.49	ENERGY CALCULATIONS - 84'x40' BUILDING - GROUP D
	☐ EN.50-EN.51	ENERGY CALCULATIONS - 96'x40' BUILDING - GROUP A
	☐ EN.52-EN.53	ENERGY CALCULATIONS - 96'x40' BUILDING - GROUP B
	☐ EN.54-EN.55	ENERGY CALCULATIONS - 96'x40' BUILDING - GROUP C
	☐ EN.56-EN.57	ENERGY CALCULATIONS - 96'x40' BUILDING - GROUP D
	☐ EN.58-EN.59	ENERGY CALCULATIONS - 108'x40' BUILDING - GROUP A
	☐ EN.60-EN.61	ENERGY CALCULATIONS - 108'x40' BUILDING - GROUP B
	☐ EN.62-EN.63	ENERGY CALCULATIONS - 108'x40' BUILDING - GROUP C
	☐ EN.64-EN.65	ENERGY CALCULATIONS - 108'x40' BUILDING - GROUP D
	☐ EN.66-EN.67	ENERGY CALCULATIONS - 120'x40' BUILDING - GROUP A
	☐ EN.68-EN.69	ENERGY CALCULATIONS - 120'x40' BUILDING - GROUP B
	☐ EN.70-EN.71	ENERGY CALCULATIONS - 120'x40' BUILDING - GROUP C
	☐ EN.72-EN.73	ENERGY CALCULATIONS - 120'x40' BUILDING - GROUP D
	☐ EN.74-EN.76	ENERGY CALCULATIONS - SUPPLEMENTAL SHEETS
FLOOR PLANS	☐ A1.0	TYPICAL FLOOR PLAN
	☐ A1.1	TYPICAL FLOOR PLAN w/ SOLATUBE OPTION
	☐ A1.2	RESTROOM FLOOR PLAN OPTIONS - AGE RANGE: 13-ADULT
	☐ A1.3	RESTROOM FLOOR PLAN OPTIONS - AGE RANGE: 9-12
	☐ A1.4	RESTROOM FLOOR PLAN OPTIONS - AGE RANGE: 5-8
	☐ A1.5	RESTROOM FLOOR PLAN OPTIONS - AGE RANGE: 3-4
ROOF PLAN & DETAILS — METAL STANDING SEAM	☐ A2.0	TYPICAL ROOF PLAN - METAL STANDING SEAM (WITHOUT PARAPETS)
	☐ A2.1	TYPICAL ROOF PLAN - METAL STANDING SEAM (WITH PARAPETS)
	☐ A2.2	TYPICAL ROOF DETAILS - METAL STANDING SEAM
ROOF PLAN & DETAILS — SINGLE-PLY OR BUILT-UP	☐ A2.3	TYPICAL ROOF PLAN - SINGLE-PLY OR BUILT-UP (WITHOUT PARAPETS)
	☐ A2.4	TYPICAL ROOF PLAN - SINGLE-PLY OR BUILT-UP (WITH PARAPETS)
	☐ A2.5	TYPICAL ROOF DETAILS - SINGLE-PLY OR BUILT-UP ROOFING

ARCHITECTURAL (CONTINUATION)			
OPTIONS		SHEET NUMBER	SHEET TITLE
INTERIOR ELEVATIONS		☐ A4.0	INTERIOR ELEVATIONS - TYPICAL CLASSROOM
		☐ A4.1	INTERIOR ELEVATIONS - RESTROOM OPTIONS
		☐ A4.2	INTERIOR ELEVATIONS - RESTROOM OPTIONS - ALT. TOILET TYPES
EXTERIOR ELEVATIONS & ARCHITECTURAL DETAILS	STUCCO	☐ A5.2	TYPICAL EXTERIOR ELEVATIONS - STUCCO OPTION
		☐ A5.3	TYPICAL ARCHITECTURAL DETAILS - STUCCO OPTION
		☐ A5.3A	DETERIORATION DETAILS GREATER THAN 2160 SQ. FT. - STUCCO OPTION
	LAP SIDING	☐ A5.4	TYPICAL EXTERIOR ELEVATIONS - LAP SIDING OPTION
		☐ A5.5	TYPICAL ARCHITECTURAL DETAILS - LAP SIDING OPTION
		☐ A5.5A	DETERIORATION DETAILS GREATER THAN 2160 SQ. FT. - LAP SIDING OPTION
	SYNTHETIC STUCCO	☐ A5.6	TYPICAL EXTERIOR ELEVATIONS - SYNTHETIC STUCCO OPTION
		☐ A5.7	TYPICAL ARCHITECTURAL DETAILS - SYNTHETIC STUCCO OPTION
		☐ A5.7A	DETERIORATION DETAILS GREATER THAN 2160 SQ. FT. - SYNTHETIC STUCCO OPTION
MISCELLANEOUS DETAILS		☐ A7.0	ARCHITECTURAL EXTERIOR FINISH OPTIONS DETAILS
		☐	
		☐	
		☐	
OPTIONS		SHEET	
STEEL MEMBER PROPERTIES		☐	
		☐	
		☐	
FOUNDATION PLANS & DETAILS	CONCRETE	☐ S1.2	CONCRETE FOUNDATION PLAN (100 PSF MAX FLOOR LIVE LOAD)
		☐ S1.3	CONCRETE FOUNDATION PLAN (150 PSF MAX FLOOR LIVE LOAD)
		☐ S1.4	CONCRETE FOUNDATION DETAILS
		☐ S1.5	CONCRETE FOUNDATION DETAILS
		☐ S1.6A	STANDARD ANCHORAGE FOUNDATION DETAILS
		☐ S1.6B	UPGRADED ANCHORAGE FOUNDATION DETAILS
		☐ S1.7	CONCRETE FOUNDATION OPTIONAL UTILITY OPENINGS IN FOOTINGS
FLOOR FRAMING PLAN & DETAILS	PLYWOOD	☐ S3.0	FLOOR FRAMING PLAN & DETAILS FOR PLYWOOD FLOOR
	CONCRETE w/ METAL DECK	☐ S3.1	FLOOR FRAMING PLAN & DETAILS FOR CONCRETE FLOOR w/BH-DECK OPTION (100 PSF MAX FLOOR L.L.)
		☐ S3.3	FLOOR FRAMING PLAN & DETAILS FOR CONCRETE FLOOR w/3WxH-DECK OPTION (150 PSF MAX FLOOR L.L.)
ROOF FRAMING PLANS & DETAILS		☐ S4.0	ROOF FRAMING PLAN & DETAILS - CROSS BRACING OPTION
		☐ S4.1	ROOF FRAMING PLAN & DETAILS - ROOF SHEATHING OPTION
		☐ S4.2	ROOF FRAMING DETAILS - CROSS BRACING OPTION
		☐ S4.3	ROOF FRAMING DETAILS - ROOF SHEATHING OPTION
		☐ S4.4	OPTIONAL PARAPET FRAMING ELEVATIONS & DETAILS
BUILDING FRAMING ELEVATIONS & DETAILS		☐ S5.0	MOMENT FRAME ELEVATIONS & DETAILS
		☐ S5.1	MOMENT FRAME CONNECTION DETAILS
		☐ S5.4A	OPTIONAL SIDE WALL CANOPY PLAN & DETAILS
WALL FRAMING	WOOD STUDS	☐ S8.0	WALL FRAMING ELEVATIONS & SCHEDULES - WOOD STUDS
		☐ S8.1	WALL FRAMING DETAILS - WOOD STUDS
	METAL STUDS	☐ S9.0	WALL FRAMING ELEVATIONS & SCHEDULES - METAL STUD OPTION
		☐ S9.1	WALL FRAMING DETAILS - METAL STUD OPTION
		☐ S9.2	TYPICAL METAL STUD FRAMING DETAILS & PROPERTIES

MECHANICAL		
OPTIONS	SHEET NUMBER	SHEET TITLE
FLOOR PLANS	☐ M1.0	TYPICAL REFLECTED CEILING PLAN
	☐ M1.1A	TYPICAL MECHANICAL PLAN OPTIONS
	☐ M1.1B	TYPICAL MECHANICAL PLAN OPTIONS
	☐ M1.1C	TYPICAL MECHANICAL PLAN OPTIONS
	☐ M1.3	RESTROOM REFLECTED CEILING PLANS & OPTIONS
DETAILS	☐ M1.4	MECHANICAL & CEILING DETAILS
	☐ M1.4A	MECHANICAL & CEILING DETAILS
	☐ M1.5	MECHANICAL & CEILING DETAILS
	☐ M1.5A	MECHANICAL & CEILING DETAILS
	☐ M1.6	MECHANICAL ROOF DETAILS
	☐ M1.6A	MECHANICAL ROOF DETAILS
MISCELLANEOUS	☐ M1.7	CEILING NOTES & SPECIFICATIONS
	☐ M1.7A	MECHANICAL NOTES & SCHEDULES

ELECTRICAL		
OPTIONS	SHEET NUMBER	SHEET TITLE
FLOOR PLANS & DETAILS	☐ E1.0	TYPICAL ELECTRICAL PLAN
	☐ E1.1	RESTROOM OPTIONS ELECTRICAL PLANS

PLUMBING		
OPTIONS	SHEET NUMBER	SHEET TITLE
FLOOR PLAN & DETAILS	☐ P1.0	RESTROOM OPTIONS, PLUMBING PLAN, & FIXTURE SCHEDULE
	☐ P2.0	PLUMBING DETAILS & ACCESSIBLE DETAILS
	☐ P3.0	PLUMBING ISOMETRIC DRAWINGS

FIRE SPRINKLERS		
OPTIONS	SHEET NUMBER	SHEET TITLE
FLOOR PLAN & DETAILS	☐ FS-1	OPTIONAL FIRE SPRINKLER TYP. NOTES & DETAILS
	☐ FS-2	OPTIONAL FIRE SPRINKLER TYPICAL PLANS

SEE SHEET TS-2-N FOR SITE SPECIFIC SHEET

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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PRE-CHECKED SET NAME
24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME
.
.
.

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT — ROGER PATRICK CHANEY — No. C12631 — Ren. 9-31-25 — STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

REVISIONS
1
2
3
4

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:
SHEET INDEX

SHEET NUMBER:
TS-2

63-XXXXX_{d4e62df0280fd9c8c3db1d8d1fb1000f}&&&

AUTHORIZED USE: ALL INFORMATION INCLUDED ON THIS SHEET (FORM DSA-103) IS FOR THE SOLE PURPOSE OF RECEIVING DSA APPROVAL AND ISSUANCE OF A PC NUMBER. NO OTHER USE IS AUTHORIZED WITHOUT THE EXPRESS WRITTEN CONSENT OF AMERICAN MODULAR SYSTEMS, INC.

Additional Information for PC designs only, not to be added to DSA-103:			
	STOCKPILE	CONSTRUCTION OF PERMANENT MODULAR OR RELOCATABLE BUILDING	RELOCATION OF CERTIFIED RELOCATABLE BUILDING
INSPECTOR CLASS (minimum requirements)	RBIP or Class 1	In Plant: RBIP or Class 1 Site: Class 4 for Single Story Site: Class 2 for Two-Story	Class 4 for Single Story Class 2 for Two-Story
Selection of the Project Inspector and Testing/Special Inspection Agency	by the Owner (not manufacturer) and approved by DSA, A/E of Record and Structural Engineer	by the School District and approved by DSA and A/E responsible for in-plant construction observation.	by the Owner (not manufacturer) and approved by DSA, A/E of Record and Structural Engineer
Cost of the Project Inspector (CAC, Section 4-333(b)) and Testing/Special Inspection Agency (CAC, Section 4-335(b))	by the Owner (not manufacturer)	by the School District	

NOTES:
NOTE 1: REINFORCING STEEL TESTS MAY BE WAIVED FOR ONE-STORY BUILDINGS, PER CBC, SECTION 1910A.2 (1909.2.4*).
NOTE 2: REQUIRED ONLY WHERE THE DETAILS OF THE PC SPECIFY THE USE OF THIS TYPE OF ANCHOR.
NOTE 3: REQUIRED ONLY WHERE THE DETAILS OF THE PC SPECIFY THIS WELDING.
NOTE 4: THESE TESTS AND INSPECTIONS ARE APPLICABLE ONLY WHEN A GEOTECHNICAL REPORT IS REQUIRED.
NOTE 5: WOOD FOUNDATIONS ARE NOT PERMITTED FOR PERMANENT MODULAR BUILDINGS PER CBC SECTION 1807A.1.4.

*INDICATES ALTERNATIVE CBC SECTIONS THAT COMMUNITY COLLEGES MAY USE PER CBC SECTION 1.9.2.2.

HOLLO-BOLT MANUFACTURER'S INSPECTION PROCEDURES



ICC ES ESR-3330 Seismic Approved

LA DBS Department of Building and Safety

PERIODIC SPECIAL INSPECTION REQUIREMENTS

TO VERIFY CORRECT INSTALLATION INCLUDING USE IN SEISMIC OR WIND LOADING APPLICATIONS IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE SECTIONS 1705A.1, 1705A.2, AND 1704A.3 PLEASE REFER TO THE FOLLOWING INSTRUCTIONS.

A. INSPECTION PRIOR TO INSTALLATION

1. ENSURE THAT THERE ARE NO GAPS BETWEEN THE CONNECTING STEELWORK.
2. ENSURE THAT THE HOLES ARE ALIGNED AND THAT THE HOLES HAVE THE CORRECT DIAMETER AND SPACING FOR THE CHOSEN HOLLO-BOLT.
3. THE HOLES MUST BE STANDARD DIAMETER HOLES CONFORMING TO AISC 360 WHERE THE HOLE DIAMETER MUST BE NO GREATER THAN THE SLEEVE OUTER DIAMETER +1/16".
4. BURRS IN THE HOLES MUST BE REMOVED BEFORE INSERTION OF THE HOLLO-BOLT.

B. INSPECTION DURING INSTALLATION

1. ENSURE THAT THE HOLLO-BOLTS ARE INSTALLED AS PER LINDAPTER'S INSTALLATION INSTRUCTION SHEET.
2. ENSURE THAT THE TORQUE WRENCH(S) HAS A CURRENT VALID CALIBRATION CERTIFICATE AND IS CALIBRATED ON REGULAR BASIS.
3. IF USING AIR POWERED WRENCHES TO TIGHTEN THE HOLLO-BOLT, CHECK THAT THE WRENCH IS SET CORRECTLY TO AVOID OVERTIGHTING. THE FINAL TORQUE MUST BE CHECKED WITH A CALIBRATED TORQUE WRENCH.
4. IF AFTER TIGHTENING THERE IS A GAP EVIDENT BETWEEN THE HOLLO-BOLT AND THE CONTACT SURFACE OF THE CONNECTING ELEMENT THIS MAY INDICATE INCORRECT INSTALLATION. REMOVE AND DISCARD THE HOLLO-BOLT, REALIGN THE CONNECTING STEELWORK AND INSTALL A NEW HOLLO-BOLT AS PER LINDAPTER'S INSTALLATION INSTRUCTION SHEET.
5. IF AFTER TIGHTENING THE BOLT HEAD CONTINUES TO TURN THIS MAY BE AN INDICATION OF OVER TIGHTENING, OR IF USING A STAINLESS STEEL HOLLO-BOLT THIS MAY BE DUE TO GALLING*, REMOVE AND DISCARD THE HOLLO-BOLT AND INSTALL A NEW HOLLO-BOLT AS PER LINDAPTER'S INSTALLATION INSTRUCTION SHEET.

* 'GALLING' IS A TERM USED WHEN TWO SURFACES SEIZE UP AS A RESULT OF COLD WELDING AND IS COMMON WHEN TIGHTENING STAINLESS STEEL BOLTS.

C. INSPECTION AFTER INSTALLATION

1. ENSURE THAT THERE ARE NO GAPS BETWEEN THE CONNECTING STEELWORK.
2. ENSURE THAT THERE ARE NO GAPS BETWEEN THE HOLLO-BOLT AND THE CONTACT SURFACE OF THE CONNECTING ELEMENT.
3. CHECK THE TIGHTENING TORQUE OF BETWEEN 5-10% OF THE INSTALLED HOLLO-BOLTS CHOSEN AT RANDOM USING A CALIBRATED TORQUE WRENCH.

FOOTNOTES

1. WAIVER OF CONTINUOUS BATCH PLANT INSPECTION (PER CBC 1705A3.3.1 AND DSA IR 17-13)
   A. CONTINUOUS BATCH PLANT INSPECTION MAY BE WAIVED IF THE CONCRETE PLANT COMPLIES FULLY WITH ASTM C94, SECTION 9 AND 10, AND HAS A CURRENT CERTIFICATION FROM THE "NATIONAL READY MIXED CONCRETE ASSOCIATION" OR ANOTHER AGENCY ACCEPTABLE TO THE ENFORCEMENT AGENCY. THE CERTIFICATION SHALL INDICATE THAT THE PLANT HAS AUTOMATIC BATCHING AND RECORDING CAPABILITIES.
   B. IF THE BATCH PLANT INSPECTION IS WAIVED, THE FOLLOWING REQUIREMENTS a) THRU c) SHALL BE MET:
      a) AN APPROVED AGENCY OR CERTIFIED TECHNICIAN OF THE TESTING LABORATORY SHALL CHECK THE FIRST BATCH AT START OF WORK DAY TO VERIFY MATERIALS AND PROPORTIONS CONFORM TO THE APPROVED MIX DESIGN.
      b) THE LICENSED WEIGHMASTER SHALL POSITIVELY IDENTIFY QUANTITY OF MATERIALS AND CERTIFY EACH LOAD BY A BATCH TICKET.
      c) BATCH TICKETS, INCLUDING MATERIAL QUANTITIES AND WEIGHTS, SHALL BE TRANSMITTED TO THE INSPECTOR OF RECORD PRIOR TO CONCRETE PLACEMENT.
2. ELIMINATION OF CONTINUOUS BATCH PLANT INSPECTION (PER CBC 1705A3.3.2):
   A. BATCH PLANT INSPECTION IS NOT REQUIRED FOR ANY OF THE FOLLOWING CONDITIONS:
      a) SITE FLATWORK,
      b) UNENCLOSED SITE STRUCTURES, INCLUDING BUT NOT LIMITED TO LUNCH OR CAR SHELTERS, BLEACHERS, SOLAR STRUCTURES, FLAG OR LIGHT POLES, OR RETAINING WALLS,
      c) CONTROLLED LOW-STRENGTH MATERIAL BACKFILL, OR
      d) SINGLE STORY RELOCATABLE BUILDINGS LESS THAN 2,160 SQUARE FEET.
3. PER CBC 1910A.2, TESTING MAY BE WAIVED FOR ONE-STORY BUILDINGS IF A CERTIFIED MILL TEST REPORT IS PROVIDED.
4. REQUIRED ONLY WHERE DETAILS SPECIFY THE USE OF THESE ATTACHMENTS.
5. NOT USED
6. THE APPENDIX TO DSA-103 SHALL BE COMPLETED BY THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE.
7. ULTRASONIC TESTING PER DSA IR-PC2 SECTION 10.1 SHALL BE PERFORMED ON 100% OF CJP GROOVE WELDS WHEN THE COLUMNS PER SCHEDULE ON SHEET S5.1 HAVE A THICKNESS OF 5/8" OR GREATER. MAGNETIC PARTICLE TESTING SHALL BE PERFORMED ON 25% OF ALL BEAM-TO-COLUMN CJP GROOVE WELDS. NONDESTRUCTIVE TESTING OF COMPLETE JOINT PENETRATION WELDS AT GRAVITY CONNECTIONS SHALL COMPLY WITH AISC 360, CHAPTER N, PER 2022 CBC 1705A.2.1.
8. EXAMPLE DSA-103 FORMS WILL BE USED AS GUIDE TO DEVELOP A SITE-SPECIFIC DSA-103 FORM FOR THE SITE-SPECIFIC PROJECT. EXAMPLE FORMS ON THE PC DRAWINGS WILL BE CROSSED OUT WHEN SITE-SPECIFIC DSA-103 FORMS ARE PROVIDED DURING OTC REVIEW.
9. QUALIFIED REPRESENTATIVE OF LABORATORY OF RECORD OR APPROVED SPECIAL INSPECTOR SHALL VERIFY ALL STEEL IDENTIFICATION PER 2022 CBC 2202A.1 AND DSA IR 17-3 STRUCTURAL WELDING INSPECTION.

72' x 40' BUILDING FLOOR PLAN

DSA 103-22: LISTING OF STRUCTURAL TESTS & SPECIAL INSPECTIONS, 2022 CBC

Application Number: 04-122050
DSA File Number:
School Name: PC
Increment Number:
School District: PC
Date Created: 2023-11-01 14:38:17

2022 CBC

IMPORTANT: This form is only a summary list of structural tests and some of the special inspections required for the project. Generally, the structural tests and special inspections noted on this form are those that will be performed by the Geotechnical Engineer of Record, Laboratory of Record, or Special Inspector. The actual complete test and inspection program must be performed as detailed on the DSA approved documents. The appendix at the bottom of this form identifies work NOT subject to DSA requirements for special inspection or structural testing. The project inspector is responsible for providing inspection of all facets of construction, including but not limited to, special inspections not listed on this form such as structural wood framing, high-load wood diaphragms, cold-formed steel framing, anchorage of non-structural components, etc., per Title 24, Part 2, Chapter 17A (2022 CBC).

**NOTE: Undefined section and table references found in this document are from the CBC, or California Building Code.

KEY TO COLUMNS

1. TYPE	2. PERFORMED BY
Continuous – Indicates that a continuous special inspection is required	GE (Geotechnical Engineer) – Indicates that the special inspection shall be performed by a registered geotechnical engineer or his or her authorized representative.
Periodic – Indicates that a periodic special inspection is required	LOR (Laboratory of Record) – Indicates that the test or special inspection shall be performed by a testing laboratory accepted in the DSA Laboratory Evaluation and Acceptance (LEA) Program. See CAC Section 4-335.
Test – Indicates that a test is required	PI (Project Inspector) – Indicates that the special inspection may be performed by a project inspector when specifically approved by DSA.
	SI (Special Inspection) – Indicates that the special inspection shall be performed by an appropriately qualified/approved special inspector.

	S/A1. STRUCTURAL STEEL, COLD-FORMED STEEL AND ALUMINUM USED FOR STRUCTURAL PURPOSES			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify identification of all materials and: • Mill certificates indicate material properties that comply with requirements. • Material sizes, types and grades comply with requirements.	Periodic	*	Table 1705A.2.1 Item 3a–3c, 2202A.1; AISI S100-20 Section A3.1 & A3.2, AISI S240-20 Section A3 & A5, AISI S220-20 Sections A4 & A6. * By special inspector or qualified technician when performed off-site.
☑	b. Test unidentified materials	Test	LOR	2202A.1.
☑	c. Examine seam welds of HSS shapes	Periodic	SI	DSA IR 17-3.
☑	d. Verify and document steel fabrication per DSA-approved construction documents.	Periodic	SI	Not applicable to cold-formed steel light-frame construction, except for trusses (1705A.2.4).
	S/A3. WELDING:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify weld filler material identification markings per AWS designation listed on the DSA-approved documents and the WPS.	Periodic	SI	1705A.2.5, Table 1705A.2.1 Items 4 & 5; AWS D1.1 and AWS D1.8 for structural steel; AWS D1.2 for Aluminum; AWS D1.3 for cold-formed steel; AWS D1.4 for reinforcing steel; DSA IR 17-3.
☑	b. Verify weld filler material manufacturer's certificate of compliance.	Periodic	SI	DSA IR 17-3.
☑	c. Verify WPS, welder qualifications and equipment.	Periodic	SI	DSA IR 17-3.
	S/A4. SHOP WELDING (IN ADDITION TO SECTION S/A3):			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Inspect groove welds, multi-pass fillet welds, single pass fillet welds > 5/16", plug and slot welds.	Continuous	SI	Table 1705A.2.1 Items 5a.1–4; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
☑	b. Inspect single-pass fillet welds ≤ 5/16", floor and roof deck welds.	Periodic	SI	1705A.2.2, Table 1705A.2.1 Items 5a.5 & 5a.6; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
	Test or Special Inspection	Type	Performed By	Code References and Notes
	S/A6. NONDESTRUCTIVE TESTING:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	b. Magnetic Particle	Test	LOR	1705A.2.1, 1705A.2.5; AISC 341-16 J6.2, AISC 360-16 N5.5; AWS D1.1, AWS D1.8; DSA IR 17-2.
	S/A11. Other Steel			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Shop Welding - Inspect welding of cold-formed steel Periodic/Special Inspector	Periodic	SI	
☑	b. Hollow bolts	Continuous	PI	Verify the torque installation torque

1. Structural Testing and Inspection: Laboratory Verified Report Form DSA 291
2. Shop Welding Inspection: Laboratory Verified Report Form DSA 291, or, for independently contracting SI, Special Inspection Verified Report Form DSA 292

☐ STOCKPILE WOOD FLOOR

DSA 103-22: LISTING OF STRUCTURAL TESTS & SPECIAL INSPECTIONS, 2022 CBC

Application Number: 04-122050
DSA File Number:
School Name: PC
Increment Number:
School District: PC
Date Created: 2023-11-01 14:47:08

2022 CBC

IMPORTANT: This form is only a summary list of structural tests and some of the special inspections required for the project. Generally, the structural tests and special inspections noted on this form are those that will be performed by the Geotechnical Engineer of Record, Laboratory of Record, or Special Inspector. The actual complete test and inspection program must be performed as detailed on the DSA approved documents. The appendix at the bottom of this form identifies work NOT subject to DSA requirements for special inspection or structural testing. The project inspector is responsible for providing inspection of all facets of construction, including but not limited to, special inspections not listed on this form such as structural wood framing, high-load wood diaphragms, cold-formed steel framing, anchorage of non-structural components, etc., per Title 24, Part 2, Chapter 17A (2022 CBC).

**NOTE: Undefined section and table references found in this document are from the CBC, or California Building Code.

KEY TO COLUMNS

1. TYPE	2. PERFORMED BY
Continuous – Indicates that a continuous special inspection is required	GE (Geotechnical Engineer) – Indicates that the special inspection shall be performed by a registered geotechnical engineer or his or her authorized representative.
Periodic – Indicates that a periodic special inspection is required	LOR (Laboratory of Record) – Indicates that the test or special inspection shall be performed by a testing laboratory accepted in the DSA Laboratory Evaluation and Acceptance (LEA) Program. See CAC Section 4-335.
Test – Indicates that a test is required	PI (Project Inspector) – Indicates that the special inspection may be performed by a project inspector when specifically approved by DSA.
	SI (Special Inspection) – Indicates that the special inspection shall be performed by an appropriately qualified/approved special inspector.

	S/A1. STRUCTURAL STEEL, COLD-FORMED STEEL AND ALUMINUM USED FOR STRUCTURAL PURPOSES			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify identification of all materials and: • Mill certificates indicate material properties that comply with requirements. • Material sizes, types and grades comply with requirements.	Periodic	*	Table 1705A.2.1 Item 3a–3c, 2202A.1; AISI S100-20 Section A3.1 & A3.2, AISI S240-20 Section A3 & A5, AISI S220-20 Sections A4 & A6. * By special inspector or qualified technician when performed off-site.
☑	b. Test unidentified materials	Test	LOR	2202A.1.
☑	d. Verify and document steel fabrication per DSA-approved construction documents.	Periodic	SI	Not applicable to cold-formed steel light-frame construction, except for trusses (1705A.2.4).
	S/A3. WELDING:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify weld filler material identification markings per AWS designation listed on the DSA-approved documents and the WPS.	Periodic	SI	1705A.2.5, Table 1705A.2.1 Items 4 & 5; AWS D1.1 and AWS D1.8 for structural steel; AWS D1.2 for Aluminum; AWS D1.3 for cold-formed steel; AWS D1.4 for reinforcing steel; DSA IR 17-3.
☑	b. Verify weld filler material manufacturer's certificate of compliance.	Periodic	SI	DSA IR 17-3.
☑	c. Verify WPS, welder qualifications and equipment.	Periodic	SI	DSA IR 17-3.
	S/A4. SHOP WELDING (IN ADDITION TO SECTION S/A3):			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Inspect groove welds, multi-pass fillet welds, single pass fillet welds > 5/16", plug and slot welds.	Continuous	SI	Table 1705A.2.1 Items 5a.1–4; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
☑	b. Inspect single-pass fillet welds ≤ 5/16", floor and roof deck welds.	Periodic	SI	1705A.2.2, Table 1705A.2.1 Items 5a.5 & 5a.6; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
	Test or Special Inspection	Type	Performed By	Code References and Notes
	S/A6. NONDESTRUCTIVE TESTING:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	b. Magnetic Particle	Test	LOR	1705A.2.1, 1705A.2.5; AISC 341-16 J6.2, AISC 360-16 N5.5; AWS D1.1, AWS D1.8; DSA IR 17-2.
	S/A11. Other Steel			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Shop Welding - Inspect welding of cold-formed steel Periodic/Special Inspector	Periodic	SI	
☑	b. Shop Welding - Inspect welding of steel floor deck welds Periodic/Special Inspector	Periodic	SI	
☑	b. Hollow bolts	Continuous	PI	Verify the torque installation torque

1. Structural Testing and Inspection: Laboratory Verified Report Form DSA 291
2. Shop Welding Inspection: Laboratory Verified Report Form DSA 291, or, for independently contracting SI, Special Inspection Verified Report Form DSA 292

☐ STOCKPILE CONCRETE FLOOR

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

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APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
ANDREW PATRICK O'MAHONY
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

REVISIONS

1	
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DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:
FORM
DSA-103

SHEET NUMBER:
D1

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DSA 103-22: LISTING OF STRUCTURAL TESTS & SPECIAL INSPECTIONS, 2022 CBC

Application Number:	School Name:	School District:
04-122050	PC	PC
DSA File Number:	Increment Number:	Date Created: 2023-11-01 15:01:26

2022 CBC

IMPORTANT: This form is only a summary list of structural tests and some of the special inspections required for the project. Generally, the structural tests and special inspections noted on this form are those that will be performed by the Geotechnical Engineer of Record, Laboratory of Record, or Special Inspector. The actual complete test and inspection program must be performed as detailed on the DSA approved documents. The appendix at the bottom of this form identifies work NOT subject to DSA requirements for special inspection or structural testing. The project inspector is responsible for providing inspection of all facets of construction, including but not limited to, special inspections not listed on this form such as structural wood framing, high-load wood diaphragms, cold-formed steel framing, anchorage of non-structural components, etc., per Title 24, Part 2, Chapter 17A (2022 CBC).

**NOTE: Undefined section and table references found in this document are from the CBC, or California Building Code.

KEY TO COLUMNS

1. TYPE	2. PERFORMED BY
Continuous – Indicates that a continuous special inspection is required	GE (Geotechnical Engineer) – Indicates that the special inspection shall be performed by a registered geotechnical engineer or his or her authorized representative.
Periodic – Indicates that a periodic special inspection is required	LOR (Laboratory of Record) – Indicates that the test or special inspection shall be performed by a testing laboratory accepted in the DSA Laboratory Evaluation and Acceptance (LEA) Program. See CAC Section 4-335.
Test – Indicates that a test is required	PI (Project Inspector) – Indicates that the special inspection may be performed by a project inspector when specifically approved by DSA.
	SI (Special Inspection) – Indicates that the special inspection shall be performed by an appropriately qualified/approved special inspector.

Geotechnical Reports: Project does NOT have and does NOT require a geotechnical report

	S1. GENERAL:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify that: • Site has been prepared properly prior to placement of controlled fill and/or excavations for foundations. • Foundation excavations are extended to proper depth and have reached proper material. • Materials below footings are adequate to achieve the design bearing capacity.	See Notes	PI	Refer to specific items identified in the Appendix listing exemptions for limitations. Placement of controlled fill exceeding 12" depth under foundations is not permitted without a geotechnical report.
	S2. SOIL COMPACTION AND FILL:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify use of proper materials, densities and inspect lift thicknesses, placement and compaction during placement of fill.	Continuous	LOR*	* Under the supervision of a geotechnical engineer or LOR's engineering manager. Refer to specific items identified in the Appendix listing exemptions for limitations.
☑	b. Compaction testing.	Test	LOR*	* Under the supervision of a geotechnical engineer or LOR's engineering manager. Refer to specific items identified in the Appendix listing exemptions for limitations.
	C1. CAST-IN-PLACE CONCRETE			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify use of required design mix.	Periodic	SI	Table 1705A.3 Item 5, 1910A.1.
☑	b. Identify, sample, and test reinforcing steel.	Test	LOR	1910A.2; ACI 318-19 Ch.20 and Section 26.6.1.2; DSA IR 17-10. (See Appendix (end of this form) for exemptions.)
☑	c. During concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	Test	LOR	Table 1705A.3 Item 6; ACI 318-19 Sections 26.5 & 26.12.
☑	d. Test concrete (f'_c).	Test	LOR	1905A.1.17; ACI 318-19 Section 26.12.
☑	e. Batch plant inspection: Continuous	See Notes	SI	Default of 'Continuous' per 1705A.3.3. If approved by DSA, batch plant inspection may be reduced to 'Periodic' subject to requirements in Section 1705A.3.3.1, or eliminated per 1705A.3.3.2. See IR 17-13. (See Appendix (end of this form) for exemptions.)
	S/A1. STRUCTURAL STEEL, COLD-FORMED STEEL AND ALUMINUM USED FOR STRUCTURAL PURPOSES			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify identification of all materials and: • Mill certificates indicate material properties that comply with requirements. • Material sizes, types and grades comply with requirements.	Periodic	*	Table 1705A.2.1 Item 3a–3c. 2202A.1; AISI S100-20 Section A3.1 & A3.2, AISI S240-20 Section A3 & A5, AISI S220-20 Sections A4 & A6. * By special inspector or qualified technician when performed off-site.
☑	b. Test unidentified materials	Test	LOR	2202A.1.
☑	c. Examine seam welds of HSS shapes	Periodic	SI	DSA IR 17-3.
☑	d. Verify and document steel fabrication per DSA-approved construction documents.	Periodic	SI	Not applicable to cold-formed steel light-frame construction, except for trusses (1705A.2.4).
	S/A3. WELDING:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify weld filler material identification markings per AWS designation listed on the DSA-approved documents and the WPS.	Periodic	SI	1705A.2.5, Table 1705A.2.1 Items 4 & 5; AWS D1.1 and AWS D1.8 for structural steel; AWS D1.2 for Aluminum; AWS D1.3 for cold-formed steel; AWS D1.4 for reinforcing steel; DSA IR 17-3.
☑	b. Verify weld filler material manufacturer's certificate of compliance.	Periodic	SI	DSA IR 17-3.
☑	c. Verify WPS, welder qualifications and equipment.	Periodic	SI	DSA IR 17-3.
	S/A4. SHOP WELDING (IN ADDITION TO SECTION S/A3):			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Inspect groove welds, multi-pass fillet welds, single pass fillet welds > 5/16", plug and slot welds.	Continuous	SI	Table 1705A.2.1 Items 5a.1–4; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
☑	b. Inspect single-pass fillet welds ≤ 5/16", floor and roof deck welds.	Periodic	SI	1705A.2.2, Table 1705A.2.1 Items 5a.5 & 5a.6; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
	Test or Special Inspection	Type	Performed By	Code References and Notes
	S/A5. FIELD WELDING (IN ADDITION TO SECTION S/A3):			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	b. Inspect single-pass fillet welds ≤ 5/16".	Periodic	SI	Table 1705A.2.1 Item 5a.5; AISC 360-16 (AISC 341-16 as applicable); DSA IR 17-3.
	Test or Special Inspection	Type	Performed By	Code References and Notes
	S/A6. NONDESTRUCTIVE TESTING:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	b. Magnetic Particle	Test	LOR	1705A.2.1, 1705A.2.5; AISC 341-16 J6.2, AISC 360-16 N5.5; AWS D1.1, AWS D1.8; DSA IR 17-2.
	S/A11. Other Steel			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Shop Welding - Inspect welding of cold-formed steel Periodic/Special Inspector	Periodic	SI	
☑	b. Hollow bolts	Continuous	PI	Verify the torque installation torque

1. Structural Testing and Inspection: Laboratory Verified Report Form DSA 291
2. Concrete Batch Plant Inspection: Laboratory Verified Report Form DSA 291
3. Shop Welding Inspection: Laboratory Verified Report Form DSA 291, or, for independently contracting SI, Special Inspection Verified Report Form DSA 292
4. Field Welding Inspection: Laboratory Verified Report Form DSA 291, or, for independently contracting SI, Special Inspection Verified Report Form DSA 292

☒ CONSTRUCTION OF PERMANENT MODULAR RELOCATABLE BUILDING - WOOD FLOOR / CONCRETE FOUNDATION

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SECTION 1 GENERAL REQUIREMENTS

1. GENERAL
   - A. THE REQUIREMENTS OF THE GENERAL CONDITIONS OF THE AGREEMENT AND THIS GENERAL REQUIREMENT APPLY TO THE SEVERAL TRADE SECTIONS WITH THE SAME FORCE AS THOUGH FULLY REPEATED IN EACH TRADE SECTION.
   - B. NAME BRANDS ARE INDICATED TO ESTABLISH A STANDARD OF QUALITY. ITEMS OF EQUAL OR BETTER QUALITY MAY BE SUBSTITUTED FOR THE LISTED BRAND NAMED PRODUCTS WITH THE WRITTEN APPROVAL OF D.S.A. AND THE RDPRC.
   - C. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF TITLES 19 AND 24 CALIFORNIA CODE OF REGULATIONS, 2022 C.B.C. NO CHANGES SHALL BE MADE FROM D.S.A. APPROVED DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR WRITTEN APPROVAL OF D.S.A. AND THE RDPRC.
2. SCOPE OF WORK
   - A. THE WORK CONSISTS OF MANUFACTURING OFF-SITE IN A PLANT AND INSTALLING ON-SITE, MODULAR RELOCATABLE BUILDINGS AS DEFINED HEREIN AND SHOWN AND DETAILED ON DRAWINGS.
   - B. ALL REQUIREMENTS OF TITLE 24 OF THE STATE OF CALIFORNIA, CODE OF REGULATIONS, RELATING TO INSPECTIONS AND VERIFIED REPORTS SHALL BE COMPLIED WITH AND SHALL INCLUDE:
     1. GENERAL RESPONSIBLE CHARGE OF FIELD ADMINISTRATION TO BE PROVIDED BY THE RDPRC.
     2. INSPECTION IN-PLANT DURING THE COURSE OF CONSTRUCTION BY AN INSPECTOR APPROVED BY THE DIVISION OF THE STATE ARCHITECT AND THE DISTRICT ARCHITECT. THE INSPECTOR SHALL BE RESPONSIBLE FOR AND APPROVED TO INSPECT THE GENERAL CONSTRUCTION WELDING, MECHANICAL, AND ELECTRICAL WORK. COST OF THESE INSPECTIONS SHALL BE BORNE BY THE SCHOOL DISTRICTS.
     3. ON-SITE INSPECTION OF THE BUILDING INSTALLATION ELECTRICAL AND UTILITY INSTALLATION OR CONNECTIONS BY AN INSPECTOR APPROVED BY THE DIVISION OF THE STATE ARCHITECT AND THE DISTRICT ARCHITECT AND RETAINED BY THE SCHOOL DISTRICT.
     4. OTHER SPECIAL TESTS OR INSPECTIONS AS MAY BE REQUIRED BY THE DIVISION OF THE STATE ARCHITECT.
     5. ADDENDUMS SHALL BE SIGNED BY THE RDPRC & APPROVED BY D.S.A.
     6. CHANGES TO CONSTRUCTION DOCUMENT AFFECTING ACS, FLS & SSS SHALL BE SIGNED BY THE OWNER & THE RDPRC & APPROVED BY D.S.A. PRIOR TO COMMENCING WORK. CHANGES TO THE CONSTRUCTION COST ARE REPORTED TO D.S.A. USING FORM DSA-168 AT THE CONCLUSION OF THE PROJECT.
     7. THE TESTING LAB SHALL BE IN THE EMPLOY OF THE OWNER.
     8. ALL CONTRACTORS SHALL VERIFY ALL WORK CONDITIONS, DIMENSIONS AND DETAILS AND REPORT ANY OR ALL OMISSIONS AND DISCREPANCIES TO THE RDPRC/OWNER IMMEDIATELY BEFORE COMMENCING WORK.
     9. EACH CONTRACTOR TO BE RESPONSIBLE TO SEE THAT THEIR WORK CONFORMS TO ALL GOVERNMENTAL CODES WHETHER OR NOT SO STATED ON THE DRAWINGS.
     10. ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THE LATEST REQUIREMENTS OF THE GOVERNING BUILDING CODES IN EFFECT AT TIME OF DSA APPLICATION.
     11. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED AND ERECTED PER MANUFACTURER'S DIRECTIONS AND INSTRUCTIONS.
     12. SHOP DRAWINGS MAY BE REQUIRED. IF SO, THEY WILL BE ACCURATELY DRAWN TO A LARGE ENOUGH SCALE TO SHOW ALL PERTINENT FEATURES OF THE ITEM AND ITS CONNECTION TO RELATED WORK.
     13. THE MANUFACTURER OF BUILDING IS TO PLACE TWO PERMANENT METAL IDENTIFICATION LABEL ON EACH MODULE, MECHANICALLY FASTENED TO THE FRAME SEE "GENERAL DESIGN REQUIREMENTS", SHEET N2.0. FOR PROJECTS MANUFACTURED OFF-SITE, THE PLANT INSPECTOR IS TO INDICATE THE MANUFACTURER'S NAME AND SERIAL NUMBER OF EACH MODULE ON THE VERIFIED REPORT AND D.S.A. APP. NUMBER.
     14. ALL TESTS AND INSPECTIONS REQUIRED BY DSA SHALL BE COMPLIED WITH. ALL TESTS REQUIRED BY FIRE AND LIFE SAFETY REGULATIONS SHALL BE BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

SECTION 2 FOUNDATION

1. ASSUMED ALLOWABLE SOIL BEARING:
   - 1500 P.S.F. FOR CONCRETE FOUNDATIONS EMBEDDED 12" MINIMUM BELOW GRADE. (1/3 INCREASE IN SOIL BEARING CAPACITY NOT PERMITTED FOR WIND & SEISMIC LOAD COMBINATIONS UNLESS USING ALTERNATIVE BASIC LOAD COMBINATIONS PER CBC SECTION 1605A.3.2)
2. FOOTINGS SHALL BE LOCATED ON UNDISTURBED, FIRM, NATURAL SOIL OR APPROVED COMPACTED FILL.
3. WORK NOT INCLUDED:
   - A. ALL ON-SITE OR OFF-SITE UTILITIES AND THE CONNECTION OF THEM TO THE BUILDING UNLESS INDICATED ON THE DRAWINGS.
   - B. ALL LEVELING, GRADING OR OTHER SITE PREPARATION EXCEPT CONCRETE OR WOOD LEVELING STRIPS WHERE REQUIRED, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
   - C. FIRE ALARM SYSTEM, PROGRAM BELL, PUBLIC ADDRESS SYSTEM, INTERCOM SYSTEM, TV, TELEPHONE SYSTEM, UNLESS OTHERWISE INDICATED ON THE DRAWINGS, OR MODIFIED BY CHANGE ORDER.
4. WHEELS AND HITCH SHALL REMAIN THE PROPERTY OF THE CONTRACTOR.
5. ACCESSIBILITY OF SITE: THE SCHOOL DISTRICT SHALL PROVIDE ACCESS TO THE SITE FOR THE INSTALLATION OF BUILDINGS. REMOVAL OF TREES, SHRUBS, FENCING, SPRINKLERS ETC. NECESSARY FOR THE MOVE-IN OF BUILDINGS SHALL BE THE RESPONSIBILITY OF THE SCHOOL DISTRICT.

SECTION 3 CONCRETE

1. CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318-19.
2. THE MINIMUM 28 DAY STRENGTH AND TYPE OF CONCRETE SHALL BE AS FOLLOWS:
   FOUNDATIONS.....PER SHEET N1.0A (150 PCF)
   FOUNDATION VENTS & ACCESS WELLS.....PER SHEET N1.0A (150 PCF)
   CONCRETE OVER METAL DECK.....3000 PSI (110 PCF)
3. THE MAXIMUM WATER TO CEMENT (W/C) RATIO SHALL BE PER SHEET N1.0A FOR FOUNDATIONS AND 0.45 FOR CONCRETE OVER METAL DECK SLABS.
4. CONCRETE SLUMP SHALL BE 4" ± 1" PRIOR TO ADDING ANY WATER REDUCING ADMIXTURES. CONCRETE SLUMP SHALL NOT EXCEED 8"± 1 ½" WHEN USING A WATER REDUCING ADMIXTURE.
5. CEMENT SHALL CONFORM TO ASTM C150. CEMENT TYPE SHALL BE PER SHEET N1.0A FOR FOUNDATIONS, TYPE I OR II FOR CONCRETE OVER METAL DECK SLABS.
   - A. FLY ASH SHALL CONFORM TO ASTM C618 CLASS 'F' OR 'N' AND SHALL NOT EXCEED 15% CEMENT REPLACEMENT BY WEIGHT.
   - B. SLAG CEMENT SHALL CONFORM TO ASTM C989, GRADE 100 OR 120 AND SHALL NOT EXCEED 50% CEMENT REPLACEMENT BY WEIGHT.
   - C. COMBINATION OF FLY ASH & SLAG CEMENT SHALL NOT EXCEED 50% CEMENT REPLACEMENT BY WEIGHT.
6. CONCRETE AGGREGATES:
   - A. NATURAL SAND AND ROCK AGGREGATES SHALL CONFORM TO ASTM C33.
   - B. LIGHTWEIGHT AGGREGATE SHALL CONFORM TO ASTM C330.
   - C. MAX AGGREGATE SIZE SHALL BE 1"±1/4" FOR NORMAL WT. CONCRETE EXCEPT 3/8" OR 1/2" MAX MAY BE USED FOR FOUNDATION VENTS & ACCESS WELLS.
   - D. MAX AGGREGATE SIZE SHALL BE 3/8" OR 1/2" FOR LIGHT WT. CONCRETE.
7. REINFORCING SHALL CONFORM TO ASTM A615-GRADE 60, UNLESS OTHERWISE NOTED.

CONCRETE continued

8. CONCRETE COVER OVER REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON DRAWINGS:
   CONCRETE DIRECTLY AGAINST GROUND (EXCEPT SLABS) .....3"
   CONCRETE EXPOSED TO GROUND BUT PLACED IN FORMS .....2"
   SLABS (ON GROUND) .....POSITION IN CENTER OF SLAB
9. ALL BARS SHALL HAVE A CLASS B MINIMUM LAP SPLICE PER DETAILS 6 & 9/S1.4 AND SPLICES IN ADJACENT BARS SHALL BE STAGGERED, U.N.O.
10. REINFORCING BARS SHALL NOT BE WELDED UNLESS SPECIFICALLY DETAILED IN THE APPROVED DRAWINGS. BARS DETAILED TO BE WELDED SHALL BE ASTM A706 BARS AND WELDING ELECTRODES SHALL BE E80XX. WELDING SHALL CONFORM WITH AWS D1.4-2017 AND SHALL BE CONTINUOUSLY INSPECTED.
11. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND SHALL BE LAP SPLICED TWO SQUARES MINIMUM EACH DIRECTION.
12. NOTIFY THE RDPRC PRIOR TO PLACING CONCRETE.
13. CHEMICAL ADMIXTURES SHALL CONFORM TO ASTM C494.
14. AIR-ENTRAINING ADMIXTURE SHALL CONFORM TO ASTM C260.
15. NON-SHRINK GROUT: ASTM C1107, 5000 PSI MIN AT 7 DAYS.

SECTION 5 STEEL

1. GENERAL - ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF AISC 360-16, TITLE 24 OF CALIFORNIA CODE OF REGULATIONS SECTION 2212A.1.2, AND THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION FOR DESIGN OF STEEL STRUCTURAL MEMBERS. A COPY OF TITLE 24 SHALL BE KEPT AT THE JOBSITE AT ALL TIMES.
   - A. FABRICATION AND ERECTION SHALL COMPLY WITH AISC 360-16 CHAPTER 'M' AND AISC 341-16 CHAPTER 'I'.
2. WELDING - ALL WELDING SHALL COMPLY WITH REQUIREMENTS OF THE "STRUCTURAL WELDING CODE" OF THE AMERICAN WELDING SOCIETY AND WELDING DONE BY OPERATORS QUALIFIED BY TESTS ACCEPTABLE TO THE DIVISION OF THE STATE ARCHITECT. WELDING INSPECTION PER TITLE 24, PART 2, CCR, SECTIONS 1705A.2.5. WELDING ELECTRODES, IF UTILIZED, SHALL BE E70XX. ALL WELDS USED IN PRIMARY MEMBERS AND CONNECTIONS IN THE LATERAL FORCE-RESISTING SYSTEMS SHALL BE MADE WITH A FILLER METAL THAT HAS A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LBS AT ZERO DEGREES F AND COMPLYING WITH AWS D1.8-2016. SECTION 6.1.
3. STRUCTURAL STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:
   - A. WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A992, GRADE 50, TYP. U.N.O.
   - B. STRUCTURAL STEEL CHANNELS SHALL CONFORM TO ASTM A36 (36 KSI) TYP. U.N.O. WHERE DRAWINGS SPECIFY 50 KSI, CHANNELS SHALL CONFORM TO ASTM A572, GR. 50. NOTE: ASTM A572, GR. 50 MAY BE SUBSTITUTED FOR ASTM A36 (36 KSI).
   - C. PIPE COLUMNS SHALL CONFORM TO ASTM A-53 WITH SULFUR CONTENT NOT EXCEEDING 0.05% TYP. U.N.O.
   - D. STRUCTURAL STEEL TUBING (HSS) FOR STEEL MOMENT FRAME COLUMNS PER SHEET S5.0 SHALL CONFORM TO ASTM A1085. ALL OTHER STEEL TUBING (HSS) MAY CONFORM TO ASTM A500 GRADE B OR C OR ASTM A1085, TYP UNO.
   - E. STEEL PLATES, ANGLES, BARS AND MISC. SHAPES SHALL CONFORM TO ASTM A36 (36 KSI) TYP. U.N.O. WHERE DRAWINGS SPECIFY 50 KSI, STEEL SHALL CONFORM TO ASTM A572, GR. 50. NOTE: ASTM A572, GR. 50. MAY BE SUBSTITUTED FOR ASTM A36 (36 KSI).
4. ERECTION - STRUCTURAL STEEL ERECTED TRUE, STRAIGHT, PLUMB AND TO ITS DESIGNATED LOCATIONS. FIELD CONNECTIONS BOLTED OR WELDED AS INDICATED ON THE DRAWINGS.
5. NAILS, BOLTS, SCREWS AND NUTS, ETC. - FOR EXTERIOR WORK SHALL BE CADMIUM PLATED OR GALVANIZED.
   - A. BOLTS FOR STRUCTURAL STEEL CONNECTIONS SHALL CONFORM TO ASTM A-307 UNLESS OTHERWISE NOTED. ALL HOLES FOR BOLTS THRU STEEL TO BE DRILLED, OR TORCHED PILOT HOLE AND REAMED TO DIAMETER OF BOLT +1/16" UNLESS OTHERWISE NOTED. NELSON STUDS (WELDED TO STEEL) MAY BE SUBSTITUTED FOR BOLTS SAME LENGTH AND DIAMETER.
   - B. SEE "FASTENERS FOR ATTACHMENT TO STEEL" ON SHEET N2.0 FOR SHOT PINS & SCREWS.
6. HANDRAILS - FABRICATED, AS DETAILED, NON-FILLET WELDS GROUND SMOOTH.
7. SHOP PAINT
   - A. EXPOSED STEEL COATED WITH ONE SHOP COAT OF RED OXIDE PRIMER.
   - B. ALL SURFACES THOROUGHLY CLEANED BY EFFECTIVE MEANS PRIOR TO APPLICATION OF SHOP COATS.
8. TESTS
   - A. PROVIDE MILL CERTIFICATES OR TEST ALL STEEL MEMBERS PER TITLE-24 PART 2, CCR SECTION 1705A.2 & 2202A.

SECTION 6 CARPENTRY

1. SCOPE OF WORK
   CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES TO INSTALL CARPENTRY.
2. MATERIALS
   LUMBER GRADE MARKED IN ACCORDANCE WITH AN APPROVED GRADING AGENCY PER DOC PS20-20 INCLUDING "STANDARD GRADING AND DRESSING RULES NO. 17" OF WEST COAST LUMBER INSPECTION BUREAU, OR "WESTERN LUMBER GRADING RULES", LATEST EDITION OF WESTERN WOOD PRODUCTS ASSOCIATION. OSB OR PLYWOOD GRADE MARKED IN ACCORDANCE WITH PRODUCT STANDARD PS 1-19, PS 2-19, OR PRP-108 FOR SOFTWOOD OSB OR PLYWOOD, OF THE AMERICAN PLYWOOD ASSOCIATION (APA). EACH SHEET SHALL BEAR THE STAMP OF APA, PITTSBURGH TESTING, OR TECO. MOISTURE CONTENT SHALL NOT EXCEED 19%.
   - A. JOISTS, HEADERS, PLATES, STUDS: DOUGLAS FIR S4S #2 OR HEM FIR S4S #2 MINIMUM, U.N.O. NOTE: MSR 1650 E1.5 MAY BE SUBSTITUTED FOR #2 GRADE IF IT MEETS THE STRUCTURAL REQUIREMENTS FOR FLOOR AND ROOF MEMBERS.
   - B. PSL HEADERS: TRUS JOIST PARALLAM PSL BY WEYERHAEUSER (ICC ESR-1387) OR EQUIV. MEETING THE FOLLOWING STRUCTURAL PROPERTIES:

BEAMS ≤ 7" DEEP & COLUMNS	BEAMS ≥ 9¼" DEEP
F_b = 2400 PSI MIN.	F_b = 2900 PSI MIN.
F_v = 190 PSI MIN.	F_v = 290 PSI MIN.
E = 1.8E6 PSI MIN.	E = 2.0E6 PSI MIN.

   - C. POSTS AND TIMBERS: DOUGLAS FIR S4S #1 OR HEM FIR S4S #1 MIN.
   - D. BLOCKING: DOUG FIR #3, OR HEM FIR #3, OR STD. & BET.
   - E. SILLS AND LUMBER & SHIM PLATES IN CONTACT WITH CONCRETE, MASONRY OR EARTH: DOUG FIR #2 OR HEM FIR #2 MIN. PRESSURE TREATED IN ACCORDANCE WITH CBC 2304.12.1. EACH PIECE SHALL BEAR AWPA STAMP. AWPA STANDARD U1 & T1 GROUND CONTACT, D.F. (OR H.F.) #2 ABOVE GROUND.
   - F. MOISTURE BARRIER: KRAFT WATERPROOF BUILDING PAPER, OR 15 LB. FELT, CBC SECTION 1403.2. & ASTM D226, TYPE I.
   - G. STUDS - S4S DOUG FIR #2 OR #2 HEM FIR. MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION.
   - H. FASTENERS - EXTERIOR USE FASTENERS EXPOSED TO THE OUTSIDE ENVIRONMENT (INCLUDING FASTENERS USED FOR THE ATTACHMENT OF EXTERIOR WALL COVERINGS) SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH C.B.C. SECTION 2304.10.1.1.
   - I. BUILDING TRIM - 2x RESAWN SELECT D.F., H.F., OR CEDAR.
   - J. DOOR/WINDOW TRIM - 1x4 RESAWN D.F., H.F., OR CEDAR.
   - K. FRAMING CONNECTORS SHALL BE FROM SIMPSON CATALOG LATEST ED.
   - L. FIRE BLOCKS SHALL CONFORM TO CBC SECTION 718.2
   - M. ALL NAILS SHALL BE COMMON NAILS PER ASTM F1667 UNLESS OTHERWISE NOTED.
   - N. ALL CUT ENDS AND HOLES IN PRESSURE TREATED LUMBER SHALL BE TREATED WITH "CUPRINOL".
   - O. ALL BOLTS AND LAG SCREWS SHALL COMPLY WITH THE 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (ANSI/AWC NDS-2018).

CARPENTRY continued

   - P. HOLES FOR BOLTS IN WOOD SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAMETER AS THE BOLT + 1/16".
   - Q. HOLES FOR LAG SCREWS SHALL BE FIRST BORED TO THE SAME NOMINAL DIAMETER AND DEPTH AS THE SHANK. THE REMAINDER OF THE HOLE SHALL BE 40% TO 70% OF THE SHANK DIAMETER.
   - R. ALL BOLTS AND LAG SCREWS SHALL BE PROVIDED WITH METAL WASHERS UNDER HEADS AND NUTS WHICH BEAR ON WOOD.
3. WORKMANSHIP
   - A. FRAMING - SECURELY NAILED, BRIDGED AND BLOCKED TO FORM RIGID STRUCTURE. WORK CUT, FITTED AND ASSEMBLED LEVEL PLUMB AND TRUE TO LINE. TRIM IN AS LONG LENGTHS AS POSSIBLE WITH ALL STANDING TRIM IN ONE PIECE. TRIM SEALED AT ALL EDGES.
   - B. NAILING - IN ACCORDANCE WITH TITLE 24, CALIFORNIA BUILDING CODE, TABLE 2304.10.1.
   - C. EXTERIOR WALLS - FACTORY FABRICATED. CAULKING PROVIDED BETWEEN PERIMETER OF WALL AND STRUCTURAL MEMBERS PROVIDING WEATHER-PROOF AND WATER-TIGHT SEAL. NECESSARY CLOSERS, SEALS, AND FLASHINGS PLACED AT TOP AND BASE SUPPORT OF PANELS AND AROUND OPENINGS.
   - D. NAILS INTO P.T. LUMBER TO BE HOT DIPPED GALVANIZED.
   - E. MACHINE APPLIED NAILING: USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE RDPRC AND THE DIVISION OF THE STATE ARCHITECT. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" OSB. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
   - F. MOISTURE BARRIER - APPLIED TO STUDS WEATHER-BOARD FASHION, HORIZONTAL JOINTS LAPPED MIN 6" INCLUDING BUILDING CORNERS. SHEATHING APPLIED OVER MOISTURE BARRIER.
   - G. TRIM SEALED AT ALL EDGES. SEALANT PAINTED TO MATCH TRIM OR SIDING UNLESS TRANSPARENT TYPE.

SECTION 7A SHEET METAL (NON-STRUCTURAL)

1. SCOPE OF WORK
   CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES TO INSTALL INDICATED SHEET METAL.
2. MATERIALS
   - A. SHEET METAL - STEEL SHEETS HOT DIP GALVANIZED WITH 1.25 OZ. PER SQUARE FOOT ZINC COATING CONFORMING TO ASTM A653 MINIMUM 26 GA. UNLESS OTHERWISE NOTED ON THE DRAWINGS.
   - B. SOLDER - OF STAND, GRADE "A" OF EQUAL PARTS, ARD BRAND, LEAD AND TIN ASTM B32.
   - C. FLUX - ZINC SATURATED MURIATIC ACID.
   - D. GUTTERS: 26 GA. G-90 GALV. STEEL
     DOWNSPOUTS: 2"x3" CONVOLUTED 30 GA. G-90 GALV. STEEL
     GUTTER ENDCAPS: 26 GA. G-90 GALV. STEEL
     GUTTER CLIPS: 18 GA. G-90 GALV. STEEL
     FLASHING: 22 GA. G-90 GALV. STEEL U.O.N.
   - E. FASTENERS:
     SELF-DRILLING OR SELF-TAPPING SHEET METAL SCREWS.
     LENGTH TO HAVE (3) EXPOSED THREADS MIN.
3. WORKMANSHIP
   SHEET METAL ACCURATELY FORMED TO DIMENSIONS AND SHAPES DETAILED WITH TRUE STRAIGHT LINES, CORNERS AND ANGLES. FLASHING INSTALLED IN LONGEST LENGTHS POSSIBLE. EXTERIOR WORK FORMED, FABRICATED AND INSTALLED SO THAT IT ADEQUATELY PROVIDES FOR EXPANSION AND CONTRACTION IN THE COMPLETED WORK AND FINISHES WATER AND WEATHER TIGHT. ALUMINUM SHALL BE SEPARATED FROM FERROUS METAL BY POLYETHYLENE TAPE OR FLOOD COAT OF ASPHALTIC PAINT.

SECTION 7B METAL ROOFING

1. SCOPE OF WORK
   CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES TO INSTALL METAL ROOFING.
2. MATERIALS
   - A. ROOF SHALL BE CONSTRUCTED OF 3" STANDING SEAM INTERLOCKING (UN-PENETRATED) STEEL SHEETS.
   - B. PROPERTIES INCLUDING THICKNESS SHALL BE PER SHEET S0.0.
   - C. BASE MATERIAL SHALL BE EITHER ASTM A1011 SS, GRADE 36 (Fy = 36 KSI) OR ASTM A653 SS, GRADE 37 (Fy = 37 KSI) AND SHALL BE GALVANIZED WITH G90 GALVANIZATION.
   - D. SHEETS MAY BE PAINTED.
   - E. CLASS B FIRE RATED.
   - F. CLIP ANGLES SHALL BE HOT-DIPPED GALVANIZED.
   - G. FASTENERS SHALL BE EXTERIOR USE SCREWS WITH A CORROSION PROTECTIVE COATING PER THE "FASTENERS FOR ATTACHMENT TO STEEL" SECTION ON SHEET N2.0. ALL SCREWS USED FOR METAL ROOFING ATTACHMENT SHALL HAVE A NEOPRENE OR EPDM WASHER.

SECTION 7C SEALANT

1. SCOPE OF WORK
   CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL AND SERVICES TO SEAL BUILDINGS.
2. MATERIALS
   VULKEM SEALANT, POLYURETHANE, MANUFACTURED BY MAMECO INTERNATIONAL FOR ROOFS. "GEOCEL" SILICONIZED CAULK, GE, DUPONT, EAGLESEAL OR DAP FOR ALL OTHER APPLICATIONS, OR EQUAL.
   - A. SEALANT V.O.C. LIMITS PER SCAQMD RULE 1168 (AS SHOWN IN TITLE 24, PART 11, TABLE 5.504.4.1 AND TABLE 5.504.4.2)
3. WORKMANSHIP
   SEALANT APPLIED TO DRY CLEAN SURFACES, WHEREVER INDICATED ON DETAILS AND AS NEEDED TO MAKE BUILDING WATERTIGHT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SECTION 7D SINGLE-PLY ROOFING

1. SCOPE OF WORK
   CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL AND SERVICES TO INSTALL SINGLY-PLY OR BUILT-UP ROOFING. THE ROOFING SYSTEM SHALL WITHSTAND THE UPLIFT OF 100 MPH BASIC WIND SPEED.
2. MATERIALS
   MEMBRANE: PVC FILM LAMINATED TO BOTH SIDES OF A REINFORCEMENT FABRIC, OR EQUIV. - PROPRIETARY THERMOPLASTIC PVC FORMULATION OF RESINS, PLASTICIZERS, STABILIZERS, BIOCIDES, FLAME RETARDANTS, AND U.V. ABSORBENTS. CLASS B FIRE RATING.
   - A. WOOD NAILERS MUST BE A #2 GRADE LUMBER, OR EQUIVALENT, TO SUBSTRATE.
3. WORKMANSHIP
   MEMBRANE APPLIED ON SUBSTRATES THAT ARE DRY, CLEAN, AND FREE OF FINS, SHARP EDGES AND LOOSE, FOREIGN MATERIALS, WHEREVER INDICATED ON DETAILS. AN INSULATION OR SLIP SHEET HAVING AN APPROVED FACER MUST BE USED WHEN ROOFING OVER ASPHALT OR COAL TAR ROOFS.
4. TESTING:
   - A. MEMBRANE SHALL BE DESIGNED TO PERFORM IN ALL TYPES OF WEATHER AND SHALL COMPLY TO ASTM D-2136 TESTING METHODS.
   - B. MEMBRANE SHALL BE DESIGNED IN ACCORDANCE TO ASTM D-4434 "STANDARD SPECIFICATIONS FOR POLY (VINYL CHLORIDE) SHEET ROOFING" AND BE CLASSIFIED AS A TYPE IV, INTERNALLY REINFORCED SHEET.

SECTION 8 HOLLOW METAL DOORS AND FRAMES

1. SCOPE OF WORK
   CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES TO INSTALL HOLLOW METAL DOORS AND FRAMES.
2. MATERIALS
   - A. DOORS - INSULATED TYPE L FULL FLUSH, MANUFACTURED BY AMWELD MANUFACTURING COMPANY, 18 GA. 1-3/4" THICK PER CS242 MIN, REINFORCE FOR HARDWARE-BOTH FACES FOR CLOSER, SOUND DEADEN INTERIOR.
   - B. FRAMES - 16 GA COLD ROLLED, 2" FACES, CS242 MIN. 3 ANCHORS PER JAMB + ADJUSTABLE FLOOR ANCHOR, EACH JAMB REINFORCE FOR HARDWARE. PROVIDE STRIKE BOX, PROVIDE SOUND DEADENING: 1/8" UNDERCOATING OR INSULATING FILL.
3. WORKMANSHIP
   ALL WORK FABRICATED IN SHOP TO REQUIRED PROFILES BY FORMING AND WELDING, WITH ARISES AND EDGES STRAIGHT, SHARP FIT FABRICATED ACCURATELY WITH SQUARE CORNERS, HAIRLINE JOINTS AND SURFACES FREE FROM WARP, WAVE, BUCKLE OR OTHER DEFECTS AFTER FABRICATION, DOORS AND FRAMES CLEANED THOROUGHLY, ALL WELDS GROUND SMOOTH AND GIVEN PRIME COAT.

SECTION 9A STUCCO (EXTERIOR PORTLAND CEMENT PLASTER)

LATHING AND PLASTERING MATERIALS AND ACCESSORIES SHALL BE MARKED BY THE MANUFACTURER'S DESIGNATION TO INDICATE COMPLIANCE WITH THE APPROPRIATE STANDARDS REFERENCED IN THIS SECTION AND STORED IN SUCH A MANNER TO PROTECT THEM FROM THE WEATHER, PER C.B.C 2507.1.

LATHING AND PLASTERING MATERIALS SHALL CONFORM TO THE STANDARDS LISTED IN C.B.C. TABLE 2507.2 AND CHAPTER 35, AND, WHERE REQUIRED FOR FIRE PROTECTION, SHALL ALSO CONFORM TO THE PROVISIONS OF CHAPTER 7.

GYPSUM BOARD AND GYPSUM PLASTER CONSTRUCTION SHALL BE OF THE MATERIALS LISTED IN C.B.C. TABLES 2506.2 AND 2507.2. THESE MATERIALS SHALL BE ASSEMBLED AND INSTALLED IN COMPLIANCE WITH THE APPROPRIATE STANDARDS LISTED IN TABLES 2508.1 AND 2511.1, AND CHAPTER 35 (PER 2508.1).

WATER-RESISTIVE BARRIERS SHALL BE IN ACCORDANCE WITH C.B.C. SECTION 2510.6. WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED PER SECTION 1404.2, AND WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.

EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT 60-MINUTE GRADE D PAPER COMPLYING WITH ASTM E 2556, TYPE II AND IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NONWATER-ABSORBING LAYER OR DRAINAGE SPACE.

1. PLASTER NOTES: PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH AND SHALL NOT BE LESS THAN TWO COATS WHEN APPLIED OVER MASONRY CONCRETE OR GYPSUM BACKING AS SPECIFIED IN SECTION 2510.5.
   - A. THE FIRST COAT SHALL BE MIN. 3/8" THICK & APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO FILL SOLIDLY ALL OPENINGS IN THE LATH. THE SURFACE SHALL BE SCORED HORIZONTALLY SUFFICIENTLY ROUGH TO PROVIDE ADEQUATE BOND TO RECEIVE THE SECOND COAT.
   - B. THE SECOND COAT SHALL BE BROUGHT OUT TO MIN. 3/8" THICKNESS, RODDED AND FLOATED SUFFICIENTLY ROUGH TO PROVIDE ADEQUATE BOND FOR THE FINISH COAT. THE SECOND COAT SHALL HAVE NO VARIATION GREATER TO THAN 1/4 INCH (6.4 mm) IN ANY DIRECTION UNDER 5-FOOT STRAIGHT EDGE.
   - C. THE FINISH COATS SHALL BE MIN. 1/8" THICK & APPLIED OVER BASE COATS THAT HAVE BEEN IN PLACE FOR THE TIME PERIODS SET FORTH IN ASTM C 926. THE THIRD OR FINISH COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO BOND TO AND TO COVER THE BROWN COAT AND SHALL BE OF SUFFICIENT THICKNESS TO CONCEAL THE BROWN COAT.

SECTION 9B PAINTS & COATINGS

1. SCOPE OF WORK.
   CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES TO PAINT BUILDING. ALL EXPOSED SURFACES OF BUILDING AND RAMPS SHALL BE PAINTED EXCEPT ALUMINUM WINDOW FRAMES, THRESHOLDS, AND ROOFING.
2. MATERIALS

A. FOR EXTERIOR WOOD:				
REF.BRAND	DUNN EDWARDS	KELLY MOORE	SHERWIN WILLIAMS	SINCLAIR
PRIMER	42-9M	1240	Y24W20	289-N
FINISH	QD-60-XX	1240-XXX	B54WZ102	GE2-NXX
B. FOR INTERIOR TRIM:				
REF.BRAND	DUNN EDWARDS	KELLY MOORE	SHERWIN WILLIAMS	SINCLAIR
FINISH	W450-XX	1650-XXX	A26W11	40XX
C. FOR METAL:				
REF.BRAND	DUNN EDWARDS	KELLY MOORE	SHERWIN WILLIAMS	SINCLAIR
PRIMER	43-4	1710	B50NZ6	15N
FINISH	10-XX	1700-XXX	B54WZ102	GE2-NXX

   - D. INTERIOR PAINT & COATINGS SHALL COMPLY WITH TITLE 24, PART 11, "CAL-GREEN" SECTION 5.504.4.3, AND V.O.C. LIMITS PER TABLE 5.504.4.3.
3. WORKMANSHIP
   ALL EXPOSED SURFACES SHALL BE PAINTED EXCEPT ALUMINUM WINDOW FRAMES, THRESHOLDS AND METAL ROOFING. MATERIAL SHALL BE OF THE GRADE SPECIFIED OR EQUAL.
   - A. EXTERIOR WOOD SIDING, TRIM AND SKIRTING - FLAT OR SEMI-GLOSS LATEX. APPLY ONE COAT OF PRIME AND AT LEAST ONE FINISH COAT. PRIME COAT SHALL BE BRUSHED ON OR SPRAYED AND BACK BRUSHED INTO ALL GROOVES IN THE SIDING. IF NECESSARY, IN THE OPINION OF THE INSPECTOR, AN EXTRA COAT SHALL BE APPLIED TO ALL GROOVES SO THAT THE FINISH COAT WILL HAVE A UNIFORM APPEARANCE. ALLOW PRIME COAT TO DRY ACCORDING TO MANUFACTURER'S RECOMMENDATION. PRIME AND FINISH COATS SHALL BE COMPATIBLE AND MANUFACTURED BY THE SAME COMPANY.
   - B. INTERIOR TRIM - TRIM NOT PRE-COATED S

☒ DEFAULT CONCRETE MIX DESIGN REQUIREMENTS FOR BELOW GRADE NORMAL WEIGHT CONCRETE [1]

BELOW GRADE CONCRETE ELEMENT	MAXIMUM W/C RATIO	MINIMUM 28-DAY STRENGTH (f'_c) (PSI)	CEMENTITIOUS MATERIALS (CEMENT TYPE PER ASTM C150)	TARGET AIR CONTENT (%)		
				MAX AGGREGATE SIZE (IN)	☒ CONCRETE NOT EXPOSED TO FREEZING-AND-THAWING CYCLES	☐ CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES
FOUNDATIONS [2]	0.45	4500	V	1" ± ¼"	N/A	6
FOUNDATION VENTS & ACCESS WELLS	0.45	4500	V	3/8"	N/A	7.5
				1/2"	N/A	7
				1" ± ¼"	N/A	6

[1] PROPORTIONING OF CONCRETE MIXTURES SHALL BE IN ACCORDANCE WITH ACI 318-19, SECTION 26.4.3.
DOCUMENTATION OF CONCRETE MIXTURE CHARACTERISTICS SHALL BE IN ACCORDANCE WITH ACI 318-19, SECTION 26.4.4.
CEMENT SHALL BE CERTIFIED PER TITLE 24, PART 2, SECTION 1910A.1.
SEE CONCRETE NOTES ON SHEET N1.0 FOR ADDITIONAL REQUIREMENTS.
[2] FOUNDATIONS CONSERVATIVELY DESIGNED FOR A MIMINUM 28-DAY CONCRETE STRENGTH OF 3,500 PSI.

☐ OPTIONAL SITE-SPECIFIC CONCRETE MIX DESIGN REQUIREMENTS FOR BELOW GRADE NORMAL WEIGHT CONCRETE [1]

(MOST RESTRICTIVE REQUIREMENTS FROM EXPOSURE TABLES BELOW)

BELOW GRADE CONCRETE ELEMENT	MAXIMUM W/C RATIO	MINIMUM 28-DAY STRENGTH (f'_c) (PSI)	CEMENTITIOUS MATERIALS (CEMENT TYPE PER ASTM C150)	MAX AGGREGATE SIZE (IN)	TARGET AIR CONTENT (%)	MAXIMUM WATER-SOLUBLE CHLORIDE ION (Cl-) CONTENT IN CONCRETE, PERCENT BY WEIGHT OF CEMENT
FOUNDATIONS [2]				1" ± ¼"		
FOUNDATION VENTS & ACCESS WELLS				3/8"		
				1/2"		
				1" ± ¼"		

[1] PROPORTIONING OF CONCRETE MIXTURES SHALL BE IN ACCORDANCE WITH ACI 318-19, SECTION 26.4.3.
DOCUMENTATION OF CONCRETE MIXTURE CHARACTERISTICS SHALL BE IN ACCORDANCE WITH ACI 318-14, SECTION 26.4.4.
CEMENT SHALL BE CERTIFIED PER TITLE 24, PART 2, SECTION 1910A.1.
SEE CONCRETE NOTES ON SHEET N1.0 FOR ADDITIONAL REQUIREMENTS.
[2] FOUNDATIONS HAVE BEEN DESIGNED FOR THE WORST CASE MIMINUM 28-DAY CONCRETE STRENGTH OF 3,500 PSI.

EXPOSURE CATEGORY: FREEZING & THAWING (F)

(ACI 318-19, SECTION 19.3)

EXPOSURE CLASS [1]		CONDITION	MAXIMUM W/C RATIO	MINIMUM 28-DAY STRENGTH (f'_c) (PSI)		AIR CONTENT	
				FOUNDATIONS	FOUNDATION VENTS & ACCESS WELLS	MAX AGGREGATE SIZE (IN) [2]	TARGET AIR CONTENT (%)
☐	F0	CONCRETE NOT EXPOSED TO FREEZING-AND-THAWING CYCLES	0.55	3500	3000	N/A	
☐	F1	CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES WITH LIMITED EXPOSURE TO WATER	0.55	3500	3500	3/8 1/2 3/4 1 1½	6 5.5 5 4.5 4.5
☐	F2	CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES WITH FREQUENT EXPOSURE TO WATER	0.45	4500	4500	3/8 1/2 3/4 1 1½	7.5 7 6 6 5.5
☐	F3	CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES WITH FREQUENT EXPOSURE TO WATER AND EXPOSURE TO DEICING CHEMICALS	0.40	5000	5000		

[1] IF EXPOSURE CLASS IS UNCERTAIN, F2 MAY BE ASSUMED.
[2] SEE CONCRETE NOTES ON SHEET N1.0 FOR MAX AGGREGATE SIZES.

EXPOSURE CATEGORY: SULFATE (S)

(ACI 318-19, SECTION 19.3)

EXPOSURE CLASS [1]		CONDITION		MAXIMUM W/C RATIO	MINIMUM 28-DAY STRENGTH (f'_c) (PSI)		CEMENTITIOUS MATERIALS (CEMENT TYPE PER ASTM C150)
		WATER-SOLUBLE SULFATE (SO_4^{2-}) IN SOIL, PERCENT BY MASS [2]	DISSOLVED SULFATE (SO_4^{2-}) IN WATER, PPM [3]		FOUNDATIONS	FOUNDATION VENTS & ACCESS WELLS	
☐	S0	$SO_4^{2-} < 0.10$	$SO_4^{2-} < 150$	0.55	3500	3000	I OR II
☐	S1	$0.10 \le SO_4^{2-} < 0.20$	$150 \le SO_4^{2-} < 1500$ OR SEAWATER	0.50	4000	4000	II
☐	S2	$0.20 \le SO_4^{2-} \le 2.00$	$1500 \le SO_4^{2-} \le 10,000$	0.45	4500	4500	V
☐	S3	$SO_4^{2-} > 2.00$	$SO_4^{2-} > 10,000$	0.45	4500	4500	V PLUS FLYASH OR SLAG CEMENT [4]

[1] IF EXPOSURE CLASS IS UNKNOWN, S2 MAY BE ASSUMED.
[2] PERCENT SULFATE BY MASS IN SOIL SHALL BE DETERMINED BY ASTM C1580.
[3] CONCENTRATION OF DISSOLVED SULFATES IN WATER, IN PPM, SHALL BE DETERMINED BY ASTM D516 OR ASTM D4130.
[4] PER ACI 318-14, TABLE 19.3.2.1, FOOTNOTE 6, THE AMOUNT OF THE SPECIFIC SOURCE OF THE POZZOLAN OR SLAG CEMENT TO BE USED SHALL BE AT LEAST THE AMOUNT THAT HAS BEEN DETERMINED BY SERVICE RECORD TO IMPROVE SULFATE RESISTANCE WHEN USED IN CONCRETE CONTAINING TYPEV CEMENT. ALTERNATIVELY, THE AMOUNT OF THE SPECIFIC SOURCE OF THE POZZOLAN OR SLAG CEMENT TO BE USED SHALL BE AT LEAST THE AMOUNT TESTED IN ACCORDANCE WITH ASTM C1012 AND MEETING THE CRITERIA IN ACI 318-14, SECTION 26.4.2.2(c). SEE CONCRETE NOTES ON SHEET N1.0 FOR ADDITIONAL REQUIREMENTS.

EXPOSURE CATEGORY: IN CONTACT WITH WATER (W)

(ACI 318-19, SECTION 19.3)

EXPOSURE CLASS		CONDITION	MAXIMUM W/C RATIO	MINIMUM 28-DAY STRENGTH (f'_c) (PSI)		ADDITIONAL REQUIREMENTS
				FOUNDATIONS	FOUNDATION VENTS & ACCESS WELLS	
☐	W0	CONCRETE DRY IN SERVICE OR CONCRETE IN CONTACT WITH WATER AND LOW PERMEABILITY IS NOT REQUIRED	0.55	3500	3000	NONE
☐	W1 [1]	CONCRETE IN CONTACT WITH WATER AND LOW PERMEABILITY IS REQUIRED	0.50	4000	4000	NONE

[1] EXPOSURE CLASS W1 IS ONLY REQUIRED IF CONCRETE IS BELOW THE GROUNDWATER TABLE.

EXPOSURE CATEGORY: CORROSION PROTECTION OF REINFORCEMENT (C)

(ACI 318-19, SECTION 19.3)

EXPOSURE CLASS		CONDITION	MAXIMUM W/C RATIO	MINIMUM 28-DAY STRENGTH (f'_c) (PSI)		MAXIMUM WATER-SOLUBLE CHLORIDE ION (Cl^-) CONTENT IN CONCRETE, PERCENT BY WEIGHT OF CEMENT
				FOUNDATIONS	FOUNDATION VENTS & ACCESS WELLS	
☐	C1	CONCRETE EXPOSED TO MOISTURE BUT NOT TO AN EXTERNAL SOURCE OF CHLORIDES	0.55	3500	3000	0.30
☐	C2	CONCRETE EXPOSED TO MOISTURE AND AN EXTERNAL SOURCE OF CHLORIDES FROM DEICING CHEMICALS, SALT, BRACKISH WATER, SEAWATER, OR SPRAY FROM THESE SOURCES	0.40	5000	5000	0.15

SHEET NOTES:
1. THE DEFAULT CONCRETE MIX DESIGN REQUIREMENTS MAY BE SELECTED AND USED TO DETERMINE THE CONCRETE MIX REQUIREMENTS FOR ANY SITE PER DSA IR PC-2 SECTION 5.5 OR PC-6 SECTION 5.5.
2. THE DEFAULT CONCRETE MIX DESIGN REQUIREMENTS MAY BE SELECTED REGARDLESS OF WHETHER A SITE SPECIFIC GEOTECHNICAL REPORT EXISTS FOR THE SITE.
3. IF THE SITE CONDITIONS FOR THE SOIL ARE KNOWN AS REPORTED BY A GEOTECHNICAL OR OTHER APPROVED SOIL CONDITIONS REPORT, THE OPTIONAL SITE-SPECIFIC CONCRETE MIX DESIGN REQUIREMENTS MAY BE UTILIZED.
4. IF THE OPTIONAL SITE-SPECIFIC CONCRETE MIX DESIGN REQUIREMENTS ARE UTILIZED, THE REPORT MUST BE REFERENCED ON THE COVER SHEET OF THIS DRAWING PACKAGE.

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COORDINATION OF WORK

THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH THE SCHOOL DISTRICT AUTHORIZED REPRESENTATIVE FOR ACCESS TO GROUNDS AND REMOVAL OF EQUIPMENT, IF NECESSARY. THIS CONTACT SHALL BE MADE AT LEAST 48 HOURS PRIOR TO DELIVERY OF ANY MODULE. ON-SITE INSPECTION SHALL BE DONE BY THE SITE INSPECTOR. ALL WORK WHICH THE MANUFACTURER OR HIS SUBCONTRACTORS PERFORM AT THE SITE SHALL BE SUBJECT TO THE INSPECTION OF THE SITE INSPECTOR. THE MANUFACTURER WILL FURNISH THE SITE INSPECTOR WITH SUCH INFORMATION AS MAY BE NECESSARY TO KEEP HIM FULLY INFORMED AS TO PROGRESS OF WORK AND DATES WHEN SITE WORK WILL OCCUR. THE CONTRACTOR SHALL NOTIFY THE INSPECTION AGENCY AT LEAST 48 HOURS PRIOR TO COMMENCING WORK.

THE CONTRACTOR SHALL VERIFY THAT THE DISTRICT'S SITE IS READY TO RECEIVE THE CLASSROOM(S) PRIOR TO THE DELIVERY OF ANY CLASSROOM(S) BY VISITING EACH SITE (THIS MAY BE DONE BY THE INSPECTOR).

MATERIALS AND WORKMANSHIP

1. ALL CONTRACTORS SHALL CERTIFY THAT NO ASBESTOS-CONTAINING BUILDING MATERIALS WHICH EXCEED STATE AND FEDERAL MANDATED SAFE ASBESTOS LEVELS HAVE BEEN USED IN THE CONSTRUCTION OF RELOCATABLE FACILITIES.
2. ALL WORKMEN SHALL BE SKILLED AND QUALIFIED FOR THE WORK WHICH THEY PERFORM. ALL MATERIALS USED, UNLESS OTHERWISE SPECIFIED, SHALL BE NEW AND OF THE TYPES AND GRADES SPECIFIED. THE CONTRACTOR SHALL, IF REQUESTED, FURNISH EVIDENCE SATISFACTORY TO THE RDPRC THAT SUCH IS THE CASE.
3. CONTRACTOR'S CREWS ASSIGNED TO ANY WORK PERFORMED UNDER THIS CONTRACT SHALL INCLUDE ONE COMPETENT AND FULLY EXPERIENCED PERSON DESIGNATED AS THE RESPONSIBLE PERSON IN CHARGE. SUCH PERSON MUST BE IDENTIFIED BY NAME TO THE DISTRICT IN ADVANCE OF ANY WORK. UPON REQUEST, THE CONTRACTOR SHALL PROMPTLY FURNISH TO THE DISTRICT INFORMATION RELATING TO THIS EMPLOYEE'S EXPERIENCE.
4. WORKMANSHIP SHALL BE EQUAL OR BETTER IN QUALITY TO THAT REQUIRED BY THE CONSTRUCTION TRADES FOR A FINISHED PRODUCT. A QUALITY CONTROL SUPERVISOR, DESIGNATED BY THE MANUFACTURER, SHALL REVIEW ALL WORK IN PROGRESS AND SHALL REVIEW THE FINISHED BUILDING PRIOR TO FINAL INSPECTION TO ASSURE IT IS COMPLETE AND CORRECT. THE QUALITY CONTROL SUPERVISOR SHALL HAVE THE AUTHORITY TO HAVE MATERIALS REPLACED AND WORK REDONE IN ORDER TO CORRECT FAULTY MATERIALS OR WORKMANSHIP.

GENERAL DESIGN REQUIREMENTS

1. UP TO TEN (10) MODULES, APPROXIMATELY 12' x 40', DESIGNED SO THAT TWO (2) OR MORE MODULES MAY BE JOINED TOGETHER TO FORM A COMPLETE STRUCTURE, TO MAINTAIN A POSITIVE ALIGNMENT OF FLOORS, WALLS, AND ROOF, AND TO PERMIT SIMPLE NON-DESTRUCTIVE DETACHMENT FOR FUTURE RELOCATION.
2. EACH MODULE SHALL BE PERMANENTLY IDENTIFIED WITH (2) IMPRINTED (STAMPED, NOT ENGRAVED) METAL IDENTIFICATION TAGS 3"x1-1/2" MINIMUM SIZE WITH THE FOLLOWING INFORMATION:
   A. MANUFACTURER'S NAME AND BUILDING SERIAL NUMBER.
   B. DESIGN WIND SPEED / EXPOSURE
   C. DESIGN SEISMIC S_{DS} VALUE
   D. DESIGN ROOF LIVE LOAD & SNOW LOAD.
   E. DESIGN FLOOR LIVE LOAD
   F. D.S.A. APPLICATION NUMBER
3. 2-TAGS PER MODULE: ONE ON EXTERIOR, AND ONE ON MODULE BEAM AT FRONT OF BUILDING ABOVE CEILING.
4. EACH MODULE SHALL BE CAPABLE OF RESISTING ALL VERTICAL AND LATERAL LOADS DURING TRANSPORTATION AND RELOCATION. (NORMAL INDUSTRY PRACTICE FOR BRACING MODULES DURING TRANSPORTATION AND RELOCATIONS IS ACCEPTABLE.) WHEN MODULES ARE ASSEMBLED JOINTS SHALL BE SEALED WITH REMOVABLE CLOSING STRIPS OR OTHER METHOD TO PRESENT A FINISHED APPEARANCE AND BE PERMANENTLY WATERPROOF.
5. EACH MODULE SHALL BE SUFFICIENTLY RIGID TO BE JACKED UP AT THE FRONT AND BACK CORNERS FOR RELOCATION WITHOUT DAMAGE OR THE MODULE SHALL HAVE LIFT LUGS AT FRONT AND BACK LOCATED AS REQUIRED SO THAT THE MODULE MAY BE JACKED UP FOR RELOCATION IN ONE PIECE WITHOUT ADDITIONAL SUPPORTS OF ANY TYPE. EVIDENCE OF EXCESSIVE BOWING DURING THE INSTALLATION OF THE MODULES WHICH, IN THE OPINION OF THE RDPRC, CAUSES EXCESSIVE WORKING AT ANY JOINT OR COMPROMISES THE STRUCTURAL INTEGRITY OF THE MODULE SHALL BE SUFFICIENT REASON FOR REJECTION OF THE MODULE.
6. FINISH AND BASE MATERIALS AT EACH MODULE SHALL TERMINATE AT INTERIOR MODULE JOINTS IN A MANNER TO JOIN FLUSH AND TIGHT WITH SAME MATERIAL IN ADJACENT MODULE SO THE MODULE MAY BE RELOCATED WITH MINIMUM CUTTING AND PATCHING.

MARKERBOARD SPECIFICATIONS

MARKERBOARDS SHALL BE 24 GA. PORCELAIN STEEL FACING SHEET SUITABLE TO ACCEPT DRY ERASE FELT MARKERS. THE FACING SHEET SHALL BE LAMINATED TO PARTICLE BOARD SUBSTRATE WITH A MINIMUM DENSITY OF 45lbs./cu.ft. THE PANEL SHALL HAVE A FOIL BACKING. THE PANELS SHALL HAVE EXTRUDED ALUMINUM MOLDING AND CHALKRAIL WITH A MINIMUM OF 2 15/16" PROJECTION FROM THE FACE OF PANEL. THREE MAP HOOKS WITH CLIPS PER PANEL SHALL BE PROVIDED. ONE FLAG HOLDER, 1/2" SIZE, SHALL BE PROVIDED FOR EACH CLASSROOM. EACH CLASSROOM SHALL HAVE 2 EACH 4'x8' PANELS INSTALLED SIDE BY SIDE TO MAKE A 4'x16' PANEL, CENTERED ON THE WALL.

FOR ANCHORAGE DETAIL, SEE DETAIL 8/A4.0.

REFERENCE BRANDS: CHATFIELD-CLARKE Co, Inc. SERIES 500 OR NELSON ADAMS Co. NACO SERIES 60.

GENERAL NOTE

IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL ON RECORD TO ENSURE THAT ALL SPECIFICATIONS MEET THE MINIMUM REQUIREMENTS OF THE CURRENT EDITION S OF THE CALIFORNIA STATE TITLES 19 AND 24. APPROVAL OF THESE SPECIFICATIONS DOES NOT CONSTITUTE APPROVAL FOR WAIVER OR ANY REQUIREMENTS OF THOSE REGULATIONS.

INTERIOR

1. FLOOR COVERING: PER CBC SECTION 804, COMPLY WITH NFPA 253 CLASS I OR II. COMPLY WITH ASTM E 648 FOR SPECIFIC OPTICAL DENSITY SMOKE RATING NOT TO EXCEED 450. IN EXIT PASSAGEWAYS OR CORRIDORS, THE MINIMUM CRITICAL RADIANT FLUX (CBC 804.4.2) SHALL NOT BE LESS THAN CLASS II. (CARPET SHALL BE SECURELY ATTACHED, HAVE FIRM CUSHION, PAD OR BACKING, OR NONE AT ALL. PILE YARN SHALL BE BRANDED NYLON AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL-CUT PILE OR LEVEL-CUT/UNCUT PILE TEXTURE. THE MAXIMUM PILE HEIGHT SHALL BE 1/2" INCH. NO CROSS SEAMS SHALL BE ALLOWED. THE CARPET DENSITY SHALL BE 4600 MINIMUM. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 11B-303. COLOR TO BE SELECTED BY THE RDPRC OR OWNER.)
2. BASE: RESILIENT COVE BASE - BEST QUALITY, MOULDED RUBBER, 1/8" THICK, 4" HIGH MOULDED TOP SET COVE. PROVIDE PREFORMED BASE FOR SQUARE EXTERNAL CORNERS AND PREFORMED END STOPS WHERE BASE DOES NOT ABUT. SOLID COLOR AS MANUFACTURE BY "JOHNSONITE CO.", FLEXCO, OR EQUAL. APPLY COVE TO COMPLETE PERIMETER OF CLASSROOM.
3. INTERIOR WALLS SHALL BE VINYL COVERED TACKBOARD (U.O.N.) APPLIED IN ONE CONTINUOUS LENGTH FROM FLOOR TO CEILING. THE TACKBOARD SHALL BE INDUSTRIAL INSULATION BOARD MANUFACTURED SPECIFICALLY AS A SUBSTITUTE FOR VINYL COVERED WALL PANELS. THE BOARD SHALL BE ASPHALT FREE, SHALL HAVE AN IRONED-ON COATING AND SHALL HAVE A MINIMUM DENSITY OF 18 LBS. PER FOOT. THE VINYL COATING SHALL BE MADE OF VIRGIN VINYL CALENDERED BASE COLOR, WEIGHING A MINIMUM OF 8 OZ. PER SQUARE YARD. THE COATING BACKING SHALL BE SHEETING OR NON-WOVEN FABRIC. THE VINYL COATING SHALL BE MECHANICALLY LAMINATED, WITH THE LONG EDGES WRAPPED, TO THE TACKBOARD. TACKBOARD SHALL BE APPLIED OVER 1/2" SHEETROCK OR OSB SHEATHING. THE VINYL WALL COVERED PANEL SHALL HAVE A CLASS 'C' RATING (PER ASTM E 84 OR UL 723). FLAME SPREAD/SMOKE DEVELOPED INDEX MAXIMUMS PER NOTE #6 BELOW. THE PANEL SHALL BE APPROVED FOR CLASSROOM USE BY THE CALIFORNIA STATE FIRE MARSHAL. REFERENCE BRAND: VINYL COVERED TACKBOARD AS MANUFACTURED BY CHATFIELD-CLARKE OR COMPARABLE. CARE SHALL BE TAKEN IN MOUNTING THE TACKBOARD SO THAT THE TEXTURE OF ALL PANELS WILL HAVE THE SAME ORIENTATION AND COLOR MATCH. TACKBOARD FLAME SPREAD: 126.6 & SMOKE DEVELOPMENT: 45
4. CEILING: SUSPENDED T-BAR SYSTEM, SEE SHEET M1.4 FOR DETAILS, MATERIALS AND INSTALLATION PER ASTM C635, ASTM C636, ASTM E580, AND DSA-IR 25-2.13 AS APPLICABLE TO CLASSROOMS. PANELS SHALL BE 5/8" MINIMUM THICK, MINERAL FIBERBOARD OR VINYL-FACED FIBERGLASS LAY-IN PANELS, SQUARE EDGE, LIGHT REFLECTION 75% MINIMUM. NOISE REDUCTION COEFFICIENT OF 0.65 MINIMUM. ASTM E 84 TESTED, RATED CLASS 'C'. FLAME SPREAD INDEX NOT TO EXCEED 200, SMOKE DEVELOPED INDEX RATING NOT TO EXCEED 450.
5. THE INTERIOR ENVIRONMENT SHALL BE ASSEMBLED WITH PRODUCTS THAT CONTRIBUTE TO A HEALTHY INDOOR AIR QUALITY (IAQ). THE FOLLOWING SHALL COMPLY TITLE 24, PART 11 ("CAL-GREEN"), SECTION 5.504.4. (SEE SHEET N1.0, SECTION 9C "INTERIOR AIR QUALITY CONTROL")
6. FLAME SPREAD/SMOKE-DEVELOPED INDEX (TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723, PER CBC 803.1.1):

WALL FINISH MATERIAL (CLASS 'C')	PIPE INSULATION (CLASS 'A')
FLAME SPREAD MAX = 200	FLAME SPREAD MAX = 25
SMOKE DEVELOPED MAX = 450	SMOKE DEVELOPED MAX = 450
BUILDING INSULATION (CLASS 'A')	**DUCT INSULATION (CLASS 'A')**
FLAME SPREAD MAX = 25	FLAME SPREAD MAX = 25
SMOKE DEVELOPED MAX = 450	SMOKE DEVELOPED MAX = 50

7. TOILET PARTITIONS: SOLID PLASTIC BY ACCURATE PARTITIONS CORP. OR EQUIVALENT w/ FLOOR ANCHORS, OVERHEAD BRACED OR EQUIVALENT. MINIMUM FLAME SPREAD RATING: 50. MINIMUM SMOKE DEVELOPMENT RATING: 450. (BY OTHERS)
8. INTERIOR VENTILATION: EAVE VENTS AND ATTIC VENTS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16" AND NOT MORE THAN 1/4" INCH, PER C.B.C. SECTION 1202.2.2.

DOORS & WINDOWS

1. EXTERIOR DOORS: METAL DOORS - 3'-0"x7'-0" HOLLOW METAL DOOR CONSTRUCTION OF 1 SHEET OF 18 GA. GRADE II STEEL ASSEMBLED PER CS242 MINIMUM, AND REINFORCED WITH 20 GA. MINIMUM. FILL DOOR SPACES WITH MINERAL WOOL OR OTHER INSULATION. (REINFORCE BOTH FACES FOR CLOSURE.) PROVIDE FLUSH TOP ON DOORS. HARDWARE REINFORCEMENT SHALL BE 10 GA. MIN FOR HINGES, DOOR FRAME SHALL BE 16 GA. PRESSED STEEL FRAME ASTM A366 & C5242. HARDWARE REINFORCEMENT SHALL BE 10 GA. PLATE. FRAMES SHALL BE DESIGNED WITH INTEGRAL STOP AND TRIM. PROVIDE (3) ANCHORS PER JAMB PLUS ADJUSTABLE FLOOR ANCHOR. ROOMS WITH AN OCCUPANT LOAD OF FIVE OR MORE SHALL HAVE DOOR HARDWARE CAPABLE OF BEING LOCKED FROM THE INSIDE (PER CBC 1010.1.11).
2. EXTERIOR WINDOWS: PROVIDE ANODIZED ALUMINUM FRAME 5/8" MINIMUM DUAL PANE WINDOW UNITS, AS SHOWN ON FLOOR PLANS. THE 5/8" DIMENSION IS THE MINIMUM THICKNESS FOR THE DUAL GLAZED WINDOW PANEL CONSISTING OF TWO LITES OF GLASS AND THE AIR SPACE.
3. GLAZING MATERIAL SHALL BE: EXTERIOR LITE - 3/16" MINIMUM TEMPERED GLASS OR LAMINATED AS - 1 GLASS OF SOLAR GRAY GLARE REDUCING TYPE WITH A LIGHT TRANSMISSION FACTOR OF 45% MAXIMUM. INTERIOR LITE - 1/8" MINIMUM CLEAR TEMPERED. MINIMUM AIR SPACE SHALL BE 1/4" SPACE - BENT OR SEALED CORNER ALUMINUM WITH DESICCANT FILL SEALER - BUTYL PRIMARY SEAL AND POLYSULFIDE OR SILICONE SECONDARY SEAL. CERTIFICATION - ALL GLAZING TO BE CERTIFIED IN ACCORDANCE WITH ASTM E-773, E-774.
4. HEADER HEIGHT SHALL BE THE SAME AS THE DOOR. ALL OPERABLE SASH SHALL HAVE ALUMINUM SCREENS. WINDOWS SHALL NOT BE MOUNTED TO THE EXTERIOR OSB SURFACE. ALL WINDOWS SHALL MEET THE AAMA GS101-88 VOLUNTARY SPEC. FOR ALUMINUM PRIME WINDOWS AND SLIDING GLASS (ANS1), COMMERCIAL GRADE.
5. WINDOWS TO MATCH WHAT IS REQUIRED BY ENERGY REPORT. IF WINDOWS MUST BE NFRC RATED THAN NFRC LABELS SHALL BE LEFT ON THE WINDOWS FOR THE INSPECTOR TO VERIFY.

MECHANICAL EQUIPMENT PROTECTION

1. ALL MECHANICAL EQUIPMENT SHALL BE THOROUGLY CLEANED PROGRESSIVELY DURING CONSTRUCTION AND COMPLETION OF THE JOB. ALL OPEN ENDS OF DUCTWORK AND EQUIPMENT SHALL BE COVERED AT END OF EACH WORK DAY AND DURING SHIPMENT OF RELOCATABLE BUILDINGS

FOUNDATION CLEARANCES FROM SLOPES

CBC 1808A.7.1 BUILDING CLEARANCE FROM ASCENDING SLOPES. IN GENERAL, BUILDINGS BELOW SLOPES SHALL BE SET A SUFFICIENT DISTANCE FROM THE SLOPE TO PROVIDE PROTECTION FROM SLOPE DRAINAGE, EROSION AND SHALLOW FAILURES. EXCEPT AS PROVIDED IN SECTION CBC 1808A.7.5 AND FIGURE CBC 1808A.7.1, THE FOLLOWING CRITERIA WILL BE ASSUMED TO PROVIDE THIS PROTECTION. WHERE THE EXISTING SLOPE IS STEEPER THAN ONE UNIT VERTICAL IN ONE UNIT HORIZONTAL (100-PERCENT SLOPE), THE TOE OF THE SLOPE SHALL BE ASSUMED TO BE AT THE INTERSECTION OF A HORIZONTAL PLANE DRAWN FORM THE TOP OF THE FOUNDATION AND A PLANE DRAWN TANGENT TO THE SLOPE AT AN ANGLE OF 45 DEGREES (0.79 RAD) TO THE HORIZONTAL. WHERE A RETAINING WALL IS CONSTRUCTED AT THE TOE OF THE SLOPE, THE HEIGHT OF THE SLOPE SHALL BE MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE SLOPE.

CBC 1808A.7.2 FOUNDATION SETBACK FROM DESCENDING SLOPE SURFACE. FOUNDATIONS ON OR ADJACENT TO SLOPE SURFACES SHALL BE FOUNDED IN FIRM MATERIAL WITH AN EMBEDMENT AND SET BACK FROM THE SLOPE SURFACE SUFFICIENT TO PROVIDE VERTICAL AND LATERAL SUPPORT FOR THE FOUNDATION WITHOUT DETRIMENTAL SETTLEMENT. EXCEPT AS PROVIDED FOR IN SECTION CBC 1808A.7.5 AND FIGURE CBC 1808A.7.1, THE FOLLOWING SETBACK IS DEEMED ADEQUATE TO MEET THE CRITERIA. WHERE THE SLOPE IS STEEPER THAN 1 UNIT VERTICAL IN 1 UNIT HORIZONTAL 100-PERCENT SLOPE), THE REQUIRED SETBACK SHALL BE MEASURED FROM AN IMAGINARY PLANE 45 DEGREES (0.79 RAD) TO THE HORIZONTAL, PROJECTED UPWARD FROM THE TOE OF THE SLOPE.

FIRE EXTINGUISHER

1. EACH CLASSROOM SHALL BE EQUIPPED WITH PRESSURE TYPE FIRE EXTINGUISHERS WITH 2A10BC UL RATING. MOUNT ON THE INTERIOR WALL OF THE BUILDING NEAR THE DOORWAY(S) AT A MAXIMUM HEIGHT OF 4 FEET TO THE TOP OF THE OPERATING HANDLE, AND THE BOTTOM OF F.E. MOUNTED 27" OR LESS A.F.F. FIRE EXTINGUISHERS SHALL BE TOTALLY CHARGED AND HAVE A DIAL INDICATING THE STATE OF CHARGE.

ACCESSIBILITY STANDARDS

REFERENCE: 2022 CALIFORNIA BUILDING CODE (TITLE 24, PART 2, CCR), CHAPTER 11B "ACCESSIBILITY TO PUBLIC..."

SECTION 11B-206.2 BUILDING ACCESSIBILITY, GENERAL
1. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL BUILDINGS, ELEMENTS, AND AREAS, AND EACH FLOOR INCLUDING MEZZANINES.

SECTION 11B-216 SIGNAGE
(ALSO REFER TO SECTIONS 11B-703, 1009.9, 1009.10, 1023.9)
SIGNAGE IS REQUIRED:
1. TO IDENTIFY PERMANENT ROOMS & SPACES
2. TO PROVIDE DIRECTIONS AND INFORMATION ABOUT SPACES & FACILITIES
3. TO IDENTIFY MEANS OF EGRESS
   A. AREAS OF REFUGE AND AREA FOR ASSISTED RESCUE (PER 1009.9 AND 1009.11)
   B. DIRECTIONS TO AN EXIT (PER 1009.10)
   C. DELAYED EGRESS LOCKS (PER 1010.1.9.7 ITEM 6)
   D. EXIT WAYS (PER 1013.4)
      - AT EACH GRADE LEVEL EXTERIOR EXIT DOOR
      - AT AN EXIT BY MEANS OF A STAIRWAY OR RAMP ("EXIT STAIR DOWN" OR "EXIT RAMP DOWN")
      - AT AN EXIT ROUTE VIA ENCLOSURE, PASSAGEWAY, CORRIDOR, HALLWAY, ETC.
      - OTHER HORIZONTAL WAYS WHERE THE EXIT OR EXIT PATH IS NOT IMMEDIATELY VISIBLE (PER 1013.1)
4. TO IDENTIFY ACCESSIBLE PARKING SPACES
5. TO IDENTIFY ENTRANCES OR ROUTE TO AN ACCESSIBLE ENTRANCE
6. TO IDENTIFY ELEVATORS
7. TO IDENTIFY TOILET ROOMS
8. TO IDENTIFY PUBLIC TELEPHONES, TTY and ASSISTIVE LISTENING SYSTEMS

SIGNS, WHERE LOCATED WITHIN AN ACCESSIBLE ROUTE, MOUNTED LESS THAN 80" ABOVE THE FINISHED FLOOR, MUST HAVE ROUNDED EDGES OR AN EASED RADIUS MINIMUM OF 0.125".

SECTION 11B-404.2.8 DOOR CLOSING SPEED
1. THE SWEEP PERIOD OF ACCESSIBLE DOORS SHALL BE 5 SECONDS MINIMUM, FROM AN OPEN DOOR POSITION OF 90 DEGREES, TO A DOOR POSITION OF 12° FROM THE LATCH.

SECTION 11B-404.2.9 DOOR OPENING FORCE
1. THE EFFORT TO OPEN ANY DOOR SHALL NOT EXCEED 5LBS, EXCEPT FIRE DOORS, WHICH SHALL NOT EXCEED 15LBS FORCE. THE MINIMUM FORCE NEEDED SHALL BE USED.

SECTIONS 11B-404.2.4.3 RECESSED DOORS
1. DOORS RECESSED 8" OR MORE SHALL HAVE STRIKE EDGE CLEARANCES IN ACCORDANCE WITH FIGURE 11B-404.2.4.3.

SECTION 11B-405.5 RAMP WIDTH
1. THE CLEAR WIDTH OF A RAMP SHALL BE 48" MINIMUM.

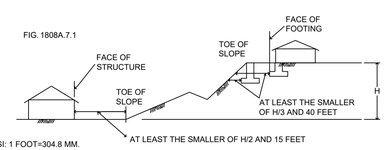
SECTION 11B-505 HANDRAILS
1. THE TOP OF THE GRIPPING SURFACE OF HANDRAILS SHALL BE BETWEEN 34" AND 38", MEASURED VERTICALLY FROM WALKING SURFACES AND STAIR NOSINGS.
2. HANDRAILS SHALL HAVE AT LEAST 1-1/2" CLEARANCE ALONG THE SIDE; MAX. 20% OBSTRUCTIONS ON THE BOTTOM (11B-505.6).
3. HANDRAILS SHALL EXTEND BEYOND, AND IN THE SAME DIRECTION, OF STAIRS AND RAMPS.

SECTION 11B-606.4 WATER CONTROLS
1. CONTROLS TO OPERATE A WATER FAUCET OR OUTLET SHALL BE A SINGLE-LEVER DESIGN, CAPABLE OF BEING OPERATED WITH A SINGLE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
2. THE FORCE REQUIRED TO OPERATE CONTROLS SHALL NOT EXCEED 5 LBS.

SECTION 11B-604 TOILET ROOMS AND BATHING ROOMS
1. AN ACCESSIBLE TOILET STALL SHALL HAVE A MINIMUM WIDTH OF 60" AND SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WHEN LOCATED AT THE END AND 34 INCHES WHEN LOCATED AT THE SIDE, WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
2. THE INSIDE AND OUTSIDE OF THE ACCESSIBLE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST. THE LATCH AND PULL SHALL COMPLY WITH 11B-404.2.7. MAXIMUM 5 LB FORCE TO ACTIVATE (11B-309.4).
3. EXCEPT FOR DOOR-OPENING WIDTHS AND DOOR SWINGS, A CLEAR, UNOBSTRUCTED ACCESS OF NOT LESS THAN 44 INCHES SHALL BE PROVIDED TO THE WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS WITH DISABILITIES.
4. A 27"-29" MINIMUM DIMENSION IS REQUIRED FOR LAVATORY/SINK KNEE CLEARANCE, WHICH IS THE DISTANCE FROM THE FINISH FLOOR TO THE UNDERSIDE OF THE LAVATORY/SINK AND THE LAV FRONT EDGE.
5. TABLE 11B-604.9 SUGGESTS DIMENSIONS FOR CHILDREN'S USE.
6. TOILET ACCESSORIES LOCATED IN THE CIRCULATION PATH AND WITH THE BOTTOM MOUNTED ABOVE 27" SHALL BE 4" DEEP MAX (11B-307.2).

OUTDOOR VENTILATION REQUIREMENTS:

CLASSROOMS ARE DESIGNED FOR MINIMUM OUTSIDE AIR OF 0.38 CFM PER SF. PER
1. THE CALIFORNIA ENERGY CODE (CEC), SPACES SHALL BE DESIGNED TO THE MINIMUM REQUIREMENTS AS SPECIFIED OR TO 15 CFM PER OCCUPANT, WHICHEVER IS GREATER. THE BUILDING MANUFACTURER SHALL VERIFY WITH THE SCHOOL DISTRICT THE EXPECTED NUMBER OF OCCUPANTS IN THE CLASSROOM SO THAT THE OUTDOOR VENTILATION RATE FOR MECHANICAL SYSTEMS CAN BE ADEQUATELY ADJUSTED UPON SITE INSTALLATION OF THE BUILDING. THE BUILDING MANUFACTURER SHALL ALSO CONFIRM WITH HVAC EQUIPMENT MANUFACTURER THAT THE SELECTED EQUIPMENT WILL BE ABLE TO PERFORM TO ACCOMMODATE THE ADDITIONAL OUTDOOR AIR REQUIREMENTS UNDER PEAK DESIGN CONDITIONS FOR THE CLIMATE ZONE IN WHICH THE BUILDING IS LOCATED. AT OCCUPANCY, THE BUILDING MANUFACTURER SHALL PROVIDE TO BUILDING OWNER A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AND RECIRCULATED AIR THAT THE VENTILATION SYSTEMS ARE DESIGNED TO PROVIDE TO EACH AREA.



FOR SI: 1 FOOT=304.8 MM.

LIGHT GAUGE METAL STUDS & COLD FORMED STEEL

1. ALL LIGHT GAUGE METAL STUDS & COLD FORMED STEEL SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE MINIMUM REQUIREMENTS OF THE AISI S100-16.
2. ALL GALVANIZED STUDS, JOISTS, TRACK, BRIDGING AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A GALVANIZED COATING MEETING THE REQUIREMENTS OF ASTM A653.
3. CUSTOM FORMED SHAPES SHALL BE BENT FROM ASTM A1011 SS STEEL SHEETS.
4. STUD AND TRACK DESIGNATIONS ARE BASED ON STEEL STUD MANUFACTURERS ASSOCIATION. ICC-ES EVALUATION REPORT ESR-3064P.
5. GALVANIZED FRAMING PRODUCTS SHALL BE COATED IN ACCORDANCE WITH AISI S240-20, SECTION 20 A4. PRODUCTS WILL BE FURNISHED WITH A G-60 OR EQUIVALENT COATING IF SPECIFIED, AND SHALL BE IN CONFORMANCE WITH ASTM C-955, OTHERWISE, G-90 OR EQUIVALENT COATING WILL BE PROVIDED.
6. WELDING OF LIGHT GAUGE METAL STUDS & COLD FORMED STEEL SHALL COMPLY WITH AWS D1.3-08.
7. ALL COLD-ROLLED MEMBERS FABRICATED BY AMS SHALL USE HOT-ROLLED SHEETS WITH THE FOLLOWING MIN. SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

GA	MATERIAL	DESIGN THICKNESS	MIN. THICKNESS
20	A1011 SS Gr. 36	0.0346"	0.0329"
18	A1011 SS Gr. 36	0.0451"	0.0428"
16	A1011 SS Gr. 50	0.0566"	0.0538"
14	A1011 SS Gr. 45	0.0713"	0.0677"
12	A1011 SS Gr. 45	0.1017"	0.0966"
10	A1011 SS Gr. 50	0.1345"	0.1278"

METAL FLOOR DECK

1. SECTION PROPERTIES SHALL BE DERIVED IN ACCORDANCE WITH AISI, "SPECIFICATION FOR DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, LATEST EDITION."
2. METAL DECKING IS TO BE ATTACHED TO THE STRUCTURAL FRAME IN CONFORMANCE WITH AWS D1.1 AND D1.3, "SPECIFICATION FOR WELDING SHEET STEEL IN STRUCTURES."

METAL FLOOR DECK (CONTINUED)

3. ASTM REFERENCE NUMBERS: ASTM A653, STEEL SHEET, ZINC-COATED (GALVANIZED) OR ZINC-IRON ALLOY-COATED (GALVANEALED) BY THE HOT-DIP PROCESS STRUCTURAL (PHYSICAL) QUALITY.
4. STEEL DECK INSTITUTE (SDI)-METAL FLOOR DECK PROFILES SHALL BE IN CONFORMANCE WITH SDI STANDARDS.
5. METAL FLOOR DECK TO BE ASC STEEL DECK PER IAPMO ER-0329:
   1.1. BH-36, 18 GAUGE, 1½" DEEP x 36" WIDE
   1.2. 3WxH-36, 18 GAUGE, 3" DEEP x 36" WIDE
6. DECK UNITS ARE TO BE FABRICATED FROM SHEET STEEL CONFORMING TO:
   1.1. ASTM A653 SS, F_y=50 KSI WITH A GALVANIZED COATING, G-60 OR G-90.

FASTENERS FOR ATTACHMENT TO STEEL

1. SCREWS FOR STEEL TO STEEL & WOOD TO STEEL CONNECTIONS SHALL BE SELF-DRILLING, SELF-TAPPING SCREWS (SDSTS) PER ASTM C1513, UNO.
   1.1 HEAD TYPE AS REQUIRED FOR APPLICATION.
   1.2 SCREW LENGTHS TO HAVE 3 EXPOSED THREADS MIN.
   1.3 CORROSION PROTECTION: INTERIOR USE SCREWS AND SCREWS THAT ARE PROTECTED FROM THE OUTSIDE ENVIRONMENT SHALL BE ELECTRO-ZINC PLATED MIN. UNO. EXTERIOR USE SCREWS THAT ARE EXPOSED TO THE OUTSIDE ENVIRONMENT SHALL BE ONE OF THE FOLLOWING, UNO:
      A. ITW BUILDEX TEKS SELF-DRILLING TAPPING SCREWS WITH CLIMASEAL COATING PER ICC ESR-1976.
      B. HILTI SELF-DRILLING AND SELF-PIERCING TAPPING SCREWS WITH KWIK-COTE COATING PER ICC ESR-2196.
      C. GRABBER SELF-DRILLING TAPPING SCREWS WITH GRABBERGARD COATING PER ICC ESR-1271.
2. SHOT PINS SPECIFIED FOR PLYWOOD DIAPHRAM TO LIGHT GAUGE STEEL CONNECTIONS SHALL BE ET&F PINS PER IAPMO UES REPORT ER-0335.
3. SHOT PINS FOR ATTACHMENT OF 2X WOOD OR LIGHT GAUGE STEEL MEMBERS TO STRUCTURAL STEEL OR CONCRETE SHALL BE BY HILTI UNO.

ABBREVIATION LEGEND

ACC	ACCESSIBLE	FOCOL	FACE OF COLUMN		
AC	ASPHALT CONCRETE	FOF	FACE OF FINISH	R	RISER
A/C	AIR CONDITIONING	FOP	FACE OF PLYWOOD	RD	ROOF DRAIN
ACI	AMERICAN CONCRETE INSTITUTE	FOS	FACE OF STUD	RDPRC	REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE
ACOUS	ACOUSTICAL	FRP	FIBERGLASS REINFORCED PLASTIC PANELS		
ADD	ADDENDUM	FT	FOOT	RDWD	REDWOOD
ADD'L	ADDITIONAL	FTG	FOOTING	REF	REFERENCE
ADJ	ADJUSTABLE OR ADJACENT	FURR	FURRED (-ING)	REFR	REFRIGERATOR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	GA	GAUGE	REINF	REINFORCING
		GB	GYPSUM BOARD	REQ'D/REQ	REQUIRED
AISI	AMERICAN IRON AND STEEL INSTITUTE	GL	GLASS OR GLAZING	RES	RESILIENT
ALT	ALTERNATE	GLV/GALV	GALVANIZED	RDWD	REDWOOD
ALUM	ALUMINUM	GSM	GALVANIZED SHEET METAL	RWL	RAIN WATER LEADER
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	GYP	GYPSUM		
		GYP.BD.	GYPSUM BOARD	SCH/SCHED	SCHEDULE
APA	AMERICAN PLYWOOD ASSOCIATION			SD	STORM DRAIN
ARCH	ARCHITECT(URAL)	HB	HOSE BIBB	SDSTS	SELF-DRILLING, SELF-TAPPING SCREW
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	HC	HOLLOW CORE	SEC	SECTION
		HDR	HEADER	SEP	SEPARATION
AWC	AMERICAN WOOD COUNCIL	HDW	HARDWOOD	SF	SQUARE FEET
AWPA	AMERICAN WOOD PROTECTION ASSOCIATION	HF	HEM FIR

DOOR SCHEDULE

DOOR NO.	DOOR TYPE	DOOR SIZE	QUANTITY	MATERIAL	FINISH	HARDWARE SET NO.	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	REMARKS
1	D1	3'-0" x 7'-0"	-	HM	PT	A/B	F1	S	PT	HARDWARE LOCKABLE FROM THE INSIDE, SEE DOOR NOTE #3
2	D2	3'-0" x 7'-0"	-	HM	PT	H/I	F1	S	PT	
3	D3	2'-0" x 7'-0"	-	HM	PT	J	F2	S	PT	
4	D4	3'-0" x 7'-0"	-	SC	CLR	D	F1	S	PT	

DOOR ABBREVIATIONS

HM - HOLLOW METAL
AL - ALUMINUM
S - STEEL
SST - STAINLESS STEEL
STL - STEEL FRAME, 16ga. FULLY WELDED
WWF - WINDOW WALL FRAME
SC - SOLID CORE WOOD
HC - HOLLOW CORE WOOD
PT - PAINTED
CA - CLEAR ANODIZED
BR - BRONZE ANODIZED
CLR - CLEAR FINISH

DOOR NOTES

1. DOORS SHALL COMPLY WITH C.B.C. SECTION 1010.
2. CLASSROOMS > 1000 S.F WILL REQUIRE PANIC HARDWARE THAT COMPLIES WITH C.B.C. SECTION 1010.2.9.
3. PER C.B.C. 1010.2.8.2: PROVIDE LOCKS THAT ALLOW DOORS TO CLASSROOMS AND ANY ROOM WITH AN OCCUPANCY OF FIVE OR MORE PERSONS TO BE LOCKED FROM THE INSIDE. LOCKS SHALL COMPLY WITH C.B.C. SECTION 1010.2.

WINDOW SCHEDULE

WINDOW TYPE	QTY.	FUNCTION	'W' WIDTH	'H' HEIGHT	FINISH	GLASS TYPE	U FACTOR	SHGC	VT MIN	MIN STC RATING	REMARKS
A	-	FIXED	10'-0" MAX.	8'-0" MAX.	BRONZE ANODIZED	SOLAR GREY[6]	0.42	0.25	0.44	27	INOPERABLE
B	-	FIXED	6'-0" MAX.	6'-0" MAX.	BRONZE ANODIZED	SOLAR GREY[6]	0.42	0.25	0.44	27	INOPERABLE

1. EXTERIOR LITE - 3/16" MINIMUM TEMPERED GLASS, OR LAMINATED AS 1 GLASS OF SOLAR GRAY GLARE REDUCING TYPE WITH A LIGHT TRANSMISSION FACTOR OF 45% MAXIMUM.
2. WINDOWS THAT MEETS ALL OF THE FOLLOWING CONDITIONS SPECIFIED IN SECTION 2406.4.3, SHALL BE CONSIDERED A HAZARDOUS LOCATION:
   A. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.
   B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE FINISH FLOOR.
   C. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36" ABOVE FINISH FLOOR.
   D. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
3. WINDOWS THAT ARE CONSIDERED A HAZARDOUS LOCATION SHALL CONTAIN FULLY TEMPERED SAFETY GLAZING & MEET THE FOLLOWING REQUIREMENTS:
   A. PASS THE IMPACT TEST REQUIREMENTS IN ACCORDANCE WITH "CPSC 16 CFR PART 1201" PER SECTION 2406.2, WITH A TEST CRITERIA OF CATEGORY II, UNLESS OTHERWISE INDICATED IN C.B.C. TABLE 2406.2(1).
   B. IDENTIFICATION OF SAFETY GLAZING PER C.B.C. 2406.3
4. ALL WINDOWS SHALL HAVE METAL FRAMES AND BE MANUFACTURED BY OTHERS.
5. WINDOWS SHALL BE NFRC RATED
6. THE MINIMUM STANDARD GLASS TYPE FOR ALL WINDOWS SHALL SOLAR GREY GLAZING. UPGRADED GLAZING (LOW E, LOW E2, ETC.) MAY BE USED PER SITE SPECIFIC REQUIREMENTS.
7. ALL NFRC RATED FENESTRATION AS NOTED ON THE WINDOW SCHEDULE REQUIRE TEMPORARY NFRC LABELS. TEMPORARY NFRC LABELS SHALL STAY ON FENESTRATION PRODUCTS UNTIL INSPECTOR HAS VERIFIED THAT THE INSTALLED U-FACTOR, SHGC, AND VT MATCH THE WINDOW SCHEDULE.

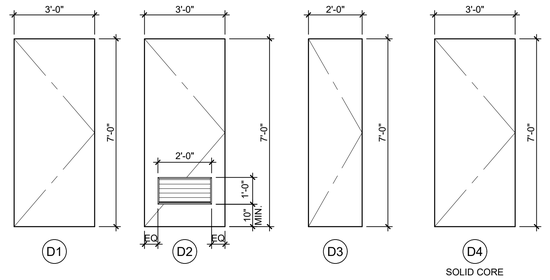
FINISHES

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS FRONT	WALLS REAR	WALLS RIGHT	WALLS LEFT	CEILING	CEILING HEIGHT	REMARKS
101 TYP	CLASSROOM - STANDARD	A	D	F	F	F	F	K	8'-6"	
102 TYP	CLASSROOM - STANDARD	A	D	F	F	F	F	K	8'-6"	
--- TYP	BOYS R.R.	B	E	J	J	J	J	H	8'-6"	
--- TYP	GIRLS R.R.	B	E	J	J	J	J	H	8'-6"	
--- TYP	STAFF ROOM	B	E	J	J	J	J	H	8'-6"	
--- TYP	SINGLE TOILET R.R.	B	E	J	J	J	J	H	8'-0"	

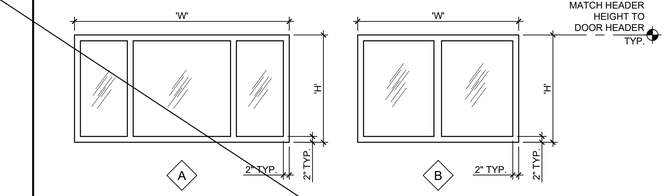
FINISH INDICATOR OPTIONS

A - CARPET; PER STATE OF CALIF SPEC COMPLYING WITH GROUP 1, TYPE A OR TYPE B, CLASS 2, DENSITY 4600.
B - VINYL SHEET FLOORING; 0.6 MIN, C.O.F. PER ASTM D 2047
C - VCT; ARMSTRONG, STANDARD, OR EXCELON.
D - TOP SET BASE; 4"
E - TOP SET BASE; 6"
F - WALL FINISH; 1/2" VINYL TACKBOARD CLASS 1 OVER 1/2" GYP BOARD BACKING
G - 1/2" W.R. GYP BOARD; TAPE, PAINTED FINISH
H - 1/2" GYP BOARD; TAPE, PAINTED FINISH
J - 3/32" F.R.P., OVER 1/2" W.R. GYP BOARD
K - ACOUSTICAL LAY-IN GRID CEILING PANELS; 2'x2' OR 2'x4'
L - 1/2" VINYL TACKBOARD; CLASS 1, OVER 5/8" TYPE "X" GYP BOARD BACKING
M - 5/8" TYPE 'X' GYP BOARD; TAPE, TEXTURE, PAINTED FINISH
N - CERAMIC TILE - (FULL HEIGHT AT WALLS)
O - EXPOSED CONCRETE WITH CONCRETE SEALER
P - CLOUD CEILING PANELS

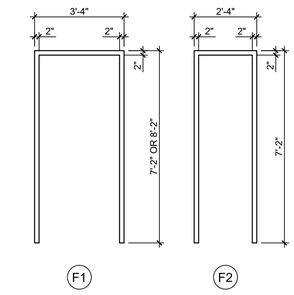
DOOR TYPES



WINDOW TYPES



FINISHES SCHEDULE



DOOR FRAME TYPES

A	EXTERIOR DOOR LOCKSET w/LEVER RHODES SCHLAGE ND95PD - CLASSROOM LOCK
B	EXTERIOR DOOR PANIC BAR w/PULL ON EXTERIOR VON DUPRIN AX22PANL (REQUIRED WHEN OCCUPANT LOAD IS 50 0R MORE)
C	INTERIOR PASSAGE COPPER CREEK 6220-PASSAGE w/ LEVER
D	INTERIOR RESTROOM COPPER CREEK 6231-RESTROOM w/ LEVER
E	INTERIOR ENTRY/OFFICE COPPER CREEK 6241-ENTRY/OFFICE w/ LEVER
F	INTERIOR STOREROOM COPPER CREEK 6250-STOREROOM w/ LEVER
G	INTERIOR CLASSROOM COPPER CREEK 6260-CLASSROOM w/ LEVER
H	EXTERIOR DOOR LOCKSET w/LEVER RHODES SCHLAGE ND70PD - MULTI-ACCOMODATION RESTROOM LOCK
I	EXTERIOR DOOR LOCKSET w/LEVER & PUSH BUTTON RHODES SCHLAGE ND85PD - SINGLE USER RESTROOM LOCK
J	EXTERIOR DOOR LOCKSET w/LEVER RHODES SCHLAGE ND80PD - STOREROOM LOCK

EXTERIOR DOOR HARDWARE

1. HINGES: HAGER 4-1/2x4-1/2 BUTTS, BB1279 US26D, 1-1/2 PAIR PER DOOR, WITH SET SCREW IN BARREL AND BALL BEARING DESIGN.
2. CLOSER: NORTON 8500DA OR 8500BF SERIES, LCN 1460 DEL SERIES OR EQUAL. (5 LBS. MAX. PRESSURE) ALL SCHLAGE HARDWARE IS PROVIDED WITH A CLOSER
3. WEATHERSTRIPPING: ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED WITH PEMKO 299D, ULTRA WS007 OR EQUAL, AT DOOR JAMBS AND HEAD.
4. THRESHOLD: THRESHOLD SHALL BE PEMKO 271 AV 5" ALUMINUM WITH PEMKO 216 AV ULTRA TH042 DOOR BOTTOM.
5. LOCKDOWN: INTERIOR TEACHERS' MANUAL LOCK FOR CAMPUS LOCK DOWN CRITERIA - REQUIRED FOR STATE-FUNDED SCHOOLS, PER EDUCATION CODE SECTION 17075.50 (AND ALSO CBC 1010.1.11): PROVIDE LOCKS THAT ALLOW DOORS TO CLASSROOMS AND ANY ROOM WITH AN OCCUPANCY OF FIVE OR MORE PERSONS TO BE LOCKED FROM THE INSIDE. LOCKS SHALL COMPLY WITH C.B.C. SECTION 1010.1.9.

WINDOW GLAZING AREA TABLE

24'x40'	160
36'x40'	240
48'x40'	320
60'x40'	400
72'x40'	480
84'x40'	560
96'x40'	640
108'x40'	720
120'x40'	800

* WINDOW PLACEMENT & SIZE MAY VARY AS TITLE 24 MOBDEL REFLECTS THE LARGEST WINDOW OPTION. THE TOTAL WINDOW AREA OF ANY BUILDING MAY NOT EXCEED THE MAXIMUM ALLOWED WINDOW AREA (SQ FT) LISTED IN THE TABLE ABOVE. IF A BUILDING EXCEEDS THE MAXIMUM AREA, A PROJECT SPECIFIC TITLE 24 REPORT SHALL BE PROVIDED.

DOOR HARDWARE NOTES

1. 11B-404.2.3 CLEAR WIDTH
   DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (914 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM).

   EXCEPTIONS:
   1. IN ALTERATIONS, A PROJECTION OF 5/8 INCH (15.9 MM) MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP.
   2. DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1981 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
2. HANDLES, PULLS, LATCHES, LOCKS AND OTHERS OPERABLE PARTS ON DOORS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 lbs. MAX. (11B-404.2.7, 11B-309.4)
3. DOORS SHALL BE OPERABLE FROM INSIDE WITH A SINGLE MOTION W/O THE USE OF ANY TOOLS, EFFORT, OR SPECIAL KNOWLEDGE.
4. EMERGENCY EXIT AND PANIC HARDWARE
   EMERGENCY EXIT AND PANIC HARDWARE SHALL COMPLY WITH SFM STANDARD 12-10-3, SECTION 12-10-302
   A) THE CROSS-BAR SHALL EXTEND ACROSS NOT LESS THAN ONE-HALF THE WIDTH OF THE DOOR/GATE
   D) THE ENDS OF THE CROSS-BAR SHALL BE CURVED, GUARDED OR OTHERWISE DESIGNED TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS.

*ADDITIONAL DOORS MAY BE REQUIRED BASED ON BUILDING LAYOUT.

EMERGENCY EXIT AND PANIC HARDWARE:
IN COMPLIANCE WITH SFM STANDARD 12-10-3, SECTION 12-1-302

(A) THE CROSS BAR SHALL EXTEND ACROSS NOT LESS THAN ONE HALF THE WIDTH OF THE DOOR/GATE.

(B) THE ENDS OF THE CROSS BAR SHALL BE CURVED, GUARDED OR OTHERWISE DESIGNED TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS.

DOOR HARDWARE SCHEDULE

EMERGENCY EXIT AND PANIC HARDWARE

SEE SHEET N3.0-N FOR SITE SPECIFIC SHEET

: & TITLE 19.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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PRE-CHECKED SET NAME
24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
ANTHONY PATRICK CHAMBERS
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

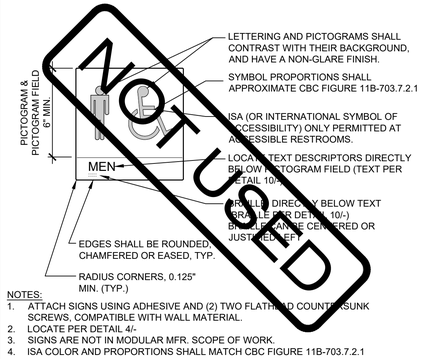
REVISIONS
1
2
3
4

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:
TYPICAL SCHEDULES: DOORS, WINDOWS & FINISHES

SHEET NUMBER:
N3.0

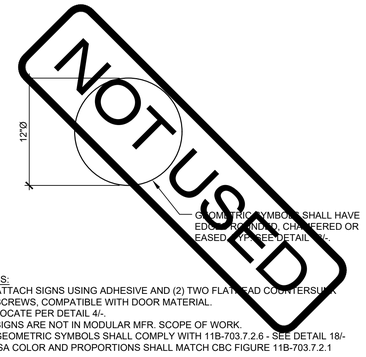
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NOT USED

NOTES:
1. ATTACH SIGNS USING ADHESIVE AND (2) TWO FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH WALL MATERIAL.
2. LOCATE PER DETAIL 4/-
3. SIGNS ARE NOT IN MODULAR MFR. SCOPE OF WORK.
4. ISA COLOR AND PROPORTIONS SHALL MATCH CBC FIGURE 11B-703.7.2.1

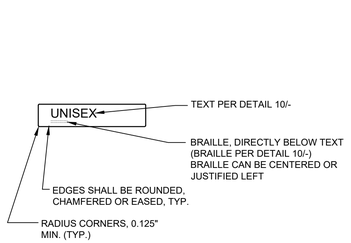
WALL MOUNTED RESTROOM SYMBOLS-MEN — NOT TO SCALE — 1



NOT USED

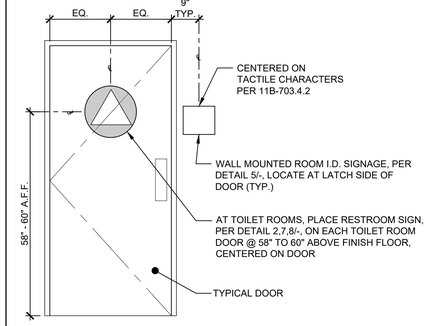
NOTES:
1. ATTACH SIGNS USING ADHESIVE AND (2) TWO FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH DOOR MATERIAL.
2. LOCATE PER DETAIL 4/-.
3. SIGNS ARE NOT IN MODULAR MFR. SCOPE OF WORK.
4. GEOMETRIC SYMBOLS SHALL COMPLY WITH 11B-703.7.2.6 - SEE DETAIL 18/-
5. ISA COLOR AND PROPORTIONS SHALL MATCH CBC FIGURE 11B-703.7.2.1

DOOR MOUNTED RESTROOM SYMBOLS-WOMEN — NOT TO SCALE — 2



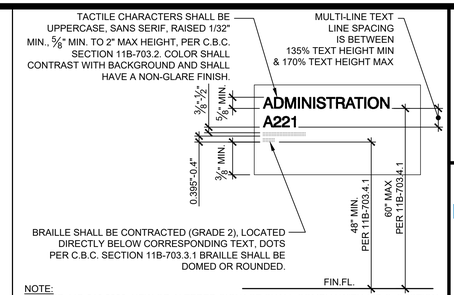
NOTES:
1. ATTACH SIGNS USING ADHESIVE AND (2) TWO FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH WALL MATERIAL.
2. LOCATE PER DETAIL 4/-.
3. SIGNS ARE NOT IN MODULAR MFR. SCOPE OF WORK.
4. THE UNISEX WALL-MOUNTED SIGN SHALL HAVE RAISED TEXT, CORRESPONDING BRAILLE, AND NO PICTOGRAM (DSA BU 17-01)
5. ISA COLOR AND PROPORTIONS SHALL MATCH CBC FIGURE 11B-703.7.2.1

WALL MOUNTED RESTROOM SYMBOLS-UNISEX — NOT TO SCALE — 3



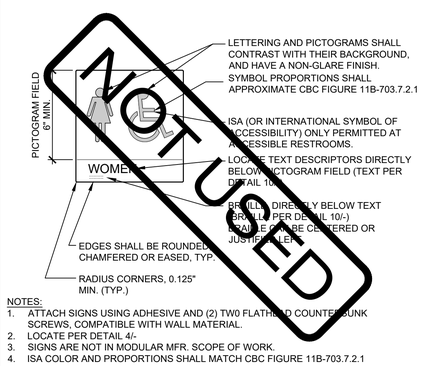
NOTE:
SIGNS ARE NOT IN MODULAR MFR. SCOPE OF WORK.

ROOM IDENTIFICATION SIGNAGE — NOT TO SCALE — 4



NOTE:
1. PER 11B-216 2022, NEW OR ALTERED SIGNAGE SHALL COMPLY WITH C.B.C. SECTION 11B-703.
2. FOR REQUIRED TACTILE & NON-TACTILE SIGNS LOCATIONS, SEE SHEET N2.0, ACCESSIBILITY STANDARDS, "SECTION 11B-216".
3. SIGNS ARE NOT IN MODULAR MFR. SCOPE OF WORK.
4. ATTACH SIGNS USING ADHESIVE OR MIN (2) TWO FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH WALL MATERIAL.
5. SIGN TO BE PLACED PER DETAIL 4/-

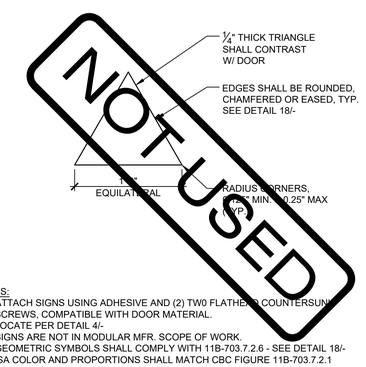
PERMANENT ROOM I.D. SIGNAGE — NOT TO SCALE — 5



NOT USED

NOTES:
1. ATTACH SIGNS USING ADHESIVE AND (2) TW0 FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH WALL MATERIAL.
2. LOCATE PER DETAIL 4/-
3. SIGNS ARE NOT IN MODULAR MFR. SCOPE OF WORK.
4. ISA COLOR AND PROPORTIONS SHALL MATCH CBC FIGURE 11B-703.7.2.1

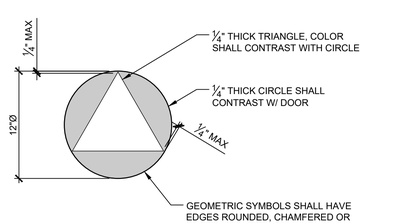
WALL MOUNTED RESTROOM SYMBOLS-WOMEN — NOT TO SCALE — 6



NOT USED

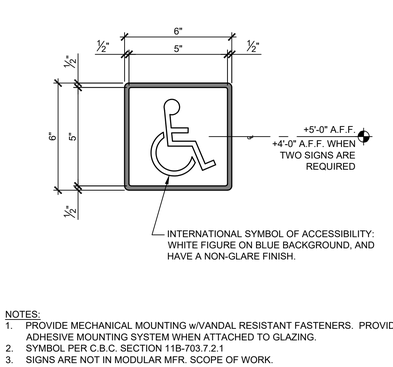
NOTES:
1. ATTACH SIGNS USING ADHESIVE AND (2) TW0 FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH DOOR MATERIAL.
2. LOCATE PER DETAIL 4/-
3. SIGNS ARE NOT IN MODULAR MFR. SCOPE OF WORK.
4. GEOMETRIC SYMBOLS SHALL COMPLY WITH 11B-703.7.2.6 - SEE DETAIL 18/-
5. ISA COLOR AND PROPORTIONS SHALL MATCH CBC FIGURE 11B-703.7.2.1

DOOR MOUNTED RESTROOM SYMBOL-MEN — NOT TO SCALE — 7



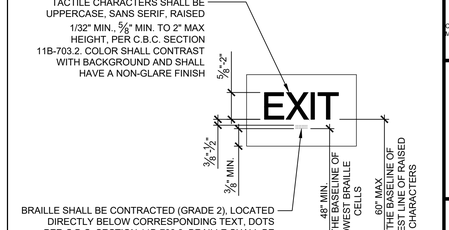
NOTES:
1. ATTACH SIGNS USING ADHESIVE AND (2) TWO FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH DOOR MATERIAL.
2. LOCATE PER DETAIL 4/-
3. SIGNS ARE NOT IN MODULAR MFR. SCOPE OF WORK.
4. GEOMETRIC SYMBOLS SHALL COMPLY WITH 11B-703.7.2.6 - SEE DETAIL 18/-
5. UNISEX DOOR SYMBOL SHALL BE PROVIDED WITHOUT TEXT, BRAILLE OR THE USE OF A PICTOGRAM PER DSA BU 17-01
6. ISA COLOR AND PROPORTIONS SHALL MATCH CBC FIGURE 11B-703.7.2.1

DOOR MOUNTED RESTROOM SYMBOLS-UNISEX — NOT TO SCALE — 8



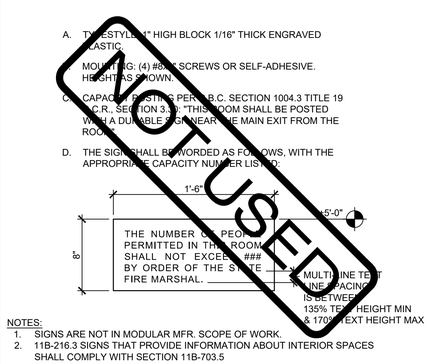
NOTES:
1. PROVIDE MECHANICAL MOUNTING w/VANDAL RESISTANT FASTENERS. PROVIDE ADHESIVE MOUNTING SYSTEM WHEN ATTACHED TO GLAZING.
2. SYMBOL PER C.B.C. SECTION 11B-703.7.2.1
3. SIGNS ARE NOT IN MODULAR MFR. SCOPE OF WORK.

INT'L SYMBOL OF ACCESSIBILITY — NOT TO SCALE — 9



NOTE:
1. PER 11B-216, NEW OR ALTERED SIGNAGE SHALL COMPLY WITH C.B.C. SECTION 11B-703.
2. FOR REQUIRED TACTILE AND NON-TACTILE SIGNS LOCATIONS, SEE SHEET N2.0, ACCESSIBILITY STANDARDS, "SECTION 11B-216".
3. SIGNS ARE NOT IN MODULAR MFR. SCOPE OF WORK.
4. ATTACH SIGNS USING ADHESIVE OR MIN (2) TWO FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH WALL MATERIAL.
5. SIGN TO BE PLACED PER DETAIL 4/-

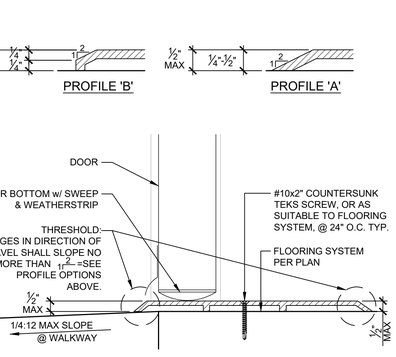
TACTILE SIGNAGE REQUIREMENTS — NOT TO SCALE — 10



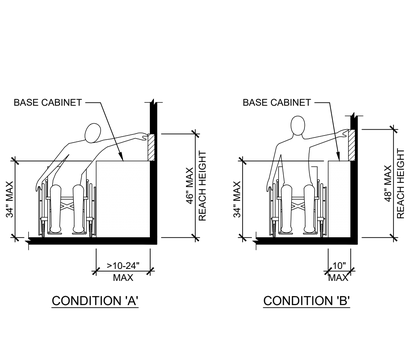
NOT USED

NOTES:
1. SIGNS ARE NOT IN MODULAR MFR. SCOPE OF WORK.
2. 11B-216.3 SIGNS THAT PROVIDE INFORMATION ABOUT INTERIOR SPACES SHALL COMPLY WITH SECTION 11B-703.5

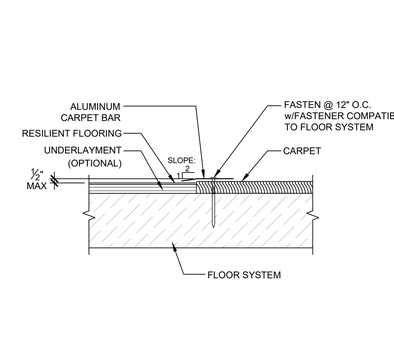
OCCUPANT LOAD SIGN — NOT TO SCALE — 11



THRESHOLD @ EXTERIOR DOOR — NOT TO SCALE — 12



SIDE REACH AT BASE CABINET — NOT TO SCALE — 13



FLOORING TRANSITION DETAIL — NOT TO SCALE — 14

ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED AT THE FOLLOWING: (PER CBC 1009.10)

- AT EXIT WAYS (PER C.B.C. 1013.4)
  1. AT EACH GRADE LEVEL EXTERIOR EXIT DOOR
  2. AT AN EXIT BY MEANS OF A RAMP ("EXIT RAMP DOWN")
  3. AT AN EXIT ROUTE VIA ENCLOSURE, PASSAGEWAY, CORRIDOR, HALLWAY, ETC.

SIGNAGE PER C.B.C. SECTION 11B-216. (ALSO REFER TO SECTIONS 11B-703, 1009.9, 1009.10, 1023.9)

SIGN REQUIREMENTS PER DETAIL 10/- & 16/-

A. EXIT

B. NOT USED.

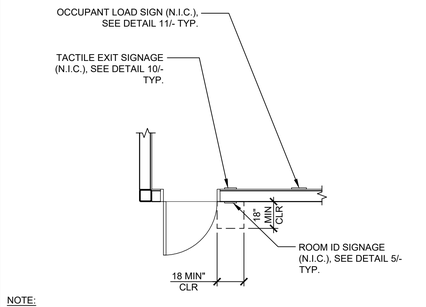
C. EXIT RAMP DOWN

D. EXIT ROUTE

MULTI-LINE TEXT LINE SPACING IS BETWEEN 135% TEXT HEIGHT MIN & 170% TEXT HEIGHT MAX

NOTE:
1. SIGNS ARE NOT IN MODULAR MFR. SCOPE OF WORK.

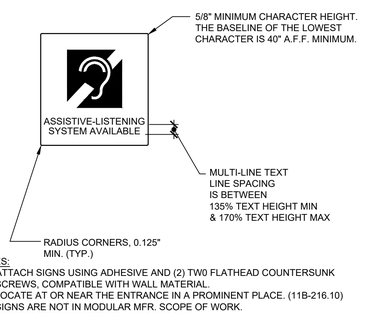
EGRESS SIGNAGE — NOT TO SCALE — 15



NOTE:

18" MIN CLEAR FLOOR SPACE SHALL BE CENTERED ON THE TACTILE CHARACTERS OF THE SIGN PER 11B-703.4.4.2

TYPICAL CLASSROOM SIGNAGE LOCATION — NOT TO SCALE — 16



NOTES:
1. ATTACH SIGNS USING ADHESIVE AND (2) TW0 FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH WALL MATERIAL.
2. LOCATE AT OR NEAR THE ENTRANCE IN A PROMINENT PLACE. (11B-216.10)
3. SIGNS ARE NOT IN MODULAR MFR. SCOPE OF WORK.
4. SYMBOL PER CBC SECTION 11B-703.7.2.4
5. THE SIGN SHALL COMPLY WITH 11B-703.5 AND TABLE 11B-703.5.5.
6. ISA COLOR AND PROPORTIONS SHALL MATCH CBC FIGURE 11B-703.7.2.1

ASSISTIVE LISTENING SIGN — NOT TO SCALE — 17

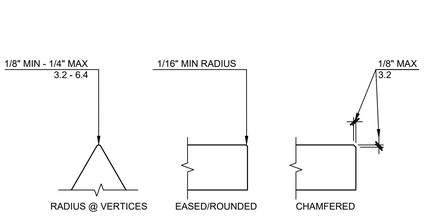
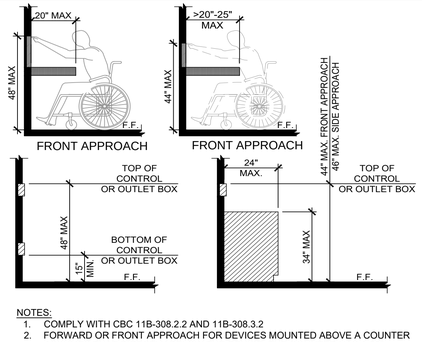


FIGURE 11B-703.7.2.6.4
EDGES AND VERTICES ON GEOMETRIC SYMBOLS

NOTES:
1. FIGURE PER 11B-703.7.2.6.4

EDGES AND VERTICES ON GEOMETRIC SYMBOLS — NOT TO SCALE — 18



NOTES:
1. COMPLY WITH CBC 11B-308.2.2 AND 11B-308.3.2
2. FORWARD OR FRONT APPROACH FOR DEVICES MOUNTED ABOVE A COUNTER ASSUMES THAT DIRECTLY BELOW THE DEVICE, THE COUNTER HAS A 30" MINIMUM WIDTH x 27" MINIMUM HEIGHT x A CLEAR DEPTH EQUAL TO THE DEPTH OF THE COUNTER NOT TO EXCEED 24".

DEVICE MOUNTING OVER OBSTRUCTION DETAIL — SCALE: 1-1/2" = 1'-0" — 19

SHEET NOTES

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

AMS®
American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
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PRE-CHECKED SET NAME
24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME
.
.
.

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT — BRIAN PATRICK CURRAN — No. C12631 Ren. 3-31-25 — STATE OF CALIFORNIA

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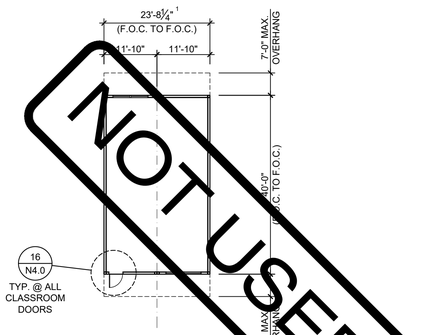
REVISIONS
1
2
3
4

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:
ACCESSIBILITY STANDARDS AND DETAILS

SHEET NUMBER:
N4.0

D:\XXXX_jobs\04pb\ESIGN\PLOT\04-PB-ESIGN-SHEETS.DWG AUTODESK DESIGNER

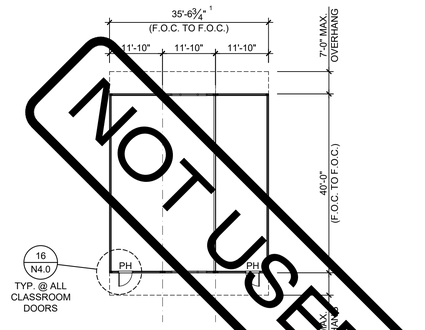


BUILDING DATA						
BUILDING OCCUAPANCY	BUILDING SIZE	OVERALL SIZE[1]	SQUARE FOOTAGE PER FLOOR*	SQ.FT. ALLOWED PER FLOOR	MAXIMUM OCCUPANT LOAD (150 FOR B, 20 FOR E)	EGRESS INCHES REQUIRED (0.2 PER OCCUPANT)
E	24' x 40'	23'-8 ¾"	947	9500	47	9.4**
B	24' x 40'	23'-8 ¾"	947	9000	6	1.2**

**MINIMUM EGRESS WIDTH SHALL BE 34" , OR DIMENSION GIVEN IN BUILDING DATA, WHICHEVER IS GREATER.

24' x 40' BUILDING FLOOR PLAN

SCALE: 1/16" = 1'-0" | 1



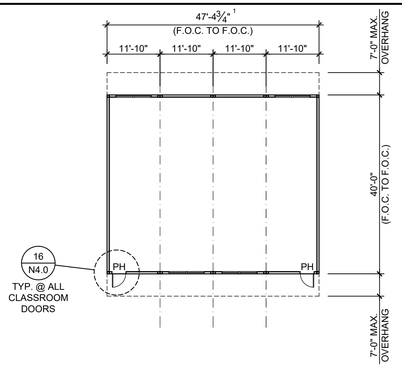
BUILDING DATA						
BUILDING OCCUAPANCY	BUILDING SIZE	OVERALL SIZE[1]	SQUARE FOOTAGE PER FLOOR*	SQ.FT. ALLOWED PER FLOOR	MAXIMUM OCCUPANT LOAD (150 FOR B, 20 FOR E)	EGRESS INCHES REQUIRED (0.2 PER OCCUPANT)
E	36' x 40'	35'-6 ¾"	1420	9500	71	14.2**
B	36' x 40'	35'-6 ¾"	1420	9000	9	1.9**

**MINIMUM EGRESS WIDTH SHALL BE 34" , OR DIMENSION GIVEN IN BUILDING DATA, WHICHEVER IS GREATER.

PH = PANIC HARDWARE

36' x 40' BUILDING FLOOR PLAN

SCALE: 1/16" = 1'-0" | 2



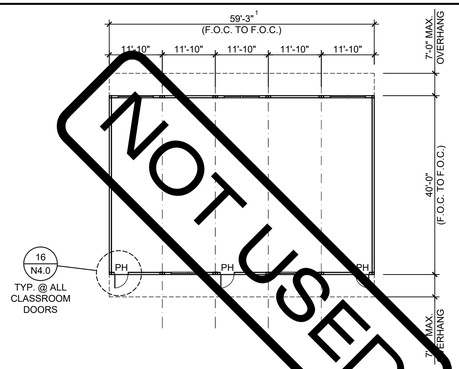
BUILDING DATA						
BUILDING OCCUAPANCY	BUILDING SIZE	OVERALL SIZE[1]	SQUARE FOOTAGE PER FLOOR*	SQ.FT. ALLOWED PER FLOOR	MAXIMUM OCCUPANT LOAD (150 FOR B, 20 FOR E)	EGRESS INCHES REQUIRED (0.2 PER OCCUPANT)
E	48' x 40'	47'- 4 ¾"	1893	9500	95	19.0**
B	48' x 40'	47'- 4 ¾"	1893	9000	13	2.6**

**MINIMUM EGRESS WIDTH SHALL BE 34" , OR DIMENSION GIVEN IN BUILDING DATA, WHICHEVER IS GREATER.

PH = PANIC HARDWARE

48' x 40' BUILDING FLOOR PLAN

SCALE: 1/16" = 1'-0" | 3



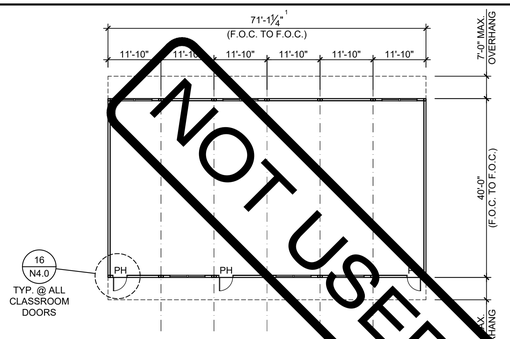
BUILDING DATA						
BUILDING OCCUAPANCY	BUILDING SIZE	OVERALL SIZE[1]	SQUARE FOOTAGE PER FLOOR*	SQ.FT. ALLOWED PER FLOOR	MAXIMUM OCCUPANT LOAD (150 FOR B, 20 FOR E)	EGRESS INCHES REQUIRED (0.2 PER OCCUPANT)
E	60' x 40'	59'-3"	2400	9500	120	24.0**
B	60' x 40'	59'-3"	2400	9000	16	3.2**

**MINIMUM EGRESS WIDTH SHALL BE 34" , OR DIMENSION GIVEN IN BUILDING DATA, WHICHEVER IS GREATER.

PH = PANIC HARDWARE

60' x 40' BUILDING FLOOR PLAN

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



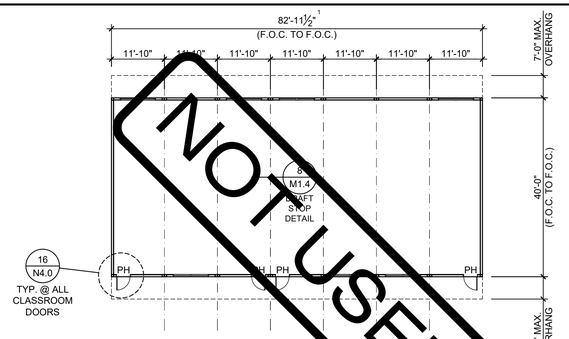
BUILDING DATA						
BUILDING OCCUAPANCY	BUILDING SIZE	OVERALL SIZE[1]	SQUARE FOOTAGE PER FLOOR*	SQ.FT. ALLOWED PER FLOOR	MAXIMUM OCCUPANT LOAD (150 FOR B, 20 FOR E)	EGRESS INCHES REQUIRED (0.2 PER OCCUPANT)
E	72' x 40'	71'-1 ¼"	2880	9500	144	28.8**
B	72' x 40'	71'-1 ¼"	2880	9000	19	3.8**

**MINIMUM EGRESS WIDTH SHALL BE 34" , OR DIMENSION GIVEN IN BUILDING DATA, WHICHEVER IS GREATER.

PH = PANIC HARDWARE

72' x 40' BUILDING FLOOR PLAN

SCALE: 1/16" = 1'-0" | 5



BUILDING DATA						
BUILDING OCCUAPANCY	BUILDING SIZE	OVERALL SIZE[1]	SQUARE FOOTAGE PER FLOOR*	SQ.FT. ALLOWED PER FLOOR	MAXIMUM OCCUPANT LOAD (150 FOR B, 20 FOR E)	EGRESS INCHES REQUIRED (0.2 PER OCCUPANT)
E	84' x 40'	82'-11 ½"	3360	9500	168	33.6**
B	84' x 40'	82'-11 ½"	3360	9000	23	4.6**

**MINIMUM EGRESS WIDTH SHALL BE 34" , OR DIMENSION GIVEN IN BUILDING DATA, WHICHEVER IS GREATER.

PH = PANIC HARDWARE

84' x 40' BUILDING FLOOR PLAN

SCALE: 1/16" = 1'-0" | 6

GENERAL NOTES

1. PANIC HARDWARE IS REQUIRED TO BE INSTALLED WHEN THE CONFIGURATION OF ANY ROOM PROVIDES AN OCCUPANT LOAD OF 50 OR GREATER, PER CBC 1010.2.9.
2. THE BUILDING SIZES AND SQUARE FOOTAGES REFLECTED ON THIS SHEET ARE SUBJECT TO SQUARE FOOTAGE INCREASE AS PERMITTED BY SITE CONDITIONS, PER CBC 506.2, AND BY AUTOMATIC SPRINKLER SYSTEM, PER CBC 506.3.
3. RESTROOM CONFIGURATIONS OCCUR AT OUTER WINGS OF BUILDINGS.
4. SEE FOUNDATION DRAWINGS FOR TRUE DIMENSIONS AT FLOOR PLACEMENT AND OVERALL FOUNDATION SIZE.
5. FOR ROOM ID SIGNAGE (N.I.C.) SEE DETAIL 5/N4.0. TYPICAL FOR ALL BUILDING CONFIGURATIONS.
6. MINIMUM EGRESS WIDTH REQUIRED SHALL BE 34" PER CLASSROOM OR DIMENSION SPECIFIED IN BUILDING DATA, WHICHEVER IS GREATER
7. TOTAL WIDTH INCLUDES 1/4" PER MODULE CONSTRUCTION TOLERANCE PER FOUNDATION SHEETS.
8. BUILDING DATA REPORTED ON THIS SHEET IS INTENDED FOR OCCUPANT LOAD AND EGRESS. TOTAL BUILDING SQUARE FOOTAGE WHICH INCLUDES AREA FROM SITE SPECIFIC OVERHANGS OR PROJECTIONS IS NOT INCLUDED.
9. THE CONFIGURATIONS SHOWN ARE OVERALL BUILDING FOOTPRINTS. INTERIOR WALLS/PARTITIONS (IF APPLICABLE) ARE NOT SHOWN FOR CLARITY.
10. FOR COLLEGE ROOMS THAT ARE USED FOR TEACHING THE OCCUPANT LOAD FACTOR IS ALSO 20, LIKE "E' OCCUPANCIES.

SITE NOTE:

3/16:12 (1%) MINIMUM TO 1/4:12 (2%) MAXIMUM GRADE FROM FACE OF BUILDING MUST BE ADHERED TO FOR WATER RUN-OFF. PONDING MAY OCCUR AROUND THE PERIMETER OF THE BUILDING.

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)

FORM®

SITE SPECIFIC PROJECT NAME

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
PATRICK KENNON
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

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REVISIONS

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:

MULTIPLE FLOOR PLAN CONFIGURATIONS

SHEET NUMBER:

N5.0

ID: XXXXX - [pw]-[04/12/26/01:26:pm]-[C:\USERS\AMAM PW\DOCUMENTS\REVIT 24\PW_FP_N5.0_MULTIPLE FLOOR PLAN CONFIGURATIONS_R24.RVT]

AMS 24x40

CZ Group	Climate Zone	Reference City	Roof Rigid R-value[1]	Ground Floor R-value[1]	Metal Stud Wall R-value[1]	Window U-factor[4]	Window SHGC[4]	Air Barrier (Y/N)	Cool Roof (Y/N)	CO Sensor (Y/N)	FC-1 Unit Type[2]	Number of FC-1 Units[2]	OSA per FC-1 (cfm)[2]	FC-2 Unit Type[2]	Number of FC-2 Units[2]	OSA per FC-2 (cfm)[2]	Design PV (kW DC)
A	C201	Arcata	R-15 ci	R-5 ci	R-5 ci	0.42	0.25	Y	N	N	W42HC	1	364.8	na	0	na	0.0
	C216	**Blue Canyon**															
B	C202	Santa Rosa	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	1	364.8	na	0	na	0.0
	C203	Oakland															
	C204	San Jose-Reid															
	C205	**Santa Maria**															
C	C206	Torrance	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	1	364.8	na	0	na	0.0
	C207	San Diego-Lindbergh															
	C208	Fullerton															
	C209	Burbank-Glendale															
	C230	Riverside															
	C211	Red Bluff															
	C212	Sacramento															
	C213	**Fresno**															
D	C214	Palmdale	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	1	364.8	na	0	na	0.0
	C215	**Palm Spring-Intl**															

AMS 30x40

CZ Group	Climate Zone	Reference City	Roof Rigid R-value[1]	Ground Floor R-value[1]	Metal Stud Wall R-value[1]	Window U-factor[4]	Window SHGC[4]	Air Barrier (Y/N)	Cool Roof (Y/N)	CO Sensor (Y/N)	FC-1 Unit Type[2]	Number of FC-1 Units[2]	OSA per FC-1 (cfm)[2]	FC-2 Unit Type[2]	Number of FC-2 Units[2]	OSA per FC-2 (cfm)[2]	Design PV (kW DC)
A	C201	Arcata	R-15 ci	R-5 ci	R-5 ci	0.42	0.25	Y	N	N	W42HC	1	547.2	na	0	na	0.0
	C216	**Blue Canyon**															
B	C202	Santa Rosa	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	1	547.2	na	0	na	0.0
	C203	Oakland															
	C204	San Jose-Reid															
	C205	**Santa Maria**															
C	C206	Torrance	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	Y	SysAir 4T	1	547.2	na	0	na	0.0
	C207	San Diego-Lindbergh															
	C208	Fullerton															
	C209	Burbank-Glendale															
	C230	Riverside															
	C211	Red Bluff															
	C212	Sacramento															
	C213	**Fresno**															
D	C214	Palmdale	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	Y	SysAir 4T	1	547.2	na	0	na	0.0
	C215	**Palm Spring-Intl**															

AMS 48x40

CZ Group	Climate Zone	Reference City	Roof Rigid R-value[1]	Ground Floor R-value[1]	Metal Stud Wall R-value[1]	Window U-factor[4]	Window SHGC[4]	Air Barrier (Y/N)	Cool Roof (Y/N)	CO Sensor (Y/N)	FC-1 Unit Type[2]	Number of FC-1 Units[2]	OSA per FC-1 (cfm)[2]	FC-2 Unit Type[2]	Number of FC-2 Units[2]	OSA per FC-2 (cfm)[2]	Design PV (kW DC)
A	C201	Arcata	R-15 ci	R-5 ci	R-5 ci	0.42	0.25	Y	N	N	W42HC	2	364.8	na	0	na	0.0
	C216	**Blue Canyon**															
B	C202	Santa Rosa	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	2	364.8	na	0	na	0.0
	C203	Oakland															
	C204	San Jose-Reid															
	C205	**Santa Maria**															
C	C206	Torrance	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	2	364.8	na	0	na	0.0
	C207	San Diego-Lindbergh															
	C208	Fullerton															
	C209	Burbank-Glendale															
	C230	Riverside															
	C211	Red Bluff															
	C212	Sacramento															
	C213	**Fresno**															
D	C214	Palmdale	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	2	364.8	na	0	na	3.6
	C215	**Palm Spring-Intl**															5.4

PC 60x40

CZ Group	Climate Zone	Reference City	Roof Rigid R-value[1]	Ground Floor R-value[1]	Metal Stud Wall R-value[1]	Window U-factor[4]	Window SHGC[4]	Air Barrier (Y/N)	Cool Roof (Y/N)	CO Sensor (Y/N)	FC-1 Unit Type[2]	Number of FC-1 Units[2]	OSA per FC-1 (cfm)[2]	FC-2 Unit Type[2]	Number of FC-2 Units[2]	OSA per FC-2 (cfm)[2]	Design PV (kW DC)
A	C201	Arcata	R-15 ci	R-5 ci	R-5 ci	0.42	0.25	Y	N	N	W42HC	2	456.0	na	0	na	0.0
	C216	**Blue Canyon**															
B	C202	Santa Rosa	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	2	456	na	0	na	0.0
	C203	Oakland															
	C204	San Jose-Reid															
	C205	**Santa Maria**															
C	C206	Torrance	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	2	456	na	0	na	0.0
	C207	San Diego-Lindbergh															
	C208	Fullerton															
	C209	Burbank-Glendale															
	C230	Riverside															
	C211	Red Bluff															
	C212	Sacramento															
	C213	**Fresno**															
D	C214	Palmdale	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W48HC	2	456	na	0	na	3.4
	C215	**Palm Spring-Intl**															5.2

PC 72x40

CZ Group	Climate Zone	Reference City	Roof Rigid R-value[1]	Ground Floor R-value[1]	Metal Stud Wall R-value[1]	Window U-factor[4]	Window SHGC[4]	Air Barrier (Y/N)	Cool Roof (Y/N)	CO Sensor (Y/N)	FC-1 Unit Type[2]	Number of FC-1 Units[2]	OSA per FC-1 (cfm)[2]	FC-2 Unit Type[2]	Number of FC-2 Units[2]	OSA per FC-2 (cfm)[2]	Design PV (kW DC)
A	C201	Arcata	R-15 ci	R-5 ci	R-5 ci	0.42	0.25	Y	N	N	W42HC	2	547.2	na	0	na	0.0
	C216	**Blue Canyon**															
B	C202	Santa Rosa	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	2	547.2	na	0	na	0.0
	C203	Oakland															
	C204	San Jose-Reid															
	C205	**Santa Maria**															
C	C206	Torrance	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	2	547.2	na	0	na	0.0
	C207	San Diego-Lindbergh															
	C208	Fullerton															
	C209	Burbank-Glendale															
	C230	Riverside															
	C211	Red Bluff															
	C212	Sacramento															
	C213	**Fresno**															
D	C214	Palmdale	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	2	547.2	na	0	na	0.0
	C215	**Palm Spring-Intl**															

AMS 84x40

CZ Group	Climate Zone	Reference City	Roof Rigid R-value[1]	Ground Floor R-value[1]	Metal Stud Wall R-value[1]	Window U-factor[4]	Window SHGC[4]	Air Barrier (Y/N)	Cool Roof (Y/N)	CO Sensor (Y/N)	FC-1 Unit Type[2]	Number of FC-1 Units[2]	OSA per FC-1 (cfm)[2]	FC-2 Unit Type[2]	Number of FC-2 Units[2]	OSA per FC-2 (cfm)[2]	Design PV (kW DC)
A	C201	Arcata	R-15 ci	R-15 ci	R-5 ci	0.42	0.25	Y	N	N	W42HC	2	364.8	W42HC	1	547.2	3.9
	C216	**Blue Canyon**															
B	C202	Santa Rosa	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	2	364.8	W42HC	1	547.2	1.0
	C203	Oakland															0.8
	C204	San Jose-Reid															1.0
	C205	**Santa Maria**															0.8
C	C206	Torrance	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	Y	SysAir 4T	2	364.8	SysAir 4T	1	547.2	0.0
	C207	San Diego-Lindbergh															
	C208	Fullerton															
	C209	Burbank-Glendale															
	C230	Riverside															
	C211	Red Bluff															
	C212	Sacramento															
	C213	**Fresno**															
D	C214	Palmdale	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	Y	SysAir 4T	2	364.8	SysAir 5T	1	547.2	2.1
	C215	**Palm Spring-Intl**															3.2

AMS 96x40

CZ Group	Climate Zone	Reference City	Roof Rigid R-value[1]	Ground Floor R-value[1]	Metal Stud Wall R-value[1]	Window U-factor[4]	Window SHGC[4]	Air Barrier (Y/N)	Cool Roof (Y/N)	CO Sensor (Y/N)	FC-1 Unit Type[2]	Number of FC-1 Units[2]	OSA per FC-1 (cfm)[2]	FC-2 Unit Type[2]	Number of FC-2 Units[2]	OSA per FC-2 (cfm)[2]	Design PV (kW DC)
A	C201	Arcata	R-15 ci	R-5 ci	R-5 ci	0.42	0.25	Y	N	N	W42HC	4	364.8	na	0	na	0.2
	C216	**Blue Canyon**															
B	C202	Santa Rosa	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	4	364.8	na	0	na	0.0
	C203	Oakland															
	C204	San Jose-Reid															
	C205	**Santa Maria**															
C	C206	Torrance	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	4	364.8	na	0	na	0.0
	C207	San Diego-Lindbergh															
	C208	Fullerton															
	C209	Burbank-Glendale															
	C230	Riverside															
	C211	Red Bluff															
	C212	Sacramento															
	C213	**Fresno**															
D	C214	Palmdale	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	4	364.8	na	0	na	3.6
	C215	**Palm Spring-Intl**															5.4

AMS 108x40

CZ Group	Climate Zone	Reference City	Roof Rigid R-value[1]	Ground Floor R-value[1]	Metal Stud Wall R-value[1]	Window U-factor[4]	Window SHGC[4]	Air Barrier (Y/N)	Cool Roof (Y/N)	CO Sensor (Y/N)	FC-1 Unit Type[2]	Number of FC-1 Units[2]	OSA per FC-1 (cfm)[2]	FC-2 Unit Type[2]	Number of FC-2 Units[2]	OSA per FC-2 (cfm)[2]	Design PV (kW DC)
A	C201	Arcata	R-15 ci	R-15 ci	R-5 ci	0.42	0.25	Y	N	N	W42HC	3	364.8	W42HC	1	547.2	0.0
	C216	**Blue Canyon**															
B	C202	Santa Rosa	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	3	364.8	W42HC	1	547.2	0.0
	C203	Oakland															0.0
	C204	San Jose-Reid															0.0
	C205	**Santa Maria**															0.0
C	C206	Torrance	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	Y	SysAir 4T	3	364.8	SysAir 4T	1	547.2	0.0
	C207	San Diego-Lindbergh															
	C208	Fullerton															
	C209	Burbank-Glendale															
	C230	Riverside															
	C211	Red Bluff															
	C212	Sacramento															
	C213	**Fresno**															
D	C214	Palmdale	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	Y	SysAir 4T	3	364.8	SysAir 4T	1	547.2	1.5
	C215	**Palm Spring-Intl**															2.2

AMS 120x40

CZ Group	Climate Zone	Reference City	Roof Rigid R-value[1]	Ground Floor R-value[1]	Metal Stud Wall R-value[1]	Window U-factor[4]	Window SHGC[4]	Air Barrier (Y/N)	Cool Roof (Y/N)	CO Sensor (Y/N)	FC-1 Unit Type[2]	Number of FC-1 Units[2]	OSA per FC-1 (cfm)[2]	FC-2 Unit Type[2]	Number of FC-2 Units[2]	OSA per FC-2 (cfm)[2]	Design PV (kW DC)
A	C201	Arcata	R-15 ci	R-5 ci	R-5 ci	0.42	0.25	Y	N	N	W42HC	5	364.8	na	0	na	0.0
	C216	**Blue Canyon**															
B	C202	Santa Rosa	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	5	364.8	na	0	na	0.0
	C203	Oakland															
	C204	San Jose-Reid															
	C205	**Santa Maria**															
C	C206	Torrance	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	5	364.8	na	0	na	0.0
	C207	San Diego-Lindbergh															
	C208	Fullerton															
	C209	Burbank-Glendale															
	C230	Riverside															
	C211	Red Bluff															
	C212	Sacramento															
	C213	**Fresno**															
D	C214	Palmdale	R-5 ci	na	R-5 ci	0.42	0.25	Y	N	N	W42HC	5	364.8	na	0	na	4.6
	C215	**Palm Spring-Intl**															7.0

PC Design Review Information — AMS 24x40

Title 24-2022, Part 6, Energy Code

Model Name and Option: AMS 24x40 — Calculation Date/Time of Energy Report: 9/3/2023
Total Floor Area: 960 — DSA Application:
HVAC System Type: VSHP

CZ Group	Climate Zone 16 Blue Canyon	Metric	Standard Design	Proposed Design	Margin	Worst Case
A	30°	TDV-E	289.3	248.3	40.9	
		TDV-T	289.3	248.3	40.9	
		SOURCE	39.0	23.7	15.3	
	75°	TDV-E	295.8	249.3	46.6	
		TDV-T	295.8	248.3	46.6	
		SOURCE	39.2	23.8	15.4	
	120°	TDV-E	291.8	249.2	42.6	
		TDV-T	291.8	249.2	42.6	
		SOURCE	39.0	23.8	15.2	
	165°	TDV-E	275.6	247.9	27.7	Worst Case
		TDV-T	275.6	247.9	27.7	Worst Case
		SOURCE	38.3	23.7	14.7	Worst Case
	210°	TDV-E	292.8	248.9	43.8	
		TDV-T	292.8	248.9	43.9	
		SOURCE	39.2	23.8	15.4	
	255°	TDV-E	302.1	249.0	53.0	
		TDV-T	302.1	248.0	53.0	
		SOURCE	39.4	23.8	15.7	
	300°	TDV-E	291.2	248.3	42.9	
		TDV-T	291.2	248.3	42.9	
		SOURCE	38.9	23.7	15.2	
	345°	TDV-E	279.9	246.9	32.9	
		TDV-T	279.9	246.9	32.9	
		SOURCE	38.3	23.6	14.8	
B	Climate Zone 05 Santa Maria	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	201.7	128.7	73.0	
		TDV-T	201.7	128.7	73.0	
		SOURCE	19.0	13.1	5.9	
	75°	TDV-E	202.2	128.4	73.8	
		TDV-T	202.2	128.4	73.8	
		SOURCE	19.1	13.1	5.9	
	120°	TDV-E	222.5	128.0	94.5	
		TDV-T	222.5	128.0	94.5	
		SOURCE	20.8	13.1	7.7	
	165°	TDV-E	220.0	127.8	92.2	
		TDV-T	220.0	127.8	92.2	
		SOURCE	20.6	13.1	7.5	
	210°	TDV-E	197.3	128.6	68.7	
		TDV-T	197.3	128.6	68.7	
		SOURCE	18.6	13.2	5.5	
	255°	TDV-E	197.0	127.6	69.4	
		TDV-T	197.0	127.6	69.4	
		SOURCE	18.6	13.1	5.5	
	300°	TDV-E	219.4	127.2	91.3	
		TDV-T	219.4	127.2	91.3	
		SOURCE	20.4	13.0	7.4	
	345°	TDV-E	193.7	127.5	66.3	Worst Case
		TDV-T	193.7	127.5	66.3	Worst Case
		SOURCE	18.4	13.1	5.3	Worst Case
C	Climate Zone 13 Fresno	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	315.5	235.7	79.8	
		TDV-T	315.5	235.7	79.8	
		SOURCE	26.0	17.9	7.1	
	75°	TDV-E	325.9	238.3	87.6	
		TDV-T	325.9	238.3	87.6	
		SOURCE	26.8	18.0	7.8	
	120°	TDV-E	321.2	237.8	83.5	
		TDV-T	321.2	237.8	83.5	
		SOURCE	25.5	18.0	7.5	
	165°	TDV-E	298.7	233.8	64.9	Worst Case
		TDV-T	298.7	233.8	64.9	Worst Case
		SOURCE	23.7	17.8	5.9	Worst Case
	210°	TDV-E	311.0	235.6	75.5	
		TDV-T	311.0	235.6	75.5	
		SOURCE	24.7	17.9	6.8	
	255°	TDV-E	318.8	237.5	81.3	
		TDV-T	318.8	237.5	81.3	
		SOURCE	25.2	17.9	7.2	
	300°	TDV-E	315.2	236.6	78.6	
		TDV-T	315.2	236.6	78.6	
		SOURCE	24.9	17.9	7.0	
	345°	TDV-E	301.0	233.4	67.5	
		TDV-T	301.0	233.4	67.5	
		SOURCE	23.8	17.7	6.1	
D	Climate Zone 15 Palm Spring-Intl	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	345.7	270.2	75.5	
		TDV-T	345.7	270.2	75.5	
		SOURCE	24.8	17.0	7.8	
	75°	TDV-E	359.0	271.7	87.3	
		TDV-T	359.0	271.7	87.3	
		SOURCE	25.8	17.1	8.7	
	120°	TDV-E	356.4	270.5	85.9	
		TDV-T	356.4	270.5	85.9	
		SOURCE	25.6	17.1	8.6	
	165°	TDV-E	331.4	267.5	63.9	
		TDV-T	331.4	267.5	63.9	
		SOURCE	23.6	16.8	6.8	
	210°	TDV-E	342.0	269.7	72.2	
		TDV-T	342.0	269.7	72.2	
		SOURCE	24.7	17.0	7.7	
	255°	TDV-E	352.7	271.2	81.4	
		TDV-T	352.7	271.2	81.4	
		SOURCE	25.4	17.1	8.4	
	300°	TDV-E	345.4	270.4	75.0	
		TDV-T	345.4	270.4	75.0	
		SOURCE	24.8	17.0	7.8	
	345°	TDV-E	329.3	268.0	61.4	Worst Case
		TDV-T	329.3	268.0	61.4	Worst Case
		SOURCE	23.4	16.8	6.6	Worst Case

PC Design Review Information — AMS 30x40

Title 24-2022, Part 6, Energy Code

Model Name and Option: AMS 30x40 — Calculation Date/Time of Energy Report: 9/3/2023
Total Floor Area: 1440 — DSA Application:
HVAC System Type: VSHP

CZ Group	Climate Zone 16 Blue Canyon	Metric	Standard Design	Proposed Design	Margin	Worst Case
A	30°	TDV-E	279.4	230.9	48.5	
		TDV-T	279.4	230.9	48.5	
		SOURCE	36.4	21.5	14.9	
	75°	TDV-E	291.1	231.3	59.9	
		TDV-T	291.1	231.3	59.9	
		SOURCE	36.7	21.5	15.2	
	120°	TDV-E	278.0	230.1	47.8	
		TDV-T	278.0	230.1	47.8	
		SOURCE	35.9	21.4	14.5	
	165°	TDV-E	269.3	227.8	41.4	
		TDV-T	269.3	227.8	41.4	
		SOURCE	35.5	21.2	14.3	
	210°	TDV-E	278.3	229.1	49.2	
		TDV-T	278.3	229.1	49.2	
		SOURCE	36.1	21.3	14.8	
	255°	TDV-E	279.5	231.0	48.5	
		TDV-T	279.5	231.0	48.5	
		SOURCE	36.0	21.5	14.6	
	300°	TDV-E	275.1	231.6	43.5	
		TDV-T	275.1	231.6	43.5	
		SOURCE	35.9	21.6	14.3	
	345°	TDV-E	261.8	230.0	31.7	Worst Case
		TDV-T	261.8	230.0	31.7	Worst Case
		SOURCE	35.5	21.4	14.1	Worst Case
B	Climate Zone 05 Santa Maria	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	189.1	111.0	78.1	
		TDV-T	189.1	111.0	78.1	
		SOURCE	17.8	11.4	6.3	
	75°	TDV-E	189.2	110.0	79.1	
		TDV-T	189.2	110.0	79.1	
		SOURCE	17.8	11.3	6.4	
	120°	TDV-E	181.1	109.6	71.5	Worst Case
		TDV-T	181.1	109.6	71.5	Worst Case
		SOURCE	17.0	11.3	5.8	Worst Case
	165°	TDV-E	188.8	109.6	79.2	
		TDV-T	188.8	109.6	79.2	
		SOURCE	17.8	11.3	6.5	
	210°	TDV-E	197.2	111.1	86.1	
		TDV-T	197.2	111.1	86.1	
		SOURCE	18.4	11.4	7.1	
	255°	TDV-E	192.5	110.6	82.3	
		TDV-T	192.5	110.6	82.3	
		SOURCE	18.1	11.3	6.7	
	300°	TDV-E	183.4	110.1	73.2	
		TDV-T	183.4	110.1	73.2	
		SOURCE	17.3	11.4	5.9	
	345°	TDV-E	182.8	110.1	72.7	
		TDV-T	182.8	110.1	72.7	
		SOURCE	17.3	11.4	5.9	
C	Climate Zone 13 Fresno	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	208.0	171.9	36.0	
		TDV-T	208.0	171.9	36.0	
		SOURCE	15.1	12.4	2.7	
	75°	TDV-E	204.9	174.9	30.0	Worst Case
		TDV-T	204.9	174.9	30.0	Worst Case
		SOURCE	15.2	12.4	2.8	
	120°	TDV-E	212.4	174.1	38.3	
		TDV-T	212.4	174.1	38.3	
		SOURCE	15.1	12.4	2.7	
	165°	TDV-E	286.8	169.6	117.2	
		TDV-T	286.8	169.6	117.2	
		SOURCE	22.7	12.1	10.6	
	210°	TDV-E	211.9	172.9	39.0	
		TDV-T	211.9	172.9	39.0	
		SOURCE	15.3	12.4	2.9	
	255°	TDV-E	207.4	177.3	30.1	
		TDV-T	207.4	177.3	30.1	
		SOURCE	15.4	12.5	2.9	
	300°	TDV-E	214.5	176.4	38.0	
		TDV-T	214.5	176.4	38.0	
		SOURCE	15.2	12.5	2.7	
	345°	TDV-E	204.4	170.3	34.2	
		TDV-T	204.4	170.3	34.2	
		SOURCE	14.7	12.2	2.5	Worst Case
D	Climate Zone 15 Palm Spring-Intl	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	326.4	203.4	123.0	
		TDV-T	326.4	203.4	123.0	
		SOURCE	23.4	12.2	11.2	
	75°	TDV-E	339.2	205.9	133.3	
		TDV-T	339.2	205.9	133.3	
		SOURCE	24.4	12.3	12.1	
	120°	TDV-E	330.4	205.1	125.4	
		TDV-T	330.4	205.1	125.4	
		SOURCE	23.6	12.2	11.4	
	165°	TDV-E	237.3	202.0	35.3	
		TDV-T	237.3	202.0	35.3	
		SOURCE	14.5	12.0	2.5	
	210°	TDV-E	252.3	204.9	47.3	
		TDV-T	252.3	204.9	47.3	
		SOURCE	15.7	12.3	3.4	
	255°	TDV-E	264.4	207.8	56.6	
		TDV-T	264.4	207.8	56.6	
		SOURCE	16.4	12.4	4.0	
	300°	TDV-E	254.2	205.9	48.3	
		TDV-T	254.2	205.9	48.3	
		SOURCE	15.8	12.3	3.5	
	345°	TDV-E	235.8	201.6	34.2	Worst Case
		TDV-T	235.8	201.6	34.2	Worst Case
		SOURCE	14.3	12.0	2.4	Worst Case

PC Design Review Information — AMS 48x40

Title 24-2022, Part 6, Energy Code

Model Name and Option: AMS 48x40 — Calculation Date/Time of Energy Report: 9/3/2023
Total Floor Area: 1920 — DSA Application:
HVAC System Type: VSHP

CZ Group	Climate Zone 16 Blue Canyon	Metric	Standard Design	Proposed Design	Margin	Worst Case
A	30°	TDV-E	267.2	221.6	45.6	
		TDV-T	267.2	221.6	45.6	
		SOURCE	34.0	21.0	13.1	
	75°	TDV-E	277.2	223.4	53.8	
		TDV-T	277.2	223.4	53.8	
		SOURCE	34.5	21.1	13.4	
	120°	TDV-E	268.7	223.4	45.3	
		TDV-T	268.7	223.4	45.3	
		SOURCE	34.1	21.2	13.0	
	165°	TDV-E	254.1	221.1	33.0	Worst Case
		TDV-T	254.1	221.1	33.0	Worst Case
		SOURCE	33.5	21.0	12.5	Worst Case
	210°	TDV-E	271.8	222.1	49.6	
		TDV-T	271.8	222.1	49.6	
		SOURCE	34.3	21.1	13.3	
	255°	TDV-E	283.5

PC DESIGN REVIEW INFORMATION

Title 24-2022, Part 6, Energy Code

Model Name and Option: PC 72x40 | Calculation Date/Time of Energy Report: 9/3/2023
Total Floor Area: 2880 | DSA Application:
HVAC System Type: VSHP

CZ Group	Climate Zone 16 Blue Canyon	Metric	Standard Design	Proposed Design	Margin	Worst Case
A	30°	TDV-E	258.8	217.8	41.0	
		TDV-T	258.8	217.8	41.0	
		SOURCE	32.4	19.8	12.6	
	75°	TDV-E	265.8	220.8	45.1	
		TDV-T	265.8	220.8	45.1	
		SOURCE	32.7	20.0	12.7	
	120°	TDV-E	260.7	220.7	40.0	
		TDV-T	260.7	220.7	40.0	
		SOURCE	32.5	20.1	12.4	
	165°	TDV-E	246.6	217.4	29.1	Worst Case
		TDV-T	246.6	217.4	29.1	Worst Case
		SOURCE	31.8	19.8	12.0	Worst Case
	210°	TDV-E	259.6	218.3	41.3	
		TDV-T	259.6	218.3	41.3	
		SOURCE	32.5	19.8	12.7	
	255°	TDV-E	272.1	220.6	51.4	
		TDV-T	272.1	220.6	51.4	
		SOURCE	33.0	20.0	12.9	
	300°	TDV-E	259.5	220.1	39.4	
		TDV-T	259.5	220.1	39.4	
		SOURCE	32.3	20.0	12.3	
	345°	TDV-E	250.1	216.7	33.4	
		TDV-T	250.1	216.7	33.4	
		SOURCE	31.8	19.7	12.1	
B	Climate Zone 05 Santa Maria	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	186.7	114.9	71.8	
		TDV-T	186.7	114.9	71.8	
		SOURCE	17.2	11.1	6.1	
	75°	TDV-E	186.7	115.3	71.4	
		TDV-T	186.7	115.3	71.4	
		SOURCE	17.3	11.3	6.0	
	120°	TDV-E	177.8	114.3	63.5	
		TDV-T	177.8	114.3	63.5	
		SOURCE	16.5	11.2	5.3	
	165°	TDV-E	175.6	113.3	62.3	
		TDV-T	175.6	113.3	62.3	
		SOURCE	16.3	11.1	5.2	
	210°	TDV-E	182.1	114.3	67.8	
		TDV-T	182.1	114.3	67.8	
		SOURCE	16.9	11.2	5.7	
	255°	TDV-E	182.1	114.6	67.5	
		TDV-T	182.1	114.6	67.5	
		SOURCE	16.9	11.2	5.7	
	300°	TDV-E	173.6	113.9	59.6	Worst Case
		TDV-T	173.6	113.9	59.6	Worst Case
		SOURCE	16.1	11.1	5.0	Worst Case
	345°	TDV-E	178.8	113.3	65.6	
		TDV-T	178.8	113.3	65.6	
		SOURCE	16.1	11.1	5.5	
C	Climate Zone 13 Fresno	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	201.4	172.2	29.2	
		TDV-T	150.2	138.1	12.0	
		SOURCE	12.6	10.8	1.8	
	75°	TDV-E	207.8	178.9	29.0	
		TDV-T	156.6	145.1	11.5	
		SOURCE	12.8	11.1	1.8	
	120°	TDV-E	207.4	177.4	30.0	
		TDV-T	156.1	144.5	11.7	
		SOURCE	12.7	11.1	1.7	
	165°	TDV-E	272.2	169.3	102.9	
		TDV-T	220.9	135.5	85.4	
		SOURCE	19.5	10.6	9.0	
	210°	TDV-E	198.9	171.4	27.5	
		TDV-T	147.7	137.3	10.4	
		SOURCE	12.8	11.1	1.7	
	255°	TDV-E	203.5	177.5	26.0	
		TDV-T	152.3	143.7	8.6	
		SOURCE	12.6	11.0	1.6	
	300°	TDV-E	198.7	176.3	22.4	Worst Case
		TDV-T	147.4	143.4	4.0	Worst Case
		SOURCE	12.2	11.0	1.3	Worst Case
	345°	TDV-E	272.2	169.2	103.0	
		TDV-T	220.9	135.5	85.4	
		SOURCE	19.6	10.5	9.0	
D	Climate Zone 15 Palm Springs-Intl	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	234.7	208.1	26.6	Worst Case
		TDV-T	146.9	143.0	3.9	
		SOURCE	10.9	9.9	1.0	
	75°	TDV-E	248.2	211.0	37.1	
		TDV-T	160.4	149.3	11.1	
		SOURCE	11.6	10.2	1.4	
	120°	TDV-E	239.8	209.0	30.8	
		TDV-T	152.0	149.1	2.9	Worst Case
		SOURCE	11.0	10.1	0.8	Worst Case
	165°	TDV-E	296.1	202.4	93.6	
		TDV-T	208.3	139.2	69.1	
		SOURCE	17.3	9.5	7.9	
	210°	TDV-E	308.7	204.7	103.9	
		TDV-T	220.9	141.7	79.2	
		SOURCE	18.5	9.8	8.7	
	255°	TDV-E	323.3	210.0	113.3	
		TDV-T	235.5	148.3	87.2	
		SOURCE	19.6	10.2	9.4	
	300°	TDV-E	313.5	208.9	104.6	
		TDV-T	225.7	146.8	78.9	
		SOURCE	18.7	9.9	8.8	
	345°	TDV-E	300.6	203.2	97.4	
		TDV-T	212.9	140.0	72.8	
		SOURCE	17.6	9.5	8.1	

PC DESIGN REVIEW INFORMATION

Title 24-2022, Part 6, Energy Code

Model Name and Option: AMS 84x40 | Calculation Date/Time of Energy Report: 9/3/2023
Total Floor Area: 3360 | DSA Application:
HVAC System Type: VSHP

CZ Group	Climate Zone 16 Blue Canyon	Metric	Standard Design	Proposed Design	Margin	Worst Case
A	30°	TDV-E	222.2	201.8	20.4	
		TDV-T	182.6	168.7	13.9	
		SOURCE	33.8	17.4	16.4	
	75°	TDV-E	231.4	204.0	27.4	
		TDV-T	191.8	171.7	20.1	
		SOURCE	34.2	17.6	16.6	
	120°	TDV-E	223.9	203.5	20.4	
		TDV-T	184.3	172.4	11.9	
		SOURCE	33.8	17.7	16.1	
	165°	TDV-E	212.5	200.3	12.2	
		TDV-T	172.9	167.0	5.8	
		SOURCE	33.1	17.3	15.8	
	210°	TDV-E	221.6	201.4	20.2	
		TDV-T	182.0	168.3	13.7	
		SOURCE	33.8	17.4	16.4	
	255°	TDV-E	229.2	203.7	25.6	
		TDV-T	189.6	171.4	18.3	
		SOURCE	34.2	17.6	16.6	
	300°	TDV-E	223.4	203.6	19.9	
		TDV-T	183.8	171.0	12.9	
		SOURCE	33.9	17.6	16.2	
	345°	TDV-E	209.3	200.7	8.6	Worst Case
		TDV-T	169.7	167.4	2.3	Worst Case
		SOURCE	33.1	17.4	15.7	Worst Case
B	Climate Zone 05 Santa Maria	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	146.3	112.2	34.1	Worst Case
		TDV-T	106.5	105.2	1.3	Worst Case
		SOURCE	15.1	14.5	0.7	Worst Case
	75°	TDV-E	146.6	112.0	34.6	
		TDV-T	106.8	105.2	1.6	
		SOURCE	15.2	14.5	0.7	
	120°	TDV-E	187.7	111.3	76.3	
		TDV-T	147.9	104.7	43.1	
		SOURCE	17.0	12.4	4.6	
	165°	TDV-E	189.7	110.8	78.9	
		TDV-T	149.9	103.9	46.0	
		SOURCE	16.7	10.8	4.8	
	210°	TDV-E	149.7	112.1	37.6	
		TDV-T	109.9	105.2	4.7	
		SOURCE	11.8	10.9	1.0	
	255°	TDV-E	197.2	111.8	85.4	
		TDV-T	157.4	105.0	52.4	
		SOURCE	17.2	10.9	5.4	
	300°	TDV-E	183.1	111.2	76.9	
		TDV-T	143.3	104.5	43.9	
		SOURCE	15.5	10.9	4.7	
	345°	TDV-E	188.5	110.8	77.7	
		TDV-T	148.7	103.9	44.8	
		SOURCE	16.1	11.4	4.7	
C	Climate Zone 13 Fresno	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	238.2	169.5	68.8	
		TDV-T	187.0	169.5	17.5	
		SOURCE	15.9	11.9	4.1	Worst Case
	75°	TDV-E	244.3	174.9	69.3	
		TDV-T	193.0	174.9	18.1	
		SOURCE	16.4	12.1	4.3	
	120°	TDV-E	259.1	173.9	85.2	
		TDV-T	207.8	173.9	33.9	
		SOURCE	17.3	12.1	5.3	
	165°	TDV-E	244.3	167.2	77.1	
		TDV-T	193.0	167.2	25.8	
		SOURCE	16.4	11.7	4.7	
	210°	TDV-E	234.6	169.8	64.9	
		TDV-T	183.3	169.8	13.6	
		SOURCE	16.0	11.9	4.1	
	255°	TDV-E	239.9	175.5	64.4	Worst Case
		TDV-T	188.6	175.5	13.1	Worst Case
		SOURCE	16.4	12.2	4.2	
	300°	TDV-E	242.0	174.3	67.8	
		TDV-T	190.8	174.3	16.5	
		SOURCE	16.2	12.1	4.1	
	345°	TDV-E	243.9	167.2	76.7	
		TDV-T	192.6	167.2	25.4	
		SOURCE	16.5	11.7	4.8	
D	Climate Zone 15 Palm Springs-Intl	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	289.0	206.2	82.7	
		TDV-T	201.2	174.2	27.0	
		SOURCE	15.6	11.1	4.5	
	75°	TDV-E	300.1	211.1	89.0	
		TDV-T	213.3	179.7	33.6	
		SOURCE	16.3	11.4	4.9	
	120°	TDV-E	296.0	209.4	86.6	
		TDV-T	208.2	179.0	29.2	
		SOURCE	15.8	11.3	4.6	
	165°	TDV-E	274.8	203.4	71.4	
		TDV-T	187.0	171.3	15.7	
		SOURCE	14.4	10.8	3.5	
	210°	TDV-E	287.6	206.5	81.0	
		TDV-T	199.8	174.5	25.3	
		SOURCE	15.6	11.2	4.4	
	255°	TDV-E	276.0	211.3	64.7	
		TDV-T	188.2	180.0	8.3	
		SOURCE	15.3	11.4	3.9	
	300°	TDV-E	284.3	210.0	74.3	
		TDV-T	196.6	178.5	18.1	
		SOURCE	15.2	11.2	4.0	
	345°	TDV-E	260.9	203.6	57.3	Worst Case
		TDV-T	173.2	171.6	1.6	Worst Case
		SOURCE	13.5	10.8	2.7	Worst Case

PC DESIGN REVIEW INFORMATION

Title 24-2022, Part 6, Energy Code

Model Name and Option: AMS 96x40 | Calculation Date/Time of Energy Report: 9/3/2023
Total Floor Area: 3840 | DSA Application:
HVAC System Type: VSHP

CZ Group	Climate Zone 16 Blue Canyon	Metric	Standard Design	Proposed Design	Margin	Worst Case
A	30°	TDV-E	255.6	208.5	47.1	
		TDV-T	216.0	207.0	9.0	
		SOURCE	30.0	19.6	10.4	
	75°	TDV-E	267.3	211.0	56.3	
		TDV-T	227.7	209.5	18.2	
		SOURCE	30.6	19.8	10.8	
	120°	TDV-E	257.2	211.0	46.3	
		TDV-T	217.6	209.6	8.1	
		SOURCE	30.1	19.8	10.3	
	165°	TDV-E	284.6	208.1	76.5	
		TDV-T	245.0	206.6	38.4	
		SOURCE	40.3	19.6	20.7	
	210°	TDV-E	260.9	209.1	51.8	
		TDV-T	221.3	207.6	13.7	
		SOURCE	30.3	19.6	10.7	
	255°	TDV-E	273.7	211.0	62.7	
		TDV-T	234.1	209.5	24.6	
		SOURCE	30.8	19.8	11.1	
	300°	TDV-E	261.3	210.3	50.9	
		TDV-T	221.7	208.9	12.8	
		SOURCE	30.2	19.8	10.4	
	345°	TDV-E	246.8	207.3	39.5	Worst Case
		TDV-T	207.2	206.8	1.4	Worst Case
		SOURCE	29.4	19.5	9.9	Worst Case
B	Climate Zone 05 Santa Maria	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	184.3	116.3	68.0	
		TDV-T	144.5	116.3	28.2	
		SOURCE	15.1	11.5	3.6	
	75°	TDV-E	184.3	116.3	68.0	
		TDV-T	144.5	116.3	28.2	
		SOURCE	15.2	11.5	3.6	
	120°	TDV-E	205.2	115.5	89.6	
		TDV-T	165.4	115.5	49.8	
		SOURCE	17.0	11.5	5.5	
	165°	TDV-E	201.6	114.6	87.0	
		TDV-T	161.8	114.6	47.2	
		SOURCE	16.7	11.5	5.2	
	210°	TDV-E	179.5	115.8	63.7	Worst Case
		TDV-T	139.7	115.8	23.9	Worst Case
		SOURCE	14.8	11.5	3.2	Worst Case
	255°	TDV-E	209.5	115.8	93.8	
		TDV-T	169.7	115.8	54.0	
		SOURCE	17.2	11.5	5.8	
	300°	TDV-E	200.8	115.0	85.8	
		TDV-T	161.0	115.0	46.1	
		SOURCE	16.6	11.5	5.2	
	345°	TDV-E	205.6	114.5	91.1	
		TDV-T	165.8	114.5	51.3	
		SOURCE	17.0	11.4	5.6	
C	Climate Zone 13 Fresno	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	286.6	214.7	71.9	
		TDV-T	235.3	214.7	20.6	
		SOURCE	20.5	16.1	4.3	
	75°	TDV-E	298.0	219.9	78.1	
		TDV-T	246.7	219.9	26.8	
		SOURCE	21.2	16.4	4.3	
	120°	TDV-E	291.6	218.5	73.1	
		TDV-T	240.3	218.5	21.8	
		SOURCE	20.8	16.4	4.5	
	165°	TDV-E	270.2	212.0	58.2	Worst Case
		TDV-T	218.9	212.0	7.0	Worst Case
		SOURCE	19.2	14.0	3.2	Worst Case
	210°	TDV-E	281.8	214.2	67.6	
		TDV-T	230.5	214.2	16.3	
		SOURCE	20.2	16.1	4.0	
	255°	TDV-E	291.0	218.9	72.3	
		TDV-T	239.8	218.8	21.0	
		SOURCE	20.8	16.4	4.4	
	300°	TDV-E	286.4	217.8	68.6	
		TDV-T	235.1	217.8	17.3	
		SOURCE	20.4	16.3	4.1	
	345°	TDV-E	270.6	211.9	58.7	
		TDV-T	219.3	211.9	7.5	
		SOURCE	19.3	15.9	3.4	
D	Climate Zone 15 Palm Springs-Intl	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	309.4	250.4	59.0	
		TDV-T	221.6	203.1	18.5	
		SOURCE	18.4	13.9	4.5	
	75°	TDV-E	321.6	254.3	67.3	
		TDV-T	233.8	208.0	25.8	
		SOURCE	19.3	14.2	5.0	
	120°	TDV-E	320.6	252.3	68.3	
		TDV-T	232.8	207.4	25.4	
		SOURCE	19.0	14.1	4.9	
	165°	TDV-E	290.6	246.7	43.9	Worst Case
		TDV-T	202.8	199.3	3.5	Worst Case
		SOURCE	16.9	13.6	3.3	Worst Case
	210°	TDV-E	311.8	249.5	62.2	
		TDV-T	224.0	202.2	21.7	
		SOURCE	18.6	13.9	4.7	
	255°	TDV-E	326.8	253.5	73.2	
		TDV-T	239.0	207.2	31.8	
		SOURCE	19.8	14.2	5.6	
	300°	TDV-E	317.1	252.7	64.4	
		TDV-T	229.3	206.1	23.2	
		SOURCE	18.8	14.0	4.9	
	345°	TDV-E	298.7	247.7	51.1	
		TDV-T	211.0	200.3	10.7	
		SOURCE	17.4	13.6	3.8	

PC DESIGN REVIEW INFORMATION

Title 24-2022, Part 6, Energy Code

Model Name and Option: AMS 108x40 | Calculation Date/Time of Energy Report: 9/3/2023
Total Floor Area: 4320 | DSA Application:
HVAC System Type: VSHP

CZ Group	Climate Zone 16 Blue Canyon	Metric	Standard Design	Proposed Design	Margin	Worst Case
A	30°	TDV-E	254.3	193.0	61.3	
		TDV-T	214.7	193.0	21.7	
		SOURCE	28.0	17.9	11.2	
	75°	TDV-E	268.1	196.2	71.9	
		TDV-T	228.5	196.2	32.3	
		SOURCE	29.7	18.1	11.6	
	120°	TDV-E	256.3	195.7	60.6	
		TDV-T	216.7	195.7	21.0	
		SOURCE	29.1	18.1	11.0	
	165°	TDV-E	267.6	191.9	75.7	
		TDV-T	228.0	191.9	36.1	
		SOURCE	35.4	17.8	17.6	
	210°	TDV-E	255.7	192.6	63.2	
		TDV-T	216.1	192.6	23.6	
		SOURCE	29.1	17.8	11.3	
	255°	TDV-E	268.1	195.2	72.9	
		TDV-T	228.5	195.2	33.3	
		SOURCE	29.7	18.0	11.6	
	300°	TDV-E	257.4	194.8	62.6	
		TDV-T	217.8	194.8	23.0	
		SOURCE	29.1	18.0	11.1	
	345°	TDV-E	239.5	191.5	47.9	Worst Case
		TDV-T	199.9	191.5	8.3	Worst Case
		SOURCE	28.2	17.7	10.4	Worst Case
B	Climate Zone 05 Santa Maria	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	178.8	110.7	68.1	Worst Case
		TDV-T	139.0	110.7	28.3	Worst Case
		SOURCE	14.5	10.9	3.6	Worst Case
	75°	TDV-E	199.4	110.9	88.5	
		TDV-T	159.6	110.9	48.7	
		SOURCE	16.2	11.0	5.3	
	120°	TDV-E	190.9	110.1	80.8	
		TDV-T	151.1	110.1	41.0	
		SOURCE	15.6	10.9	4.7	
	165°	TDV-E	191.2	109.3	81.9	
		TDV-T	151.4	109.3	42.1	
		SOURCE	15.6	10.9	4.6	
	210°	TDV-E	198.6	110.6	88.0	
		TDV-T	158.8	110.6	48.2	
		SOURCE	16.2	10.9	5.3	
	255°	TDV-E	199.2	110.6	88.5	
		TDV-T	159.4	110.6	48.7	
		SOURCE	16.2	10.9	5.3	
	300°	TDV-E	189.5	109.8	80.8	
		TDV-T	150.7	109.8	41.0	
		SOURCE	15.5	10.9	4.7	
	345°	TDV-E	191.6	109.2	82.4	
		TDV-T	151.8	109.2	42.6	
		SOURCE	15.6	10.8	4.7	
C	Climate Zone 13 Fresno	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	252.5	166.6	85.9	
		TDV-T	201.2	166.6	34.6	
		SOURCE	17.3	11.7	5.6	
	75°	TDV-E	260.0	172.7	87.3	
		TDV-T	208.7	172.7	36.0	
		SOURCE	17.8	11.9	5.8	
	120°	TDV-E	256.8	171.2	85.6	
		TDV-T	205.5	171.2	34.4	
		SOURCE	17.4	11.8	5.6	
	165°	TDV-E	265.9	163.6	102.3	
		TDV-T	214.6	163.6	51.0	
		SOURCE	18.8	11.4	7.3	
	210°	TDV-E	250.4	166.1	84.3	
		TDV-T	199.1	166.1	33.0	
		SOURCE	17.1	11.8	5.4	Worst Case
	255°	TDV-E	261.8	173.0	88.8	
		TDV-T	210.6	173.0	37.6	
		SOURCE	17.7	11.9	5.8	
	300°	TDV-E	255.9	171.9	84.0	Worst Case
		TDV-T	204.7	171.9	32.8	Worst Case
		SOURCE	17.3	11.8	5.5	
	345°	TDV-E	266.7	164.2	102.5	
		TDV-T	215.5	164.2	51.3	
		SOURCE	18.8	11.4	7.4	
D	Climate Zone 15 Palm Springs-Intl	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	308.0	198.9	109.1	
		TDV-T	220.2	181.7	38.5	
		SOURCE	18.3	11.3	7.0	
	75°	TDV-E	321.9	204.3	117.6	
		TDV-T	234.2	187.6	46.6	
		SOURCE	19.3	11.5	7.7	
	120°	TDV-E	312.6	202.6	110.0	
		TDV-T	224.9	186.4	38.5	
		SOURCE	18.5	11.4	7.1	
	165°	TDV-E	287.7	195.7	72.0	Worst Case
		TDV-T	180.0	178.6	1.4	Worst Case
		SOURCE	14.5	10.9	3.5	Worst Case
	210°	TDV-E	309.6	198.8	110.8	
		TDV-T	221.8	181.7	40.1	
		SOURCE	18.4	11.3	7.1	
	255°	TDV-E	301.1	205.1	96.0	
		TDV-T	213.4	188.3	25.0	
		SOURCE	17.0	11.6	5.4	
	300°	TDV-E	293.1	203.5	89.6	
		TDV-T	205.4	186.7	18.7	
		SOURCE	16.2	11.4	4.9	
	345°	TDV-E	289.8	196.2	73.6	
		TDV-T	182.0	179.1	3.0	
		SOURCE	14.6	11.0	3.6	

PC DESIGN REVIEW INFORMATION

Title 24-2022, Part 6, Energy Code

Model Name and Option: AMS 120x40 | Calculation Date/Time of Energy Report: 9/3/2023
Total Floor Area: 4800 | DSA Application:
HVAC System Type: VSHP

CZ Group	Climate Zone 16 Blue Canyon	Metric	Standard Design	Proposed Design	Margin	Worst Case
A	30°	TDV-E	253.4	205.8	47.6	
		TDV-T	213.8	205.8	8.0	
		SOURCE	29.5	19.3	10.2	
	75°	TDV-E	265.3	208.5	56.8	
		TDV-T	225.7	208.5	17.2	
		SOURCE	30.1	19.6	10.5	
	120°	TDV-E	255.1	208.5	46.6	
		TDV-T	215.5	208.5	7.0	
		SOURCE	29.6	19.6	10.0	
	165°	TDV-E	282.2	205.5	76.6	
		TDV-T	242.6	205.5	37.0	
		SOURCE	39.8	19.4	20.4	
	210°	TDV-E	258.7	206.5	52.2	
		TDV-T	219.1	206.5	12.6	
		SOURCE	29.8	19.4	10.4	
	255°	TDV-E	271.8	208.5	63.3	
		TDV-T	232.2	208.5	23.7	
		SOURCE	30.4	19.6	10.8	
	300°	TDV-E	259.0	207.9	51.1	
		TDV-T	219.4	207.9	11.5	
		SOURCE	29.7	19.6	10.1	
	345°	TDV-E	244.3	204.7	39.7	Worst Case
		TDV-T	204.7	204.7	0.1	Worst Case
		SOURCE	28.2	17.7	9.6	Worst Case
B	Climate Zone 05 Santa Maria	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	183.1	115.4	67.7	Worst Case
		TDV-T	143.3	116.2	27.9	Worst Case
		SOURCE	15.0	11.4	3.6	Worst Case
	75°	TDV-E	214.0	115.6	98.5	
		TDV-T	174.2	115.6	58.7	
		SOURCE	17.6	11.4	6.2	
	120°	TDV-E	204.0	114.7	89.3	
		TDV-T	164.2	114.7	49.5	
		SOURCE	16.9	11.4	5.4	
	165°	TDV-E	200.4	113.8	86.6	
		TDV-T	160.6	113.8	46.8	
		SOURCE	16.6	11.4	5.2	
	210°	TDV-E	207.4	115.0	92.4	
		TDV-T	167.6	115.0	52.6	
		SOURCE	17.1	11.4	5.6	
	255°	TDV-E	206.3	115.0	93.3	
		TDV-T	166.5	115.0	53.5	
		SOURCE	17.1	11.4	5.7	
	300°	TDV-E	199.7	114.1	85.5	
		TDV-T	159.9	114.1	45.7	
		SOURCE	16.5	11.4	5.1	
	345°	TDV-E	204.4	113.7	90.8	
		TDV-T	164.6	113.7	51.0	
		SOURCE	16.8	11.3	5.5	
C	Climate Zone 13 Fresno	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	284.6	213.3	71.2	
		TDV-T	233.3	213.3	20.0	
		SOURCE	20.3	16.0	4.3	
	75°	TDV-E	296.1	218.7	77.4	
		TDV-T	244.9	218.7	26.1	
		SOURCE	21.1	16.3	4.8	
	120°	TDV-E	289.7	217.3	72.4	
		TDV-T	238.4	217.3	21.1	
		SOURCE	20.7	16.3	4.4	
	165°	TDV-E	268.3	210.6	57.7	Worst Case
		TDV-T	217.0	210.6	6.4	Worst Case
		SOURCE	19.0	15.8	3.2	Worst Case
	210°	TDV-E	279.7	212.8	66.9	
		TDV-T	228.5	212.8	15.7	
		SOURCE	20.0	16.1	3.9	
	255°	TDV-E	289.3	217.6	71.7	
		TDV-T	238.0	217.6	20.4	
		SOURCE	20.6	16.3	4.3	
	300°	TDV-E	284.5	216.6	67.9	
		TDV-T	233.2	216.6	16.6	
		SOURCE	20.2	16.2	4.0	
	345°	TDV-E	268.7	210.5	58.3	
		TDV-T	217.5	210.5	7.0	
		SOURCE	19.1	15.8	3.3	
D	Climate Zone 15 Palm Springs-Intl	Azimuth (Front Orientation)	Standard Design	Proposed Design	Margin	Worst Case
	30°	TDV-E	307.5	249.0	58.5	
		TDV-T	219.7	200.0	19.7	
		SOURCE	18.2	13.8	4.4	
	75°	TDV-E	319.8	253.2	66.6	
		TDV-T	232.0	205.1	26.8	
		SOURCE	19.1	14.1	5.0	
	120°	TDV-E	318.4	251.1	67.3	
		TDV-T	230.7	204.5	26.2	
		SOURCE

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 1 of 18)

Project Name: AMS 48x40 | **Date Prepared:** 2023-09-03

A. General Information

1	Project Name	AMS 48x40			
2	Run Title	Title 24 Analysis			
3	Project Location				
4	City	Fresno	5	Standards Version	Compliance 2022
6	Zip code	93703	7	Compliance Software (version)	CBECC 2022.3.0 (1302)
8	Climate Zone	13	9	Building Orientation (deg)	345
10	Building Type(s)	• Nonresidential	11	Weather File	FRESNO-YOSEMITE_STYP20.epw
12	Project Scope	• New complete scope	13	Number of Dwelling Units	0
14	Total Conditioned Floor Area in Scope (ft²)	1920	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft²)	0	17	Fuel Type	None
18	Nonresidential Conditioned Floor Area	1920	19	Total # of Stories (Habitable Above Grade)	1
20	Residential Conditioned Floor Area	0			

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 2 of 18)

B. PROJECT SUMMARY

Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.

Building Components Complying via Performance					Building Components Complying Prescriptively	
Envelope (See Table G)	Nonres	Performance	Solar Thermal Water Heating (See Table I3)	☐ Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).	
	MultiFam	Not Included		☒ Not Included		
Mechanical (See Table H)	Nonres	Performance	Covered Process: Commercial Kitchens (see Table J)	☐ Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required
	MultiFam	Not Included		☒ Not Included	Outdoor Lighting 140.7 & 170.2(e)	NRCC-LTO-E is required
Domestic Hot Water (See Table I)	Nonres	Not Included	Covered Process: Laboratory Exhaust (see Table J)	☐ Performance	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required
	MultiFam	Not Included		☒ Not Included	**Building Components Complying with Mandatory Measures**	
Lighting (Indoor Conditioned, see Table K)	Nonres	Performance	Photovoltaics (see Table F)	☐ Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)	
	MultiFam	Not Included		☒ Not Included	Electrical Power Distribution 110.11	NRCC-ELC-E is required
			Battery (see Table F)	☐ Performance	Commissioning 120.8	NRCC-CXR-E is required
				☒ Not Included	Solar and Battery 110.10	NRCC-SAB-E is required

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 3 of 18)

C1. COMPLIANCE SUMMARY

	COMPLIES[1]		
	Time Dependent Valuation (TDV)		Source Energy Use
	Efficiency[1] (kBtu/ft² - yr)	Total[2] (kBtu/ft² - yr)	Total[2] (kBtu/ft² - yr)
Standard Design	279.99	279.99	21.98
Proposed Design	219.04	219.04	16.53
Compliance Margins	**60.95**	**60.95**	**5.45**
	Pass	**Pass**	**Pass**

[1] *Efficiency measures include improvements like a better building envelope and more efficient equipment*
[2] *Compliance Totals include efficiency, photovoltaics and batteries*
[3] *New Construction, Complete Addition Scope: Building complies when all efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded*
Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hour limits are not exceeded

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 4 of 18)

C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² - yr)

	COMPLIES[2]		
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Space Heating	17.68	46.73	-29.05
Space Cooling	98.89	124.75	-25.86
Indoor Fans	139.4	36.4	103
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	0	0	0
Indoor Lighting	24.02	11.16	12.86
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**279.99**	**219.04**	**60.95 (21.8%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**279.99**	**219.04**	**60.95 (21.8%)**

[1] *Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 5 of 18)

C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	65.89	65.89	---
Process	---	---	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**345.88**	**284.93**	**60.95 (17.6%)**

[1] *Notes: This table is not used for Energy Code Compliance.*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 6 of 18)

C4. SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual SOURCE Energy Use, kBtu/ft² /yr)

	COMPLIES[2]		
Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE)[1]
Space Heating	2.44	6.61	-4.17
Space Cooling	4.25	5.19	-0.94
Indoor Fans	13.08	3.52	9.56
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	0	0	0
Indoor Lighting	2.21	1.21	1
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**21.98**	**16.53**	**5.45 (24.8%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**21.98**	**16.53**	**5.45 (24.8%)**

[1] *Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 7 of 18)

C5. SOURCE ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE)[1]
Receptacle	4.93	4.93	---
Process	---	---	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**26.91**	**21.46**	**5.45 (20.3%)**

[1] *Notes: This table is not used for Energy Code Compliance.*

C6. 'ABOVE CODE' QUALIFICATIONS

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 8 of 18)

C7. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	1.1	2.9	-1.8	---	---	---
Space Cooling	5	5.9	-0.9	---	---	---
Indoor Fans	9.3	2.4	6.9	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	---	---	---	---	---	---
Domestic Hot Water	---	---	---	---	---	---
Indoor Lighting	1.7	0.7	1	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**17.1**	**11.9**	**5.2**	**0**	**0**	**0**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**17.1**	**11.9**	**5.2**	**0**	**0**	**0**
Receptacle	5.1	5.1	0	---	---	---
Process	---	---	---	---	---	---
Other Ltg	---	---	---	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**22.2**	**17**	**5.2**	**0**	**0**	**0**

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 9 of 18)

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft² / yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage
GROSS EUI[1]	39.45	30.21	9.24	23.42
NET EUI[1]	39.45	30.21	9.24	23.42

[1] *Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.*

D1. EXCEPTIONAL CONDITIONS

• The building does not include service water heating. Verify that service water heating is not required and is not included in the design.
• Project is claiming Exception 2 to Section 140.10(a): No PV system is required where the required PV system size is less than 4 kWdc.
• Project is claiming Exception 2 to Section 140.10(b): No battery storage system is required in buildings with battery storage system requirements with less than 10 kWh rated capacity.
• Project is claiming Exception 3 to Section 140.10(b): No battery storage system required for tenant spaces less than or equal to 5,000 ft2.

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	Total Gross Surface Area (ft²)	Total Fenestration Area (ft²)	Window to Wall Ratio (%)
North-Facing[1]	480	160	33.33
East-Facing[2]	400	0	0
South-Facing[3]	480	160	33.33
West-Facing[4]	400	0	0
Total	**1760**	**320**	**18.18**
Roof	1920	0	0

Notes
[1]*North-Facing is oriented to within 45 degrees of true north, including 45 00'00" east of north (NE), but excluding 45 00'00" west of north (NW),*
[2]*East-Facing is oriented to within 45 degrees of true east, including 45 00'00" south of east (SE), but excluding 45 00'00" north of east (NE),*
[3]*South-Facing is oriented to within 45 degrees of true south, including 45 00'00" west of south (SW), but excluding 45 00'00" east of south (SE),*
[4]*West-Facing is oriented to within 45 degrees of true west, including 45 00'00" north of west (NW), but excluding 45 00'00" south of west (SW),*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 10 of 18)

G4. NONRESIDENTIAL AIR BARRIER

01	02
Building Story Name	Air Barrier
Ground Floor	Air barrier - not verified

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	Construction Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value		Units	Value	Description of Assembly Layers	Status[1]
					Interior	Exterior				
Ext Roof	Roof	1,920	Metal	19	N/A	5	U-factor	0.0528	Metal Standing Seam - 1/16 in. Compliance Insulation R5.00 Plywood - 1/2 in. Roof Structure Air - Roof - 3 1/2 in. Acoustic Tile - 3/8 in.	N
Ext Wall	Exterior Wall	1,760	Metal	13	N/A	5	U-factor	0.0978	Wood siding - 1/2 in. Vapor permeable felt - 1/8 in. Compliance Insulation R5.00 R-13 in Metal Studs Gypsum Board - 1/2 in.	N
Floor over Crawlspace	Exterior Floor	1,920	N/A	0	N/A	N/A	U-factor	0.104	Vented Crawl Space Concrete - 140 lb/ft3 - 2 in. Carpet - 3/4 in.	N
Int Wall	Interior Wall	400	Metal	0	N/A	N/A	U-factor	0.3445	Gypsum Board - 1/2 in. Metal Stud Wall - No Insulation Gypsum Board - 1/2 in.	N

[1] *Status: N - New, A - Altered, E - Existing*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 11 of 18)

G6A. OPAQUE DOOR SUMMARY (NONRESIDENTIAL)

01	02	03	04
Assembly Name	Area (ft²)	Overall U-factor	Status[1]
Door	42	0.7	N

[1] *Status: N - New, A - Altered, E - Existing*

G7A. FENESTRATION ASSEMBLY SUMMARY (NONRESIDENTIAL)

01	02	03	04	05	06	07	08	09
Fenestration Assembly Name	Fenestration Type/ Product Type / Frame Type	Certification Method[1]	Assembly Method	Area (ft²)	Overall U-factor	Overall SHGC	Overall VT	Status[2]
Windows	Vertical fenestration Fixed window N/A	NFRC	Manufactured	320	0.42	0.25	0.44	N

[1] *Notes: Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.*
[2] *Status: N - New, A - Altered, E - Existing*

H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)

01	02	03	04	05	06	07	08	09	10	11	12
			Heating				Cooling				
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Status[1]
FC-1	Single Package VHP Air System	2	39	3.41	COP	3.3	42	EER	11	No Economizer	N

[1] *Status: N - New, A - Altered, E - Existing*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 12 of 18)

H3. NONRESIDENTIAL / COMMON USE AREA FAN SYSTEMS SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13
Name or Item Tag	Qty	Design OA CFM	Supply Fan				Return / Relief Fan					Status[1]
			CFM	Power	Power Units	Control	Fan Type	CFM	Power	Power Units	Control	
FC-1	2	364.8	1,350	0.73	inH2O	Constant Vol	N/A	N/A	N/A	N/A	N/A	N

[1] *Status: N - New, A - Altered, E - Existing*

H8. SYSTEM SPECIAL FEATURES

01	02	03	04
System Name	Equipment Type	Interlocks per 140.4(s)[1]	Other Special Features and Controls
FC-1	Single Package VHP Air System	No	

Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCH-E.
[1] *Yes = interlocks are provided, No = interlocks are not provided, NA means no operable openings.*

H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION

01	02	03	04	05	06	07
Zone Name	Mechanical Ventilation				Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
	Ventilation Function	# of People	Supply OA CFM	Exhaust CFM		
Zn FC-1 L01	Education - Classrooms (ages 9-18)	48	729.6	0	1920	N/A

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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LICENSED ARCHITECT — SIMON PATRICK CARLEY — No. C12631 Ren. 3-31-25 — STATE OF CALIFORNIA

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1
2
3
4

DRAWN BY: AA
SCALE: AS NOTED
DATE: MM/DD/YY
PROJECT NO: XXXX-22

SHEET TITLE:
ENERGY CALCULATIONS
48'x40' BUILDING
GROUP 'C'

SHEET NUMBER:
EN.22

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H11. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12
System ID	System Type	Qty	Rated Capacity (kBtuh)		Airflow (cfm)			Fan			VSD
			Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	
FC-1_TRM	Uncontrolled	2	N/A	N/A	1,350	N/A	0	N/A	N/A	N/A	☐

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO

01	02	03	04	05	06
Occupancy Type[1]	Conditioned Floor Area[2] (ft²)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance	
				Area Category Footnotes (Watts)	Area Category Footnotes (Watts)
Classroom, Lecture, or Training Vocational	1920	720	0	0	0
Building Totals:	**1920**	**720**	**0**	**0**	**0**

[1]*See Table 140.6-C*
[2]*See NRCC-LTI-E for unconditioned spaces*
[3]*Lighting information for existing spaces modeled is not included in this table*

K2. INDOOR CONDITIONED LIGHTING SCHEDULE

Luminaire Schedule (includes all permanent installed lighting in conditioned space, and portable lighting over 0.3 w/ft² in offices)

01	02	03	04	05	06
Name or Item Tag	Complete Luminaire Description (i.e. 3 lamp fluorescent troffer, F32T8, one dimmable electronic ballast)	Installed Watts (Conditioned)			
		Watts per luminaire	How is Wattage determined	Total Number of Luminaires	Installed Watts
2x4 LED	2x4 - LED	45	According to 130.0(c)	16	720

[1]*If lighting power densities were used in the compliance model Building Departments will need to check prescriptive forms for Luminaire Schedule details.*

K3. INDOOR CONDITIONED LIGHTING CONTROL CREDITS

Lighting Control Credits Schedule (includes all lighting controls installed in conditioned space for compliance credit per 140.6(a)2 and Table 140.6-A)

01	02	03	04	05	06	07	08	09
Area Description	Primary Function Area (must meet requirements of Table 140.6-A and 170.2-L)	Type of Lighting Control	Power Adjustment Factor (PAF)	Luminaire Item Tag	Watts per Luminaire	# of Luminaires	Lighting Controlled (Watts)	Control Credit (Watts)
L01 ClassRm 101	Classroom, Lecture, or Training Vocational	N/A	N/A	2x4 LED	45	4	180	0
L01 ClassRm 101	Classroom, Lecture, or Training Vocational	N/A	N/A	2x4 LED	45	4	180	0
L01 ClassRm 102	Classroom, Lecture, or Training Vocational	N/A	N/A	2x4 LED	45	4	180	0
L01 ClassRm 102	Classroom, Lecture, or Training Vocational	N/A	N/A	2x4 LED	45	4	180	0
						Lighting Control Credits (Conditioned) Total (Watts)		**0**

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

Building Level Controls

01	02
Mandatory Demand Response 110.12(c)	Shut-Off Controls 130.1(c) & 160.5(b)4C
NA	Required

Area Level Controls (includes all lighting controls installed in conditioned space to meet mandatory requirements per 130.1)

03	04	05	06	07	08	09
Area Description	Area Category Primary Function Area	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 Daylighting 130.1(d) & 160.5)b)4D	Secondary Daylighting 140.5(d) & 160.5)b)4D
Classrooms Skylit Zn	Classroom, Lecture, or Training Vocational	Required	NA	Required	Required	Required

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author Indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Envelope	NRCI-ENV-01-E - Must be submitted for all buildings
Envelope	NRCI-ENV-E - Envelope (for all buildings)
Mechanical	NRCI-MCH-01-E - Must be submitted for all buildings
Mechanical	NRCI-MCH-E - For all buildings with Mechanical Systems
Plumbing	NRCI-PLB-01-E - Must be submitted for all buildings
Indoor Lighting	NRCI-LTI-01-E - Must be submitted for all buildings
Indoor Lighting	NRCI-LTI-E - Indoor Lighting (for all buildings)
Indoor Lighting	NRCI-LTI-02-E- Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections made by Documentation Author Indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP).

Building Component	Form/Title
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Indoor Lighting	NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls.
Indoor Lighting	NRCA-LTI-03-A - Automatic Daylight Controls.

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections made by Documentation Author Indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP).

Building Component	Form/Title
Mechanical	NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
Mechanical	NRCA-MCH-03-A - Constant Volume Single Zone HVAC
Mechanical	NRCA-MCH-19-A Occupancy Sensor Controls

N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Selections made by Documentation Author Indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

There are no Certificates of Verification applicable to this project

Documentation Author's Declaration Statement

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

Documentation Author Name: Hans Marsman, CEA, LEED AP BD+C	Documentation Author Signature:
Company: Marsman Consulting	Signature Date:
Address: 1150 J Street #409	CEA/HERS Certification Identification (if applicable):
City/State/Zip: San Diego, CA 92101	Phone: (619) 573-6374

Digitally signed by Hans Marsman, LEED AP, CEA
Date: 2023.09.07 15:07:47 -08'00'

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 understand that a registered 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, and I will take the necessary steps to accomplish this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

Responsible Designer Name: Randall P Cavannagh	Responsible Designer Signature:	
Company: American Modular Systems | Gen7 Schools		
Address: 787 Spreckels Avenue	Date Signed: 09/05/23	
City/State/Zip: Manteca, CA 95336	License #: C12631	
Phone: 209.825.1921	Title: Architect	Scope: Envelope
Responsible Designer Name: Randall P Cavannagh	Responsible Designer Signature:	
Company: American Modular Systems | Gen7 Schools		
Address: 787 Spreckels Avenue	Date Signed: 09/05/23	
City/State/Zip: Manteca, CA 95336	License #: C12631	
Phone: 209.825.1921	Title: Architect	Scope: Mechanical

Responsible Designer Name: Randall P Cavannagh	Responsible Designer Signature:	
Company: American Modular Systems | Gen7 Schools		
Address: 787 Spreckels Avenue	Date Signed: 09/05/23	
City/State/Zip: Manteca, CA 95336	License #: C12631	
Phone: 209.825.1921	Title: Architect	Scope: Lighting

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REGINALD PATRICK CAVANNAGH
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Ren. 9-31-25
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ENERGY CALCULATIONS
48'x40' BUILDING
GROUP 'C'

SHEET NUMBER:

EN.23

ID: XXXXX - 2b44-4b47-8f0f-0fc0-5b0-f0-1505f1b9-1b8 File: PCF0715-1505f1b9-b8a4.rfa Pw: 0fqRuqbwHgQPCdFdbAJBAQ2Q2f2B3B6b5b9d0-0b0-2c0-1b8-4df-4f2f-8bf-4bae4cc47c4c9f0f0f0

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	AMS PC 24x40 UC Ltg	Report Page:	(Page 1 of 7)
Project Address:		Date Prepared:	2023-03-06T11:31:48-05:00

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.

A. GENERAL INFORMATION

01	Project Location (city)	Palmdale	04	Total Conditioned Floor Area (ft²)	0
02	Climate Zone	14	05	Total Unconditioned Floor Area (ft²)	480
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

● Classroom

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	0	Area Category Method	480
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft²)			480	

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Project Name:	AMS PC 24x40 UC Ltg	Report Page:	(Page 2 of 7)
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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)3 / 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 F)			
Conditioned					=		≥		=		
Unconditioned		283.25			=	283.25	≥ 280		=	280	COMPLIES
									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.

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CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	AMS PC 24x40 UC Ltg	Report Page:	(Page 3 of 7)
		Date Prepared:	2023-03-06T11:31:48-05:00

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: Unconditioned 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
2x4 LED	2x4 LED	No	NA	50	Mfr. Spec	4	No	200	☐	☐
40W Incandescent	40W Incandescent	No	NA	40	Mfr. Spec	2	No	80	☐	☐
							Total Designed Watts: UNCONDITIONED SPACES	280		

[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.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
		Pass	Fail
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	☐	☐
NA < 4,000W subject to multilevel	See Area/Space Level Controls	☐	☐

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CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	AMS PC 24x40 UC Ltg	Report Page:	(Page 4 of 7)
		Date Prepared:	2023-03-06T11:31:48-05:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

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/Sky lit 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
Restrooms	Restroom	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Plumb Chase	Electrical Mechancial Telephone Room	Readily Accessible	NA: General Ltg <= 0.5W/SF	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
							13		
							Plan Sheet Showing Daylit Zones:		

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 .

Unconditioned 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
Restrooms	Restroom	0.65	365	237.25	No	No
Plumb Chase	Electrical Mechancial Telephone Room	0.4	115	46	No	No
			TOTALS:	480	283.25	See Tables *L* or *P* for detail

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

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CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	AMS PC 24x40 UC Ltg	Report Page:	(Page 5 of 7)
		Date Prepared:	2023-03-06T11:31:48-05:00

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.

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.

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Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	AMS PC 24x40 UC Ltg	Report Page:	(Page 6 of 7)
		Date Prepared:	2023-03-06T11:31:48-05:00

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.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	Restrooms

Registration Number: | 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: 93981-0323-0007 Report Generated: 2023-03-06 07:40:22

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	AMS PC 24x40 UC Ltg	Report Page:	(Page 7 of 7)
Project Address:		Date Prepared:	2023-03-06T11:31:48-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:		Documentation Author Signature:	
Hans Marsman			
Company:	Marsman Consulting	Signature Date:	
Address:	1150 J Street #409	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	San Diego, CA 92101	Phone:	(619) 573-6374

Digitally signed by HANS MARSMAN
DN: C=US, E=hans@LEAD4.ca.g...
Date: 2023.03.06 08:04:09-08'00'

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:		Responsible Designer Signature:	
	Randall P Cavannagh		
Company:	American Modular Systems	Date Signed:	03/04/2023
Address:	787 Spreckels Avenue	License:	C12631
City/State/Zip:	Manteca, CA 95336	Phone:	209.825.1921

Registration Number: | 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: 93007-0323-0004 Report Generated: 2023-03-06 08:31:50

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	AMS PCs Ext Ltg - T24-22	Report Page:	(Page 1 of 7)
Project Address:		Date Prepared:	2023-03-06T10:40:21-05:00

This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2L 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.

A. GENERAL INFORMATION

01	Project Location (city)	Palmdale	04	Total Illuminated Hardscape Area (ft²)	0
02	Climate Zone	14			
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				

● Classroom

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)2L / 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.

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	AMS PCs Ext Ltg - T24-22	Report Page:	(Page 2 of 7)
		Date Prepared:	2023-03-06T10:40:21-05:00

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)6v 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)2 / 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**
0	+	17	+	---	+	---	+	---	OR	---	=	17	≥	17	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.

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	AMS PCs Ext Ltg - T24-22	Report Page:	(Page 3 of 7)
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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
Ext Ltg Fixture @ Door	Lihtonia ARC LED	☐ Linear	17	Mfr. Spec	1	New	☐	17	NA: < 6200 lumens	☐	☐
								Total Design Watts:	17		

* 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/ft 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.

Registration Number: | Generated Date/Time: | Documentation Software: Energy Code Ace
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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	AMS PCs Ext Ltg - T24-22	Report Page:	(Page 4 of 7)
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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
Entry Door(s): "Ext Ltg Fixture @ Door"	Astronomical Timer	Provided	Provided	☐	☐

[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.

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				
	"Use it or lose it" Allowance (select all that apply) (select all that apply)				
☐ General Hardscape Allowance Table I (below)	☒ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M

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				Additional Allowance (Watts)
		# of Locations	Allowance per Location[2]	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	
Entry Door(s)	Building Entrance/Exit	1	19	19	Ext Ltg Fixture @ Door	17	1	17	17
					Total Design Watts for this Area:			17	
					Total Allowance (Watts) All Areas:				17

[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/ft 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.

Registration Number: | Generated Date/Time: | Documentation Software: Energy Code Ace
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IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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PRE-CHECKED SET NAME
24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ **2022 CBC PRE-CHECK (PC) DOCUMENT**
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
RANDALL PATRICK CAVANNAGH
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

REVISIONS
1
2
3
4

DRAWN BY: AA
SCALE: AS NOTED
DATE: MM/DD/YY
PROJECT NO: XXXX-22

SHEET TITLE:
ENERGY CALCULATIONS SUPPLEMENTAL SHEET

SHEET NUMBER:
EN.74

S3:XXXXX_3bed14b4158d26e28c4fb2b1b0:1693835353:8F_AN7TDEFTSVIOIEPZ6DHB_FN_HyCphwmqMyZRVOJFdkFBwQ0ZZCBSB5bSWQ:8F2b2b2b

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name:	AMS PCs Ext Ltg - T24-22	**Report Page:** (Page 6 of 7)
		Date Prepared: 2023-03-06T10:40:21-05:00

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	Entry Door(s): "Ext Ltg Fixture @ Door"

Registration Number:
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

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Compliance ID: 92981-0323-0007
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STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name:	AMS PCs Ext Ltg - T24-22	**Report Page:** (Page 7 of 7)
		Date Prepared: 2023-03-06T10:42:21-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Documentation Author Signature:
Hans Marsman	
Company: Marsman Consulting	Signature Date:
Address: 1150 J Street #409	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: San Diego, CA 92101	Phone: (619) 573-6374

Digitally signed by Hazel Nazarenus, LEED AP, CEA
Date: 2023.03.06 09:57:30-08'00'

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:	Responsible Designer Signature:
Randall P Cavannagh	
Company: American Modular Systems | Gen7 Schools	Date Signed: 03/04/2023
Address: 787 Spreckels Avenue	License: C12631
City/State/Zip: Manteca, CA 95336	Phone: 209.825.1921

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STATE OF CALIFORNIA
Domestic Water Heating System CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-PLB-E
Project Name:	AMS PCs Water Heating - T24-22	**Report Page:** (Page 1 of 6)
		Date Prepared: 2023-03-06T10:41:54-05:00

This document is used to demonstrate compliance for nonresidential occupancies with requirements in 110.1, 110.3, 120.3, and 140.5, and with requirements in 141.0 for additions and alterations, for domestic water heating scopes using the prescriptive path. For high-rise residential and hotel/motel occupancies compliance is demonstrated with requirements in 110.1, 110.3, 160.4 and 170.2(d), and with requirements 180.1 for additions and 180.2 for alterations.

A. GENERAL INFORMATION

01	Project Location (city)	Palmdale	02	Climate Zone	14
03	Occupancy Types Within Project (select all that apply):				

● Classroom

B. PROJECT SCOPE

This table includes domestic water heating systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive paths outlined in 140.1 / 170.2(d) and 141.0(a)/ 180.1, or 141.0(b)2N / 180.2 for additions or alterations. Solar water heating systems are documented on the NRCC-SAB compliance document. Combined hydronic water heating systems are documented on the NRCC-MCH compliance document.

01	02	03	
My project consists of (check all that apply):	System Type[1,2]	System Components	
☒ New system (DHW system being installed for the first time in newly constructed building)	Individual System (serving nonresidential spaces)	☒ Equipment	☒ Distribution ☒ Controls
☐ System Alteration (equipment, distribution or controls)		☐ Equipment	☐ Distribution ☐ Controls

[1]FOOTNOTES: Point of use water heaters, or other non-central systems used to serve nonresidential spaces, are considered individual systems.
[2] Dwelling units refers to hotel/motel guest rooms and units in a multifamily residential occupancy.
[3] DHW systems serving 2 or more dwelling units are considered "Central Systems" for multifamily occupancies

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with water heating requirements. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. or the table indicated as not compliant for guidance.

01	02	03	04
Domestic Hot Water Equipment	Distribution Systems	Controls	**Compliance Results**
Table F	Table G	Table H	
Yes	Yes	Yes	COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with unedittable comments because of selections made or data entered in tables throughout the form.

Registration Number:
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

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Compliance ID: 92981-0323-0009
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STATE OF CALIFORNIA
Domestic Water Heating System CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-PLB-E
Project Name:	AMS PCs Water Heating - T24-22	**Report Page:** (Page 2 of 6)
		Date Prepared: 2023-03-06T10:41:54-05:00

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. DOMESTIC HOT WATER EQUIPMENT

This table is used to demonstrate compliance with mandatory equipment requirements in 110.1 and 110.3. Compliance with prescriptive requirements in 140.5(c) / 170.2(d) must also be demonstrated and with 141.0 / 180.1 / 180.2 for addition and alteration scopes.

Equipment Schedule: Water Heating Efficiency and Standby Loss

03	04		05		06		
System Name	EWH-1	Exception to 140.5(c)/ 170.2(d)3	Exceptions Do Not Apply	☐	Gas Service Water Heating System >= 1MMBtu/h[2]	Capacity-weighted Average Efficiency %	
07	08	09	10	11	12	13	14	15
Name or Item Tag	Equipment Type	Volume (gal)	Rated Input Capacity (Btu/h)	Max GPM/ First Hour Rating (FHR)	Rated Efficiency	Minimum Efficiency Required	Efficiency Unit	Designed Standby Loss	Maximum Standby Loss
EWH-1	Commercial Electric Storage Water Heater	20	6,824					1.25	1.65

[1]FOOTNOTE: In systems >= 1MMBtu/h with multiple units, gas water heaters with input capacity > 100,000 Btu/h may meet 90% Et requirements via an input capacity-weighted average.

Water Heating Equipment All Occupancies

	Yes	No	Not Applicable	Requirement
18	☒	☐	☐	Unfired storage tank insulation shall have Internal + External >=R-16 OR External >=R-3.5. Label required per 110.3(c)3
19	☐	☐	☒	New state buildings 60% of energy for service water heating from site solar energy or recovered energy per 110.3(c)5
20	☐	☐	☒	Isolation valves for instantaneous water heater with input rating >6.8 kBTUH or 2 kW has been specified per 110.3(c)6.
21	☐	☐	☒	School buildings < 25,000 ft^2 and < 4 stories must install a heat pump water heating system per 140.5(a)1. Water heating systems serving an individual bathroom space may be an instantaneous electric water heater.

Registration Number:
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

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STATE OF CALIFORNIA
Domestic Water Heating System CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-PLB-E
Project Name:	AMS PCs Water Heating - T24-22	**Report Page:** (Page 3 of 6)
		Date Prepared: 2023-03-06T10:41:54-05:00

G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

This table is used to demonstrate compliance for nonresidential occupancies with distribution requirements in 120.3 and 140.5. For multifamily and hotel/motel occupancies, compliance is demonstrated with requirements 110.3(c), 160.4, 170.2(d).

Mandatory Pipe Insulation All Occupancies

13	☐	For systems serving dwelling units, pipe insulation must meet the minimum insulation requirements in Table 160.4-A (see below) except: • Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration. Piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the metal framing. Insulation shall abut securely against all framing members • Piping installed in interior or exterior walls shall not be required to have pipe insulation if all of the requirements are met for compliance with Quality Insulation Installation (QII) as specified in the Reference Residential Appendix RA3.5. • Piping surrounded with a minimum of 1 inch of wall insulation, 2 inches of crawlspace insulation, or 4 inches of attic insulation, shall not be required to have pipe insulation.
14	☐	For systems serving nonresidential spaces, pipe insulation for the following applications is specified to comply with Table 120.3-A (see below) per 120.3: • Recirculating system piping, including supply and return piping of the water heater • The first 8 ft of hot and cold outlet piping, including between storage tank and heat trap, for a nonrecirculating storage system • Pipes that are externally heated
15	☒	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service per 120.3(b) / 160.4(f). Pipe insulation buried below grade must be installed in a water proof and non-crushable casing or sleeve.

TABLE 120.3-A / 160.4-A PIPE INSULATION THICKNESS

Fluid Temperature Range (°F)	Conductivity Range (Btu-in per hour per ft^2 per °F)	Insulation Mean Rating Temp (°F)	Nominal Pipe Diameter (in)			
			< 1	1 to < 1.5	1.5 to < 4	1.5 to < 4 Multifamily & Hotel/Motel
			Minimum Insulation Required			
105-140	0.22 - 0.28	100	1.0 in or R-7.7	1.5 in or R-12.5	1.5 in or R-11	2.0 in or R-16

Registration Number:
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Generated Date/Time:
Report Version: 2022.0.000
Schema Version: rev 20220101

Documentation Software: Energy Code Ace
Compliance ID: 92981-0323-0009
Report Generated: 2023-03-06 07:41:56

STATE OF CALIFORNIA
Domestic Water Heating System CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-PLB-E
Project Name:	AMS PCs Water Heating - T24-22	**Report Page:** (Page 4 of 6)
		Date Prepared: 2023-03-06T10:41:54-05:00

H. DOMESTIC HOT WATER CONTROLS

This table is used to demonstrate compliance with control requirements in 110.3 for all occupancies. For multifamily residential and hotel/motel occupancies, compliance is also demonstrated with requirements in 160.4(e) / 170.2(d).

	Yes	No	Not Applicable	Requirement
01	☒	☐	☐	Construction documents require manufacturer certification that service water-heating systems are equipped with automatic temperature controls capable of adjusting temperature settings per 110.3(a).
02	☐	☐	☒	Systems with capacity > 167,000 BTUH equipped with outlet temperature controls per 110.3(c)1 unless covered by California Plumbing Code 613.0.
03	☐	☐	☒	Controls for circulating pumps or electrical heat trace systems are capable of automatically turning off the system per §110.3(c)2 unless systems serves healthcare facility.
04	☐	☐	☒	For recirculation systems serving multiple dwelling units, design includes automatic pump controls per 170.2(d) or 180.1(b)3 for additions.
05	☐	☐	☒	For recirculation systems serving individual dwelling units, design includes manual on/off controls as specified in Reference Appendix RA4.4.9 per 170.2(d).
06	☐	☐	☒	For recirculation systems serving individual dwelling units, design includes automatic pump controls per 170.2(d) or 180.1(b)3 for additions. Combustion air positive shut-off shall be provided per 160.4(3).on all newly installed commercial boilers as follows: • Boilers with input capacity >= 2.5 MMBtu/h, in which the boiler is designed to operate with a nonpositive vent static pressure • Boilers where one stack serves two or more boilers with a total combined input capacity per stack of 2.5 MMBtu/h.
07	☐	☐	☒	Boiler combustion air fans with motor >= 10 hp shall meet one of the following • The fan motor shall be driven by a variable speed drive OR • The fan motor shall include controls that limit the fan motor demand to <=30% of the total design wattage at 50% of the design air volume.
08	☐	☐	☒	Newly installed boilers with an input capacity (dgtie/) 5MMBtu/h and a steady state full-load combustion efficiency < 90% shall maintain excess (stack-gas) oxygen concentrations <= 5% by volume on a dry basis over firing rates of 20-100%. Combustion air volume shall be controlled with respect to firing rate or flue gas oxygen concentration. Use of a common gas and combustion air control linkage or jack shaft is prohibited.

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Form/Title
NRCI-PLB-E - Must be submitted for all buildings

Registration Number:
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Generated Date/Time:
Report Version: 2022.0.000
Schema Version: rev 20220101

Documentation Software: Energy Code Ace
Compliance ID: 92981-0323-0009
Report Generated: 2023-03-06 07:41:56

STATE OF CALIFORNIA
Domestic Water Heating System CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-PLB-E
Project Name:	AMS PCs Water Heating - T24-22	**Report Page:** (Page 5 of 6)
		Date Prepared: 2023-03-06T10:41:54-05:00

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no forms required for this project.

Registration Number:
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Generated Date/Time:
Report Version: 2022.0.000
Schema Version: rev 20220101

Documentation Software: Energy Code Ace
Compliance ID: 92981-0323-0009
Report Generated: 2023-03-06 07:41:56

STATE OF CALIFORNIA
Domestic Water Heating System CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-PLB-E
Project Name:	AMS PCs Water Heating - T24-22	**Report Page:** (Page 6 of 6)
Project Address:		**Date Prepared:** 2023-03-06T10:41:54-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Documentation Author Signature:
Hans Marsman	
Company: Marsman Consulting	Signature Date:
Address: 1150 J Street #409	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: San Diego, CA 92101	Phone: (619) 573-6374

Digitally signed by Hazel Nazarenus, LEED AP, CEA
Date: 2023.03.06 09:57:30-08'00'

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:	Responsible Designer Signature:
Randall P Cavannagh	
Company: American Modular Systems | Gen7 Schools	Date Signed: 03/04/2023
Address: 787 Spreckels Avenue	License: C12631
City/State/Zip: Manteca, CA 95336	Phone: 209.825.1921

Registration Number:
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Generated Date/Time:
Report Version: 2022.0.000
Schema Version: rev 20220101

Documentation Software: Energy Code Ace
Compliance ID: 92981-0323-0009
Report Generated: 2023-03-06 07:41:56

CALIFORNIA ENERGY COMMISSION
ELECTRICAL POWER DISTRIBUTION CEC-NRCC-ELC-E

CERTIFICATE OF COMPLIANCE

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 & hotel/motel occupancies will also use this document to demonstrate compliance per §141.0(a) or §141.0(b)2P for alterations. For multifamily addition or alterations compliance will be documented per §180.1(a) or §180.2(b)4Bvii.

Project Name:	PC 48'-240'x40'	Enforcement Agency:	DSA
Dwelling Address:	N/A	Permit Number:	N/A
City and Zip Code:	N/A	Permit Application Date:	

A. GENERAL INFORMATION

01	Project Location (city)					02	Climate Zone				
						03	Occupancy Types Within Project:				
☐	Office	☐	Retail	☐	Warehouse	☐	Hotel/ Motel				
☐	High-Rise Residential Multifamily/ MF Mixed-use >= 4 stories (new construction)	☐	High-Rise Residential Multifamily/ MF Mixed-use >= 4 stories (Addition or Alteration)	☐	Healthcare Facilities	☐	Parking Garage	☒	School	☐	Support Areas
				☐	Relocatable	☐	All Others	☐	Theater	☐	Sports Arena
☐	Auditorium	☐	Commercial/ Industrial	☐	Grocery Store	☐	Religious Facility	☐	Data Center	☐	Convention Center
☐	Classroom	☐	Library	☐	Gymnasium	☐	Restaurant/ Commercial Kitchen	☐	Financial Institution	☐	Medical Clinic

CALIFORNIA ENERGY COMMISSION
ELECTRICAL POWER DISTRIBUTION CEC-NRCC-ELC-E

B. PROJECT SCOPE

This table includes electrical service 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)&(b)	Demand Response Controls Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standard based messaging protocol which enables demand response after receiving a demand response signal. Sections §120.2/§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.	Provides power to dwelling units/common living areas only in multifamily occupancy
			☐	☐		☐

[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 occupancy 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.

CALIFORNIA ENERGY COMMISSION
ELECTRICAL POWER DISTRIBUTION CEC-NRCC-ELC-E

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through J.

Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see the applicable Table referenced below.

01		02		03		04		05		06
Service Electrical Metering §130.5(a)/ §160.6(a)	AND	Separation for Monitoring §130.5(b)/ §160.6(b)	AND	Voltage Drop §130.5(c)/ §160.6(c)	AND	Controlled Receptacles §130.5(d)/ §160.6(d)	AND	Electric Ready §160.9		Compliance Results
(See Table F)		(See Table G)		(See Table H)		(See Table I)		(See Table J)		
Yes/No	**AND**	Yes/No	**AND**	Yes/No	**AND**	Yes/No	**AND**	Yes/No		**COMPLIES, DOES NOT COMPLY, Or COMPLIES with Exceptional Conditions**

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with unedittable comments because of selections made or data entered in tables throughout the form.

CALIFORNIA ENERGY COMMISSION
ELECTRICAL POWER DISTRIBUTION CEC-NRCC-ELC-E

E. ADDITIONAL REMARKS

This table includes remarks made by the installer to the Authority Having Jurisdiction.

F. SERVICE ELECTRICAL METERING

This table includes new or replacement electrical service systems OR equipment to demonstrate compliance with §130.5(a)/§160.6(a). For multifamily occupancies, submetered systems that provide power to common use areas must meet the following metering requirements. Submetered systems providing power to dwelling units do not.

01	02	F. SERVICE ELECTRICAL METERING 03				04	05	
		Required Metering Capabilities per Table 130.5-A					Field Inspector	
Electrical Service Designation/ Description	Rating[1] (kVA)	Instantaneous Demand (kW)	Historical Peak Demand (kW)	Tracking kWh for user-defined period	kWh per rate period	Location of Requirements in Construction Documents	Pass	Fail
		☐	☐	☐	☐		☐	☐
		☐	☐	☐	☐		☐	☐

[1]FOOTNOTES: If common use areas in a multifamily occupancy are submetered, rating is for submeter size serving common use areas.

ID: XXXXX-2e4e4b4f3d0e2fe3e3e1d2c0-20220323-00 AMS_PROJECTS\2022\2022-03\20220323-00\20220323-00.pa4 Mon Mar 06 07:41:56 2023 C:\Users\HAZEL~1.NAZ\AppData\Local\Temp\AcPublish_19436\20220323-00.dsd

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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PRE-CHECKED SET NAME
24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME
.
.
.

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ **2022 CBC PRE-CHECK (PC) DOCUMENT**
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
BENJAMIN PATRICK CAVANNAGH
No. C12631
STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

REVISIONS
1
2
3
4

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:
ENERGY CALCULATIONS SUPPLEMENTAL SHEET

SHEET NUMBER:
EN.75

G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING

This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with §130.5(b)/§160.6(b). Any load types that are not included in the service do not need to be shown. For multifamily occupancies, submetered systems that provide power to dwelling units do not need to meet these separation requirements and therefore load types on those submetered systems also do not need to be shown.

Electrical Service Designation/ Description:					
01	02	03	04	05	
Load Type per Table 130.5-B[1]	Minimum Required Separation of Load per Table 130.5-B	Compliance Method[2]	Location of Requirements in Construction Documents	Field Inspector	
				Pass	Fail
				☐	☐

NOTES If "Other" is selected under Compliance Method above, please indicate how compliance has been achieved in the space provided below.
[1] FOOTNOTES: For each separate load type, up to 10% of the connected load may be of any type.
[2] Method 1: Switchboards/ motor control centers/ panelboard loads disaggregated for each load type.
Method 2: Switchboards/ motor control centers/ panelboard supply other distribution equipment with loads disaggregated for each load type.
Method 3: Branch circuits serve load types individually & provisions for adding future branch circuit monitoring.
Method 4: Complete metering system measures and reports loads by type.
See Chapter 8 of the Nonresidential Compliance Manual for more detail on Compliance Methods.

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)2Piii/§180.2(b) 4Bviic.

NOTES If "Permitted by CA Elec Code" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.

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[1]	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector	
	☐ Voltage drop ≤ 5%	☐ Permitted by CA Elec Code (Exception to §130.5(c))*			Pass	Fail
					☐	☐

[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".

I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES

This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with §130.5(d)/§160.6(d). Both controlled and uncontrolled receptacles must be provided in office areas, lobbies, conference rooms, kitchen areas in office spaces, copy rooms and hotel/motel guest rooms.

01	02	03	04	05	06	07	
Room Name or Description	Location/ Type of Controlled Receptacles[1]	Shut-Off Controls	Demand Responsive Controls	Permanent Durable Marking Will be Used	Location of Requirements in Construction Documents	Field Inspector	
						Pass	Fail
				☐		☐	☐

NOTES: If "Other" is selected under Shut-Off Controls above, please indicate how compliance has been achieved in the space provided below.

[1] FOOTNOTES: Receptacles dedicated to refrigerators and water dispensers in kitchens, located a minimum of 6ft above the floor specifically for clocks, network copiers, fax machines, A/V and data equipment other than personal computers in copy rooms, circuits rated more than 20 Amps, or connected to a UPS that are intended to be in continuous use and are marked to differentiate them from other receptacles or circuits are excepted from the requirements.

J. ELECTRIC READY BUILDINGS

This table includes electrical system requirements that must be met when using gas or propane heating, cooking or clothes drying in multifamily occupancies to demonstrate compliance with §160.9.

01	Systems serving multifamily occupancy that use gas or propane include:	☐ Furnaces serving individual dwelling units	☐ Cooktops serving individual dwelling units	☐ Clothes dryers serving individual dwelling units	☐ Clothes dryers in common areas	☐ None of these

Gas/ Propane Furnaces Serving Individual Dwelling Units (Heat Pump Space Heater Ready)

	Yes	Requirement
02	☐	A dedicated 240 volt branch circuit shall be installed within 3 feet from the furnace and accessible to the furnace with no obstructions. The branch circuit shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready". All electrical components shall be installed in accordance with the California Electrical Code.
03	☐	The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future heat pump space heater installation. The reserved space shall be permanently marked as "For Future 240V use".

Gas/ Propane Cooktops Serving Individual Dwelling Units

	Yes	Requirement
04	☐	A dedicated 240 volt branch circuit shall be installed within 3 feet from the cooktop and accessible to the cooktop with no obstructions. The branch circuit shall be rated at 50 amps minimum. The blank cover shall be identified as "240V ready". All electrical components shall be installed in accordance with the California Electrical Code.
05	☐	The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future electric cooktop installation. The reserved space shall be permanently marked as "For Future 240V use".

Gas/ Propane Clothes Dryers Serving Individual Dwelling Units

	Yes	Requirement
06	☐	A dedicated 240 volt branch circuit shall be installed within 3 feet from the clothes dryer and accessible to the clothes dryer with no obstructions. The branch circuit shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready". All electrical components shall be installed in accordance with the California Electrical Code.
07	☐	The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future electric clothes dryer installation. The reserved space shall be permanently marked as "For Future 240V use".

Gas/ Propane Clothes Dryers In Common Areas

	Yes	Requirement
08	☐	Conductors or raceway shall be installed with termination points at the main electrical panel, via subpanels panels if applicable, to a location no more than 3 feet from each gas outlet or a designated location of future electric replacement equipment. Both ends of the conductors or raceway shall be labelled "Future 240V Use." The conductors or raceway and any intervening subpanels, panelboards, switchboards, and busbars shall be sized to meet the future electric power requirements, at the service voltage to the point at which the conductors serving the building connect to the utility distribution system, as specified below. The capacity requirements may be adjusted for demand factors in accordance with the California Electric Code. Gas flow rates shall be determined in accordance with the California Plumbing Code. Capacity shall be one of the following: - 24 amps at 208/240 volts per clothes dryer; - 2.6 kVA for each 10,000 Btu per hour of rated gas input or gas pipe capacity; or - The electrical power required to provide equivalent functionality of the gas-powered equipment as calculated by the responsible person.

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

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 can be found online.

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
●	○	NRCI-ELC-E - Must be submitted for all buildings.	☐	☐

L. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no Certificates of Acceptance applicable to electrical power distribution requirements.

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: JOSE AREVALO	Documentation Author Signature: Jose M Arevalo
Documentation Author Company Name: AMERICAN MODULAR SYSTEMS	Date Signed: 06/30/23
Address: 787 SPRECKELS AVE	CEA Certification Identification (if applicable):
City/State/Zip: MANTECA, CA	Phone: 209-825-1921

RESPONSIBLE PERSON'S DECLARATION STATEMENT

2. 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 understand that a registered 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, and I will take the necessary steps to accomplish this requirement.
   6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements:

Responsible Designer Name: Randall Cavanagh	Responsible Designer Signature: Randall Cavanagh
Company: American Modular systems	Date Signed: 6-28-23
Address: 787 Spreckels Avenue	License: C12631
City/State/Zip: Manteca, Ca 95363	Phone: (209)825-1921

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300

A. General Information
1. Enter the City the project is located in.
2. Climate Zone: Select from dropdown.
3. Select the applicable Occupancy Types within the Project.

B. Project Scope
1. Enter the Electrical Service Designation/Description.
2. Scope of Work: Select from dropdown.
3. Enter the kVA Rating.
4. Check if the Utility Provided Metering System meets Exception to §130.5(a)/§160.6(a)3.
5. Check if the System is subject to CA Elec Code Article 517 Exception to §130.5(a)&(b).
6. Demand Response Controls static text.
7. Check if power is provided to dwelling units/common living areas only in a multifamily occupancy.

C. Compliance Results
1. Results in this table are automatically calculated from data input and calculations in Tables F through J.

D. Exceptional Conditions
1. This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. Additional Remarks
1. Enter any notes or comments for the AHJ.

F. Service Electrical Metering
1. This field is filled out automatically.
2. This field is filled out automatically.
3. Instantaneous Demand checkbox is always checked.
   Historical Peak Demand checkbox is checked automatically.
   Tracking kWh for user-defined period checkbox is always checked.
   kWh per rate period is checked automatically.
4. Enter the Location of Requirements in Construction Documents.
5. This is a Pass or Fail checkbox for the field inspector.

G. Separation of Electrical Circuits for Energy Monitoring
1. Load Type per Table 130.5-B: Select from dropdown.
2. This field is filled out automatically.
3. Compliance Method: Select from dropdown.
4. Enter the Location of Requirements in the Construction Documents.
5. This is a Pass or Fail checkbox for the field inspector.

H. Voltage Drop
1. This field is filled out automatically.
2. Select the Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method.
3. Location of Voltage Drop Calculation: Select from dropdown.
4. Enter the Sheet Number for Voltage Drop Calculation in Construction Documents.
5. This is a Pass or Fail checkbox for the field inspector.

I. Circuit Controls for 120-Volt Receptacles and Controlled Receptacles
1. Enter the Room Name or Description.
2. Location/Type of Controlled Receptacles: Select from dropdown.
3. Shut-Off Controls: Select from dropdown.
4. Demand Responsive Controls: Select from dropdown.
5. Check if a Permanent Durable Marking Will be Used.
6. Enter the Location of Requirements in the Construction Documents.
7. This is a Pass or Fail checkbox for the field inspector.

J. Electric Ready Buildings
1. Select the applicable systems serving multifamily occupancy that use gas or propane.
2-8. Check Yes to verify your project meets the requirements.

K. Declaration of Required Certificates of Installation
Selections have been automatically 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.

L. 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.

Documentation Declaration Statements
1. The person who prepared the NRCC will sign and complete the fields for their name, company (if applicable), address, phone number, certification information (if applicable), date and signature.
2. The person who is assuming responsibility for the project being built to comply with Title 24, Part 6, will complete the fields for their name, company (if applicable), address, phone number, license number (if applicable), date and signature.

April 30, 2023

DSA
Division of the State Architect
5100 Q street
Sacramento, CA 95811

This letter is in regards to the 2022 Energy/CALGreen Code DSA Plan Review, **2022 CBC - AMS PC Submissions.**

American Modular Systems (AMS) shall conform their on-site construction practices to comply with the required construction waste management practices illustrated in the Part 11, Title 24 California Green Building Code (CBC). The intent of this letter is to inform, illustrate, and demonstrate that AMS and its buildings comply to the following applicable code section: illustrated below:

2022 California Green Building Code (CGC) – (Part 11, Title 24, CCR)

- ***Section 5.408.1 – Construction Waste Management***
  If the construction waste management takes place in the factory, provide program specifics to CALGreen plan reviewer which identifies:
  1. Percentage of waste to be salvaged or recycled with a minimum of 65% of nonhazardous construction waste.
  2. Procedures for waste management reporting.
  3. Type of waste to be diverted.
  4. If sorted or bulk mixed
  5. If handled by a waste management company or a diversion facility.
  6. If calculated by weight or volume.

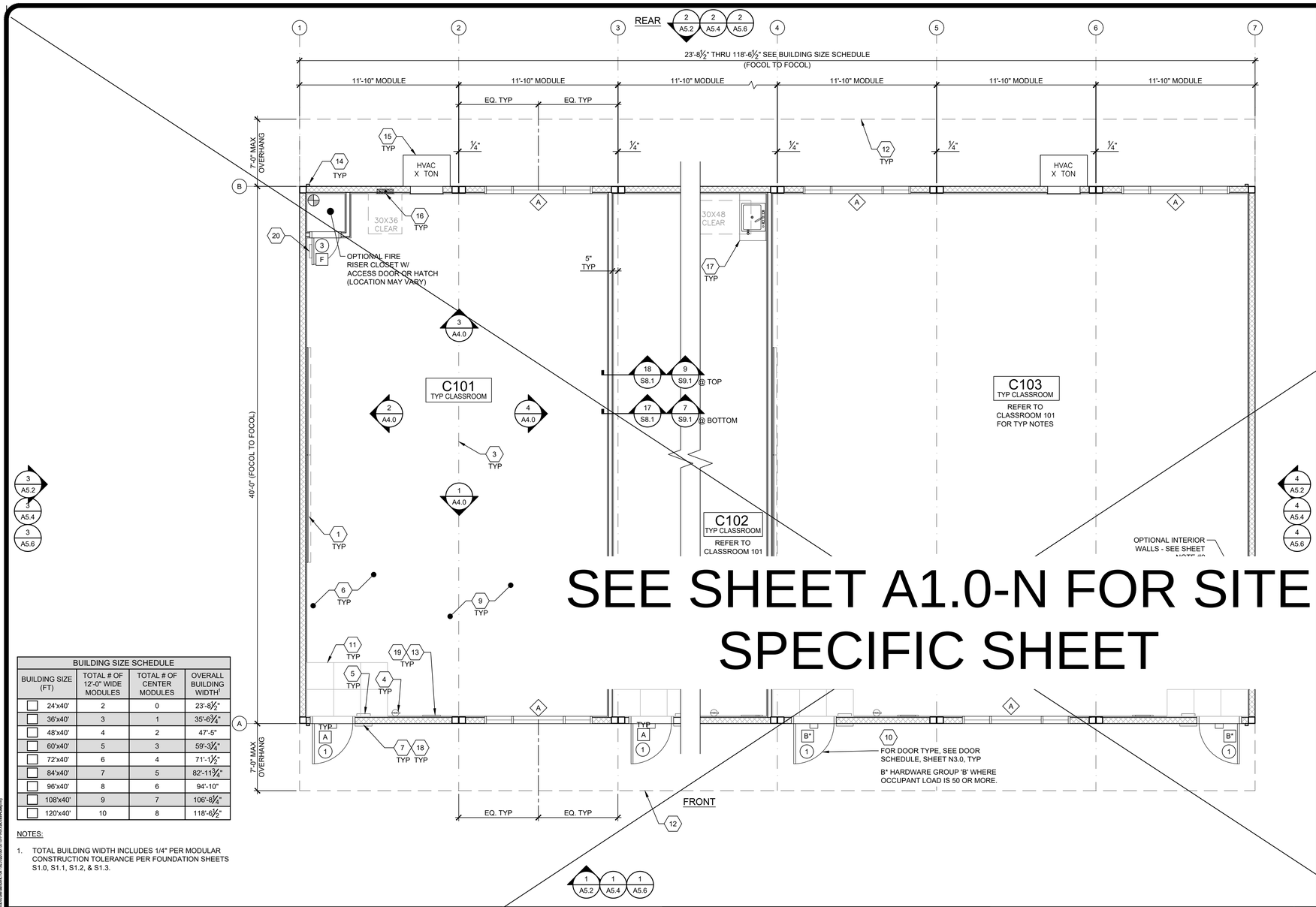
AMS shall comply to this section by the following procedure & practice:
1. AMS shall be responsible for the organization and management of construction waste on the factory site, including the responsibility of recycling waste that is a minimum of 65% of non-hazardous construction waste.
2. AMS shall order rental waste & recycling bin(s) from a licensed and authorized waste management company from the City of Manteca, or equivalent in that matter. Upon approval, the bin(s) shall be dropped off on factory site by hired waste management company. As the bin(s) reach full capacity of construction waste, AMS schedules a pick-up for the bin(s) and is given invoice receipts from the waste management company.
3. AMS shall station the bin(s) whereas needed for AMS plant workers to salvage and/or recycle construction waste during the work day. **Each bin is labeled to help sort the different types of construction waste (e.g. Wood, Scrap Metal, Glass, Leather).**
4. AMS plant workers and management are responsible for **sorting** each bin with the correct types of construction waste listed above.
5. The invoice provided by the **hired waste management company** provides a description of the bin(s) and additional information.
6. Invoice receipts provides calculated **weights** of each bin & pricing of rental usage.

The PC plans and specifications will not reflect and show these procedures for any project. Any questions regarding the construction waste management procedures, please feel free to contact AMS's office.

Thank you,

Randall P. Cavanagh

S:\XXXX-_Shed\[4d47d0d0e2bb3bc4b5c93b7:1b93f83f2d5f.xls]TEST1!1b93f83f2d5f!AA!7!!!



SEE SHEET A1.0-N FOR SITE SPECIFIC SHEET

BUILDING SIZE SCHEDULE			
BUILDING SIZE (FT)	TOTAL # OF 12'-0" WIDE MODULES	TOTAL # OF CENTER MODULES	OVERALL BUILDING WIDTH[1]
24'x40'	2	0	23'-8½"
36'x40'	3	1	35'-6¾"
48'x40'	4	2	47'-5"
60'x40'	5	3	59'-3¼"
72'x40'	6	4	71'-1½"
84'x40'	7	5	82'-11¾"
96'x40'	8	6	94'-10"
108'x40'	9	7	106'-8¼"
120'x40'	10	8	118'-6½"

NOTES:

1. TOTAL BUILDING WIDTH INCLUDES 1/4" PER MODULAR CONSTRUCTION TOLERANCE PER FOUNDATION SHEETS S1.0, S1.1, S1.2, & S1.3.

TYPICAL FLOOR PLAN

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

1. (2) 8'x4' MARKER BOARDS - SEE SHEET A4.0
2. NOT USED
3. TYP MOD LINE
4. FIRE EXTINGUISHER - TOP OF HANDLE @ +48" A.F.F. 4" MAX PROTRUSION FROM WALL IF BOTTOM OF FIRE EXTINGUISHER IS ABOVE 27" A.F.F. - SEE 19/N4.0
5. TACTILE EXIT SIGN PER DETAIL 10/N4.0 (BY OTHERS)
6. EGRESS AREA
7. ROOM SIGNAGE AND I.S.A. PER DETAILS 5&9/N4.0 (BY OTHERS)
8. NOT USED
9. CARPET
10. EGRESS DOOR
11. NON-ABSORBENT FLOOR AREA (2'-0" MIN. IN ALL DIRECTIONS @ ALL ENTRY DOOR) CHANGES IN LEVEL ARE NOT PERMITTED IN DOOR MANEUVERING CLEARANCE NON-ABSORBENT MATERIAL SHALL BE FLUSH WITH CARPET (11B-404.2.4).
12. OPTIONAL OVERHANG
13. OCCUPANT LOAD SIGN PER DETAIL 11/N4.0 (BY OTHERS)
14. DOWNSPOUT - DISCHARGE TO SPLASH BLOCK (U.O.N.) (QUANTITY AND LOCATION MAY VARY)
15. HVAC - SEE MECHANICAL AND NOTES ON EXTERIOR ELEVATIONS.
16. ELECTRICAL PANEL (LOCATION MAY VARY)
17. CASEWORK WITH SINK - REFER TO 17/-
18. FLOOR LIVE LOAD SIGN PER 2022 CBC SECTION 106.1. *(FLOOR LIVE LOAD SIGN IS REQUIRED ONLY FOR COMMERCIAL OR INSTITUTIONAL BUILDINGS DESIGNED WITH LIVE LOADS EXCEEDING 50 PSF) WHERE 150 PSF LIVE LOAD IS SPECIFIED, THE TEXT "LONG TERM STORAGE NOT PERMITTED" SHALL ALSO BE INCLUDED ON THE SIGN.*
19. ASSISTIVE LISTENING (AL) SIGN POSTED IN PROMINENT PLACE AT OR NEAR THE ENTRANCE PER 17/N4.0.
20. FIRE RISER SIGNAGE WITH 2" LETTERING WITH ⅜" MIN. STROKE ON THE CONTRASTING BACKGROUND

KEY NOTES

1. REFER TO SHEETS N5.0 AND N5.1 FOR POSSIBLE ADDITIONAL FLOOR PLAN CONFIGURATIONS.
2. OPTIONAL INTERIOR WALLS MAY OCCUR THROUGHOUT THE BUILDING AS CONSTRUCTED PER SHEETS S8.1 OR S9.1. THE PC TITLE 24 HAS BEEN RUN FOR THE WORST CASE ENVELOPE BASED ON AREA.
3. PANIC HARDWARE COMPLYING WITH C.B.C. 1010.2.9 IS REQUIRED TO BE INSTALLED WHEN THE CONFIGURATION OF ANY ROOM PROVIDES AN OCCUPANT LOAD OF 50 OR GREATER.
4. IF OCCUPANCY LOAD EXCEEDS 50, PROVIDE A SECOND EXIT DOOR, PER CBC TABLE 1006.2.1.
5. FOR EVERY ROOM OR SPACE USED FOR ASSEMBLY OR CLASSROOM, PROVIDE AN OCCUPANT LOAD SIGN (BY OTHERS) IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT, PER C.B.C. SECTION 1004.9.
6. ALL PRIMARY EXTERIOR DOOR ENTRIES SHALL BE COVERED TO PREVENT WATER INTRUSION BY USING NONABSORBENT FLOOR AND WALL FINISHES WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO OPENING, PER CALGREEN, SECTION 5.407.2.2.1.
7. PRIMARY EXTERIOR DOOR ENTRIES SHALL HAVE AT LEAST ONE OF THE FOLLOWING:
   - INSTALLED AWNING AT LEAST 4 FEET IN DEPTH (BY OTHERS).
   - OPTIONAL SIDE WALL CANOPY (4 FEET IN DEPTH) PER SHEET S5.4A.
   - ROOF OVERHANG AT LEAST 4 FEET IN DEPTH.
   - DOOR RECESSED AT LEAST 4 FEET.
   - OTHER METHODS WHICH PROVIDE EQUIVALENT PROTECTION (BY OTHERS).
8. WINDOW PLACEMENT & SIZE MAY VARY. THE WINDOW GLASS SHALL NOT EXCEED THE AREA LISTED IN THE WINDOW GLAZING AREA TABLE IN SHEET N3.0
9. CABINETRY MAY BE INSTALLED ON ONE OR BOTH SIDES OF INTERIOR WALLS AND THE INSIDE FACE OF EXTERIOR WALLS WHEN INSTALLED PER THE DETAIL 8/A7.1.
10. IF FIRE RATED WALLS ARE REQUIRED DUE TO SITE SPECIFIC REQUIREMENTS, REFER TO SHEET A8.0 FOR 1 HOUR RATED DETAILS

SITE NOTE

3/16:12 (1%) MINIMUM TO 1/4:12 (2%) MAXIMUM GRADE FROM FACE OF BUILDING MUST BE ADHERED TO FOR WATER RUN-OFF. PONDING MAY OCCUR AROUND THE PERIMETER OF THE BUILDING.

SHEET NOTES

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ **2022 CBC PRE-CHECK (PC) DOCUMENT**
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
RANDOM PATRICK CHANG
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

REVISIONS

1	
2	
3	
4	

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:

TYPICAL FLOOR PLAN

SHEET NUMBER:

A1.0

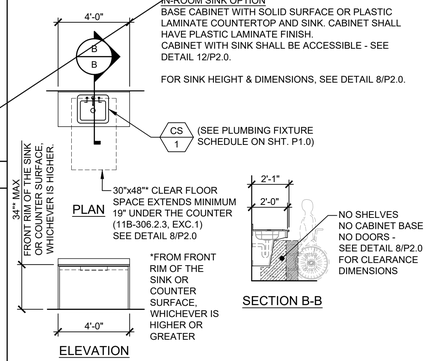
(NO HATCH)
2X4 WALLS
2X6 WALLS

WALL LEGEND

- X = KEY NOTE - SEE KEY NOTES ABOVE
- X = DOOR TYPE - SEE SCHEDULE, SHEET N3.0
- X = DOOR HARDWARE - SEE HARDWARE SCHEDULE, SHEET N3.0
- X = WINDOW TYPE - SEE SCHEDULE, SHEET N3.0

SYMBOLS LEGEND

16



CLASSROOM SINK - OPTIONAL

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

17

ENERGY CONTROLS

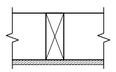
1. DEMAND RESPONSE CONTROLS:
   ONLY REQUIRED IN BUILDINGS LARGER THAN 10,000 S.F., THEREFORE, NOT REQUIRED FOR THIS PC.
2. AUTOMATIC DAYLIGHTING CONTROLS:
   NOT REQUIRED IN ROOMS WHERE COMBINED INSTALLED LIGHTING POWER IN COMBINED SKYLIT & PRIMARY DAYLIT ZONES ARE <120 WATTS. INSTALLED WATTAGE IN PRIMARY SIDELIT DAY LIT ZONE IS 90 WATTS (2x 45w, AS SHOWN ON SHEET E1.0). THEREFORE, AUTOMATIC DAYLIGHTING CONTROLS ARE ONLY REQUIRED WHEN "SOLATUBES" ARE INSTALLED. SEE A1.1
3. ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) CONNECTION:
   PER TITLE 24 CODE, "AN EMCS MAY BE INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ONE OR MORE LIGHTING CONTROLS IF IT MEETS THE MINIMUM REQUIREMENTS". PC MAY CONTAIN OCCUPANCY SENSORS AND PHOTOCELL CONTROL LIGHTING, IN THAT CASE, AN EMCS IS NOT REQUIRED FOR THIS PC.
4. SOLAR-READY ZONE REQUIREMENTS:
   REQUIREMENTS & TABLE CAN BE FOUND ON SHEET A2.0

NOTE:
ANY MONITORING EQUIPMENT OR ASSOCIATED SENSORS ARE SITE SPECIFIC AND ARE NOT INCLUDED IN THE BASE PC.

ENERGY NOTES

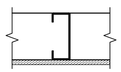
ACOUSTIC CONTROLS

1. WHEN THE PRE-CHECK (PC) BUILDING IS SITE ADAPTED, THE BUILDING AND SITE FEATURES SHALL COMPLY WITH THE CALGREEN CODE, SECTION 5.507.4, FOR THE SPECIFIC SITE LOCATION.
2. MINIMUM WALL ASSEMBLIES:
   WALL ASSEMBLIES SHALL BE CONSTRUCTED PER DETAIL SHEETS A5.3, A5.5, A5.7, & A8.0, WITH EITHER 2x4 WOOD STUDS OR 6" STEEL STUDS PER LISTED OPTIONS.
   MINIMUM STC RATINGS LISTED BELOW ARE PER THE CATALOG OF STC & IIC RATINGS FOR WALL AND FLOOR/CEILING ASSEMBLIES, PRODUCED BY THE OFFICE OF NOISE CONTROL, CA DEPARTMENT OF HEALTH SERVICES.



(1) LAYER 1/2" GYPSUM BOARD SECURED TO MIN. 2x4 STUDS @ 16" O.C. MAX.

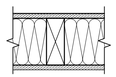
STC=28
(CATALOG SECTION 1.2.1.5.4.1)
TEST REF.: NATIONAL RESEARCH COUNCIL OF CANADA - NRC #66



(1) LAYER 1/2" GYPSUM BOARD SECURED TO MIN. 2½" METAL STUDS @ 24" O.C. MAX.

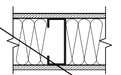
STC=27
(CATALOG SECTION 1.3.2.5.4.1)
TEST REF.: NATIONAL RESEARCH COUNCIL OF CANADA - NRC #66

3. IN THE EVENT THAT A PC CLASSROOM IS DESIGNED TO CONNECT TO ANOTHER PC CLASSROOM OR RESTROOM, INTERIOR SOUND TRANSMISSION IN THE INTERIOR ADJOINING WALL AND FLOOR/CEILING SHALL MEET THE MINIMUM REQUIREMENT OF A STC OF 40, PER CALGREEN CODE SECTION 507.4.3. (EXAMPLES OF QUALIFYING ASSEMBLIES SHOWN BELOW).



(2) LAYER 5/8" GYPSUM BOARD SECURED TO MIN. 2x4 STUDS @ 24" O.C. MAX. w/ 3½" THK. BATT INSULATION

STC=40
TEST REF.: AUDIO ALLOY L.L.C TEST NUMBER: OL-05-1003



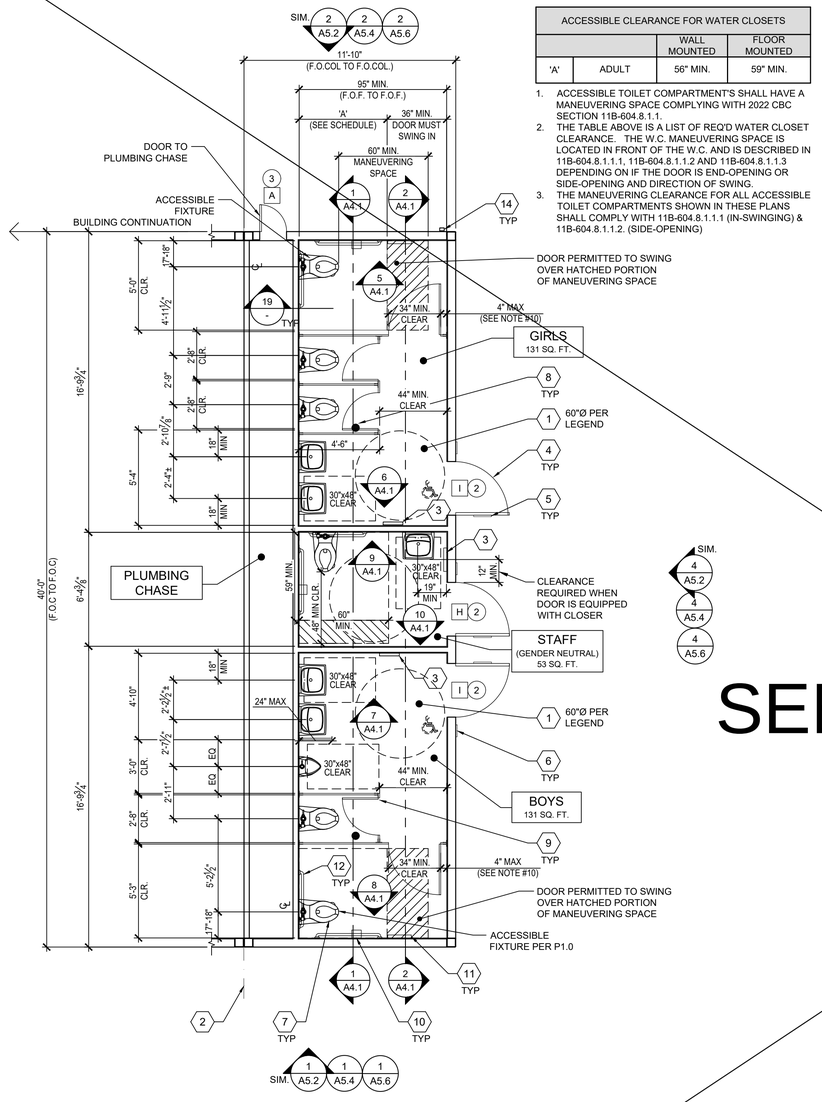
(2) LAYER 5/8" GYPSUM BOARD SECURED TO MIN. 2½" METAL STUDS @ 24" O.C. MAX. W/3½ THK BATT INSULATION

STC=48
TEST REF.: AUDIO ALLOY L.L.C TEST NUMBER OL-92-410

4. MINIMUM WINDOW & DOOR RATINGS:
   ALL WINDOWS AND DOORS SPECIFIED ON THE SCHEDULES FOUND ON SHEET N3.0 OF THIS PACKAGE SHALL MEET A MINIMUM STC RATING OF 27.

ACOUSTIC NOTES

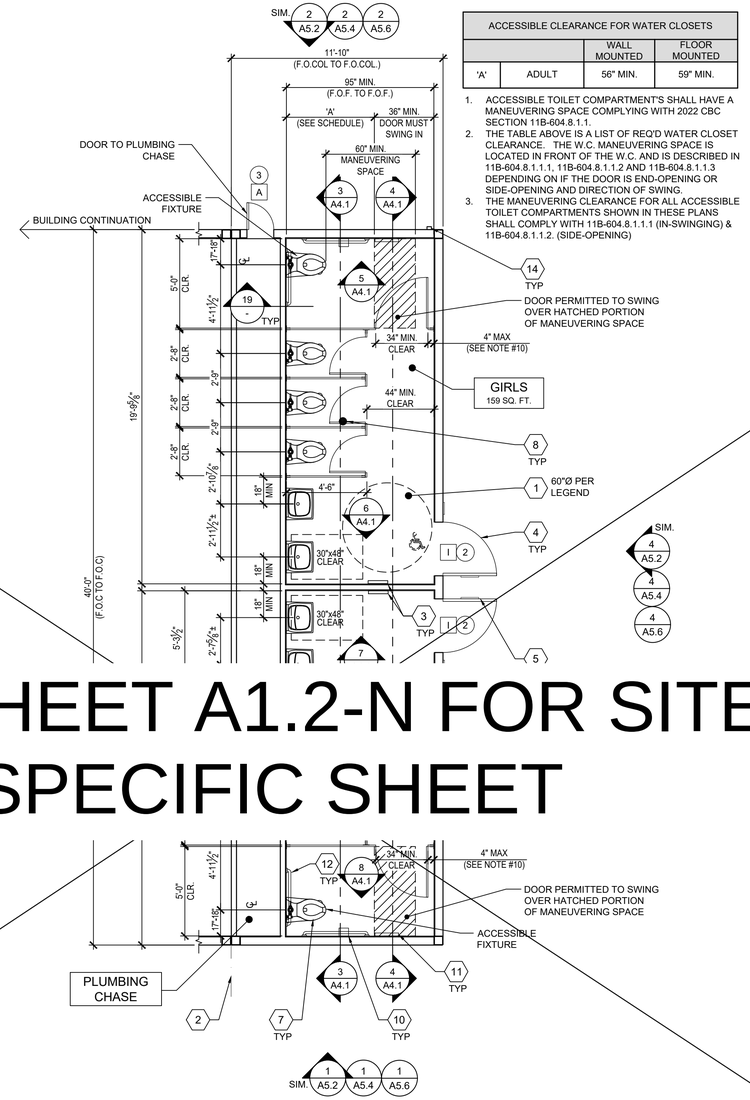
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ACCESSIBLE CLEARANCE FOR WATER CLOSETS			
		WALL MOUNTED	FLOOR MOUNTED
'A'	ADULT	56" MIN.	59" MIN.

1. ACCESSIBLE TOILET COMPARTMENT'S SHALL HAVE A MANEUVERING SPACE COMPLYING WITH 2022 CBC SECTION 11B-604.8.1.1.
2. THE TABLE ABOVE IS A LIST OF REQ'D WATER CLOSET CLEARANCE. THE W.C. MANEUVERING SPACE IS LOCATED IN FRONT OF THE W.C. AND IS DESCRIBED IN 11B-604.8.1.1.1, 11B-604.8.1.1.2 AND 11B-604.8.1.1.3 DEPENDING ON IF THE DOOR IS END-OPENING OR SIDE-OPENING AND DIRECTION OF SWING.
3. THE MANEUVERING CLEARANCE FOR ALL ACCESSIBLE TOILET COMPARTMENTS SHOWN IN THESE PLANS SHALL COMPLY WITH 11B-604.8.1.1.1 (IN-SWINGING) & 11B-604.8.1.1.2. (SIDE-OPENING)

SEE SHEET A1.2-N FOR SITE SPECIFIC SHEET



ACCESSIBLE CLEARANCE FOR WATER CLOSETS			
		WALL MOUNTED	FLOOR MOUNTED
'A'	ADULT	56" MIN.	59" MIN.

1. ACCESSIBLE TOILET COMPARTMENT'S SHALL HAVE A MANEUVERING SPACE COMPLYING WITH 2022 CBC SECTION 11B-604.8.1.1.
2. THE TABLE ABOVE IS A LIST OF REQ'D WATER CLOSET CLEARANCE. THE W.C. MANEUVERING SPACE IS LOCATED IN FRONT OF THE W.C. AND IS DESCRIBED IN 11B-604.8.1.1.1, 11B-604.8.1.1.2 AND 11B-604.8.1.1.3 DEPENDING ON IF THE DOOR IS END-OPENING OR SIDE-OPENING AND DIRECTION OF SWING.
3. THE MANEUVERING CLEARANCE FOR ALL ACCESSIBLE TOILET COMPARTMENTS SHOWN IN THESE PLANS SHALL COMPLY WITH 11B-604.8.1.1.1 (IN-SWINGING) & 11B-604.8.1.1.2. (SIDE-OPENING)

1. CLEAR FLOOR SPACE AREA
2. TYP. MOD LINE
3. PAPER TOWEL OR HAND DRYER (BY OTHERS) MAXIMUM PROJECTION 4" INTO PATH OF TRAVEL AND SHALL NOT ENCROACH THE LAV CLEAR FLOOR SPACE
4. DOOR PER SCHEDULE ON SHEET N3.0, TYP.
5. RESTROOM SIGNAGE (BY OTHERS) PER DETAILS 1-9, SHEET N4.0
6. ROOM AND ISA SIGNAGE (BY OTHERS) PER DETAILS 5&9/N4.0
7. PLUMBING FIXTURE PER P1.0
8. FLOOR DRAIN (LOCATION MAY VARY) - PER P1.0. 1:48 FLOOR SLOPE MAX
9. TOILET PARTITIONS (ACCURATE, SOLID PLASTIC, OR EQUAL)
10. TOILET TISSUE DISPENSER PER ACCESSIBLE HEIGHTS TABLE 10/P2.0
11. TOILET SEAT COVER DISPENSER PER P1.0 (BRADLEY MODEL 508-32, OR EQUAL)
12. GRAB BARS - SEE 6/A7.1
13. NOT USED
14. DOWNSPOUT - DISCHARGE TO SPLASH BLOCK (U.N.O.) (QUANTITY AND LOCATION MAY VARY)

KEY NOTES

1. DIMENSIONS ARE TO FACE OF FINISH (F.O.F.) UNLESS NOTED OTHERWISE (i.e. F.O.C., ℄)
2. RESTROOM CONFIGURATION MAY VARY PER BUILDING CONFIGURATION.
3. RESTROOM MODULE OCCURS ONLY AT END OF BUILDING. SINGLE RESTROOMS MAY OCCUR IN ANY PART OF A BUILDING.
4. RESTROOM MODULE CANNOT STAND ALONE AND SHALL BE ASSEMBLED TOGETHER WITH AT LEAST ONE OTHER MODULE OF THE SAME SIZE.
5. INTERIOR WALLS MAY OCCUR THROUGHOUT BUILDING. REFER TO SHEET S8.1 FOR ATTACHMENTS.
6. REFER TO SCHEDULE 10/P2.0 FOR ACCESSIBLE HEIGHTS & DIMENSIONS.
7. REFER TO DETAILS 3, 4 & 5, SHEET A7.1 FOR TOILET PARTITION ANCHORAGE BLOCKING.
8. SEWER AND WATER STUB OUTS SHALL BE LOCATED WITHIN THE ALLOWABLE AREA AS SHOWN ON FLOOR PLAN AND CONNECTIONS SHALL BE EASILY ACCESSIBLE FOR FUTURE RELOCATION. STUB OUT HEIGHT SHALL BE COORDINATED BY THE MANUFACTURER.
9. PIPING MATERIAL
   a. WATER: COPPER TYPE "L", 95/5 SOLDER.
   b. WASTE DRAIN AND VENT: ABS.
10. TOILET COMPARTMENT DOORS LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES (102MM) MAXIMUM FROM THE FRONT PARTITION, PER C.B.C. SECTION 11B-604.8.1.2.
11. ALL RESTROOM AND SINK ACCESSORIES NOT SHOWN HERE MUST BE COORDINATED BY THE PROJECT AOR/DISTRICT BEFORE SUBMITTING SITE-SPECIFIC PLANS TO DSA FOR REVIEW.

PLUMBING NOTE

MODULAR MFR. TO STUB THROUGH FLOOR ALL PLUMBING LINES. BUILDING PERIMETER POC'S SHOWN ARE FOR COORDINATION PURPOSES ONLY. ALL UNDER-FLOOR CONNECTIONS ARE BY SITE CONTRACTOR, U.O.N.

SITE NOTE

3/16:12 (1%) MINIMUM TO 1/4:12 (2%) MAXIMUM GRADE FROM FACE OF BUILDING MUST BE ADHERED TO FOR WATER RUN-OFF. PONDING MAY OCCUR AROUND THE PERIMETER OF THE BUILDING.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

AMS®
American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
PATRICK HOWARD
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

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REVISIONS

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:

RESTROOM FLOOR PLAN OPTIONS - AGE RANGE: 9-12

SHEET NUMBER:

A1.2

☐ BOYS, GIRLS & STAFF RESTROOM FLOOR PLAN OPTION

AGE RANGE: 13-ADULT — SCALE: 1/4" = 1'-0" — A

☐ BOYS & GIRLS RESTROOM FLOOR PLAN OPTION

AGE RANGE: 13-ADULT — SCALE: 1/4" = 1'-0" — B

GENERAL NOTES

(THIS RESTROOM OPTION CAN OCCUR ANYWHERE IN THE BUILDING)

☐ SINGLE TOILET PLAN - FRONT WALL APPROACH

AGE RANGE: 13-ADULT — SCALE: 1/4" = 1'-0" — 16

(THIS RESTROOM OPTION CAN OCCUR ANYWHERE IN THE BUILDING)

☐ SINGLE TOILET PLAN - SIDE WALL APPROACH

AGE RANGE: 13-ADULT — SCALE: 1/4" = 1'-0" — 17

☐ OPTIONAL WATER HEATER

SCALE: 1/4" = 1'-0" — 18

PROTECTION OF WOOD WALLS @ TOILET ROOMS

SCALE: 1/4" = 1'-0" — 19

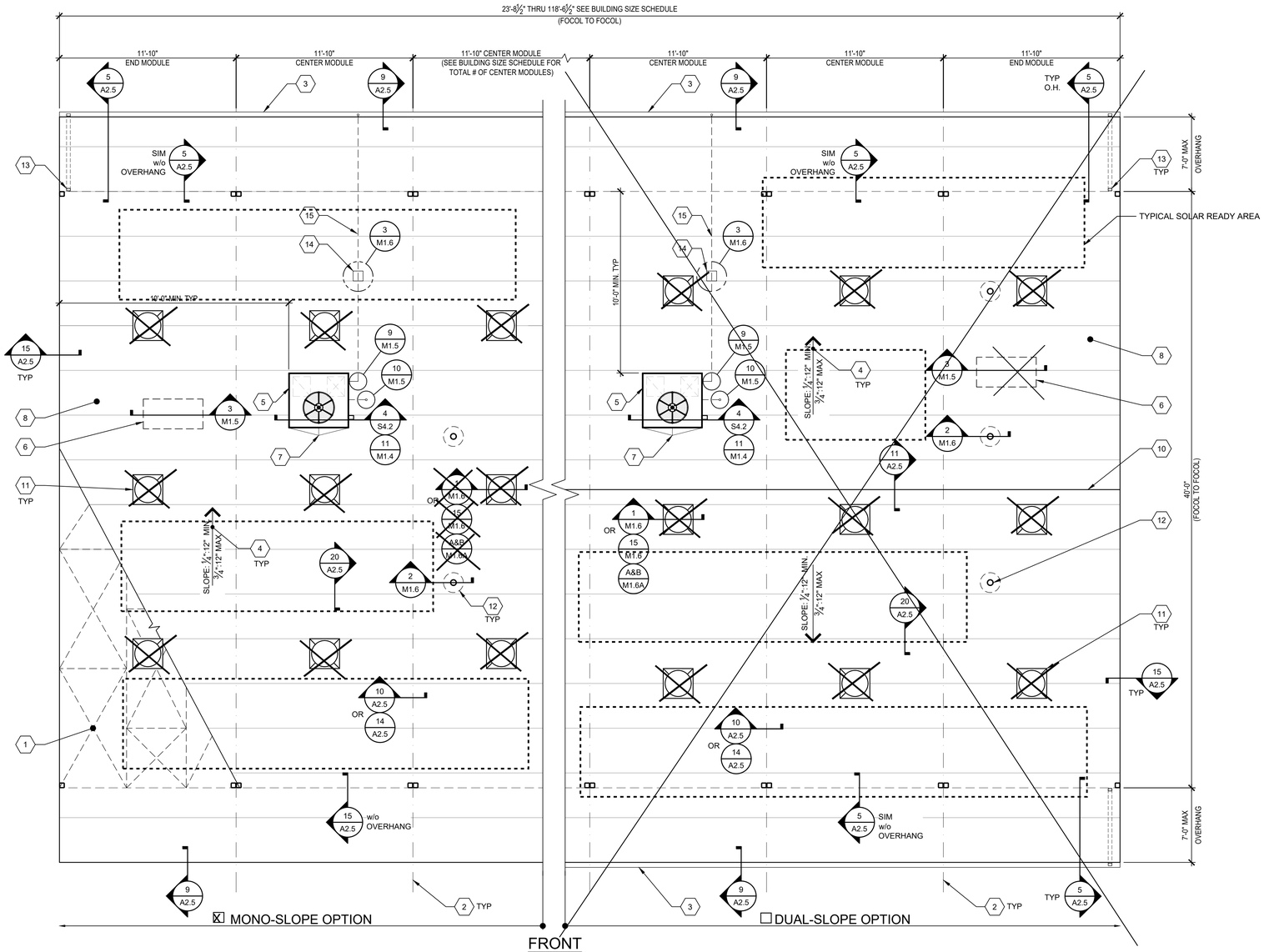
- 1 = KEY NOTE - SEE KEY NOTES, THIS SHEET
- X = DOOR TYPE - SEE SCHEDULE SHEET N3.0
- X = DOOR HARDWARE - SEE HARDWARE SCHEDULE SHEET N3.0
- X = WINDOW TYPE - SEE SCHEDULE SHEET N3.0
- = 60" DIAMETER CLEAR FLOOR TURNING SPACE
- = 30"x48" CLEAR FLOOR SPACE

SYMBOLS LEGEND

SCALE: 1/4" = 1'-0" — 20

©AXXXX_[id-4b5d7d3b3b2b-2db-5b5-5b5-5b5-5b5]5b5b5b

REAR



TYPICAL ROOF PLAN

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

ROOF AREA DRAINS
(WITH 7'+2' OVERHANGS)

BUILDING SIZE (NOM.)	ROOF AREA	MINIMUM NO. OF DRAINS	SIZE OF DRAIN
☐ 24'x40'	1176	1	2x3
☐ 36'x40'	1764	1	2x3
☒ 48'x40'	2352	1	2x3
☐ 60'x40'	2940	2	2x3
☐ 72'x40'	3528	2	2x3
☐ 84'x40'	4116	2	2x3
☐ 96'x40'	4704	2	2x3
☐ 108'x40'	5292	2	2x3
☐ 120'x40'	5880	3	2x3

NOTES:
1. DOWNSPOUTS & LEADERS PER C.P.C. 1106.1 AND TABLE 1103.1.
2. PC DOWNSPOUT SIZING BASED ON ROOF AREA AND MAX RAINFALL RATE OF 3" PER HOUR. SITE SPECIFIC BUILDING MAY UTILIZE LOCAL RAINFALL RATE--PROVIDE SITE RAINFALL RATE TO DETERMINE MINIMUM NUMBER OF DRAINS REQUIRED.

ROOF DRAIN SCHEDULE

BUILDING SIZE SCHEDULE

BUILDING SIZE (FT)	TOTAL # OF 12'-0" WIDE MODULES	TOTAL # OF CENTER MODULES	OVERALL BUILDING WIDTH[1]
☐ 24'x40'	2	0	23'-8½"
☐ 36'x40'	3	1	35'-6¾"
☒ 48'x40'	4	2	47'-5"
☐ 60'x40'	5	3	59'-3¼"
☐ 72'x40'	6	4	71'-1½"
☐ 84'x40'	7	5	82'-11¾"
☐ 96'x40'	8	6	94'-10"
☐ 108'x40'	9	7	106'-8¼"
☐ 120'x40'	10	8	118'-6½"

NOTES:
1. TOTAL BUILDING WIDTH INCLUDES 1/4" PER MODULAR CONSTRUCTION TOLERANCE PER FOUNDATION SHEETS.

BUILDING SIZE SCHEDULE

NOT USED | 3

NOT USED | 4

1. ROOF SHEATHING PER SHEET S4.1
2. TYPICAL MOD LINE
3. ~~OPTIONAL~~ GUTTER PER DETAIL 5/A2.5
4. TYPICAL ROOF SLOPE
5. ~~OPTIONAL~~ ROOF MOUNTED HVAC PER M1.7
6. ~~OPTIONAL ATTIC MOUNTED SPLIT-SYSTEM HVAC PER M1.7~~
7. CRICKET @ OPTIONAL HVAC PER 12/A2.5
8. SINGLE-PLY OR BUILT-UP ROOFING PER SHEET A2.5
9. NOT USED
10. RIDGE @ DUAL SLOPE OPTION
11. ~~OPTIONAL SOLATUBE - SEE SHEET NOTE #1~~
12. PIPE VENT PER PLUMBING PLANS & 2/M1.6
13. ~~OPTIONAL~~ DOWNSPOUT - SEE ROOF DRAIN SCHEDULE FOR MIN. NUMBER OF DRAINS.
14. ROOF-TOP PIPE SUPPORT BLOCK PER DETAIL 3/M1.6
15. CONDENSATE LINE PER DETAIL 9/M1.5
16. NOT USED

KEY NOTES

1. SOLATUBE LOCATIONS SHOWN ON PLAN ARE GENERIC AND ACTUAL LOCATIONS MAY VARY - (4) MAX. PER MOD. FRAMING PER ~~S4.0 &~~ S4.1 INSTALLATION PER DETAILS 1 OR 15/M1.6
2. OPTIONAL GUTTERS SHALL BE LOCATED ALONG THE END-WALLS OF THE BUILDING(S).
   - MONO-SLOPE: REAR END WALLS ONLY.
   - ~~DUAL-PITCH: BOTH FRONT & REAR END WALLS.~~
3. ROOF-SHEATHING PER SHEET S4.1 IS REQUIRED FOR SINGLE-PLY OR BUILT-UP ROOFING ON EITHER MONO-SLOPE OR DUAL-PITCH SLOPED BUILDING(S).

SHEET NOTES

SOLAR ZONE REQUIRED, PER TITLE 24 SECTION 110.10: FOR NON-RESIDENTIAL BUILDINGS, 3 STORIES OR LESS, A MINIMUM OF 15% OF ROOF AREA (EXCLUDING SKYLIGHTS) MUST BE SET ASIDE FOR PHOTO-VOLTAICS (PV). THE ROOF MUST HAVE NO ROOF OBSTRUCTIONS.

1. REQUIRED SOLAR-READY ZONE, AREA PER THE CHART BELOW, MUST BE PROVIDED ON BUILDING ROOF.
2. ZONE MUST BE LEFT VOID OF ROOF-MOUNTED HVAC UNITS, SKYLIGHTS OR OTHER OBSTRUCTIONS THAT WOULD HINDER FUTURE INSTALLATION OF SOLAR SYSTEM COMPONENTS, INCLUDING PV PANELS.
3. TOTAL AREA REQUIRED FOR SOLAR-READY ZONE DOES NOT NEED TO BE LOCATED IN ONE AREA BUT CAN BE SPREAD OUT OVER ROOF.
4. SOLAR-READY ZONE SHALL NOT INCLUDE ROOF OVERHANGS, AND SOLAR SYSTEM COMPONENTS MAY NOT BE PLACED THERE.
5. THE ROOF STRUCTURE HAS BEEN DESIGNED PER THE DESIGN LOADS SPECIFIED ON SHEET TS, WHICH DOES INCLUDE ADDITIONAL LOADS FROM SOLAR EQUIPMENT THAT MIGHT BE INSTALLED AT A LATER DATE.
6. EQUIPMENT SUCH AS SOLAR MODULES, INVERTERS, AND METERING EQUIPMENT DO NOT NEED TO BE INSTALLED, NOR DOES CONDUIT, PIPING, OR PRE-INSTALLED MOUNTING HARDWARE.
7. A STRUCTURAL ENGINEER OF RECORD SHOULD BE CONSULTED PRIOR TO ANY FUTURE SOLAR INSTALLATIONS TO DETERMINE THE ADEQUACY OF THE ROOF FRAMING TO SUSTAIN THE LOADS OF THE INSTALLATION ON THE BUILDING STRUCTURE.
8. A SEPARATE DSA APPLICATION NUMBER IS REQUIRED FOR DESIGN & INSTALLATION OF THE SOLAR PANEL SYSTEM, ITS ANCHORAGE & ROOF SUPPORT STRUCTURE.

REQUIRED SOLAR-READY ZONE

BUILDING SIZE (NOM.)	MAX. ROOF AREA (SQ. FT.)	REQ'D ZONE AREA (SQ. FT.)	*CLIMATE ZONE GROUP(S)
☐ 24'x40'	960	0	N/A
☐ 36'x40'	1440	0	N/A
☒ 48'x40'	1920	288	D
☐ 60'x40'	2400	360	D
☐ 72'x40'	2880	432	C, D
☐ 84'x40'	3360	504	A, B & D
☐ 96'x40'	3840	576	A & D
☐ 108'x40'	4320	648	D
☐ 120'x40'	4800	720	D

*NOTE:
GROUP A: CLIMATE ZONES 1, 16
GROUP B: CLIMATE ZONES 2 - 5
GROUP C: CLIMATE ZONES 6 - 13
GROUP D: CLIMATE ZONES 14, 15

SOLAR-READY ZONE REQUIREMENTS

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DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
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LICENSED ARCHITECT
ANDREW PATRICK O'NEILL
No. C12631
Ren. 8-31-25
STATE OF CALIFORNIA

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1
2
3
4

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:
TYPICAL ROOF PLAN
SINGLE-PLY OR BUILT-UP
(WITHOUT PARAPETS)

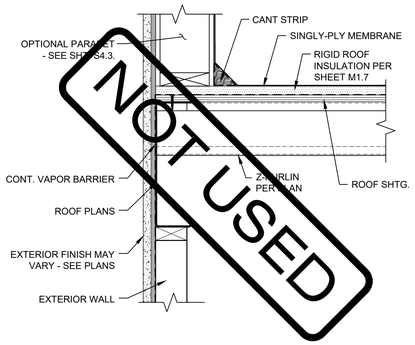
SHEET NUMBER:
A2.3

D:\XXXX-22\AUTODESK\BUILD\SHEETS\A2.3.DWG 8/23/2024 9:54:38 AM AUTODESK BUILD 360 [2023.0.0 (20220825_0300)] 2.3 - 24-40 ROOF PLAN SINGLE-PLY OR BUILT-UP (WITHOUT PARAPETS) - 24-120 ROOF PLAN SINGLE-PLY OR BUILT-UP (WITHOUT PARAPETS).DWG

1. REFER TO BUILDING SECTIONS IN SHEET A7.3 FOR BUILDING ENVELOPE
2. REFER TO MINIMUM INSULATION SCHEDULES ON SHEET M1.7 FOR ALL INSULATION REQUIREMENTS.

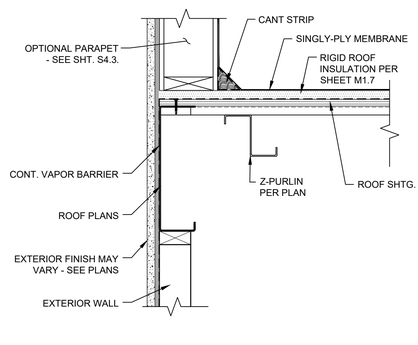
NOTES 1

NOT USED 2



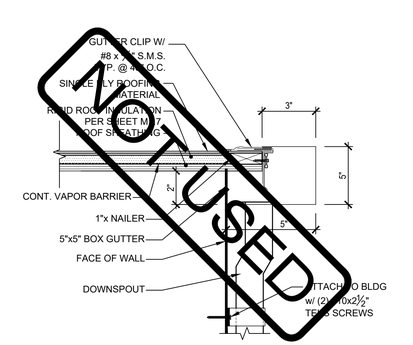
SEE 6/- FOR SCUPPER AT PARAPET.
SEE SHEETS A5.2, A5.4, & A5.6 FOR EXTERIOR FINISHES.

OPTIONAL PARAPET @ SINGLE-PLY SIDE 3
SCALE : 1 1/2"=1'-0"

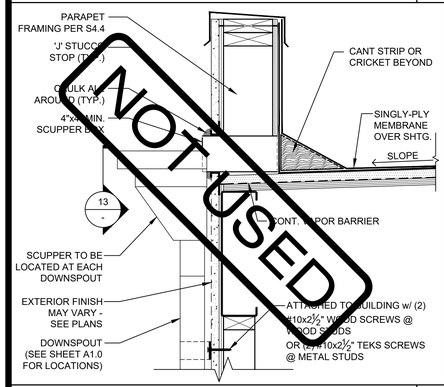


SEE 6/- FOR SCUPPER AT PARAPET.
SEE SHEETS A5.2, A5.4, & A5.6 FOR EXTERIOR FINISHES.

OPTIONAL PARAPET @ SINGLE-PLY END 4
SCALE : 1 1/2"=1'-0"

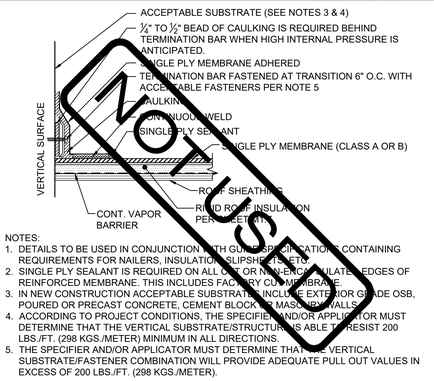


TYP. GUTTER ATTACHMENT 5
SCALE : 1 1/2"=1'-0"



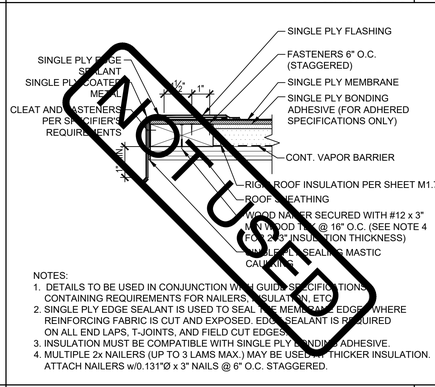
TYP. SCUPPER DETAIL 6
SCALE : 1 1/2"=1'-0"

NOT USED 7



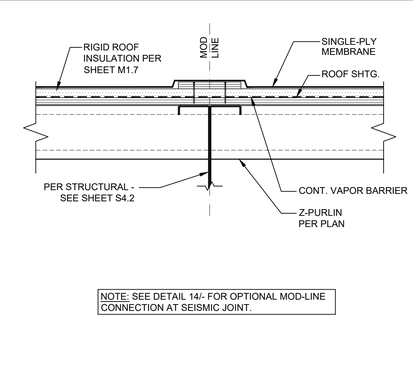
NOTES:
1. DETAILS TO BE USED IN CONJUNCTION WITH GUIDE SPECIFICATIONS CONTAINING REQUIREMENTS FOR NAILERS, INSULATION, SLIPSHEETS, ETC.
2. SINGLE PLY SEALANT IS REQUIRED ON ALL CUT OR NON-ENCAPSULATED EDGES OF REINFORCED MEMBRANE. THIS INCLUDES FACTORY CUT MEMBRANE.
3. IN NEW CONSTRUCTION ACCEPTABLE SUBSTRATE INCLUDE EXTERIOR GRADE OSB, POURED OR PRECAST CONCRETE, CEMENT BLOCK OR MASONRY WALLS.
4. ACCORDING TO PROJECT CONDITIONS, THE SPECIFIER AND/OR APPLICATOR MUST DETERMINE THAT THE VERTICAL SUBSTRATE/STRUCTURE IS ABLE TO RESIST 200 LBS./FT. (298 KGS./METER) MINIMUM IN ALL DIRECTIONS.
5. THE SPECIFIER AND/OR APPLICATOR MUST DETERMINE THAT THE VERTICAL SUBSTRATE/FASTENER COMBINATION WILL PROVIDE ADEQUATE PULL OUT VALUES IN EXCESS OF 200 LBS./FT. (298 KGS./METER).

SINGLE-PLY FLASHING BASE TIE-IN 8
SCALE : 1 1/2"=1'-0"

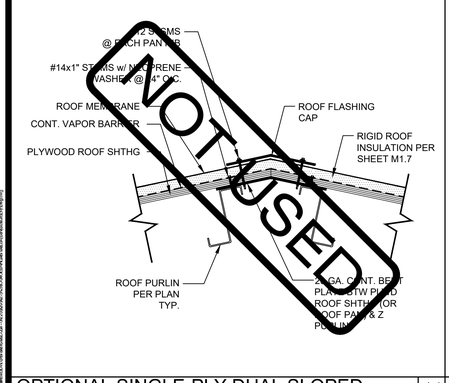


NOTES:
1. DETAILS TO BE USED IN CONJUNCTION WITH GUIDE SPECIFICATIONS CONTAINING REQUIREMENTS FOR NAILERS, INSULATION, ETC.
2. SINGLE PLY EDGE SEALANT IS USED TO SEAL THE MEMBRANE EDGES WHERE REINFORCING FABRIC IS CUT AND EXPOSED. EDGE SEALANT IS REQUIRED ON ALL END LAPS, T-JOINTS, AND FIELD CUT EDGES.
3. INSULATION MUST BE COMPATIBLE WITH SINGLE PLY BONDING ADHESIVE.
4. MULTIPLE 2x NAILERS (UP TO 3 LAMS MAX.) MAY BE USED FOR THICKER INSULATION. ATTACH NAILERS w/0.131"Ø x 3" NAILS @ 6" O.C. STAGGERED.

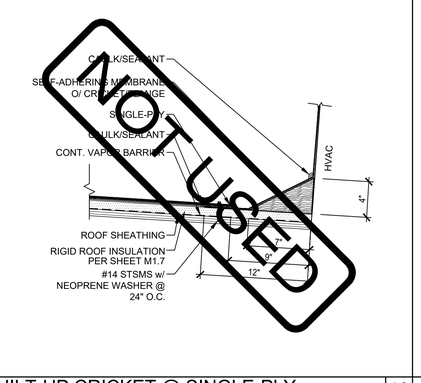
SINGLE-PLY ROOF @ DRIP EDGE
SCALE : 1 1/2"=1'-0" 9



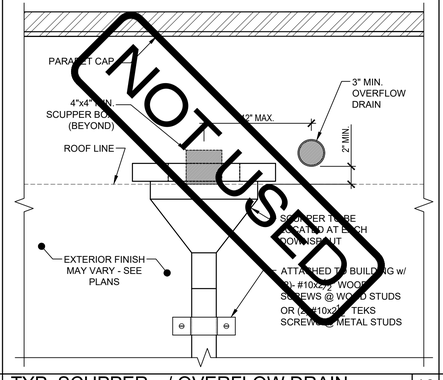
TYP. ROOF BEAM CONN. @ MODLINE
SCALE : 1 1/2"=1'-0" 10



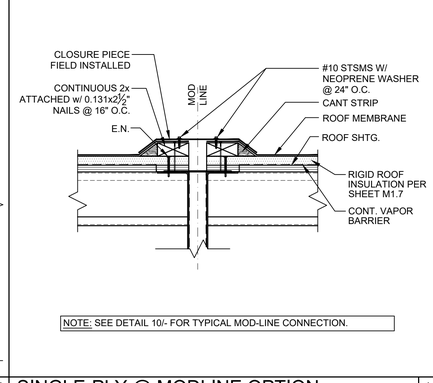
OPTIONAL SINGLE-PLY DUAL SLOPED
SCALE: 1-1/2"=1'-0" 11



BUILT-UP CRICKET @ SINGLE-PLY
SCALE: 1-1/2"=1'-0" 12

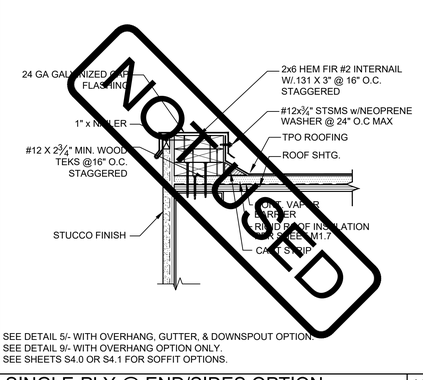


TYP. SCUPPER w/ OVERFLOW DRAIN
SCALE: 1-1/2"=1'-0" 13



NOTE: SEE DETAIL 10/- FOR TYPICAL MOD-LINE CONNECTION.

SINGLE-PLY @ MODLINE OPTION
SCALE : 1 1/2"=1'-0" 14

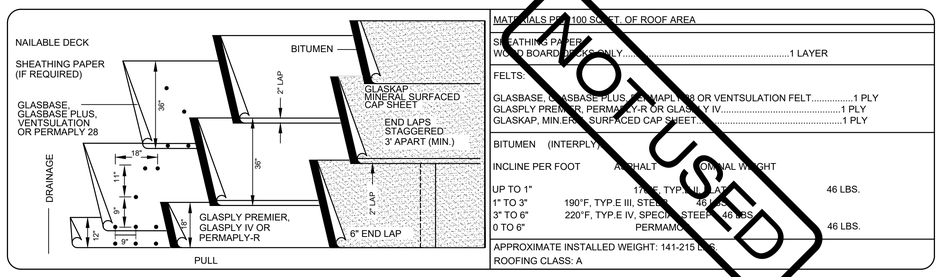


SEE DETAIL 5/- WITH OVERHANG, GUTTER, & DOWNSPOUT OPTION.
SEE DETAIL 9/- WITH OVERHANG OPTION ONLY.
SEE SHEETS S4.0 OR S4.1 FOR SOFFIT OPTIONS.

SINGLE-PLY @ END/SIDES OPTION
SCALE : 1 1/2"=1'-0" 15

NOT USED 16

NOT USED 17



MATERIALS PER 100 SQ.FT. OF ROOF AREA

SHEATHING PAPER:
WOOD BOARD DECKS ONLY.....1 LAYER

FELTS:
GLASBASE, GLASBASE PLUS, VENTMAPLY 28 OR VENTSULATION FELT.....1 PLY
GLASPLY PREMIER, PERMAPLY-R OR GLASPLY IV.....1 PLY
GLASKAP, MIN.ERAL SURFACED CAP SHEET.....1 PLY

BITUMEN (INTERPLY):
INCLINE PER FOOT — ASPHALT — NOMINAL WEIGHT
UP TO 1" — 170°F, TYP.E I FLAT — 46 LBS.
1" TO 3" — 190°F, TYP.E III, STEEP — 46 LBS.
3" TO 6" — 220°F, TYP.E IV, SPECIAL STEEP — 46 LBS.
0 TO 6" — PERMAMOP — 46 LBS.

APPROXIMATE INSTALLED WEIGHT: 141-215 LBS.
ROOFING CLASS: A

OPTIONAL THREE PLY MINERAL BUILT-UP ROOF 20

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PRE-CHECKED SET NAME

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STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

NOTE: SEE DETAIL 14/- FOR OPTIONAL MOD-LINE CONNECTION AT SEISMIC JOINT.

APPROVED
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REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
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A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

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LICENSED ARCHITECT — ANTHONY PATRICK CHRISTIANO — No. C12631 Ren. 3-31-25 — STATE OF CALIFORNIA

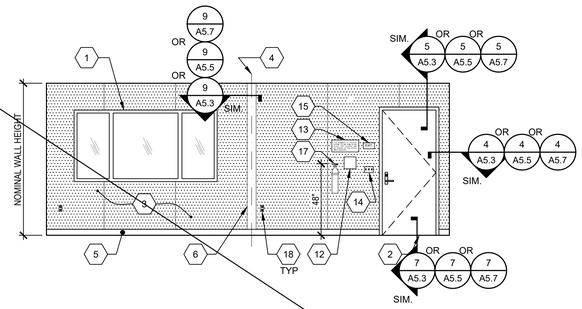
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REVISIONS
1
2
3
4

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

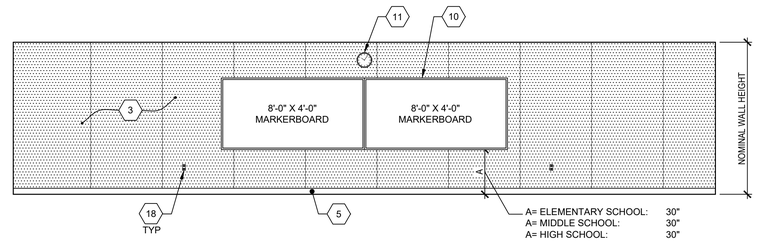
SHEET TITLE:
TYPICAL ROOF DETAILS
SINGLE-PLY OR
BUILT-UP ROOFING

SHEET NUMBER:
A2.5



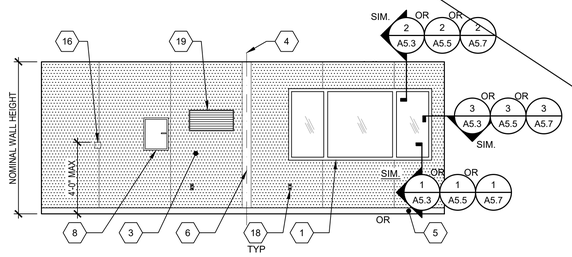
TYPICAL CLASSROOM FRONT END WALL ELEVATION

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

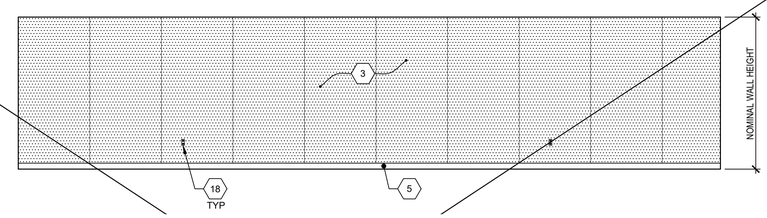


TYPICAL CLASSROOM SIDE WALL ELEVATION

SCALE : 1/4"=1'-0" | 2



TYPICAL CLASSROOM REAR END WALL ELEVATION

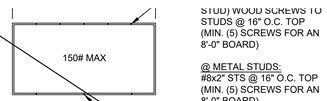


SEE SHEET A4.0-N FOR SITE SPECIFIC SHEET

NOT USED | 5

NOT USED | 6

NOT USED | 7



STUD) WOOD SCREWS TO STUDS @ 16" O.C. TOP (MIN. (5) SCREWS FOR AN 8'-0" BOARD)

@ METAL STUDS:
#8x2" STS @ 16" O.C. TOP (MIN. (5) SCREWS FOR AN 8'-0" BOARD)

@ WOOD STUDS:
#12 (2-½" MIN PENETRATION INTO STUD) WOOD SCREWS @ 32" O.C. BOT. (MIN. (3) SCREWS FOR AN 8'-0" BOARD)

@ METAL STUDS:
#8x2" STS @ 32" O.C. BOT. (MIN. (3) SCREWS FOR AN 8'-0" BOARD)

NOTE:
1. ATTACHMENT IS FOR EACH MARKERBOARD.
2. EACH WHITEBOARD SHALL PROTRUDE 4" MAX HORIZONTALLY INTO THE CIRCULATION PATH, PER CBC SECTION 11B-307.2.
3. EACH WHITEBOARD SHALL HAVE FASTENERS PROVIDED BY MANUFACTURER AS NOTED ABOVE.

MARKERBOARD ATT. DETAIL

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

NOT USED | 9

NOT USED | 10

NOT USED | 11

NOT USED | 12

1. WINDOW, SEE SPEC'S
2. TYP EXTERIOR DOOR
3. TACKBOARD - (FLAME RESISTANT INDUSTRIAL TACKABLE BOARD) - SHALL BE CLASS A RATED (ASTM E-84). NOMINAL PANEL THICKNESS SHALL BE ± 0.5" AND SHALL BE INSTALED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES.
4. TYP MOD LINE
5. TOP SET BASE
6. FULL PANEL CLOSE-UP AT MOD-LINES, TYP
7. NOT USED
8. ELECTRICAL PANEL - SEE ELECTRICAL SHEETS
9. NOT USED
10. (2) 8'x4' MARKER BOARDS - SEE DETAIL 8/A4.0
11. CLOCK
12. ASSISTIVE LISTENING SIGN, BY OTHERS, INSTALLED PER DETAIL 17/N4.0 SIGN SHALL BE A MAXIMUM OF 70" A.F.F. TO BASELINE OF HIGHEST TEXT.
13. OCCUPANT LOAD SIGN PER DETAIL 11/N4.0 (BY OTHERS)
14. LIGHT SWITCH - SEE ELECTRICAL SHEETS
15. EXIT TACTILE SIGN PER DETAIL 10/N4.0 (NIC)
16. THERMOSTAT, TOP @ 48" A.F.F. - SEE MECHANICAL SHEETS
17. FIRE EXTINGUISHER TOP OF HANDLE @ +48" MAX. A.F.F. PROTRUSION MAX 4" FROM WALL IF BOTTOM OF FIRE EXTINGUISHER GREATER THAN +27" A.F.F - SEE 19/N4.0
18. TYP DUPLEX OUTLET - SEE ELECTRICAL SHEETS
19. HVAC GRILL

KEY NOTES

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

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Phone (209) 825-1921 Fax (209) 825-7018
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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)

FORM®

SITE SPECIFIC PROJECT NAME

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
PATRICK D. HOWARD
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

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REVISIONS

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

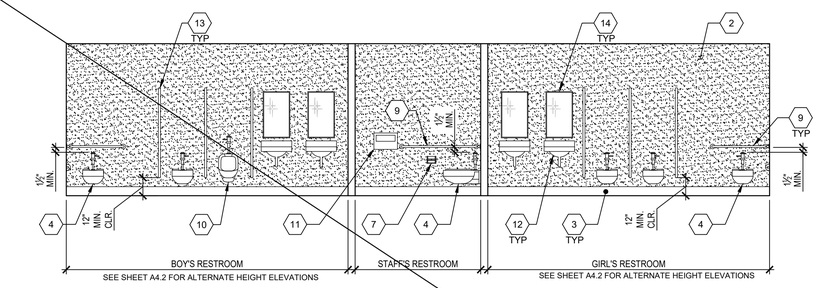
SHEET TITLE:

INTERIOR ELEVATIONS
TYPICAL CLASSROOM

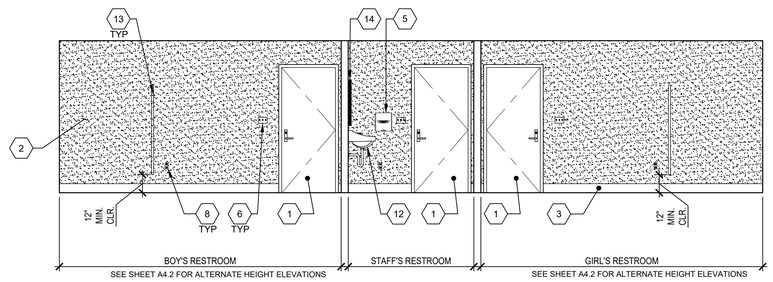
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A4.0

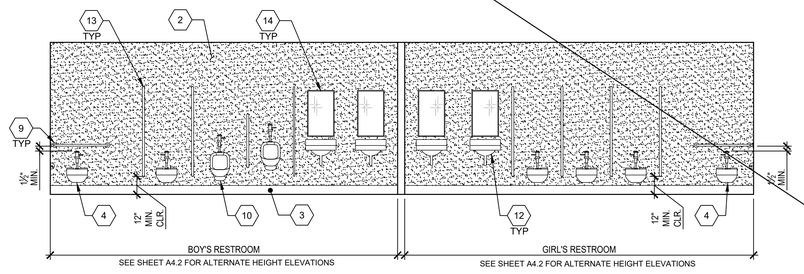
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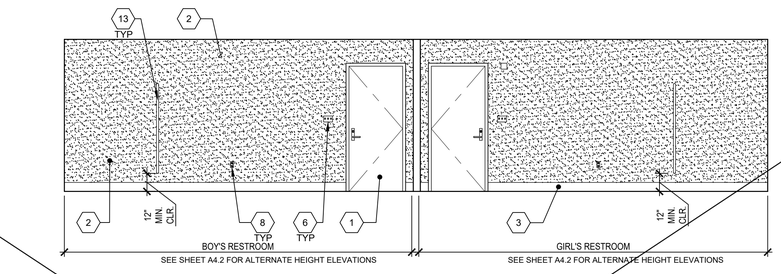
RESTROOM SIDEWALL ELEVATION - GIRLS, STAFF, BOYS — SCALE: 1/4" = 1'-0" — 1



RESTROOM SIDEWALL ELEVATION - GIRLS, STAFF, BOYS — SCALE: 1/4" = 1'-0" — 2



RESTROOM SIDEWALL ELEVATION - BOYS & GIRLS — SCALE: 1/4" = 1'-0" — 3



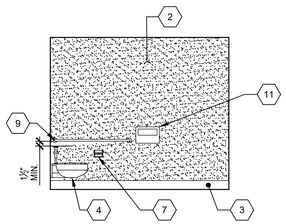
RESTROOM SIDEWALL ELEVATION - BOYS & GIRLS — SCALE: 1/4" = 1'-0" — 4

KEY NOTES

1. TYPICAL DOOR
2. F.R.P. (FIBER REINFORCED PLASTIC) - SHALL BE CLASS C RATED (ASTM E-84) EMBOSSED & SMOOTH INTERIOR WALL PANELS. NOMINAL PANELS. NOMINAL PANEL THICKNESS SHALL BE ± 0.090 - PANEL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES.
3. 6" TOP SET BASE - REFER TO DETAIL 5/A1.2
4. ACCESSIBLE TOILET - SEE DETAIL 14/P2.0
5. PAPER TOWEL DISPENSER OR HAND DRYER (BY OTHERS)
6. LIGHT SWITCH - SEE ELECTRICAL SHEETS
7. TOILET PAPER DISPENSER PER P1.0
8. TYP. GFCI OUTLET - SEE ELECTRICAL SHEETS
9. GRAB BAR - SEE DETAIL 6/A7.1
10. ACCESSIBLE URINAL - SEE DETAIL 15/P2.0
11. TOILET SEAT COVER DISPENSER PER P1.0
12. ACCESSIBLE LAVATORY - SEE DETAIL 17/P2.0
13. TOILET PARTITIONS: SOLID PLASTIC BY ACCURATE PARTITIONS CORP., OR EQUIVALENT, w/ FLOOR ANCHORS, OVERHEAD BRACED OR EQUIVALENT. MINIMUM FLAME SPREAD RATING: 50. MINIMUM SMOKE DEVELOPMENT RATING: 450. (BY OTHERS)
14. TYP. MIRROR (19# MAX. WEIGHT) - SEE DETAIL 17/P2.0
15. WINDOW - SEE SPEC'S

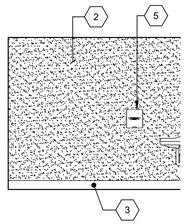
NOTE: FOR ACCESSIBLE FIXTURES & ACCESSORIES MOUNTING HEIGHT REQUIREMENTS (PER CBC CHAPTER 11B), SEE SHEET P2.0/10 FOR ACCESSIBLE HEIGHTS TABLE.

SEE SHEET A4.1-N FOR SITE SPECIFIC SHEET



SEE SHEET A4.2 FOR ALTERNATE HEIGHT ELEVATIONS

RESTROOM ENDWALL ELEV. - GIRLS — SCALE: 1/4" = 1'-0" — 5



SEE SHEET A4.2 FOR ALTERNATE HEIGHT ELEVATIONS

RESTROOM INTERIOR WALL ELEV. - GIRLS — SCALE: 1/4" = 1'-0" — 6



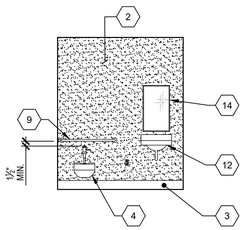
SEE SHEET A4.2 FOR ALTERNATE HEIGHT ELEVATIONS

RESTROOM INTERIOR WALL ELEV. - BOYS — SCALE: 1/4" = 1'-0" — 7



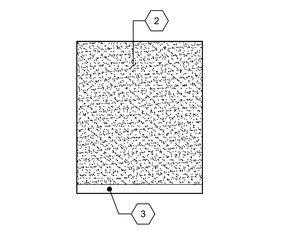
SEE SHEET A4.2 FOR ALTERNATE HEIGHT ELEVATIONS

RESTROOM ENDWALL ELEV. - BOYS — SCALE: 1/4" = 1'-0" — 8

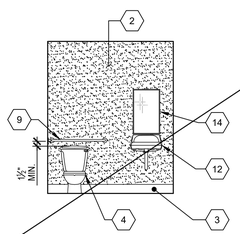


SEE SHEET A4.2 FOR ALTERNATE HEIGHT ELEVATIONS

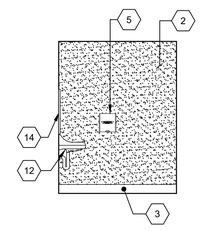
RESTROOM INTERIOR WALL ELEV. - STAFF — SCALE: 1/4" = 1'-0" — 9



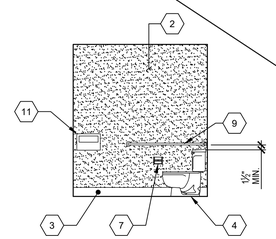
RESTROOM INTERIOR WALL ELEV. - STAFF — SCALE: 1/4" = 1'-0" — 10



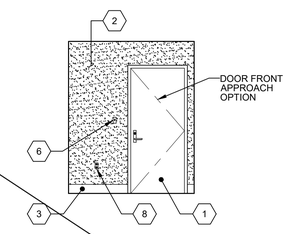
SINGLE TOILET ELEVATION - UNISEX — SCALE: 1/4" = 1'-0" — 11



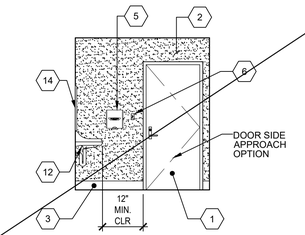
SINGLE TOILET ELEVATION - UNISEX — SCALE: 1/4" = 1'-0" — 12



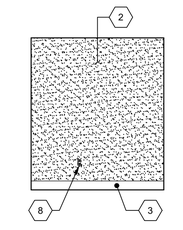
SINGLE TOILET ELEVATION - UNISEX — SCALE: 1/4" = 1'-0" — 13



SINGLE TOILET ELEVATION - UNISEX — SCALE: 1/4" = 1'-0" — 14



SINGLE TOILET ELEVATION - UNISEX — SCALE: 1/4" = 1'-0" — 15



SINGLE TOILET ELEVATION - UNISEX — SCALE: 1/4" = 1'-0" — 16

NOT USED — 17

NOT USED — 18

NOT USED — 19

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PRE-CHECKED SET NAME
24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME
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APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
ANDREW PATRICK O'HORA
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

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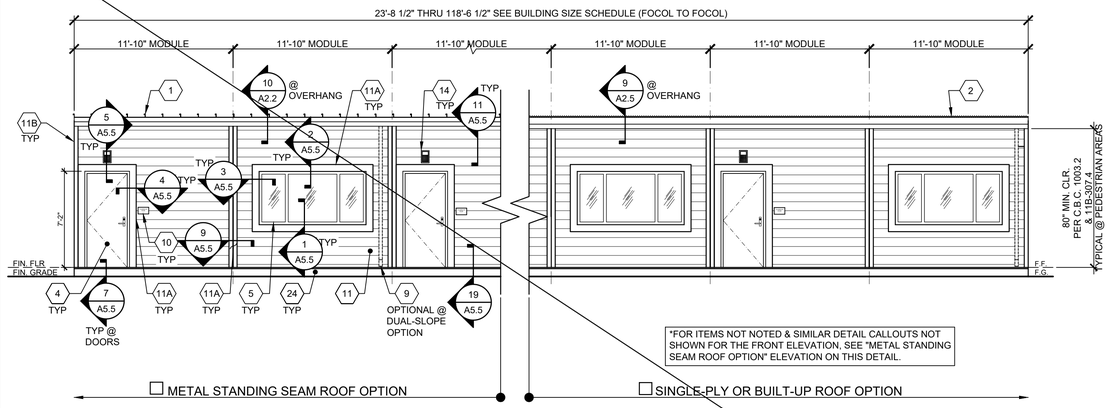
REVISIONS
1
2
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DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:
INTERIOR ELEVATIONS
RESTROOM OPTIONS

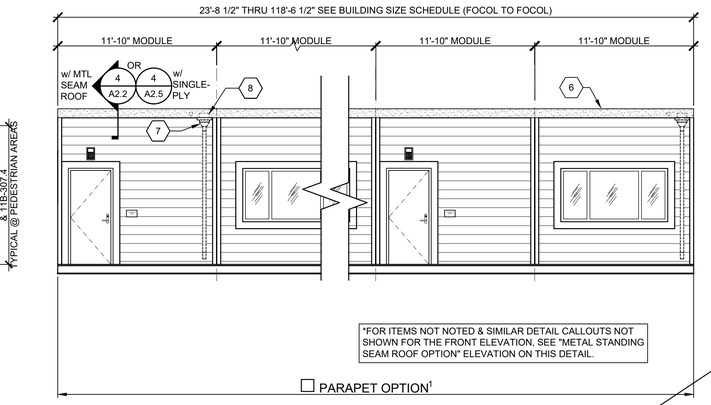
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A4.1

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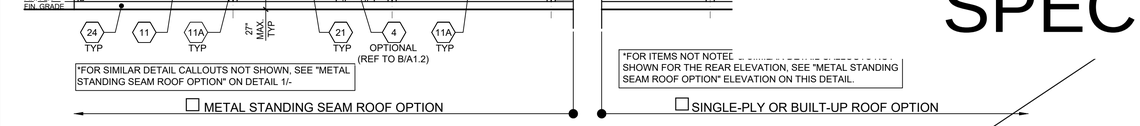
EXTERIOR ELEVATION - FRONT

SCALE: 3/16" = 1'-0" | 1



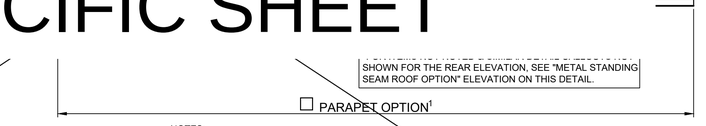
NOTES:
1. METAL STANDING SEAM OR SINGLE-PLY/BUILT-UP MAY BE USED WITH PARAPET OPTION.

1. STANDING SEAM METAL ROOFING
2. SINGLE-PLY ROOFING
3. OVERHANG - SEE STRUCTURAL
4. TYP EXTERIOR DOOR - SEE SCHEDULE SHEET N3.0
5. WINDOW - SEE SCHEDULE SHEET N3.0
6. OPTIONAL PARAPET - SEE SHEET S4.3
7. SCUPPER @ PARAPET OPTION - SEE DETAIL 6/A2.5
8. 4"x4" MIN. SCUPPER BOX @ PARAPET OPTION - SEE DETAIL 6 & 13/A2.5
9. DOWNSPOUT SEE DETAIL 8/A5.5 FOR ATTACHMENT
10. ROOM ID AND ISA SIGNAGE (BY OTHER) SEE DETAILS 5 & 9/N4.0 - TYP
11. 5/16" HARDIPLANK LAP SIDING
11A. 1x4 TRIM
11B. 22 GA. CORNER FLASHING
12. NOT USED
13. NOT USED
14. EXTERIOR LIGHT - SEE ELECTRICAL
15. NOT USED
16. NOT USED
17. NOT USED
18. GUTTER - SEE ATTACHMENT DETAIL 5/A2.2 AT STANDING SEAM ROOFING, OR 5/A2.5 AT SINGLE-PLY / BUILT-UP ROOFING
19. MODULAR IDENTIFICATION TAG +90" ABOVE A.F.F.
20. FIRE ALARM HORN(BY OTHERS)-REFER TO ELECTRICAL PLANS
21. WP/G.F.C.I. @ HVAC UNITS - REFER TO ELECTRICAL PLANS
22. DUAL SLOPE OPTION
23. HVAC UNIT
24. SHEET METAL FLASHING PAINTED BODY COLOR



EXTERIOR ELEVATION - REAR

SCALE: 3/16" = 1'-0" | 2



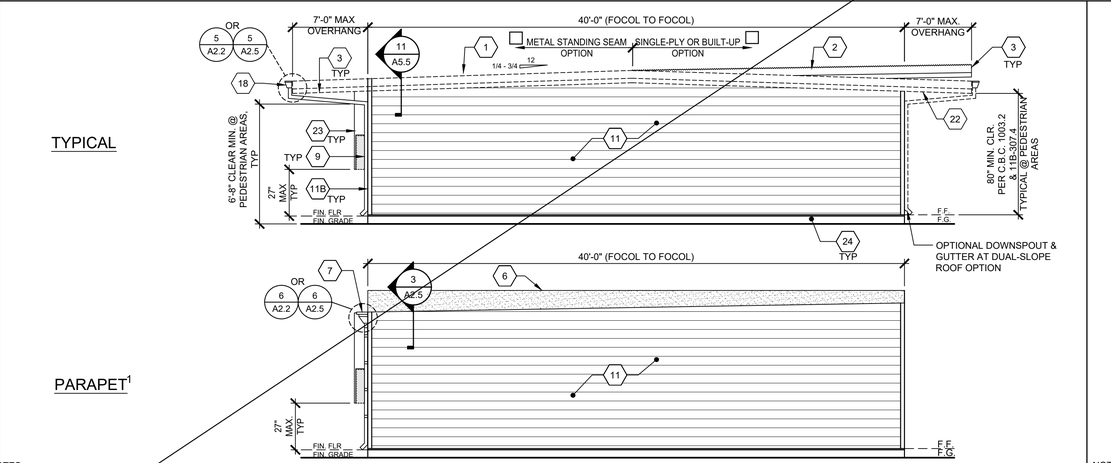
NOTES:
1. METAL STANDING SEAM OR SINGLE-PLY/BUILT-UP MAY BE USED WITH PARAPET OPTION.
2. IF DISTANCE FROM WALKING SURFACE TO LOWEST PART OF HVAC IS MORE THAN 27", PROTECTIVE GUARDS SHALL BE INSTALLED (BY OWNER) AT PATH OF TRAVEL LOCATIONS.

SEE SHEET A5.4-N FOR SITE SPECIFIC SHEET

KEY NOTES

BUILDING SIZE SCHEDULE			
BUILDING SIZE (FT)	TOTAL # OF 12'-0" WIDE MODULES	TOTAL # OF CENTER MODULES	OVERALL BUILDING WIDTH[1]
☐ 24'x40'	2	0	23'-8½"
☐ 36'x40'	3	1	35'-6½"
☐ 48'x40'	4	2	47'-5"
☐ 60'x40'	5	3	59'-3½"
☐ 72'x40'	6	4	71'-1½"
☐ 84'x40'	7	5	82'-11½"
☐ 96'x40'	8	6	94'-10"
☐ 108'x40'	9	7	106'-8½"
☐ 120'x40'	10	8	118'-6½"

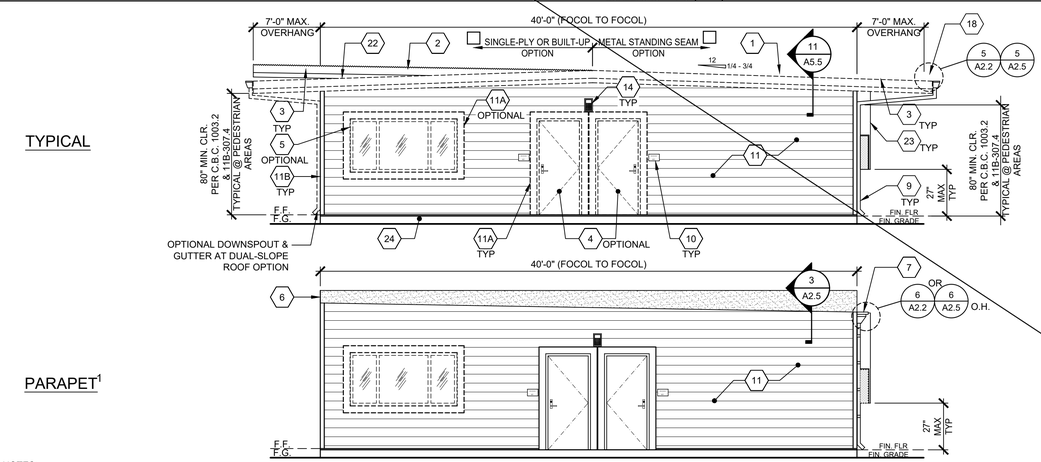
NOTES:
1. TOTAL BUILDING WIDTH INCLUDES ¼" PER MODULE CONSTRUCTION TOLERANCE PER FOUNDATION SHEETS S1.0, S1.1, S1.2 & S1.3.



NOTES:
1. METAL STANDING SEAM OR SINGLE-PLY/BUILT-UP MAY BE USED WITH PARAPET OPTION. *FOR ITEMS NOT NOTED, "SEE ABOVE"
2. IF DISTANCE FROM WALKING SURFACE TO LOWEST PART OF HVAC IS MORE THAN 27", PROTECTIVE GUARDS SHALL BE INSTALLED (BY OWNER) AT PATH OF TRAVEL LOCATIONS.

EXTERIOR ELEVATION - LEFT

SCALE: 3/16" = 1'-0" | 3



NOTES:
1. METAL STANDING SEAM OR SINGLE-PLY/BUILT-UP MAY BE USED WITH PARAPET OPTION. *FOR ITEMS NOT NOTED, "SEE ABOVE"
2. IF DISTANCE FROM WALKING SURFACE TO LOWEST PART OF HVAC IS MORE THAN 27", PROTECTIVE GUARDS SHALL BE INSTALLED (BY OWNER) AT PATH OF TRAVEL LOCATIONS.

EXTERIOR ELEVATION - RIGHT

SCALE: 3/16" = 1'-0" | 4

BUILDING SIZE SCHEDULE

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

AMS®
American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
ANDREW PATRICK HIGH
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

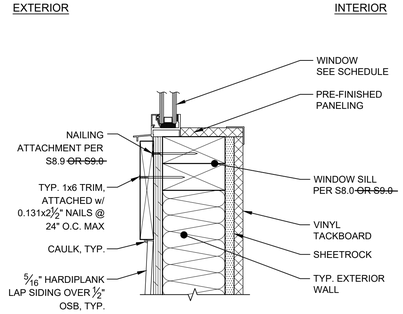
REVISIONS

1	
2	
3	
4	

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

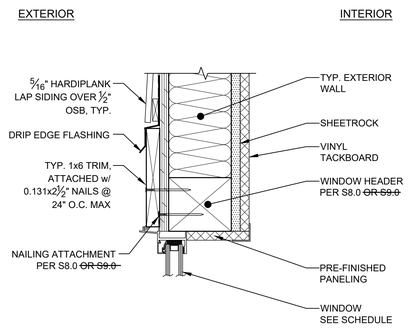
SHEET TITLE:
TYPICAL EXTERIOR ELEVATIONS - LAP SIDING OPTION

SHEET NUMBER:
A5.4



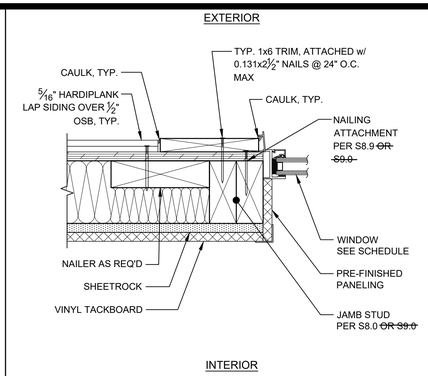
TYPICAL WINDOW SILL

SCALE: 3" = 1'-0" | 1



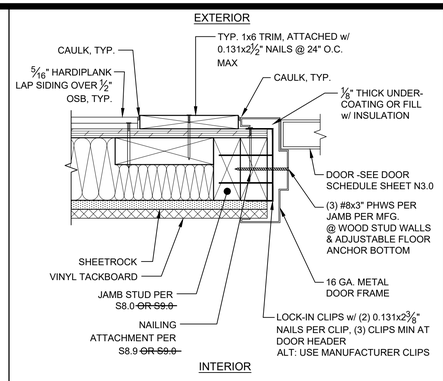
TYPICAL WINDOW HEADER

SCALE: 3" = 1'-0" | 2



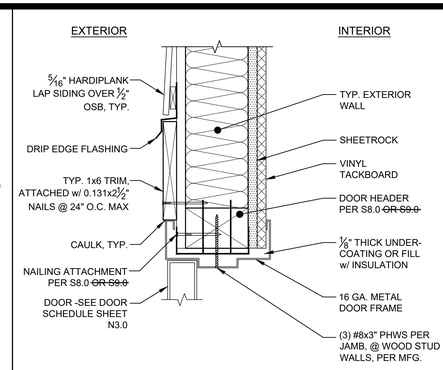
TYPICAL WINDOW JAMB

SCALE: 3" = 1'-0" | 3



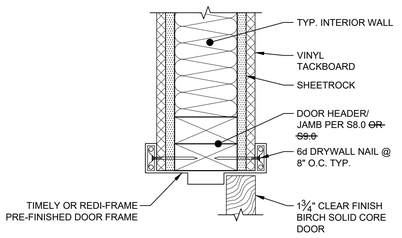
TYPICAL DOOR JAMB

SCALE: 3" = 1'-0" | 4



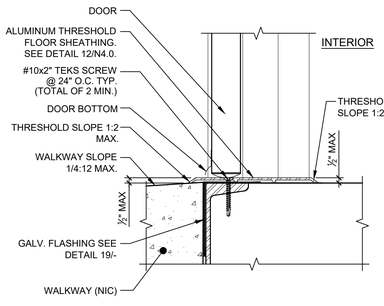
TYPICAL DOOR HEADER

SCALE: 3" = 1'-0" | 5



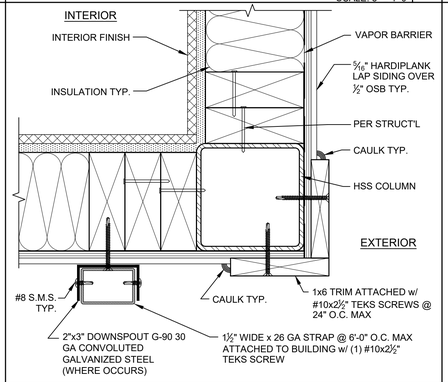
TYP. INTERIOR DOOR HEADER/JAMB

SCALE: 3" = 1'-0" | 6



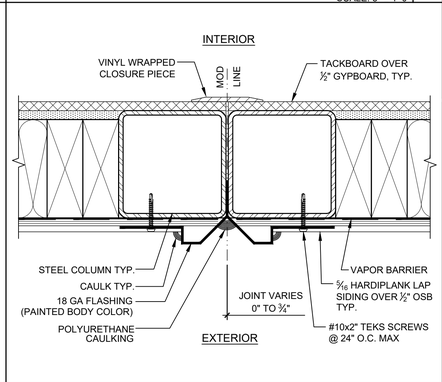
TYPICAL THRESHOLD DETAIL

SCALE: 3" = 1'-0" | 7



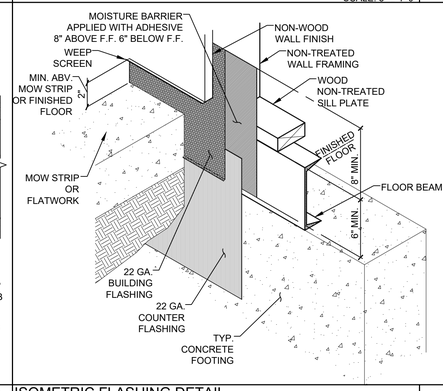
TYP. BLDG CORNER & DOWNSPOUT ATTACHMENT DETAIL

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



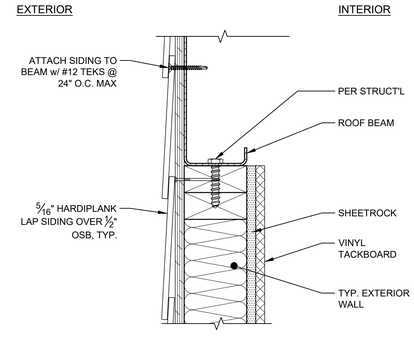
TYP. MODLINE CLOSURE DETAIL

SCALE: 3" = 1'-0" | 9



ISOMETRIC FLASHING DETAIL FOR BUILDINGS 2160 SQ. FT. OR LESS

SCALE: 1 1/2" = 1'-0" | 10



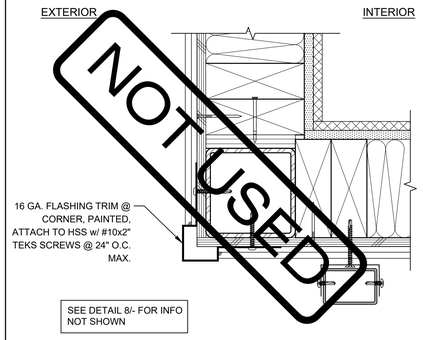
SIDING DETAIL @ ROOF BEAM

SCALE: 3" = 1'-0" | 11

1. ~~FOR OPTIONAL METAL STUD FRAMING, SEE S9.0-S9.2.~~
2. ADDITIONAL R-5 RIGID INSULATION REQUIRED @ METAL STUD WALLS. REFER TO MINIMUM INSULATION SCHEDULES ON SHEET M1.7. & DETAIL 18/-
3. FOR FINISH OPTIONS, SEE SHEET A7.0.
4. REFER TO SHEET A7.3 FOR ALL BUILDING INSULATION INSTALLATION NOT SHOWN OR NOTED ON DETAIL ON THIS SHEET.
5. FOR BUILDINGS 2160 SQ. FT. OR LESS & ALL BUILDINGS INSTALLED ON ABOVE GRADE FOUNDATIONS PER 1A/S1.4 , FLASHING SHALL BE PROVIDED PER DETAILS 10 & 19/-.
6. FOR BUILDINGS LARGER THAN 2160 SQ. FT. INSTALLED ON BELOW GRADE FOUNDATIONS PER 1/S1.4, FLASHING & DETERIORATION PROTECTION SHALL BE PROVIDED PER SHEET S5.5A. WHERE DETERIORATION PROTECTION IS NOT REQUIRED BY THE SHEET NOTES OF SHEET A5.5A, FLASHING SHALL BE PROVIDED BY DETAIL 10 & 19/-.
7. LAP SIDING SPECIFICATIONS - FACTORY PRIMED FIBER CEMENT BOARDS - 12' LENGTH X 4"-10-3/4" PLANKS. ASTM-D3359 & ASTM-E136 TESTED - INSTALLATION PER MANUFACTURER'S INSTRUCTIONS. PLANKS SHALL BE ATTACHED WITH 8D RING SHANK GALVANIZED NAILS TO EACH STUD (16" O.C.).
8. FLAME SPREAD OF 0 (ASTM E84) & SMOKE DEVELOPMENT OF LESS THAN 5 PER ASTM E84

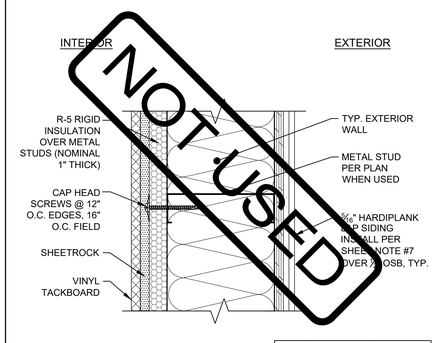
SHEET NOTES

NOT USED



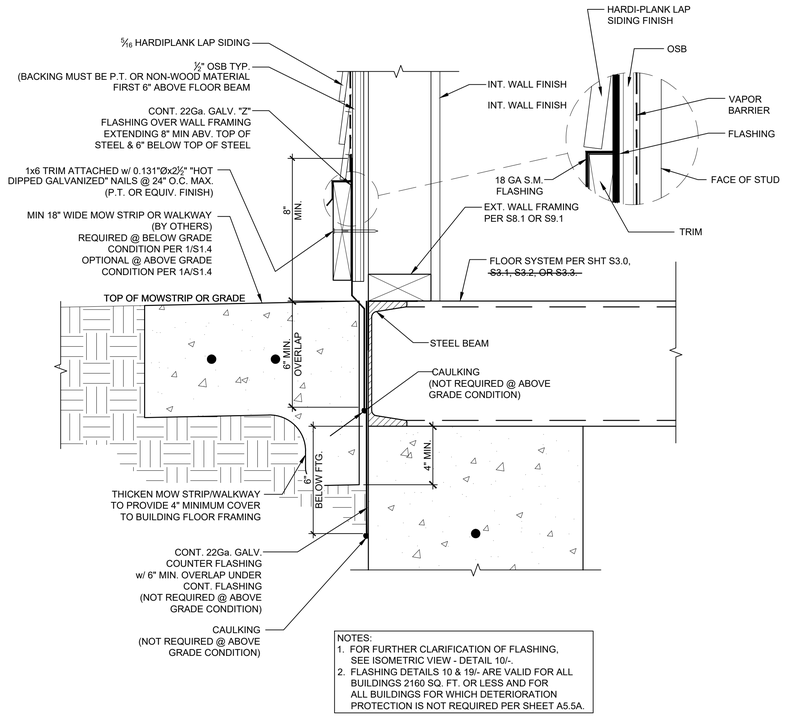
ALTERNATE BUILDING CORNER DETAIL

SCALE: 3" = 1'-0" | 13



RIGID INSULATION @ METAL STUDS

SCALE: 3" = 1'-0" | 18

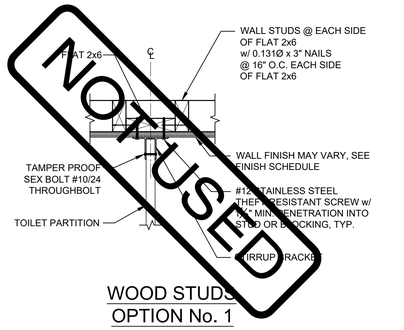


NOTES:
1. FOR FURTHER CLARIFICATION OF FLASHING, SEE ISOMETRIC VIEW - DETAIL 10/-.
2. FLASHING DETAILS 10 & 19/- ARE VALID FOR ALL BUILDINGS 2160 SQ. FT. OR LESS AND FOR ALL BUILDINGS FOR WHICH DETERIORATION PROTECTION IS NOT REQUIRED PER SHEET A5.5A.

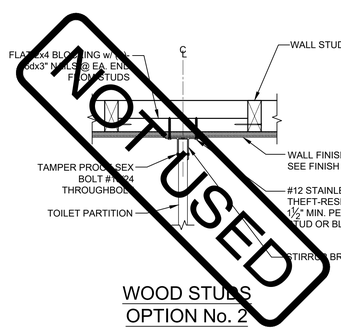
FLASHING DETAIL FOR BUILDINGS 2160 SQ. FT. OR LESS

SCALE: 3" = 1'-0" | 19

D:\XXXX_24-04\24-04\24-04-Arch.rvt 2/3/2023 3:04:54 PM AUTODESK\3/3/2023\3/3/2023\3/3/2023



WOOD STUDS
OPTION No. 1

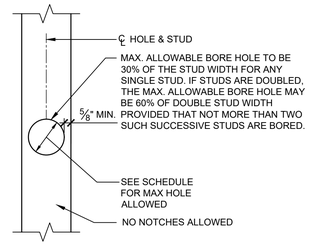


WOOD STUDS
OPTION No. 2

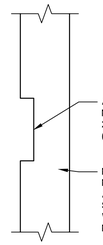
TOILET PARTITION ANCHORAGE BLOCKING DETAILS @ WALL

SCALE: 1-1/2" = 1'-0" | 1

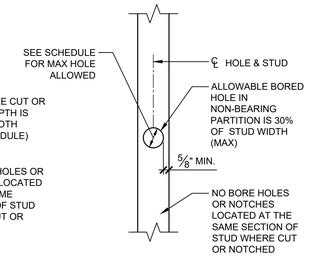
NOTCH & BORING SCHEDULE				
	NOMINAL STUD SIZE	ACTUAL STUD DEPTH	MAX NOTCH DEPTH	MAX BORED HOLE DIAMETER
EXTERIOR WALL	2x6	5 ½"	NOT PERMITTED	1"
	2x8	7 ¼"	1 ½"	1 ¾"
INTERIOR WALL	2x4	3 ½"	NOT PERMITTED	¾"
	2x6	5 ½"	¾"	1 ½"
	2x8	7 ¼"	1 ½"	2 ½"



EXTERIOR WALL
BORING



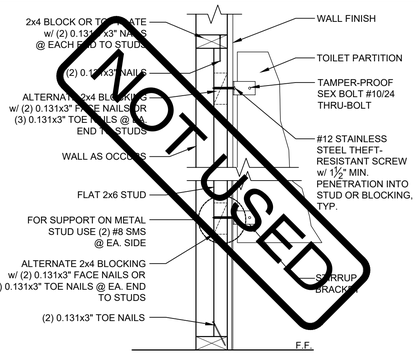
INTERIOR WALL
NOTCHING



INTERIOR WALL
BORING

STUD NOTCHING AND BORING DETAILS

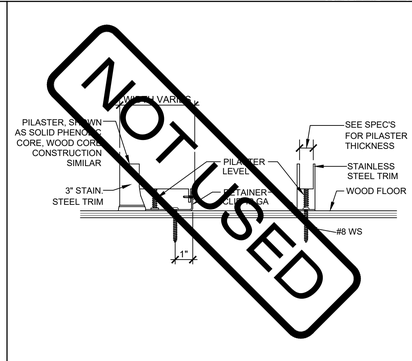
NOT TO SCALE | 2



NOTE: FOR METAL STUD OPTION, SEE SHEET 20/S9.1 FOR BLOCKING.

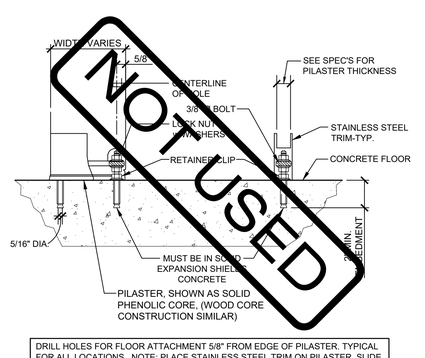
TOILET PARTITION WALL BLOCKING

NOT TO SCALE | 3



PARTITION TO WOOD FLOOR

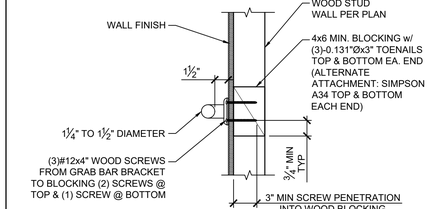
NOT TO SCALE | 4



DRILL HOLES FOR FLOOR ATTACHMENT 5/8" FROM EDGE OF PILASTER. TYPICAL FOR ALL LOCATIONS. NOTE: PLACE STAINLESS STEEL TRIM ON PILASTER, SLIDE UP BEFORE SECURING PILASTER TO FLOOR ATTACHMENT.

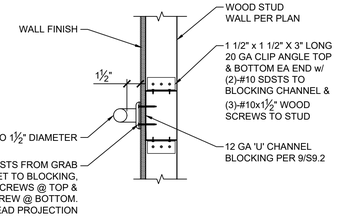
PARTITION TO CONCRETE FLOOR

NOT TO SCALE | 5



TYPICAL GRAB BAR
BLOCKING DETAIL

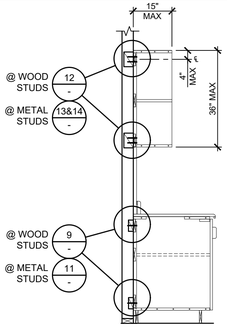
NOTE: FOR METAL STUD WALL OPTION, SEE DETAILS 9&10/S9.2.



ALTERNATE GRAB BAR
BLOCKING DETAIL

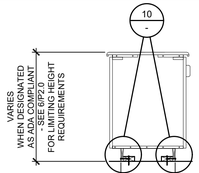
GRAB BAR BLOCKING DETAIL

SCALE: 1-1/2" = 1'-0" | 6

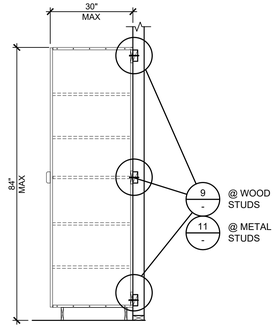


UPPER/BASE CABINET

NOTE:
1. FOR BRACING OF PARTITION WALLS WITH CABINETS OR BOOKSHELVES, REFER TO DETAILS 13&18/S8.1 @ WOOD STUD WALLS & DETAILS 9&10/S9.1 @ METAL STUD WALLS.
2. WHERE WORK SURFACES ARE PROVIDED FOR USE BY OTHER THAN EMPLOYEES, AT LEAST 5% SHALL BE ACCESSIBLE WITH FORWARD APPROACH. SEE 6/P2.0. (11B-226, 11B-902)
3. WHERE WORK SURFACES THAT ARE USED PRIMARILY BY CHILDREN 5 YEARS AND YOUNGER SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-902.4.



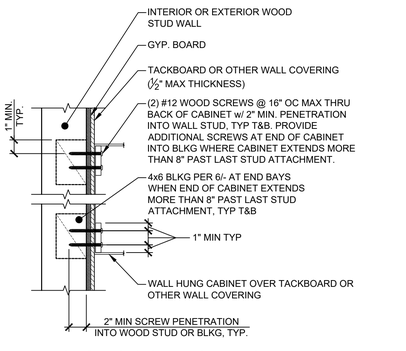
ISLAND CABINET



TALL CABINET

TYP. CABINET ATTACHMENT

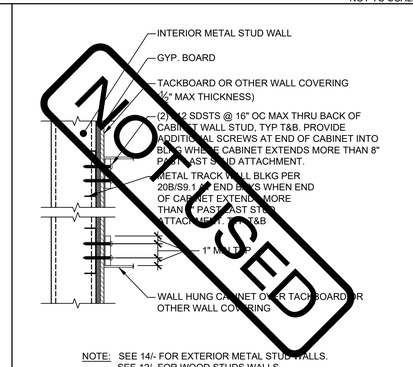
NOT TO SCALE | 8



NOTE: SEE 13&14/- FOR METAL STUD WALLS.

WALL HUNG CABINET ATTACHMENT @ WOOD STUD WALLS (INTERIOR & EXTERIOR WALLS)

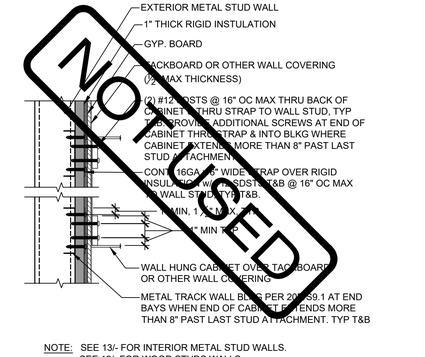
SCALE: 1-1/2" = 1'-0" | 12



NOTE: SEE 14/- FOR EXTERIOR METAL STUD WALLS.
SEE 12/- FOR WOOD STUDS WALLS.

WALL HUNG CABINET ATTACHMENT @ INTERIOR METAL STUD WALLS

SCALE: 1-1/2" = 1'-0" | 13



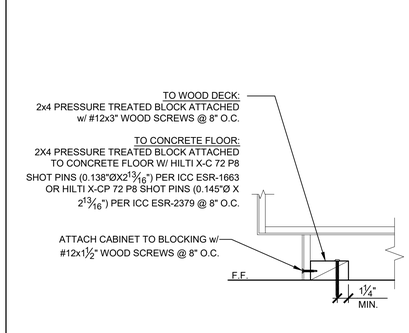
NOTE: SEE 13/- FOR INTERIOR METAL STUD WALLS.
SEE 12/- FOR WOOD STUDS WALLS.

WALL HUNG CABINET ATTACHMENT @ EXTERIOR METAL STUD WALLS

SCALE: 1-1/2" = 1'-0" | 14

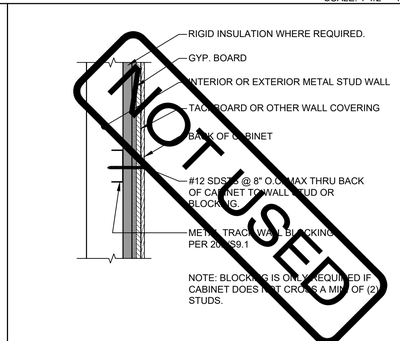
FLOOR SUPPORTED CABINET ATTACHMENT @ WOOD STUD WALLS

SCALE: 1-1/2" = 1'-0" | 9



ISLAND CABINET ATTACHMENT @ FLOOR

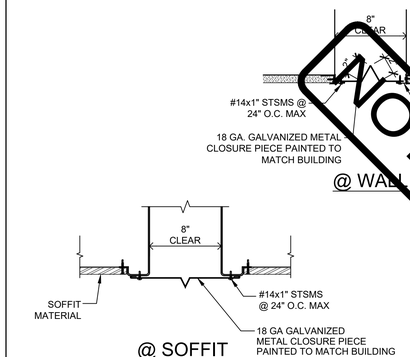
SCALE: 1-1/2" = 1'-0" | 10



NOTE: SEE 9/- FOR WOOD STUD WALLS.

FLOOR SUPPORTED CABINET ATTACHMENT @ METAL STUD WALLS

SCALE: 1-1/2" = 1'-0" | 11



SEISMIC CLOSURE DETAILS

15

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
PATRICK GIBNEY
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

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REVISIONS

1	
2	
3	
4	

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

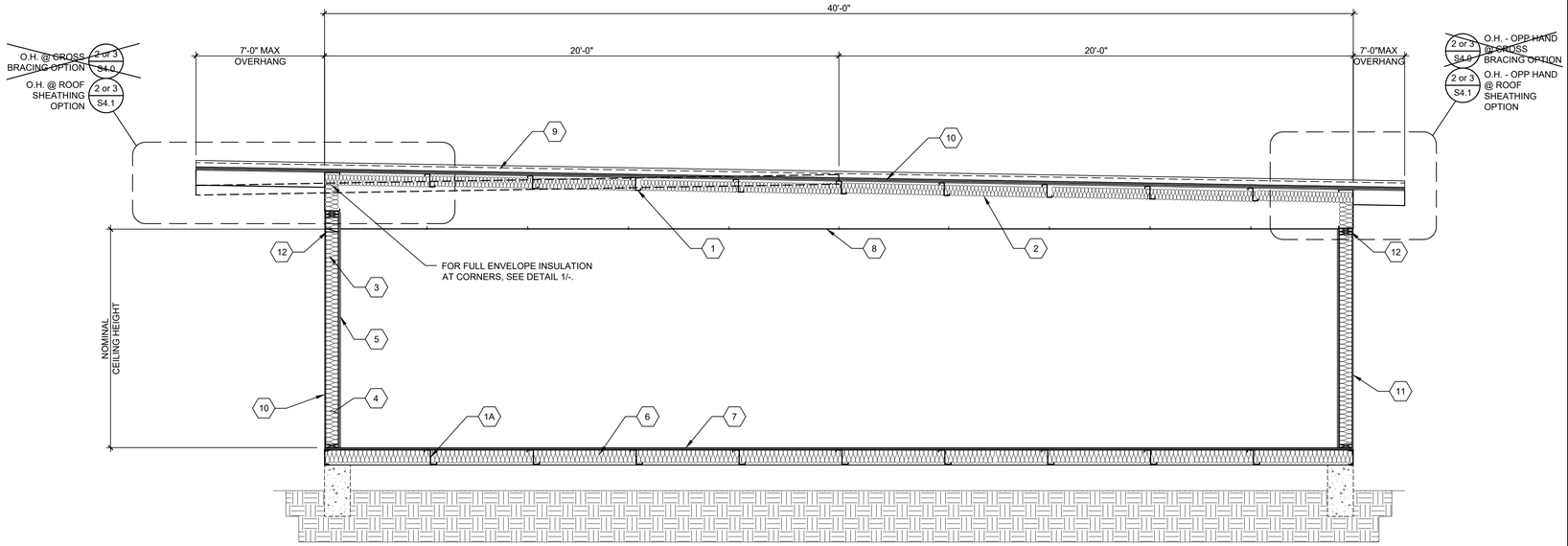
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MISCELLANEOUS
ARCHITECTURAL DETAILS

SHEET NUMBER:

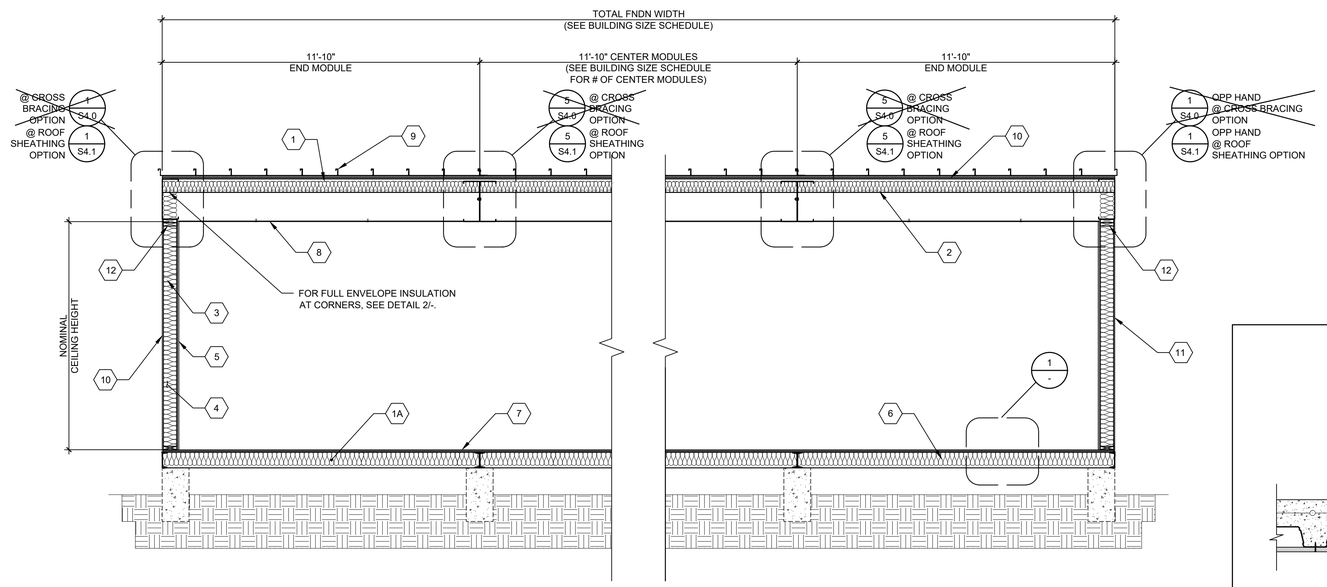
A7.1

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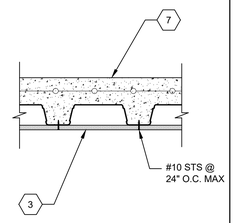
TYP. LONGITUDINAL SECTION - MONO/DUAL PITCH

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

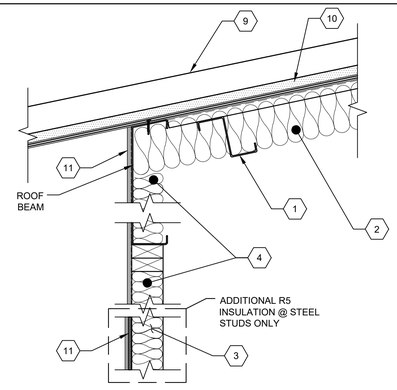


TYP. TRANSVERSE SECTION - MONO/DUAL PITCH

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



FLOOR SECTION CONCRETE FLOOR — SCALE: NTS | 1



INSULATION CORNER DET.

SCALE: 1-1/2"=1'-0" | 2

1 ROOF PURLINS PER ROOF FRAMING PLAN
1A FLOOR JOISTS PER FLOOR FRAMING PLAN
2 BATT ROOF INSULATION PER INSULATION SCHEDULE ON SHEET M1.7
3 WALL FRAMING PER SHEETS S8.0 ~~OR S9.0~~
4 WALL INSULATION PER INSULATION SCHEDULE ON SHEET M1.7
5 VINYL FABRIC OVER TACKABLE BRACING PANELS
6 FLOOR INSULATION PER INSULATION SCHEDULE ON SHEET M1.7
7 PLYWOOD FLOOR PER SHEET S3.0 ~~OR CONCRETE FLOOR PER SHEETS S3.1 - S3.3~~
8 SUSPENDED T-BAR CEILING PER M1.0
9 FINISHED ROOFING PER ROOF PLAN & ROOF FRAMING PLAN
10 RIGID ROOF INSULATION PER INSULATION SCHEDULES ON SHEET M1.7 OVER ROOF SHEATHING (S4.1)
~~OR STEEL CROSS BRACING WITHOUT RIGID ROOF INSULATION (S4.0)~~
11 EXTERIOR WALL FINISH PER EXTERIOR ELEVATIONS
PROVIDE R-5 RIGID INSULATION AT METAL STUD WALLS
12 FIRE BLOCKING @ CEILING LEVEL PER CBC 718.2
13 RIGID INSULATION @ CONCRETE FLOORS - REFER TO INSULATION SCHEDULES IN SHEET M1.7

KEY NOTES

BUILDING SIZE SCHEDULE			
BUILDING SIZE (FT)	TOTAL # OF 12'-0" WIDE MODULES	TOTAL # OF CENTER MODULES	OVERALL BUILDING WIDTH[1]
☐ 24'x40'	2	0	23'-8½"
☐ 36'x40'	3	1	35'-6¼"
☒ 48'x40'	4	2	47'-5"
☐ 60'x40'	5	3	59'-3¾"
☐ 72'x40'	6	4	71'-1½"
☐ 84'x40'	7	5	82'-11¾"
☐ 96'x40'	8	6	94'-10"
☐ 108'x40'	9	7	106'-8¼"
☐ 120'x40'	10	8	118'-6½"

NOTES:

1. TOTAL BUILDING WIDTH INCLUDES 1/4" PER MODULE CONSTRUCTION TOLERANCE PER FOUNDATION SHEETS ~~S1.0~~, S1.1, ~~S1.2 & S1.3~~

BUILDING SIZE SCHEDULE

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

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LICENSED ARCHITECT — PATRICK CHANG — No. C12631 Ren. 3-31-25 — STATE OF CALIFORNIA

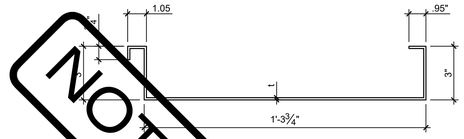
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REVISIONS

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:
TYPICAL LONGITUDINAL AND TRANSVERSE FRAME SECTIONS

SHEET NUMBER:
A7.3



NOT USED

1504.4.2 STRUCTURAL METAL PANEL ROOF SYSTEMS:
WHERE THE METAL ROOF PANEL FUNCTIONS AS THE ROOF DECK AND ROOF COVERING AND IT PROVIDES BOTH WEATHER PROTECTION AND SUPPORT FOR LOADS, THE STRUCTURAL METAL PANEL ROOF SYSTEM SHALL COMPLY WITH THIS SECTION. STRUCTURAL STANDING-SEAM METAL PANEL ROOF SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH ASTM E1592 OR FM 4474. STRUCTURAL THROUGH FASTENED METAL PANEL ROOF SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH ASTM E1592, FM 4474 OR UL 580.

EXCEPTIONS:
1. METAL ROOFS CONSTRUCTED OF COLD-FORMED STEEL SHALL BE PERMITTED TO BE DESIGNED AND TESTED IN ACCORDANCE WITH THE APPLICABLE REFERENCED STRUCTURAL DESIGN STANDARD IN SECTION 2210.1.

TESTING REPORT:
TWINNING TEST REPORT #226045.R1 UL 1897

ASTM A1011 SS, GRADE 36
Fy = 36 ksi

w/ GALVANIZATION
t=0.0356 IN. MIN.

w/0 GALVANIZATION
t=0.0329 IN. MIN.
(0.035 IN. DESIGN)

EFFECTIVE SECTION PROPERTIES

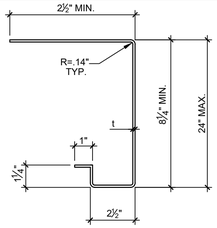
Sx(t) = 0.364 IN.^{3}
Sx(b) = 0.363 IN.^{3}
Ix' = 0.663 IN.^{4}
Sx'(t) = 0.330 IN.^{3}
Sx'(b) = 0.306 IN.^{3}
Ix' = 0.476 IN.^{4}
= 0.259 IN.^{2}

GROSS SECTION PROPERTIES

A = 0.844 IN.^{2}
Sx(t)= 0.418 IN.^{3}
Sx(b)= 1.412 IN.^{3}
Ix = 0.968 IN.^{4}

20GA ROOF PAN MAY BE USED @ ROOFS WITH SHEATHING (S4.1) ~~OR WITHOUT SHEATHING (S4.0)~~

20GA ROOF PAN PROPERTIES 2



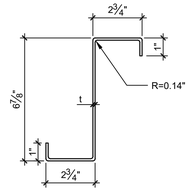
8 1/4" MIN. * x2½"x14ga
SOFFIT BEAM

ASTM A1011 SS, GRADE 45
Fy = 45 ksi

A = 0.97 IN.^{2}
Sx' = 1.78 IN.^{3}
Sx$^+$ = 1.31 IN.^{3}
Ix = 6.87 IN.^{4}
t = 0.068 IN MIN.
(0.0713 IN DESIGN)

*- NOTE:
BEAM TO BE 8 1/4" MIN. DEEP TO MATCH OUTRIGGER BEAM. PROPERTIES & DESIGN BASED ON 7" MIN. MEMBER.

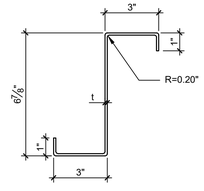
SOFFIT BEAM PROPERTIES 3



6⅞"x2¾"x14ga
FLOOR JOIST

ASTM A1011 SS, GRADE 45
Fy = 45 ksi

A = 0.98 IN.^{2}
Sx = 2.10 IN.^{3}
Ix = 7.22 IN.^{4}
t = 0.068 IN MIN.
(0.0713 IN DESIGN)

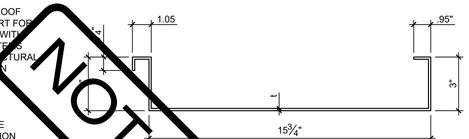


6⅞"x3"x12ga
FLOOR JOIST

ASTM A1011 SS, GRADE 45
Fy = 45 ksi

A = 1.43 IN.^{2}
Sx = 3.06 IN.^{3}
Ix = 10.54 IN.^{4}
t = 0.097 IN MIN.
(0.1017 IN DESIGN)

LIGHT GAUGE FLOOR JOIST PROPERTIES 5



NOT USED

1504.4.2 STRUCTURAL METAL PANEL ROOF SYSTEMS:
WHERE THE METAL ROOF PANEL FUNCTIONS AS THE ROOF DECK AND ROOF COVERING AND IT PROVIDES BOTH WEATHER PROTECTION AND SUPPORT FOR LOADS, THE STRUCTURAL METAL PANEL ROOF SYSTEM SHALL COMPLY WITH THIS SECTION. STRUCTURAL STANDING-SEAM METAL PANEL ROOF SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH ASTM E1592 OR FM 4474. STRUCTURAL THROUGH FASTENED METAL PANEL ROOF SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH ASTM E1592, FM 4474 OR UL 580.

EXCEPTIONS:
1. METAL ROOFS CONSTRUCTED OF COLD-FORMED STEEL SHALL BE PERMITTED TO BE DESIGNED AND TESTED IN ACCORDANCE WITH THE APPLICABLE REFERENCED STRUCTURAL DESIGN STANDARD IN SECTION 2210.1.

TESTING REPORT:
TWINNING TEST REPORT #226045.R1 UL 1897

ASTM A1011 SS, GRADE 36 (Fy = 36 ksi)
OR ASTM A653 SS, GRADE 37 (Fy = 37 ksi)

w/ GALVANIZATION
t=0.0296 IN. MIN.

w/o GALVANIZATION
t=0.0269 IN. MIN.
(0.0283 IN. DESIGN)

EFFECTIVE SECTION PROPERTIES

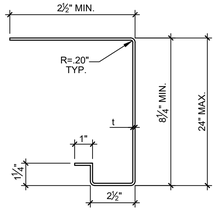
Sx(t) = 0.253 IN.^{3}
Sx(b) = 1.109 IN.^{3}
Ix' = 0.618 IN.^{4}
Sx'(t) = 0.260 IN.^{3}
Sx'(b) = 0.226 IN.^{3}
Ix' = 0.363 IN.^{4}
= 0.180 IN.^{2}

GROSS SECTION PROPERTIES

A = 0.682 IN.^{2}
Sx(t)= 0.338 IN.^{3}
Sx(b)= 1.148 IN.^{3}
Ix = 0.784 IN.^{4}

22GA ROOF PAN MAY BE ONLY USED @ ROOFS WITH SHEATHING (S4.1)

22GA ROOF PAN PROPERTIES 7

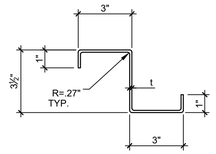


8 1/4" MIN.x2½"x12ga
SOFFIT OUTRIGGER BEAM

ASTM A1011 SS, GRADE 45
Fy = 45 ksi

A = 1.4785 IN.^{2}
Sx' = 3.0614 IN.^{3}
Sx$^+$ = 2.5100 IN.^{3}
Ix = 13.642 IN.^{4}
t = 0.097 IN MIN.
(0.1017 IN DESIGN)

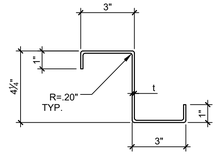
OUTRIGGER BEAM PROPERTIES 8



3½"x3"x10ga
ROOF PURLIN

ASTM A1011 SS, GRADE 50
Fy = 50 ksi

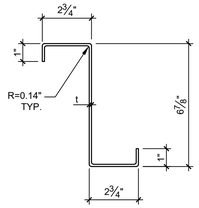
A = 1.31 IN.^{2}
Sx = 1.51 IN.^{3}
Ix = 2.64 IN.^{4}
t = 0.1278 IN MIN.
(0.1345 IN DESIGN)



4¼"x3"x12ga
ROOF PURLIN

ASTM A1011 SS, GRADE 45
Fy = 45 ksi

A = 1.16 IN.^{2}
Sx = 1.63 IN.^{3}
Ix = 3.46 IN.^{4}
t = 0.097 IN MIN.
(0.1017 IN DESIGN)

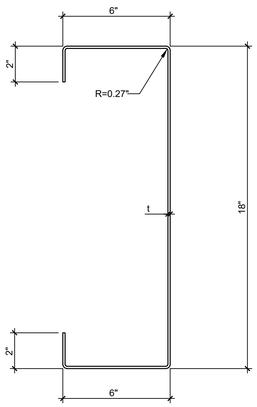


6⅞"x2¾"x14ga
ROOF PURLIN

ASTM A1011 SS, GRADE 45
Fy = 45 ksi

A = 0.98 IN.^{2}
Sx = 2.10 IN.^{3}
Ix = 7.22 IN.^{4}
t = 0.068 IN MIN.
(0.0713 IN DESIGN)

LIGHT GAUGE ROOF PURLIN PROPERTIES (FOR USE W/ ROOF FRAMING PLANS S4.0 & S4.1) 10

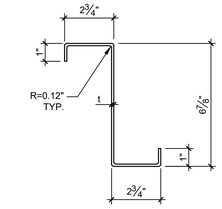


10 GA. LONGITUDINAL & TRANSVERSE BEAMS

ASTM = A1011 SS
GRADE = 50
Fy = 50ksi
t = 0.1278 IN. MIN.
(0.1345 IN. DESIGN)

BEAM DEPTH	18"
A (IN^2)	4.42
S_X MIN. (IN^3)	24.077
I_X MIN. (IN^4)	216.70

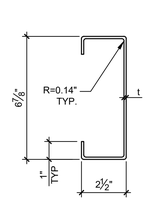
ROOF BEAM PROPERTIES 18



6⅞"x2¾"x16ga 'Z'
TYPICAL ROOF PURLIN

ASTM A1011 SS, GRADE 50
Fy = 50 ksi

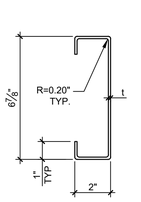
A = 0.79 IN.^{2}
Sx = 1.69 IN.^{3}
Ix = 5.82 IN.^{4}
t = 0.0538 IN MIN.
(0.0566 IN DESIGN)



6⅞"x2½"x14ga 'C'
ALTERNATE ROOF PURLIN

ASTM A1011 SS, GRADE 45
Fy = 45 ksi

A = 0.95 IN.^{2}
Sx = 1.98 IN.^{3}
Ix = 6.81 IN.^{4}
t = 0.0677 IN MIN.
(0.0713 IN DESIGN)



6⅞"x2"x12ga 'C'
ALTERNATE ROOF PURLIN

ASTM A1011 SS, GRADE 45
Fy = 45 ksi

A = 1.22 IN.^{2}
Sx = 2.39 IN.^{3}
Ix = 8.20 IN.^{4}
t = 0.0966 IN MIN.
(0.1017 IN DESIGN)

LIGHT GAUGE ROOF PURLIN PROPERTIES (FOR USE W/ ROOF FRAMING PLAN S4.1 ONLY) 15

NOT USED 19

1. THE MATERIAL THICKNESS OF LIGHT GAUGE STRUCTURAL MEMBERS, IN THEIR END-USE, SHALL MEET OR EXCEED THE MINIMUM BASE METAL THICKNESS SPECIFIED ON SHEET S0.0 THE MATERIAL GAGE DESIGNATION IN THE PLAN SHALL BE USED AS REFERENCE ONLY.
2. UNLESS NOTED OTHERWISE, ALL SECTION PROPERTIES ARE GROSS SECTION PROPERTIES.
3. LIGHT GAUGE STRUCTURAL MEMBERS TO BE FABRICATED FROM HOT ROLLED SHEETS WITH RUST INHIBITIVE COATING. SEE SHEET N2.0, "LIGHT GAUGE METAL STUDS & COLD FORMED STEEL", FOR ADDITIONAL INFORMATION.

SHEET NOTES

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-125292 INC:
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24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
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FORM®

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DATE: 12/11/2023

☐ **2022 CBC PRE-CHECK (PC) DOCUMENT**
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT — KEVIN PATRICK CUNNINGHAM — No. C12631 Ren. 3-31-25 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — MARK D. ALTSCH — No. S3380 — STRUCTURAL — STATE OF CALIFORNIA

RST#222147

11/21/2023

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REVISIONS

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DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

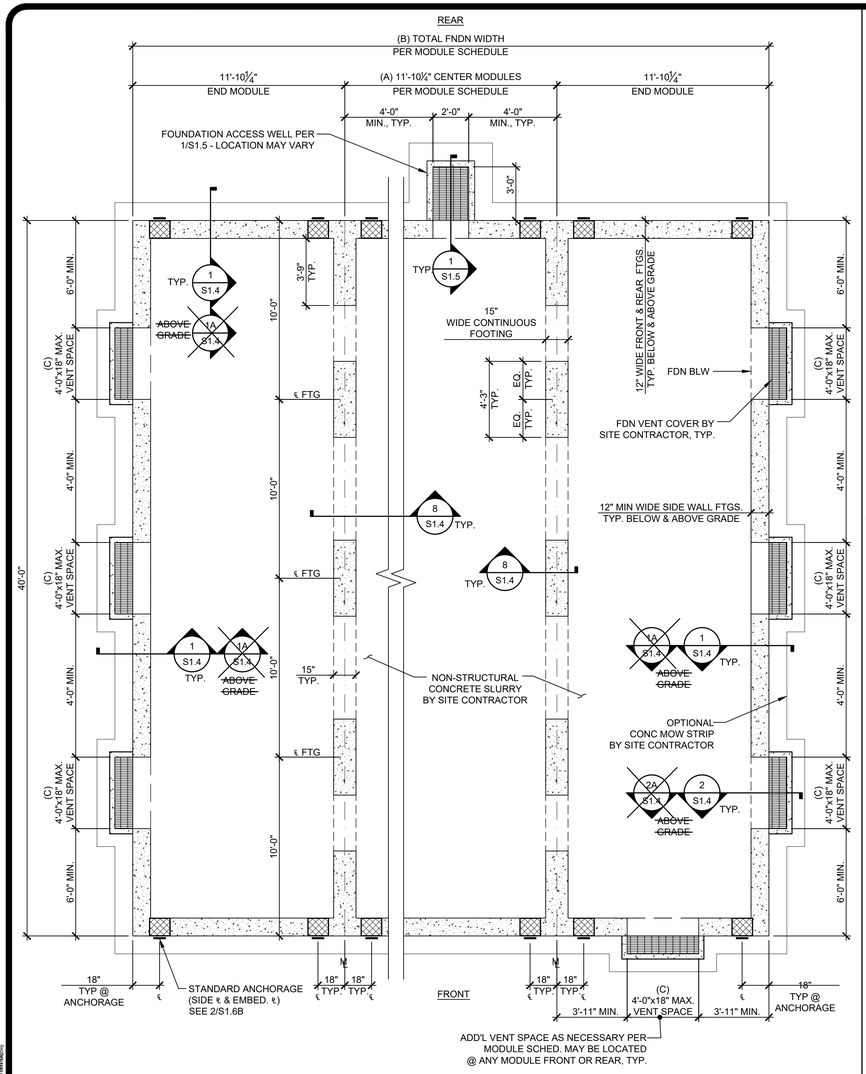
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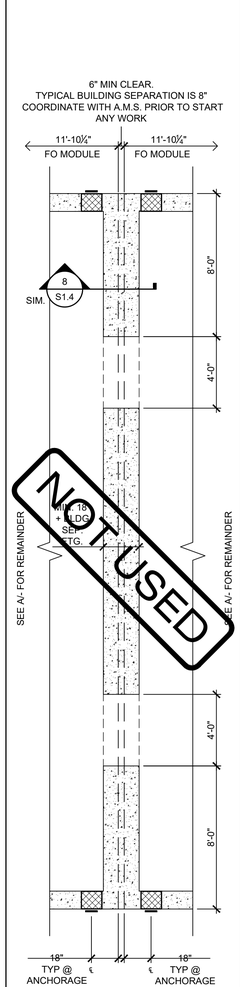
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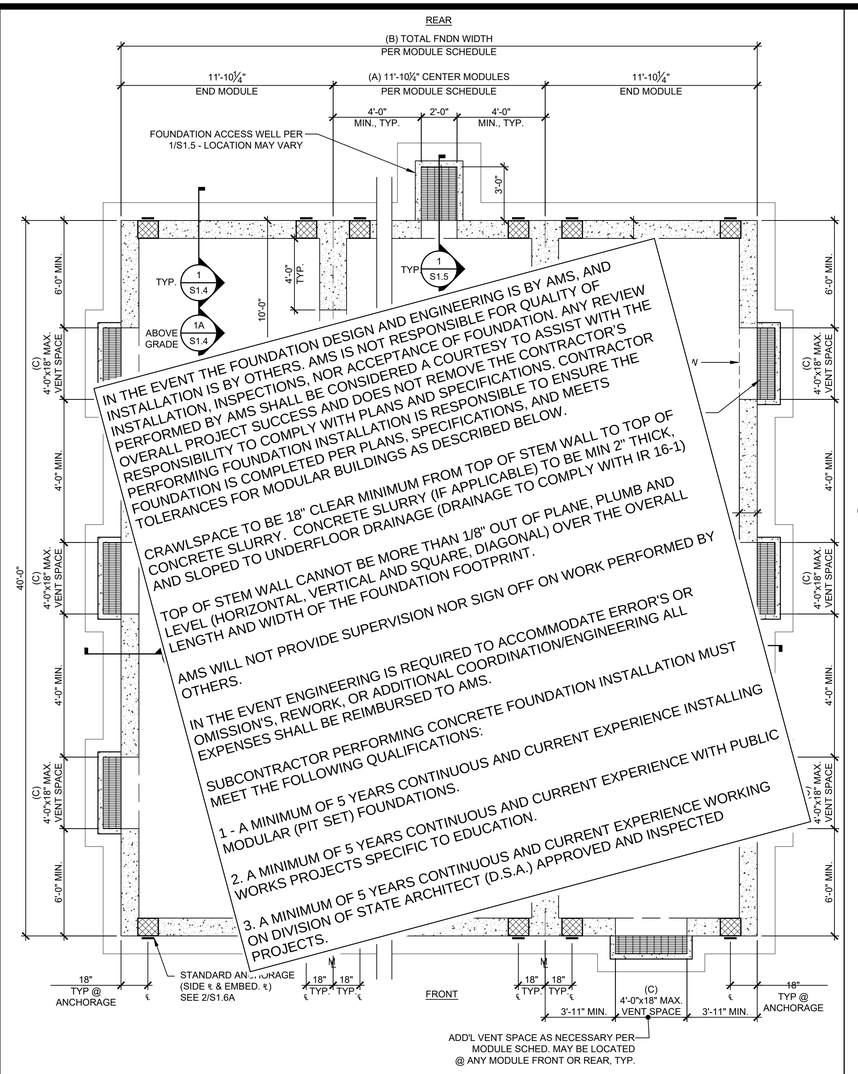
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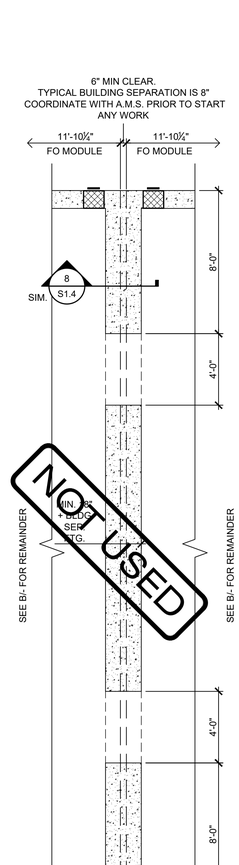
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IN THE EVENT THE FOUNDATION DESIGN AND ENGINEERING IS BY AMS, AND INSTALLATION IS BY OTHERS. AMS IS NOT RESPONSIBLE FOR QUALITY OF INSTALLATION, INSPECTIONS, NOR ACCEPTANCE OF FOUNDATION. ANY REVIEW PERFORMED BY AMS SHALL BE CONSIDERED A COURTESY TO ASSIST WITH THE OVERALL PROJECT SUCCESS AND DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH PLANS AND SPECIFICATIONS. CONTRACTOR PERFORMING FOUNDATION INSTALLATION IS RESPONSIBLE TO ENSURE THE FOUNDATION IS COMPLETED PER PLANS, SPECIFICATIONS, AND MEETS TOLERANCES FOR MODULAR BUILDINGS AS DESCRIBED BELOW.

CRAWLSPACE TO BE 18" CLEAR MINIMUM FROM TOP OF STEM WALL TO TOP OF CONCRETE SLURRY. CONCRETE SLURRY (IF APPLICABLE) TO BE MIN 2" THICK, AND SLOPED TO UNDERFLOOR DRAINAGE (DRAINAGE TO COMPLY WITH IR 16-1)

TOP OF STEM WALL CANNOT BE MORE THAN 1/8" OUT OF PLANE, PLUMB AND LEVEL (HORIZONTAL, VERTICAL AND SQUARE, DIAGONAL) OVER THE OVERALL LENGTH AND WIDTH OF THE FOUNDATION FOOTPRINT.

AMS WILL NOT PROVIDE SUPERVISION NOR SIGN OFF ON WORK PERFORMED BY OTHERS.

IN THE EVENT ENGINEERING IS REQUIRED TO ACCOMMODATE ERROR'S OR OMISSION'S, REWORK, OR ADDITIONAL COORDINATION/ENGINEERING ALL EXPENSES SHALL BE REIMBURSED TO AMS.

SUBCONTRACTOR PERFORMING CONCRETE FOUNDATION INSTALLATION MUST MEET THE FOLLOWING QUALIFICATIONS:

1 - A MINIMUM OF 5 YEARS CONTINUOUS AND CURRENT EXPERIENCE INSTALLING MODULAR (PIT SET) FOUNDATIONS.

2. A MINIMUM OF 5 YEARS CONTINUOUS AND CURRENT EXPERIENCE WITH PUBLIC WORKS PROJECTS SPECIFIC TO EDUCATION.

3. A MINIMUM OF 5 YEARS CONTINUOUS AND CURRENT EXPERIENCE WORKING ON DIVISION OF STATE ARCHITECT (D.S.A.) APPROVED AND INSPECTED PROJECTS.

☐ CONCRETE FOUNDATION PLAN (PLYWOOD FLOOR)
50 PSF LIVE LOAD + 15 PSF PARTITION LOAD
SCALE: 1/4"=1'-0" | A

☐ FOUNDATION PLAN
COMBINED
SCALE: 1/4"=1'-0" | A1

☐ CONCRETE FOUNDATION PLAN (CONCRETE FLOOR)
50 PSF LIVE LOAD + 15 PSF PARTITION LOAD
SCALE: 1/4"=1'-0" | B

☐ FOUNDATION PLAN
COMBINED
SCALE: 1/4"=1'-0" | B1

1. CONCRETE MIXTURES:
   A. ULTIMATE 28-DAY CONCRETE COMPRESSIVE STRENGTH (f'c) SHALL BE PER SHEET N1.0A
   B. PROPORTIONING OF CONCRETE MIXTURES SHALL BE IN ACCORDANCE WITH ACI 318-19, SECTION 26.4.3.
   C. DOCUMENTATION OF CONCRETE MIXTURE CHARACTERISTICS SHALL BE IN ACCORDANCE WITH ACI 318-19, SECTION 26.4.4.
   D. CEMENT SHALL BE CERTIFIED PER TITLE 24, PART 2, SECTION 1910A.1.
   E. SEE SHEET N1.0 FOR ADDITIONAL CONCRETE NOTES.

2. BUILDINGS MAY BE SET ON CONCRETE FOUNDATIONS THAT HAVE REACHED A MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 2,500 PSI. PRIOR TO THE SETTING OF THE MODULAR BUILDING ON CONCRETE FOUNDATIONS THAT HAVE NOT YET CURED 28 DAYS POST PLACEMENT OF FOUNDATION CONCRETE, THE FOUNDATION CONTRACTOR SHALL
   A. HAVE THE PROJECT TESTING LAB PERFORM CONCRETE CYLINDER COMPRESSION TESTS OF THE FOUNDATION CONCRETE USED AT THE SITE,
   B. FURNISH THE PROJECT IOR AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WITH THE CONCRETE TEST REPORTS VERIFYING THAT THE FOUNDATION CONCRETE HAS REACHED THE MINIMUM STRENGTH AS SPECIFIED ABOVE, AND
   C. NOTIFY THE PROJECT IOR AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE OF THEIR INTENT TO SET THE MODULAR BUILDING PRIOR TO 28 DAYS POST PLACEMENT OF FOUNDATION CONCRETE.

3. REINFORCING STEEL SHALL BE 60,000 PSI MINIMUM, PER ASTM A615. THE REINFORCING BARS SHALL BE TESTED PER TITLE 24, PART 2, SECTION 1910A.2. TEST OF REINFORCING BARS MAY BE WAIVED PROVIDED CERTIFIED MILL TEST REPORTS ARE PROVIDED FOR EACH SHIPMENT OF SUCH REINFORCEMENT.

4. DESIGN SOIL BEARING CAPACITY: 1500 PSF.
   (1/3 INCREASE IN SOIL BEARING CAPACITY NOT PERMITTED FOR WIND & SEISMIC LOAD COMBINATIONS UNLESS USING ALTERNATIVE BASIC LOAD COMBINATIONS PER CBC SECTION 1605A.3.2)

5. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL VERIFY THE NET AREA OF THE UNDER-FLOOR VENTING IS EQUAL TO OR LARGER THAN THE VENT AREA REQUIRED (AS SHOWN ON THE ADJACENT TABLE).

NOTES

NOMINAL BLDG SIZE (FT)	TOTAL # OF 12' WIDE MODULES	"A" TOTAL # OF CENTER MODULES	"B" TOTAL FNDN WIDTH[1]	TOTAL NOMINAL FLOOR AREA (FT^2)	NET FREE VENT AREA REQ'D[3] (FT^2)	IF 4'x12" VENTS ARE USED SOLELY		IF 4'x18" VENTS ARE USED SOLELY	
						"C" MIN. TOTAL VENTS REQ'D[3]	NET FREE VENT AREA PROVIDED[3] (FT^2)	"C" MIN. TOTAL VENTS REQ'D[3]	NET FREE VENT AREA PROVIDED[3] (FT^2)
☐ 24'x40'	2	0	23'-8½"	960	6.4	3	8.7	2	8.8
☐ 36'x40'	3	1	35'-6½"	1440	9.6	4	11.6	3	13.1
☒ 48'x40'	4	2	47'-5"	1920	12.8	5	14.6	4	17.5
☐ 60'x40'	5	3	59'-3¾"	2400	16.0	6	17.5	4	17.5
☐ 72'x40'	6	4	71'-1½"	2880	19.2	7	20.4	5	21.9
☐ 84'x40'	7	5	82'-11¼"	3360	22.4	8	23.3	6	26.3
☐ 96'x40'	8	6	94'-10"	3840	25.6	9	26.2	6	26.3
☐ 108'x40'	9	7	106'-8½"	4320	28.8	10	29.2	7	30.7
☐ 120'x40'	10	8	118'-6½"	4800	32.0	11	32.1	8	35.0

NOTES:

TOTAL FOUNDATION WIDTH INCLUDES ¼" PER MODULE CONSTRUCTION TOLERANCE.

1. UNLESS NOTED OTHERWISE, DIMENSIONS ARE FROM FACE OF CONCRETE TO FACE OF CONCRETE (FOC TO FOC)

2. THE NUMBER OF VENTS REQUIRED IS BASED ON THE VENT NET FREE AREA (NFA) PROVIDED BEING GREATER OR EQUAL TO THE VENT NFA REQUIRED. VENT NFA REQUIRED IS BASED ON A 1:150 VENTILATION RATIO OF THE NOMINAL BUILDING FLOOR AREA. VENT NFA PROVIDED IS THE ACTUAL OPEN AREA WITH A VENT GROSS AREA REDUCTION PERCENTAGE OF 73% & NUMBER OF VENTS PROVIDED.

$NFA_{REQUIRED} = A_{FLOOR} / 150$ $NFA_{PROVIDED} > NFA_{REQUIRED}$ $A_{VENT,GROSS}$ x 73% x (# OF VENTS) > $NFA_{REQUIRED}$

4. REQUIRED VENTING MAY BE ACHIEVED BY A COMBINATION OF ACCESS VENT(S) AND VENTS OF DIFFERENT SIZES BASED ON THE VALUES LISTED BELOW.

4'x12" VENTS x 0.73 x (# OF VENTS) = 2.92 FT^2 x (# OF VENTS) **4'x18" VENTS** x 0.73 x (# OF VENTS) = 4.38 FT^2 x (# OF VENTS)
ACCESS VENTS - 2' x1.5' x (# OF VENTS) = 3.00 FT^2 x (# OF VENTS)

MODULE SCHEDULE AND VENTING

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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PRE-CHECKED SET NAME
24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME
.
.
.

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

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A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
GREGORY PATRICK HOWISON
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
MARWAN D. FAHMY
No. S3380
STRUCTURAL
STATE OF CALIFORNIA
RST#222114

11/21/2023
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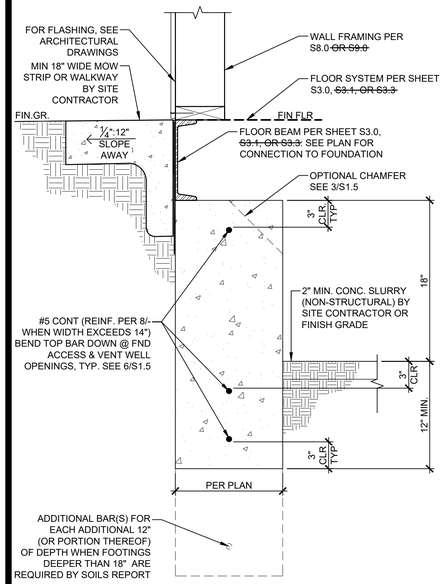
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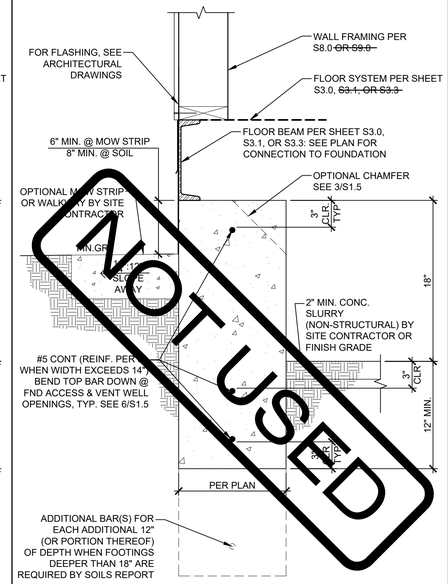
SHEET TITLE:
CONCRETE FOUNDATION PLAN
(50 PSF LIVE LOAD + 15 PSF
FLOOR PARTITION LOAD)

SHEET NUMBER:
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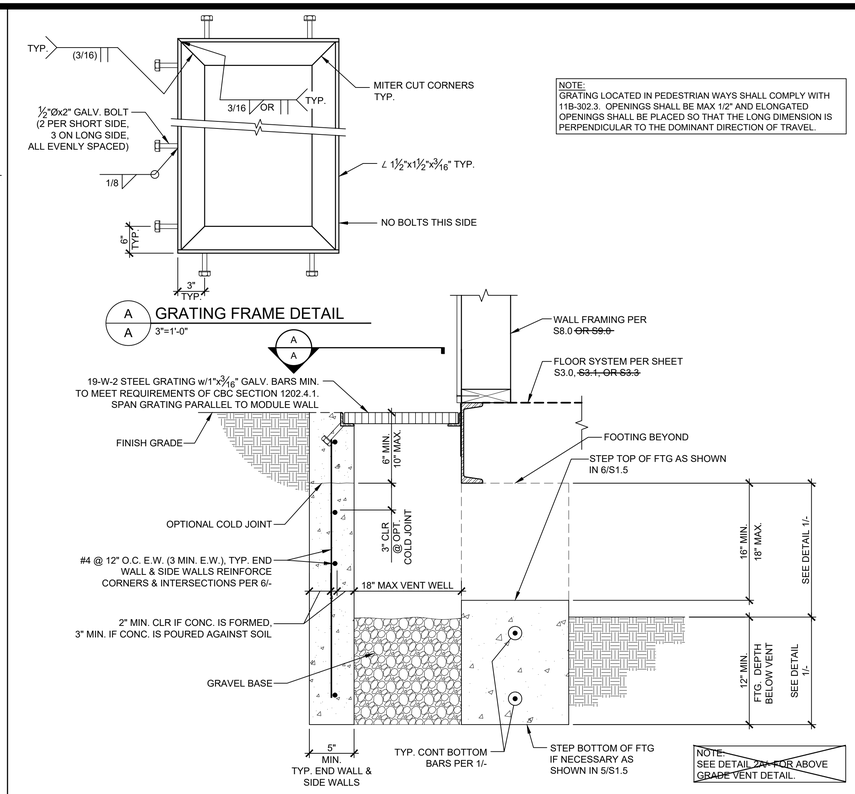


TYP. FOOTING - BELOW GRADE — SCALE: 1-1/2" = 1'-0" — 1

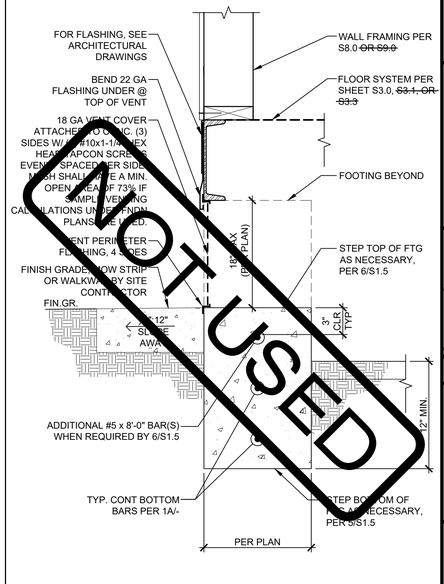


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TYP. FOOTING - ABOVE GRADE — SCALE: 1-1/2" = 1'-0" — 1A



TYP. VENT DETAIL - BELOW GRADE — SCALE: 1-1/2" = 1'-0" — 2



NOTE:
SEE DETAIL 2/- FOR INFO NOT SHOWN

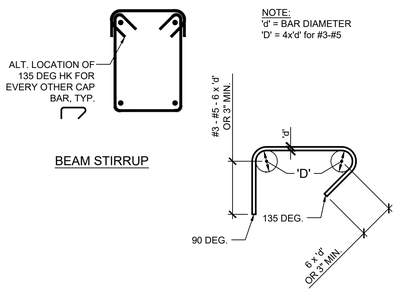
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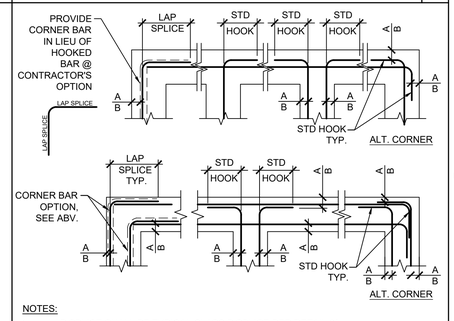
NOT USED — 3

NOT USED

NOT USED — 3A

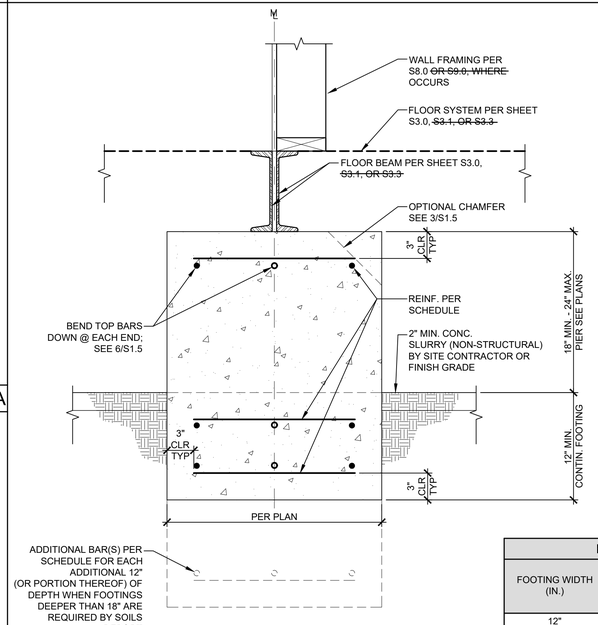


TYPICAL HOOP-STIRRUP DETAIL — SCALE: 1-1/2" = 1'-0" — 5



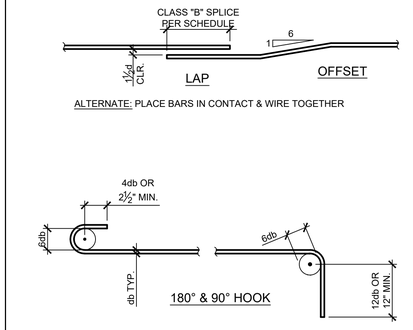
NOTES:
1. LAP SPLICE SHALL BE TYPICAL CLASS B SPLICE PER DETAIL 9/-.
2. HOOK LENGTH SHALL BE MIN 12d OR 12", WHICHEVER IS GREATER, WHERE d = DIAMETER OF THE BAR.
3. "A" = 2" COVER @ FORMED FOOTING
4. "B" = 3" COVER @ UNFORMED FOOTING

TYPICAL FOOTING REINFORCING — SCALE: 1-1/2" = 1'-0" — 6



TYPICAL INTERIOR MODLINE FOOTING SECTION — 8

REINFORCING SCHEDULE		
FOOTING WIDTH (IN.)	CONTINUOUS LONGITUDINAL REINFORCING (EACH HORIZ. LEVEL)	TRANSVERSE REINFORCING (EACH HORIZ. LEVEL)
12"	(1) #5	NOT REQ'D
12"< W ≤ 16"	(1) #6	NOT REQ'D
	(2) #5	#4 @ 24" O.C.
16"< W ≤ 24"	(2) #5	#4 @ 24" O.C.
24"< W ≤ 36"	(3) #5	#4 @ 24" O.C.
36"< W ≤ 48"	(4) #5	#4 @ 24" O.C.



BAR SIZE #	DEVELOPMENT LENGTH[3]			TYPICAL CLASS B LAP SPLICE LENGTH[4]					
	3000 PSI (IN)	3500 PSI (IN)	4000+ PSI (IN)	3000 PSI		3500 PSI		4000+ PSI	
				TOP[2] (IN)	BOTTOM (IN)	TOP[2] (IN)	BOTTOM (IN)	TOP[2] (IN)	BOTTOM (IN)
3	13	12	12	21	16	20	16	20	16
4	17	16	15	28	22	26	20	24	19
5	21	20	18	35	27	33	25	30	24
6	25	23	22	42	32	39	30	36	28

NOTES:
1. THE ABOVE TABLE IS BASED ON GRADE 60 STEEL
2. TOP BARS ARE ANY BARS WITH MORE THAN 12" OF CONCRETE PLACED BELOW.
3. DEVELOPMENT LENGTH IS CALCULATED FOR TYP. BARS - Ψ_t=1.0
4. LAP SPLICES IN ADJACENT BARS SHALL BE STAGGERED, UNLESS OTHERWISE NOTED.

TYP. REINFORCING LAPS & BENDS — SCALE: 1-1/2" = 1'-0" — 9

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24' x 40' THRU 120' x 40'
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FORM®

SITE SPECIFIC PROJECT NAME

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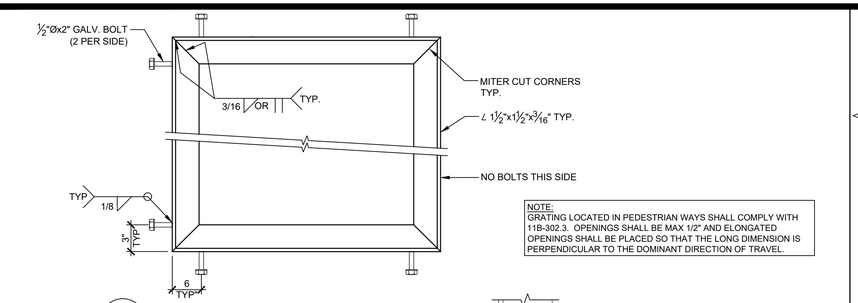
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CONCRETE FOUNDATION DETAILS

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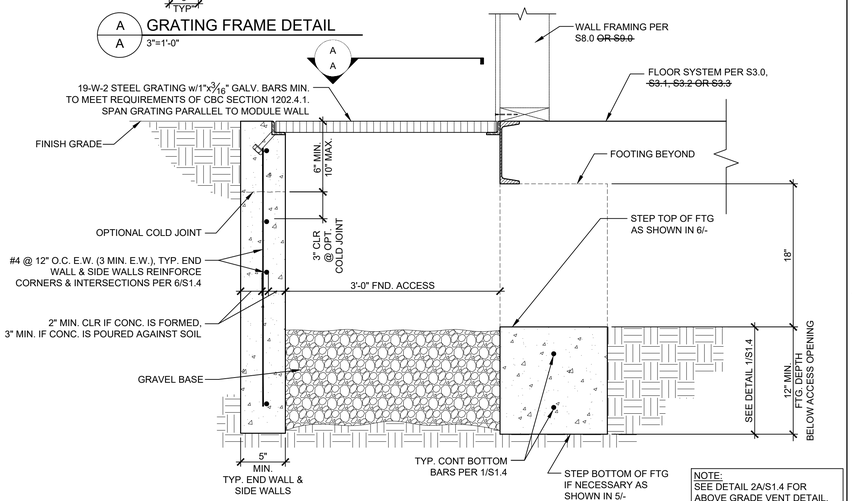
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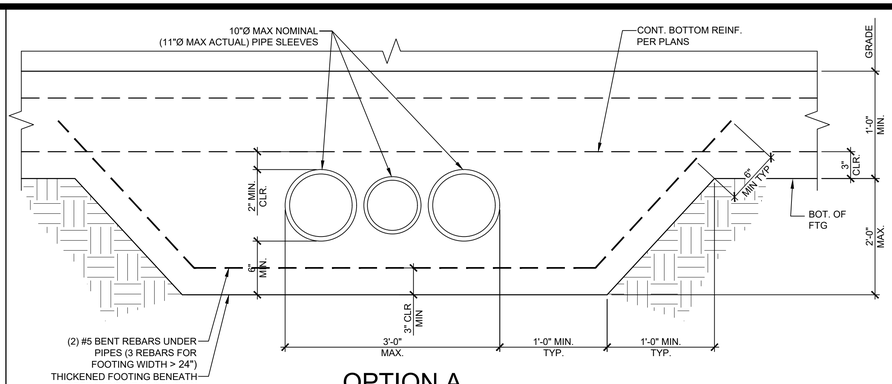
NOTE:
GRATING LOCATED IN PEDESTRIAN WAYS SHALL COMPLY WITH 11B-302.3. OPENINGS SHALL BE MAX 1/2" AND ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

A GRATING FRAME DETAIL
A
A
3"=1'-0"

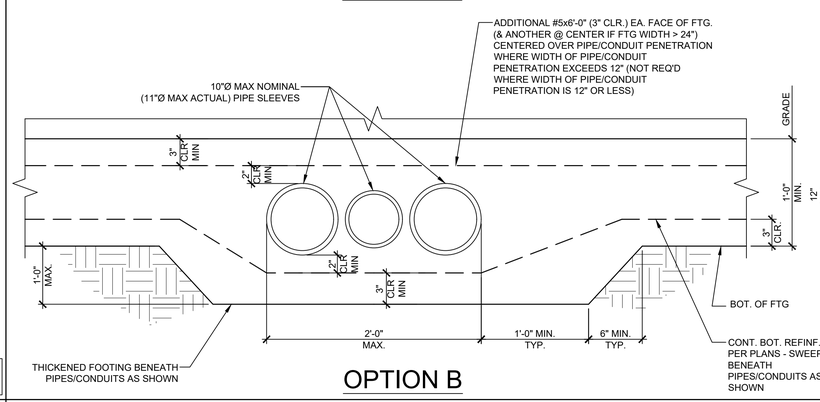


NOTE:
SEE DETAIL 2A/S1.4 FOR ABOVE GRADE VENT DETAIL.

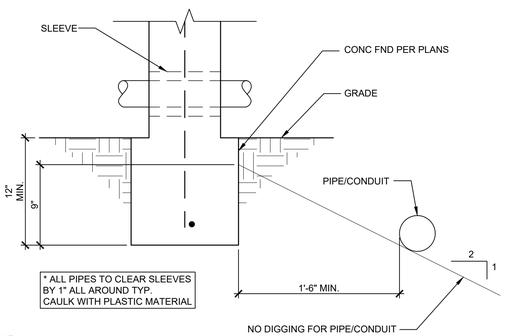
BELOW GRADE SECTION / ACCESS WELL DETAIL
SCALE:1 1/2"=1'-0" | 1



OPTION A



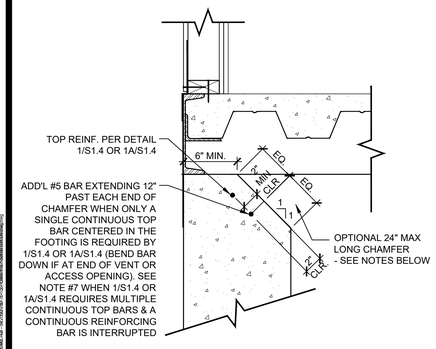
OPTION B



* ALL PIPES TO CLEAR SLEEVES BY 1" ALL AROUND TYP. CAULK WITH PLASTIC MATERIAL

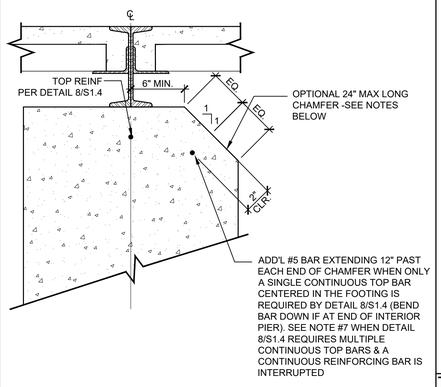
PIPE SLEEVE DETAIL
SCALE: 1-1/2"=1'-0" | 2

NOTES:
1. AS AN OPTION TO INDIVIDUAL PIPE SLEEVES, THE FOOTING MAY BE BLOCKED OUT FOR MULTIPLE PIPES (10" HIGH x 36" WIDE MAX @ OPTION "A", 10" HIGH x 24" WIDE MAX OPTION "B") OR INDIVIDUALLY. PROVIDE 1" MIN. CLEARANCE ALL AROUND BETWEEN PIPES/CONDUITS & BLOCKOUT/SLEEVES & FILL w/ CAULK.
2. CONCRETE SHALL BE WELL CONSOLIDATED AROUND & UNDER PIPES, CONDUITS, SLEEVES, BLOCKOUTS TO PREVENT CONCRETE VOIDS.
3. PROVIDE 2" CLEAR MIN BETWEEN BLOCKOUT SLEEVES AND REINFORCEMENT.
4. WHERE TOP OF PIPES/CONDUITS ARE 12" OR MORE BELOW THE BOTTOM OF THE FOOTING, THICKENED FOOTING AROUND PIPES/CONDUITS IS NOT REQUIRED. BACKFILL & COMPACT TO 95% OVER PIPES / CONDUITS PRIOR TO PLACING FOOTING.



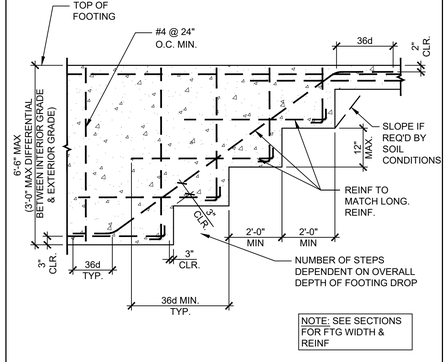
NOTES:
1. CHAMFER MAY BE LOCATED ALONG ALL LOCATIONS OF THE PERIMETER OF THE BUILDING FOUNDATION UNLESS OTHERWISE NOTED ON PLAN OR AS DESCRIBED BELOW.
2. CHAMFER SHALL NOT BE LOCATED WITHIN 3'-6" OF THE CORNERS OF THE BUILDING FOUNDATION.
3. CHAMFERS AT FRONT OR REAR END WALL FOOTINGS SHALL NOT BE LOCATED WITHIN 2'-0" OF A MODULE LINE
4. CHAMFER SHALL NOT BE LOCATED WITHIN 1'-6" OF ANCHORAGE EMDED. PLATE LOCATION.
5. CHAMFERS SHALL NOT BE LOCATED WITHIN 1'-6" OF UTILITY OPENINGS PER SHEET S1.7
6. CHAMFER MAY OCCUR AT THE ENDS OF VENT OR ACCESS OPENINGS (ALONG THE INTERIOR EDGE OF THE STEMWALL PARALLEL TO THE FLOOR BEAM AS SHOWN ABOVE)
7. BOTTOM OF CHAMFER SHALL NOT BE LOWER THAN FINISHED GRADE
8. WHEN 1/S1.4 OR 1A/S1.4 REQUIRED MULTIPLE CONTINUOUS TOP BARS AND THE CHAMFER INTERRUPTS A CONTINUOUS LONGITUDINAL REINFORCING BAR, PROVIDE AN ADDITIONAL #5 x 6'-0" BAR 2" CLEAR AND CENTERED ON THE CHAMFER (BEND BAR DOWN IF AT END OF VENT OR ACCESS OPENING)
9. FOR ALL ITEMS NOT SHOWN OR NOTED SEE DETAILS 1/S1.4 & 1A/S1.4.

CHAMFER DETAILS @ PERIMETER
SCALE:1 1/2"=1'-0" | 3



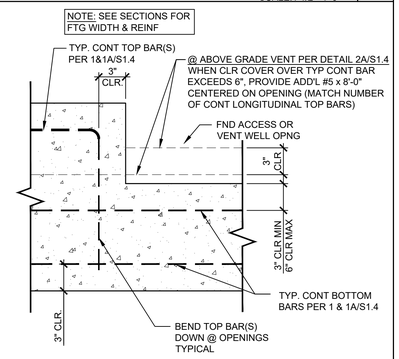
NOTES:
1. CHAMFER MAY BE LOCATED ALONG ALL LOCATIONS OF INTERIOR FOOTING OF THE BUILDING FOUNDATION UNLESS OTHERWISE NOTED ON PLAN OR AS DESCRIBED BELOW.
2. CHAMFER SHALL NOT BE LOCATED WITHIN 2'-6" OF THE ENDS OF THE BUILDING.
3. CHAMFER MAY OCCUR ON BOTH SIDES OF THE FOOTING CONCURRENTLY.
4. CHAMFER SHALL NOT BE LOCATED WITHIN 1'-6" OF UTILITY OPENING PER SHEET S1.7
5. CHAMFER MAY OCCUR AT THE ENDS OF INTERIOR PIERS (ALONG THE SIDE OF THE PIER PARALLEL TO THE FLOOR BEAMS AS SHOWN ABOVE)
6. BOTTOM OF CHAMFER SHALL NOT BE LOWER THAN FINISHED GRADE
7. WHEN DETAIL 8/S1.4 REQUIRES MULTIPLE CONTINUOUS TOP BARS AND THE CHAMFER INTERRUPTS A CONTINUOUS LONGITUDINAL REINFORCING BAR, PROVIDE AN ADDITIONAL #5 x 6'-0" BAR 2" CLEAR AND CENTERED ON THE CHAMFER (BEND BAR DOWN IF AT END OF INTERIOR PIER)
8. FOR ALL ITEMS NOT SHOWN OR NOTED - SEE DETAIL 8/S1.4.

CHAMFER DETAILS @ INTERIOR
SCALE:1 1/2"=1'-0" | 4



NOTE: SEE SECTIONS FOR FTG WIDTH & REINF

TYPICAL STEPPED FOOTING DETAIL
SCALE:1 1/2"=1'-0" | 5



VENT/ACCESS OPENING DETAIL
SCALE:1 1/2"=1'-0" | 6

NOT USED
7

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STANDARD MODULAR BUILDING
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FORM®

SITE SPECIFIC PROJECT NAME

APPROVED
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APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
PATRICK D. HAHN
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
MARK D. ALEXANDER
No. S3380
STRUCTURAL
STATE OF CALIFORNIA
RST#22214

11/21/2023

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1
2
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4

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DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

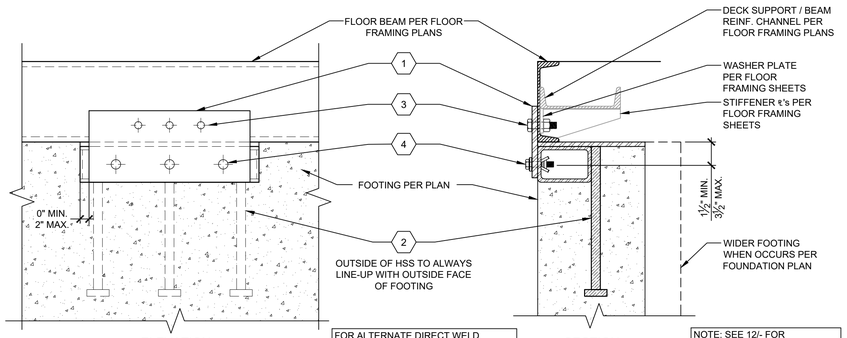
SHEET TITLE:

CONCRETE FOUNDATION DETAILS

SHEET NUMBER:

S1.5

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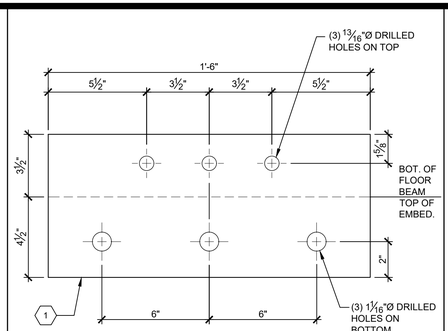


FOR ALTERNATE DIRECT WELD CONNECTION TO BE USED IN LIEU OF SIDE PLATE - SEE 17/-

NOTE: SEE 12/- FOR ADDITIONAL FOOTING REINFORCEMENT @ ANCHOR

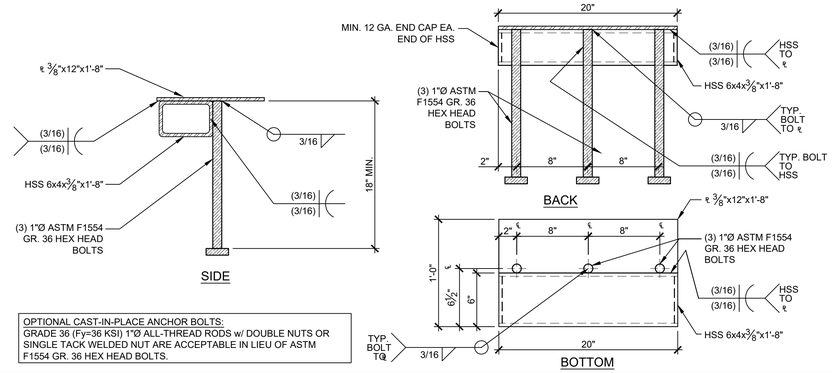
STANDARD ANCHORAGE DETAIL

SCALE: 1-1/2" = 1'-0" | 2



SIDE PLATE DETAIL

SCALE: 3" = 1'-0" | 3

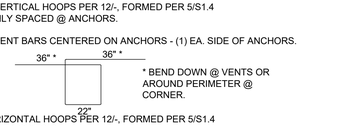


OPTIONAL CAST-IN-PLACE ANCHOR BOLTS:
GRADE 36 (Fy=36 KSI) 1"Ø ALL-THREAD RODS w/ DOUBLE NUTS OR SINGLE TACK WELDED NUT ARE ACCEPTABLE IN LIEU OF ASTM F1554 GR. 36 HEX HEAD BOLTS.

EMBEDDED ANCHOR DETAIL

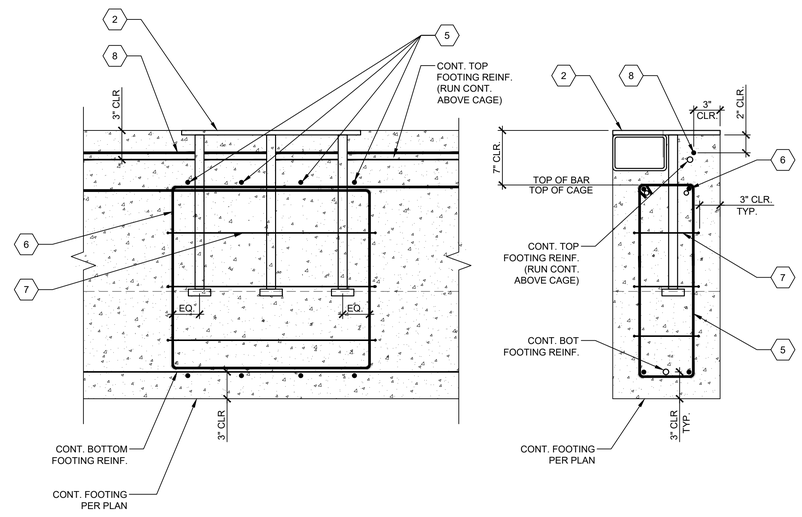
SCALE: 1-1/2" = 1'-0" | 5

1. ½"x8"x1'-6" (36 KSI) OR ⅜"x8"x1'-6" (50 KSI) SIDE PLATE. LOCATION PER PLAN - SEE 3/-
2. EMBEDDED ANCHOR. LOCATION PER PLAN - SEE 5/-
3. (3) ¾"Ø M.B. THRU-BOLTED THROUGH SIDE ℄ & FLOOR BEAM w/ 13⁄16"Ø HOLES - SEE 8/- FOR OPTIONAL SHIM DETAIL.
4. (3) 5⁄8"Ø LHBM16 "HOLLO-BOLT" EXPANSION BOLTS PER ICC ESR-3330 THROUGH SIDE ℄ INTO THE HSS OF THE EMBEDDED ANCHOR w/ 1⅛"Ø HOLES
   - SEE GENERAL NOTES FOR SPECS. & INSTALLATION REQUIREMENTS,
   - SEE 13/- FOR OPTIONAL SHIM DETAIL.
5. (4) #3 VERTICAL HOOPS PER 12/-, FORMED PER 5/S1.4 & EVENLY SPACED @ ANCHORS.
6. (2) #4 BENT BARS CENTERED ON ANCHORS - (1) EA. SIDE OF ANCHORS.



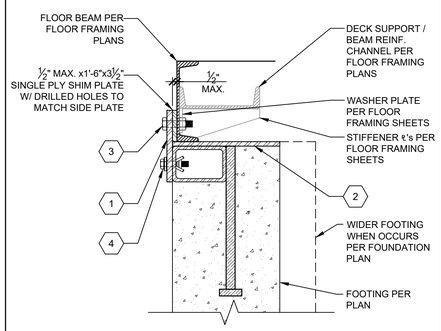
* BEND DOWN @ VENTS OR AROUND PERIMETER @ CORNER.

7. #3 HORIZONTAL HOOPS PER 12/-, FORMED PER 5/S1.4 & SPACED @ 6" O.C.
8. ADDITIONAL #5x8'-0" CENTERED @ ANCHOR. BEND DOWN @ VENTS OR AROUND PERIMETER @ CORNERS.



EMBEDDED ANCHOR REINFORCEMENT DETAIL

SCALE: 1-1/2" = 1'-0" | 12



OPT. SHIM @ TOP

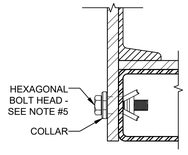
SCALE: 1-1/2" = 1'-0" | 8

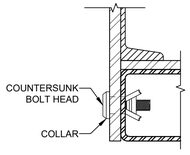
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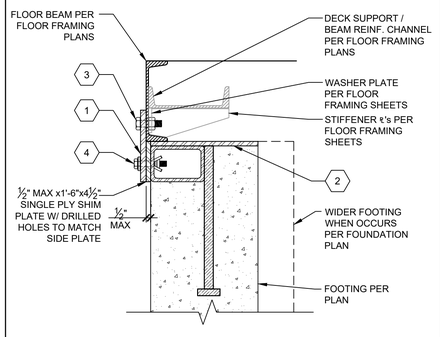
9

KEY NOTES

1. DETAILS ON THIS SHEET SHALL APPLY WHERE UPGRADED ANCHORAGE IS SPECIFIED ON THE FOUNDATION PLANS.
2. EACH ANCHORAGE POINT SPECIFIED ON PLAN SHALL CONSIST OF AN EMBEDDED ANCHOR AND EITHER A BOLTED SIDE PLATE OR ALTERNATE DIRECT WELD AS DETAILED ON DETAIL 2/-.
3. ANCHOR REINFORCEMENT PER DETAIL 12/- SHALL BE PLACED AT ALL EMBEDDED ANCHOR LOCATIONS.
4. EXPANSION BOLTS SHALL BE "HOLLO-BOLTS" BY LINDAPTER OR AN EQUIVALENT ICC ACCEPTED BOLT.
5. "HOLLO-BOLTS" ARE SPECIFIED AND TO BE INSTALLED PER ICC-ES REPORT ESR-3330 WITH AN INSTALLATION TIGHTENING TORQUE OF 140 FT.-LBS & ARE TO BE SUBJECT TO THE MANUFACTURER'S INSPECTION PROCEDURES FOUND ON SHEET D1 OF THESE DRAWINGS.
6. "HOLLO-BOLT" HEADS MAY BE HEXAGONAL OR COUNTERSUNK, AS SHOWN BELOW (NOT TO SCALE). FLUSH FIT "HOLLO-BOLT" OPTION NOT PERMITTED.





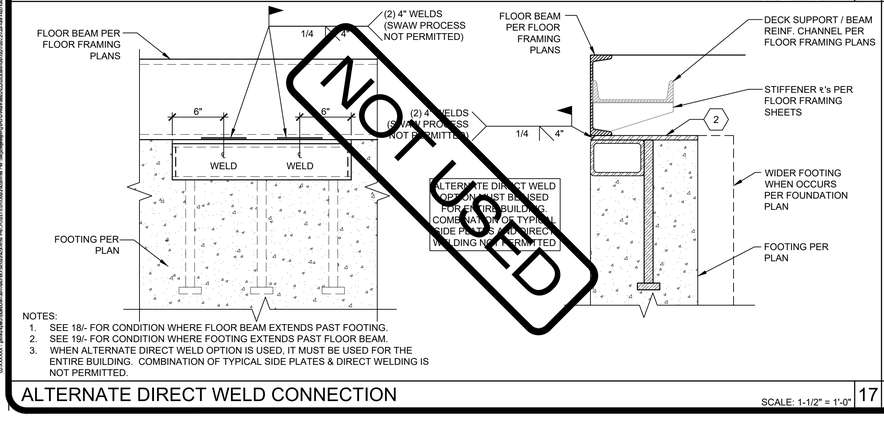


OPT. SHIM @ BOT

SCALE: 1-1/2" = 1'-0" | 13

NOT USED

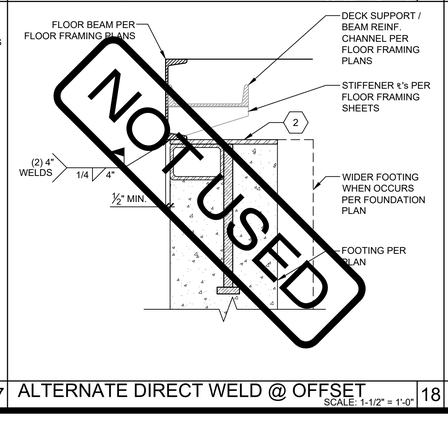
14



NOTES:
1. SEE 18/- FOR CONDITION WHERE FLOOR BEAM EXTENDS PAST FOOTING.
2. SEE 19/- FOR CONDITION WHERE FOOTING EXTENDS PAST FLOOR BEAM.
3. WHEN ALTERNATE DIRECT WELD OPTION IS USED, IT MUST BE USED FOR THE ENTIRE BUILDING. COMBINATION OF TYPICAL SIDE PLATES & DIRECT WELDING IS NOT PERMITTED.

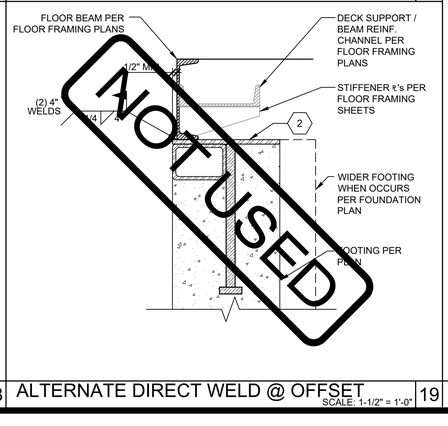
ALTERNATE DIRECT WELD CONNECTION

SCALE: 1-1/2" = 1'-0" | 17



ALTERNATE DIRECT WELD @ OFFSET

SCALE: 1-1/2" = 1'-0" | 18



ALTERNATE DIRECT WELD @ OFFSET

SCALE: 1-1/2" = 1'-0" | 19

GENERAL NOTES

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REGISTERED PROFESSIONAL ENGINEER — MARTIN D. PICH — No. S3380 — STRUCTURAL — STATE OF CALIFORNIA

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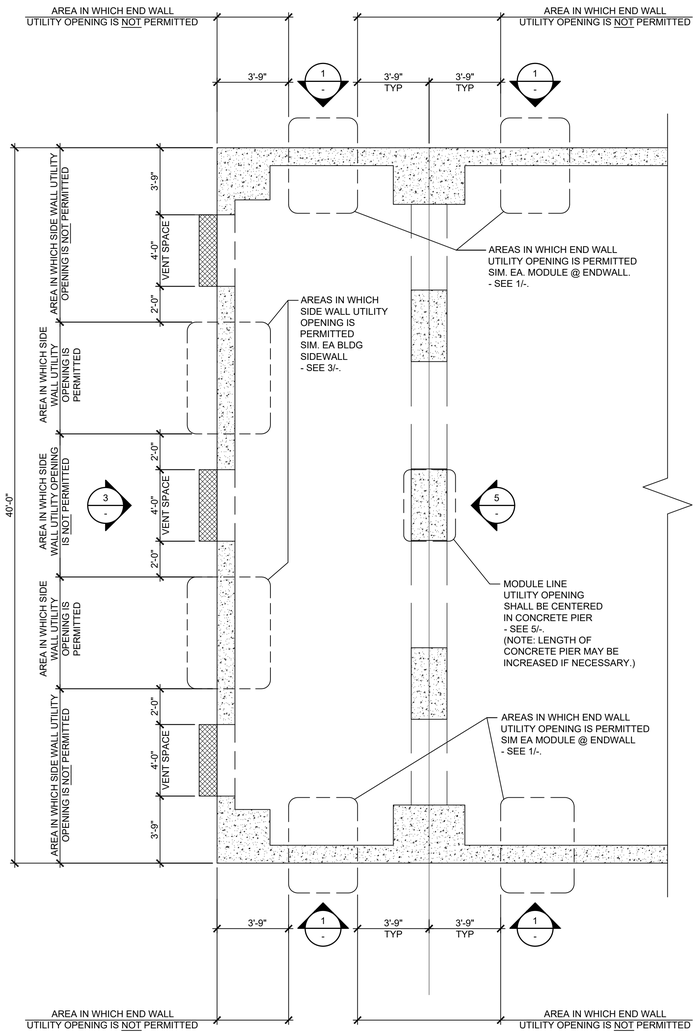
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UPGRADED ANCHORAGE FOUNDATION DETAILS

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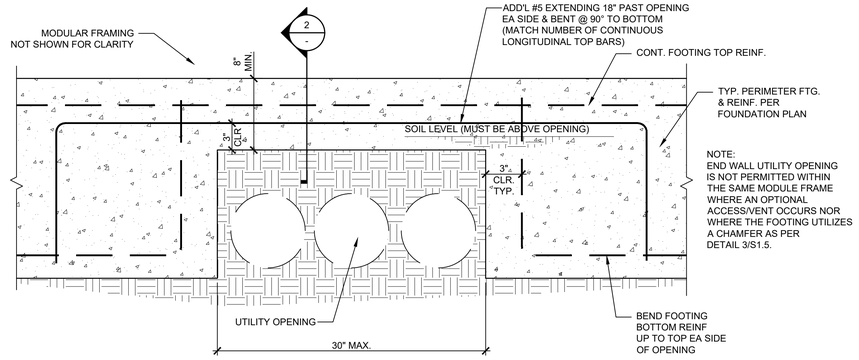
S1.6B

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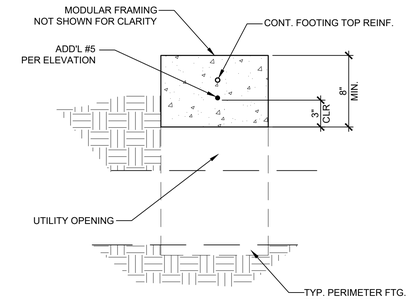
☐ OPTIONAL UTILITY OPENINGS PLAN

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



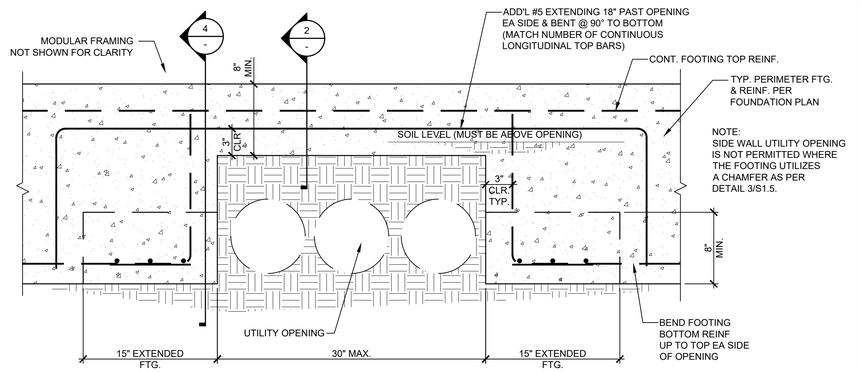
☐ OPTIONAL UTILITY OPENINGS IN END WALL FOOTINGS

N.T.S. | 1



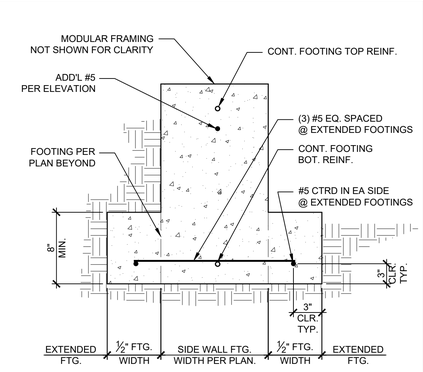
DETAIL

N.T.S. | 2



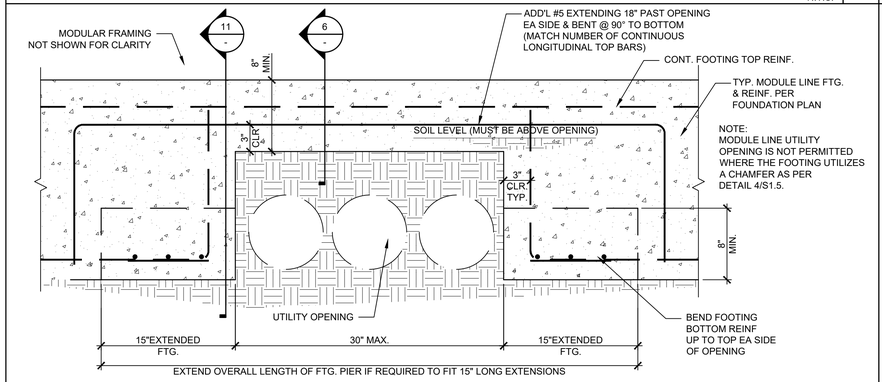
☐ OPTIONAL UTILITY OPENINGS IN SIDE WALL FOOTINGS

N.T.S. | 3



DETAIL

N.T.S. | 4



☐ OPTIONAL UTILITY OPENINGS IN MODULE LINE FOOTINGS

N.T.S. | 5

DETAIL

N.T.S. | 6

NOT USED | 7

NOT USED | 8

NOT USED | 9

NOT USED | 10

DETAIL

N.T.S. | 11

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MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT — ANDREW PATRICK DEVANEY — No. C12631 Ren. 3-31-25 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — MARK D. ALTSTETH — No. S3380 — STRUCTURAL — STATE OF CALIFORNIA

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DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

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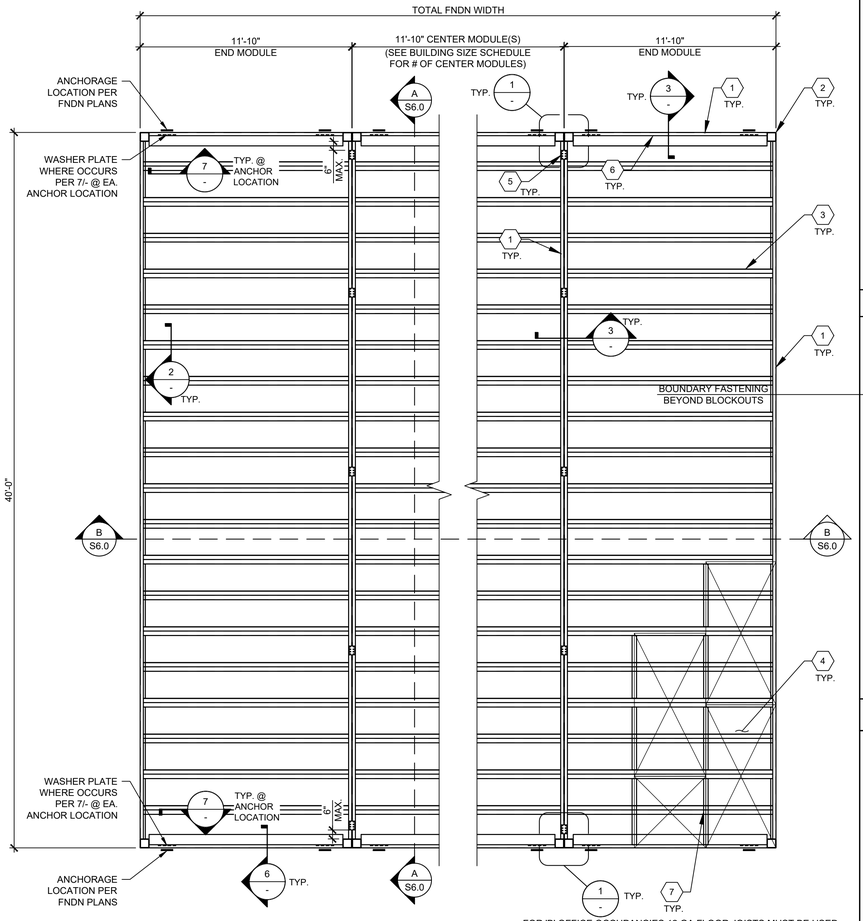
CONCRETE FOUNDATION
OPTIONAL UTILITY
OPENINGS IN FOOTINGS

SHEET NUMBER:

S1.7

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REAR



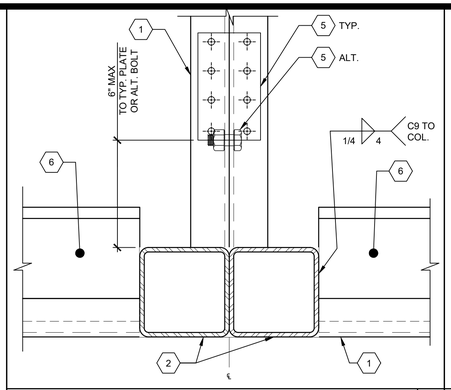
FRONT

FOR 'B' OFFICE OCCUPANCIES 12 GA FLOOR JOISTS MUST BE USED

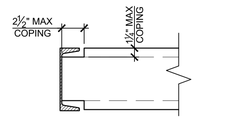
FLOOR JOIST SCHEDULE		
LIVE LOAD PSF	14 GA. JOIST	12 GA. JOIST
☐ 50 PSF	24" O.C.	24" O.C.
☒ 50+15 PSF	24" O.C.	24" O.C.
☐ 100 PSF	24" O.C.	24" O.C.
☐ 150 PSF	18" O.C.	24" O.C.

NOTES:
FOR SECTION PROPERTIES - SEE S0.0
EITHER 14GA OR 12GA ARE ACCEPTABLE BASED ON CURRENT AVAILABILITIES.

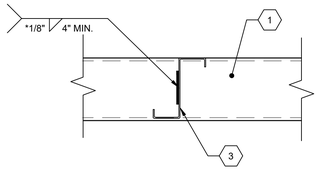
FRAMING PLAN (PLYWOOD FLOOR) — SCALE : 1/4" = 1'-0" — A



TYP. FLOOR BEAMS CONNECTION — SCALE : 3" = 1'-0" — 1

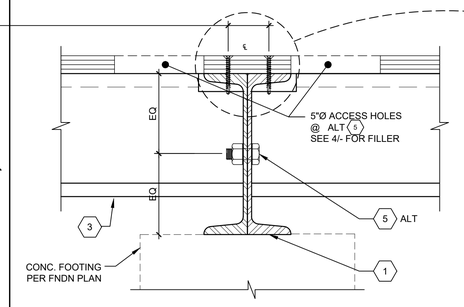


TYP FLOOR JOIST COPING

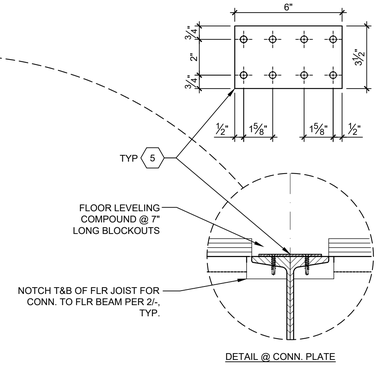


*NOTE: SEE NOTE #5 OF GENERAL NOTES

TYP. JOIST ATTACTMENT TO BEAM — SCALE : 3" = 1'-0" — 2

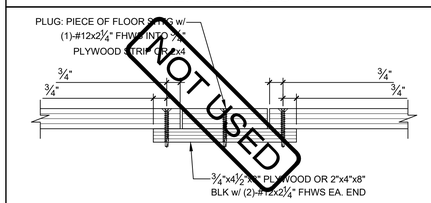


TYP. BEAM TO BEAM CONNECTION — SCALE : 3" = 1'-0" — 3



DETAIL @ CONN. PLATE

TYP. ACCESS HOLE FILLER — SCALE : 3" = 1'-0" — 4



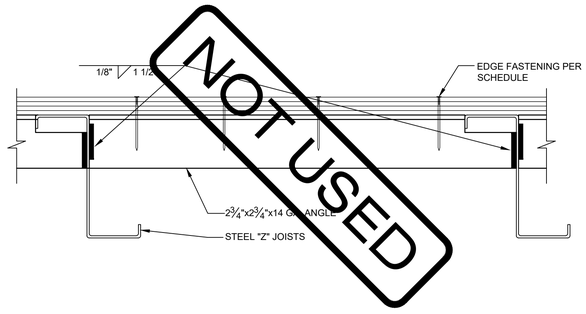
KEY NOTES

1. NOT USED
2. THE MATERIAL THICKNESS OF LIGHT GAUGE STRUCTURAL MEMBERS, IN THEIR END-USE, SHALL MEET OR EXCEED THE MINIMUM BASE METAL THICKNESS SPECIFIED ON SHEET S0.0. THE MATERIAL GAUGE DESIGNATION IN THE PLAN SHALL BE USED AS REFERENCE ONLY.
3. SDSTS PER ASTM C1513 AND ICC ESR-1976 (OR EQUAL)
4. ET&F PINS PER IAPMO REPORT ER-335
5. MAX FILLET WELD SIZE SHALL BE EQUAL TO THE THICKNESS OF THE THINNER SHEET STEEL (AWS D1.3, SECTION 2.3.3)

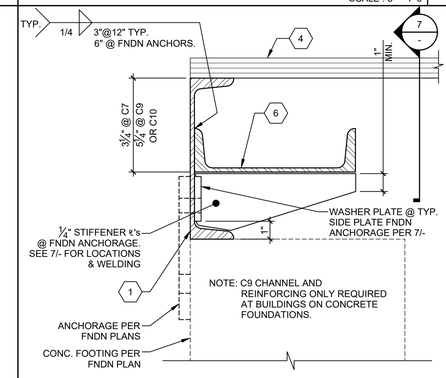
GENERAL NOTES

1. FLOOR BEAM PER SHEET S5.0.
   USE SINGLE SIZE CHANNEL THROUGHOUT FLOOR SYSTEM.
2. HSS COLUMN PER SHEET S5.0
3. FLOOR JOIST - SEE SCHEDULE
4. ⅛" T&G PLYWOOD FLOOR SHTG STURDI-I-FLOOR 48" O.C. SPAN RATING EXP. 1 CONFORMING TO PS 1-19, 2 SPANS MIN. (EXCEPT CENTER PANEL @ MODULE END BAYS WHEN JOIST SPACING IS MORE THAN 24" O.C.) OPTION: UNI-FLOOR BY PITTSBURGH TESTING LAB CONFORMING TO PS 1-19. STAGGER SHEETS 48" O.C. AS SHOWN w/ FACE GRAIN PERPENDICULAR TO FLOOR JOISTS. FASTEN PER SCHEDULES.
5. PLATE ⅛"x3½"x6" @ 10'-0" O.C. MAX w/ (8) #12x1" SDSTS TO FLOOR BEAMS; SEE DETAIL 3/-.
   ALTERNATE: ½"Øx1½" MB @ 10'-0" O.C. MAX AND 6" MAX FROM EACH END OF MODULE. BOLT Ø 13/16" MAX HOLE THRU CHANNELS; SEE DETAIL 3/-.
6. C9x13.4 TRANSVERSE FLOOR BEAM REINFORCING CHANNEL PER DETAIL 6/-. C9 MAY HAVE 3"Ø MAX HOLES THRU WEB WITHOUT WEB REINFORCEMENT PER THE FOLLOWING:
   1. HOLES MUST BE CENTERED ON WEB.
   2. MULTIPLE HOLES MUST BE SPACED A MIN. OF 24" APART.
   3. HOLES MUST BE 24" MIN. FROM INSIDE FACE OF COLUMNS.

   NOTE: C9 CHANNEL AND REINFORCING ONLY REQUIRED AT BUILDINGS ON CONCRETE FOUNDATIONS.



OPTIONAL BLOCKING ANGLE ATTACHMENT — SCALE : 3" = 1'-0" — 5



TYP. TRANSVERSE FLOOR BEAM REINFORCING (NOT REQ'D @ LONGITUDINAL FLOOR BEAMS) — SCALE : 3" = 1'-0" — 6

BUILDING SIZE SCHEDULE			
BUILDING SIZE (FT)	TOTAL # OF 12'-0" WIDE MODULES	TOTAL # OF CENTER MODULES	OVERALL BUILDING WIDTH[1]
☐ 24'x40'	2	0	23'-8½"
☐ 36'x40'	3	1	35'-6¾"
☒ 48'x40'	4	2	47'-5"
☐ 60'x40'	5	3	59'-3¼"
☐ 72'x40'	6	4	71'-1½"
☐ 84'x40'	7	5	82'-11¾"
☐ 96'x40'	8	6	94'-10"
☐ 108'x40'	9	7	106'-8¼"
☐ 120'x40'	10	8	118'-6½"

NOTE:

1. TOTAL BUILDING WIDTH INCLUDES ¼" PER MODULE CONSTRUCTION TOLERANCE PER FOUNDATION SHEET~~S1.0~~, S1.1, ~~S1.2, & S1.3.~~

BUILDING SIZE SCHEDULE

TYP. FASTENER SPACING SCHEDULE		
BOUNDARY FASTENING*	EDGE FASTENING	FIELD FASTENING
#12x2 ¼" SDSTS	0.144"Øx2" ET&F PINS	0.144"Øx2" ET&F PINS
6" O.C.	6" O.C.	12" O.C.

*BOUNDARY FASTENING IS APPLIED TO PERIMETER OF ALL MODULES ALONG FRAME LINES

NOTES:
SCHEDULE APPLIES TO ALL FLOOR LIVE LOADS.
REFER TO GENERAL NOTE #3 FOR ICC ESR#

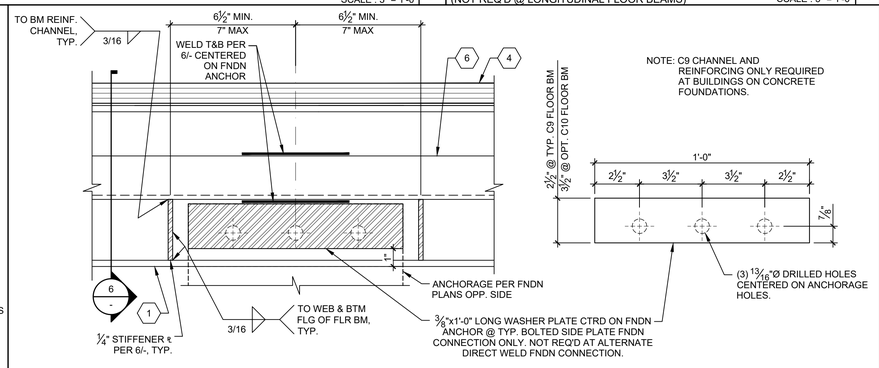
FASTENER SPACING SCHEDULE

ALT. FASTENER SPACING SCHEDULE		
BOUNDARY FASTENING*	EDGE FASTENING	FIELD FASTENING
#12x2 ¼" SDSTS	#10 OR 12x2 ¼" SDSTS	#10 OR 12x2 ¼" SDSTS
6" O.C.	6" O.C.	12" O.C.

*BOUNDARY FASTENING IS APPLIED TO PERIMETER OF ALL MODULES ALONG FRAME LINES

NOTES:
SCHEDULE APPLIES TO ALL FLOOR LIVE LOADS.
REFER TO GENERAL NOTE #3 FOR ICC ESR#

ALT. FASTENER SPACING SCHEDULE



TYP. REINFORCED FLOOR FRAMING @ FOUNDATION ANCHORAGE — SCALE : 3" = 1'-0" — 7

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)

FORM®

SITE SPECIFIC PROJECT NAME

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT — KEVIN PATRICK CONNOR — No. C12631 Ren. 8-31-25 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — MARK D. PAULSEN — No. S3380 — STRUCTURAL — STATE OF CALIFORNIA — RST#22214

11/21/2023

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

REVISIONS

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

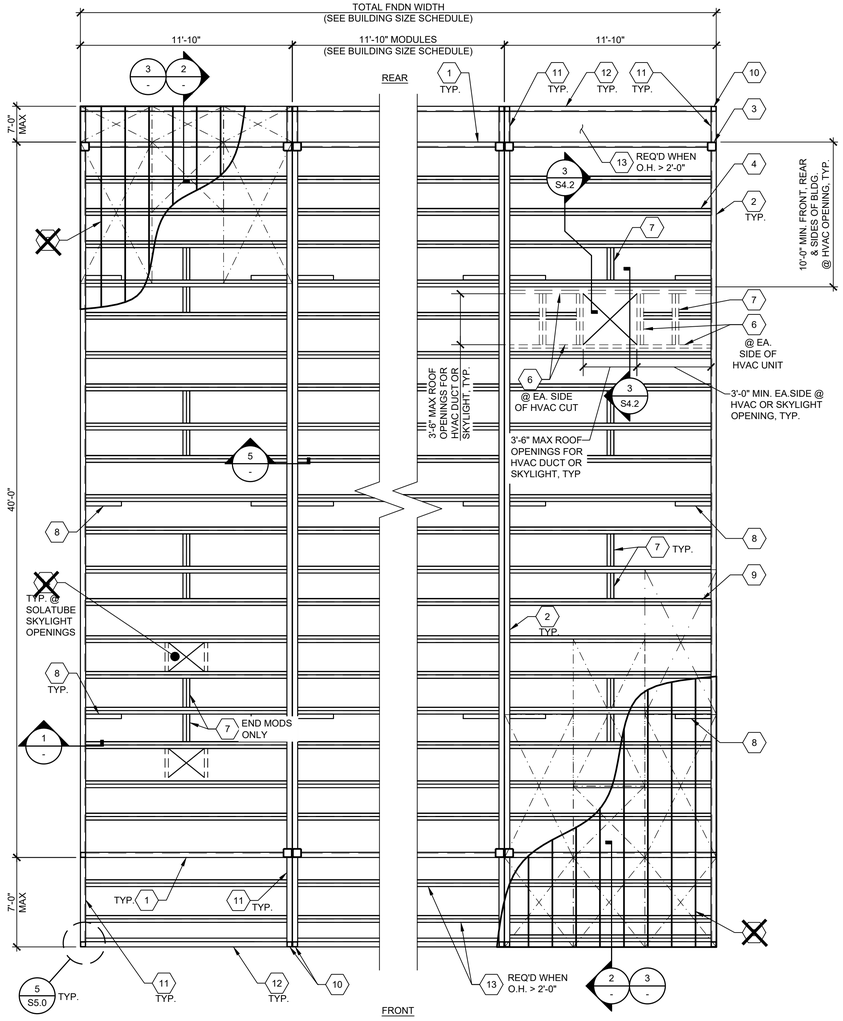
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FLOOR FRAMING PLAN & DETAILS FOR PLYWOOD FLOOR

SHEET NUMBER:

S3.0

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TYPICAL ROOF FRAMING LAYOUT (ENCLOSED SOFFIT)

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

BUILDING SIZE SCHEDULE			
BUILDING SIZE (FT)	TOTAL # OF 12'-0" WIDE MODULES	TOTAL # OF CENTER MODULES	OVERALL BUILDING WIDTH[1]
☐ 24'x40'	2	0	23'-8½"
☐ 36'x40'	3	1	35'-6¾"
☒ 48'x40'	4	2	47'-5"
☐ 60'x40'	5	3	59'-3¼"
☐ 72'x40'	6	4	71'-1½"
☐ 84'x40'	7	5	82'-11¾"
☐ 96'x40'	8	6	94'-10"
☐ 108'x40'	9	7	106'-8¼"
☐ 120'x40'	10	8	118'-6½"

NOTES:

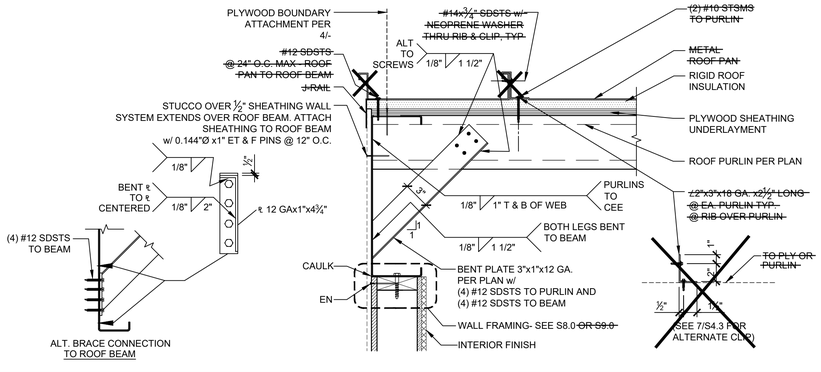
1. TOTAL BUILDING WIDTH INCLUDES 1/4" PER MODULAR CONSTRUCTION TOLERANCE PER FOUNDATION SHEETS ~~S1.0,~~ S1.1, ~~S1.2, & S1.3.~~

BUILDING SIZE SCHEDULE

SHEATHING FASTENING SCHEDULE		
FASTENING	0.144"Ø ET&F PINS SPACING	#10 OR #12 SDSTS SPACING
BOUNDARY	6" O.C.	6" O.C.
EDGE	6" O.C.	6" O.C.
FIELD	12" O.C.	12" O.C.

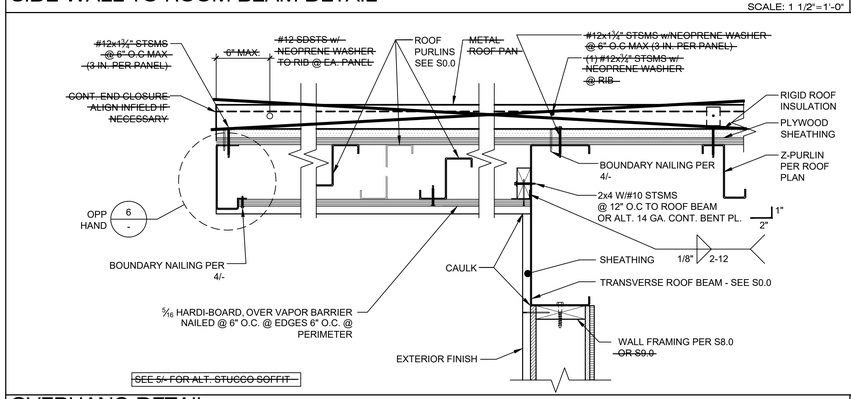
NOTE: ET&F PINS PER IAPMO REPORT UES ER-0335. SDSTS PER ASTM C1513.

FASTENING SPACING SCHEDULE | 4



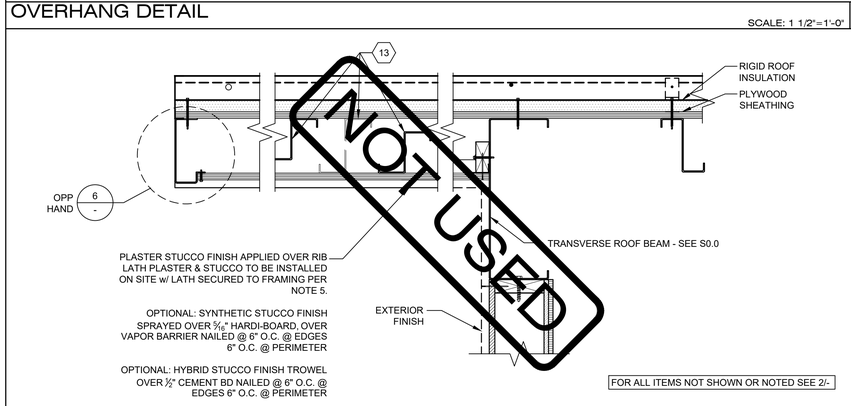
SIDE WALL TO ROOM BEAM DETAIL

SCALE: 1 1/2"=1'-0" | 1



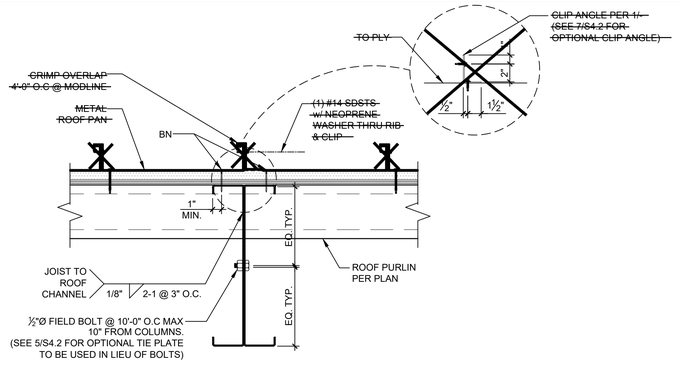
OVERHANG DETAIL

SCALE: 1 1/2"=1'-0" | 2



ALTERNATE OVERHANG DETAIL w/ STUCCO SOFFIT

SCALE: 1 1/2"=1'-0" | 3



ROOF BEAM CONNECTION DETAIL

SCALE: 1 1/2"=1'-0" | 5

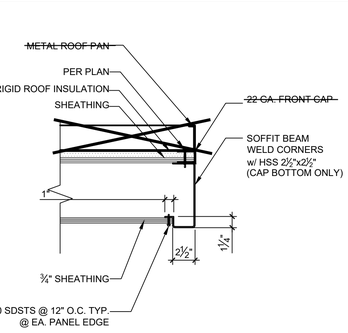
KEY NOTES

1. TRANSVERSE ROOF BEAM PER SHEET S0.0.
2. LONGITUDINAL ROOF BEAM PER SHEET S0.0.
3. HSS COLUMN PER SHEET S5.0.
4. ROOF PURLINS @ 24" O.C. MAX. -SEE SHEET S0.0 (USE 'C' PURLINS @ OPT. SOLUTUBE SKYLIGHT OPENINGS PER 14 BELOW)
5. ~~20 GA. OR 22 GA. METAL ROOF PAN - SEE SHEET S0.0.~~
6. PROVIDE DOUBLE PURLINS AND BLOCKING PER 2-4/S4.2 @ OPTIONAL HVAC UNIT (800# MAX), (1) HVAC UNIT PER MODULE MAX. LOCATE PER ROOF PLAN & PROVIDE 48" CLEAR MIN. BETWEEN ALL DUCT & SKYLIGHT OPENINGS, TYP. SEE 14 FOR SKYLIGHT OPENINGS.
   NOTE: DO NOT HEAD OFF MORE THAN ONE (1) ROOF PURLIN. MULTIPLE CONSECUTIVE ROOF PURLINS SHALL NOT BE INTERRUPTED UNO - SEE 2/S4.3.
7. MID-SPAN PURLIN BLOCKING WELD TO ROOF PURLINS PER DETAIL 3/S4.3 BLOCKING IS ONLY REQUIRED AT END MODULES AT PURLINS WITH DIAGONAL BEAM BRACING AT EXTERIOR SIDE WALLS PER 8 BELOW.
8. 3x1x12 GA. BENT PLATE DIAGONAL BRACE TO ROOF BEAM PER DETAIL 1/- @ 8'-0" FROM HSS COLUMNS & @ MIDSPAN IF SINGLE PITCH. PROVIDE BRACES @ 8'-0" FROM HSS COLUMNS & (2) BRACES @ RIDGE IF DUAL PITCH. PROVIDE PURLIN BLOCKING @ EACH BRACE @ END MODULES ONLY PER 7 ABOVE.
9. 15/32" APA RATED PLYWOOD OR OSB ROOF SHEATHING, C-D EXPOSURE 1, 32/16 SPAN RATING. PLYWOOD SHALL BE 5 PLY CONFORMING TO PS 1-19 OR PS 2-19. OSB SHEATHING SHALL CONFORM TO PRP-108 OR PS 2-19. ALL PLYWOOD OR OSB SHALL BE EITHER T&G OR EDGE CLIPPED AT UNSUPPORTED EDGES. STAGGER SHEETS 48" O.C. AS SHOWN w/ FACE GRAIN PERPENDICULAR TO ROOF PURLINS, 2 SPANS MIN., 24" MIN. WIDTH. ALL BOUNDARY, EDGE & FIELD ATTACHMENTS SHALL BE 3/8" MIN. FROM EDGE OF OSB OR PLYWOOD & EDGE OF STEEL SUPPORTING MEMBER. REFER TO FASTENING SCHEDULE 4/- FOR FASTENING.
10. 2½" SQ. HSS SOFFIT COLUMN - SEE 5/S5.0.
11. SOFFIT OUTRIGGER BEAM - SEE S0.0
12. SOFFIT BEAM - SEE S0.0
13. ROOF PURLINS @ 24" O.C. MAX IN OVERHANGS - SEE S0.0. MAY BE ACHIEVED WITH FULL DEPTH PURLINS SUPPORTING ROOF SHEATHING & SOFFIT SHEATHING OR BY SEPARATE SMALLER JOISTS @ EACH LEVEL MAINTAINING MAX SPACING AT EACH LEVEL

11. SOFFIT OUTRIGGER BEAM - SEE S0.0
12. SOFFIT BEAM - SEE S0.0

GENERAL NOTES

1. THE MATERIAL THICKNESS OF LIGHT GAUGE STRUCTURAL MEMBERS, IN THEIR END-USE, SHALL MEET OR EXCEED THE MINIMUM BASE METAL THICKNESS SPECIFIED ON SHEET S0.0. THE MATERIAL GAGE DESIGNATION IN THE PLAN SHALL BE USED AS REFERENCE ONLY.
2. SEE SHEET S8.0 ~~& S9.0~~ FOR TYP. SIDE WALL FRAMING.
3. SEE SHEET S8.0 ~~& S9.0~~ FOR TYP. END WALL FRAMING.
4. ALL FASTENERS THRU METAL ROOF PANEL SHALL BE INSTALLED w/ NEOPRENE WASHERS.
5. FOR PLASTER STUCCO FINISH @ SOFFIT, LATH SHALL BE SECURED PER THE FOLLOWING (CBC 2507.3):
   SECURE LATH TO ALTERNATE SUPPORTS WITH TIES CONSISTING OF A DOUBLE STRAND OF NO. 18 W & M GAGE GALVANIZED ANNEALED WIRE AT ONE EDGE OF EACH SHEET OF LATH. WIRE TIES SHALL BE INSTALLED NOT LESS THAN 3 INCHES (76MM) BACK FROM THE EDGE OF EACH SHEET AND SHALL BE LOOPED AROUND STRIPPING, OR ATTACHED TO A #8 SMS SCREW INTO EACH SIDE OF THE PURLIN - 2 INCHES (51MM) ABOVE THE BOTTOM OF THE PURLIN OR TO EACH END OF A #12 SMS DRIVEN HORIZONTALLY THROUGH THE PURLIN - 2 INCHES (51MM) ABOVE THE BOTTOM OF THE PURLIN AND THE ENDS OF THE WIRE SECURED TOGETHER WITH THREE TWISTS OF WIRE.
6. REFER TO MINIMUM INSULATION SCHEDULES ON SHEET M1.7 FOR ALL INSULATION REQUIREMENTS.



ENCLOSED SOFFIT DETAIL

SCALE: 1 1/2"=1'-0" | 6

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APP. 04-125292 INC:
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SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT — KEVIN PATRICK DUNN — No. C12631 Ren. 3-31-25 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — MANJIT S. DHALIWAL — No. S3380 — STRUCTURAL — STATE OF CALIFORNIA

RST#22114

11/21/2023

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REVISIONS

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

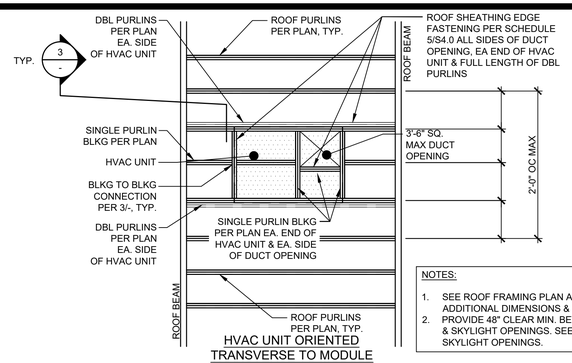
SHEET TITLE:

ROOF FRAMING PLAN
& DETAILS
ROOF SHEATHING OPTION

SHEET NUMBER:

S4.1

D:\XXXX - [sheet=S4.1]\[MODULAR]\[S4.1]\[S4.1].dwg, 12/5/2023 8:52:39 AM, \\Mac\Dropbox\apply\PROFORM\[2022]\[2022-03]\[2022-03-02]\[2022-03-02-2]\[2-24-40]\[2-24-40-SAP-SW].dwg, 1:1, \\Mac\Dropbox\apply\PROFORM\[2022]\[2022-03]\[2022-03-02]\[2022-03-02-2]\[2-24-40]\[2-24-40-SAP-SW].dwg

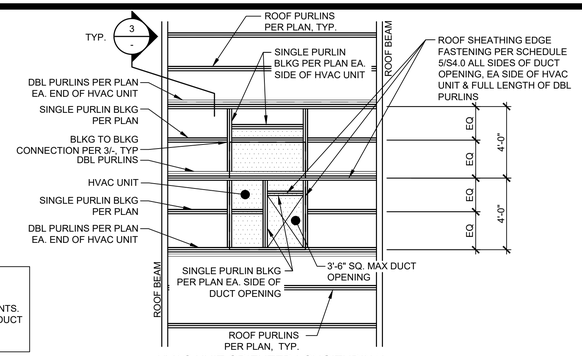


HVAC UNIT ORIENTED TRANSVERSE TO MODULE

(4'-0" MAX UNIT WIDTH. USE FRAMING FOR HVAC UNIT ORIENTED LONGITUDINAL TO MODULE FOR UNITS WIDER THAN 4'-0")

NOTES:

1. SEE ROOF FRAMING PLAN A/S4.0 FOR ADDITIONAL DIMENSIONS & REQUIREMENTS.
2. PROVIDE 48" CLEAR MIN. BETWEEN ALL DUCT & SKYLIGHT OPENINGS. SEE 5/S4.2 FOR SKYLIGHT OPENINGS.

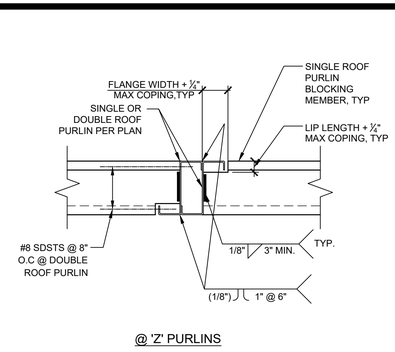


HVAC UNIT ORIENTED LONGITUDINAL TO MODULE

ROOF FRAMING AT ROOFTOP HVAC UNITS

SCALE: 1 1/2"=1'-0" | 2

@ 'C' PURLINS

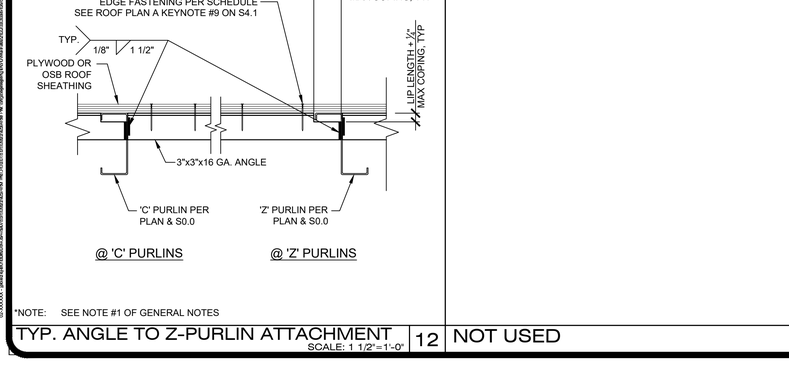


@ 'Z' PURLINS

*NOTE: SEE NOTE #1 OF GENERAL NOTES

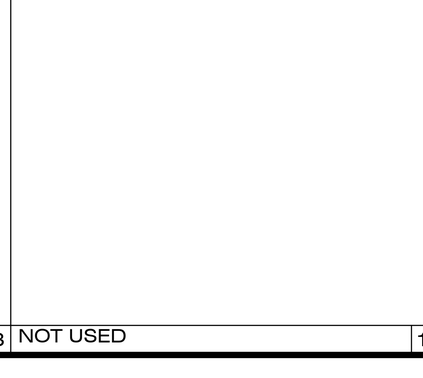
BLOCKING & DBL PURLIN CONNECTION DETAIL

SCALE: 1 1/2"=1'-0" | 3



HVAC CURB DETAIL ANCHORAGE

SCALE: 1 1/2"=1'-0" | 4



NOTE: REFER TO FRAMING PLANS FOR ADDITIONAL NOTES AND DETAILS

A
A

PLATE DETAIL

OPTIONAL ROOF TIE PLATE

SCALE: 1 1/2"=1'-0" | 5

NOT USED | 6

NOTE:
MECHANICALLY CRIMP EACH STANDING SEAM ENTIRELY.
MECHANICALLY CRIMP PANELS OVER ALL CLIPS.

*NOTE: SEE NOTE #1 OF GENERAL NOTES

ROOF DETAIL (OPTIONAL ROOF PAN CLIP)

SCALE: 1 1/2"=1'-0" | 7

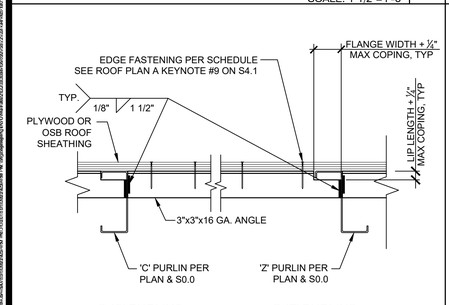
NOT USED | 8

NOT USED | 9

NOT USED | 10

NOT USED | 11

1. THE MATERIAL THICKNESS OF LIGHT GAUGE STRUCTURAL MEMBERS, IN THEIR END-USE, SHALL MEET OR EXCEED THE MINIMUM BASE METAL THICKNESS SPECIFIED ON SHEET S0.0 THE MATERIAL GAGE DESIGNATION IN THE PLAN SHALL BE USED AS REFERENCE ONLY.
2. REFER TO MINIMUM INSULATION SCHEDULES ON SHEET M1.7 FOR ALL INSULATION REQUIREMENTS.



@ 'C' PURLINS @ 'Z' PURLINS

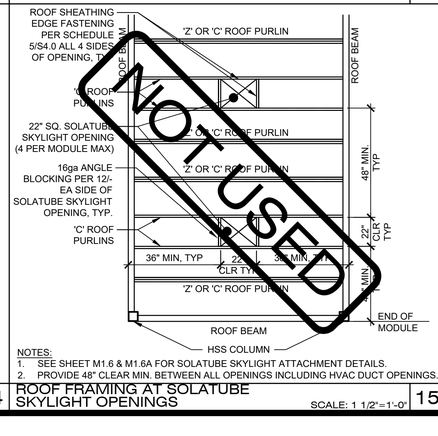
*NOTE: SEE NOTE #1 OF GENERAL NOTES

TYP. ANGLE TO Z-PURLIN ATTACHMENT

SCALE: 1 1/2"=1'-0" | 12

NOT USED | 13

NOT USED | 14



NOTES:

1. SEE SHEET M1.6 & M1.6A FOR SOLATUBE SKYLIGHT ATTACHMENT DETAILS.
2. PROVIDE 48" CLEAR MIN. BETWEEN ALL OPENINGS INCLUDING HVAC DUCT OPENINGS.

ROOF FRAMING AT SOLATUBE SKYLIGHT OPENINGS

SCALE: 1 1/2"=1'-0" | 15

GENERAL NOTES

IDENTIFICATION STAMP
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APP: 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)

FORM®

SITE SPECIFIC PROJECT NAME

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APP: 04-122050 PC
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DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT — PATRICK GREGORY HAWKINS — No. C12631 Ren. 3-31-25 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — MARK D. PAULSEN — No. S3380 — STRUCTURAL — STATE OF CALIFORNIA

RST#22214

11/21/2023

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REVISIONS

1	
2	
3	
4	

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SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

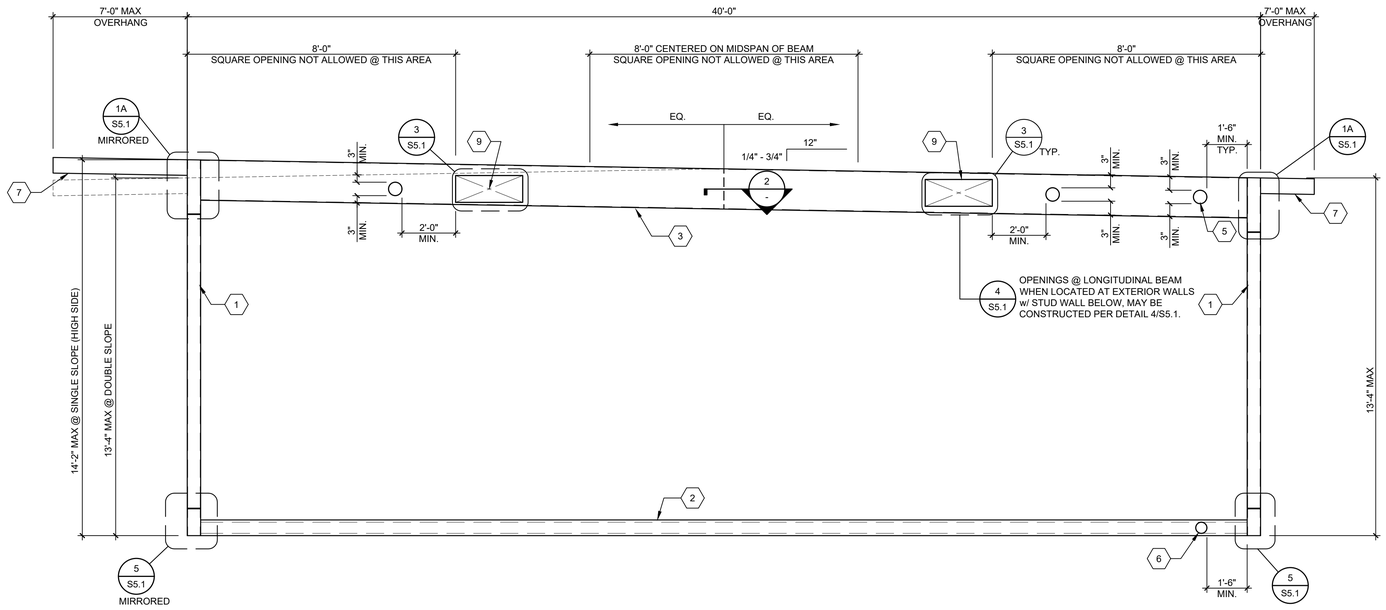
SHEET TITLE:

ROOF FRAMING DETAILS
ROOF SHEATHING OPTION

SHEET NUMBER:

S4.3

© XXXXX - [illegible]



FRONT

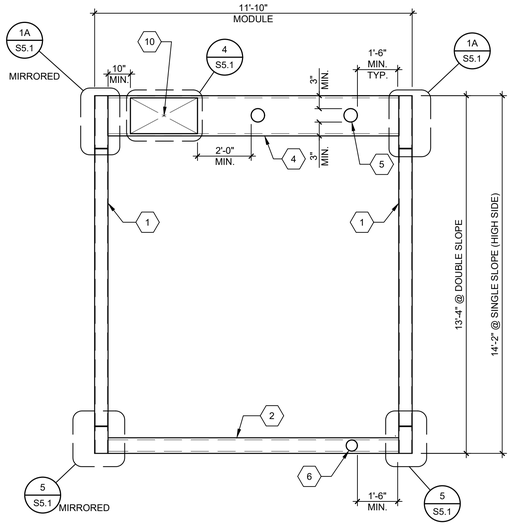
REAR

TYPICAL LONGITUDINAL FRAME ELEVATION

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

1	HSS COLUMN - SEE SCHEDULE 3 & BELOW
2	FLOOR BEAM - SEE SCHEDULE 3 & BELOW
3	LONGITUDINAL ROOF BEAM PER 18/S0.0 - GAUGE PER SCHEDULE 3 BELOW.
4	TRANSVERSE ROOF BEAM PER 18/S0.0 - GAUGE PER 3 BELOW.
5	6"Ø MAX OPENING IN WEB OF FLOOR BEAM WITHOUT WEB REINFORCEMENT MINIMUM SPACING OF HOLES @ 48" O.C., HOLES MAY OCCUR @ ANY LOCATION ALONG LENGTH OF ROOF BEAM EXCEPT AS NOTED OTHERWISE ON FRAMING ELEVATION. - SEE 6/S5.1 NOTE: IF HOLE IS 3" OR LESS, THEY MAY BE SPACED @ 24" O.C. MINIMUM
6	4"Ø MAX OPENING IN WEB OF FLOOR BEAM WITHOUT WEB REINFORCEMENT MINIMUM SPACING OF HOLES @ 48" O.C. HOLES MAY OCCUR @ ANY LOCATION ALONG LENGTH OF FLOOR BEAM EXCEPT AS NOTED OTHERWISE ON FRAMING ELEVATION - SEE 6/S5.1. NOTE: IF HOLE IS 2" OR LESS, THEY MAY BE SPACED @ 24" O.C. MINIMUM.
7	SOFFIT OUTRIGGER BEAM AT ENCLOSED OVERHANG - REFER TO DETAIL 1A OR 1B/S5.1 & S0.0 FOR PROPERTIES.
8	SOFFIT BEAM AT ENCLOSED OVERHANG - REFER TO DETAIL 1A/S5.1 & S0.0 FOR PROPERTIES
9	LONGITUDINAL BEAM OPENING: REFER TO DETAIL 3/S5.1 FOR OPENING REINFORCEMENT (10"x30" MAX OPENING SIZE)
10	TRANSVERSE BEAM OPENING: REFER TO DETAIL 4/S5.1 FOR OPENING REINFORCEMENT (10"x30" MAX OPENING SIZE)

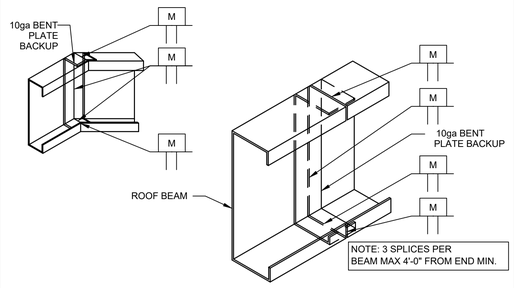
KEY NOTES



TYPICAL TRANSVERSE FRAME ELEVATION

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

THE WELDING PROCEDURE QUALIFICATION TEST RECORD AND WELDING PROCEDURE SPECIFICATION FOR THIS WELD SHALL BE PREPARED IN ACCORDANCE WITH AWS D1.1-15, D1.3-08 & D1.8-16 AND SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND SUBMITTAL TO THE D.S.A. TYPICAL ALL DETAILS THIS SHEET. ALL WELDS USED IN PRIMARY MEMBERS AND CONNECTIONS IN THE LATERAL FORCE-RESISTING SYSTEMS SHALL BE MADE WITH FILLER METAL THAT HAS A MINIMUM CHARPY V-NOTCHTOUGHNESS OF 20 FT.-LBS AT ZERO DEGREES F, AS DETERMINED BY AWS CLASSIFICATION.



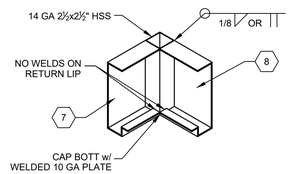
TYPICAL BEAM SLICE

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

FLOOR BEAMS		ALT. FLOOR BEAMS		COLUMNS	LONGITUDINAL ROOF BEAMS	TRANSVERSE ROOF BEAMS
☒ PLYWOOD FLOOR	☐ CONCRETE FLOOR	☐ PLYWOOD FLOOR	☐ CONCRETE FLOOR			
C9x13.4 (50 KSI)	~~C9x13.4 (50 KSI)~~	C9x13.4 OPTIONAL: C10x15.3	~~C10x15.3~~	HSS 6x6x¼ (ASTM A1085) Fy = 50ksi	10 GA.	10 GA.

NOTE: SEE ALL SECTION PROPERTIES ON SHEET S0.0

FRAME MEMBER SCHEDULE



OVERHANG CORNER DETAIL

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

NOT USED

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DATE:	MM/DD/YY
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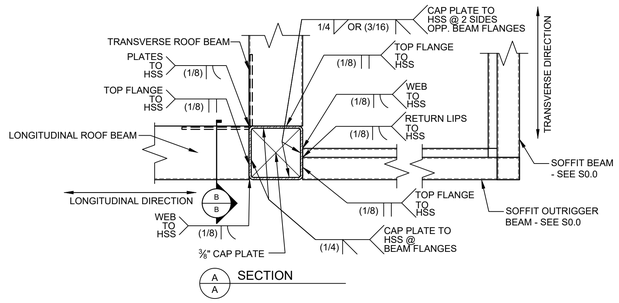
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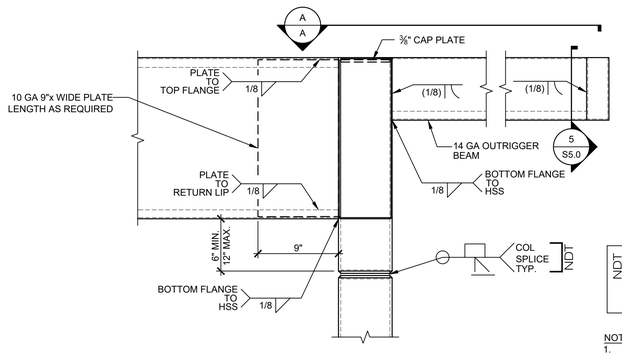
MOMENT FRAME
ELEVATIONS & DETAILS

SHEET NUMBER:

S5.0

G:\XXXX - [redacted]\Drawings\[redacted].rvt





NDT DENOTES NON-DESTRUCTIVE TESTING REQUIRED FOR THE DENOTED WELD IN ACCORDANCE WITH THE NON-DESTRUCTIVE TESTING NOTES ON THIS SHEET.

NOTE:
1. LONGITUDINAL ROOF BEAM SHOWN; TRANSVERSE ROOF BEAM SIMILAR

TYPICAL ROOF BEAM TO HSS DETAIL — 1A

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

NOT USED — 1B

THE WELDING PROCEDURE QUALIFICATION TEST RECORD AND WELDING PROCEDURE SPECIFICATION FOR WELDS ON THIS SHEET SHALL BE PREPARED IN ACCORDANCE WITH AWS D1.1-15 (HOT-ROLLED), D1.3-08 (COLD-FORMED) & D1.8-16 AND SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND SUBMITTAL TO D.S.A. UPON REQUEST. ALL WELDS USED IN PRIMARY MEMBERS AND CONNECTIONS IN THE LATERAL FORCE-RESISTING SYSTEMS SHALL BE MADE WITH FILLER METAL THAT HAS A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT.-LBS AT ZERO DEGREES F, AS DETERMINED BY AWS CLASSIFICATION.

GENERAL NOTES

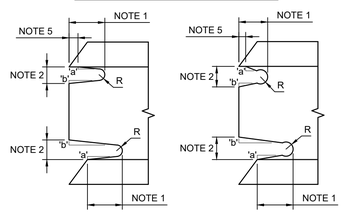
NON-DESTRUCTIVE TESTING OF COMPLETE JOINT PENETRATION (CJP) GROVE WELDS AT THE MOMENT-RESISTING BEAM-TO-COLUMN CONNECTIONS SHALL COMPLY WITH AISC 341-16 CHAPTER J PER CBC 1705A.2.1.

1. WELDS SUBJECT TO THE REQUIREMENTS OF NON-DESTRUCTIVE TESTING ARE NOTED ON THESE DRAWINGS WITH THE SYMBOL: NDT
2. ALL WELDS DESIGNATED FOR NON-DESTRUCTIVE TESTING REQUIRE MAGNETIC PARTICLE TESTING (MT) TO BE PERFORMED ON 25% OF THOSE WELDS.
3. ULTRASONIC TESTING (UT) IS TO BE PERFORMED ON 100% OF WELDS DENOTED WITH THE SYMBOL: UT AND IS ONLY REQUIRED ON THOSE DESIGNATED WELDS.
4. ULTRASONIC TESTING (UT) IS ONLY REQUIRED WHERE THE THICKNESS OF THE WELDED MATERIAL IS 5/16" OR GREATER. UT IS NOT REQUIRED WHERE THE COLUMN THICKNESS IS LESS THAN 5/16". MAGNETIC PARTICLE TESTING (MT) IS STILL REQUIRED.
5. ULTRASONIC TESTING (UT) IS NOT REQUIRED ON WELDS FROM STRUCTURAL STEEL CHANNEL BEAM FLANGES TO COLUMNS AS UT TESTING IS NOT APPROPRIATE FOR SECTIONS WITH VARYING DEPTHS. MAGNETIC PARTICLE TESTING (MT) IS STILL REQUIRED.

NON-DESTRUCTIVE TESTING NOTES

1. FILLER METALS SHALL CONFORM TO THE REQUIREMENTS OF THE AISC SEISMIC PROVISIONS.
2. WELDING PROCEDURES SHALL BE IN ACCORDANCE WITH THE AISC SEISMIC PROVISIONS.
3. QUALITY CONTROL AND QUALITY ASSURANCE SHALL BE IN ACCORDANCE WITH THE AISC SEISMIC PROVISIONS.
4. WELD ACCESS HOLES SHALL BE IN ACCORDANCE WITH AISC 360-16, SECTION J1.6, AND SHALL BE CONSTRUCTED PER THE FOLLOWING DETAILS & NOTES.

WELD ACCESS HOLE GEOMETRY

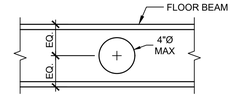


ALTERNATE 1 ALTERNATE 2

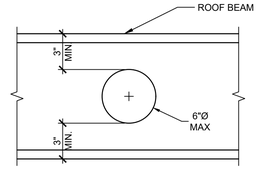
NOTES: THESE ARE TYPICAL DETAILS FOR JOINTS WELDED FROM ONE SIDE AGAINST STEEL BACKING WHERE WELD ACCESS HOLES ARE REQUIRED.

1) LENGTH: GREATER OF 1.5tw (WEB THICKNESS) OR 1-1/2 IN. (38 MM)
2) HEIGHT: GREATER OF 1.0tw OR 3/4 IN. (19 MM) BUT NEED NOT EXCEED 2 IN. (50 MM)
3) R: 3/8 IN. MIN. (10 MM). GRIND THE THERMALLY CUT SURFACES OF WELD ACCESS HOLES IN HEAVY SHAPES AS DEFINED IN SECTIONS A3.1(c) AND (d) OF AISC 360-16.
4) SLOPE 'a' FORMS A TRANSITION FROM THE WEB TO THE FLANGE. SLOPE 'b' MAY BE HORIZONTAL.
5) THE BOTTOM OF THE TOP FLANGE IS TO BE CONTOURED TO PERMIT THE TIGHT FIT OF BACKING BARS WHERE THEY ARE TO BE USED.

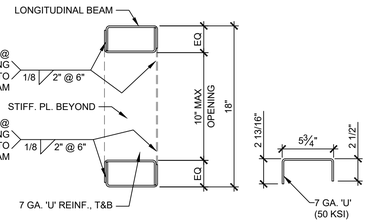
REQ. FOR FR. MOMENT CONNECTIONS

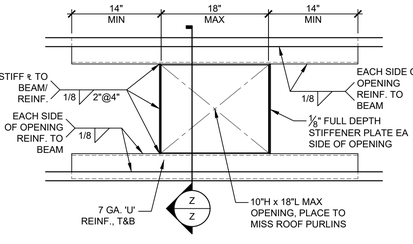


4" OPENING IN FLOOR BEAM



6" OPENING IN ROOF BEAM



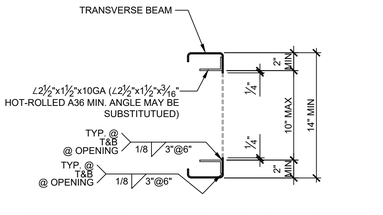


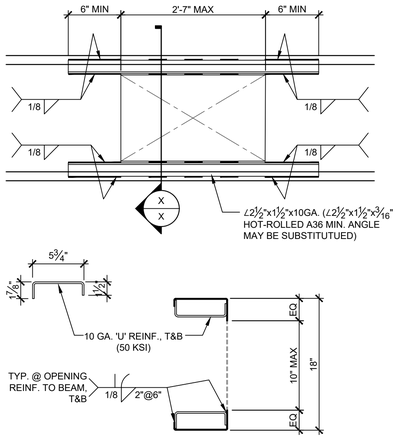
NOTES:

1. BEAM OPENING(S), LOCATED AT EXTERIOR WALLS w/ STUD WALL BELOW, MAY BE CONSTRUCTED PER DETAIL 4/S5.1.

OPENING @ ROOF BEAMS (LONGITUDINAL BEAMS) — 3

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

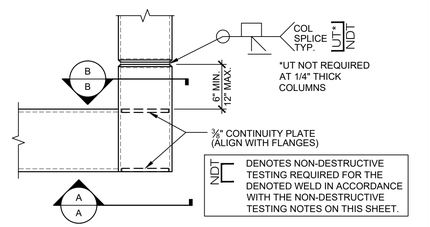


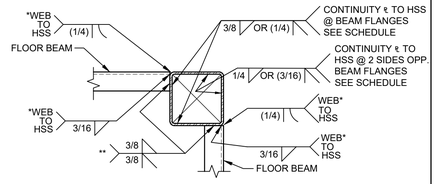


OPTIONAL OPENING REINFORCEMENT

OPENING @ ROOF BEAMS (TRANSVERSE BEAMS) — 4

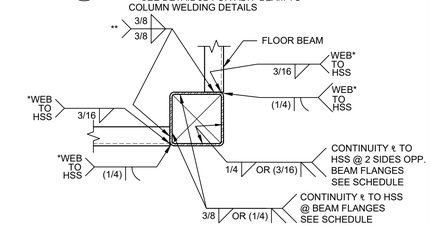
SCALE: 1 1/2"=1'-0"





A A SECTION

* - SEE DETAIL 5B FOR ALT. BEAM TO COLUMN WELDING DETAILS



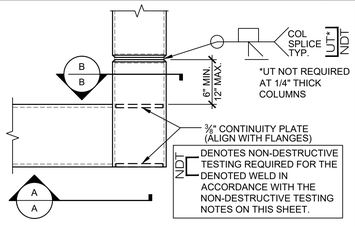
B B SECTION

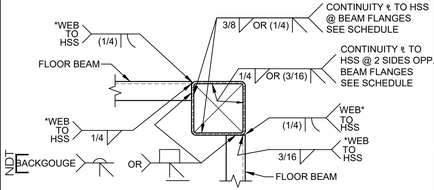
* - SEE DETAIL 5B FOR ALT. BEAM TO COLUMN WELDING DETAILS

** FULL PEN WELD ALTERNATE - DETAIL 5B,MAY BE USED AS AN ALTERNATIVE TO THE DOUBLE SIDED FLANGE-TO-COLUMN WELDS SHOWN. NDT

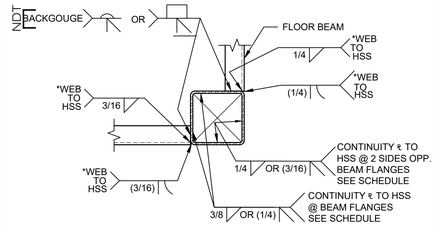
TYP. CORNER TO FLOOR BM DETAIL — 5

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





A A SECTION



B B SECTION

* FULL PEN WELD MAY BE USED AS AN ALTERNATIVE TO THE DOUBLE SIDED BEAM WEB-TO-COLUMN WELD SHOWN. NDT UT

ALTERNATE CORNER DETAIL — 5B

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

OPENING IN BEAMS — 6

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

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)

FORM®

SITE SPECIFIC PROJECT NAME

.
.
.

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT — PATRICK CONLEY — No. C12631 Ren. 3-31-25 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — MARK D. FAUCHER — No. S3380 — STRUCTURAL — STATE OF CALIFORNIA — RST#22214

11/21/2023

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

REVISIONS

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3	
4	

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

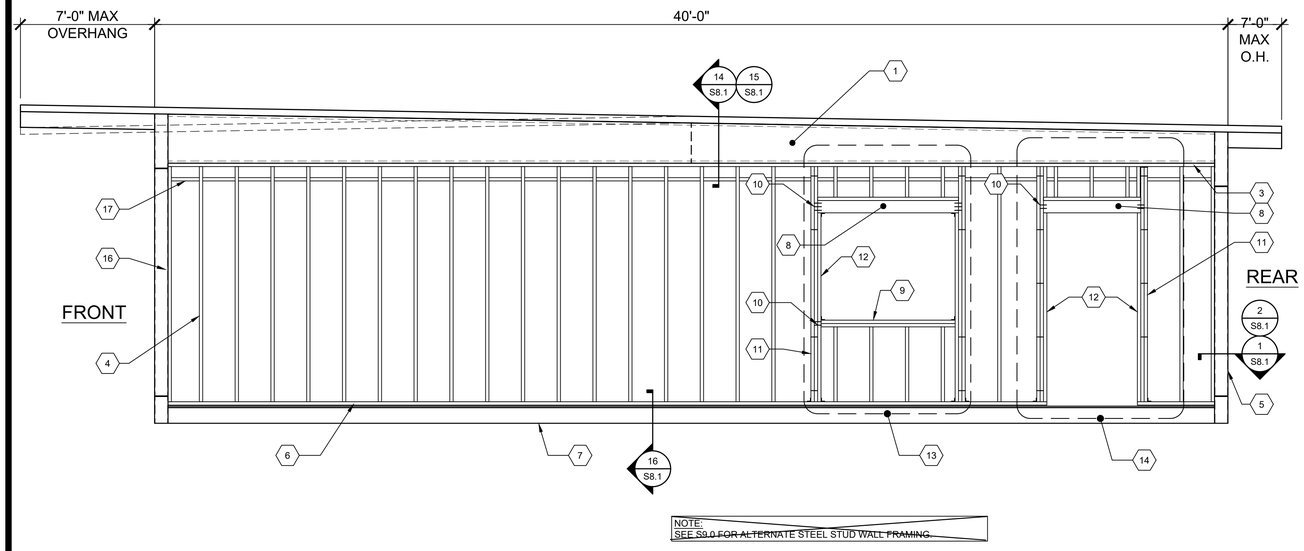
SHEET TITLE:

MOMENT FRAME CONNECTION DETAILS

SHEET NUMBER:

S5.1

G:\XXXX\XX - pw:\\ams-ftp1\Projects\Projects\XXXX\XX\Drawings\Working\XXXX-XX-S5.1.dwg, 12/11/2023 2:29:29 PM, PC1220501.ctb, AA, 1:1, C:\Users\AA\Documents\Revit Files\Central Files\XXXX-XX_R2020.rvt



1. ROOF BEAM PER SHEET S5.0
2. 2x6 MIN. TOP PLATE - NO SPLICE
3. 2x6 MIN. TOP PLATE
4. 2x6 MIN. STUDS SPACED PER SCHEDULE W/(3) 0.131"Ø x3" END NAILS OR (4) 0.131"Ø x3" TOE NAILS T&B TO PLATES TYP.
5. HSS COLUMN PER SHEET S5.0
6. 2x6 MIN. BOTTOM PLATE - NO SPLICE (P.T. AT CONCRETE FLOORS)
6A. 2x6 MIN. BOTTOM PLATE (P.T. AT CONCRETE FLOORS)
7. PERIMETER FLOOR BEAM PER SHEET S5.0
8. HEADER PER OPENING SCHEDULE
9. WINDOW SILL PER OPENING SCHEDULE
10. END NAILS THROUGH KING STUD TO HEADER SILL PER OPENING SCHEDULE
11. KING STUDS PER OPENING SCHEDULE
12. 2x6 MIN. TRIMMER
13. OPTIONAL WINDOW OPENING FRAMING PER SCHEDULE (REFER TO 4/S8.0 FOR DETAILS AND FLOOR PLANS FOR LOCATIONS)
14. OPTIONAL DOOR OPENING FRAMING PER SCHEDULE (REFER TO 5/S8.0 FOR DETAILS AND FLOOR PLANS FOR LOCATIONS)
15. HVAC OPENING @ EXTERIOR WALL (600#MAX WT.) SEE DETAIL 3/S8.1 FOR HVAC ATTACHMENT - SEE DETAIL 3/S8.1 FOR HVAC ATTACHMENT
16. 2x DOUBLE NAILER
17. FIRE BLOCKING @ 10'-0" AFF VERTICALLY, HORIZONTALLY AT THE CEILING AND FLOOR LEVELS.

NOTE: SEE CARPENTRY NOTES SHEET N1.0 SECTION 6 FOR WOOD SPECIES & GRADE

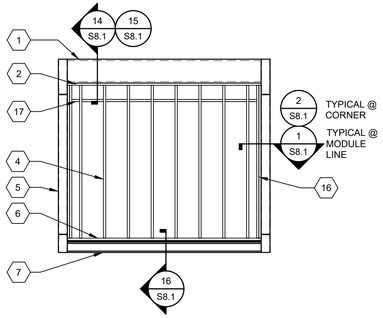
KEY NOTES

EXTERIOR WALL SCHEDULE			
FINISH TYPE	WALL FINISH COMMENTS	STUD TYPE	STUD SPACING
5/16" HARDI-BOARD w/ SYNTHETIC STUCCO OR 7/16" HARDI-LAP SIDING	WALL FINISH PER A5.4, A5.5, A5.6 & A5.7	HEM FIR #2 OR DOUG FIR #2	16" O.C. MAX
~~7/16" PLYWOOD SHEATHING CONFORMING TO PS1-09 APA RATED, 5 PLY 32/16", OR 7/16" OSB PANELS EXPOSURE 1 w/ 7/8" STUCCO~~	~~WALL FINISH PER A5.2 & A5.3; NAILING PER BLDG SECTIONS[1,2]~~	~~HEM FIR #2 OR DOUG FIR #2~~	~~16" O.C. MAX~~

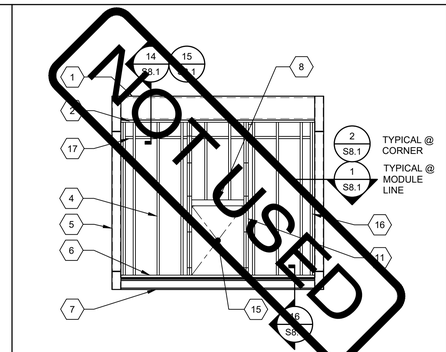
FOOTNOTES
1. ALL NAILS IN EXTERIOR APPLICATIONS SHALL BE GALVANIZED.
2. TYPICAL PLYWOOD NAILING WHERE OCCURS: 0.131"Ø x2¼" GALV. NAILS @ 6" O.C. E.N. & 12" O.C. F.N. (ALL EDGES BLOCKED).

TYPICAL SIDE WALL FRAMING (MONO/DUAL PITCH)

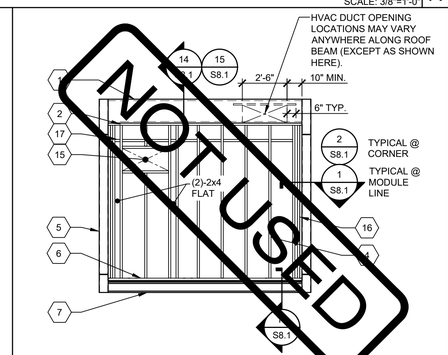
SCALE: 3/8"=1'-0" A



TYP. END WALL FRAMING w/ NO OPENINGS SCALE: 1/4"=1'-0" 1

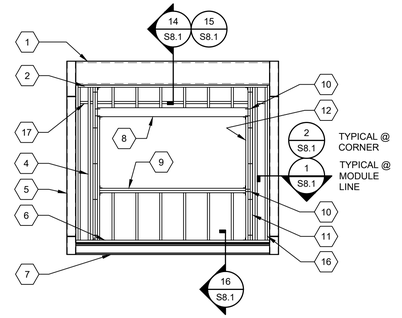


TYP. END WALL FRAMING w/ INDOOR HVAC UNIT (OPTIONAL) SCALE: 1/4"=1'-0" 2

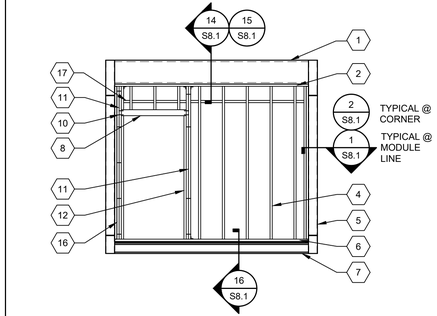


TYP. END WALL FRAMING w/ WALL HUNG HVAC UNIT (OPTIONAL) SCALE: 1/4"=1'-0" 3

EXTERIOR WALL FINISH/WALL STUD SCHEDULE



TYPICAL END WALL FRAMING WINDOW SCALE: 1/4"=1'-0" 4



TYPICAL END WALL FRAMING w/ DOOR SCALE: 1/4"=1'-0" 5

DOOR/WINDOW OPENING AT TYPICAL WALL (NO STUCCO)								
					HEADER TO KING STUD NAILING		WINDOW SILL TO KING STUD NAILING	
OPENING SIZE	HEADER	WINDOW SILL[2] (AS APPLICABLE)	KING STUDS[1]	KING STUD INTERNAIL SPACING	# END NAILS 1ST KING STUD TO HEADER[3] (0.131"Øx3" NAILS)	# FACE NAILS KING STUD TO KING STUD @ HEADER (0.131"Øx3" NAILS)	# END NAILS 1ST KING STUD TO WINDOW SILL[3] (0.131"Øx3" NAILS)	# FACE NAILS KING STUD TO KING STUD @ WINDOW SILL (0.131"Øx3" NAILS)
>8'-0" TO 10'-0"	6x6	(2) 2x6	(3) 2x6	0.131"Øx3" NAILS @ 12" O.C. MAX STAGGERED	6	3	4	2
>6'-0" TO 8'-0"	6x6	(1) 2x6	(2) 2x6		5	3	3	2
>4'-0" TO 6'-0"	4x6 FLAT	(1) 2x6	(2) 2x6		4	2	3	2
4'-0" OR LESS	4x6 FLAT	(1) 2x6	(2) 2x6		4	2	3	2

~~DOOR/WINDOW OPENING AT STUCCO WALL~~								
					HEADER TO KING STUD NAILING		~~WINDOW~~ SILL TO KING STUD NAILING	
OPENING SIZE	HEADER	WINDOW SILL[2] (AS APPLICABLE)	~~KING STUDS[1]~~	KING STUD INTERNAIL SPACING	# END NAILS 1ST KING STUD TO HEADER[3] (0.131"Øx3" NAILS)	# FACE NAILS KING STUD TO KING STUD @ HEADER (0.131"Øx3" NAILS)	# END NAILS 1ST KING STUD TO WINDOW SILL[3] (0.131"Øx3" NAILS)	# FACE NAILS KING STUD @ WINDOW SILL (0.131"Øx3" NAILS)
>8'-0" TO 10'-0"	6x6	(2) 2x6	(3) 2x6	0.131"Øx3" NAILS @ 12" O.C. MAX STAGGERED	6	3	4	2
>6'-0" TO 8'-0"	6x6	(2) 2x6	(3) 2x6		5	3	4	2
>4'-0" TO 6'-0"	~~4x6 FLAT~~	(1) 2x6	(2) 2x6		4	2	3	2
~~4'-0" OR LESS~~	4x6 FLAT	(1) 2x6	(2) 2x6		4	2	3	2

FOOTNOTES
1. PROVIDE (2) SIMPSON A34 T&B OF KING STUDS TO PLATES FOR OPENINGS GREATER THAN 4'-0". PROVIDE (1) SIMPSON A34 T&B OF KING STUDS TO PLATES FOR OPENINGS 4'-0" OR LESS.
2. WHEN MORE THAN A SINGLE SILL PLATE IS REQUIRED, INTERNAIL w/ 0.131"Øx3" NAILS @ 12" O.C. STAGGERED.
3. TWO (2) END NAILS PER LAMINATION MINIMUM.

OPENING SCHEDULE

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APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

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787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
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PRE-CHECKED SET NAME
24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME
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APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT — ANDREW PATRICK CLEMENTS — No. C12631 Ren. 3-31-25 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — MANMOHAN D. PATEL — No. S3380 — STRUCTURAL — STATE OF CALIFORNIA — RST#222114

11/21/2023

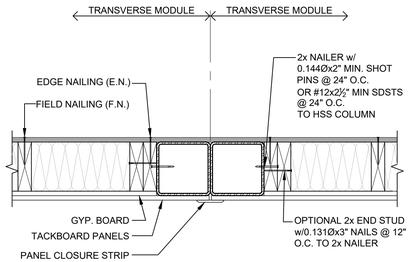
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REVISIONS
1
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3
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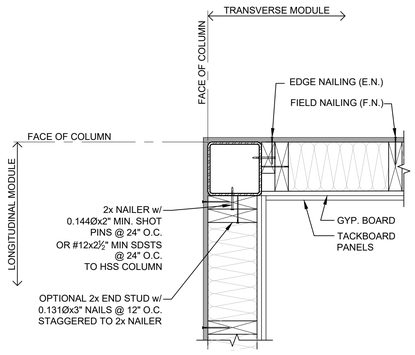
DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:
WALL FRAMING ELEVATIONS & SCHEDULES - WOOD STUDS

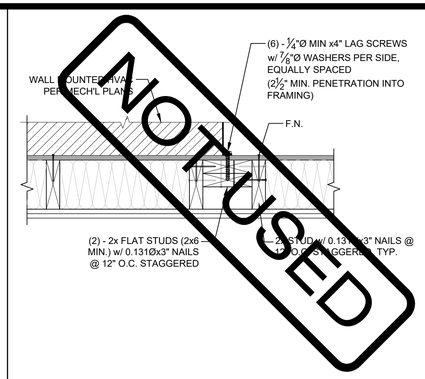
SHEET NUMBER:
S8.0



WALL TO COLUMN TYP. DETAIL @ MODLINES 1
FOR COLUMN LOCATION REFER TO ARCH. DETAILS — SCALE: 1-1/2" = 1'-0"

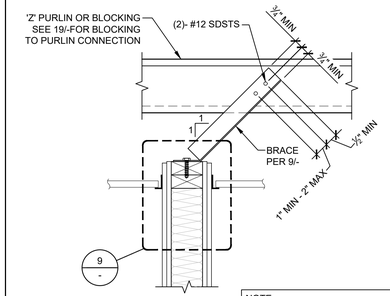


WALL TO COLUMN TYP. DETAIL @ CORNER 2
FOR COLUMN LOCATION REFER TO ARCH. DETAILS — SCALE: 1-1/2" = 1'-0"



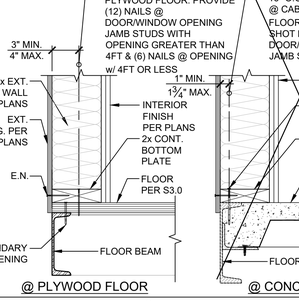
WALL HUNG HVAC ATTACHMENT DETAIL 3
SCALE: 1-1/2" = 1'-0"

NOT USED 4



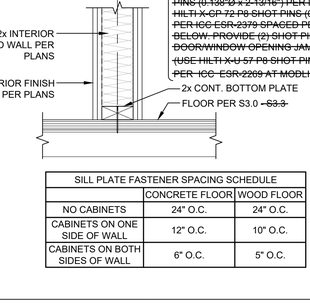
NOTE:
WALL MUST BE BRACED @ 8'-0" MAX BY EITHER AN INTERSECTING WALL OR WITH TOP PLATE BRACING TO ROOF FRAMING.

TYP. INTERIOR WALL BRACING 5
BRACE PARALLEL TO PURLINS — SCALE: 1-1/2" = 1'-0"



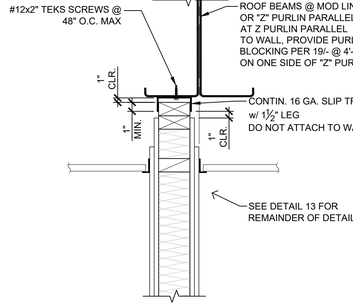
NOTE:
WALL MUST BE BRACED @ 8'-0" MAX BY EITHER AN INTERSECTING WALL OR WITH TOP PLATE BRACING TO ROOF FRAMING.

TYP. INTERIOR WALL BRACING 6
BRACE PERPENDICULAR TO PURLINS — SCALE: 1-1/2" = 1'-0"



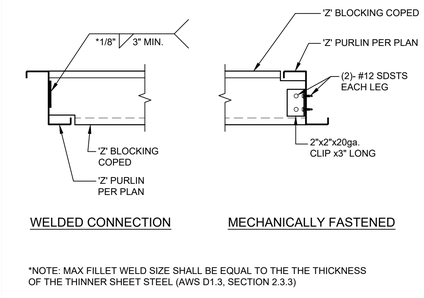
NOTE:
WALL MUST BE BRACED @ 8'-0" MAX BY EITHER AN INTERSECTING WALL OR WITH TOP PLATE BRACING TO ROOF FRAMING.

ALT. INTERIOR WALL BRACING w/ EMT BRACE 7
BRACE PARALLEL TO PURLINS — SCALE: 1-1/2" = 1'-0"



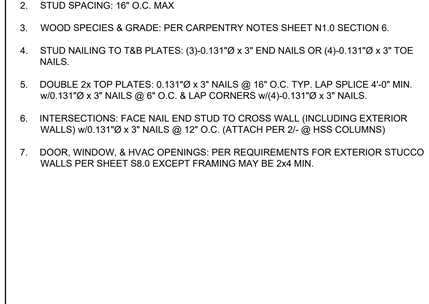
NOTE:
WALL MUST BE BRACED @ 8'-0" MAX BY EITHER AN INTERSECTING WALL OR WITH TOP PLATE BRACING TO ROOF FRAMING.

ALT. INTERIOR WALL BRACING w/ EMT BRACE 8
BRACE PERPENDICULAR TO PURLINS — SCALE: 1-1/2" = 1'-0"

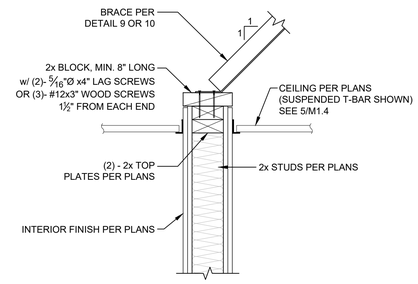


TYP. INTERIOR WALL BRACING 9
INTERIOR PARTITION BRACING — SCALE: 1-1/2" = 1'-0"

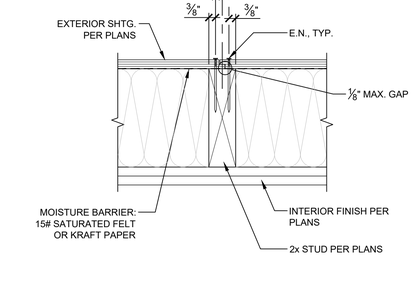
EMT BRACE SCHEDULE	
MAX LENGTH	EMT SIZE
5'-2"	⅞"Ø
6'-6"	1"Ø



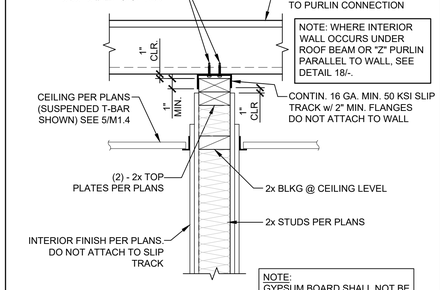
ALT. INTERIOR WALL BRACING 10
INTERIOR PARTITION BRACING w/ EMT BRACE — SCALE: 1-1/2" = 1'-0"



ALT. BLOCKING @ INT. WALL BRACING 11
SCALE: 1-1/2" = 1'-0"

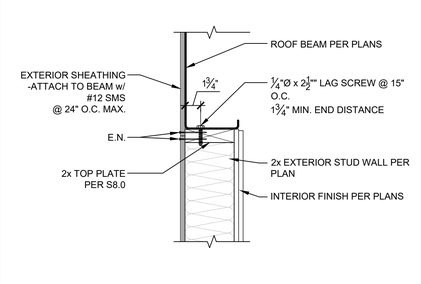


TYP. SHEATHING JOINT 12
SCALE: 1-1/2" = 1'-0"

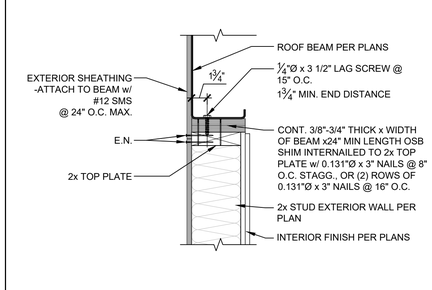


NOTE:
GYPSUM BOARD SHALL NOT BE ATTACHED TO THE SLIP TRACK.

ALT. INTERIOR WALL ATTACHMENT 13
TO PURLINS OR BLOCKING PERPENDICULAR TO WALL — SCALE: 1-1/2" = 1'-0"



EXTERIOR WALL TO ROOF BEAM DETAIL 14
SCALE: 1-1/2" = 1'-0"



EXTERIOR WALL TO ROOF BEAM DETAIL 15
AT SHIM CONDITION — SCALE: 1-1/2" = 1'-0"

FASTENER END DISTANCE: 2" MIN - ½ OF SPACING MAX FROM ENDS OF PLATES, TYP.

TYP. EXTERIOR WALL TO FLOOR DETAIL 16
SCALE: 1-1/2" = 1'-0"

SILL PLATE FASTENER SPACING SCHEDULE		
	CONCRETE FLOOR	WOOD FLOOR
NO CABINETS	24" O.C.	24" O.C.
CABINETS ON ONE SIDE OF WALL	12" O.C.	10" O.C.
CABINETS ON BOTH SIDES OF WALL	6" O.C.	5" O.C.

FASTENER END DISTANCE: 2" MIN - ½ OF SPACING MAX FROM ENDS OF PLATES, TYP.

TYP. INTERIOR NON-BEARING WALL ATTACHMENT 17
SCALE: 1-1/2" = 1'-0"

TYP. INTERIOR NON-BEARING WALL ATTACHMENT 18
TO ROOF BEAMS @ MODLINE OR 'Z' PURLINS PARALLEL TO WALL — SCALE: 1-1/2" = 1'-0"

WELDED CONNECTION — MECHANICALLY FASTENED

*NOTE: MAX FILLET WELD SIZE SHALL BE EQUAL TO THE THE THICKNESS OF THE THINNER SHEET STEEL (AWS D1.3, SECTION 2.3.3)

PURLIN BLOCKING CONNECTIONS 19
SCALE: 1-1/2" = 1'-0"

TYPICAL INTERIOR NON-BEARING PARTITION WALL NOTES:

1. STUD SIZE: 2x4 MIN.
2. STUD SPACING: 16" O.C. MAX
3. WOOD SPECIES & GRADE: PER CARPENTRY NOTES SHEET N1.0 SECTION 6.
4. STUD NAILING TO T&B PLATES: (3)-0.131"Ø x 3" END NAILS OR (4)-0.131"Ø x 3" TOE NAILS.
5. DOUBLE 2x TOP PLATES: 0.131"Ø x 3" NAILS @ 16" O.C. TYP. LAP SPLICE 4'-0" MIN. w/0.131"Ø x 3" NAILS @ 6" O.C. & LAP CORNERS w/(4)-0.131"Ø x 3" NAILS.
6. INTERSECTIONS: FACE NAIL END STUD TO CROSS WALL (INCLUDING EXTERIOR WALLS) w/0.131"Ø x 3" NAILS @ 12" O.C. (ATTACH PER 2/- @ HSS COLUMNS)
7. DOOR, WINDOW, & HVAC OPENINGS: PER REQUIREMENTS FOR EXTERIOR STUCCO WALLS PER SHEET S8.0 EXCEPT FRAMING MAY BE 2x4 MIN.

TYP. INTERIOR WALL BRACING 20
BRACE PARALLEL TO PURLINS — SCALE: 1-1/2" = 1'-0"

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A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT — PATRICK CHUNG HSIEH — No. C12631 Ren. 3-31-25 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — MANUEL D. PEREZ — No. S3380 — STRUCTURAL — STATE OF CALIFORNIA

RST#22214

11/21/2023

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PROJECT NO:	XXXX-22

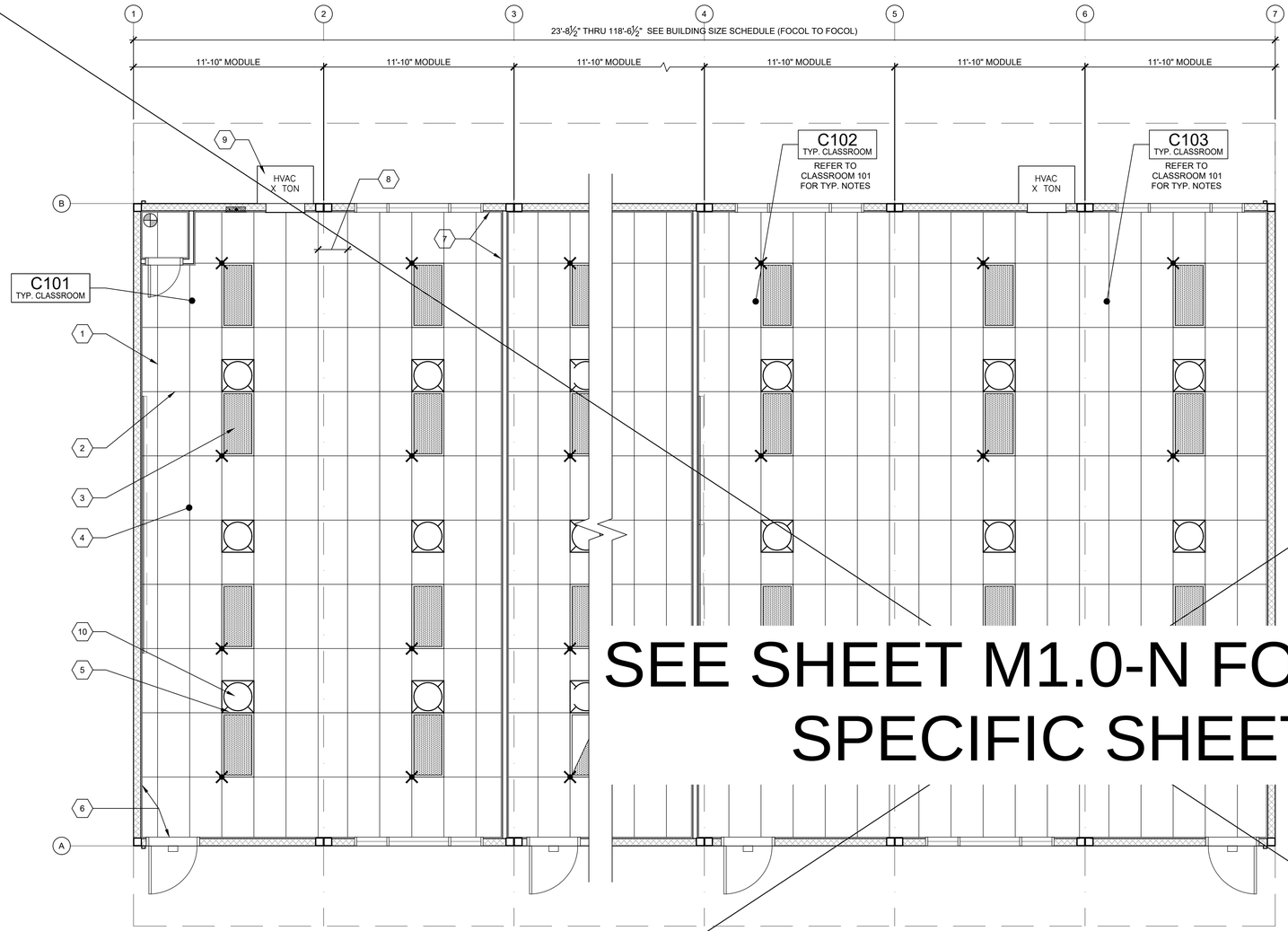
SHEET TITLE:

WALL FRAMING DETAILS - WOOD STUDS

SHEET NUMBER:

S8.1

G:\XXXX\XX JbHvBHPBSRJNrSb+SbV5VS3SSSS



SEE SHEET M1.0-N FOR SITE SPECIFIC SHEET

TYPICAL REFLECTED CEILING PLAN

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

1 MAIN TEE RUNNER TYP. PER TABLE A, SHEET M1.7

2 CROSS TEE RUNNER TYP. PER TABLE A, SHEET M1.7

3 INTERIOR LIGHT FIXTURE, REFER TO SHEET SHEET E1.0 FOR SPEC'S ATTACHMENT PER DETAIL 7/M1.4

4 CEILING HEIGHT @ 8'-0" MIN.

5 STRUT/SPLAY WIRE ASSEMBLY, SEE 2/M1.4 FOR DETAILS

6 FIXED CEILING END, SEE DETAIL 5A/M1.4

7 FREE CEILING END, SEE DETAIL 5B/M1.4

8 CENTER SECTION THAT CROSSES MODULE LINE TO BE FIELD INSTALLED, SEE DETAIL 5C/M1.4

9 TYP. HVAC UNIT

10 OPTIONAL SOLA-TUBE - SEE DETAIL 1/M1.6

KEY NOTES

1. WHERE TWO OR MORE HVAC UNITS SERVE A COMMON SPACE, UNITS SHALL BE EQUIPPED WITH A DUCT SMOKE DETECTOR FOR AUTO SHUTDOWN. INTERCONNECT WITH FIRE ALARM SYSTEM.
2. AUTOMATIC SHUT-OFF IS NOT REQUIRED WHEN ALL OCCUPIED ROOMS SERVED BY THE AIR HANDLING EQUIPMENT HAVE DIRECT ACCESS TO THE EXTERIOR AND THE TRAVEL DISTANCE DOES NOT EXCEED 100 FT. PER C.M.C. 608.1 EXCEPTION #2.
3. LIGHT FIXTURES MAY BE INSTALLED ROTATED 90° FROM SHOWN TO MATCH T-GRID.
4. PC TITLE 24 HAS BEEN RUN FOR WORSE CASE OUTDOOR VENTILATION REQUIREMENTS (SEE OUTDOOR VENTILATION ON SHEET N2.0 FOR OUR OUTDOOR VENTILATION DESIGN REQUIREMENT NOTES)
5. ACCEPTANCE TESTING PER ENERGY CODE SECTION 10-103.
6. ACCEPTANCE TESTS TO BE COMPLETED ON NEWLY INSTALLED OR REPLACEMENT OF MECHANICAL SYSTEMS BEFORE PROJECT COMPLETION PER THE CALIFORNIA ENERGY CODE SECTION 10-103. ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED ACCEPTANCE TEST TECHNICIAN (ATT). THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES CORRECTED UNTIL THE INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA. COMPLETED NRCA FORMS SHALL BE SUBMITTED TO THE PROJECT INSPECTOR AND THE DISTRICT.

GENERAL NOTES

MEP COMPONENT ANCHORAGE NOTES

ALL MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS SHALL BE ANCHORED AND INSTALLED PER THE DETAILS ON THE DSA APPROVED CONSTRUCTION DOCUMENTS. THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN THE 2022 CBC, SECTIONS 1617A.1.18 THROUGH 1617A.1.26 AND ASCE 7-16 CHAPTER 13, 26 AND 30.

1. ALL PERMANENT EQUIPMENT AND COMPONENTS.
2. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT THAT IS PERMANENTLY ATTACHED (E.G. HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICITY, GAS OR WATER. "PERMANENTLY ATTACHED" SHALL INCLUDE ALL ELECTRICAL CONNECTIONS EXCEPT PLUGS FOR110/220 VOLT RECEPTACLES HAVING A FLEXBLE CABLE.
3. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT WHICH IS HEAVIER THAN 400 POUNDS OR HAS A CENTER OF MASS LOCATED 4 FEET OR MORE ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT IS REQUIRED TO BE RESTRAINED IN A MANNER APPROVED BY DSA.

THE FOLLOWING MECHANICAL AND ELECTRICAL COMPONENTS SHALL BE POSITIVELY ATTACHED TO THE STRUCTURE BUT NEED NOT DEMONSTRATE DESIGN COMPLIANCE WITH THE REFERENCE NOTED ABOVE. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT. FLEXIBLE CONNECTIONS MUST ALLOW MOVEMENT IN BOTH TRANSVERSE AND LONGITUDINAL DIRECTIONS:

A. COMPONENTS WEIGHING LESS THAN 400 POUNDS AND HAVE A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT.

B. COMPONENTS WEIGHING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LESS THAN 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL.

THE ANCHORAGE OF ALL MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE OR STRUCTURAL ENGINEER DELEGATED RESPONSIBILITY AND ACCEPTANCE BY DSA. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS.

PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTES

PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-16 SECTION 13.3 AS DEFINED IN ASCE 7-16 SECTION 13.6.5, 13.6.6, 13.6.7, 13.6.8; AND 2022 CBC, SECTIONS 1617A.1.24, 1617A.1.25 AND 1617A.1.26.

THE METHOD OF SHOWING BRACING AND ATTACHMENTS TO THE STRUCTURE FOR THE IDENTIFIED DISTRIBUTION SYSTEM ARE AS NOTED BELOW. WHEN BRACING AND ATTACHMENTS ARE BASED ON A PRE-APPROVED INSTALLATION GUIDE (E.G., OSHPD OPM FOR 2013 CBC OR LATER), COPIES OF THE BRACING SYSTEM INSTALLATION GUIDE OR MANUAL SHALL BE AVAILABLE ON THE JOBSITE PRIOR TO THE START OF AND DURING THE HANGING AND BRACING OF THE DISTRIBUTION SYSTEMS. THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS.

MECHANICAL PIPING (MP), MECHANICAL DUCTS (MD), PLUMBING PIPING (PP), ELECTRICAL DISTRIBUTION SYSTEMS (E):

MP☒ MD☒ PP☒ E☒ OPTION 1: DETAILED ON THE APPROVED DRAWINGS WITH PROJECT SPECIFIC NOTES AND DETAILS.

MP☐ MD☐ PP☐ E☐ OPTION 2: SHALL COMPLY WITH THE APPLICABLE OSHPD PRE-APPROVAL (OPM #) #_____.

BUILDING SIZE SCHEDULE			
BUILDING SIZE (FT)	TOTAL # OF 12'-0" WIDE MODULES	TOTAL # OF CENTER MODULES	OVERALL BUILDING WIDTH[1]
☐ 24'x40'	2	0	23'-8½"
☐ 36'x40'	3	1	35'-6¾"
☐ 48'x40'	4	2	47'-5"
☐ 60'x40'	5	3	59'-3¼"
☐ 72'x40'	6	4	71'-1½"
☐ 84'x40'	7	5	82'-11¾"
☐ 96'x40'	8	6	94'-10"
☐ 108'x40'	9	7	106'-8¼"
☐ 120'x40'	10	8	118'-6½"

NOTES:

1. TOTAL BUILDING WIDTH INCLUDES ¼" PER MODULE CONSTRUCTION TOLERANCE PER FOUNDATION SHEETS S1.0, S1.1, S1.2, & S1.3

NOT USED

NOT USED

NOT USED

BUILDING SIZE SCHEDULE

MEP COMPONENT ANCHORAGE NOTES

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LICENSED ARCHITECT
PATRICK O'DONNELL HOWARD
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

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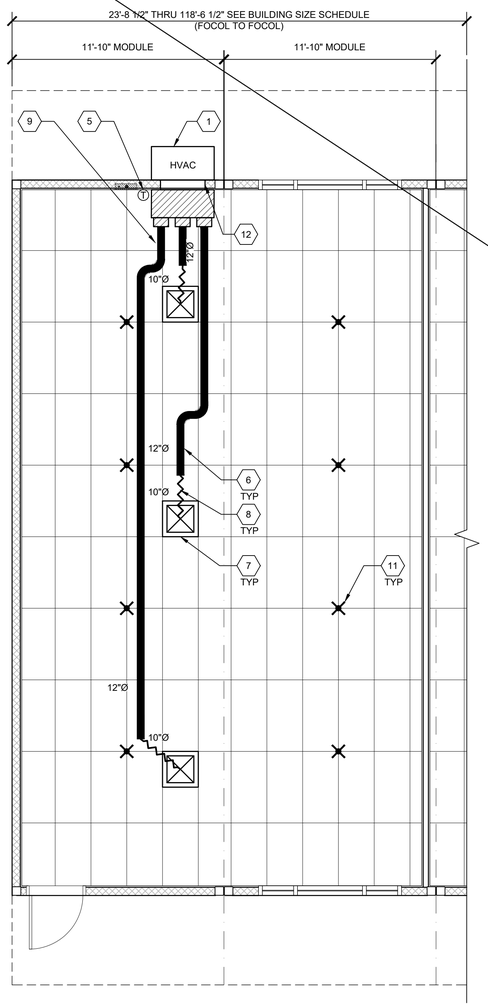
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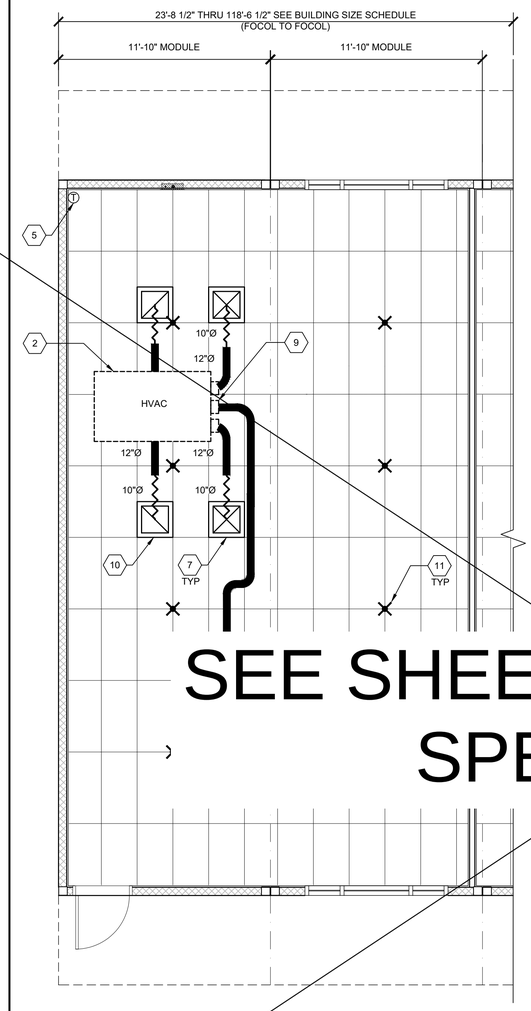
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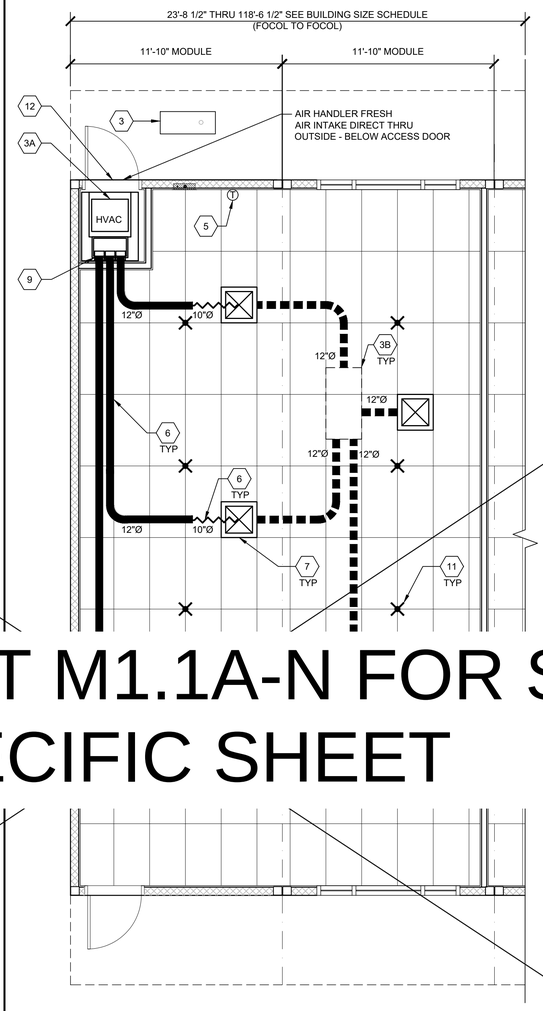
SHEET TITLE:
TYPICAL
REFLECTED CEILING
PLAN

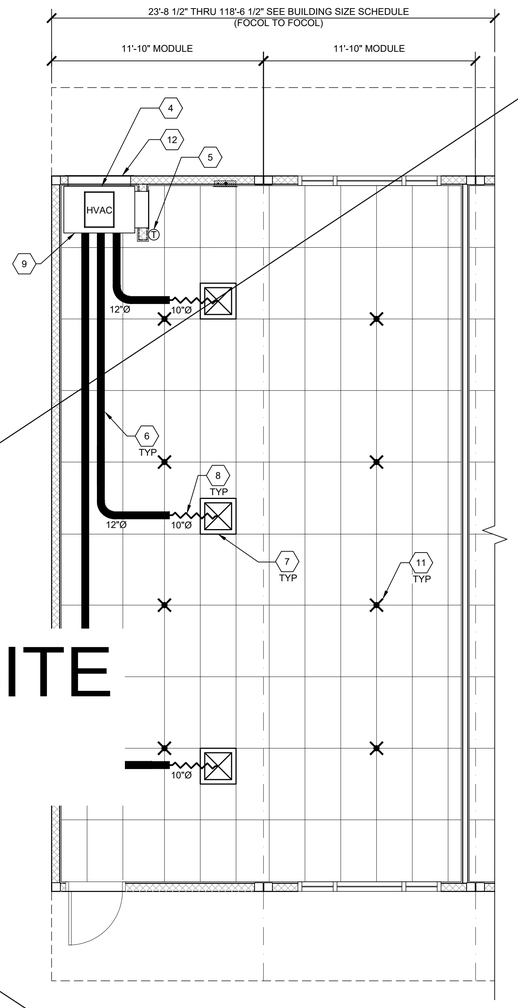
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M1.0

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SEE SHEET M1.1A-N FOR SITE SPECIFIC SHEET

☐ WALL HUNG OPTION

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

1. WHERE TWO OR MORE HVAC UNITS SERVE A COMMON SPACE, UNITS SHALL BE EQUIPPED WITH A DUCT SMOKE DETECTOR FOR AUTOMATIC SHUTDOWN. INTERCONNECT WITH FIRE ALARM SYSTEM.
2. AIR-MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CUBIC FEET PER MINUTE TO ENCLOSED SPACES WITHIN THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF.
3. AUTOMATIC SHUT-OFF IS NOT REQUIRED WHEN OCCUPIED ROOMS SERVED BY THE AIR HANDLING EQUIPMENT HAVE A DIRECT EXIT TO THE EXTERIOR AND THE TRAVEL DISTANCE DOES NOT EXCEED 100 FT. (PER C.M.C. 608.1 EXCEPTION #2.)
4. LIGHTING FIXTURE MAY BE INSTALLED ROTATED 90° FROM SHOWN TO MATCH T-GRID.
5. FOR T-BAR CEILING SPECIFICATIONS, SEE M1.7.
6. PROVIDE CO2 SENSORS AT ALL CLASSROOMS THAT MEET REQUIREMENTS OF CALGREEN 5.506.

☐ ROOF MOUNT OPTION

SCALE: 1/4"=1'-0" | 2

6. EACH PUBLIC K-12 SCHOOL CLASSROOM, AS LISTED IN TABLE 120.1-A OF THE CALIFORNIA ENERGY CODE, SHALL BE EQUIPPED WITH A CARBON DIOXIDE MONITOR OR SENSOR THAT MEETS THE FOLLOWING REQUIREMENTS: 1.THE MONITOR OR SENSOR SHALL BE PERMANENTLY AFFIXED IN A TAMPER-PROOF MANNER IN EACH CLASSROOM BETWEEN 3 AND 6 FEET (914 MM AND 1829 MM) ABOVE THE FLOOR AND AT LEAST 5 FEET (1524 MM) AWAY FROM DOORS AND OPERABLE WINDOWS. 2.WHEN THE MONITOR OR SENSOR IS NOT INTEGRAL TO AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS), THE MONITOR OR SENSOR SHALL DISPLAY THE CARBON DIOXIDE READINGS ON THE DEVICE. WHEN THE SENSOR IS INTEGRAL TO AN EMCS, THE CARBON DIOXIDE READINGS SHALL BE AVAILABLE TO AND REGULARLY MONITORED BY FACILITY PERSONNEL. 3.A MONITOR SHALL PROVIDE NOTIFICATION THROUGH A VISUAL INDICATOR ON THE MONITOR WHEN THE CARBON DIOXIDE LEVELS IN THE CLASSROOM HAVE EXCEEDED 1,100 PPM. A SENSOR INTEGRAL TO AN EMCS SHALL PROVIDE NOTIFICATION TO FACILITY PERSONNEL THROUGH A VISUAL AND/OR AUDIBLE INDICATOR WHEN THE CARBON DIOXIDE LEVELS IN THE CLASSROOM HAVE EXCEEDED 1,100 PPM. 4.THE MONITOR OR SENSOR SHALL MEASURE CARBON DIOXIDE LEVELS AT MINIMUM 15-MINUTE INTERVALS AND SHALL MAINTAIN A RECORD OF PREVIOUS CARBON DIOXIDE MEASUREMENTS OF NOT LESS THAN 30 DAYS DURATION. 5.THE MONITOR OR SENSOR USED TO MEASURE CARBON DIOXIDE LEVELS SHALL HAVE THE CAPACITY TO MEASURE CARBON DIOXIDE LEVELS WITH A RANGE OF 400 PPM TO 2000 PPM OR GREATER. 6.THE MONITOR OR SENSOR SHALL BE CERTIFIED BY THE MANUFACTURER TO BE ACCURATE WITHIN 75 PPM AT 1,000 PPM CARBON DIOXIDE CONCENTRATION AND SHALL BE CERTIFIED BY THE MANUFACTURER TO REQUIRE CALIBRATION NO MORE FREQUENTLY THAN ONCE EVERY 5 YEARS.
7. PER ENERGY CODE 120.1(D): THERMOSTAT SHALL BE PROGRAMMED SO THAT THE AIR HANDLER FAN WILL RUN CONTINUALLY DURING OCCUPIED TIMES. PRE-OCCUPANCY PURGE SHALL BE PROGRAMED ONE HOUR PRIOR TO THE MODULAR BUILDING BEING NORMALLY OCCUPIED. SHOW THERMOSTAT PLACEMENT ON THE PLANS TO BE PLACED AWAY FROM DOORS AND OPERABLE WINDOWS. MECHANICAL PLANS SHOW THERMOSTAT AND SENSOR LOCATIONS, CONTROL DEVICES, AND INCLUDE A CONTROL SEQUENCE OF OPERATIONS. MANUAL OVERRIDE CONTROLS ARE A MANDATORY MEASURE UNDER ENERGY CODE SECTION 120.2(E). ALL HVAC SYSTEMS SHALL HAVE A MANUAL OVERRIDE ACCESSIBLE TO THE OCCUPANTS THAT ALLOWS THEM TO TURN ON THE HVAC SYSTEM DURING NORMALLY UNOCCUPIED TIMES. THIS CAN BE A MANUAL OVERRIDE FOR UP TO 4 HOURS, OCCUPANCY SENSOR OR A 4 HOUR MANUALLY OPERATED TIMER.

SHEET NOTES

☐ SPLIT SYSTEM OPTION

SCALE: 1/4"=1'-0" | 3

1. WALL HUNG HVAC UNIT - SEE 10/M1.4.
2. ROOF MOUNT UNIT - SEE 11/M1.4.
3. CONDENSER - GROUND MOUNT BY OTHERS ANCHORAGE DETAIL PER SITE SPECIFIC APPLICATION
3A. AIR HANDLER UNIT (IN ROOM) - SEE 1/M1.5.
3B. AIR HANDLER UNIT (ABOVE CEILING) - SEE DETAIL 3/M1.5. INSTALL FRESH AIR INTAKE THRU ROOF INTAKE, PENETRATION PER 2/M1.6 SIM.
4. INTERIOR HVAC SYSTEM - SEE 9/M1.4.
5. THERMOSTAT - 48" A.F.F, MAX TO TOP OF BOX
6. CONCEALED SUPPLY AIR DUCT ABOVE T-BAR CEILING - SEE 1/M1.4.
7. TYPICAL 4-WAY SUPPLY AIR REGISTER LOCATION AND SIZE MAY VARY PER CEILING LAYOUT AND BUILDING SIZE - SEE 7/M1.5.
8. FLEX DUCT - NOMINAL 10" MIN. (MAY VARY) - SEE 8/M1.5.
9. RETURN AIR AS PART OF UNIT.
10. RETURN AIR REGISTER - SEE 7/M1.5.
11. STRUT/SPLAY WIRE ASSEMBLY, SEE 5/M1.4 FOR DETAILS
12. HVAC EXTERIOR AIR VENT (SPLIT SYSTEM EXTERIOR AIR VENT FRAMED SEPARATELY FROM DOOR)

NOTE: FLEXIBLE AIR DUCTS AND CONNECTORS SHALL BE NOT MORE THAN 5 FEET IN LENGTH AND SHALL NOT BE USED IN LIEU OF RIGID ELBOWS OR FITTINGS. FLEXIBLE AIR DUCTS SHALL BE PERMITTED TO BE USED AS AN ELBOW AT A TERMINAL DEVICE PER ENERGY CODE 120.4 AND CMC 603.4.1

KEY NOTES

☐ INTERIOR SYSTEM OPTION

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

BUILDING SIZE SCHEDULE			
BUILDING SIZE (FT)	TOTAL # OF 12'-0" WIDE MODULES	TOTAL # OF CENTER MODULES	OVERALL BUILDING WIDTH[1]
☐ 24'x40'	2	0	23'-8½"
☐ 36'x40'	3	1	35'-6¾"
☐ 48'x40'	4	2	47'-5"
☐ 60'x40'	5	3	59'-3¼"
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☐ 108'x40'	9	7	106'-8¼"
☐ 120'x40'	10	8	118'-6½"

NOTES:

1. TOTAL BUILDING WIDTH INCLUDES ¼" PER MODULE CONSTRUCTION TOLERANCE PER FOUNDATION SHEETS S1.0, S1.1, S1.2, & S1.3
2. REFER TO SHEET M1.7 FOR TYPICAL NOTES AND CALL OUTS.

BUILDING SIZE SCHEDULE

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☐ **2022 CBC PRE-CHECK (PC) DOCUMENT**
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
SIMON PATRICK CLARK
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

REVISIONS

1	
2	
3	
4	

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

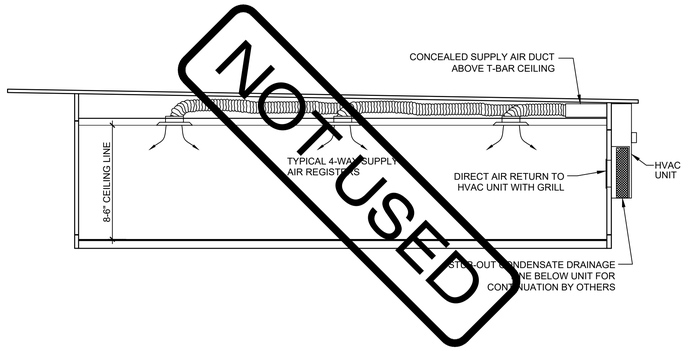
SHEET TITLE:

TYPICAL MECHANICAL PLAN OPTIONS

SHEET NUMBER:

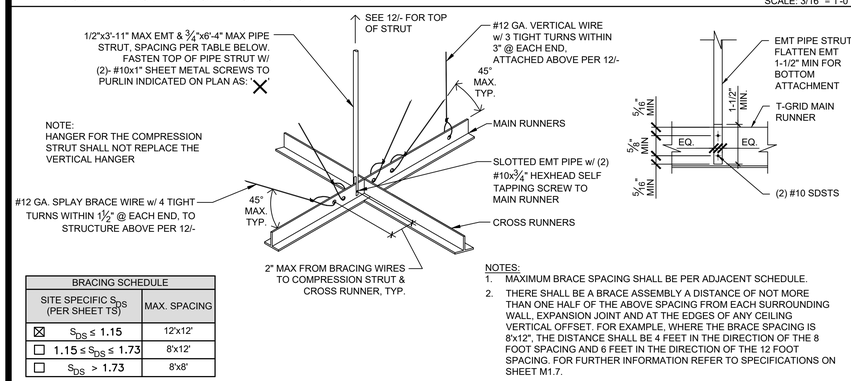
M1.1A

D:\XXXX_Jobs\[4x40]\BIM\Revit\[4x40]_Mech_Plan_Options_M1.1A.rvt



TYPICAL MECHANICAL SECTION

SCALE: 3/16" = 1'-0" | 1

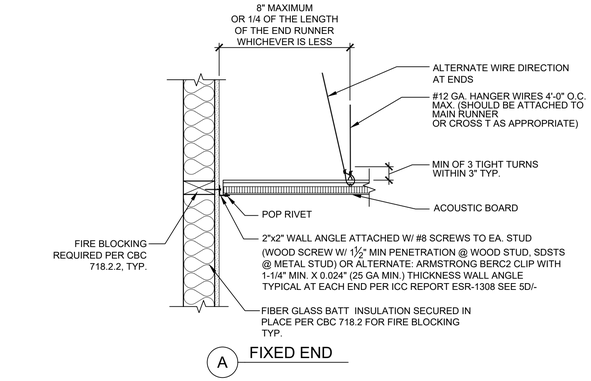


BRACING SCHEDULE	
SITE SPECIFIC S_{DS} (PER SHEET TS)	MAX. SPACING
☒ $S_{DS} \leq 1.15$	12'x12'
☐ $1.15 \leq S_{DS} \leq 1.73$	8'x12'
☐ $S_{DS} > 1.73$	8'x8'

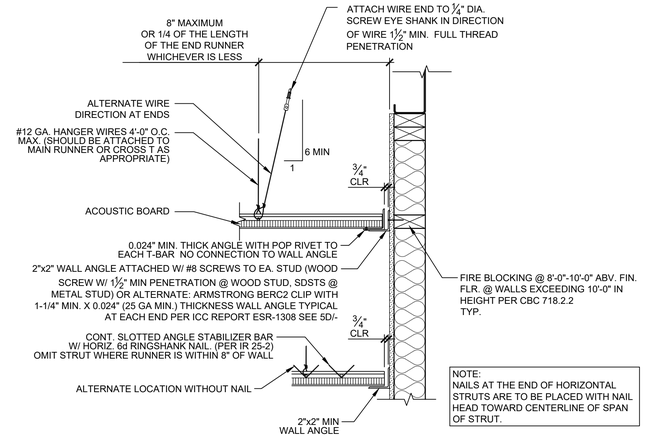
NOTES:
1. MAXIMUM BRACE SPACING SHALL BE PER ADJACENT SCHEDULE.
2. THERE SHALL BE A BRACE ASSEMBLY A DISTANCE OF NOT MORE THAN ONE HALF OF THE ABOVE SPACING FROM EACH SURROUNDING WALL, EXPANSION JOINT AND AT THE EDGES OF ANY CEILING VERTICAL OFFSET. FOR EXAMPLE, WHERE THE BRACE SPACING IS 8'x12", THE DISTANCE SHALL BE 4 FEET IN THE DIRECTION OF THE 8 FOOT SPACING AND 6 FEET IN THE DIRECTION OF THE 12 FOOT SPACING. FOR FURTHER INFORMATION REFER TO SPECIFICATIONS ON SHEET M1.7.

STRUT/SPLAY WIRE ASSEMBLY DETAIL

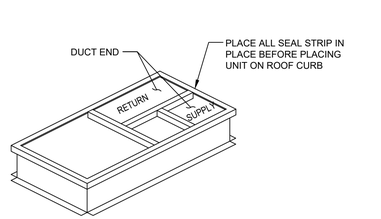
NOT TO SCALE | 2



A FIXED END

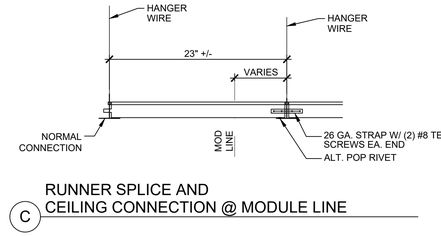


B FREE END

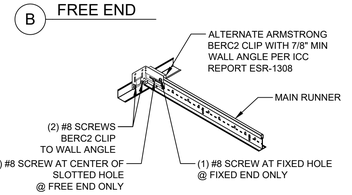


ROOF CURB SEAL DETAIL

SCALE : N.T.S. | 4



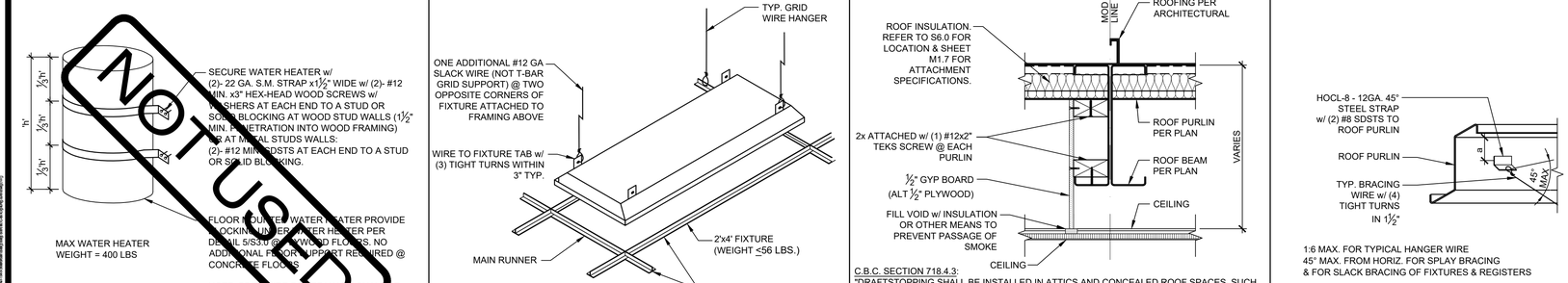
C RUNNER SPLICE AND CEILING CONNECTION @ MODULE LINE



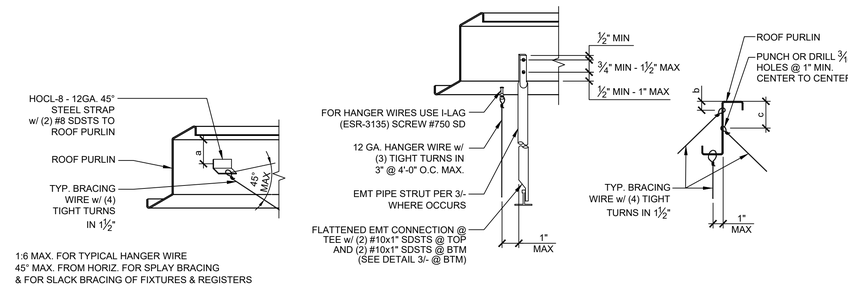
D ALTERNATE BERC2 CLIP DETAIL

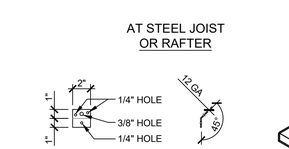
SUSPENDED CEILING ATTACHMENT DETAILS

SCALE: 1-1/2" = 1'-0" | 5



C.B.C. SECTION 718.4.3:
"DRAFTSTOPPING SHALL BE INSTALLED IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQUARE FEET."
NOTE EXCEPTION #2:
IN GROUP A, E, H, I, L OCCUPANCIES, WHERE AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 IS INSTALLED, THE AREA BETWEEN DRAFT STOPS MAY BE 9,000 SQUARE FEET AND THE GREATEST HORIZONTAL DISTANCE MAY BE 100 FEET.





1:6 MAX. FOR TYPICAL HANGER WIRE
45° MAX. FROM HORIZ. FOR SPLAY BRACING
& FOR SLACK BRACING OF FIXTURES & REGISTERS

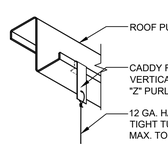
AT STEEL JOIST OR RAFTER

TO BOTTOM OF WEB OF JOIST OR RAFTER

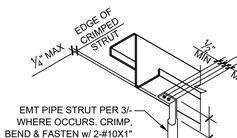
ALTERNATE WIRE CONNECTIONS

DOC'S INDUSTRIES INC
PART NUMBER: HOCL-8 - 12 GA GENERAL PURPOSE 45 DEGREE ANGLE CLIP WITH: (1) ¾" HOLE AND (3) ¼" HOLES OR EQUAL
MATERIAL: MILD CARBON STEEL
FINISH: ELECTRO PLATED ZINC
COMPLIANCE: RoHS
WEIGHT: 0.35 EACH

HOCL-8 CLIP



ALTERNATE WIRE CONNECTIONS



TO BOTTOM OF JOIST OR RAFTER

GENERAL DETAIL NOTES:
1. TYPICAL HANGER WIRES & VERTICAL STRUTS SHALL BE INSTALLED AT A MAXIMUM 1:6 ANGLE FROM VERTICAL.
2. TYPICAL SPLAY BRACING WIRES & WIRES FOR SLACK BRACING OF FIXTURES OR REGISTERS SHALL BE INSTALLED AT A MAXIMUM 45° ANGLE FROM THE SURFACE TO WHICH THEY ARE ATTACHED.

WATER HEATER STRAP DETAIL

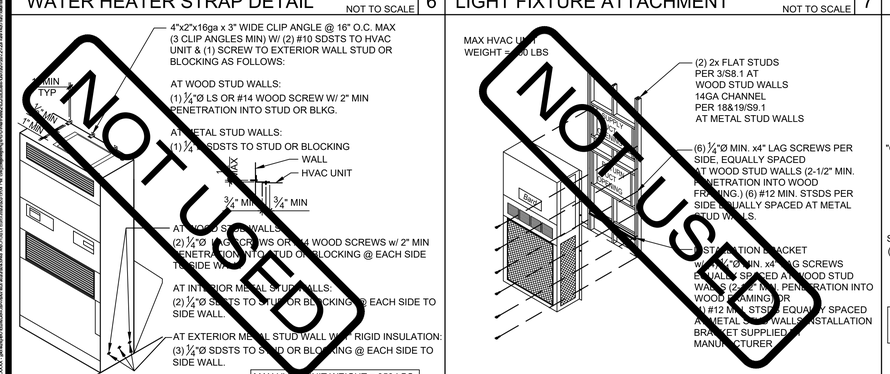
NOT TO SCALE | 6

LIGHT FIXTURE ATTACHMENT

NOT TO SCALE | 7

CEILING DRAFT STOP DETAIL

SCALE: 1-1/2" = 1'-0" | 8

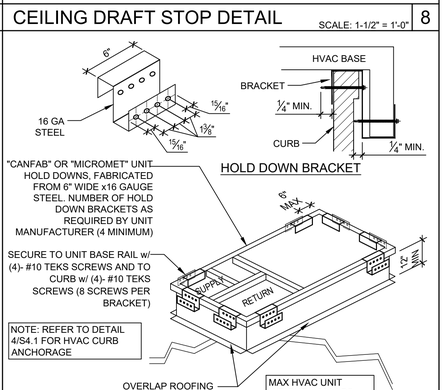


INTERIOR HVAC ANCHORAGE

NOT TO SCALE | 9

WALL MOUNT HVAC ANCHORAGE

NOT TO SCALE | 10



OPTIONAL HVAC ROOF CURB

NOT TO SCALE | 11

SUSPENDED CEILING TO PURLIN CONNECTION DETAILS

NOT TO SCALE | 12

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

. . .

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT — ANTHONY PATRICK CHIARELLI — No. C12631 Ren. 3-31-25 — STATE OF CALIFORNIA

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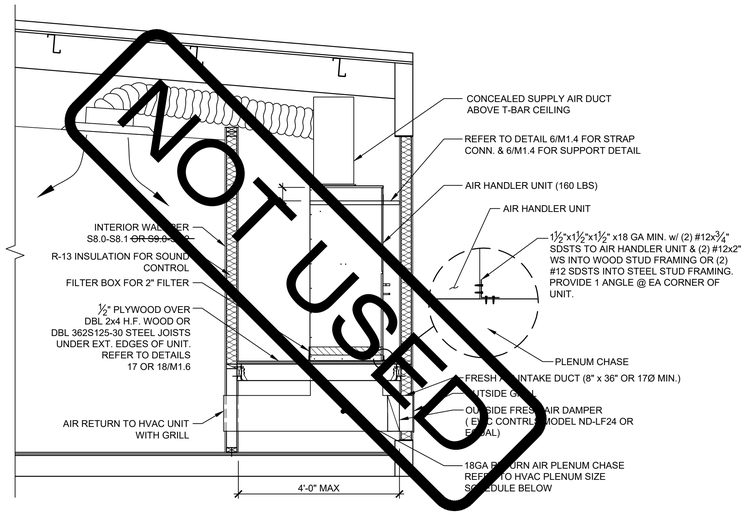
SHEET TITLE:

MECHANICAL AND CEILING DETAILS

SHEET NUMBER:

M1.4

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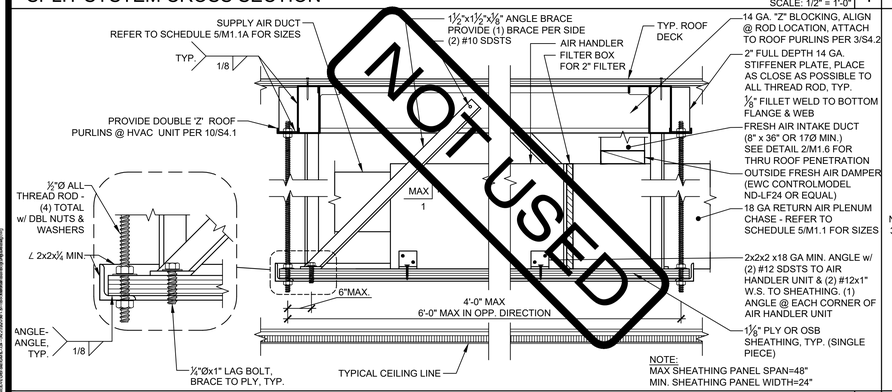


HVAC PLENUM SIZE SCHEDULE		
HVAC SIZE	MIN RETURN SIZE	MIN SUPPLY SIZE
3 TON	19¼"x11"	19¼"x11"
3 1/2" TON	19¼"x12"	19¼"x12"
4 TON	22¼"x12"	22¼"x12"
5 TON	22¼"x14"	22¼"x14"

NOTE: OUTSIDE AIR DUCT MUST INCLUDE A DAMPER THAT WILL FULLY CLOSE WHEN INDOOR FAN SHUTS DOWN PER SECTION 120.2(F).

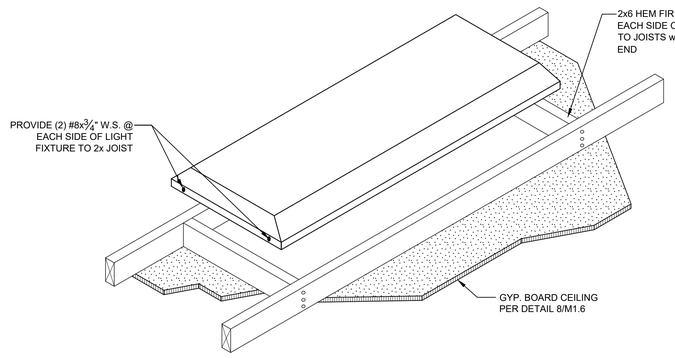
SPLIT SYSTEM CROSS SECTION — 1

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



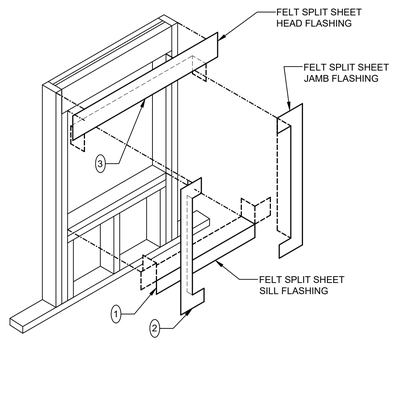
HVAC ATTIC MOUNTED SPLIT SYSTEM — 3

NOT TO SCALE

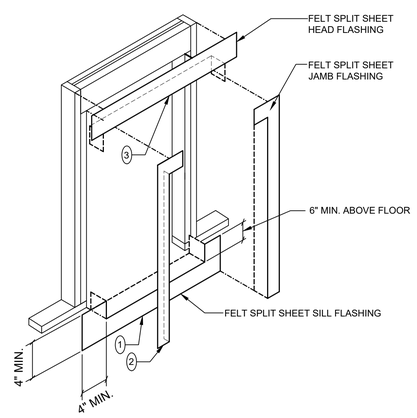


LIGHT FIXTURE ATTACHMENT DETAIL — 6A

NOT TO SCALE



WINDOW CONDITION

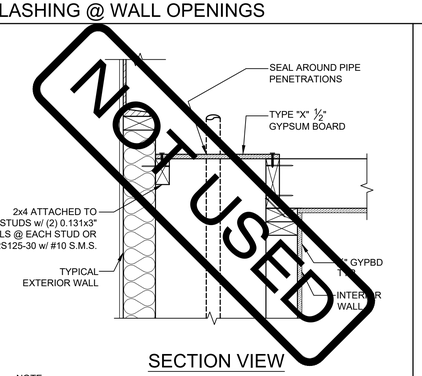


DOOR CONDITION

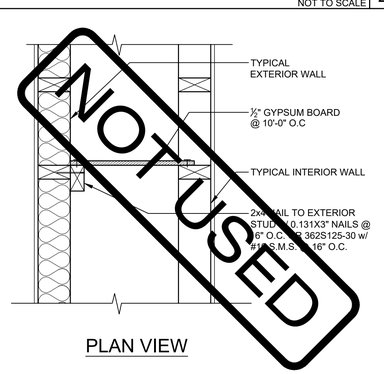
(#) = SEQUENCE OF ORDER

FLASHING @ WALL OPENINGS — 2

NOT TO SCALE



SECTION VIEW



PLAN VIEW

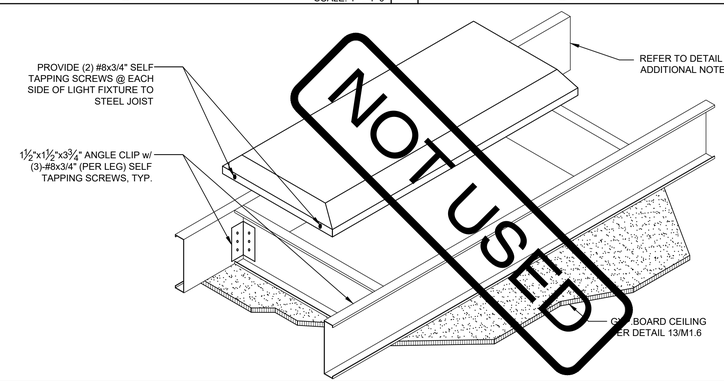
NOTE:
REFER TO DETAILS 8/M1.6 AND 13/M1.6 FOR ADDITIONAL FRAMING DETAILS

DRAFT STOP @ PLUMBING CHASE — 4

SCALE: 1" = 1'-0"

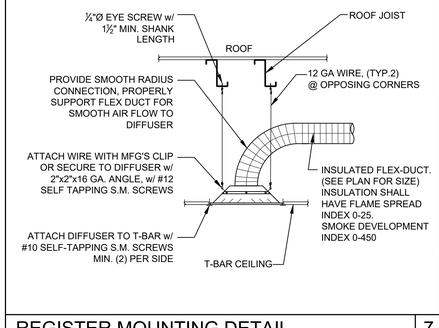
DRAFT STOP @ PLUMBING CHASE — 5

SCALE: 1" = 1'-0"



LIGHT FIXTURE ATTACHMENT DETAIL w /METAL STUDS — 6B

NOT TO SCALE

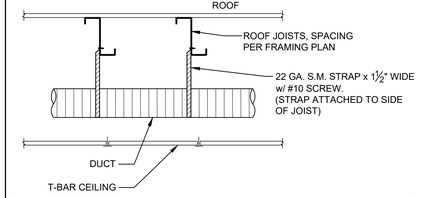


REGISTER MOUNTING DETAIL — 7

NOT TO SCALE

NOTES:

1. DUCTWORK SHALL BE SUPPORTED FROM ROOF JOISTS AT 4'-0" O.C.MAX TO ELIMINATE SAGGING.
2. FLEX DUCT (5'-0" MAX LENGTH) SHALL BE PULLED TIGHT TO ELIMINATE SAGGING.
3. DUCT TO PLENUM ATTACHMENT SHALL BE (3) #8 SCREWS & COVERED WITH 367-17 TAPE (UL181B-FX).
4. FOR DUCT ATTACHMENT TO DIFFUSER - SEE DETAIL 7/-.
5. ALL DUCTS TO BE SEALED WITH 367 MASTIC TAPE. OUTSIDE OF THE INSULATING LINER ON THE FLEX DUCT TO BE SEALED WITH 558CA CODE APPROVED DUCT TAPE.

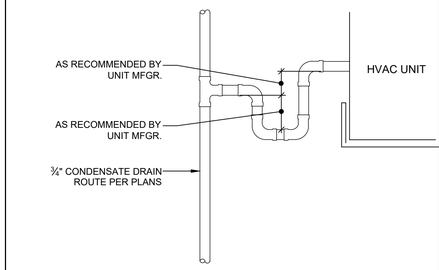


FLEX DUCTING SUPPORT DETAIL — 8

NOT TO SCALE

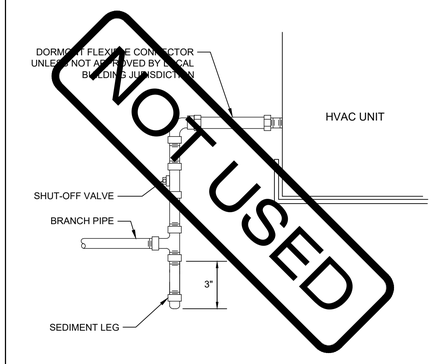
CONDENSATE DETAIL — 9

NOT TO SCALE



GAS CONNECTION DETAIL — 10

NOT TO SCALE



IDENTIFICATION STAMP
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APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT — TIMOTHY PATRICK HOWARD — No. C12631 — Ren. 3-31-25 — STATE OF CALIFORNIA

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3	
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DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:

MECHANICAL & CEILING DETAILS

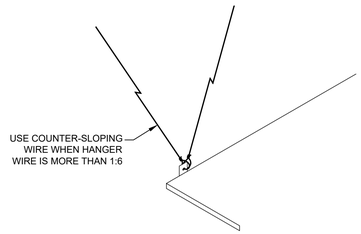
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M1.5

NOT USED 1

NOT USED 2

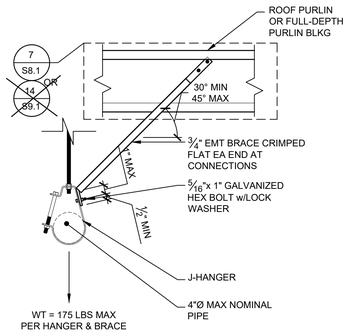
NOT USED 3



NOTE:
ONLY APPLICABLE FOR WIRES PROVIDING LATERAL BRACING FOR THE SUSPENDED CEILING SYSTEM.
NOT ALLOWED FOR SPLAY WIRES.

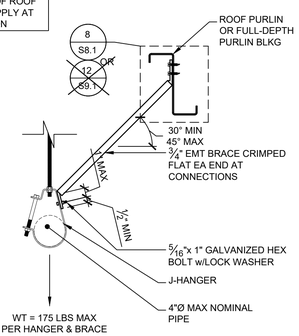
COUNTERSLOPING WIRE 4
1-1/2" = 1'-0"

NOT USED 5

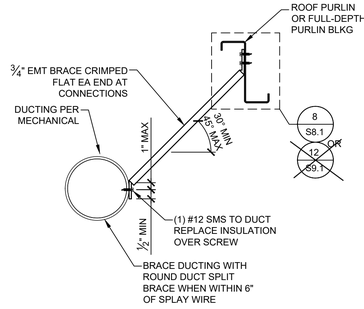


J-HANGER PIPE BRACE DETAIL (PERPENDICULAR) 6
1-1/2" = 1'-0"

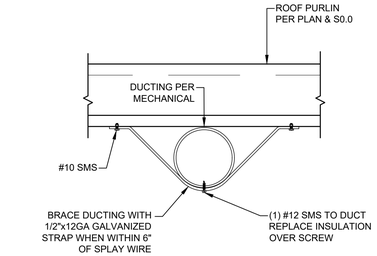
EMT BRACE TO BE LOCATED 1'-0" MAX FROM END OF ROOF PURLIN (DOES NOT APPLY AT ROOF BLKG CONDITION



J-HANGER PIPE BRACE DETAIL (PARALLEL) 7
1-1/2" = 1'-0"



HVAC BRACE TO PURLIN ALTERNATE DETAIL 8
1-1/2" = 1'-0"



HVAC BRACE TO PURLIN PERPENDICULAR DETAIL 9
1-1/2" = 1'-0"

NOT USED 10

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

.
.
.

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC





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REVISIONS

1	
2	
3	
4	

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

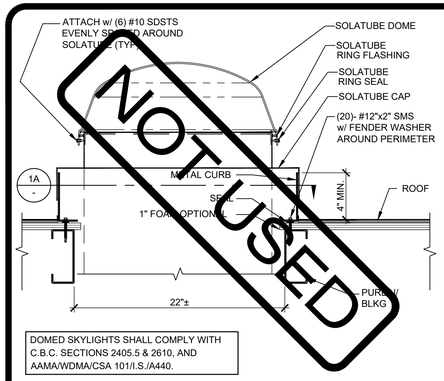
SHEET TITLE:

CEILING & MECHANICAL DETAILS

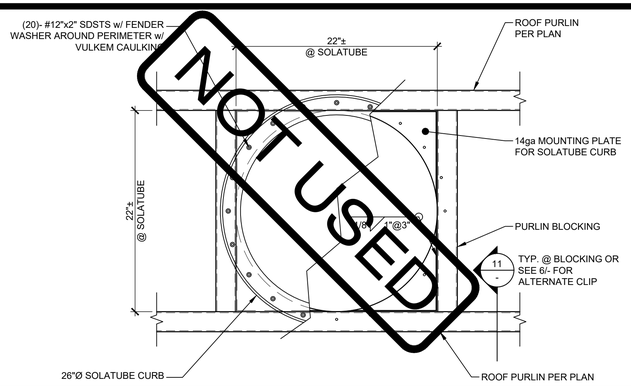
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M1.5A

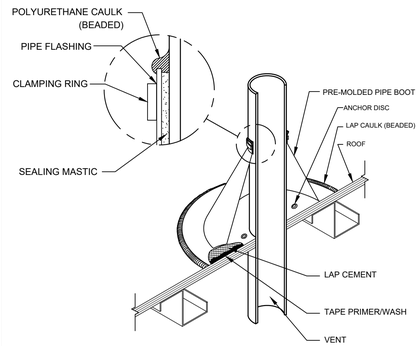
QL-XXXX-24x40-FORM-24-10-00-STANDARD-(LOW SEISMIC)-[Project Folder]\DOCUMENTS\2023\12\20231205\20231205-2329-24x40-M1.5A-Ceiling & Mechanical Details.dwg, 12/5/2023 11:29:54 PM, AA



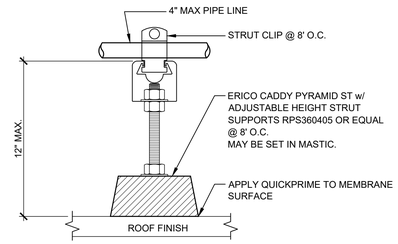
SOLATUBE ATTACHMENT DETAIL — SCALE: 1-1/2" = 1'-0" | 1



SOLATUBE CURB ATTACHMENT DETAIL — SCALE: 1-1/2" = 1'-0" | 1A

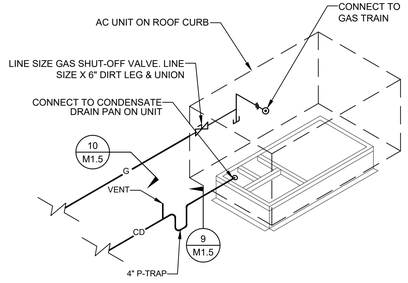


VENT THRU ROOF PENETRATION DETAIL — NOT TO SCALE | 2

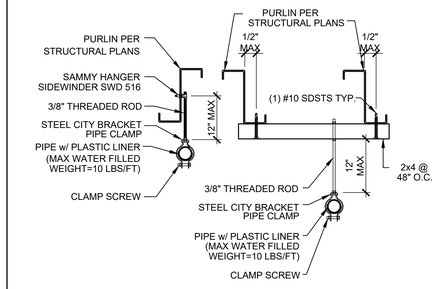


NOTE:
IF PIPE LINE SPANS GREATER THAN 16'-0" BETWEEN THE WALL SUPPORT AND THE HVAC UNIT, POSITIVE ATTACHMENT MUST BE PROVIDED BETWEEN THE BLOCK AND THE METAL ROOF

ROOF-TOP PIPE SUPPORT BLOCK — NOT TO SCALE | 3

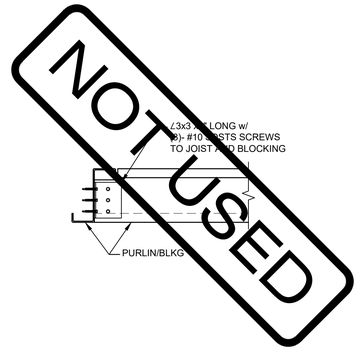


HVAC UNIT PIPING — NOT TO SCALE | 4

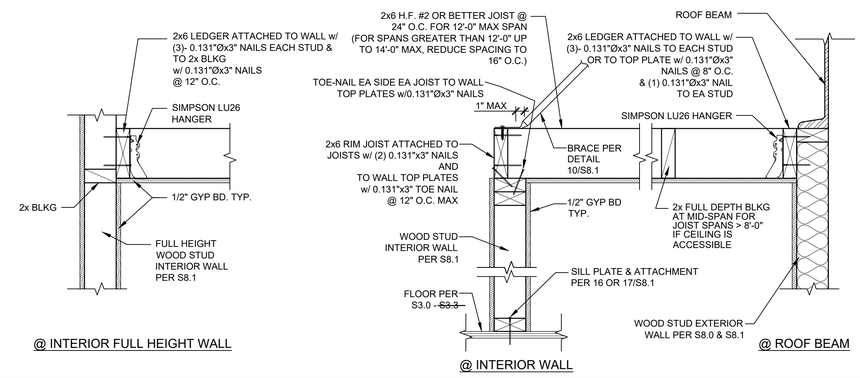


NOTES:
50 LBS MAXIMUM LOAD PER HANGER
100 LBS MAXIMUM LOAD PER ROOF PURLIN

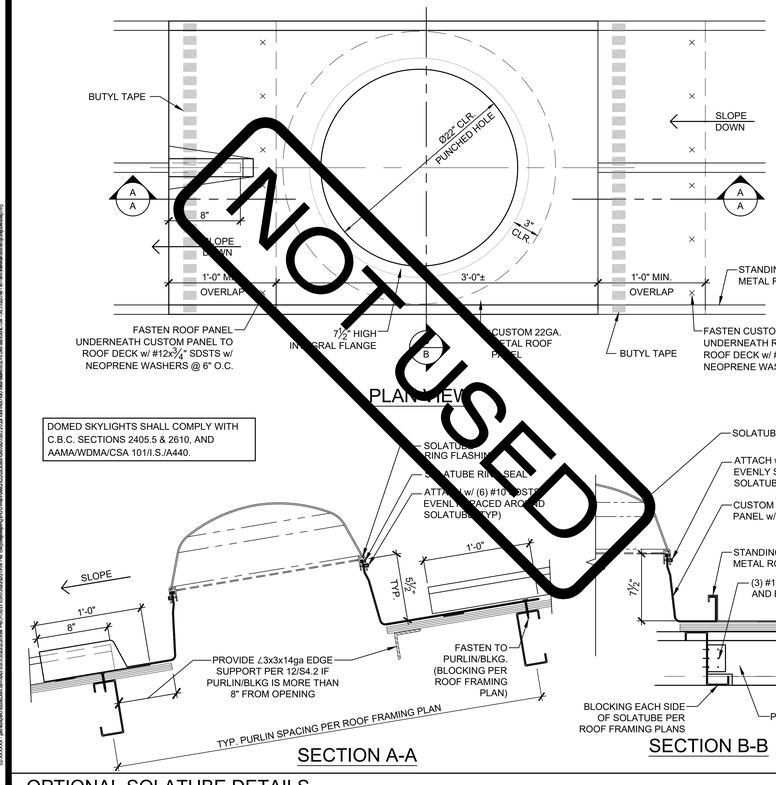
PIPE HANGER DETAIL — SCALE: 1-1/2" = 1'-0" | 5



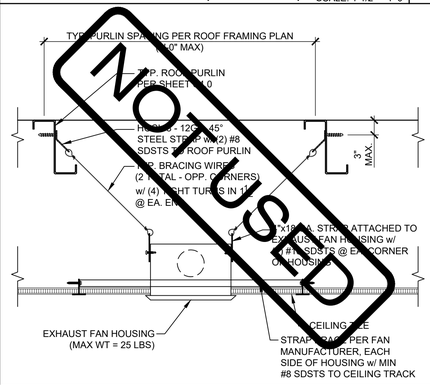
SOLATUBE SECTION (ALT. CLIP) — SCALE: 1-1/2" = 1'-0" | 6



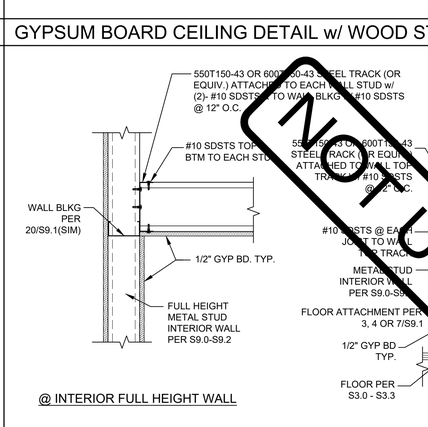
GYPSUM BOARD CEILING DETAIL w/ WOOD STUDS OPTION — SCALE: 1-1/2" = 1'-0" | 8



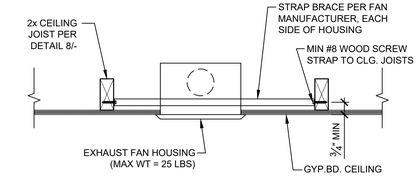
OPTIONAL SOLATUBE DETAILS — SCALE: 1-1/2" = 1'-0" | 15



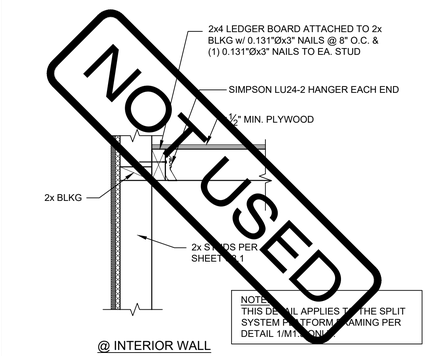
EXHAUST FAN @ T-BAR CEILING MOUNT — 11



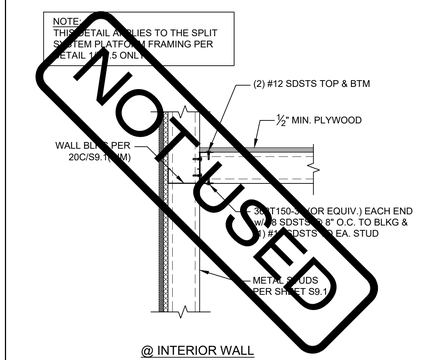
GYPSUM BOARD CEILING DETAIL w/ STEEL STUDS OPTION — SCALE: 1-1/2" = 1'-0" | 13



EXHAUST FAN @ GYP.BD. CEILING MOUNT — 16



DETAIL @ WOOD STUD OPTION — SCALE: 1-1/2" = 1'-0" | 17



DETAIL @ STEEL STUD OPTION — SCALE: 1-1/2" = 1'-0" | 18

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APP: 04-125292 INC:
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SS ☑ FLS ☑ ACS ☑
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American Modular Systems
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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT — BRIAN PATRICK CONNOR — No. C12631 Ren. 3-31-25 — STATE OF CALIFORNIA

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REVISIONS

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:

MECHANICAL
ROOF DETAILS

SHEET NUMBER:

M1.6

24'x40' MINIMUM INSULATION SCHEDULE

ZONE	WOOD STUDS WALL	METAL STUDS WALL	ROOF			FLOORS (NON-CONCRETE)	CONCRETE FLOORS
			BATTS	RIGID (w/SHEATHING)	RIGID (w/o SHEATHING)		
1 & 16	R-13	R-5/R-13	R-19	R-15	R-15	R-13	R-5
2 - 5	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
6 -13	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
14 & 15	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A

36'x40' MINIMUM INSULATION SCHEDULE

ZONE	WOOD STUDS WALL	METAL STUDS WALL	ROOF			FLOORS (NON-CONCRETE)	CONCRETE FLOORS
			BATTS	RIGID (w/SHEATHING)	RIGID (w/o SHEATHING)		
1 & 16	R-13	R-5/R-13	R-19	R-15	R-15	R-13	R-5
2 - 5	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
6 -13	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
14 & 15	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A

48'x40' MINIMUM INSULATION SCHEDULE

ZONE	WOOD STUDS WALL	METAL STUDS WALL	ROOF			FLOORS (NON-CONCRETE)	CONCRETE FLOORS
			BATTS	RIGID (w/SHEATHING)	RIGID (w/o SHEATHING)		
1 & 16	R-13	R-5/R-13	R-19	R-15	R-15	R-13	R-5
2 - 5	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
6 -13	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
14 & 15	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A

60'x40' MINIMUM INSULATION SCHEDULE

ZONE	WOOD STUDS WALL	METAL STUDS WALL	ROOF			FLOORS (NON-CONCRETE)	CONCRETE FLOORS
			BATTS	RIGID (w/SHEATHING)	RIGID (w/o SHEATHING)		
1 & 16	R-13	R-5/R-13	R-19	R-15	R-15	R-13	R-5
2 - 5	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
6 -13	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
14 & 15	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A

72'x40' MINIMUM INSULATION SCHEDULE

ZONE	WOOD STUDS WALL	METAL STUDS WALL	ROOF			FLOORS (NON-CONCRETE)	CONCRETE FLOORS
			BATTS	RIGID (w/SHEATHING)	RIGID (w/o SHEATHING)		
1 & 16	R-13	R-5/R-13	R-19	R-15	R-15	R-13	R-5
2 - 5	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
6 -13	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
14 & 15	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A

84'x40' MINIMUM INSULATION SCHEDULE

ZONE	WOOD STUDS WALL	METAL STUDS WALL	ROOF			FLOORS (NON-CONCRETE)	CONCRETE FLOORS
			BATTS	RIGID (w/SHEATHING)	RIGID (w/o SHEATHING)		
1 & 16	R-13	R-5/R-13	R-19	R-15	R-15	R-13	R-15
2 - 5	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
6 -13	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
14 & 15	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A

96'x40' MINIMUM INSULATION SCHEDULE

ZONE	WOOD STUDS WALL	METAL STUDS WALL	ROOF			FLOORS (NON-CONCRETE)	CONCRETE FLOORS
			BATTS	RIGID (w/SHEATHING)	RIGID (w/o SHEATHING)		
1 & 16	R-13	R-5/R-13	R-19	R-15	R-15	R-13	R-5
2 - 5	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
6 -13	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
14 & 15	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A

108'x40' MINIMUM INSULATION SCHEDULE

ZONE	WOOD STUDS WALL	METAL STUDS WALL	ROOF			FLOORS (NON-CONCRETE)	CONCRETE FLOORS
			BATTS	RIGID (w/SHEATHING)	RIGID (w/o SHEATHING)		
1 & 16	R-13	R-5/R-13	R-19	R-15	R-15	R-13	R-15
2 - 5	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
6 -13	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
14 & 15	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A

120'x40' MINIMUM INSULATION SCHEDULE

ZONE	WOOD STUDS WALL	METAL STUDS WALL	ROOF			FLOORS (NON-CONCRETE)	CONCRETE FLOORS
			BATTS	RIGID (w/SHEATHING)	RIGID (w/o SHEATHING)		
1 & 16	R-13	R-5/R-13	R-19	R-15	R-15	R-13	R-5
2 - 5	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
6 -13	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A
14 & 15	R-13	R-5/R-13	R-19	R-5	R-5	R-13	N/A

ADDITIONAL HVAC NOTES:
MANUAL OVERRIDE CONTROLS ARE A MANDATORY MEASURE UNDER ENERGY CODE SECTION 120.2(e). ALL HVAC SYSTEMS SHALL HAVE A MANUAL OVERRIDE ACCESSIBLE TO THE OCCUPANTS THAT ALLOWS THEM TO TURN ON THE HVAC SYSTEM DURING NORMAL UNOCCUPIED TIMES. THIS CAN BE A MANUAL OVERRIDE FOR UP TO 4 HOURS, OCCUPANCY SENSOR, OR A 4 HOUR MANUALLY OPERATED TIMER.

MINIMUM INSULATION SCHEDULES

SUSPENDED LAY-IN PANEL CEILING: PER DSA IR 25-2

1. CEILING SYSTEM GENERAL NOTES

1.01 CEILING SYSTEM COMPONENTS SHALL COMPLY WITH ASTM C635 AND SECTION 5.1 OF ASTM E580.

1.02 THE CEILING GRID SYSTEM MUST BE RATED HEAVY DUTY AS DEFINED BY ASTM C635.

1.03 CEILING SYSTEMS. THE FOLLOWING CEILING SYSTEM(S) IS/ARE PART OF THE SCOPE OF THIS PROJECT:

MANUFACTURER: **ARMSTONG (OR EQUAL)**

PRODUCT NAME: **PRELUDE XL AND PRELUDE XL HIGH RECYLED CONTENT(HRC) ICC**

EVALUATION REPORT TYPE AND NUMBER: **ESR#1308**

MAIN RUNNER PART, MODEL, OR CATALOG NUMBER: **7301**

CROSS RUNNER PART, MODEL, CATALOG NUMBER: **4' CROSS T # XL7341 & 2' CROSS T # XL8320**

1.04 SEISMIC WALL CLIP: BERC2 CLIP MANUFACTURER'S MODEL: 7810

1.05 CEILING PANELS SHALL NOT SUPPORT ANY LUMINARIES, AIR TERMINALS OR DEVICES.

1.06 FOR CEILING INSTALLATIONS UTILIZING ACOUSTICAL TILE PANELS OF MINERAL OR GLASS FIBER, IT IS NOT MANDATORY TO PROVIDE ¾" CLEARANCE BETWEEN THE ACOUSTICAL TILE PANELS AND THE WALL ON THE SIDES OF THE CEILING WHICH ARE FREE TO SLIP. FOR ALL OTHER CEILING PANEL TYPES, PROVIDE ¾" CLEARANCE BETWEEN THE CEILING PANEL AND THE WALL ON THE SIDES OF THE CEILING FREE TO SLIP. CLEARANCE BETWEEN CEILING GRID RUNNERS/MEMBERS AND WALLS SHALL COMPLY WITH THE DETAILS ON THESE DRAWINGS REGARDLESS OF CEILING TILE MATERIAL.

2. MATERIALS

2.01 CEILING WIRE SHALL BE CLASS 1 ZINC COATED (GALVANIZED) CARBON STEEL CONFORMING TO ASTM A641. WIRE SHALL BE #12 GAUGE (0.106" DIAMETER) WITH SOFT TEMPER AND MINIMUM ULTIMATE TENSILE STRENGTH = 70 KSI.

2.02 GALVANIZED SHEET STEEL (INCLUDING THAT USED FOR METAL STUD AND TRACK COMPRESSION STRUTS/POST) SHALL CONFORM TO ASTM A653, OR OTHER EQUIVALENT SHEET STEEL LISTED IN SECTION A3.1 OF THE NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, (AISI S100). MATERIAL 43 MIL (18 GAUGE) AND LIGHTER SHALL HAVE MINIMUM YIELD STRENGTH OF 33 KSI. MATERIAL 54 MIL (16 GAUGE) AND HEAVIER SHALL HAVE A MINIMUM YIELD STRENGTH OF 50 KSI.

2.03 ELECTRICAL METALLIC TUBE (EMT) SHALL BE ANSI C80.3/UL 797 CARBON STEEL WITH G90 GALVANIZING. EMT SHALL HAVE MINIMUM YIELD STRENGTH (F_Y) OF 30 KSI AND MINIMUM ULTIMATE STRENGTH (F_U) OF 48 KSI.

3. ATTACHMENT OF HANGER AND BRACING WIRES

3.01 SEPARATE ALL CEILING HANGER AND BRACING WIRES AT LEAST 6 INCHES FROM ALL UNBRACED DUCTS, PIPES, CONDUIT, ETC.

3.02 HANGER AND BRACING WIRES SHALL NOT ATTACH TO OR BEND AROUND OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO PIPING, DUCTWORK, CONDUIT AND EQUIPMENT.

3.03 HANGER WIRES THAT ARE MORE THAN ONE (HORIZONTAL) IN SIX (VERTICAL) OUT OF PLUMB SHALL HAVE COUNTER-SLOPING WIRES.

3.04 SLACK SAFETY WIRES SHALL BE CONSIDERED HANGER WIRES FOR INSTALLATION AND TESTING REQUIREMENTS.

3.05 HANGER AND BRACING WIRE ANCHORAGE TO THE STRUCTURE SHALL BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE ANCHORAGE ALIGNS CLOSELY WITH THE DIRECTION OF THE WIRE (E.G., BRACING WIRE CEILING CLIPS MUST BE BENT AS SHOWN IN THE DETAILS AND ROTATED AS REQUIRED TO ALIGN CLOSELY WITH THE DIRECTION OF THE WIRE, SCREW EYES IN WOOD MUST BE INSTALLED SO THEY ALIGN CLOSELY WITH THE DIRECTION OF THE WIRE, ETC.).

4. FASTENERS AND WELDING

4.01 SHEET METAL SCREWS SHALL COMPLY WITH ASTM C1513 AND ASME B18.6.3. PENETRATION OF SCREWS THROUGH JOINED MATERIAL SHALL NOT BE LESS THAN THREE EXPOSED THREADS.

4.02 N/A

4.03 N/A

4.04 IF NOT OTHERWISE SPECIFIED IN THE EVALUATION REPORT, POWER-ACTUATED FASTENERS INSTALLED IN STEEL SHALL BE INSTALLED SO THE ENTIRE POINTED END OF THE FASTENER IS DRIVEN THROUGH THE STEEL MEMBER

4.05 POWER-ACTUATED FASTENERS IN CONCRETE OR MASONRY ARE NOT PERMITTED FOR BRACING WIRES.

4.06 CONCRETE REINFORCEMENT AND PRE-STRESSING TENDONS SHALL BE LOCATED BY NON-DESTRUCTIVE MEANS PRIOR TO INSTALLING POST-INSTALLED ANCHORS.

4.07 WELDING SHALL BE IN ACCORDANCE WITH AWS D1.3 USING E60XX SERIES ELECTRODES.

5. TESTING

5.01 ALL FIELD TESTING MUST BE PERFORMED IN THE PRESENCE OF THE PROJECT INSPECTOR.

5.02 POST-INSTALLED ANCHORS IN CONCRETE USED TO SUPPORT HANGER WIRES SHALL BE TESTED AT A FREQUENCY OF 10 PERCENT. POWER-ACTUATED FASTENERS IN CONCRETE SHALL BE FIELD TESTED FOR 200 POUNDS IN TENSION. ALL OTHER POST-INSTALLED ANCHORS IN CONCRETE SHALL BE TESTED IN ACCORDANCE WITH CBC SECTION 1910A.5.

5.03 POST-INSTALLED ANCHORS IN CONCRETE USED TO ATTACH BRACING WIRES SHALL BE TESTED AT A FREQUENCY OF 50 PERCENT IN ACCORDANCE WITH CBC SECTION 1910A.5.

6. LUMINARIES

6.01 ALL LUMINARIES SHALL BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION SYSTEMS BY MECHANICAL MEANS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE LUMINARIES. A MINIMUM OF TWO SCREWS OR APPROVED FASTENERS ARE REQUIRED AT EACH LUMINARIES, PER ASTM E580 SECTION 5.3.1.

6.02 SURFACE-MOUNTED LUMINARIES SHALL BE ATTACHED TO THE MAIN RUNNER WITH AT LEAST TWO POSITIVE CLAMPING DEVICES. THE CLAMPING DEVICE SHALL COMPLETELY SURROUND THE SUPPORTING CEILING RUNNER AND BE MADE OF STEEL WITH A MINIMUM THICKNESS OF #14 GAUGE. ROTATIONAL SPRING CATCHES DO NOT COMPLY. A #12 GAUGE SLACK SAFETY WIRE SHALL BE CONNECTED FROM EACH CLAMPING DEVICE TO THE STRUCTURE ABOVE. PROVIDE ADDITIONAL SUPPORTS WHEN A LUMINARY IS 8 FEET OR LONGER OR EXCEEDS 56 POUNDS. MAXIMUM SPACING BETWEEN SUPPORTS SHALL NOT EXCEED 8 FEET.

6.03 LUMINARIES WEIGHING LESS THAN OR EQUAL TO 10 POUNDS MAY BE SUPPORTED DIRECTLY ON THE CEILING RUNNERS, SHALL HAVE A MINIMUM OF ONE #12 GAUGE SLACK SAFETY WIRE CONNECTED FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE.

6.04 LUMINARIES WEIGHING GREATER THAN 10 POUNDS BUT LESS THAN OR EQUAL TO 56 POUNDS MAY BE SUPPORTED DIRECTLY ON THE CEILING RUNNERS, BUT THEY SHALL HAVE A MINIMUM OF TWO #12GAUGE SLACK SAFETY WIRES CONNECTED FROM THE FIXTURE HOUSING AT DIAGONAL CORNERS TO THE STRUCTURE ABOVE.

EXCEPTION: ALL LUMINARIES GREATER THAN TWO BY FOUR FEET WEIGHING LESS THAN 56 POUNDS SHALL HAVE A #12 GAUGE SLACK SAFETY WIRE AT EACH CORNER.

6.05 ALL LUMINARIES WEIGHING GREATER THAN 56 POUNDS SHALL BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN FOUR TAUT #12 GAUGE HANGER WIRES (ONE AT EACH CORNER) ATTACHED FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE OR OTHER APPROVED HANGERS. THE FOUR TAUT #12 GAUGE WIRES OR OTHER APPROVED HANGERS, INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE, SHALL BE CAPABLE OF SUPPORTING FOUR TIMES THE WEIGHT OF THE FIXTURE.

7. SERVICES WITHIN THE CEILING

7.01 ALL FLEXIBLE SPRINKLER HOSE FITTING MOUNTING BRACKETS, CEILING-MOUNTED AIR TERMINALS OR OTHER SERVICES SHALL BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION SYSTEMS BY MECHANICAL MEANS. SCREWS OR APPROVED FASTENERS ARE REQUIRED. A MINIMUM OF TWO ATTACHMENTS ARE REQUIRED AT EACH COMPONENT.

7.02 CEILING-MOUNTED AIR TERMINALS OR OTHER SERVICES WEIGHING LESS THAN OR EQUAL TO 20 POUNDS SHALL HAVE ONE #12 GAUGE SLACK SAFETY WIRE ATTACHED FROM THE TERMINAL OR SERVICE TO THE STRUCTURE ABOVE.

7.03 FLEXIBLE SPRINKLER HOSE FITTINGS, CEILING-MOUNTED AIR TERMINALS OR OTHER SERVICES WEIGHING MORE THAN 20 POUNDS BUT LESS THAN OR EQUAL TO 56 POUNDS SHALL HAVE TWO #12 GAUGE SLACK SAFETY WIRES (AT DIAGONAL CORNERS) CONNECTED FROM THE TERMINAL OR SERVICE TO THE STRUCTURE ABOVE.

7.04 FLEXIBLE SPRINKLER HOSE FITTINGS, CEILING-MOUNTED AIR TERMINALS OR OTHER SERVICES WEIGHING MORE THAN 56 POUNDS SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BY NOT LESS THAN FOUR TAUT #12 GAUGE HANGER WIRES ATTACHED FROM THE TERMINAL OR SERVICE TO THE STRUCTURE ABOVE OR OTHER APPROVED HANGERS.

8. OTHER DEVICES WITHIN THE CEILING

8.01 ALL LIGHTWEIGHT MISCELLANEOUS DEVICES, SUCH AS STROBE LIGHTS, OCCUPANCY SENSORS, SPEAKERS, EXIT SIGNS, ETC., SHALL BE ATTACHED TO THE CEILING GRID. IN ADDITION, DEVICES WEIGHING MORE THAN10 POUNDS SHALL HAVE A #12 GAUGE SLACK SAFETY WIRE ANCHORED TO THE STRUCTURE ABOVE. DEVICES WEIGHING MORE THAN 20 POUNDS SHALL BE SUPPORTED INDEPENDENTLY FROM THE STRUCTURE ABOVE.

TABLE A - HEAVY DUTY GRID COMPONENTS

MANUFACTURER	MAIN TEE	H.D. 4' CROSS TEE	H.D. 2' CROSS TEE	RUNNER SPLICE DETAIL	SEISMIC WALL CLIPS	ICBO ER REPORT
DONN/USG	DX-26	DX-424	DX-216	5C/M1.4	BERC2	ICC-ESR-1222
ARMSTRONG	7301	XL7341	XL8320	5C/M1.4	BERC2	ICC-ESR-1308
CHICAGO/ROCKFON	200.01	1274.01	1202.01	5C/M1.4	BERC2	ICC-ESR-2631

NOTES:
1. ALL GRID COMPONENTS SHALL BE BY THE SAME MANUFACTURER
2. REFER TO 'A' DETAIL 5/M1.4 FOR BERC2 CLIP DETAIL

METAL SUSPENSION SYSTEMS FOR LAY IN PANEL CEILING

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)

FORM®

SITE SPECIFIC PROJECT NAME

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APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ **2022 CBC PRE-CHECK (PC) DOCUMENT**
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
ANDREW PATRICK CHAMBERLAIN
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

REVISIONS

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DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:

CEILING NOTES
& SPECIFICATIONS

SHEET NUMBER:

M1.7

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HEATING VENTILATING AND AIR CONDITIONING (HVAC)

1. HEAT PUMP: SINGLE PACKAGE WALL-MOUNTED AIR-TO-AIR ELECTRIC HEAT PUMP UNIT SHALL BE RATED IN ACCORDANCE WITH A.R.I. STANDARD 240-77. MAXIMUM AC SIZE FOR THIS BUILDING WILL BE A 5-TON UNIT. ALL UNITS SHALL BE 230/208 VOLT, 1 PHASE SYSTEM, UL TESTED & APPROVED OR COMPARABLE, AND MEET CURRENT ENERGY STANDARDS.
   - A. THE SYSTEM SHALL MAINTAIN AN AUTOMATICALLY CONTROLLED INDOOR CLASSROOM TEMPERATURE OF 78 DEGREES F. WHEN THE OUTDOOR DRY BULB TEMPERATURE VARIES BETWEEN 100 DEGREES F. IN THE SUMMER
   - B. THE SYSTEM MUST MAINTAIN THE ABOVE TEMPERATURE WHEN THE DAMPER IS ADJUSTED TO USE APPROXIMATELY ONE-THIRD FRESH AIR.
2. DUCTWORK
   - A. CONSTRUCT ALL DUCTWORK OF GALVANIZED SHEET METAL IN ACCORDANCE WITH C.M.C., ASHRAE GUIDE EQUIPMENT VOLUME, AND SMACNA LOW VELOCITY DUCT CONSTRUCTION MANUAL, LATEST EDITIONS. ALL DUCTWORK SHALL BE INSULATED WITH 1" THICK FIBERGLASS DUCT WRAP WITH VAPOR BARRIER. PROVIDE 1" DUCT ATTENUATION AT ALL DUCTWORK WITHIN 2'-0" OF HVAC UNIT.
   - B. NON-METALLIC DUCTWORK OPTION: IN ACCESSIBLE CONCEALED PORTIONS OF DUCT SYSTEM, RIGID 1" FIBERGLASS OR INSULATED FLEX-DUCT WITH VAPOR BARRIER MAY BE SUBSTITUTED FOR SHEET METAL DUCTWORK. ALL DUCTWORK WITHIN 2'-0" OF THE HVAC UNIT AND ALL INTERFACE CONNECTIONS SHALL BE METAL. DUCTWORK AND REINFORCEMENT SHALL BE DESIGNED FOR 2" STATIC PRESSURE. REFERENCE BRANDS: OWENS-CORNING FIBERGLASS DUCTBOARD, 1" THICK, AND MICRO-AIRE TYPE 475. NON-METALLIC DUCTWORK SHALL CONFORM TO NFPA 90-A AND SMACNA CLASS 1 RATING.
   - C. DUCT INSTALLATION AND PLENUMS SHALL MEET THE REQUIREMENTS OF ENERGY CODE SECTION 120.4 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (MINIMUM R=4.2) HORIZONTAL FLEX DUCT SHALL BE SUPPORTED AT A MAXIMUM 4' INTERVALS, WITH HANGING STRAPS A MINIMUM 1-1/2" WIDE. DUCTS MUST BE PULLED TIGHTS WITH A MAXIMUM SAG OF 1/2" PER FOOT OF HORIZONTAL RUN. DUCTS SHALL NOT BE KINKED OR CRUSHED. BEND RADIUS EQUAL TO THE DUCT DIAMETER OR GREATER.
   - D. SIZES OF SUPPLY AND RETURN DUCTS SHALL BE SPECIFIED ON PLANS. HVAC CURB SUPPLY AND RETURN DUCTS SHALL BE THE SAME SIZE AND ALLIGN WITH THE HVAC UNIT.
   - E. FLEXIBLE AIR DUCTS AND CONNECTORS SHALL BE NOT MORE THAN 5 FEET IN LENGTH AND SHALL NOT BE USED IN LIEU OF RIGID ELBOWS OR FITTINGS. FLEXIBLE AIR DUCTS SHALL BE PERMITTED TO BE USED AS AN ELBOW AT A TERMINAL DEVICE PER ENERGY CODE 120.4 AND CMC 603.4.1
3. AIR DUCT INSULATION AND LININGS SHALL COMPLY WITH FLAME SPREAD LESS THAN OR EQUAL TO 25, SMOKE GENERATION LESS THAN OR EQUAL TO 50.
4. SUPPLY AIR DIFFUSERS SHALL BE 675 CFM MAXIMUM, 12" ROUND. 1" FIBERGLASS OR FLEXDUCT DUCTWORK SPECIFICALLY DESIGNED TO PROVIDE AIR THERMAL COOLING SYSTEMS. 24"X8"X1" MICRO-AIRE TYPE #475 OWENS-CORNING, KNAUF, CERTAINTEED, OR EQUAL AND 90-B: UL #131 TEST, CLASS 1 RATING WITH "SMACNA".
5. REGISTERS AND DIFFUSERS: PROVIDE THREE (MINIMUM) 4-WAY THROW AIR DIFFUSERS AS MANUFACTURED BY CARNES, TITUS, HART AND COOLEY, METALAIRE, SHOEMAKER, BARBER-COLEMAN OR KRUEGER COMMERCIAL GRADE GRILLS AND REGISTERS.
6. AIR CONDITIONING CONTROLS: PROVIDE ELECTRONIC PROGRAMMABLE THERMOSTAT. THERMOSTAT SHALL BE PROGRAMMED WITH EXPECTED OCCUPIED TIMERS. AIR HANDLER FAN WILL BE PROGRAMMED TO RUN DURING ALL OCCUPIED TIMES. PRE-OCCUPANCY PURGE SHALL BE PROGRAMMED ONE HOUR PRIOR TO THE MODULAR BUILDING BEING NORMALLY OCCUPIED.
   THERMOSTAT SHALL HAVE THE FOLLOWING FUNCTIONS:
   - C. 5 AND 2 WEEKDAY/WEEKEND PROGRAMMING DAYS WITH 4 SEPARATE TIME/TEMPERATURE SETTINGS FOR A 24-HOUR PERIOD.
   - D. KEY BOARD LOCKOUT SWITCH.
   - E. PROGRAMMABLE DISPLAY.
   - F. 2-HOUR OVERRIDE MINIMUM.
   - G. STATUS INDICATED LED'S.
   - H. BATTERY BACK-UP.
   - I. PROVIDE LOCKING CLEAR THERMOSTAT COVER WITH THERMOSTAT COVER WITH ACCESS HOLE FOR PROGRAM OVERRIDE. WHITE RODGERS IF92-371. MOUNT TOP OF BOX @ 48" A.F.F. MAX. (WHERE SEALED, SETTINGS & ADJUSTMENTS CAN BE DONE BY SERVICE PERSONNEL ONLY.)
7. THERMAL INSULATION
   - A. ROOF INSULATION: R-19 WITH 22 GA. WIRE @ 16" O.C. & R-5 OR R-15 (REFER TO INSULATION TABLES IN PAGE M1.7) TOP OF ROOF SHEATHING.
   - B. WALLS INSULATION: R-13 KRAFT FACED. (R-5 INSULATION OVER INTERIOR SIDE METAL FRAMED WALLS) 17/A5.1 AND 17/A5.3
   - C. NON-CONCRETE FLOORS INSULATION: R-13
   - D. CONCRETE FLOORS INSULATION: R-5 OR R-15 (REFER TO INSULATION TABLES IN PAGE M1.7)
   - F. BURNING CHARACTERISTICS: FLAME SPREAD LESS THAN 25 & SMOKE DEVELOPMENT IS LESS THAN 50
   - E. FLAME SPREAD AND SMOKE DEVELOPMENT SHALL CONFORM TO CALIFORNIA BUILDING CODE SEC. 720.
8. FACTORY-MADE AIR DUCTS
   - A. FACTORY-MADE AIR DUCTS SHALL BE APPROVED FOR THE USE INTENDED OR SHALL CONFORM TO THE REQUIREMENTS OF C.M.C. SECTION 601.0.
   - B. EACH PORTION OF A FACTORY-MADE AIR DUCT SYSTEM SHALL BE IDENTIFIED BY THE MANUFACTURER WITH A LABEL OR OTHER SUITABLE IDENTIFICATION INDICATING COMPLIANCE WITH C.M.C. SECTION 601.0 AND ITS CLASS DESIGNATION. THESE DUCTS SHALL BE LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTING AND THE REQUIREMENTS OF C.M.C. SECTION 601.0.
   - C. DUCT SUPPORT FLEX DUCT TO BE SUPPORTED WITH 1-1/2" WIDE X26 GA. GALV. STRAP @ MAX 4'-0" O.C. ATTACH TO RAFTER WITH TWO #8 S.M.S. @ EACH END.
   - D. SUPPLY AIR PLENUM TO BE SUPPORTED WITH 1-1/2" WIDE X26 GA. GALV. STRAPS MINIMUM 2 PER PLENUM.
   - E. SUPPLY AIR BOX AND DIFFUSERS TO BE SUPPORTED WITH (2) 12 GA. HANGER WIRES TO BOX @ OPPOSITE CORNERS.
   - F. SUPPLY AIR BOX AND DIFFUSERS TO BE BRACED WITH (2) 12 GA. SLACK WIRES TO BOX @ OPPOSITE CORNERS. ATTACH SUPPLY AIR DIFFUSERS TO CEILING GRID TO RESIST A LATERAL LOAD EQUAL TO THE WEIGHT OF THE DIFFUSER AND SUPPLY AIR BOX WITH TWO #8 S.M.S.
9. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
   - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES;
   - B. AT THE CEILING AND FLOOR LEVELS;
   - C. AND AT 10-FOOT (3048MM) INTERVALS BOTH VERTICAL AND HORIZONTAL. REFERENCE 2022 CBC SECTION 718.
10. THE INTERIOR ENVIRONMENT SHALL BE ASSEMBLED WITH PRODUCTS THAT CONTRIBUTE TO A HEALTHY INDOOR AIR QUALITY (IAQ). THE FOLLOWING SHALL COMPLY TITLE 24, PART 11 ("CAL-GREEN"), SECTION 5.504.4. (SEE SHEET N1.0, SECTION 9C "INTERIOR AIR QUALITY CONTROL")
11. HVAC FILTER
    - A. FILTERS SHALL HAVE A "MINIMUM EFFICIENCY REPORTING VALUE" OF 13 WITH 2" DEPTH MIN. (MERV 13) AND SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL, PER 2022 CEC SECTION 5.504.5.3
    - D. INSTALLED FILTERS SHALL BE CLEARLY LABELED BY THE MANUFACTURER INCLUDING THE MERV RATING, PER 2022 CBC SECTION 5.504.5.3.1
10. ROOF MOUNTED HVAC
    - A. A GASKET SHALL BE PLACED BETWEEN THE CURB AND THE HVAC UNIT. MASTIC SEALANT SHALL BE USED TO SEAL ALL SEAMS BETWEEN THE HVAC UNIT AND DUCTS.
13. HVAC CONTROLS
    - A. THERMOSTAT (BY OTHERS) WILL BE PROGRAMMED WHEN THE MODULAR BUILDING IS PLACED ON A SITE TO ENSURE THE MINIMUM AIR RATE WILL BE SUPPLIED TO THE SPACE AT ALL USUALLY OCCUPIED TIMES AND PROGRAMMED TO PROVIDE A PRE-OCCUPANCY PURGE ONE HOUR PRIOR TO THE MODULAR BUILDING BEING NORMALLY OCCUPIED PER ENERGY CODE 120.1(C)1.
14. UPON SITE PLACEMENT OR SITE CONSTRUCTION, THE OPERATION AND MAINTENANCE DOCUMENTATION FOR ALL MECHANICAL AND LIGHTING SYSTEMS AND CONTROLS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR FOR THE PERMANENT MODULAR RELOCATABLE BUILDING AND DELIVERED TO THE OWNER.

HVAC NOTES

HEATING VENTILATING AND AIR CONDITIONING (HVAC) continued

15. THE CALIFORNIA ENERGY CODE 10-103 REQUIRES ACCEPTANCE TESTING ON ALL NEWLY INSTALLED LIGHTING CONTROLS, MECHANICAL SYSTEMS, ENVELOPES, AND PROCESS EQUIPMENT AFTER INSTALLATION AND BEFORE PROJECT COMPLETION. AN ACCEPTANCE TEST IS FUNCTIONAL PERFORMANCE TEST TO HELP ENSURE THAT NEWLY INSTALLED EQUIPMENT IS OPERATING AND IN COMPLIANCE WITH THE ENERGY CODE.
16. LIGHTING CONTROLS ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED LIGHTING CONTROL ACCEPTANCE TEST TECHNICIAN (ATT). MECHANICAL SYSTEM ACCEPTANCE TESTS MUST BE PERFORMED BY CERTIFIED MECHANICAL ATT FOR PROJECTS SUBMITTED ON OR AFTER OCTOBER 1, 2021. ENVELOPE AND PROCESS EQUIPMENT ACCEPTANCE TESTS SHALL BE PERFORMED BY THE INSTALLING CONTRACTOR, ENGINEER/ARCHITECT OF RECORD OR THE OWNER'S AGENT.
17. A LISTING OF CERTIFIED ATT'S CAN BE FOUND AT: HTTPS://WWW.ENERGY.CA.GOV/PROGRAMS-AND-TOPICS/PROGRAMS/ACCEPTANCE-TEST-TECHNICIAN-CERTIFICATION-PROVIDER-PROGRAM/ACCEPTANCE.
    THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES MUST BE CORRECTED BY THE BUILDER OR INSTALLING CONTRACTOR UNTIL THE CONSTRUCTION/INSTALLATION OF PROJECT INSPECTORS WILL BE COLLECTING THE FORMS TO CONFIRM THAT THE REQUIRED ACCEPTANCE TESTS HAVE BEEN COMPLETED.
18. THERMOSTAT SHALL BE PROGRAMMED TO PREVENT SUPPLEMENTARY HEATER OPERATION WHEN THE HEATING LOAD CAN BE MET BY THE HEAT PUMP ALONE. THE CUT-ON TEMPERATURE FOR COMPRESSION HEATING MUST BE HIGHER THAN THE CUT-ON TEMPERATURE FOR SUPPLEMENTARY HEATING, AND THE CUT-OFF TEMPERATURE FOR COMPRESSION HEATING MUST BE HIGHER THAN THE CUT-OFF TEMPERATURE FOR SUPPLEMENTARY HEATING PER CEC 2022 SECTION 110.2(B).

HVAC NOTES (CONTINUATION)

H2 FAN SYSTEMS

BUILDING SIZE	DESIGN OA
	CFM
24'x40'	365
36'x40'	547
48'x40'	365
60'x40'	456
72'x40'	547
84'x40'	365
96'x40'	365
108'x40'	365
120'x40'	365

HVAC CFM CHART

	MODEL #	DESCRIPTION	MAX. CFM	UNIT WEIGHT (LBS)	EER
SYSTEM AIR INDOOR	CAH-3	4 TON HEAT PUMP	1600	948	11
	CAH-5	5 TON HEAT PUMP	1800	948	11

HVAC CFM CHART

	MODEL #	DESCRIPTION	MAX. CFM	UNIT WEIGHT (LBS)	EER	COP	CLIMATE ZONE(S)
BARD WALL HUNG	W36HB	3 TON HEAT PUMP	1143	500	11	3.3	1-16
	W42HC	3½ TON HEAT PUMP	1140	500	11	3.3	1-16
	W48HC	4 TON HEAT PUMP	1650	505	11	3.3	1-16
	W60HC	4½ TON HEAT PUMP	1855	515	11	3.3	1-16

HVAC CFM CHART

	MODEL #	DESCRIPTION	MAX. CFM	UNIT WEIGHT (LBS)	EER	SEER	CLIMATE ZONE(S)
CARRIER ROOF MOUNT	50VT-C36---3--TP	3 TON HEAT PUMP	1200	371	12.0	14.5	1-16
	50VT-C42---3--TP	3½ TON HEAT PUMP	1400	412	12.0	14.5	1-16
	50VT-C48---3--TP	4 TON HEAT PUMP	1600	432	12.0	14.5	1-16
	50VT-C60---3--TP	4½ TON HEAT PUMP	1750	462	12.0	14.2	1-16

HVAC CFM CHART

	MODEL #	DESCRIPTION	AIR HANDLER MODEL # (INTERIOR OR ATTIC MOUNTED)	MAX. CFM	UNIT WEIGHT (LBS)	EER	SEER	CLIMATE ZONE(S)
CARRIER SPLIT DX SYSTEM	25HCE436A003	3 TON HEAT PUMP	FX4DN037	1200	157	11.5	14.0	1-16
	25HCE442A003	3½ TON HEAT PUMP	FX4DN043	1400	157	11.5	14.0	1-16
	25HCE448A003	4 TON HEAT PUMP	FX4DN049	1600	185	11.5	14.0	1-16
	25HCE460A003	4½ TON HEAT PUMP	FX4DN061	2000	201	11.5	14.0	1-16

THE CALIFORNIA ENERGY CODE SECTION 10-103 REQUIRES ACCEPTANCE TESTING ON ALL NEWLY INSTALLED LIGHTING CONTROLS, MECHANICAL SYSTEMS, ENVELOPES, AND PROCESS EQUIPMENT AFTER INSTALLATION AND BEFORE PROJECT COMPLETION. AN ACCEPTANCE TEST IS A FUNCTIONAL PERFORMANCE TEST TO HELP ENSURE THAT NEWLY INSTALLED EQUIPMENT IS OPERATING AND IN COMPLIANCE WITH ENERGY CODE.

LIGHTING CONTROLS ACCEPTANCE TESTS MUST BE PERFORMANCE BY A CERTIFIED LIGHTING CONTROLS ACCEPTANCE TEST TECHNICIAN (ATT).

MECHANICAL SYSTEM ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED MECHANICAL ATT FOR PROJECTS SUBMITTED ON OR AFTER OCTOBER 1, 2021.
ENVELOPE AND PROCESS EQUIPMENT ACCEPTANCE TESTS SHALL BE PERFORMED BY THE INSTALLING CONTRACTOR, ENGINEER/ARCHITECT OF RECORD OR THE OWNER'S AGENT.

A LIST OF CERTIFIED ATT'S CAN BE FOUND AT:
HTTP://WWW.ENERGY.CA.GOV/PROGRAMS-AND-TOPICS/PROGRAMS/ACCEPTANCE-TEST-TECHNICIAN-CERTIFICATION-PROVIDER-PROGRAM/ACCEPTANCE

THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES MUST BE CORRECTED BY THE BUILDER OR INSTALLING CONTRACTOR UNTIL THE CONSTRUCTION/INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA. PROJECT INSPECTORS WILL BE COLLECTING THE FORMS TO CONFIRM THAT THE REQUIRED ACCEPTANCE TESTS HAVE BEEN COMPLETED.

HVAC SCHEDULE

BUILDING SIZE & CLIMATE ZONE GROUP (ZONE)	# OF HVAC 3½ TON (BARD)	4 TON (BARD)	4 TON (SYSTEM AIR)	5 TON (SYTEM AIR)
☐ 24'x40' GROUP A (1,16)	1			
☐ 24'x40' GROUP B (2-5)	1			
☐ 24'x40' GROUP C (6-13)	1			
☐ 24'x40' GROUP D (14,15)	1			
☐ 36'x40' GROUP A (1,16)	1			
☐ 36'x40' GROUP B (2-5)	1			
☐ 36'x40' GROUP C (6-13)			1	
☐ 36'x40' GROUP D (14,15)			1	
☐ 48'x40' GROUP A (1,16)	2			
☐ 48'x40' GROUP B (2-5)	2			
☐ 48'x40' GROUP C (6-13)	2			
☐ 48'x40' GROUP D (14,15)	2			
☐ 60'x40' GROUP A (1,16)	2			
☐ 60'x40' GROUP B (2-5)	2			
☐ 60'x40' GROUP C (6-13)	2			
☐ 60'x40' GROUP D (14,15)		2		
☐ 72'x40' GROUP A (1,16)	2			
☐ 72'x40' GROUP B (2-5)	2			
☐ 72'x40' GROUP C (6-13)			2	
☐ 72'x40' GROUP D (14,15)			2	
☐ 84'x40' GROUP A (1,16)	2			
☐ 84'x40' GROUP B (2-5)	2			
☐ 84'x40' GROUP C (6-13)			2	
☐ 84'x40' GROUP D (14,15)			2	
☐ 96'x40' GROUP A (1,16)	4			
☐ 96'x40' GROUP B (2-5)	4			
☐ 96'x40' GROUP C (6-13)	4			
☐ 96'x40' GROUP D (14,15)	4			
☐ 108'x40' GROUP A (1,16)	3			
☐ 108'x40' GROUP B (2-5)	3			
☐ 108'x40' GROUP C (6-13)			3	
☐ 108'x40' GROUP D (14,15)			3	
☐ 120'x40' GROUP A (1,16)	5			
☐ 120'x40' GROUP B (2-5)	5			
☐ 120'x40' GROUP C (6-13)	5			
☐ 120'x40' GROUP D (14,15)	5			

1. LOW-PROBABILITY SYSTEM(S) ON PLAN PER CMC 1103.2 IN REGARDS TO REFRIGERANT.
2. REFRIGERANT 410B (WHERE APPLICABLE) AND COORESPONDING SAFETY GROUP ON PLAN (CMC 1103 AND TABLE 1102.3)

** SECURED w/ 22 GA WIRE @ 16" O.C.
*** R-1 MAY BE ACHEIVED w/ POLYSTYRENE OR INSULATION TAPE APLLIED TO THE TOP FLANGE OF PURLINS, TYP.

ADDITIONAL HVAC NOTES:
MANUAL OVERRIDE CONTROLS ARE A MANDATORY MEASURE UNDER ENERGY CODE SECTION 120.2(e). ALL HVAC SYSTEMS SHALL HAVE A MANUAL OVERRIDE ACCESSIBLE TO THE OCCUPANTS THAT ALLOWS THEM TO TURN ON THE HVAC SYSTEM DURING NORMAL UNOCCUPIED TIMES. THIS CAN BE A MANUAL OVERRIDE FOR UP TO 4 HOURS, OCCUPANCY SENSOR, OR A 4 HOUR MANUALLY OPERATED TIMER.

HVAC SCHEDULES

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

American Modular Systems
787 Spreckels Ave., Manteca, CA 95336
Phone (209) 825-1921 Fax (209) 825-7018
www.americanmodular.com

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PRE-CHECKED SET NAME
24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME
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APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT — ANDREW PATRICK HOWARD — No. C 12631 — Ren. 3-31-25 — STATE OF CALIFORNIA

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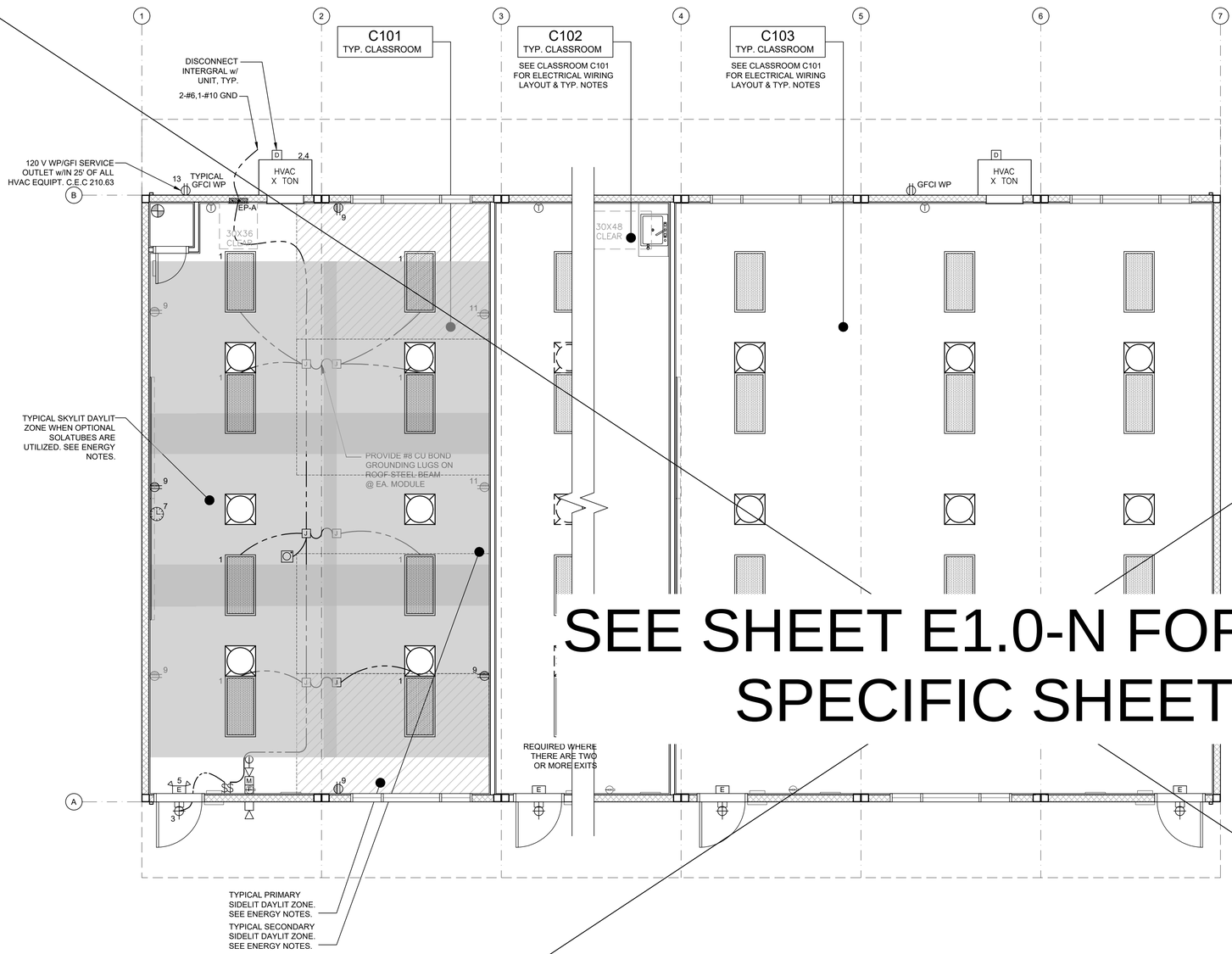
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DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:
MECHANICAL NOTES & SCHEDULES

SHEET NUMBER:
M1.7A

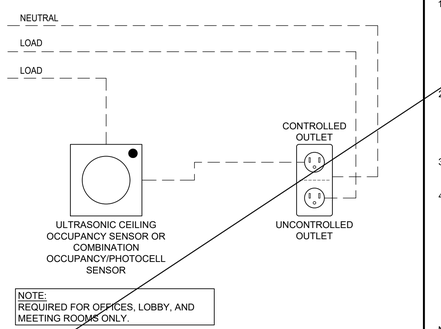
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SEE SHEET E1.0-N FOR SITE SPECIFIC SHEET

TYPICAL ELECTRICAL PLAN

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

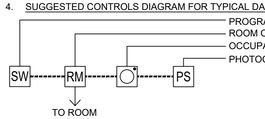


TYP. CONTROLLED/UNCONTROLLED RECEPTACLE WIRING DIAGRAM

N.T.S. | 2

ENERGY CONTROLS

1. AUTOMATIC DAYLIGHTING CONTROLS:
   NOT REQUIRED IN ROOMS WHERE COMBINED INSTALLED LIGHTING POWER IN COMBINED SKYLIT & PRIMARY DAYLIT ZONES ARE <120 WATTS. INSTALLED WATTAGE IN PRIMARY SIDELIT DAY LIT ZONE IS 90 WATTS (2x 45w, AS SHOWN IN THE SHADED AREAS). THEREFORE, AUTOMATIC DAYLIGHTING CONTROLS ARE ONLY REQUIRED WHEN "SOLATUBES" ARE INSTALLED. SEE A1.1. WHEN DAYLIT CONTROLS ARE REQUIRED, PROVIDE COMBINATION OCCUPANCY/PHOTOCELL SENSOR.
2. ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) CONNECTION:
   PER TITLE 24 CODE, "AN EMCS MAY BE INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ONE OR MORE LIGHTING CONTROLS IF IT MEETS THE MINIMUM REQUIREMENTS". PC MAY CONTAIN OCCUPANCY SENSORS AND PHOTOCELL CONTROL LIGHTING, IN THAT CASE, AN EMCS IS NOT REQUIRED FOR THIS PC.
3. SOLAR-READY ZONE REQUIREMENTS:
   REQUIREMENTS & TABLE CAN BE FOUND ON SHEET A2.0
4. SUGGESTED CONTROLS DIAGRAM FOR TYPICAL DAYLIT ZONE:



NOTE: ANT MONITORING EQUIPMENT OR ASSOCIATED SENSORS ARE SITE SPECIFIC AND ARE NOT INCLUDED IN THE BASE PC.

ENERGY NOTES

1. THE PROJECT ARCHITECT SHALL BE RESPONSIBLE FOR THE PLACEMENT OF HEAT & SMOKE DETECTORS, EVACS AND PULL STATIONS, AND COMPLETE FIRE ALARM SYSTEM WHEN THE SITE SPECIFIC PROJECT IS REQUIRED TO MEET THE PROVISIONS OF SB 575 & CBC 907.2.3.
2. ANY MONITORING EQUIPMENT OR ASSOCIATED SENSORS ARE SITE SPECIFIC AND ARE NOT INCLUDED IN THIS BASE PC.
3. PULL STATIONS ARE REQUIRED AT EVERY EXIT. AT ANY SPACE REQUIRING 2 OR MORE EXITS, PROVIDE EXIT SIGNS (CBC 1013) AND EMERGENCY EXIT ILLUMINATION (CBC 1008).
4. SEE PLANS FOR LOCATIONS OF ALL DEVICES.
5. STUB-OUT LOCATIONS FOR ELECTRICAL PANEL, FIRE ALARM, AND DATA BOXES ARE SHOWN DIAGRAMMATICAL ONLY. EXACT LOCATIONS MAY VARY +/- SEVERAL FEET. PLEASE CONTACT AMERICAN MODULAR SYSTEMS FOR EXACT LOCATIONS. POINT OF CONNECTION WILL BE AT FACE OF BUILDING.
6. STUB-UP ALL FIRE ALARM JUNCTION BOXES TO ACCESSIBLE ATTIC SPACE WITH 1/2" MIN. GALV. THIN WALL TUBING (EMT). DO NOT CONNECT FIRE ALARM CONDUIT WITH ANY OTHER ELECTRICAL CONDUIT.
7. THE LIGHTS FOR EACH ROOM OVER 250 SQ FT SHALL BE CONTROLLED BY ULTRASONIC OCCUPANCY SENSOR: WATT STOPPER W-500A, W-1000A, OR W-2000A (OR EQUAL) BASED ON THE ROOM SIZE, IN CONJUNCTION WITH BI-LEVEL SWITCHING.
8. FIXTURE MOUNTING SHALL COMPLY WITH CALIFORNIA SEISMIC REGULATIONS.

GENERAL NOTES

9. LIGHTING FIXTURES MAY BE INSTALLED ROTATED 90° FROM SHOWN TO MATCH T-BAR GRID LAYOUT.
10. ACCEPTANCE TESTS SHALL BE COMPLETED ON NEWLY INSTALLED OR REPLACEMENT OF LIGHTING CONTROLS BEFORE PROJECT COMPLETION PER THE CALIFORNIA ENERGY CODE SECTION 10-103. ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED ACCEPTANCE TEST TECHNICIAN (ATT). THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES CORRECTED UNTIL THE INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA. COMPLETED NRCA FORMS SHALL BE SUBMITTED TO THE PROJECT INSPECTOR AND THE DISTRICT.
11. PRIMARY, SECONDARY DAYLIT AND SKYLIT ZONES SHALL BE SHOWN AT ALL SPECIFIC ROOM CONFIGURATION
12. REFER TO TS SHEET FOR PV REQUIREMENTS BY BUILDING SIZE AND CLIMATE ZONE

DEMAND RESPONSE CONTROLS
1. DEMAND RESPONSE CONTROLS ARE REQUIRED IN BUILDINGS LARGER THAN 10,000 S.F.
2. DEMAND RESPONSE CONTROLS, WHERE REQUIRED, ARE TO BE PROVIDED BY OTHERS.
3. DEMAND RESPONSE CONTROLS AND EQUIPMENT SHALL BE CAPABLE OF RECEIVING AND AUTOMATICALLY RESPONDING TO AT LEAST ONE STANDARD-BASED MESSAGING PROTOCOL WHICH ENABLES DEMAND RESPONSE AFTER RECEIVING A DEMAND SIGNAL.
4. SITE-SPECIFIC PROJECTS WHICH REQUIRE DEMAND RESPONSE CONTROLS MUST INCLUDE THE SUBMITTAL OF FORM NRCC-ELC-O1-E TO DSA (BY OTHERS).

STANDARD ELECTRICAL SYMBOLS

- ELECTRICAL PANEL - MOUNT FLUSH WITH WALL FINISH, U.O.N.
- INCANDESCENT WALL MOUNTED INTERIOR LIGHT FIXTURE MODEL: 9850-LED, 10W MAX
- EXTERIOR LIGHT FIXTURE @ EACH DOOR, LED OR EQUAL (MAX 40W) - WHERE THERE ARE TWO OR MORE EXITS, A MINIMUM 90 MIN. BATTERY BACK-UP IS REQUIRED
- EXTERIOR SOFFIT MOUNTED LIGHT FIXTURE ENERTRON MODEL 110BSH2X7LED-50 LOW PROFILE CANOPY, LED OR EQUAL (MAX 16W)
- UNCONTROLLED-DUPLEX WALL CONVENIENCE OUTLET - MOUNT @ +18" A.F.F. TO CENTERLINE, U.O.N.
- CONTROLLED-DUPLEX WALL CONVENIENCE OUTLET - MOUNT @ +18" A.F.F. TO CENTERLINE, U.O.N. - TO BE CONTROLLED BY OCCUPANCY SENSOR.
- COMBO-DUPLEX WALL CONVENIENCE OUTLET - MOUNT @ +18" A.F.F. TO CENTERLINE, U.O.N.
- FOURPLEX WALL OUTLET - MOUNT @ +18" A.F.F. TO CENTER LINE - U.O.N.
- WP/GFCI WEATHER-PROOF GROUND FAULT CIRCUIT INTERRUPT OUTLET - MOUNT @ 18" A.F.F. TO CENTERLINE - U.O.N.
- GFCI GROUND FAULT CIRCUIT INTERRUPT OUTLET - MOUNT @ 18" A.F.F. TO CENTERLINE - U.O.N.
- CONTROLLED-SINGLE POLE LIGHT SWITCHES - MOUNT @ +48" A.F.F. MAX TO TOP OF BOX - HUBBELL PREMIUM, BRYANT HEAVY DUTY, OR LEVITON SPECIFICATIONS GRADE.
- SINGLE POLE SOLA-TUBE SWITCH - MOUNT @ +48" A.F.F. MAX TO TOP OF BOX.
- SPRING WOUND COUNTDOWN TIMER, 125-277 VAC, 50/60 Hz, DSPT, 60 MINUTE MAX, ITEM FD460MW OR EQUAL. - MOUNT @ +48" A.F.F. MAX TO TOP OF BOX.
- :a SWITCH SUBSCRIPTS - a=DEVICE CONTROLLED.
- THERMOSTAT - TOP OF BOX MOUNTED @ +48" A.F.F.
- JUNCTION BOX - SIZE / LOCATION A.F.F. / TYPE AS NOTED
- ELECTRICAL CROSSOVER - J-BOX - ABOVE CEILING - #1- 4"x1", #22- 4"x2"
- CLOCK/SPEAKER COMBO - MOUNT @ +90" A.F.F. TO CENTERLINE - U.O.N. - DEVICE BY OTHERS
- SPEAKER - OUTLET ONLY - 4" SQ. BOX WITH SINGLE DEVICE RING AND COVER - MOUNT @ +84" A.F.F. TO CENTERLINE - DEVICE BY OTHERS
- DATA/COMMUNICATION - OUTLET ONLY - 4" SQ BOX WITH SINGLE DEVICE RING AND COVER - MOUNT @ +18" A.F.F. TO CENTERLINE, U.O.N., AND PROVIDE A 3/4" CONDUIT STUBBED ABOVE CEILING - DEVICE BY OTHERS
- CATV CATV OUTLET - OUTLET ONLY - PROVIDE (1) 4" SQ. BOX WITH SINGLE DEVICE RING AND COVER - (1) 3/4" DIA CONDUIT - STUBBED ABOVE CEILING - DEVICES BY OTHERS
- INTERCOM/TELEPHONE - OUTLET ONLY - 4" SQ. BOX WITH SINGLE DEVICE RING AND COVER - MOUNT TOP OF BOX @ +48" A.F.F. U.O.N. AND PROVIDE A 3/4" CONDUIT STUBBED ABOVE CEILING - DEVICE BY OTHERS
- S SECURITY/INTRUSION KEY PAD - OUTLET ONLY - 4" SQ. BOX w/ SINGLE DEVICE RING AND COVER, MOUNT TOP OF BOX @ +48" A.F.F., AND ONE 3/4" CONDUIT STUBBED ABOVE CEILING - DEVICE BY OTHERS
- DC DOOR CONTACT - PROVIDE (1) EMPTY 1/2" DIA EMT THROUGH DOOR HEADER - STUBBED ABOVE CEILING - DEVICE BY OTHERS
- M MOTION SENSOR OUTLET - PROVIDE (1) 4" SQ. BOX WITH SINGLE DEVICE RING AND COVER AND ONE 3/4" CONDUIT STUBBED ABOVE CEILING
- ULTRASONIC OCCUPANCY SENSOR - MOUNTED TO FINISH CEILING (PROVIDE WITH COMBINATION PHOTOCELL SENSOR WHEN DAYLIT CONTROLS ARE REQUIRED)
- F FIRE ALARM PULL STATION - OUTLET ONLY - PROVIDE (1) 4" SQ. BOX WITH SINGLE DEVICE RING AND COVER - TOP OF OPERATING HANDLE MOUNTED BETWEEN +42" TO +48" A.F.F. - DEVICE BY OTHERS
- FIRE ALARM HORN - OUTLET ONLY - 4" SQ. SINGLE GANG J-BOX WITH BLANK WEATHERPROOF COVER - MOUNTED +90" A.F.F. TO CENTERLINE - DEVICE BY OTHERS
- M MINI HORN BOX - OUTLET ONLY - SINGLE DEVICE RING AND COVER - MOUNTED +80" A.F.F. TO CENTERLINE BUT NO GREATER THAN +96" - DEVICE BY OTHERS
- VISUAL FIRE ALARM ALARM - OUTLET ONLY - 4" SQ. BOX WITH SINGLE DEVICE RING AND COVER - MOUNT SO THAT LENS IS BETWEEN 80"-96" A.F.F. (CEILING MOUNT PER NFPA72 TABLE 6-4.4.1(b)) DEVICE BY OTHERS.
- 2'x4' LED EDGE FIT FIXTURE, MODEL: LSI, SFP24 5601K LUMENS - 45 WATTS MAX OR EQUAL
- 2'x2' LED EDGE FIT FIXTURE, MODEL: LSI, SFP22 3163K LUMENS - 30 WATTS MAX OR EQUAL
- 24 HOUR EMERGENCY LIGHTING WITH MINIMUM 90-MINUTE BATTERY BACK-UP - WHERE TWO OR MORE EXITS ARE REQUIRED
- E EMERGENCY EXIT LIGHT, - WHERE THERE ARE TWO OR MORE EXITS, AN EXIT SIGN WITH INTEGRAL EMERGENCY LIGHTING W/MINIMUM 90-MINUTE BATTERY BACK-UP IS REQUIRED.
- E ILLUMINATED EXIT LIGHT, - WHERE THERE ARE TWO OR MORE EXITS
- EXTERIOR SOFFIT MOUNTED LIGHTING PER MODEL ABOVE WITH EMERGENCY 90 MIN. MINIMUM BATTERY BACK-UP, PROVIDE (1) BY THE STAIR LANDINGS.

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
BRADLEY PATRICK CONNELL
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

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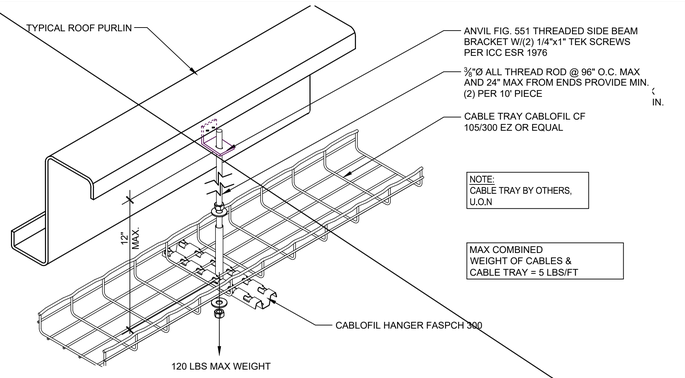
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SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:
TYPICAL ELECTRICAL PLAN

SHEET NUMBER:
E1.0

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CABLE TRAY DETAIL

SCALE: N.T.S. | 1

250.52 GROUNDING ELECTRODES.

250.52(A) ELECTRODES PERMITTED FOR GROUNDING.

(1) METAL UNDERGROUND WATER PIPE. A METAL UNDERGROUND WATER PIPE IN DIRECT CONTACT WITH THE EARTH FOR 3.0 M (10 FT) OR MORE (INCLUDING ANY METAL WELL CASING BONDED TO THE PIPE) AND ELECTRICALLY CONTINUOUS (OR MADE ELECTRICALLY CONTINUOUS BY BONDING AROUND INSULATING JOINTS OR INSULATING PIPE) TO THE POINTS OF CONNECTION OF THE GROUNDING ELECTRODE CONDUCTOR AND THE BONDING CONDUCTOR(S) OR JUMPER(S), IF INSTALLED.

(2) METAL IN-GROUND SUPPORT STRUCTURE(S). ONE OR MORE METAL IN-GROUND SUPPORT STRUCTURE(S) IN DIRECT CONTACT WITH THE EARTH VERTICALLY FOR 3.0 M (10 FT) OR MORE, WITH OR WITHOUT CONCRETE ENCASEMENT. IF MULTIPLE METAL IN-GROUND SUPPORT STRUCTURES ARE PRESENT AT A BUILDING OR A STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM.

INFORMATIONAL NOTE: METAL IN-GROUND SUPPORT STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, PILINGS, CASINGS, AND OTHER STRUCTURAL METAL.

(3) CONCRETE-ENCASED ELECTRODE. A CONCRETE-ENCASED ELECTRODE SHALL CONSIST OF AT LEAST 6.0 M (20 FT) OF EITHER (1) OR (2):

(1) ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 13 MM (1⁄2 IN.) IN DIAMETER, INSTALLED IN ONE CONTINUOUS 6.0 M (20 FT) LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING, OR OTHER EFFECTIVE MEANS TO CREATE A 6.0 M (20 FT) OR GREATER LENGTH; OR

(2) BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG

METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 50 MM (2 IN.) OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH OR WITHIN VERTICAL FOUNDATIONS OR STRUCTURAL COMPONENTS OR MEMBERS THAT ARE IN DIRECT CONTACT WITH THE EARTH. IF MULTIPLE CONCRETE-ENCASED ELECTRODES ARE PRESENT AT A BUILDING OR STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM.

INFORMATIONAL NOTE: CONCRETE INSTALLED WITH INSULATION, VAPOR BARRIERS, FILMS OR SIMILAR ITEMS SEPARATING THE CONCRETE FROM THE EARTH IS NOT CONSIDERED TO BE IN "DIRECT CONTACT" WITH THE EARTH.

(4) GROUND RING. A GROUND RING ENCIRCLING THE BUILDING OR STRUCTURE, IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 6.0 M (20 FT) OF BARE COPPER CONDUCTOR NOT SMALLER THAN 2 AWG.

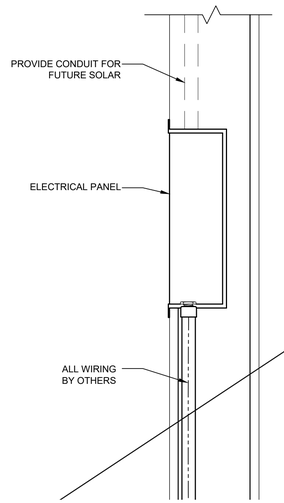
(5) ROD AND PIPE ELECTRODES. ROD AND PIPE ELECTRODES SHALL NOT BE LESS THAN 2.44 M (8 FT) IN STEEL PLATES SHALL BE AT LEAST 6.4 MM (1⁄4 IN.) IN THICKNESS. SOLID, UNCOATED ELECTRODES OF NONFERROUS METAL SHALL BE AT LEAST 1.5 MM (0.06 IN.) IN THICKNESS.

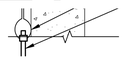
(8) OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES. OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES SUCH AS PIPING SYSTEMS, UNDERGROUND TANKS, AND UNDERGROUND METAL WELL CASINGS THAT ARE NOT BONDED TO A METAL WATER PIPE.

(B) NOT PERMITTED FOR USE AS GROUNDING ELECTRODES
THE FOLLOWING SYSTEMS AND MATERIALS SHALL NOT BE USED AS GROUNDING ELECTRODES:

(1) METAL UNDERGROUND GAS PIPING SYSTEMS
(2) ALUMINUM
(3) THE STRUCTURES AND STRUCTURAL REINFORCING STEEL DESCRIBED IN 680.26(B)(1) AND (B)(2)

INFORMATIONAL NOTE:
SEE 250.104(B) FOR BONDING REQUIREMENTS OF GAS PIPING.





1. SIZE OF CONDUCTORS SHALL COMPLY w/CEC.A
2. BOND SEPARATE CONDUCTORS FROM GROUND ROD TO ELECTRICAL PANEL & METAL BUILDING FRAME (CEC). IN ADDITION TO THE DETAIL SHOWN ABOVE, BOND THE ELECTRICAL GROUND TO METAL WATER PIPE EMBEDDED AT LEAST 10' INTO THE SOIL IF AVAILABLE (CEC).
3. ELECTRICAL BOND MODULES TOGETHER W/#8 CU @ MODULE. BY MANUFACTURER. CHECK RESISTANCE TO GROUND. IF RESISTANCE EXCEEDS 25 OHMS, INSTALL ADDITIONAL GROUND RODS (CEC) AS REQUIRED. GROUNDING DETAIL PER DSA IR E-1. INSPECTOR TO WITNESS GROUNDING TEST.

A. BELOW GRADE COPPERCLAD GROUND ROD OR OTHER ELECTRODE (BY OTHERS) AS SPECIFIED IN C.E.C.

SEE SHEET E1.2-N FOR SITE SPECIFIC SHEET

NOT USED

2 | ELECTRICAL PANEL CONNECTION DETAIL - UNDERFLOOR OPTION

SCALE: 1-1/2" = 1' - 0" | 3

PANEL: A / S/N:	PHASE: SINGLE			VOLTS: 120/240		BUSS: 125 AMP			MAIN: 100				LOCATION: INTERIOR			FEED: BOTTOM				MOUNTING: SURFACE
OBJECT DESCRIPTION	WATTS PER	NO. OF	LCL	WATTS A	WATTS B	BRK	POLE	WIRE SIZE	CKT NO	A	B	CKT NO	WIRE SIZE	POLE	BRK	WATTS A	WATTS B	LCL	NO OF	WATTS PER	OBJECT DESCRIPTION
INT. LIGHTS-LED	40	8	x	320		20	1	#12	1	X		2	#6	1	60	5760		x	/	5760	4 TON A/C HVAC UNIT
BLANK/SPARE					0				3		X	4	#6	1	60		5760	x	/	5760	4 TON A/C HVAC UNIT
EXT. LIGHTS	75	1	x	75		20	1	#12	5	X		6				0				*	F.A.C.P.
REC-CONTROLLED	180	1	x		180	20	1	#12	7		X	8					0			*	FUTURE SOLAR ELEC
REC-UNCONTROLLED	180	1	x	180		20	1	#12	9	X		10				0					BLANK/SPARE
REC-GFC	180	1	x		180	20	1	#12	11		X	12					0				BLANK/SPARE
	LEG TOTALS			575	360											5760	5760	LEG TOTALS			
LCL=3113.75+12455=15568.75																					
TOTAL WATTS=15568.75									LEG BALANCE = 1.7%											TOTAL AMPS: 64.87	

NOTE:
FIRE ALARM DEDICATED CIRCUIT SHALL BE IDENTIFIED WITH A RED MARKED DISCONNECT WITH LOCK-ON CAPABILITY (NFPA 72 10.6.5.2)

LOAD PANEL CALCULATIONS

FIRE ALARM SYSTEM

1. THE FIRE ALARM SYSTEM SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE AND THE CALIFORNIA BUILDING CODE.
2. INSTALLATION OF THE FIRE ALARM SYSTEM SHALL NOT BE STARTED UNTIL DETAILED PLANS AND SPECIFICATIONS, INCLUDING CALIFORNIA STATE FIRE MARSHAL LISTINGS FOR EACH COMPONENT OF THE SYSTEM, HAVE BEEN APPROVED BY DSA.
3. UPON COMPLETION OF THE INSTALLATION OF THE FIRE ALARM SYSTEM, A SATISFACTORY TEST OF THE ENTIRE SYSTEM SHALL BE MADE IN THE PRESENCE OF THE ENFORCING AGENCY.
4. JUNCTION BOXES - GALVANIZED SHEET METAL, SQUARE OR RECTANGULAR WITH BLANK COVERS. LOCATE ONE BOX AT REAR OF BUILDING NEAR MAIN ELECTRICAL PANEL @ +18" ABOVE FINISH FLOOR FOR FUTURE CONNECTION.
5. COVERS - INSTALL GASKETED, METAL, WATERPROOF, FINISH COVERS AT EXTERIOR LOCATIONS. INSTALL FINISH COVERS AT INTERIOR LOCATIONS.
6. THE AUTOMATIC ALARM SYSTEM SHALL BE INSTALLED, TESTED, AND MAINTAINED IN ACCORDANCE WITH THE STATE FIRE MARSHALL'S REGULATIONS (CBC SEC. 907.2.3) AND THE 2022 EDITION OF NFPA 72.
7. THE LOCATION OF AUTOMATIC DETECTORS, MANUAL STATIONS AND OTHER FIRE ALARM EQUIPMENT AND DEVICES, AS SHOWN ON PLAN, ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE SHOP DRAWINGS WHICH ARE REQUIRED FOR REVIEW AND APPROVAL.
8. ALARM-INDICATING DEVICES OF A FIRE ALARM SYSTEM INTENDED TO ALERT ALL OCCUPANTS SHALL CAUSE A LEVEL OF AUDIBILITY OF NOT LESS THAN 15 dBA ABOVE THE AVERAGE AMBIENT NOISE LEVELS OR 5dBA ABOVE THE MAXIMUM SOUND LEVEL HAVING A DURATION OF 60 SECONDS, WHICHEVER IS GREATER, MEASURED 5' ABOVE THE FLOOR. AMBIENT NOISE LEVELS MEANS THE LEVEL WHICH CAN NORMALLY BE EXPECTED WHEN THE FACILITY, BUILDING, ROOM, OR AREA IS FUNCTIONING UNDER NORMAL OPERATING OR WORKING CONDITIONS (NFPA 72, SEC. 18.4.1).
9. THE ALARM SYSTEM SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNINGS SHALL HAVE A FLASH RATE NOT EXCEEDING TWO FLASHES PER SECOND (2 HZ), NOR BE LESS THAN ONE FLASH EVERY SECOND (1 HZ). STROBE SIGNALING DEVICES FOR THE HEARING IMPAIRED SHALL BE STATE FIRE MARSHALL APPROVED AND LISTED (NFPA 72, SEC. 18.5.3).
10. AUTOMATIC FIRE ALARM SYSTEM SHALL TRANSMIT THE ALARM, SUPERVISORY AND TROUBLE SIGNALS TO AN APPROVED SUPERVISING STATION AS REQUIRED BY NFPA 72 CHAPTER 26. THE SUPERVISING STATION SHALL BE LISTED AS EITHER UUFX OR UUJS BY UNDERWRITERS LABORATORY OR SHALL MEET THE REQUIREMENTS OF FACTORY MUTUAL RESEARCH APPROVAL STANDARD 3011. SUPERVISION OF SYSTEM AND LEASED TELEPHONE LINES SHALL BE ARRANGED BY OWNER. IF TESTING RESULTS DETERMINE FIRE ALARM AUDIBILITY DOES NOT MEET 15db OVER AMBIENT NOISE LEVELS, ADDITIONAL FIRE ALARM SIGNALING DEVICES MAY BE REQUIRED BY THE ENFORCING AGENCY.

NOTE:
SEE SHEET M1.0 FOR ALL BRACING AND ANCHORAGE NOTES.

GENERAL NOTES

1. GROUNDING ELECTRODE CONDUCTOR SIZED PER CEC.
2. PROVIDE BONDS TO BLDG. STEEL & PANEL (#8 CU)
3. PANEL TO LISTED FOR USE AS SERVICE EQUIPMENT.
4. ALL PANELS, SWITCHES, DISCONNECTS, BREAKERS, METERS, AND OTHER ELECTRICAL ELEMENTS SHALL BE PLACED ABOVE THE ELEVATION REQUIRED BY ASCE 24-14, SECTION 7.2.
5. WHERE FLEXIBLE CONDUIT IS PASSING BETWEEN BUILDING SEPARATION JOINTS, PROVIDE SUFFICIENT LENGTH OF CONDUIT TO PERMIT DIFFERENTIAL DISPLACEMENTS BETWEEN BUILDINGS IN COMPLIANCE WITH ASCE 7 SECTION 13.6.9 & DSA IR PC-2 SECTION 1.18. ADDITIONAL CONDUIT & JOINT DETAIL SHALL BE PROVIDED BY OTHERS.

FIXTURE NOTES:

1. ALL FLUORESCENT LIGHT FIXTURES SHALL HAVE ENERGY SAVING LAMPS AND BALLASTS.
2. LUMINARIES/BALLASTS SHALL BE CERTIFIED PER CALIFORNIA BUILDING CODE, TITLE 24.
3. FLUORESCENT LIGHT FIXTURE TYPE "A" SHALL BE CONTROLLED TO PROVIDE TWO LEVELS OF LIGHTING. SWITCH (SA) SHALL CONTROL THE TWO OUTER LAMPS AND SWITCH (SB) SHALL CONTROL THE TWO INNER LAMPS.
4. ELECTRICAL SERVICE DROP AND CONNECTIONS SUPPLIED BY OTHERS.
5. MANUFACTURER TO PROVIDE STUB-OUT FROM BACK OF ELECTRICAL PANEL THROUGH THE EXTERIOR WALL OR TO BELOW FLOOR FOR RECEIVING EITHER UNDERGROUND OR OVERHEAD SERVICE & FITTING FOR GROUNDING CABLE.
6. ELECTRICAL PANEL BOARD SHALL BE RECESS MOUNTED INSIDE THE BUILDING, SIZED TO ACCOMMODATE ALL CONNECTED LOADS INCLUDING SPACES AS SHOWN. OVERCURRENT PROTECTIVE DEVICES IN THE PANEL BOARDS SHALL HAVE ADEQUATE SHORT CIRCUIT INTERRUPTING CAPACITY. ALL BUSES INCLUDING BUS SHALL BE COPPER OR ALUMINUM.
7. 2X4 FLUORESCENT FIXTURES SHALL HAVE A STEEL FRAME, LENS SHALL BE HINGED AND LOCKED IN PLACE BY TWO LOCKING DEVICES. THE LENS DIFFUSERS SHALL BE KHS, INC. #KSH-2, CAROLITE, INC. #C-12 OR PLASKOLITE, INC. #PL21A. MINIMUM LENS THICKNESS SHALL BE 0.125 INCHES.
8. FLUORESCENT BALLAST SHALL BE ENERGY SAVER WHILE MAINTAINING FULL LIGHT OUTPUT, CLASS "P" EQUIPPED WITH THERMAL PROTECTORS, GUARANTEED AGAINST FAILURE FOR (2) YEARS AND BE REPLACEABLE FROM INSIDE THE FIXTURE.
9. CLOCK - 12" DIAL CLOCK ON CLOCK OUTLET.
   A. CLOCK SHALL BE GENERAL ELECTRIC MODEL 2912 129V 60 CYCLE
   B. CLOCK OUTLET SHALL BE BRYANT #2828 OR EQUAL WITH SEPARABLE HANGING CLIP & APP'D RECEPT. THE H.V.A.C. UNIT FEEDER CIRCUIT - PANEL CIRCUIT BREAKER, FEEDER WIRE, UNIT DISCONNECT AND FUSES (WHERE USED) - IS TO BE COORDINATED WITH THE NAME PLATE DATA AT THE TIME OF MANUFACTURE. H.V.A.C. UNITS HAVING KVA RATINGS LARGER THAN THAT INDICATED ON THIS PANEL SCHEDULE WILL NOT BE ALLOWED TO BE INSTALLED ON THIS BUILDING.
   C. IF 60 DEGREES WIRE IS TO BE USED IN THIS INSTALLATION, CALCULATIONS DEMONSTRATING AMPACITY SHALL BE PROVIDED ON THE DRAWING.

GENERAL NOTES

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DIV. OF THE STATE ARCHITECT
APP. 04-125292 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 02/26/2026

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PRE-CHECKED SET NAME

24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)

FORM®

SITE SPECIFIC PROJECT NAME

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT
WILLIAM PATRICK GRANT
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

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REVISIONS

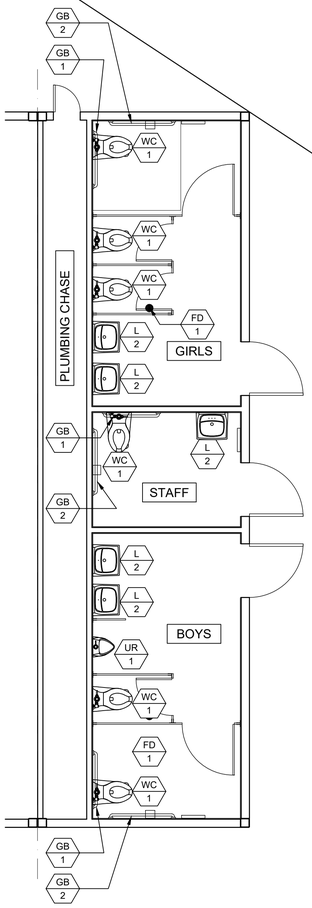
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DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:

ELECTRICAL NOTES & DETAILS

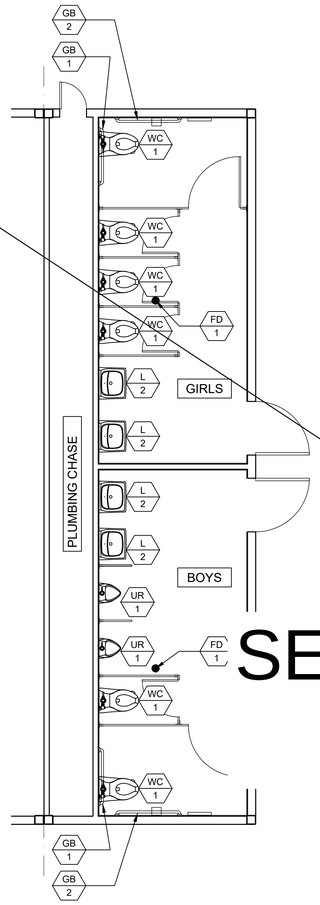
SHEET NUMBER:

E1.2



BOYS, GIRLS & STAFF R.R. PLAN

AGE RANGE: 13-ADULT — SCALE: 1/4" = 1'-0" — 1



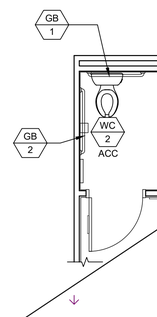
BOYS & GIRLS R.R. PLAN

AGE RANGE: 13-ADULT — SCALE: 1/4" = 1'-0" — 2

MARK	FIXTURE[1]	TYPE AT KINDERGARTEN (AGES 3-4)	TYPE AT ELEMENTARY (AGES 5-8)	TYPE AT MIDDLE SCHOOL (AGES 9-12)	TYPE AT HIGH SCHOOL (AGES 13-ADULT)	REMARKS
WC 2 / 1 / ACC	WALL MOUNT WATER CLOSET	CANNOT USE	CANNOT USE	KOHLER 'KINGSTON' MODEL K-4325 OR EQUAL, LOWEST AT 16" A.F.F. 17" HIGHEST TO TOP OF SEAT w/ BEMIS 1955SSCT TOILET SEAT OR EQUAL	KOHLER 'KINGSTON' MODEL K-4325 OR EQUAL, LOWEST AT 17" A.F.F. 19" HIGHEST TO TOP OF SEAT w/ BEMIS 1955SSCT TOILET SEAT OR EQUAL	FLUSH VALVE ZURN MODEL Z6000AV-HET - 1.28 G.P.F OR EQUAL. LOCATE AS SPECIFIED ON FLOOR PLANS. MOUNT ACCESSIBLE FIXTURES PER SCHEDULE 10/P2.0.
WC 2	FLOOR MOUNT TANK TYPE	AMERICAN STANDARD 4019.828 w/BEMIS 1955SSCT OR EQUAL TOILET SET	AMERICAN STANDARD 4019.82 w/2L2050T SEAT 2" HIGH MAX #3128.001 FOR BOWL #4019.228 LEFT TANK #4019.828 RIGHT TANK	KOHLER 'WELLWORTH' MODEL K-3998 OR EQUAL w/BEMIS 1955SSCT OR EQUAL TOILET SEAT	KOHLER 'WELLWORTH' MODEL K-3999 OR EQUAL w/BEMIS 1955SSCT OR EQUAL TOILET SEAT	WC/2 FIXTURE MAX FLOW RATE OF 1.28 G.P.F - LOCATE AS SPECIFIED ON FLOOR PLANS. MOUNT ACCESSIBLE FIXTURES PER SCHEDULE 10/P2.0
WC 3 / OPTIONAL / ACC	FLOOR MOUNT FLUSH VALVE	KOHLER 'PRIMARY' MODEL K-96064 OR EQUAL. w/BEMIS 1955SSCT TOILET SEAT OR EQUAL	KOHLER 'PRIMARY' MODEL K-96064 OR EQUAL w/2L2050T 2" HIGH MAX TOILET SEAT OR EQUAL	FLOOR MOUNT FLUSH VALVE TYPE KOHLER 'WELLCOMME ULTRA' MODEL K-96053 OR EQUAL w/BEMIS 1955SSCT OR EQUAL TOILET SEAT	FLOOR MOUNT FLUSH VALVE TYPE KOHLER 'HIGHCLIFF ULTRA' MODEL K-96057 OR EQUAL w/BEMIS 1955SSCT OR EQUAL TOILET SEAT	FLUSH VALVE ZURN MODEL Z6000AV-HET - 1.28 G.P.F OR EQUAL. LOCATE AS SPECIFIED ON FLOOR PLANS. MOUNT ACCESSIBLE FIXTURES PER SCHEDULE 10/P2.0.
L 1	BOYS/GIRLS LAVATORY	KOHLER 'KINGSTON' MODEL K-2007-0				BOY/GIRL RESTROOM - ZURN MODEL Z86100-XL-3M - COLD WATER ONLY - SINGLE SPOUT MOUNT AS SPECIFIED IN FLOOR PLANS. MOUNT ACCESSIBLE FIXTURES PER SCHEDULE 10/P2.0 - FLOW RATE OF 0.5 G.P.M. METER FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MIN.
L 2	ADULT LAVATORY	KOHLER 'KINGSTON' MODEL K-2005-0				ADULT RESTROOM - ZURN MODEL Z7440-XL-EC HOT/COLD WATER - 4" ON CENTER HOLE. MOUNT AS SPECIFIED IN FLOOR PLANS. MOUNT ACCESSIBLE FIXTURES PER SCHEDULE 10/P2.0 - FLOW RATE OF 0.5 G.P.M.
UR 1 / ACC	URINAL	WALL MOUNT TYPE KOHLER MODEL DEXTER K-5452-ET-0 OR EQUAL FLOW RATE = 0.125 gpf				FLUSH VALVE ZURN MODEL Z6003-AV (0.125gpf) OR EQUAL. MOUNT AS SPECIFIED IN FLOOR PLANS. MOUNT ACCESSIBLE FIXTURES PER SCHEDULE 10/P2.0
M 1	MIRROR	WALL MOUNT TYPE BOBRICK MODEL B165 18X30 OR EQUAL				MOUNT AS SPECIFIED IN FLOOR PLANS. MOUNT ACCESSIBLE MIRROR PER SCHEDULE 10/P2.0
GB 1	36" GRAB BARS	WALL MOUNT TYPE MOEN MODEL 8736 & 8748 (1 1/4" CONCEALED SCREW 36"& 48") OR EQUAL				18 GA. 304 STAINLESS STEEL SATIN FINISH MOUNT AS SPECIFIED IN FLOOR PLANS AND PER SCHEDULE 10/P2.0. (STRUCTURAL STRENGTH OF GRAB BARS 250# MIN.)
GB 2	48" GRAB BARS					
WH 1	WATER HEATER	RHEEM 20 GALLON ELECTRIC WATER HEATER MODEL PROE20-1-RH-POU 240 VOLT SINGLE PHASE				AVAILABLE IN 6, 10, 20 AND 30 GALLON MODELS (MAX WATER HEATER WEIGHT) PER 6/M1.4 OR 1/P2.0
TWH 1	INSTANT-TEMP WATER HEATER	CHRONOMITE INSTANT-TEMP WATER HEATER MODEL M20L/240 INSTANT SINGLE PHASE 104"				CHRONOMITE MODEL M20L/208 OR EQUAL SEE DETAIL 7/P2.0
FD 2		ZURN MODEL Z415SS-W STANDARD GRATE ZURN 33160-002 OR EQUAL				ZURN 843-MI-RC OR EQUAL
CS 1	CLASSROOM SINK	DAYTON MODEL D12521 25"x21-1/4" SINGLE BOWL SINK OR EQUAL				CAITLIN CBK110CP OR EQUAL
DF 1	DRINKING FOUNTAIN	ELKAY MODEL EDFP217C WALL MOUNT WATER FOUNTAIN OR EQUAL				LOCATE AS SPECIFIED ON FLOOR PLANS. PROVIDE GRATE WITH MAX 1/2" OPENINGS, MEASURED IN BOTH DIRECTIONS
HB 1	HOSE BIBB	STANDARD HOSE BIBB ARROWHEAD MODEL 353LKLF OR EQUAL				LOCATE AS SPECIFIED ON FLOOR PLANS. (FLOOR DRAIN TO BE USED ON CONCRETE ONLY.) PROVIDE GRATE WITH MAX 1/2" OPENINGS, MEASURED IN BOTH DIRECTIONS
CS 1	CLASSROOM SINK	DAYTON MODEL D12521 25"x21-1/4" SINGLE BOWL SINK OR EQUAL				FAUCET - ZURN MODEL Z2871-B4-XL W/WRIST BLADES. LOCATE AS SPECIFIED ON FLOOR PLANS. MOUNT ACCESSIBLE FIXTURES PER SCHEDULE 10/P2.0
DF 1	DRINKING FOUNTAIN	ELKAY MODEL EDFP217C WALL MOUNT WATER FOUNTAIN OR EQUAL				
HB 1	HOSE BIBB	STANDARD HOSE BIBB ARROWHEAD MODEL 353LKLF OR EQUAL				LOCATE AS SPECIFIED ON FLOOR PLANS.

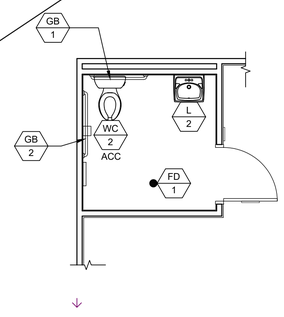
NOTES:
1. ALL WATER FIXTURES MUST MEET REQUIREMENTS OF CAL-GREEN TITLE 24, PART 11, SECTION 5.303.3 "WATER CONSERVING PLUMBING FIXTURES & FITTINGS".
2. FOR OPTIONAL ACCESSIBLE FLOOR-MOUNT WATER CLOSET, SEE PLUMBING SCHEDULE MARK WC/3 (NOT SHOWN ON PLAN).
3. NOT ALL ITEMS LISTED MAY OCCUR IN THIS PROJECT.
4. THERE SHOULD BE NO SHARP OR ABRASIVE SURFACES UNDER LAVS OR SINKS.
5. REFER TO DETAIL 10/P2.0 FOR SCHEDULE OF ACCESSIBLE HEIGHTS AT FIXTURES.

PLUMBING FIXTURE SCHEDULE



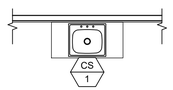
SINGLE TOILET PLAN

FRONT WALL APPROACH - AGE RANGE: 13-ADULT — SCALE: 1/4" = 1'-0" — 6



SINGLE TOILET PLAN

SIDE WALL APPROACH - AGE RANGE: 13-ADULT — SCALE: 1/4" = 1'-0" — 7



CLASSROOM SINK PLAN

SCALE: 1/4" = 1'-0" — 8

A 1 = PLUMBING FIXTURE I.D. - SEE SCHEDULE ABOVE

SYMBOLS LEGEND

PLANS SHALL MEET ENERGY CODE 120.3 FOR PIPE INSULATION. ALL WATER HEATERS SHALL HAVE R7.7 ON HOT AND COLD LINES FOR THE FIRST 8 FEET FROM WATER HEATER (TANK TYPE AND INSTANT). SECTION 609.12 REQUIRES HOT WATER PIPING FROM THE WATER HEATER TO THE FIXTURE (CONTROL VALVE) BE INSULATED TO A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES (50 MM) IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN 2 INCHES (51 MM) FOR A PIPE OF 2 INCHES (50 MM) OR MORE IN DIAMETER. PER PLUMBING CODE 609.12 UPDATE PLANS TO SHOW HOW THE HOT WATER PIPING IS INSULATED FROM THE WATER HEATER TO THE FIXTURE (CONTROL VALVE) TO A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE. INSTANTANEOUS WATER HEATERS WITH AN INPUT GREATER THAN 6.8 KBTU/H OR 2 KW (ALL INSTANTANEOUS ARE OVER 4KW) SHALL HAVE ISOLATION VALVES ON BOTH THE INCOMING COLD WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE WATER HEATER, TO ASSIST IN THE FLUSHING OF THE HEAT EXCHANGER AND HELP PROLONG THE LIFE OF THE WATER HEATERS PER ENERGY CODE 110.3(C).

PLUMBING NOTE

MODULAR MFR. TO STUB THROUGH FLOOR ALL PLUMBING LINES. BUILDING PERIMETER POC'S SHOWN ARE FOR COORDINATION PURPOSES ONLY. ALL UNDER-FLOOR CONNECTIONS ARE BY SITE CONTRACTOR, U.O.N.

1. DIMENSIONS ARE TO FACE OF FINISH (F.O.F.) UNLESS NOTED OTHERWISE (i.e. F.O.C., ¢)
2. RESTROOM CONFIGURATION MAY VARY PER BUILDING CONFIGURATION.
3. RESTROOM MODULE OCCURS ONLY AT END OF BUILDING. SINGLE RESTROOMS MAY OCCUR IN ANY PART OF A BUILDING.
4. RESTROOM MODULE CANNOT STAND ALONE AND SHALL BE ASSEMBLED TOGETHER WITH AT LEAST ONE OTHER 12'x40' MODULE.
5. INTERIOR WALLS MAY OCCUR THROUGHOUT BUILDING. REFER TO SHEET S8.1 OR S9.1 FOR ATTACHMENTS.
6. REFER TO SCHEDULE 10/P2.0 FOR ACCESSIBLE HEIGHTS AT TOILETS.
7. REFER TO DETAILS 1, 3, 4 & 5, SHEET A7.1 FOR TOILET PARTITION ANCHORAGE BLOCKING.
8. SEWER AND WATER STUB OUTS SHALL BE LOCATED WITHIN THE ALLOWABLE AREA AS SHOWN ON FLOOR PLAN AND CONNECTIONS SHALL BE EASILY ACCESSIBLE FOR FUTURE RELOCATION. STUB OUT HEIGHT SHALL BE COORDINATED BY THE MANUFACTURER.
9. PIPING MATERIAL
   a. WATER: COPPER TYPE "L", 95/5 SOLDER.
   b. WASTE DRAIN AND VENT: ABS.
10. REFER TO SHEET M1.0 FOR TYPICAL BRACING AND ANCHORAGE NOTES.

GENERAL NOTES

SEE SHEET P1.0-N FOR SITE SPECIFIC SHEET

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PRE-CHECKED SET NAME
24' x 40' THRU 120' x 40'
STANDARD MODULAR BUILDING
(LOW SEISMIC)
FORM®

SITE SPECIFIC PROJECT NAME
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APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-122050 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 12/11/2023

☐ 2022 CBC PRE-CHECK (PC) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MANUFACTURER PROFESSIONAL OF RECORD ON PC

LICENSED ARCHITECT — ANGELA PATRICK GIANNINI — No. C12631 Ren. 3-31-25 — STATE OF CALIFORNIA

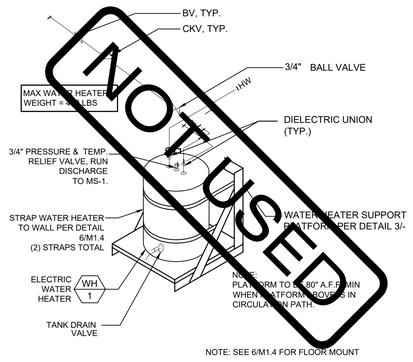
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REVISIONS
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3
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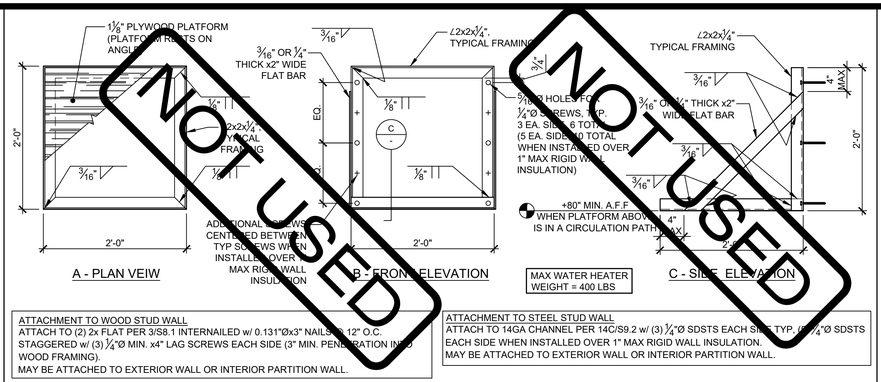
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SCALE:	AS NOTED
DATE:	MM/DD/YY
PROJECT NO:	XXXX-22

SHEET TITLE:
RESTROOM OPTIONS
PLUMBING PLAN
& FIXTURE SCHEDULE

SHEET NUMBER:
P1.0



WATER HEATER SUPPORT DETAIL NOT TO SCALE | 1



ATTACHMENT TO WOOD STUD WALL
ATTACH TO (2) 2x FLAT PER 3/S8.1 INTERNAILED w/ 0.131"Øx3" NAILS @ 12" O.C. STAGGERED w/ (3) ¼"Ø MIN. x4" LAG SCREWS EACH SIDE (3" MIN. PENETRATION INTO WOOD FRAMING).
MAY BE ATTACHED TO EXTERIOR WALL OR INTERIOR PARTITION WALL.

ATTACHMENT TO STEEL STUD WALL
ATTACH TO 14GA CHANNEL PER 14C/S9.2 w/ (3) ¼"Ø SDSTS EACH SIDE TYP. (5) ¼"Ø SDSTS EACH SIDE WHEN INSTALLED OVER 1" MAX RIGID WALL INSULATION.
MAY BE ATTACHED TO EXTERIOR WALL OR INTERIOR PARTITION WALL.

WATER HEATER PLATFORM DETAIL NOT TO SCALE | 3

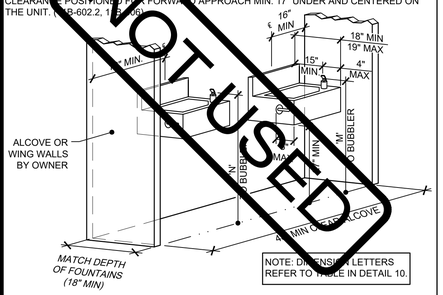
HEIGHTS FOR ACCESSIBLE FEATURES IN TOILET FACILITIES

	FIXTURE & MEASUREMENT POINT	PRIMARY USERS				NOTES
		AGES 3-4	AGES 5-8	AGES 9-12	AGES 13 -ADULT	
A	TOILET OFFSET, CENTERLINE FROM FACE OF WALL	12"	12" - 15"	15" - 18"	17" - 18"	
B	TOILET SEAT HEIGHT	11" - 12"	12" - 15"	15" - 17"	17" - 19"	
C	TOILET CONTROLS (TOP OF FLUSH)	36" MAX.	36" MAX.	36" MAX.	44" MAX.	FLUSH CONTROLS SHALL BE LOCATED ON OPEN SIDE OF TOILET.
D	TOP OF GRAB BARS GRIPPING SURFACE	18" - 20"	20" - 25"	25" - 27"	33" - 36"	
E	TOILET PAPER DISPENSER OUTLET (A.F.F., TO CENTERLINE OF OUTLET OR ROLL)	14"	14" - 17"	17" - 19"	19" MIN.	CENTERLINE OF DISPENSER OUTLET SHALL BE BETWEEN 7" TO 9" IN FRONT OF THE TOILET. OUTLET OF DISPENSER MUST BE BELOW GRAB BAR. DISPENSER (INCLUDING FULL TOILET PAPER ROLL) MUST NOT ENCROACH INTO REQ'D GRAB BAR CLEARANCE.
F	TOILET SEAT COVER DISPENSER, HEIGHT TO TOP OF OUTLET	24" - 32"	30" - 32"	32" - 36"	40" MAX.	
G	URINAL HEIGHT (LIP HEIGHT)	12" - 13" SUGGESTED (17" MAX.)	13" - 15" SUGGESTED (17" MAX.)	15" - 17" SUGGESTED (17" MAX.)	17" MAX.	
H	URINAL FLUSH CONTROL HEIGHT	44" MAX.	44" MAX.	44" MAX.	44" MAX.	
I	LAV/SINK RIM HEIGHT OR COUNTER	24" - 28" SUGGESTED (31" MAX.)	31" MAX.	31" MAX.	34" MAX.	
J	LAV/SINK KNEE CLEARANCE	SIDE APPROACH	AGE 6-8, 24" MIN. (AGE 5, SIDE APPROACH)	24" MIN.	27" MIN. (29" MIN. AT APRON FOR LAVATORY)	29" MIN TO BOTTOM FRONT EDGE OF LAV; 27" MIN @ 8" DEEP
K	MIRROR (ABOVE LAVATORY, SINK OR COUNTERTOP), LOWEST POINT OF REFLECTIVE SURFACE	24" - 32" SUGGESTED (40" MAX.)	30" - 32" SUGGESTED (40" MAX.)	32" - 36" SUGGESTED (40" MAX.)	40" MAX.	MIRROR NOT LOCATED ABOVE LAVATORY OR COUNTERTOP SHALL BE MOUNTED SO THAT LOWEST EDGE OF REFLECTING SURFACE IS 35" MAX. ABOVE FINISH FLOOR.
L	DISPENSERS, DRYERS, HEIGHT TO TOP OF OUTLET, HANDLE OR OPERATING MECHANISM (WHICHEVER IS HIGHEST)	24" - 32" SUGGESTED (40" MAX.)	30" - 32" SUGGESTED (40" MAX.)	32" - 36" SUGGESTED (40" MAX.)	40" MAX	ACCESSORIES SHALL COMPLY WITH 11B-307.2
M	LO DRINKING FOUNTAIN, HEIGHT TO BUBBLER	30" MAX *	30" MAX. *	30" MAX. *	36" MAX.	KNEE CLEARANCE 27" H. AT 8" DEEP IS REQ'D IF HIGHER THAN 30" A.F.F.
N	HI DRINKING FOUNTAIN, HEIGHT TO BUBBLER	38" - 43"	38" - 43"	38" - 43"	38" - 43"	

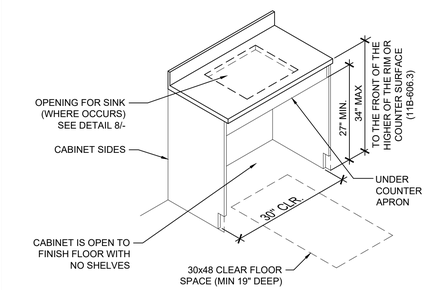
NOTES:
1. THIS TABLE AND RELATED DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF CALIF. TITLE 24 (2022 C.B.C. SECTION 11B-601) AND IS SHOWN HERE ONLY AS AN AID FOR CONSTRUCTION AND INSTALLATION.
2. ACCESSORIES ARE NOT IN MANUFACTURER'S SCOPE OF WORK.
3. DIMENSIONS GIVEN ARE FROM FACE OF FINISH, UNLESS OTHERWISE NOTED.
4. NOT ALL ITEMS LISTED MAY OCCUR IN THE PROJECT.
5. HEIGHTS CHOSEN FOR CHILDREN'S WATER CLOSETS & ACCESSORIES D & E SHALL BE CONSISTENTLY APPLIED FOR THE AGE GROUP.

M* WHERE A D.F. FOR CHILDREN IS MOUNTED MAXIMUM 30" A.F.F., THE SPOUT SHALL BE MAXIMUM 3-1/2" FROM THE FRONT EDGE OF THE UNIT

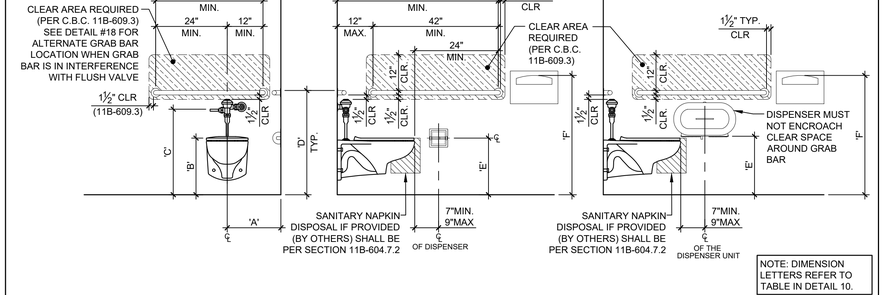
ACCESSIBLE HEIGHTS TABLE 10



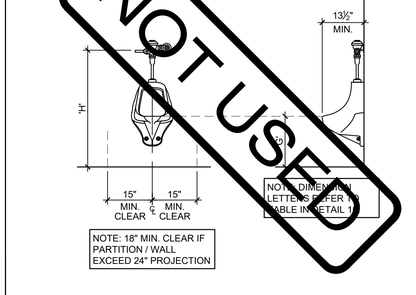
HI-LO DRINKING FOUNTAIN NOT TO SCALE | 11



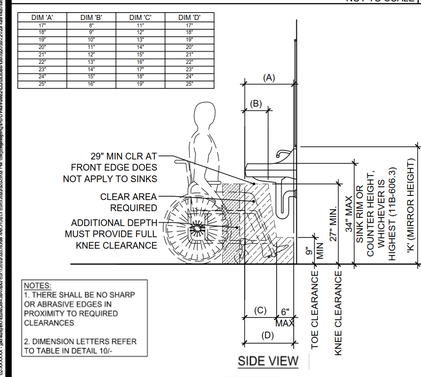
ACCESSIBLE CABINET DETAIL NOT TO SCALE | 12



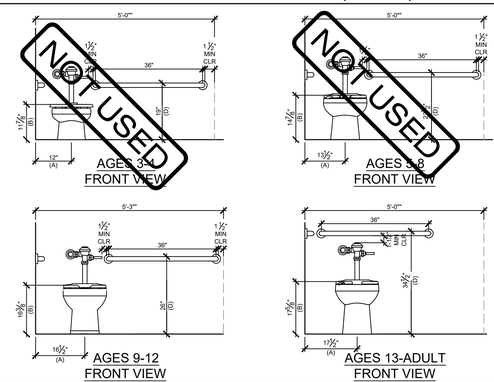
ACCESSIBLE TOILET AND ACCESSORIES (ADULT) SCALE: 1/2" = 1'-0" | 14



ACCESSIBLE URINAL SCALE: 1/2" = 1'-0" | 15



LAVATORY & ACCESSORIES SCALE: 1/2" = 1'-0" | 17



WHERE AN ADMINISTRATIVE AUTHORITY REQUIRES FLUSH CONTROLS FOR FLUSH VALVES TO BE LOCATED IN A POSITION THAT CONFLICTS WITH THE LOCATION OF THE REAR GRAB BAR, THEN THE REAR GRAB BAR SHALL BE PERMITTED TO BE SPLIT OR SHIFTED TO THE OPEN SIDE OF THE TOILET AREA.

(PER CBC 11B-604.5.2 EXCEPTION 2)

NOTES:
1. DIMENSION LETTERS REFER TO TABLE IN DETAIL 10.
2. AT LOCATIONS WHERE GRAB BAR MAY BE LOWER IT MUST CLEAR THE FLUSH VALVE HANDLE AS SHOWN

ALTERNATE GRAB BAR SHIFT DETAIL SCALE: 1/2" = 1'-0" | 18

1. DWV PIPING SHALL BE ABS PLASTIC.
2. COLD WATER SUPPLY SHALL BE TYPE L COPPER.
3. MIN SLOPE 1/4" PER FOOT MAY SLOPE 4" CI AT 1/8" PER FOOT VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM OR AT LEAST 3 FT. ABOVE ANY WINDOW, DOOR, AIR INTAKE OR VENT SHAFT, NOR LESS THAN 3FT. IN EVERY DIRECTION FROM ANY LOT LINE; ALLEY AND STREET EXCEPTED; EXTEND 6" ABOVE THE ROOF.
4. 11B-602.6 WATER FLOW: IF THE SPOUT IS LOCATED LESS THAN 3 INCHES FROM THE FRONT OF THE UNIT, THE ANGLE OF THE STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE LOCATED BETWEEN 3 INCHES AND 5 INCHES FROM THE FRONT OF THE UNIT, THE ANGLE OF THE STREAM SHALL BE 15 DEGREES MAXIMUM RELATIVE TO THE FRONT FACE (ORIENTATION OF WALL SURFACE).

PLUMBING NOTES 19

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LICENSED ARCHITECT
BRIAN PATRICK GUMMERSON
No. C12631
Ren. 3-31-25
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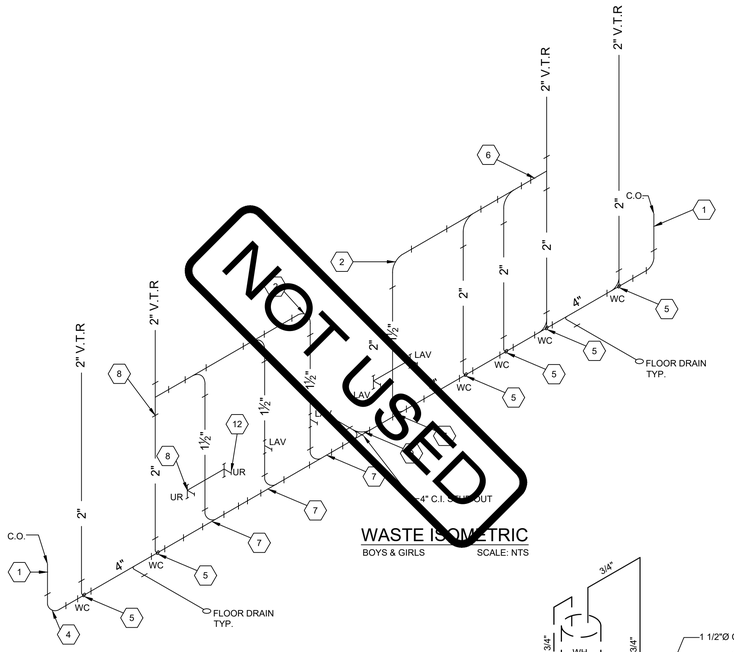
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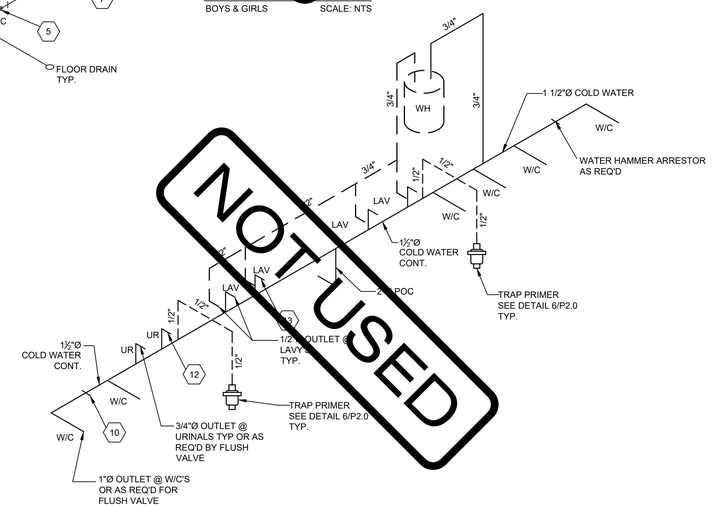
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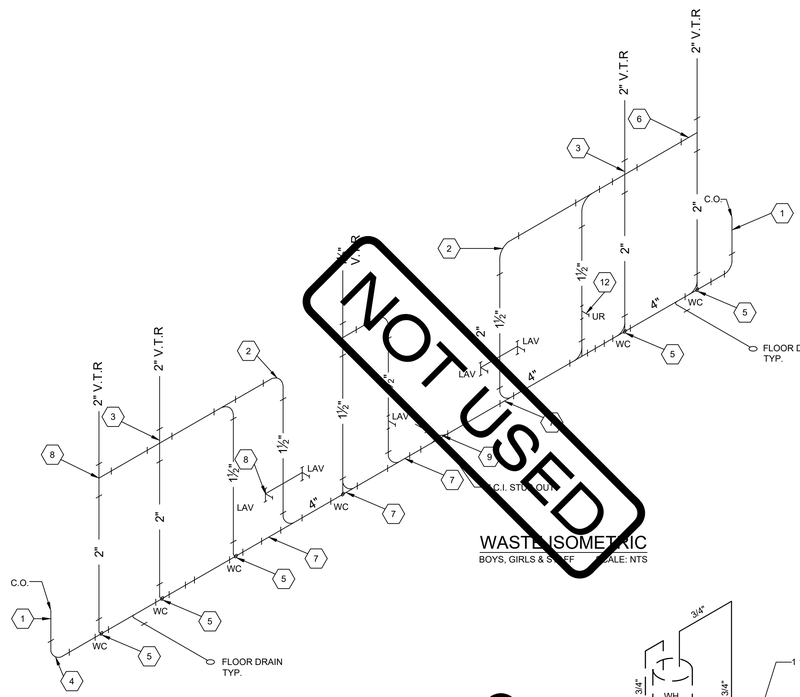
WASTE ISOMETRIC

BOYS & GIRLS SCALE: NTS



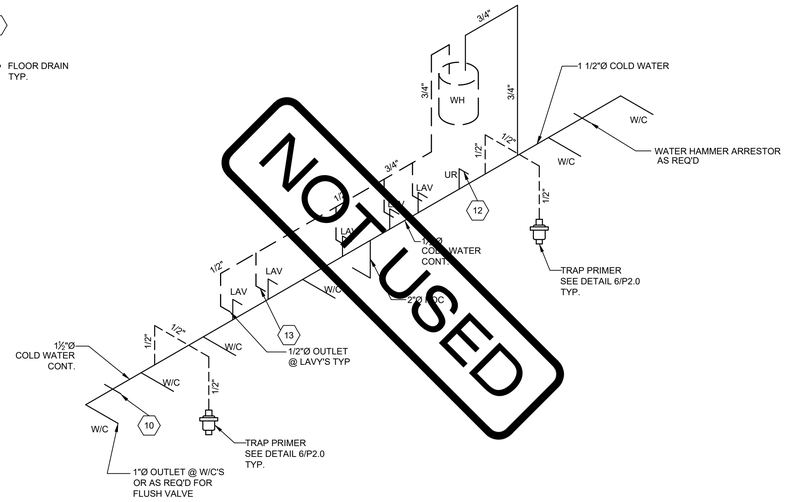
WATER SUPPLY ISOMETRIC

BOYS & GIRLS SCALE: NTS



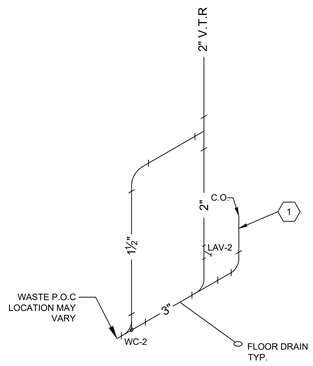
WASTE ISOMETRIC

BOYS, GIRLS & STAFF SCALE: NTS



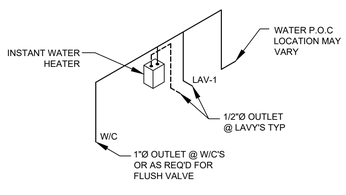
WATER SUPPLY ISOMETRIC

BOYS, GIRLS & STAFF SCALE: NTS



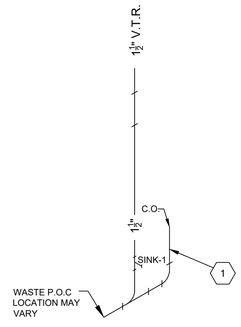
WASTE ISOMETRIC

SINGLE TOILET OPTION SCALE: NTS



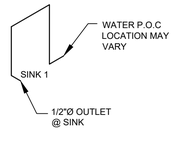
WATER SUPPLY ISOMETRIC

SINGLE TOILET OPTION SCALE: NTS



WASTE ISOMETRIC

CLASSROOM SINK OPTION SCALE:NTS



WATER SUPPLY ISOMETRIC

CLASSROOM SINK OPTION SCALE: NTS

KEY NOTES

1	4" CLEAN OUT
2	VENT 90
3	VENT CROSS
4	4" QUARTER BEND
5	SMITH#0600 CARRIER
6	2" SANITARY TAP TEE
7	4x4x2 COMBINATION WYE 1/8 BEND
8	2x2x1 1/2 SANITARY TEE
9	4" DOUBLE COMBINATION
10	2"x18" LONG CU AIR CHAMBER
11	1" CW STUB AT WATER CLOSETS
12	3/4" CW STUB AT URINALS
13	1/2 CW STUB AT LAVATORIES

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LICENSED ARCHITECT
BRIAN PATRICK GUTHRIE
No. C12631
Ren. 3-31-25
STATE OF CALIFORNIA

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SHEET NUMBER:

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