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OUSD WAGNER RANCH ELEMENTARY SCHOOL RELOCATABLE PROJECT

DSA APP. #01-120975, FILE NO. 07-33, PTN 61770-40

350 CAMINO PABLO, ORINDA, CA 94563

Path of Travel Upgrades (DSA # 01-120975)
Bid Plan Set

PROJECT DIRECTORY

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VICINITY MAP

SUMMARY OF WORK

~~THE RELOCATION OF ONE 960 S.F. CLASSROOM RELOCATABLE BUILDING FROM STOCKPILE #04-105483.~~

~~SITE WORK ASSOCIATED WITH RELOCATABLE CLASSROOM INSTALLATION.~~

ACCESSIBLE PATH OF TRAVEL UPGRADES, WHICH INCLUDES REPAIRING GRADES AT PAVING TO MEET ACCESSIBLE SLOPE, PROVIDING HANDRAILS AT RAMP. UPGRADING GRADES AND STRIPING AT ACCESSIBLE PARKING, PROVIDING CURB RAMP AND PASSENGER DROP-OFF. MINOR WORK AT BUILDING 6 RESTROOMS

~~FIRE ALARM PANEL ASSOCIATED WITH RELOCATABLE CLASSROOM IN BUILDING 2.~~

DETERIORATION OR EXISTING NON-COMPLIANT CONSTRUCTION: IF ANY CONDITION IS DISCOVERED WHICH, IF LEFT UNCORRECTED, WOULD MAKE THE BUILDING NON-COMPLIANT WITH THE REQUIREMENTS OF THE EDITION OF CBC IN FORCE AT THE TIME OF ORIGINAL CONSTRUCTION, THE CONDITION MUST BE CORRECTED IN ACCORDANCE WITH CURRENT CODE REQUIREMENTS. A CONSTRUCTION CHANGE DOCUMENT (CCD-TYPE A), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS DETAILING AND SPECIFYING THE REQUIRED REPAIR WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE REPAIR WORK.

ALTERNATES

NONE

DEFERRED APPROVAL ITEMS

NONE

STATEMENT OF GENERAL CONFORMANCE

STATEMENT OF GENERAL CONFORMANCE
APPLICATION NO. 01-120975 FILE NO. 07-33

THE DRAWINGS OR SHEETS LISTED ON THE COVER OR INDEX 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 PERPARED 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 MY 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 4-317 (b))

I CERTIFY THAT: ALL DRAWING OR SHEETS LISTED ON THE COVER AND/OR INDEX ARE IN GENERAL CONFORMANCE.

SIGNATURE — 05/04/2023 DATE
Architect or Engineer designated to be in general responsible charge

MELISSA REGAN-BYERS
PRINT NAME

C 32943 — 04/30/2025
LICENSE NUMBER — EXPIRATION DATE

DRAWING INDEX

ABBREVIATIONS

&	AND	BSW.	BACK OF SIDEWALK	DN.	DOWN	FURR.	FURRING	JAN.	JANITOR	O.A.	OVERALL	RCP.	REFLECTED CEILING PLAN	S.FP.D.	SEE FIRE PROTECTION DOCUMENTS	T.BD.	TACKBOARD	WD.	WOOD
{	ANGLE	BTWN.	BETWEEN	DR.	DOOR			JT.	JOINT	O.C.	ON CENTER					TEL.	TELEPHONE	W/O	WITHOUT
@	AT			DS.	DOWNSPOUT	GA.	GAUGE			O.D.	OUTSIDE DIAMETER (DIM.)	REQ.	REQUIREMENTS	SH.	SHELF	THK.	THICK (THICKNESS)	W.O.	WHERE OCCURS
CL	CENTERLINE	CAB.	CABINET	DWG.	DRAWING	GALV.	GALVANIZED	KIT.	KITCHEN			R.D.	ROOF DRAIN	SHT.	SHEET	T.O.C.	TOP OF CURB/TOP OF CONCRETE	WP.	WATERPROOF (WEATHERPROOF)
O	DIAMETER OR ROUND	C.B.	CATCH BASIN	DWR.	DRAWER	G,B,	GYPSUM BOARD			O.F.D.	OVERFLOW DRAIN	REF.	REFERENCE/REFRIGERATOR	SHT'G.	SHEATHING				
[	CHANNEL	CEM.	CEMENT			G.BAR.	GRAB BAR	LAB.	LABORATORY	OFF.	OFFICE					T.O.S.	TOP OF SLAB	WP'G	WATERPROOFING (WHEATERPROOFING)
L	PERPENDICULAR	CEM. PLA.	CEMENT PLASTER	F.A.	FIRE ALARM	G.I.	GALVANIZED IRON	LAM.	LAMINATE	O.P.C.	OAKLAND, CA PLANNING CODE	RGTR.	REGISTER	SHWR.	SHOWER	T.O.P.	TOP OF PAVEMENT		
#	POUND OR NUM1BER	CER.	CERAMIC	F.B.	FLAT BAR	GL.	GLASS	LAV.	LAVATORY			REINF.	REINFORCED	SIM.	SIMILAR	T.O.W.	TOP OF WALL	WPMB.	WATERPROOF MEMBRANE
(E)	EXISTING	CFS	COLD FORMED STEEL	F.C.C.	FIBER CEMENT CLADDING PANEL	GND.	GROUND	LKR.	LOCKER	OPNG.	OPENING	REQ'D	REQUIRED	S.L.D.	SEE LANDSCAPE DOCUMENTS	T.P.D	TOILET PAPER DISPENSER		
(F)	FUTURE	CI	CAST IRON			GR.	GRADE	LT.	LIGHT	OPP.	OPPOSITE	RET.	RETARDANT					WRB.	WEATHER RESISTIVE BARRIER
(N)	NEW	C.J.	CONTROL JOINT	F.D.	FLOOR DRAIN	GSM	GALVANIZED SHEET METAL	LTWT.	LIGHTWEIGHT			RESIL.	RESILIENT.	S.M.D.	SEE MECHANICAL DOCUMENTS	TRD.	TREAD		
(R)	REMOVED	CLG.	CEILING	FDN.	FOUNDATION					P.D.F.	POWER DRIVEN FASTENER	RM.	ROOM			TV.	TELEVISION	WSCT.	WAINSCOT
		CLKG.	CAULKING	F.E.	FIRE EXTINGUISHER	GYP.	GYPSUM	MAX.	MAXIMUM			R.O.	ROUGH OPENING	S.N.D.	SANITARY NAPKIN DISPENSER	TYP.	TYPICAL	WT.	WIGHT
A.B.	ANCHOR BOLT	CLO.	CLOSET	F.E.C.	FIRE EXTINGUISHER CAB.	GYP. C.	GYPSUM CONCRETE	M.B.	MACHINE BOLT	PERF.	PERFORATED	RTD.	RATED			T.W.B.	TACKABLE WALLBOARD		
ABV.	ABOVE	CLR.	CLEAR			G.A.	GYPSUM ASSOCIATION	M.C.	MEDICINE CABINET	PL.	PLATE	RWD.	REDWOOD	S.N.R.	SANITARY NAPKING RECEPTACLE	T & G	TONGUE AND GROOVE	OF/OI	FURNISHED BY OWNER, INSTALLED BY OWNER (EQUIVALENT TO N.I.C.)
A.C.	ASPHALT CONCRETE	CMU.	CONC. MASONRY UNIT	F.H.C.	FIRE HOSE CABINET			MECH.	MECHANICAL	P.LAM	PLASTIC LAMINATE	R.W.L.	RAIN WATER LEADER (PIPE)						
A/C	AIR CONDITIONING	COL.	COLUMN	F.H.W.S.	FLATHEAD WOOD SCREW	H.B.	HOSE BIBB	MEMB.	MEMBRANE	PLAS.	PLASTIC			SPEC.	SPECIFICATIONS	U.B.C.	UNIFORM BUILDING CODE		
ACOUS.	ACOUSTICAL	CONC.	CONCRETE			H.C.	HOLLOW CORE	MET.	METAL	PLYWD.	PLYWOOD			S.P.D.	SEE PLUMBING DOCUMENTS			OF/CI	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
AC.T.	ACOUSTICAL TILE	CONN.	CONNECTION	FIN	FINISH	HDWD.	HARDWOOD	MFR.	MANUFACTURER	PR.	PAIR	S	SOUTH	SQ.	SQUARE	U.L.	UNDERWRITERS LABORATORIES		
A.D.	AREA DRAIN	CONSTR.	CONSTRUCTION	FL./FLR.	FLOOR	HDWE.	HARDWARE	MH.	MANHOLE	PRCST.	PRE-CAST	SAF	SELF-ADHERED FLASHING	S.S.	STAINLESS STEEL	U.O.N.	UNLESS OTHERWISE NOTED	CF/CI	FURNISHED AND INSTALLED BY CONTRACTOR
ADJ.	ADJUSTABLE	CONT.	CONTINUOUS	FLASH.	FLASHING	H.M.	HOLLOW METAL	MIN.	MINIMUM	PREFAB.	PRE-FABRICATED			S.S.D.	SEE STRUCTURAL DOCUMENTS				
A.F.F.	ABOVE FINISH FLOOR	CNTR.	COUNTER	FLUOR.	FLUORESCENT	HORIZ.	HORIZONTAL	MIR.	MIRROR	PT.	POINT	SAHT	SELF-ADHERED HIGH TEMPERATURE	S.SK.	SERVICE SINK	UR.	URINAL	OS/SI	FURNISHED AND INSTALLED UNDER SEPARATE CONCURRENT OWNER-CONTRACTOR AGREEMENT.
AGGR.	AGGREGATE	CT.	CERAMIC TILE	F.O.C	FACE OF CONCRETE/ FACE OF CURB	H.P.	HEAT PUMP	MISC.	MISCELLANEOUS	PTD.	PAINTED	S.A.P.	SUSPENDED ACOUSTICAL PANEL	STA.	STATION				
ALT.	ALTERNATE	CTR.	CENTER	F.O.F.	FAVE OF FINISH	HR.	HOUR	MR.	MOISTURE RESISTANT	PTN.	PARTITION			STD.	STANDARD	VCT.	VINYL COMPOSITION TILE		
AL./ ALUM.	ALUMINUM	CTSK.	COUNTERSUNK	F.O.S.	FACE OF STUD	HS.	HEAT STRENGTHENED	MTD.	MOUNTED	P.T.R.	PAPER TOWEL RECEPTACLE	SASM.	SELF-ADHERED SHEET MEMBRANE	STL.	STEEL	VERT.	VERTICAL		
APPROX.	APPROXIMATE			FPRF.	FIREPROOF	HT.	HEIGHT	MUL.	MULLION.	PVDR.	FLUOROPOLYMETER (POLY VINYLIDENE FINISH SYSTEM FLUORIDE)	S.C.D.	SEE CIVIL DOCUMENTS/SEAT COVER DISPENSER	STOR.	STORAGE	VEST.	VESTIBULE		
ARCH.	ARCHITECTURAL	DBL.	DOUBLE	F.R.C.B.	FIBER REINF. CONC. BD.	I.D.	INSIDE DIAMETER	N.	NORTH					STRL.	STRUCTURAL	V.G.	VERTICAL DRAIN		
		DEPT.	DEPARTMENT	F.R.P.	FIBER REINF. PLASTIC	I.D.F.	INTERMEDIATE DIST. FRAME	N.I.C.	NOT IN CONTRACT			SCHED.	SCHEDULE	STRUCT.	STRUCTURAL	V.W.C.	VINYL WALL COVERING		
BD.	BOARD	DET.	DETAIL	FRT.	FIRE RETARDANT TREATED	IGU.	INSULATED GLAZING UNIT	NO.	NUMBER			S.C.WD.	SOLID CORE WOOD	SUSP.	SUSPENDED				
BITUM.	BITUMINOUS	D.F.	DRINKING FOUNTAIN	F.S.	FULL SIZE			NOM.	NOMINAL	R.	RISER	S.D.	SOAP DISPENSER	SYM.	SYMMETRICAL	W.	WEST		
BLDG.	BUILDING	D.FIR	DOUGLAS FIR	F.S.#	FINISH SYSTEM NUMBER	INSUL.	INSULATION	N.T.S.	NOT TO SCALE	PAD.	RADIUS	SECT.	SECTION	T.	TILE	W/	WITH		
BLK.	BLOCK	DIA.	DIAMETER	FT.	FOOT OR FEET	INT.	INTERIOR			RAT.	RATING	S.E.D.	SEE ELECTRICAL DOCUMENTS	T.B.	TOWEL BAR	W.C.	WATER CLOSET		
BM.	BEAM	DIM.	DIMENSION	FTG.	FOOTING			O/	OVER										
BOT.	BOTTOM	DIST.	DISTANCE																

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IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120975 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 5/17/2023

HKIT ARCHITECTS
538 NINTH STREET SUITE 240 • OAKLAND, CA 94607
T 510 625 9800 • F 510 625 9801 • WWW.HKIT.COM

LICENSED ARCHITECT MELISSA REGAN-BYERS REN. 04-15-25 STATE OF CALIFORNIA

WAGNER RANCH ELEMENTARY SCHOOL RELOCATABLE PROJECT

350 CAMINO PABLO, ORINDA, CA 94563

JOB NO.	21010.03
DRAWN	-
CHECKED	-
JOB CAPTAIN	-

ISSUE

△	DATE	DESCRIPTION
	05.04.23	DSA SUBMITTAL
	05.08.23	DSA BACKCHECK

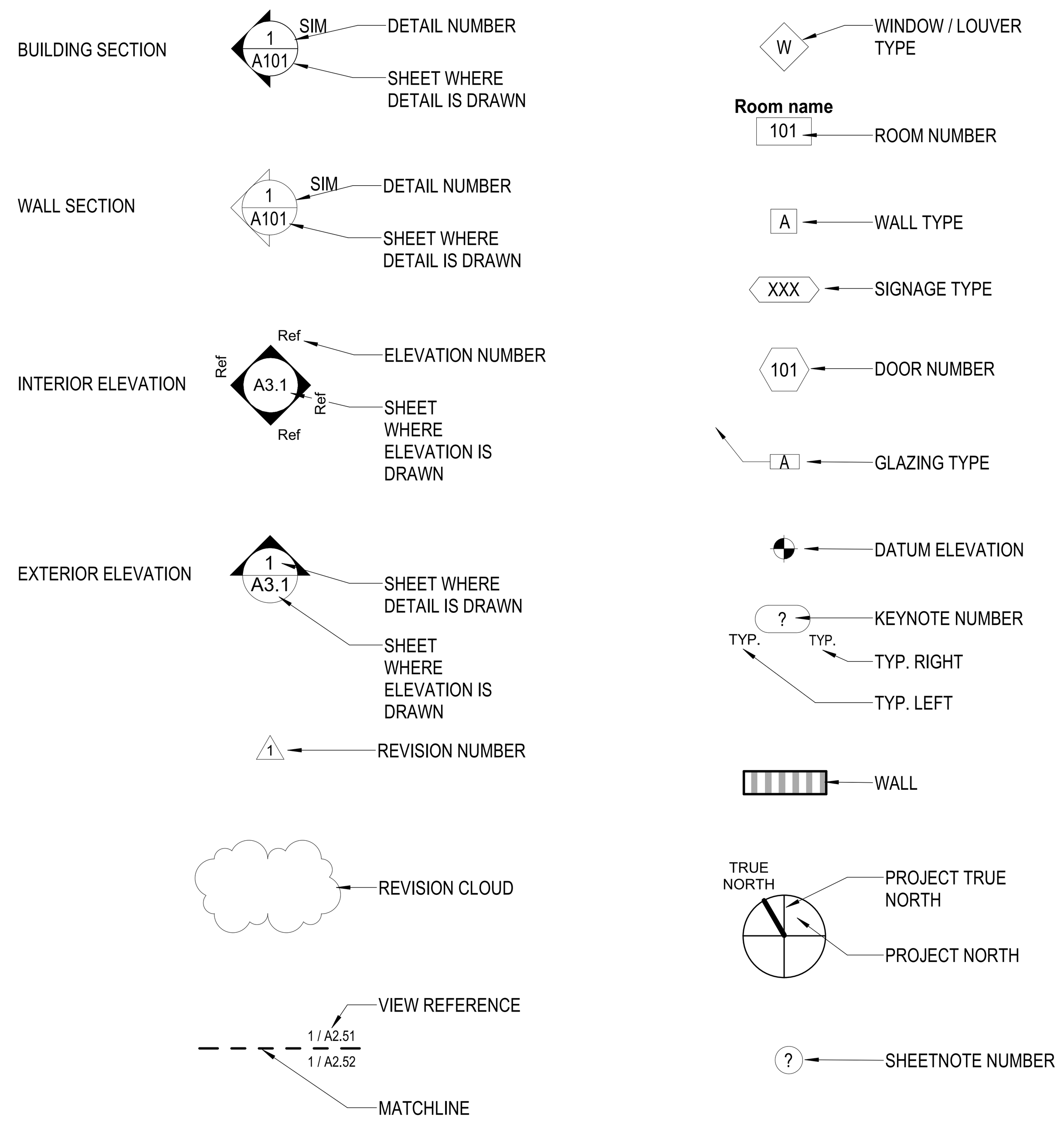
DRAWING TITLE
COVER SHEET

SCALE 3" = 1'-0"

G0.00

5/8/2023 2:47:34 PM

ARCHITECTURAL SYMBOLS



REGULATORY REQUIREMENTS

PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2023*

1. 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR*
2. 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR (2021 INTERNATIONAL BUILDING CODE, VOL. 1 & 2, AND 2022 CALIFORNIA AMENDMENTS)
3. 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR (2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
4. 2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR (2021 IAPMO UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
5. 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR (2021 IAPMO UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
6. 2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR
7. 2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR (2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
8. 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR (2021 INTERNATIONAL EXISTING BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
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. 2019 ASME A17.1/CSA B44-16 SAFETY CODE FOR ELEVATORS AND ESCALATORS (PER 2019 CBC PART 2 CH 35 NOTE: CAL/OSHA ELEVATOR UNIT ENFORCES CCR TITLE 8 AND USES THE 2004 ASME A17.1 BY ADOPTION.

PARTIAL LIST OF APPLICABLE STANDARDS

1. NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED)2016 EDITION
2. NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS (CA AMENDED)2016 EDITION
3. NFPA 17 STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS, 2017 EDITION
4. NFPA 17A STANDARD FOR WET CHEMICAL EXTINGUISHING SYSTEMS, 2017 EDITION
5. NFPA 20 STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION 2016 EDITION
6. NFPA 22 STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION, 2013 EDITION
7. NFPA 24 STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCE, 2016 EDITION
8. NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED), 2016 EDITION
9. NFPA 80 - STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES, 2016 EDITION
10. NFPA 2001 - STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS, 2015 EDITION
11. UL 300 - STANDARD FOR FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT, 2005 (R2010)
12. UL 464 - AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, INCLUDING ACCESSORIES, 2016 EDITION
13. UL 521 - STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS, 1999 EDITION

QUALITY ASSURANCE

A. THE PROJECT FALLS UNDER THE JURISDICTION OF THE DEPARTMENT OF THE STATE ARCHITECT (DSA), STATE OF CALIFORNIA.

B. DSA WILL INSPECT THE WORK PERIODICALLY PURSUANT TO TITLE 24, PART 1, SECTION 4-334, CCR.

C. MATERIAL TESTING SHALL BE CONDUCTED PER TITLE 24, PART 1, SECTION 4-335.
   1. ALL TESTING MUST BE DONE BY AN INDEPENDENT TESTING SERVICE EMPLOYED BY THE OWNER, AND APPROVED BY THE ARCHITECT.
   2. THE OWNER SHALL PAY FOR ALL TESTING PER TITLE 24, PART 1, SECTION 335(C), CCR.
   3. WHERE TEST RESULTS DO NOT MEET PROJECT REQUIREMENTS, THE CONTRACTOR SHALL BEAR ALL COSTS OF THE TESTING, INCLUDING REIMBURSEMENT OF THE TESTING FEES, TO THE OWNER.
   4. SPECIAL INSPECTIONS, WHERE REQUIRED, WILL BE PERFORMED PER TITLE 24, PART 1, SECTION 4-333(C), CCR.

PERMITS, FEES, AND NOTICES

A. PURSUANT TO THE GENERAL CONDITIONS, THE CONTRACTOR (OR THE SUBCONTRACTORS IT MAY ASSIGN) SHALL OBTAIN REQUIRED PERMITS FROM GOVERNING AUTHORITIES.

B. ANY REQUIREMENTS ISSUED WITH A PERMIT OR MARKED ON THE PERMIT SET OF CONSTRUCTION DOCUMENTS BY THE ISSUING AGENCY, AS CONDITIONS OF THE AGENCY'S PERMIT APPROVAL, SHALL BE REFERRED TO THE ARCHITECT FOR DIRECTION.

REPORTS AND APPROVALS

A. VERIFIED REPORTS MUST BE FILED BY THE ARCHITECT, INSPECTOR, AND CONTRACTOR.
   1. THE INSPECTOR SHALL FILE VERIFIED REPORTS PER TITLE 24, PART 1, SECTION 4-336.
   2. THE ARCHITECT SHALL FILE VERIFIED REPORTS PER TITLE 24, PART 1, SECTION 4-336.
   3. THE CONTRACTOR SHALL FILE VERIFIED REPORTS PER TITLE 24, PART 1, SECTION 4-336 AND 4-343(C).

B. IN ADDITION TO THE REQUIREMENTS OF THE GENERAL CONDITIONS, ALL ADDENDA AND CONSTRUCTION CHANGE DOCUMENTS REQUIRE DSA APPROVAL PURSUANT TO TITLE 24, PART 1, SECTION 4-338, CCR.
   1. CONSTRUCTION CHANGE DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.

DUTIES OF THE ARCHITECT AND CONTRACTOR

A. THE FOLLOWING SHALL PERFORM THE DUTIES DESCRIBED:
   1. THE ARCHITECT, PER TITLE 24, PART 1, SECTION 4-333(A) AND 4-341, CCR.
   2. THE CONTRACTOR, PER TITLE 24, PART 1, SECTION 4-343, CCR. 2.

OTHER REQUIREMENTS

A. A COPY OF PARTS 1 TO 5 TITLE 24, C.C.R. SHALL BE KEPT ON JOB SITE DURING CONSTRUCTION.

B. DSA SHALL BE NOTIFIED AT THE START OF CONSTRUCTION AND PRIOR TO THE PLACEMENT OF CONCRETE (SECTION 4-331), PART 1).

C. THE PROJECT INSPECTOR MUST BE EMPLOYED BY THE OWNER AND APPROVED BY THE ARCHITECT AND DSA. INSPECTION SHALL BE PREFORMED IN ACCORDANCE WITH SECTION 4-333(b), PART1, TITLE 24. THE DUTY OF THE INSPECTOR SHALL BE IN ACCORDANCE WITH SECTION 4-342, PART1, TITLE 24.

D. DSA IS NOT SUBJECT TO ARBITRATION.

E. ANY SUBSTITUTION SHALL BE CONSIDERED A CHANGE TO THE APPROVED APPLICATION AND SHALL BE SUBJECT TO FURTHER REVIEW AND APPROVAL BY DSA PRIOR TO FABRICATION, CONSTRUCTION, OR USE. SUBSTITUTION OF MAJOR STRUCTURAL ELEMENTS SUCH AS FRAMING ETC. MUST BE STAMPED AND SIGNED BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

F. BUILDINGS SHALL BE GROUNDED TO THE SITE PER TITLE 24, CCR.

G. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT THE SCHOOL BUILDING IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK.

PROJECT NOTES

1. ALL WORK SHALL CONFORM TO 2022 TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).
2. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. FIGURE DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT OR EQUIPMENT BY OTHERS.
6. REPETITIVE FEATURES ARE NOT DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
7. ALL EXISTING WORK WHICH IS DAMAGED, CUT OR REMOVED DURING AND AS A RESULT OF WORK UNDER THIS CONTRACT, AND WHICH IS TO REMAIN IN THE COMPLETED WORK SHALL BE RESTORED. PRINCIPAL ITEMS INCLUDE THE PATCHING OF WORK CUT AS A RESULT OF THE INSTALLATION OF OR REPAIR TO MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS; AND DEMOLITION ASSOCIATED WITH REMODELING.
8. CUTTING SHALL BE KEPT TO A MINIMUM. WHEREVER POSSIBLE UNDERLYING SUPPORT SYSTEMS SHALL BE LEFT INTACT. UNLESS NOTED OTHERWISE, NO CUTTING OF THE STRUCTURAL SYSTEM WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
9. THE EXACT EXTENT OF CUTTING AND PATCHING REQUIRED TO PERFORM WORK UNDER THIS CONTRACT SHALL BE DETERMINED BY THE CONTRACTOR. WHENEVER IT IS POSSIBLE TO VISUALLY DISTINGUISH THE PATCHWORK FROM SURROUNDING MATERIALS THE PATCH SHALL BE RECTANGULAR IN SHAPE OR MATCH A MODULAR UNIT IN MODULAR MATERIALS. PATCH ATTACHMENT HOLES FROM REMOVED ITEMS TO MATCH SURROUNDING SURFACE. PATCH SURFACES WHICH BECOME EXPOSED WHEN MOUNTED ITEMS ARE REMOVED. MAINTAIN FIRE RATING OF ASSEMBLIES, SEE SPECIFICATION SECTION 01045.
10. DEMOLITION AND REMOVAL WORK INCLUDES REQUIRED CAPPING AND DISCONNECTION OF ABANDONED SERVICES.
11. WHEN SUBSTITUTIONS OR REVISION OF EITHER A DETAIL OR AN ASSEMBLY SHOWN WITH A UL, CBC, OR GA LISTING NUMBER IS PROPOSED BY THE CONTRACTOR, A SIMILAR OR EQUAL TESTING MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BY DSA.
12. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO EITHER FACE OF (E) FINISH, FACE OF (N) STUDS, FACE OF CONCRETE AND CMU, OR CENTER LINE.
13. PROVIDE AND VERIFY SIZE AND LOCATION OF THE FOLLOWING: REQUIRED ACCESS DOORS, OPENINGS, FURRINGS, ANCHORS, INSERTS AND BLOCKING REQUIRED FOR ACCESSORIES, AND MECHANICAL AND ELECTRICAL EQUIPMENT.
14. WHERE A DOOR IS LOCATED NEAR THE CORNER OF A ROOM, AND IS NOT LOCATED BY THE PLAN DIMENSION OR DETAIL, THE DIMENSION SHALL BE 4-INCH FROM THE FACE OF WALL TO THE FINISH DOOR OPENING.
15. ALL NOTED ITEMS ARE TO BE PROVIDED NEW UNLESS NOTED AS EXISTING (E) OR OTHERWISE NOTED. REPLACE MEANS TO REMOVE EXISTING (E), IF NOT MISSING, AND PROVIDE NEW (N). U.O.N. SALVAGE MEANS TO REMOVE INTACT, DELIVER OR STORE AND PROTECT FOR RE-USE AS INDICATED. DELIVER TO DISTRICT MEANS DELIVER TO A LOCATION ON THIS CAMPUS WHERE DIRECTED BY THE SCHOOL DISTRICT.
16. HOLES IN WOOD FOR LAG SCREWS SHALL FIRST BE BORED TO THE SAME DIAMETER AND DEPTH AS THE SHANK. HOLES FOR THE THREADED PORTION SHALL BE BORED WITH A BIT NOT LARGER THAN THE BASE OF THE THREADS.
17. GENERAL CONTRACTORS AND ALL SUBCONTRACTORS ARE STRONGLY ADVISED TO VERIFY EXISTING SITE CONDITIONS PRIOR TO BID. SEE "INSTRUCTION TO BIDDERS" FOR TIME OF PRE-BID JOB WALK.
18. PAVED WALKS SHALL CONFORM TO SECTION 3325, TITLE 24.
19. ANY WORK ON THE FIRE ALARM SYSTEM WHERE APPLICABLE, SHALL BE BID TO THE GENERAL CONTRACTOR BY A SUBCONTRACTOR SPECIALIZING IN AND LICENSED TO INSTALL OR PERFORM WORK ON FIRE ALARM SYSTEMS. THE WORK SHALL NOT TO BE BID AS A SUBCONTRACT TO THE ELECTRICAL CONTRACTOR.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY WORK TO MAINTAIN SERVICE ON THE EXISTING INTRUSION/BURGLAR ALARM SYSTEM, FIRE ALARM CIRCUITS, AND/OR ANY OTHER CIRCUITRY TO COMPLETE ANY OTHER TASK THAT IS PART OF THIS CONTRACT.
21. ANY EXISTING EQUIPMENT INCLUDING BUT NOT LIMITED TO LOW VOLTAGE WIRING OR SYSTEM THAT IS DAMAGED OR LEADS TO ANY COMPONENT MALFUNCTION SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE SCHOOL DISTRICT. ALL EXISTING EQUIPMENT OR SYSTEMS ARE ASSUMED IN PROPER FUNCTIONING ORDER U.O.N. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE SCHOOL DISTRICT OF ANY MALFUNCTIONING EQUIPMENT OR SYSTEMS PRIOR TO WORK IN THE AREA OF SCOPE OF WORK.
22. EXISTING ELECTRICAL OUTLETS SHALL NOT BE REMOVED UNLESS REPLACED WITH LIKE KIND OUTLETS AT A SIMILAR LOCATION UNLESS APPROVED BY THE OWNER OR ARCHITECT.
23. HAZARDOUS MATERIAL TESTING, IF APPLICABLE WILL BE PROVIDED BY THE SCHOOL DISTRICT.
24. SUBSTITUTE MATERIALS AND SYSTEMS - SECTION 17(f) TITLE 21, GOVERNS AND READS IN PART. "THE ESTIMATED COST OF A PROJECT SHALL BE INCREASED AS NECESSARY TO INCLUDE THE ESTIMATED COST OF EVERY ALTERNATE BUILDING OR PORTION THEREOF SHOWN ON THE PLANS AND SPECIFICATIONS AS IF EACH ALTERNATE BUILDING AND PORTION WERE TO BE CONSTRUCTED SEPARATELY AND SIMULTANEOUSLY.
25. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK.
26. ALL ADDENDA AND CONSTRUCTION CHANGE DOCUMENT REQUIRE DSA APPROVAL PRIOR TO START OF WORK PURSUANT TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1, SECTION 4-338.
27. 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 OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONSTRUCTION DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CONSTRUCTION CHANGE DOCUMENT, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK.
28. ALL REQUIRED WORK SHALL BE COMPLETED TO ENTIRETY.
29. ALL EXISTING FINISHES DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE RESTORED, PATCHED, RECONSTRUCTED AND/OR PAINTED TO MATCH EXISTING ADJACENT SURFACE. MATCH PAINTING SHALL BE EXTENDED TO NATURAL BREAKS IN MATERIAL.
30. COMPLIANCE WITH CFC CHAPTER 33, FIRE SAFETY, SHALL BE ENFORCED DURING DEMOLITION AND CONSTRUCTION. CBC CHAPTER 33 SAFETY SHALL BE ENFORCED DURING CONSTRUCTION.
31. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CONSTRUCTION CHANGED DOCUMENT (CCD) APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.
32. A "DSA CERTIFIED" PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.
33. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.
34. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120975 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 5/17/2023

HKIT ARCHITECTS
538 NINTH STREET SUITE 240 • OAKLAND, CA 94607
T 510 625 9800 • F 510 625 9801 • WWW.HKIT.COM

LICENSED ARCHITECT
STATE OF CALIFORNIA

WAGNER RANCH ELEMENTARY SCHOOL RELOCATABLE PROJECT

350 CAMINO PABLO, ORINDA, CA 94563

JOB NO.	21010.03
DRAWN	-
CHECKED	-
JOB CAPTAIN	-

ISSUE

△	DATE	DESCRIPTION
	05.04.23	DSA SUBMITTAL
	05.08.23	DSA BACKCHECK

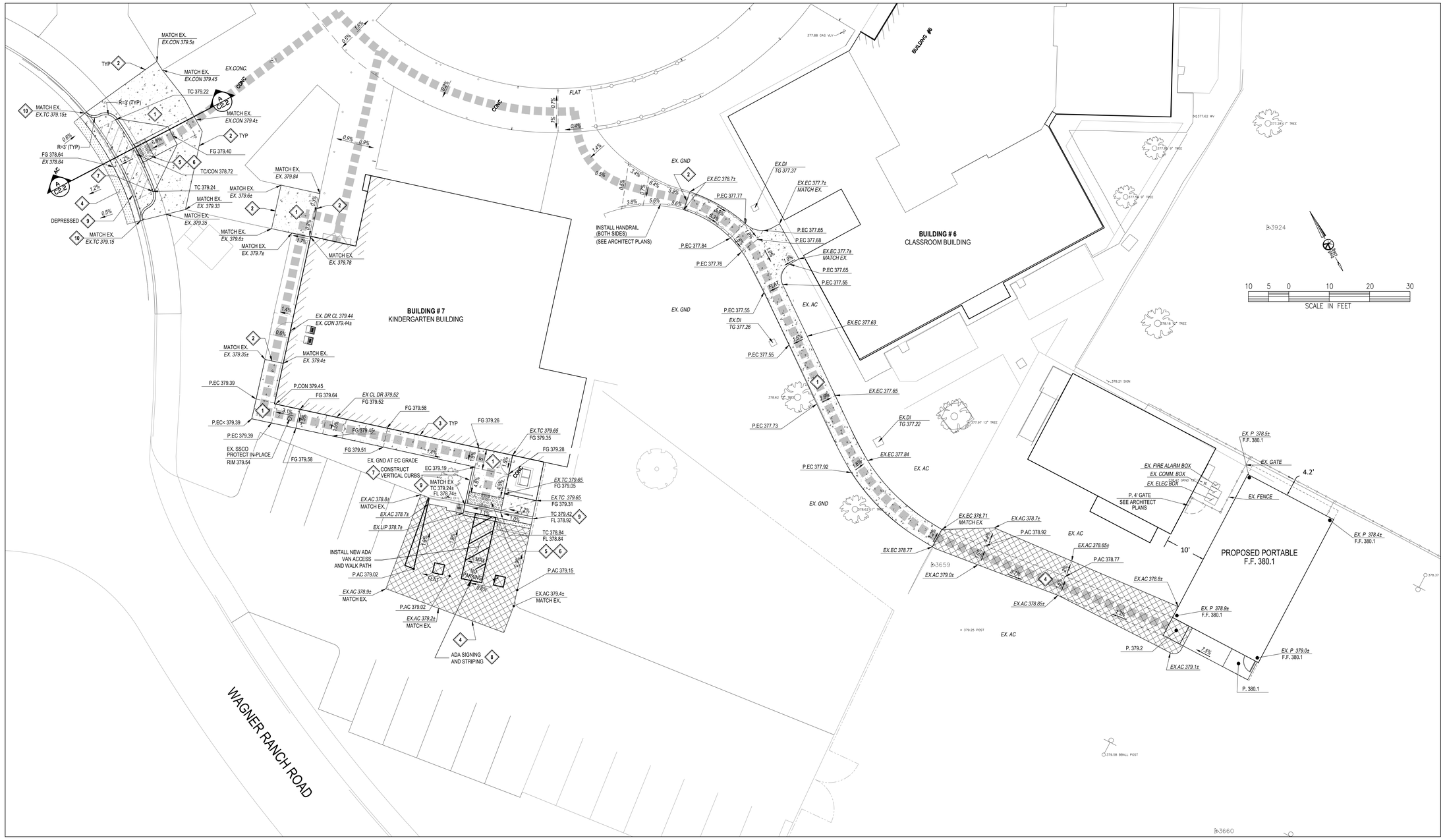
DRAWING TITLE

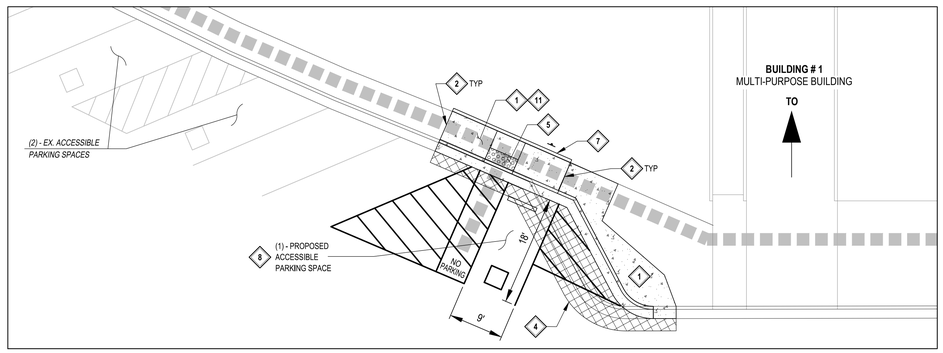
PROJECT DATA

SCALE 1/4" = 1'-0"

G0.01

C:\Users\ssageshima\Revit_Local_Files\21010.03_A_Central_ssageshima.rvt





2 ACCESSIBLE PARKING PLAN - LOT 2

1 SITE PLAN

CONSTRUCTION NOTES:

1. REMOVE AND REPLACE CONCRETE SIDEWALK - SEE DETAIL 1/C2.1
2. DOWEL INTO EXISTING CONCRETE - SEE DETAIL 2/C2.1
3. INSTALL ISOLATION JOINT ALONG BUILDING COLUMNS AND OTHER STRUCTURES - SEE DETAIL 2/C2.1
4. CONFORM EXISTING AC PAVEMENT- SEE DETAIL 3/C2.1
5. INSTALL FEDERAL YELLOW TRUNCATED DOMES PER CALTRANS STANDARD - SEE DETAIL 4/C2.2
6. INSTALL CASE "A" CURB RAMP - SEE DETAIL 4/C2.2
7. CONSTRUCT VERTICAL CURB (TYP M1-6) - SEE DETAIL 4/C2.1
8. SIGN AND STRIPE PARKING STALLS PER CALTRANS PLAN A90A - SEE DETAIL 1/C2.2
9. CONSTRUCT CURB & GUTTER (TYPE S1-6). - SEE DETAIL 4/C2.1
10. CONFORM TO EXISTING CURB
11. INSTALL CASE "C" CURB RAMP - SEE DETAIL 4/C2.2

LEGEND

- ADA PATHWAY
- REMOVE AND REPLACE EXISTING CONCRETE PATHWAY IN COMPLIANCE WITH ADA REQUIREMENTS
- REMOVE AND REPLACE EXISTING AC PAVING AND BASE - CONFORM TO EXISTING

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REGISTERED PROFESSIONAL ENGINEER
ROBERT E. BRIOSTI
No. 41828
CIVIL
STATE OF CALIFORNIA

WAGNER RANCH ELEMENTARY SCHOOL - PORTABLE

350 CAMINO PABLO
ORINDA, CA 94563

JOB NO.	220055
DRAWN	SN
CHECKED	RB
JOB CAPTAIN	MR
ISSUE	04/28/23

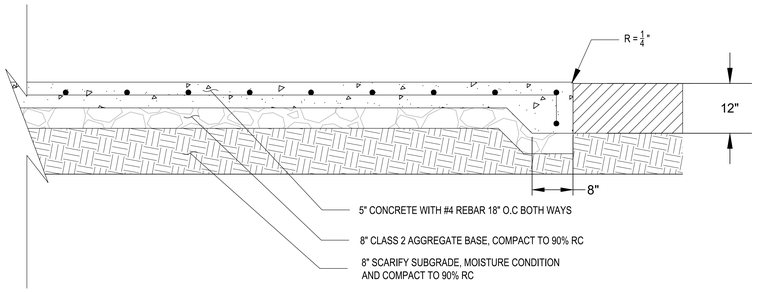
△	DATE	DESCRIPTION
1	05/04/23	DSA SUBMITTAL

DRAWING TITLE
GRADING AND DRAINAGE PLAN

SCALE As indicated

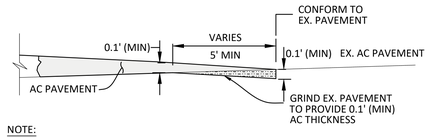
C1.0

K: PROJECTS / 2023 / 220050 Orinda School District Wagner Ranch



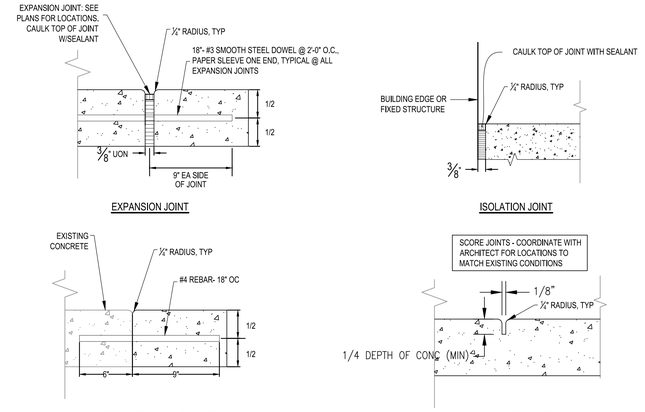
DEEPENED EDGE ALONG LANDSCAPE PLANTERS, AND/OR ALL TYPES OF CURBS AND ASPHALT CONCRETE

1 TYPICAL CONCRETE SIDEWALK
SCALE: NTS

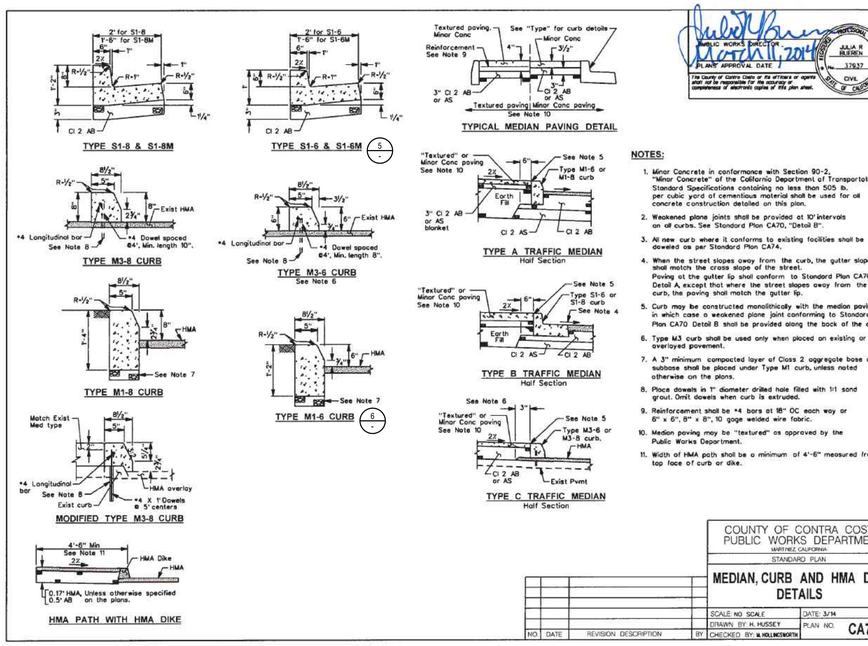


NOTE:
AT LOCATIONS WHERE THE PROPOSED GRADE IS 0.1' OR MORE ABOVE THE EXISTING ASPHALT SURFACE THE CONTRACTOR CAN OVERLAY INSTEAD OF REPLACING THE WHOLE PAVEMENT SECTION

3 TIE-IN PAVEMENT/CONFORM
SCALE: NTS

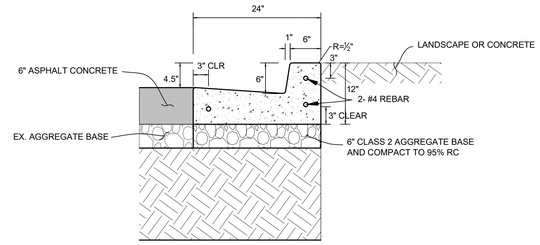


2 TYPICAL CONSTRUCTION JOINTS
SCALE: NTS

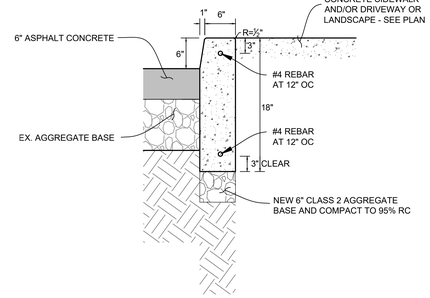


STD. PLAN CA71

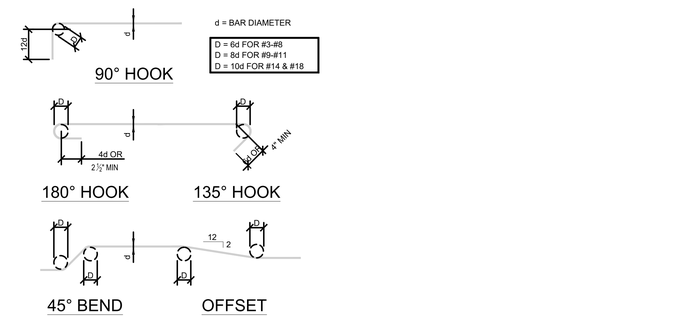
4 CONTRA COSTA COUNTY STD CURB DETAIL
NTS



5 TYPICAL CURB AND GUTTER
SCALE: NTS



6 TYPICAL VERTICAL CURB
SCALE: NTS



7 TYPICAL REINF BENDS, HOOKS AND OFFSETS
SCALE: NTS

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350 CAMINO PABLO
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JOB NO.	220055
DRAWN	SN
CHECKED	RB
JOB CAPTAIN	MR
ISSUE	04/28/23

△	DATE	DESCRIPTION
1	05/04/23	DSA SUBMITTAL

DRAWING TITLE
CIVIL DETAILS

SCALE As indicated

C2.1

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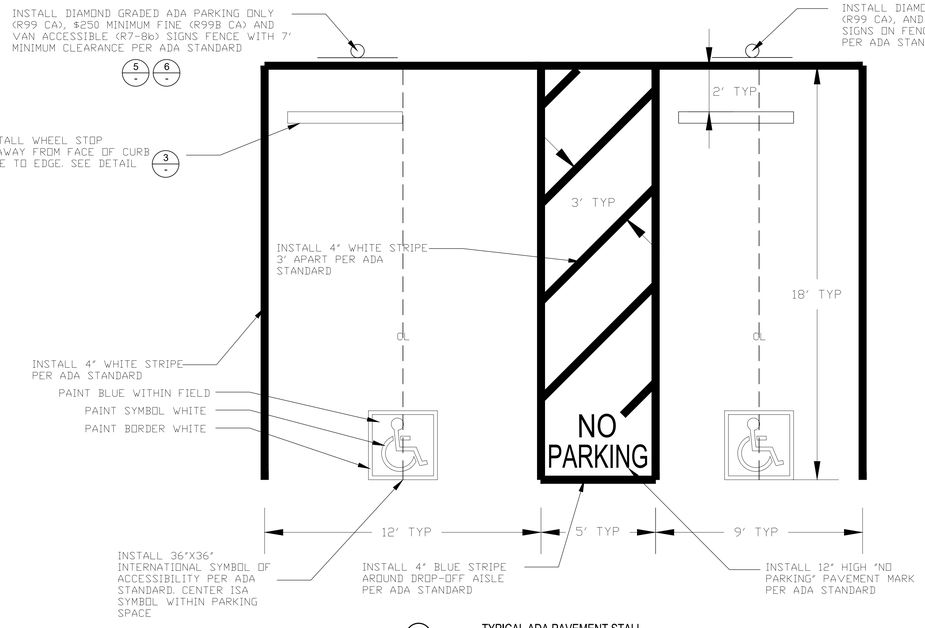
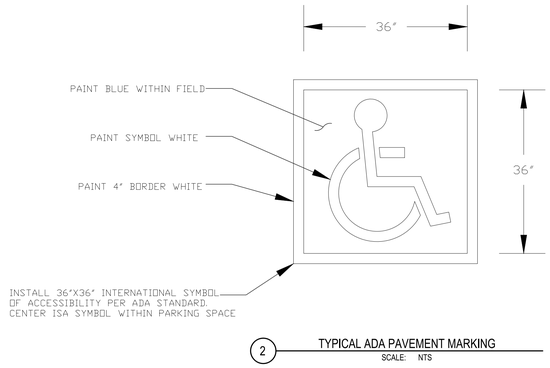
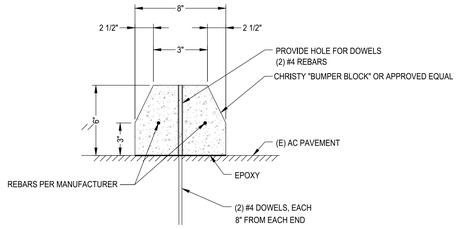


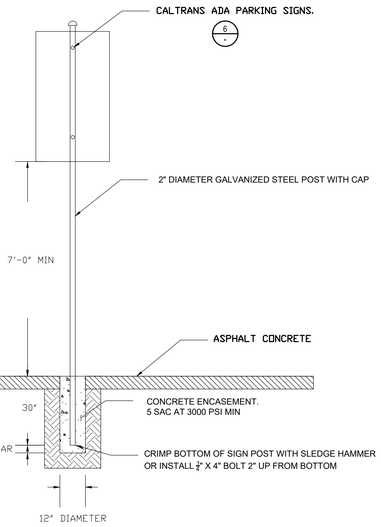
1 TYPICAL ADA PAVEMENT STALL
SCALE: NTS



2 TYPICAL ADA PAVEMENT MARKING
SCALE: NTS



3 WHEEL STOP
SCALE: NTS



5 TYPICAL SIGN POST INSTALLATION
SCALE: NTS

SIGN R99 (CA)

SIGN R99C (CA)
See Note 6

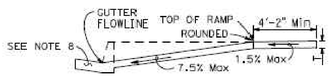
PLAQUE R99B (CA)
SIGN R99 (CA) with PLAQUE R99B (CA)
See Note 6

SIGN R7-8b
See Notes 2 and 6

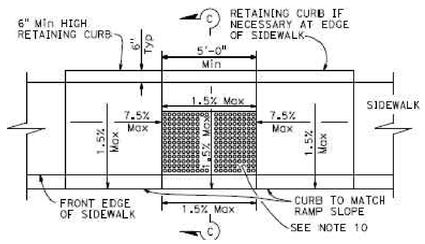
NOTE: BOTTOM OF THE LOWEST SIGN SHALL BE 7'-0" MIN

6 TYPICAL CALTRANS ACCESSIBLE PARKING SIGN
SCALE: NTS

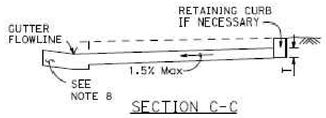
CASE A



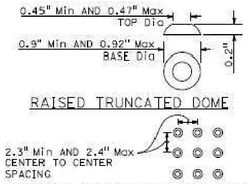
SECTION A-A



CASE C



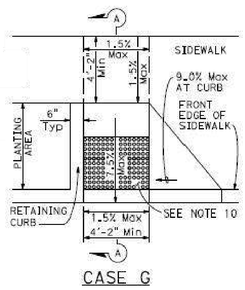
SECTION C-C



RAISED TRUNCATED DOME

RAISED TRUNCATED DOME PATTERN (IN-LINE)

DETECTABLE WARNING SURFACE

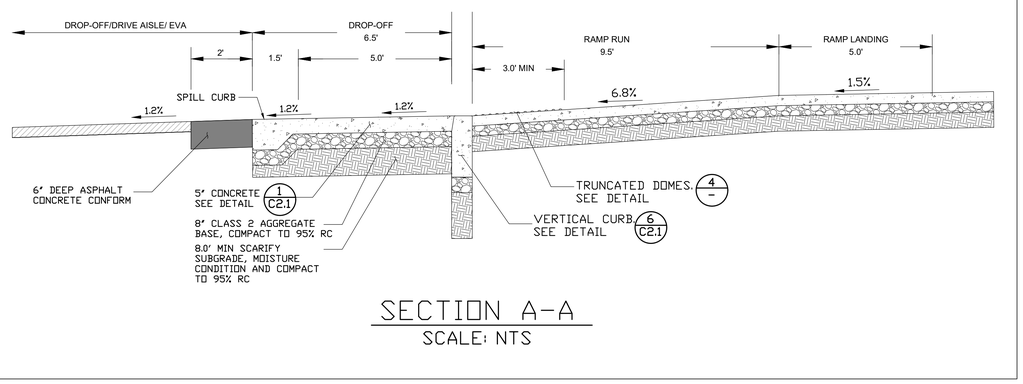


CASE G

NOTES:

1. As site conditions dictate, Case A through Case G curb ramps may be used for corner installations similar to those shown in Detail A and Detail B. The case of curb ramps used in Detail A do not have to be the same. Case A through Case G curb ramps also may be used at mid block locations, as site conditions dictate. For specific site condition configuration, including the conform to existing sidewalk, see Project Plans.
2. If distance from curb to back of sidewalk is too short to accommodate ramp and 4'-2" platform (landing) as shown in Case A, the sidewalk may be depressed longitudinally as in Case B or C or may be widened as in Case D.
3. When ramp is located in center of curb return, crosswalk configuration must be similar to that shown for Detail B.
4. As site conditions dictate, the retaining curb side and the flared side of the Case G ramp shall be constructed in reversed position.
5. The ramp portion of the curb ramp is a typical rectangle, unless modified in the Project Plans.
6. Side slope of ramp flares vary uniformly from a maximum of 9.0% at curb to conform with longitudinal sidewalk slope adjacent to top of the ramp, except in Case C and Case F.
7. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.
8. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1V:20H (5.0%). Gutter pan slope shall not exceed 1" of depth for each 2'-0" of width.
9. Transition gutter pan slope from 1" of depth for each 2'-0" of width to match typical gutter pan slope per Standard Plan A87A.
10. The detectable warning surface will be a rectangle as shown at back of curb, unless modified in the Project Plans. Curb ramps shall have a detectable warning surface that extends the full width and 3'-0" depth of the ramp. Detectable warning surfaces shall extend the full width of the ramp except a maximum gap of 1 inch is allowed on each side of the ramp. Detectable warning surfaces shall conform to the requirements in the Standard Specifications.
11. Sidewalk and ramp thickness, "T", shall be 3½" minimum.
12. Utility pull boxes, manholes, vaults and all other utility facilities within the boundaries of the curb ramp will be relocated or adjusted to grade by the owner prior to, or in conjunction with, curb ramp construction.
13. Detectable warning surface may have to be cut to allow removal of utility covers while maintaining detectable warning width and depth.

4 TYPICAL CALTRANS TRUNCATED DOMES AND RAMPS
SCALE: NTS



SECTION A-A
SCALE: NTS

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JOB CAPTAIN	MR
ISSUE	04/28/23

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DRAWING TITLE
CIVIL DETAILS

SCALE As indicated

C2.2

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5/8/2023 2:47:24 PM

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LPG Fire Protection Inc.
1742 Seville Way,
San Jose, CA 95131
luis@lpgfireprotection.com
C-16 990237
408-636-6803

Location: 8 Altarinda Rd. Orinda, CA 94563

REQUEST FOR INFORMATION

RFI Number:	
Date Submitted	4/23/2023
Cost Impact	☐
Schedule Impact	☐
Subject	Water Flow
Drawing / Spec Reference	
Trade	Fire Protection System
Trade RFI #	

Information Requested: Stewart Watson swatson@orindaschools.org Orinda Union School District

Seeking the water flow calculation from Fire Hydrant Near Field

Response:
Information is provide from the April 23,2023 Annual Fire Hydrant Inspection Report:

No.	Location	Flow Tested	GPM	Date Flushed	Cond.	Year/Style	Static	Residual	Pitot	Static Restore	Hydrant
	S. of Office	1635		4/23/23	Good	1985/ Greenberg	160	110	95	160	

95 psi @ 1635 GPM

Reviewer(s) Luis Gregorio 4/23/2023 [signature]

Date Returned

The Hydrant Flow Test Calculator measures the rated capacity at 20 psi of a fire hydrant. The rated capacity calculation is useful in determining the total water supply at a given point in the hydrant or water main. The calculation offers more useful information than the test flow by itself and is used by insurance underwriters. For more information see NFPA 291, AWWA M-17, or our web page on Hydrant Flow Testing.

Static Pressure (PSI): 160
Residual Pressure (PSI): 110

GENERAL NOTES

A. SEE CIVIL AND ELECTRICAL DRAWINGS FOR RESPECTIVE SCOPE OF REMOVAL WORK.

B. GENERAL CONTRACTOR RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITY LINES AND COORDINATION WITH CONSTRUCTION PRIOR TO WORK.

C. PROVIDE ANY AND ALL REMOVAL WORK NECESSARY TO ALLOW FOR INSTALLATION AND/OR CONSTRUCTION OF WORK TO BE PROVIDED.

D. RESTORE, PATCH, REPAIR, REPLACE TO CONDITION PRIOR TO START OF CONSTRUCTION ANY EXISTING ITEM REMOVED OR OTHERWISE MODIFIED TO ALLOW FOR INSTALLATION OR CONSTRUCTION OF WORK TO BE PROVIDED.

E. ALL FINISHES, INCLUDING BUT NOT LIMITED TO GROUND SURFACE, DISTURBED AS A RESULT OF CONSTRUCTION OR REMOVAL WORK SHALL BE RESTORED, PATCHED, REPAIRED, REPLACED, OR RECONSTRUCTED TO CONDITION PRIOR TO START OF CONSTRUCTION. FINISHED GROUND SURFACE TO MATCH EXISTING INCLUDING BUT NOT LIMITED TO GRADES/ELEVATIONS PRIOR TO START OF CONSTRUCTION. PREP AND PAINT ALL WORK PROVIDED THAT IS NOT FACTORY FINISHED. COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS.

F. SEE SIGNAGE SCHEDULE FOR SIGNAGE INFORMATION.

G. PV ENERGY SYSTEMS WITH POWER OUTPUT AND BATTERY STORAGE ARE NOT REQUIRED FOR THIS PROJECT.

SITE PLAN LEGEND

- AREA OF SCOPE OF WORK
- NO WORK THIS BUILDING
- 20'-0" WIDE EMERGENCY VEHICLE ACCESS ROUTE
- INDICATES ACCESSIBLE PATH OF TRAVEL IS A BARRIER FREE ACCESS ROUTE WTHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAX. SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. AND ATLEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ARCHITECT TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED UNDER THIS PROJECT AND PATH OF TRAVEL COMPLIES WITH CBC 11B.
- PROPERTY LINE
- ASSUMED PROPERTY LINE
- (E) FIRE HYDRANT
- B — ACCESSIBLE BOY'S RESTROOM TO SERVE AREA OF WORK, SEE 3/A2.01
- G — ACCESSIBLE GIRL'S RESTROOM TO SERVE AREA OF WORK, SEE 2/A2.01
- S — ACCESSIBLE STAFF RESTROOM TO SERVE AREA OF WORK, SEE 1/A2.01
- DF — ACCESSIBLE DRINKING FOUNTAIN TO SERVE AREA OF WORK, SEE 2/A2.03

PARKING COUNT

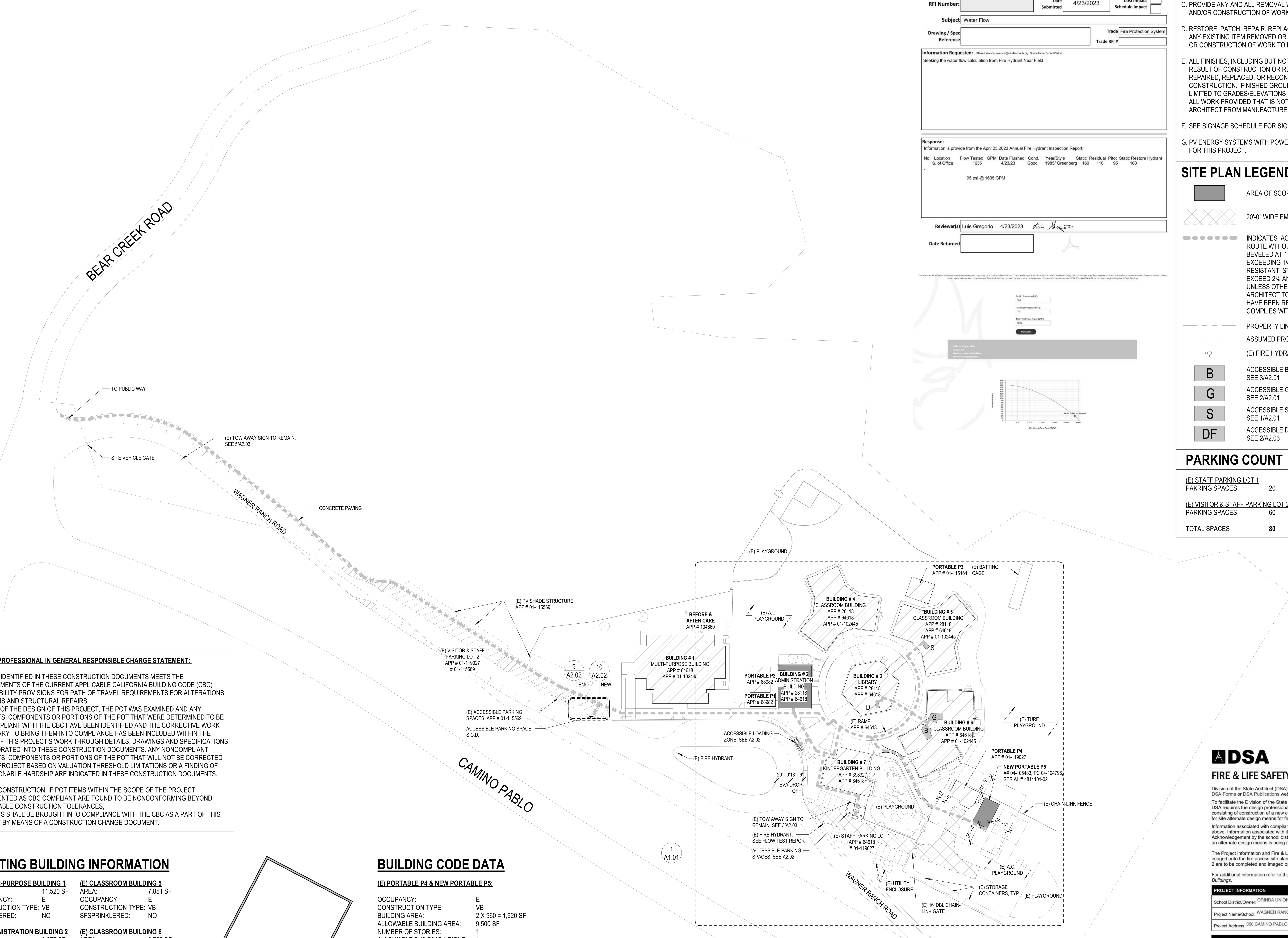
(E) STAFF PARKING LOT 1
PARKING SPACES 20

(E) VISITOR & STAFF PARKING LOT 2
PARKING SPACES 60

TOTAL SPACES **80**

ACCESSIBLE SPACES AT PARKING LOT 1
REQUIRED: 1
PROVIDED: 2 (1 VAN ACC.)

ACCESSIBLE SPACES AT PARKING LOT 2
REQUIRED: 3
PROVIDED: 3 (1 VAN ACC.)



1 OVERALL SITE PLAN
1" = 60'-0"

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 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 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 A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

EXISTING BUILDING INFORMATION

(E) MULTI-PURPOSE BUILDING 1
AREA: 11,520 SF
OCCUPANCY: E
CONSTRUCTION TYPE: VB
SPRINKLERED: NO

(E) ADMINISTRATION BUILDING 2
AREA: 2,877 SF
OCCUPANCY: B
CONSTRUCTION TYPE: VB
SPRINKLERED: NO

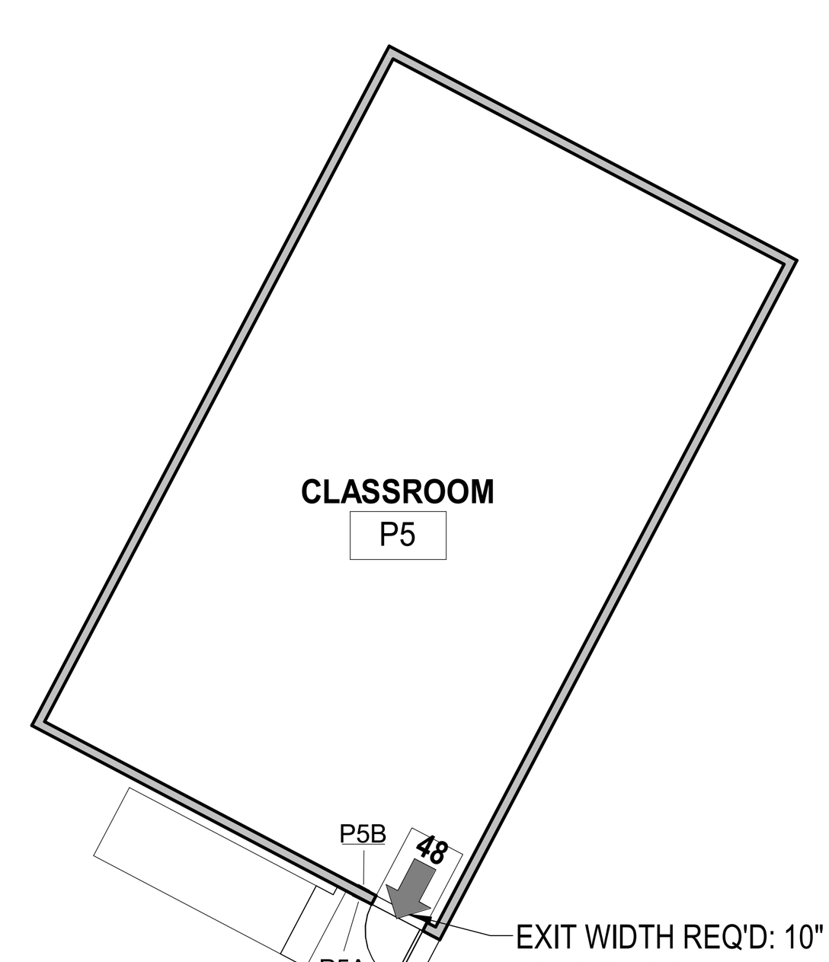
(E) LIBRARY BUILDING 3
AREA: 4,804 SF
OCCUPANCY: E
CONSTRUCTION TYPE: VB
SPRINKLERED: NO

(E) CLASSROOM BUILDING 4
AREA: 7,851 SF
OCCUPANCY: E
CONSTRUCTION TYPE: VB
SPRINKLERED: NO

(E) CLASSROOM BUILDING 5
AREA: 7,851 SF
OCCUPANCY: E
CONSTRUCTION TYPE: VB
SFSPRINKLERED: NO

(E) CLASSROOM BUILDING 6
AREA: 8,723 SF
OCCUPANCY: E
CONSTRUCTION TYPE: VB
SPRINKLERED: NO

(E) KINDERGARTEN BUILDING 7
AREA: 3,797 SF
OCCUPANCY: E
CONSTRUCTION TYPE: VB
SPRINKLERED: NO



EXIT WIDTH REQ'D: 10"
48 x 0.2 = 9.6
WIDTH PROVIDED:36"

BUILDING CODE DATA

(E) PORTABLE P4 & NEW PORTABLE P5:

OCCUPANCY: E
CONSTRUCTION TYPE: VB
BUILDING AREA: 2 X 960 = 1,920 SF
ALLOWABLE BUILDING AREA: 9,500 SF
NUMBER OF STORIES: 1
ALLOWABLE BUILDING HEIGHT: 1

LOAD FACTOR (CLASSROOM): 20 NET
OF OCCUPANTS: 960/20 = 48

REQUIRED FIRE SEPARATION DISTANCE FOR TYPE VB, E OCCUPANCY = 10'
FIRE SEPARATION DISTANCE PROVIDED = 10' BETWEEN P4 & BUILDING 6; 30' @ OTHER THREE SIDES; SEE OVERALL SITE PLAN

NOTES:

THE DESIGN PROFESSIONAL IN CHARGE HAS VERIFIED THAT NO FUEL-BURNING APPLIANCES OR FUEL-BURNING FIREPLACE WILL BE USED IN THE CLASSROOM. THE CLASSROOM WILL NOT BE SUPPLIED BY A FORCED-AIR FURNACE.

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: ORINDA UNION SCHOOL DISTRICT
Project Name/School: WAGNER RANCH ELEMENTARY PORTABLE PROJECT
Project Address: 350 CAMINO PABLO, ORINDA, CA 94563

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: http://egis.fire.ca.gov/FHSZ/	Moderate ☐	High ☐	Very High ☑
	Wildland Interface Area (WIFA) *(If any designations are checked, project design must meet the requirements of CBC Chapter 7A.)*			WIFA ☑

DGS DSA 810 (revised 12/29/20) DIVISION OF THE STATE ARCHITECT — DEPARTMENT OF GENERAL SERVICES — Page 1 of 4 STATE OF CALIFORNIA

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LICENSED ARCHITECT
MELISSA REGAN MYERS
REN. 04-30-25
STATE OF CALIFORNIA

WAGNER RANCH ELEMENTARY SCHOOL RELOCATABLE PROJECT

350 CAMINO PABLO, ORINDA, CA 94563

JOB NO.	21010.03
DRAWN	-
CHECKED	-
JOB CAPTAIN	-

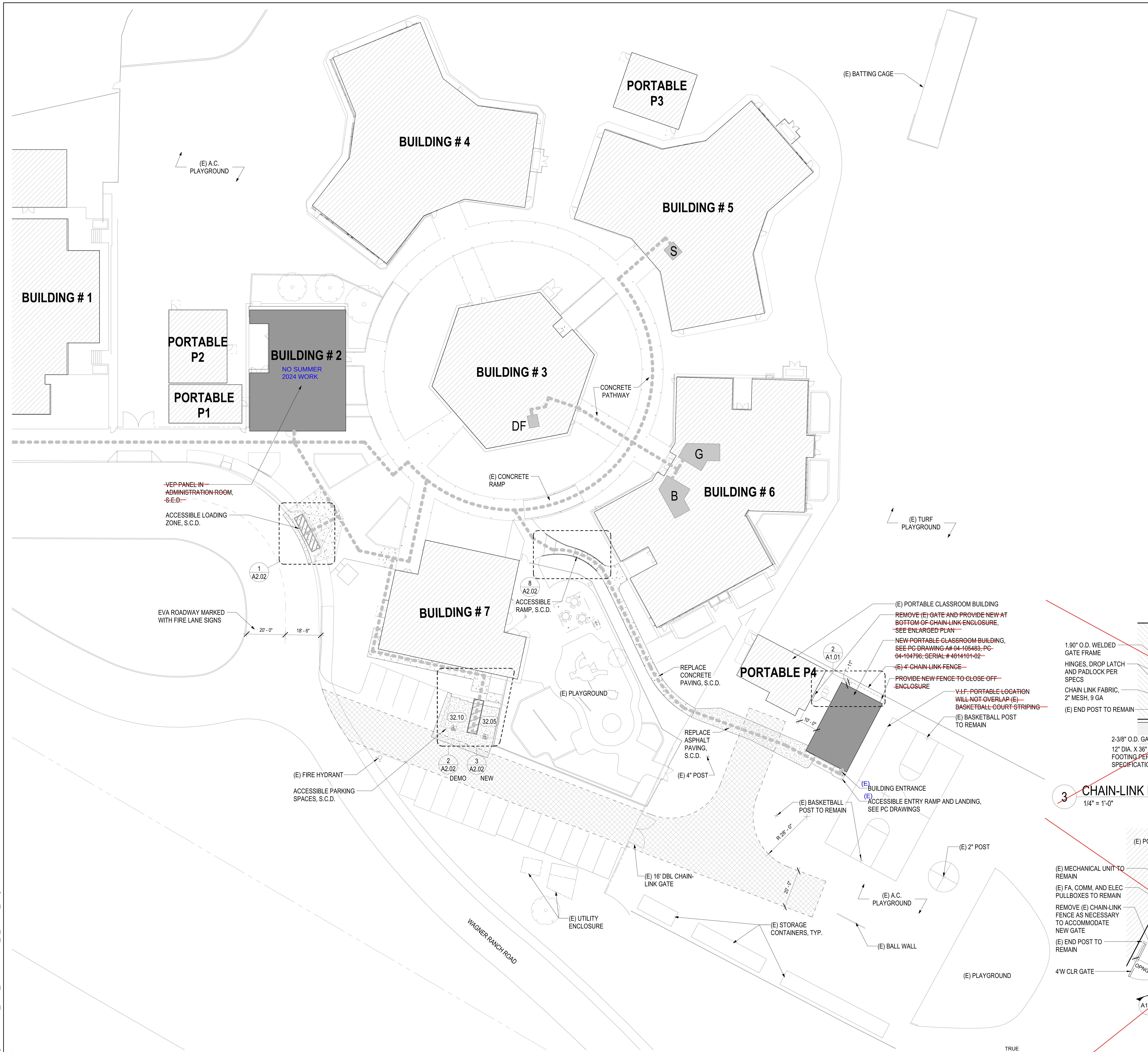
ISSUE

	DATE	DESCRIPTION
	05.04.23	DSA SUBMITTAL
	05.08.23	DSA BACKCHECK

DRAWING TITLE
OVERALL SITE PLAN

SCALE As indicated

A1.00



1 ENLARGED SITE PLAN
1" = 20'-0"

GENERAL NOTES

A. SEE CIVIL AND ELECTRICAL DRAWINGS FOR RESPECTIVE SCOPE OF REMOVAL WORK.

B. GENERAL CONTRACTOR RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITY LINES AND COORDINATION WITH CONSTRUCTION PRIOR TO WORK.

C. PROVIDE ANY AND ALL REMOVAL WORK NECESSARY TO ALLOW FOR INSTALLATION AND/OR CONSTRUCTION OF WORK TO BE PROVIDED.

D. RESTORE, PATCH, REPAIR, REPLACE TO CONDITION PRIOR TO START OF CONSTRUCTION ANY EXISTING ITEM REMOVED OR OTHERWISE MODIFIED TO ALLOW FOR INSTALLATION OR CONSTRUCTION OF WORK TO BE PROVIDED.

E. ALL FINISHES, INCLUDING BUT NOT LIMITED TO GROUND SURFACE, DISTURBED AS A RESULT OF CONSTRUCTION OR REMOVAL WORK SHALL BE RESTORED, PATCHED, REPAIRED, REPLACED, OR RECONSTRUCTED TO CONDITION PRIOR TO START OF CONSTRUCTION. FINISHED GROUND SURFACE TO MATCH EXISTING INCLUDING BUT NOT LIMITED TO GRADES/ELEVATIONS PRIOR TO START OF CONSTRUCTION. PREP AND PAINT ALL WORK PROVIDED THAT IS NOT FACTORY FINISHED. COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS.

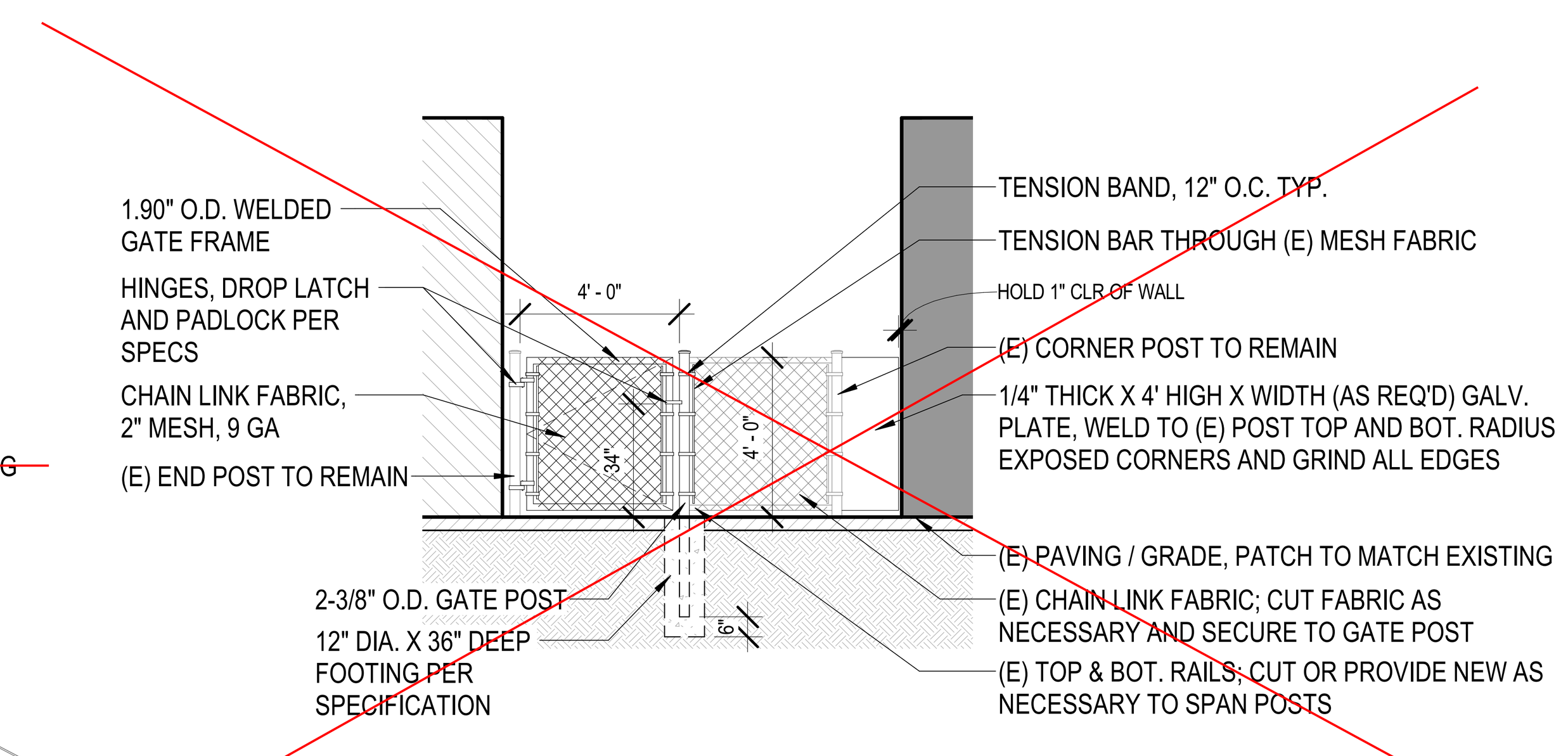
F. PROVIDE ASSISTIVE LISTENING DEVICE SIGNAGE IN PORTABLE CLASSROOM AND ASSISTIVE LISTENING DEVICES AT MAIN OFFICE.

SHEET NOTES

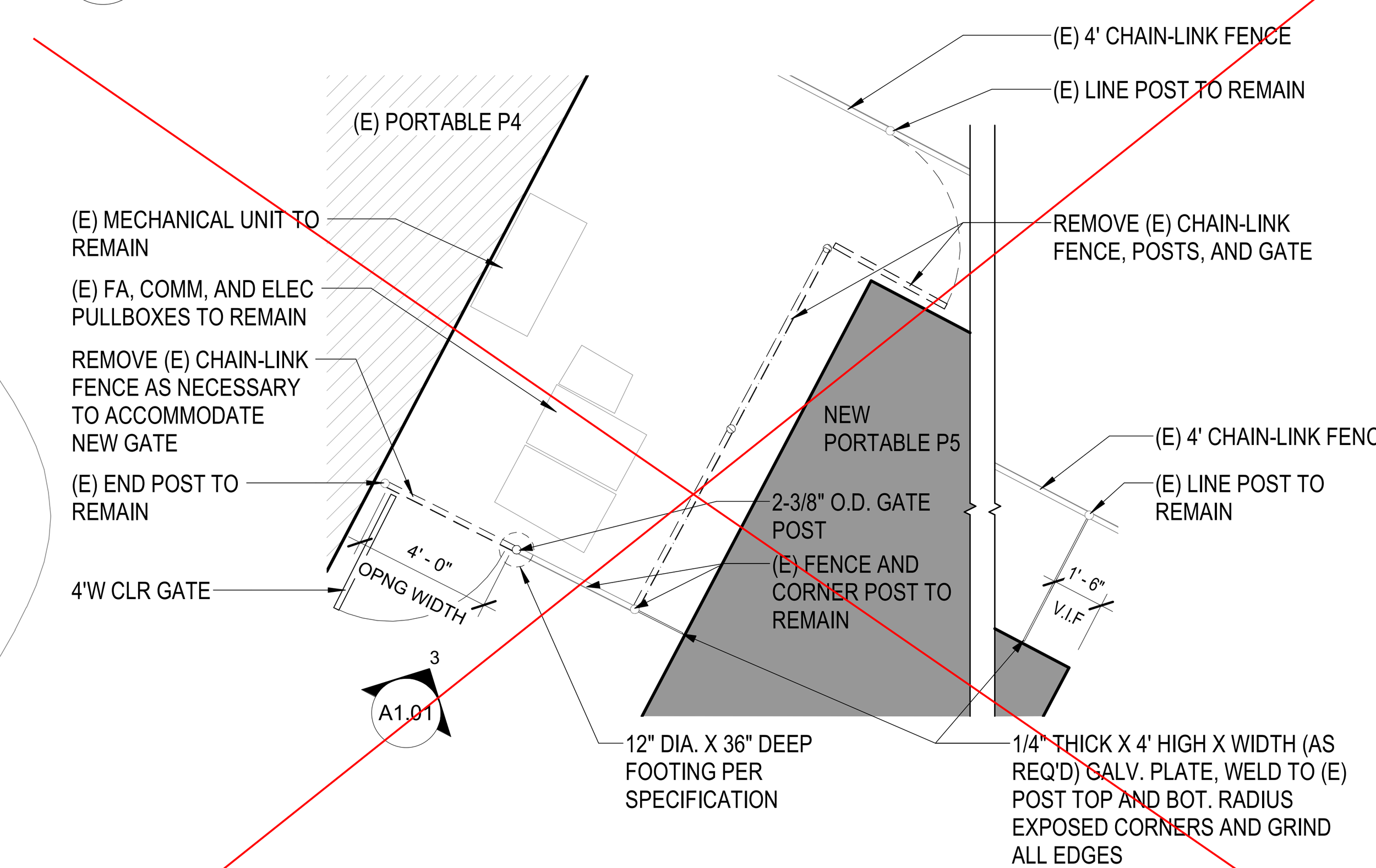
32.05 ACCESSIBLE PARKING, S.C.D.
32.10 ACCESSIBLE VAN PARKING, S.C.D.

SITE PLAN LEGEND

- AREA OF SCOPE OF WORK
- REPLACE CONC. PAVING, S.C.D.
- NO WORK THIS BUILDING
- REPLACE A.C. PAVING, S.C.D.
- 20'-0" WIDE EMERGENCY VEHICLE ACCESS ROUTE
- INDICATES ACCESSIBLE PATH OF TRAVEL IS 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 ATLEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ARCHITECT TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED UNDER THIS PROJECT AND PATH OF TRAVEL COMPLIES WITH CBC 11B.
- PROPERTY LINE
- ASSUMED PROPERTY LINE
- (E) FIRE HYDRANT
- B ACCESSIBLE BOY'S RESTROOM TO SERVE AREA OF WORK, SEE 3/A2.01
- G ACCESSIBLE GIRL'S RESTROOM TO SERVE AREA OF WORK, SEE 2/A2.01
- S ACCESSIBLE STAFF RESTROOM TO SERVE AREA OF WORK, SEE 1/A2.01
- DF ACCESSIBLE DRINKING FOUNTAIN TO SERVE AREA OF WORK, SEE 2/A2.03



3 CHAIN-LINK ENCLOSURE AND GATE ELEVATION
1/4" = 1'-0"



2 ENLARGED CHAIN-LINK ENCLOSURE PLAN
1/4" = 1'-0"

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LICENSED ARCHITECT MELISSA REGAN MYERS REN. 04-30-25 STATE OF CALIFORNIA

WAGNER RANCH ELEMENTARY SCHOOL RELOCATABLE PROJECT

350 CAMINO PABLO, ORINDA, CA 94563

JOB NO.	21010.03
DRAWN	-
CHECKED	-
JOB CAPTAIN	-

ISSUE

DATE	DESCRIPTION
05.04.23	DSA SUBMITTAL
05.08.23	DSA BACKCHECK

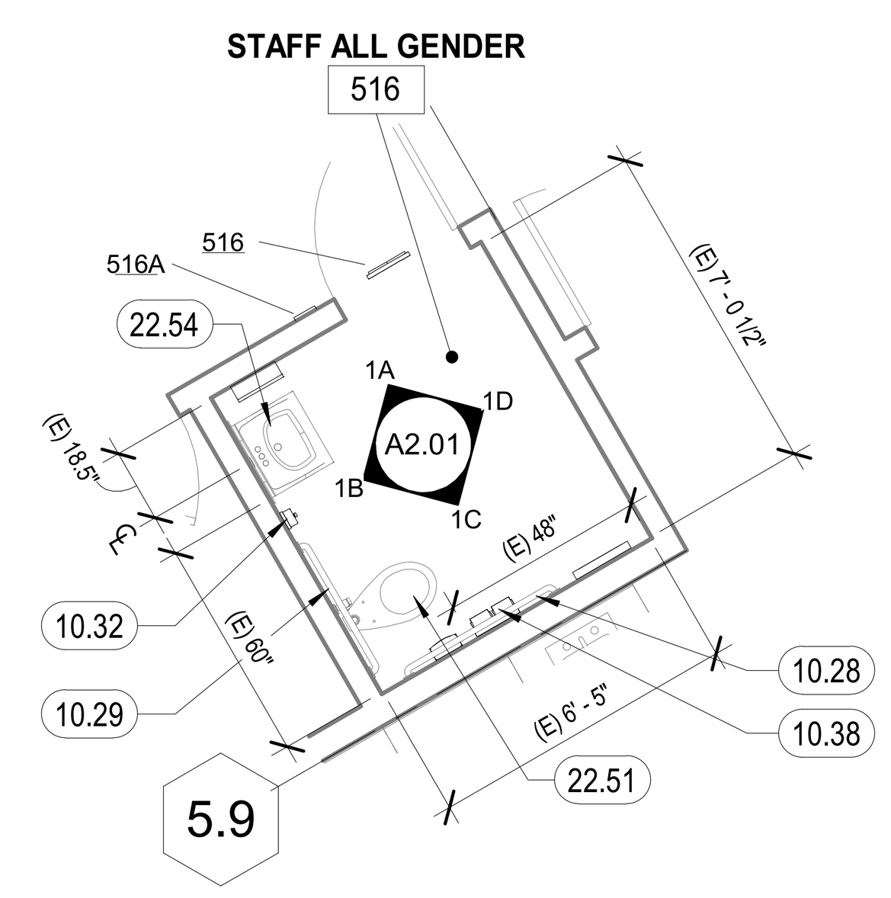
DRAWING TITLE
ENLARGED SITE PLAN

SCALE As indicated

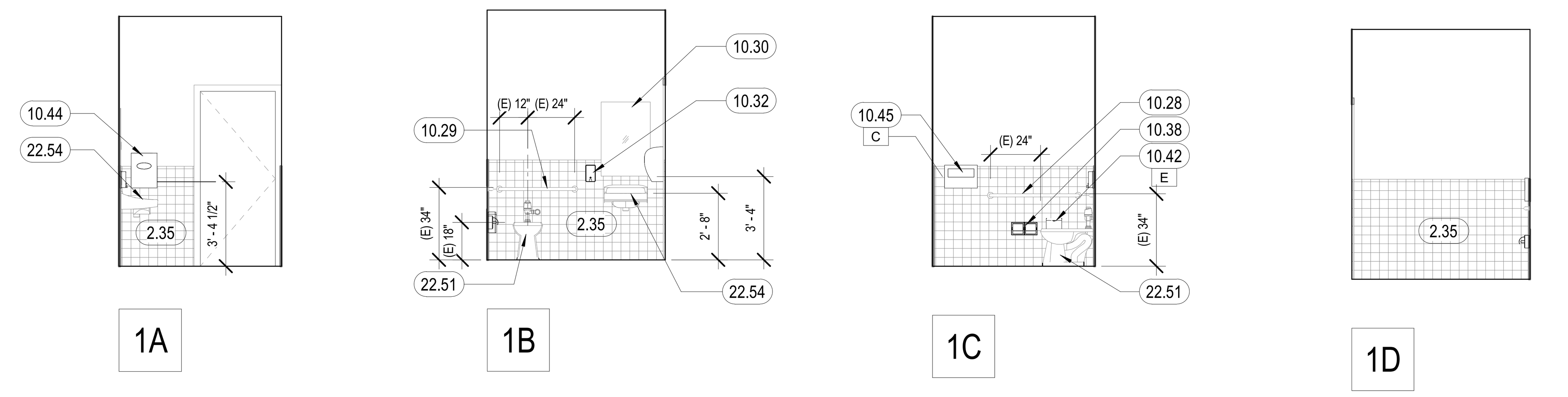
A1.01

FOR DSA APPROVAL

THIS DRAWING REPRESENTS EXISTING CONDITIONS FOR DSA APPROVAL. NO WORK UNLESS NOTED AS NEW.



1 516 STAFF ALL GENDER RESTROOM - (E) PLAN
1/4" = 1'-0"
DSA APP. # 01-102445



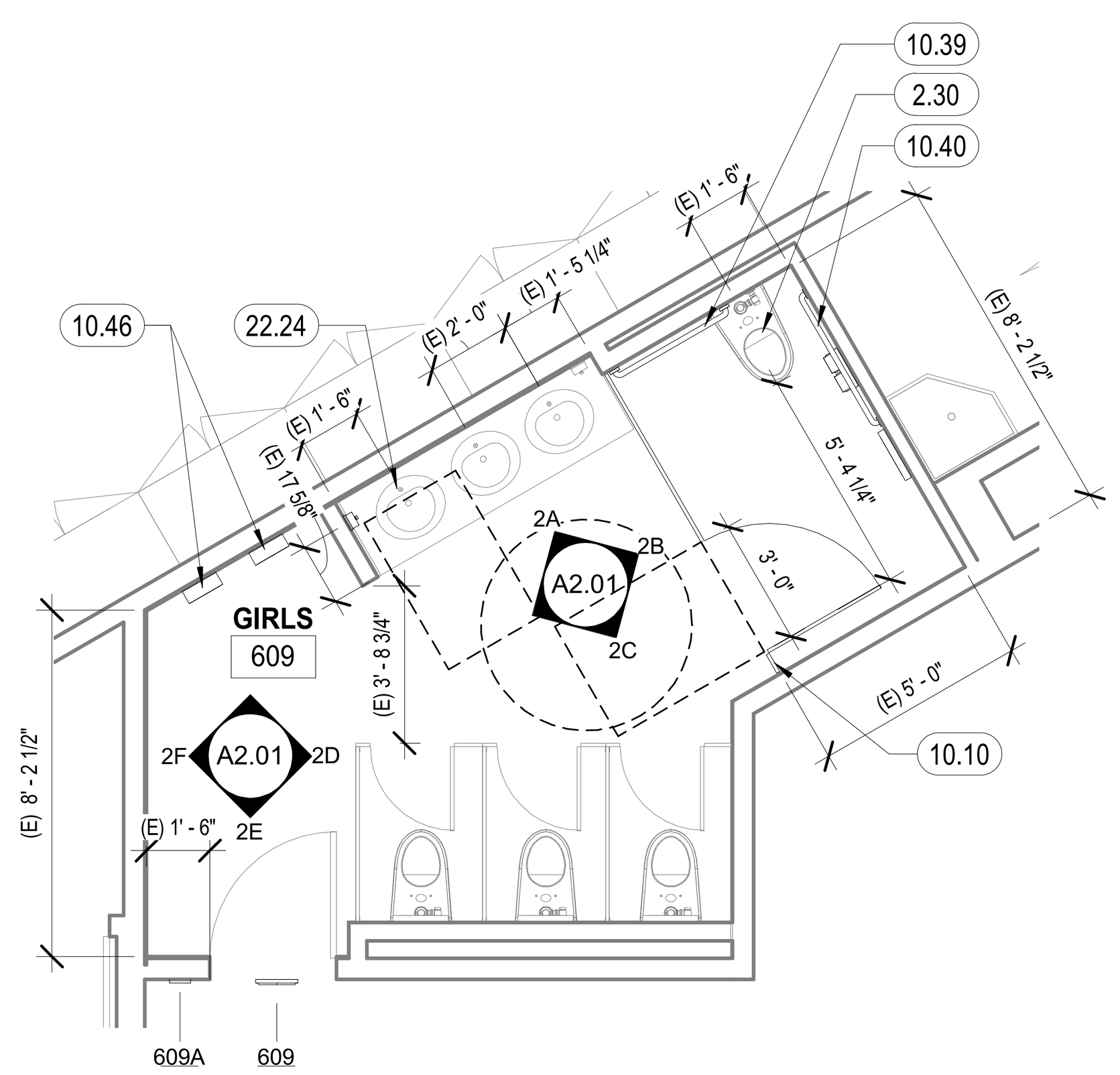
516 STAFF ALL GENDER RESTROOM - (E) INTERIOR ELEVATIONS
1/4" = 1'-0"

NOTE: PATCH AND PAINT (E) GYP. BD. WALLS AS NECESSARY FOLLOWING POSSIBLE RELOCATION OF ACCESSORIES; V.I.F.

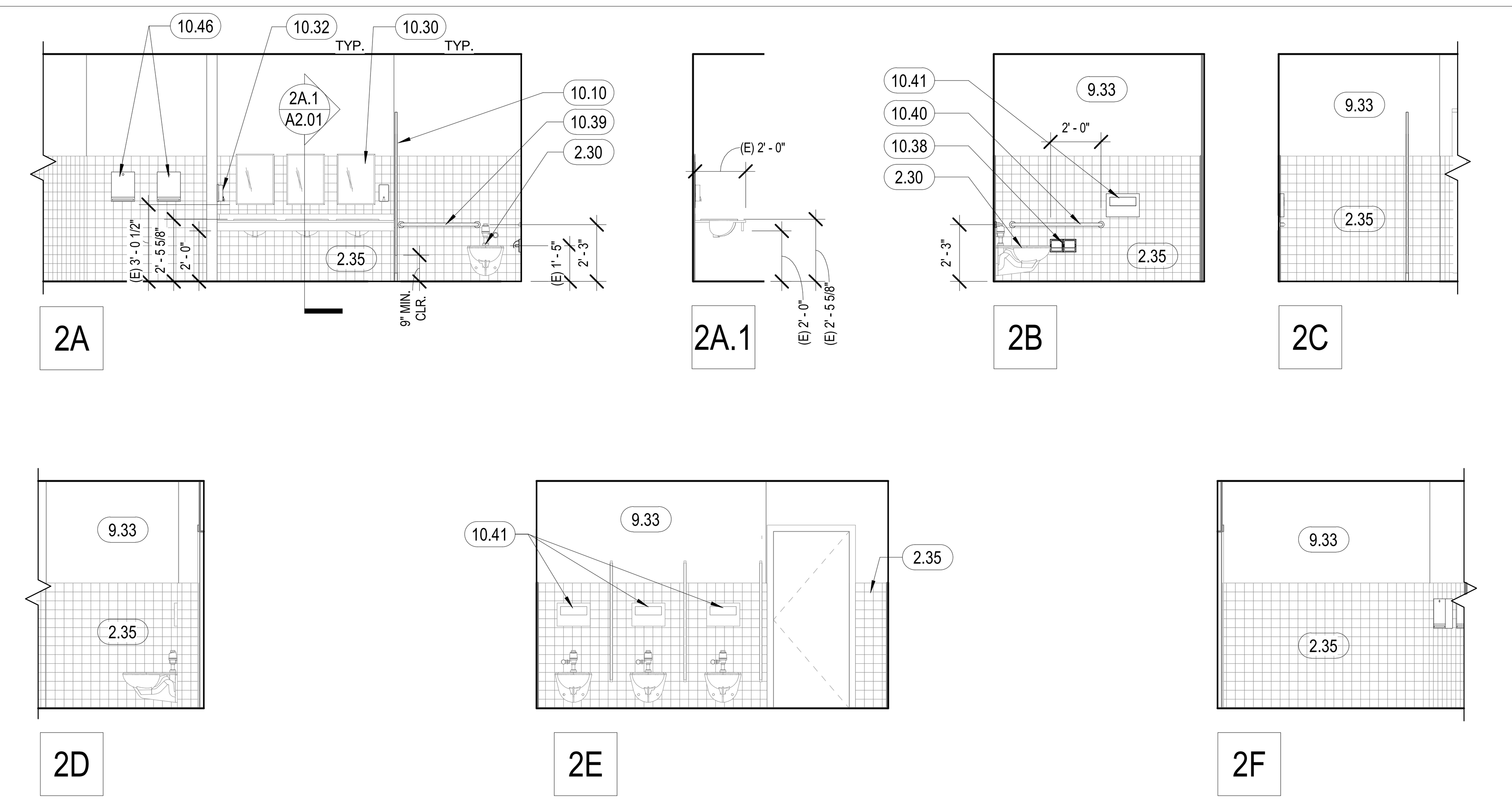
USE ADULT AGE GROUP FOR FIXTURE AND ACCESSORY DIMENSIONS, SEE SHEET A2.03

FOR DSA APPROVAL

THIS DRAWING REPRESENTS EXISTING CONDITIONS FOR DSA APPROVAL. NO WORK UNLESS NOTED AS NEW.



2 609 GIRLS - EXISTING PLAN
1/4" = 1'-0"
DSA APP# 64618

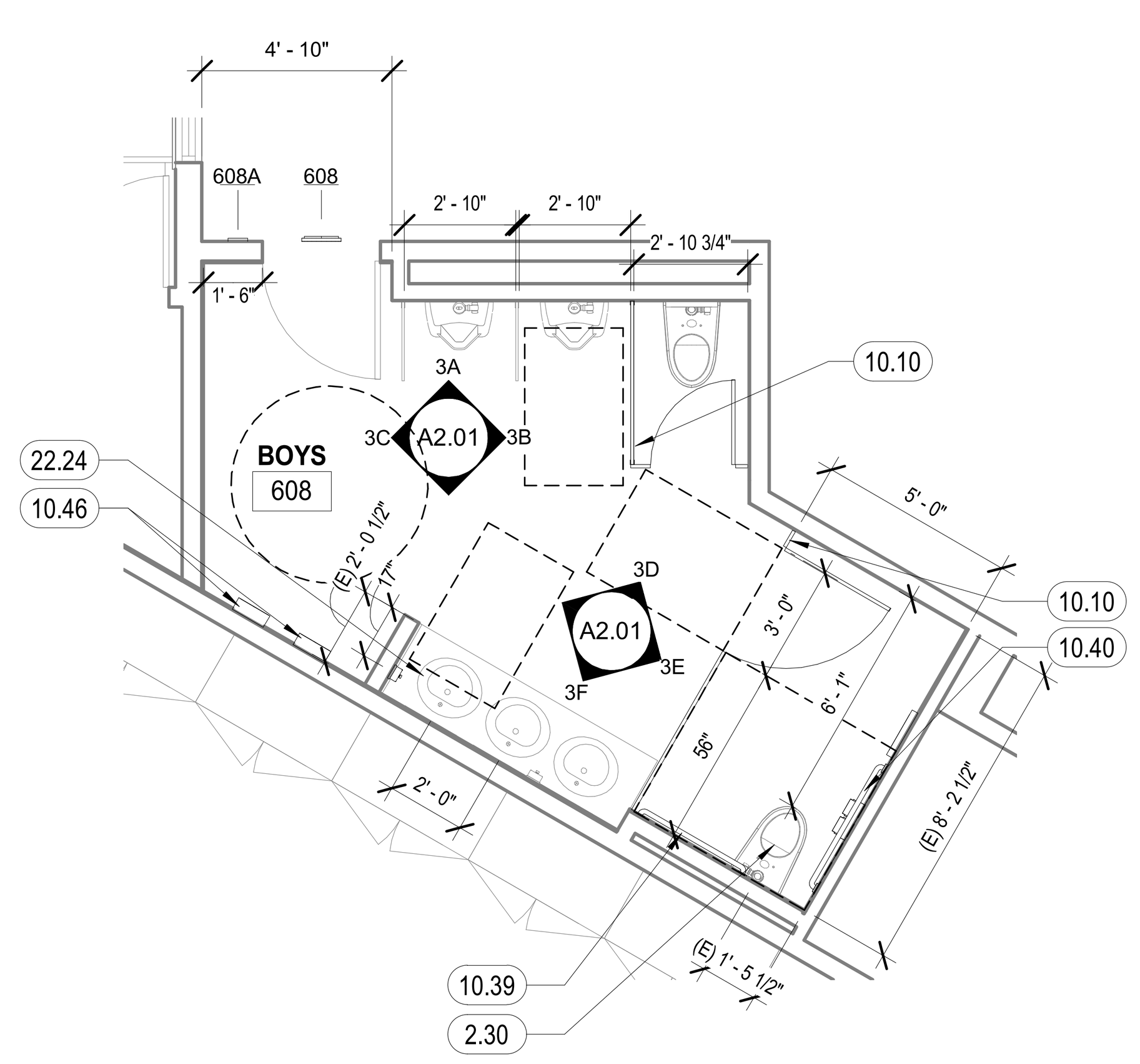


609 GIRLS - EXISTING INTERIOR ELEVATIONS
1/4" = 1'-0"

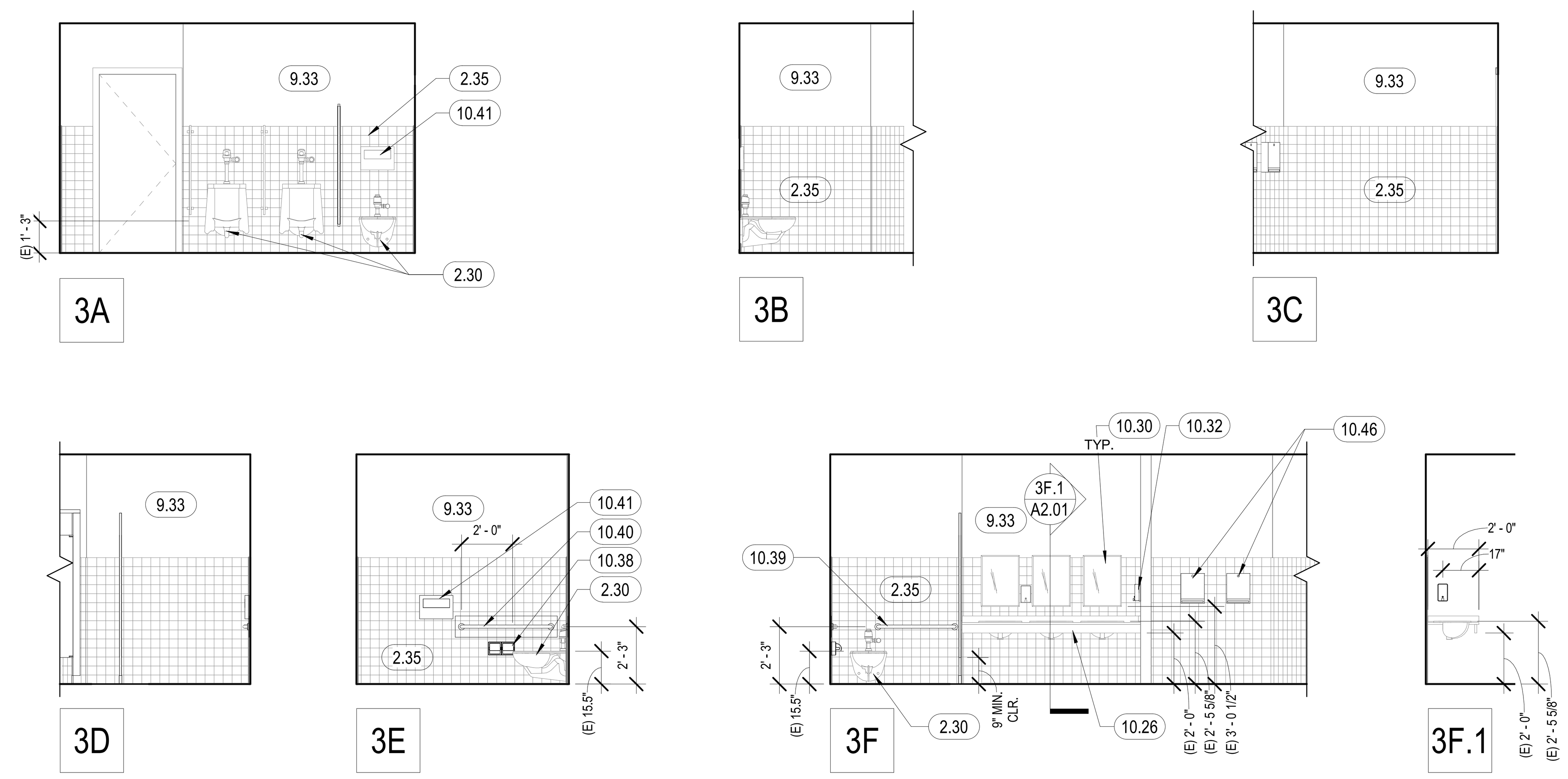
USE AGE GROUP 9-12 FOR FIXTURE AND ACCESSORY DIMENSIONS, SEE SHEET A2.03

FOR DSA APPROVAL

THIS DRAWING REPRESENTS EXISTING CONDITIONS FOR DSA APPROVAL. NO WORK UNLESS NOTED AS NEW.



3 608 BOYS - EXISTING PLAN
1/4" = 1'-0"
DSA APP# 64618



608 BOYS - INTERIOR ELEVATIONS
1/4" = 1'-0"

USE AGE GROUP 9-12 FOR FIXTURE AND ACCESSORY DIMENSIONS, SEE SHEET A2.03

GENERAL NOTES

A. ALL WORK TO BE COMPLETED TO INDUSTRY STANDARDS TO ENTIRETY.

B. SEE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR RESPECTIVE SCOPE OF WORK.

C. PROTECT ALL EXISTING FINISHES, FIXTURES AND EQUIPMENT THAT ARE TO BE EXPOSED DURING CONSTRUCTION WORK.

D. ALL FINISHES TO BE EXPOSED THAT ARE DISTURBED AS A RESULT OF CONSTRUCTION WORK SHALL BE RESTORED, PATCHED, RECONSTRUCTED AND/OR PAINTED TO MATCH (E) BUILDING.

E. FOR EXISTING PLUMBING FIXTURES AND/OR TOILET ACCESSORIES NOTED TO REMAIN, SEE DETAIL 29/A9.10 AND VERIFY ACCESS REQUIREMENTS.

F. WHERE FIXTURES ARE RELOCATED AT EXISTING TILE FINISHES, REPLACE DAMAGED TILES TO MATCH ADJANCENT FINISH.

G. SEE SIGNAGE SCHEDULE FOR RESTROOM SIGNAGE.

DIMENSIONS ON ENLARGE TOILET ROOM PLANS AND ELEVATIONS ARE FROM F.O.F. (FACE OF FINISH) TYPICAL, U.O.N.

REMOVAL SHEET NOTES

2.30 (E) PLUMBING FIXTURE TO REMAIN, SEE DETAIL 20/A2.03 FOR ACCESS REQUIREMENTS

2.35 (E) TILE WAINSCOT TO REMAIN, PATCH / REPLACE DAMAGED / REMOVED TILES TO MATCH (E)

CONSTRUCTION SHEET NOTES

9.33 PATCH AS NECESSARY AND PAINT (E) INTERIOR WALL, CEILING AND TRIM TO LIKE NEW CONDITIONS; SEE INTERIOR FINISH SCHEDULE

10.10 PROVIDE TOILET PARTITION, SEE DETAIL 17 AND 22/A2.03 FOR ANCHORAGE DETAILS; SEE 25/A2.03 FOR TOE CLEARANCES

10.26 (E) LAVATORIES AND COUNTERTOP, SEE INTERIOR ELEVATIONS, SEE DETAIL 25/A2.03 FOR ACCESS REQUIREMENTS

10.28 (E) 42" GRAB BAR

10.29 (E) 36" GRAB BAR

10.30 (E) MIRROR

10.32 (E) SOAP DISPENSER, ADJUST HEIGHT ABOVE FINISH FLOOR PER 18&25/A2.03

10.38 (E) TOILET PAPER DISPENSER: ADJUST HEIGHT AND POSITION PER 20&25/2.03

10.39 RE-INSTALL SALVAGED (E) 36" GRAB BAR TO OPEN SIDE OF FLUSH VALVE PER CBC 11B-604.5.2 EXCEPTION 2, LOWER GRAB BAR TO 9-12 AGE GROUP HEIGHT PER 25/A2.03; PROVIDE WALL BLOCKING PER 12/A2.03

10.40 SALVAGE AND LOWER (E) 42" GRAB BAR TO 9-12 AGE GROUP HEIGHT PER 25/A2.03; PROVIDE WALL BLOCKING PER 12/A2.03

10.41 (E) SEAT COVER DISPENSER.; ADJUST HEIGHT OF OPENING TO 40" A.F.F.; SEE 18&25/A2.03

10.42 PROVIDE SANITARY NAPKIN RECEPTACLE; SEE 20&25/A2.03

10.44 (E) PAPER TOWEL DISPENSER; ADJUST HEIGHT PER 25/A2.03

10.45 PROVIDE SEAT COVER DISPENSER; SEE 18&25/A2.03

10.46 PROVIDE 4" MAX. PROJECTION SURFACE MOUNTED PAPER TOWEL DISPENSER; SEE 18&25/A2.03

22.24 (E) LAVATORIES AND COUNTER TOP TO REMAIN

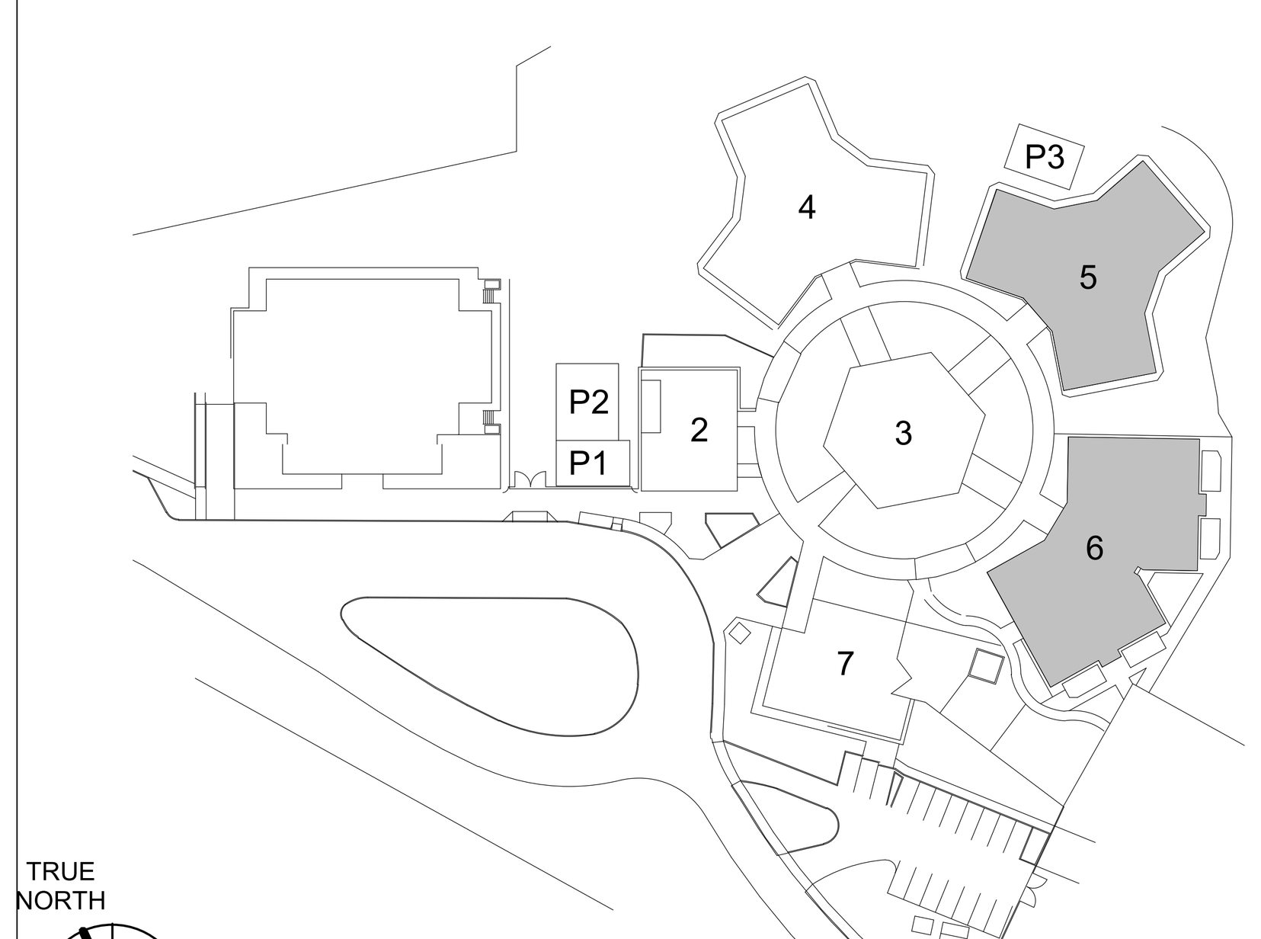
22.51 (E) FLOOR MOUNTED WATER CLOSET

22.54 (E) ACCESSIBLE WALL HUNG LAVATORY; SEE 19/A2.03 FOR (E) KNEE CLEARANCE

RESTROOM ACCESSORY SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
A	36" GRAB BAR	BOBRICK	B-6806-36	
B	42" GRAB BAR	BOBRICK	B-6806-42	
C	SURFACE MOUNTED SEAT COVER DISPENSER	BOBRICK	B-221	
D1	SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-2888	AT ACCESSIBLE COMPARTMENTS
D2	SURFACE MOUNTED TOILET TISSUE DISPENSER	BOBRICK	B-6999	
E	SANITARY NAPKIN DISPOSAL	BOBRICK	B-270	
F	Bobrick B-221 Classic Series Surface Mounted Seat Cover Dispenser	Bobrick Washroom Equipment, Inc.	B-221	
F1	24" x 36" MIRROR WITH SHELF	BOBRICK	B-166	
F2	24"W X 36"H MIRROR	BOBRICK	B-1556	
G	Bobrick B-2111 Classic Series Surface Mounted Soap Dispenser	<varies>	B-2111	
H	SURFACE MOUNTED PAPER TOWEL DISPENSER	BOBRICK	B-2860	

KEY PLAN



TRUE NORTH

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LICENSED ARCHITECT
STATE OF CALIFORNIA

WAGNER RANCH ELEMENTARY SCHOOL RELOCATABLE PROJECT

350 CAMINO PABLO, ORINDA, CA 94563

JOB NO. 21010.03
DRAWN -
CHECKED -
JOB CAPTAIN -

ISSUE

	DATE	DESCRIPTION
	05.04.23	DSA SUBMITTAL
	05.08.23	DSA BACKCHECK

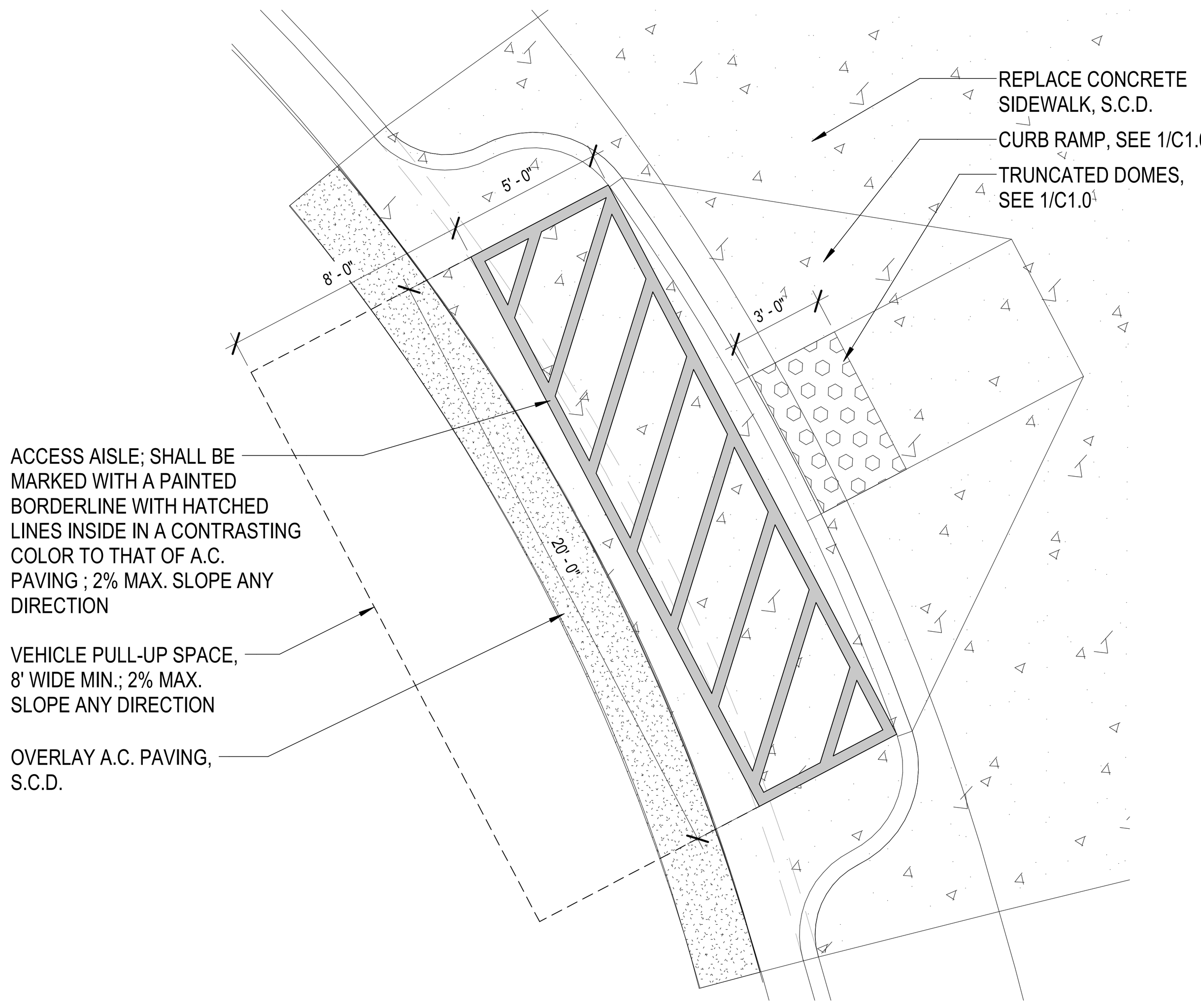
DRAWING TITLE

ACCESSIBLE RESTROOMS - REFERENCE PLANS & INTERIOR ELEVATIONS

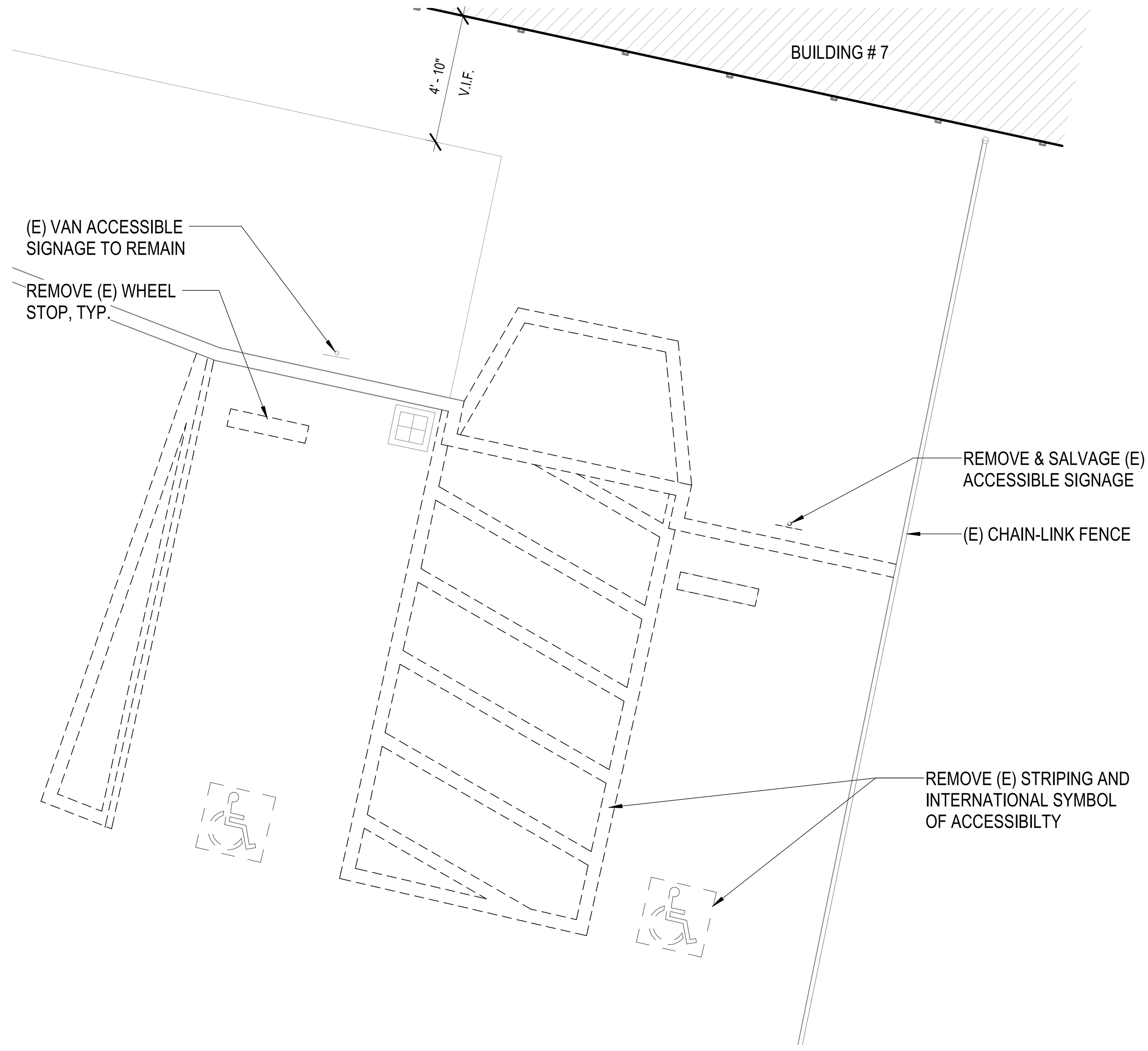
SCALE As indicated

A2.01

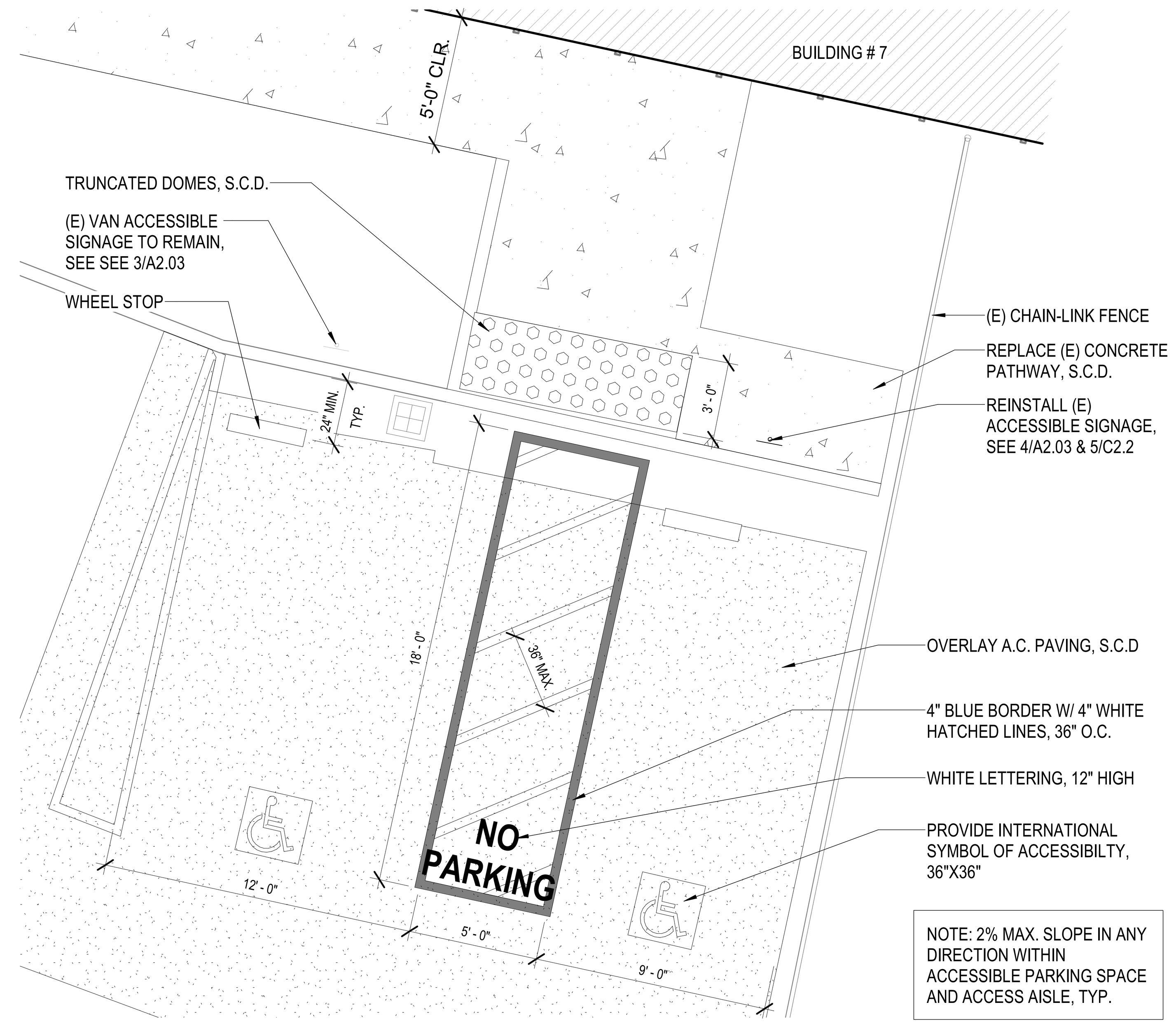
5/8/2023 2:47:32 PM



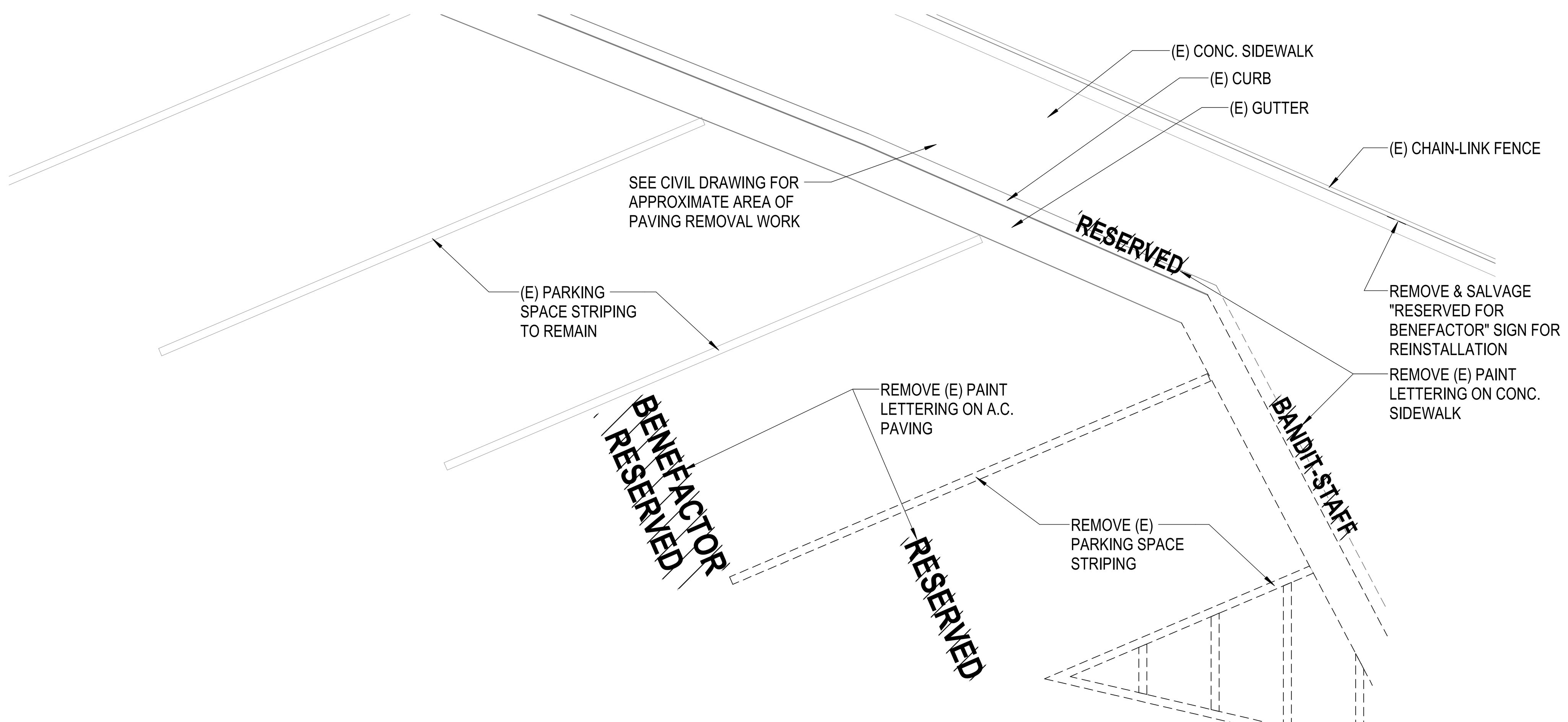
1 PASSENGER DROP-OFF AND LOADING ZONE ENLARGED PLAN
1/4" = 1'-0"



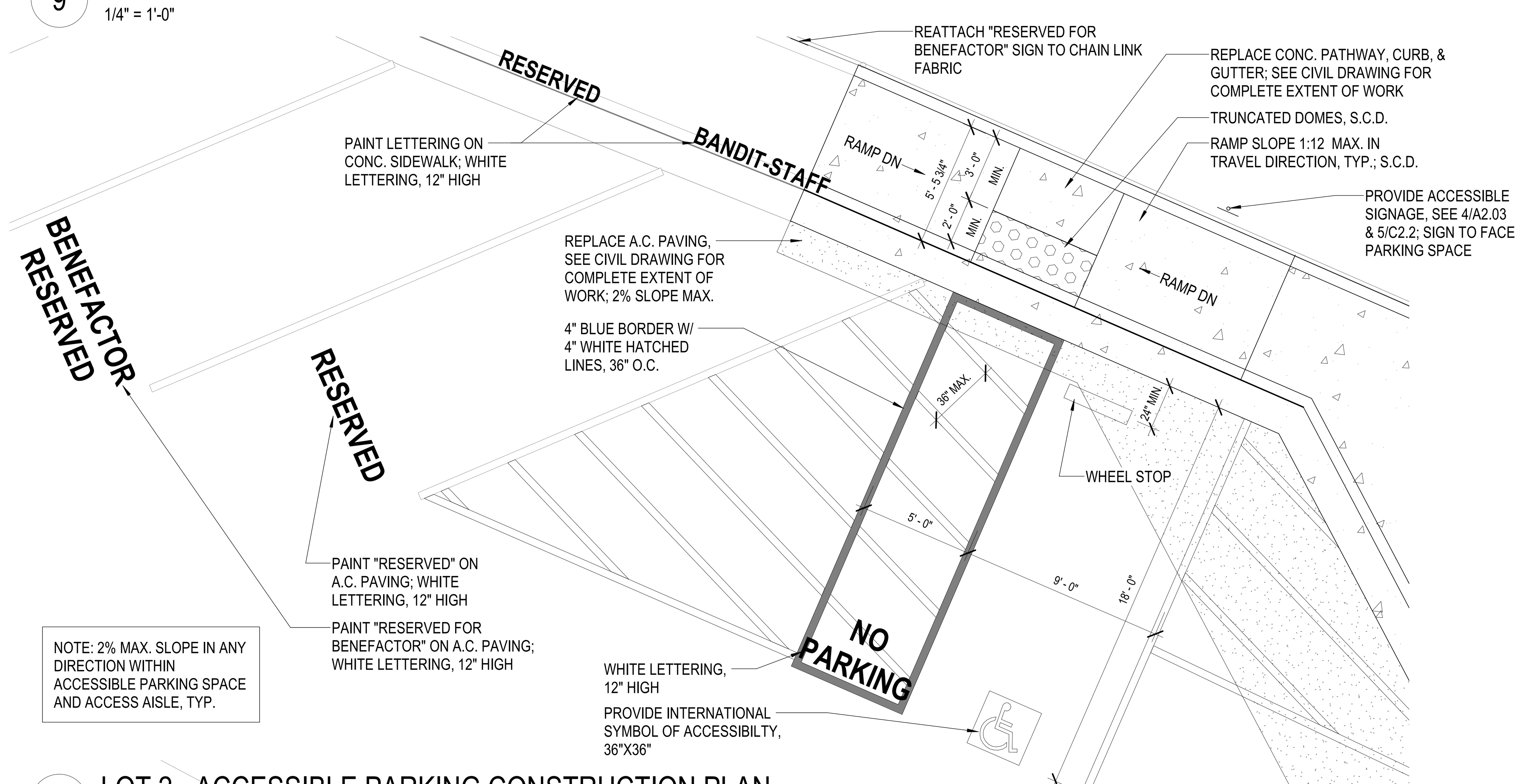
2 LOT 1 - ACCESSIBLE PARKING DEMOLITION PLAN
1/4" = 1'-0"



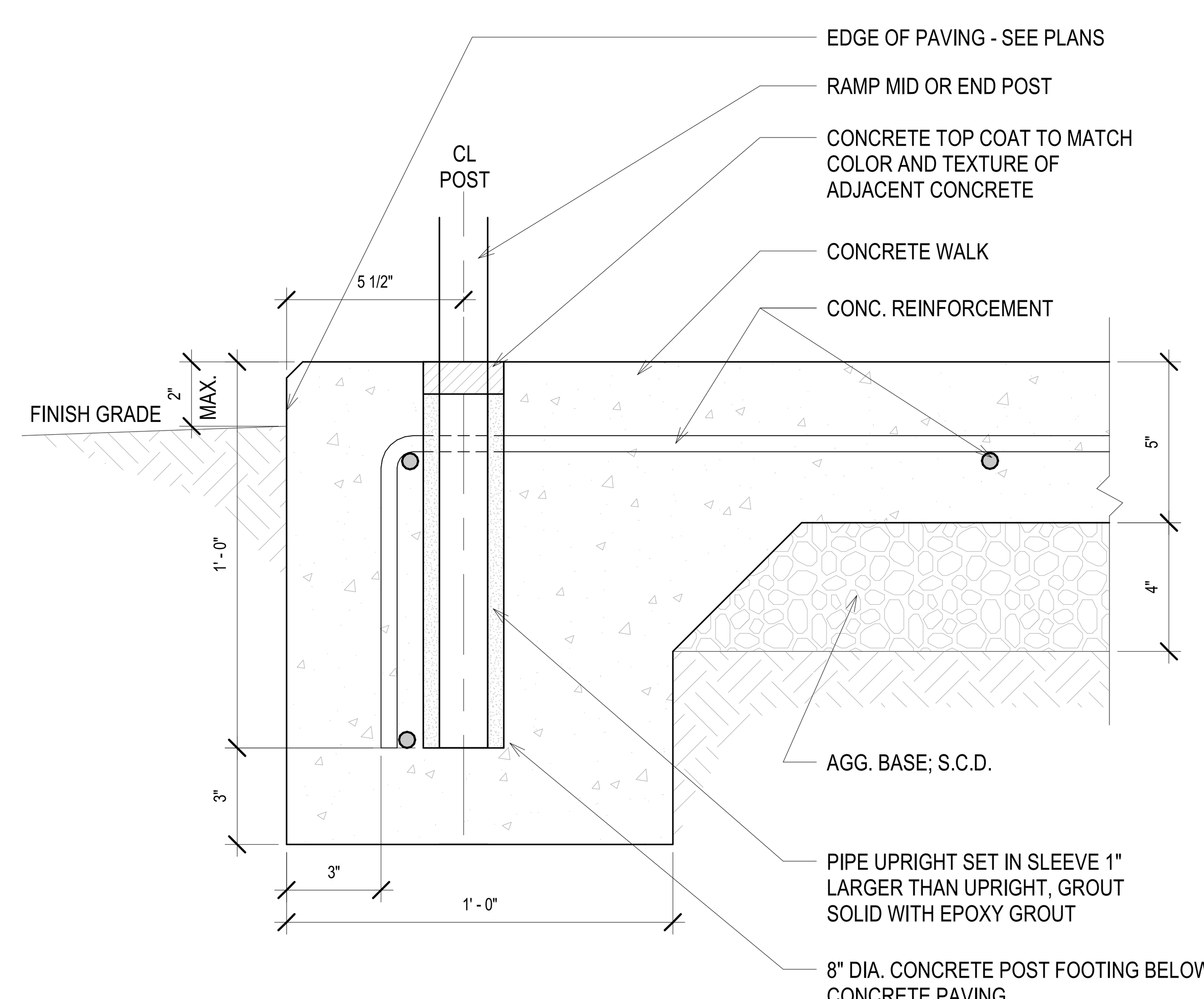
3 LOT 1 - ACCESSIBLE PARKING CONSTRUCTION PLAN
1/4" = 1'-0"



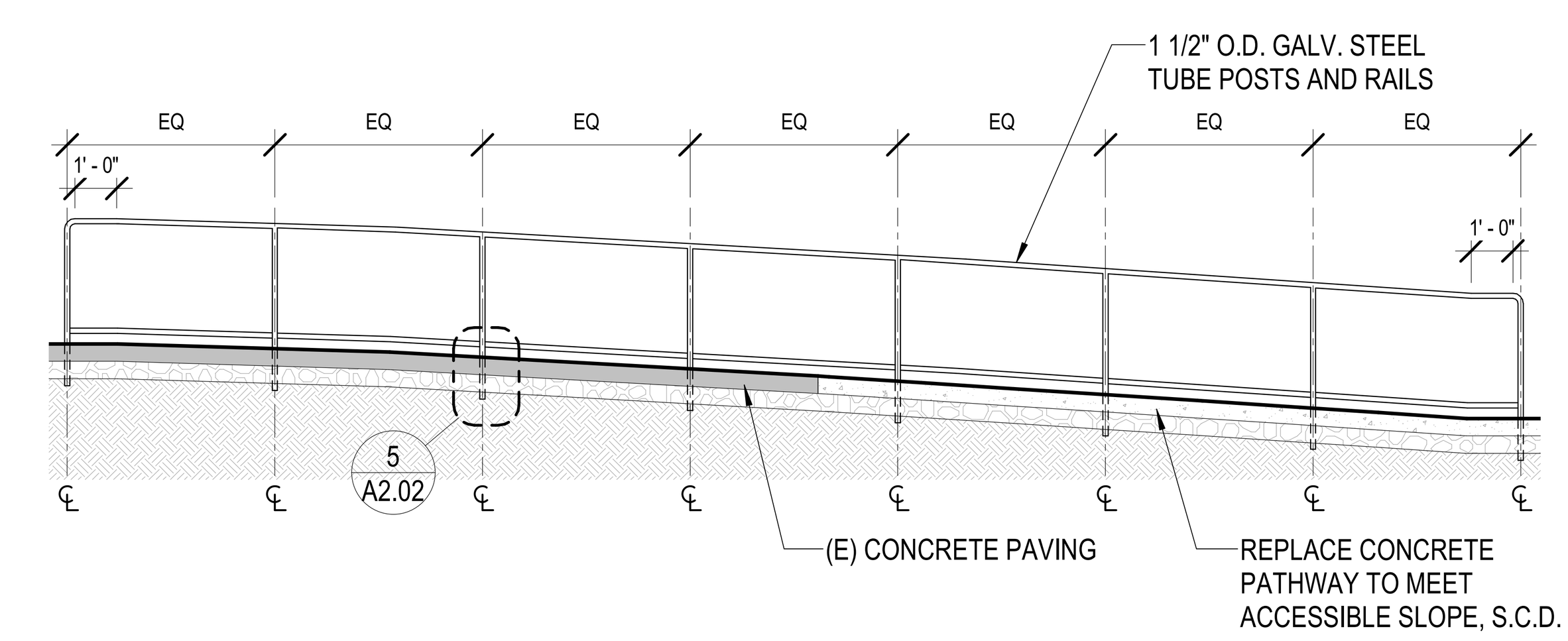
9 LOT 2 - ACCESSIBLE PARKING DEMOLITION PLAN
1/4" = 1'-0"



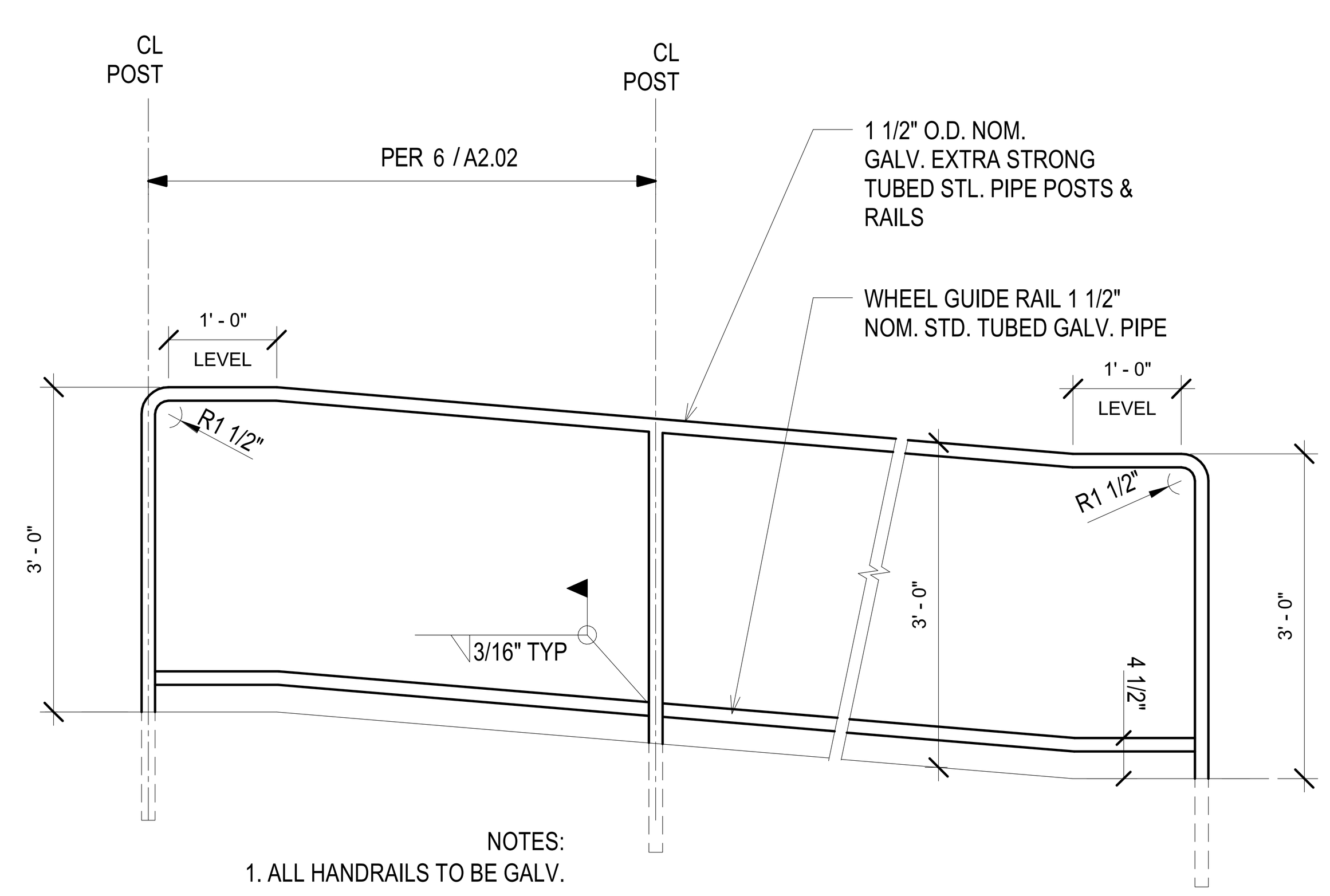
10 LOT 2 - ACCESSIBLE PARKING CONSTRUCTION PLAN
1/4" = 1'-0"



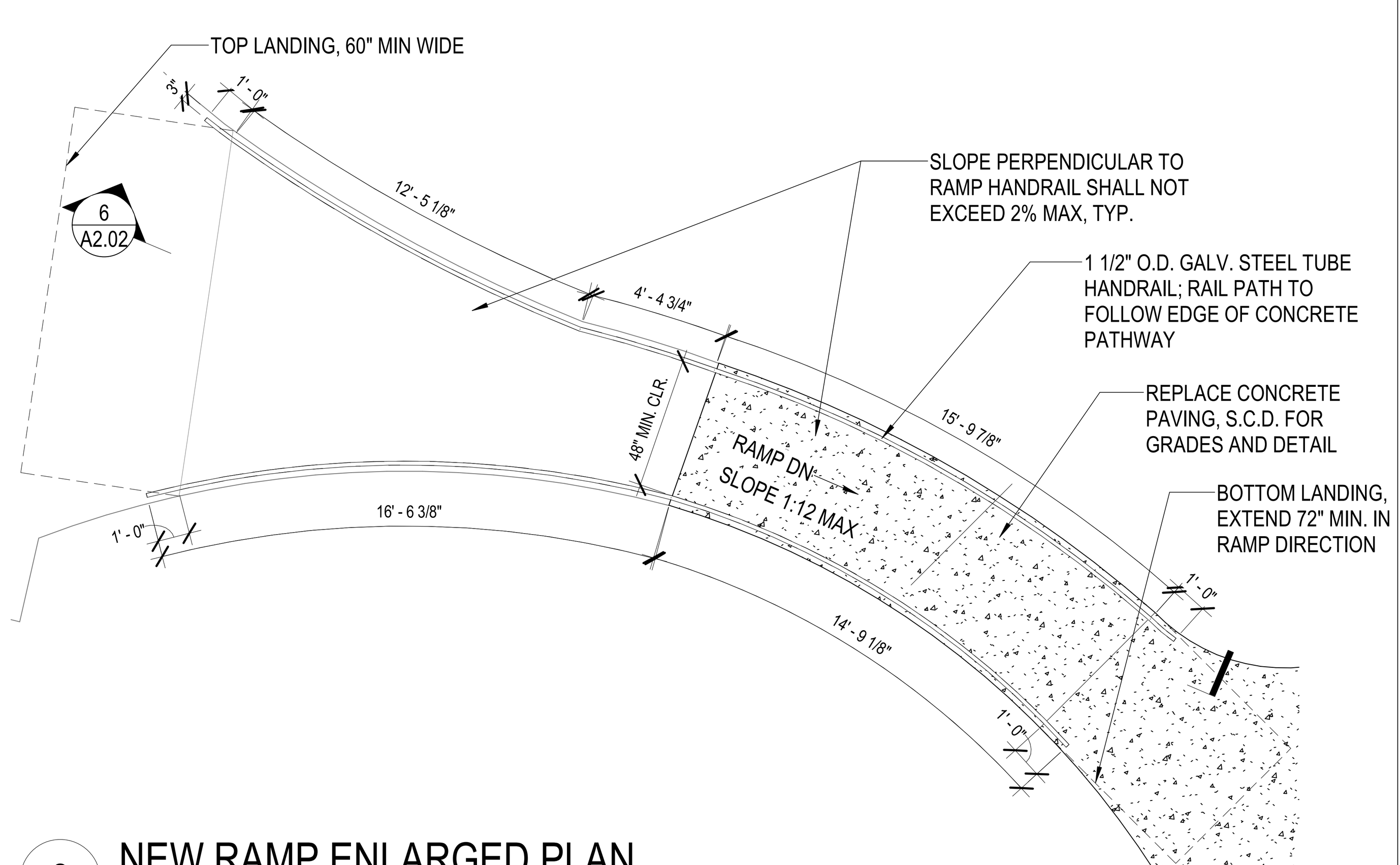
5 POST FOOTING
3" = 1'-0"



6 NEW RAMP SECTION
1/4" = 1'-0"



7 HANDRAIL AT RAMP
3/4" = 1'-0"



8 NEW RAMP ENLARGED PLAN
1/4" = 1'-0"

C:\Users\ssageshima\Revit_Local_Files\21010.03_A_Central_ssageshima.rvt

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WAGNER RANCH ELEMENTARY SCHOOL RELOCATABLE PROJECT

350 CAMINO PABLO, ORINDA, CA 94563

JOB NO.	21010.03
DRAWN	-
CHECKED	-
JOB CAPTAIN	-

ISSUE

△	DATE	DESCRIPTION
	05.04.23	DSA SUBMITTAL
	05.08.23	DSA BACKCHECK

DRAWING TITLE
SITE DETAILS

SCALE As indicated

A2.02

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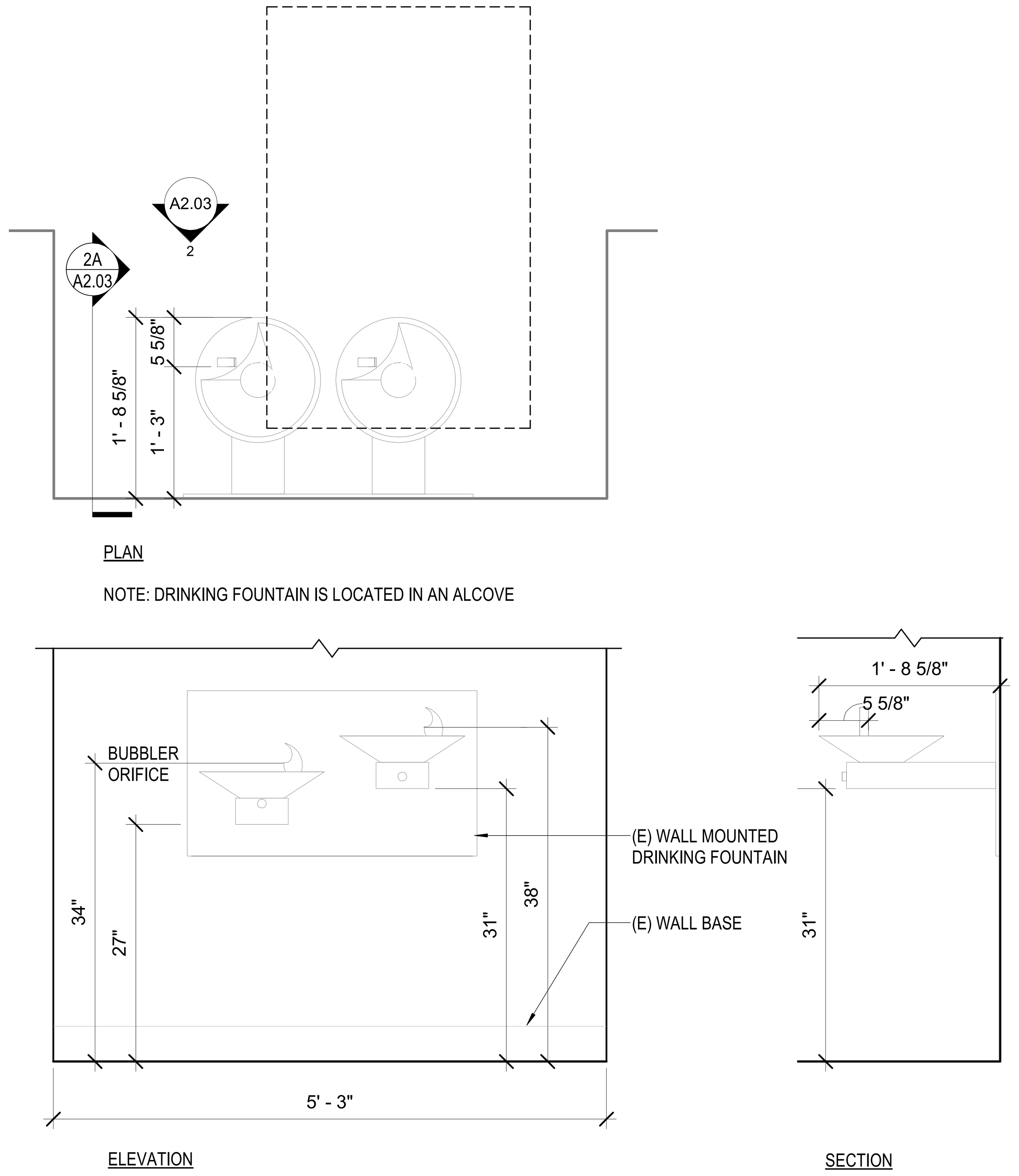
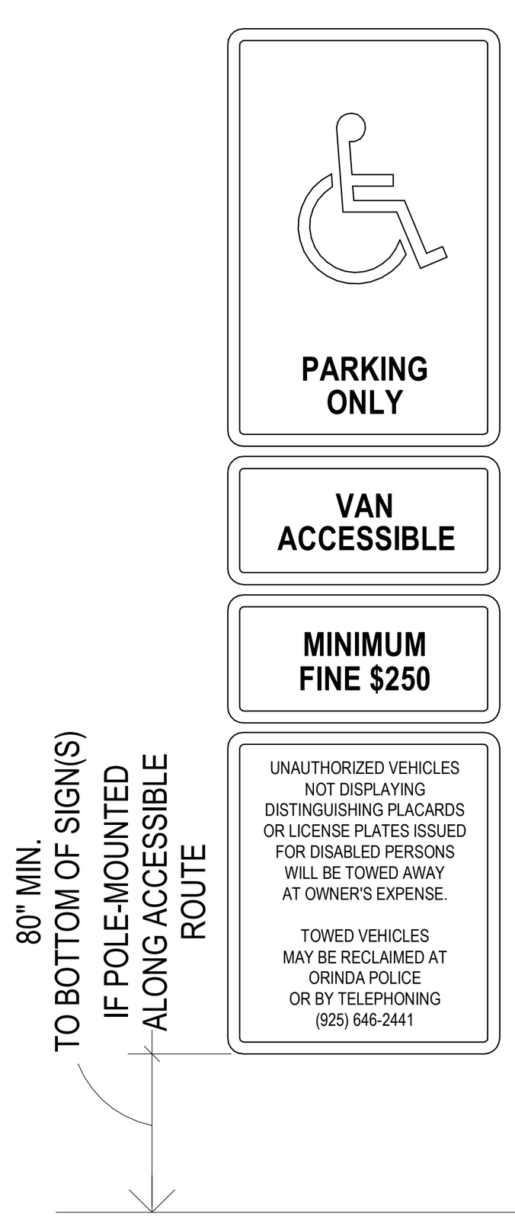
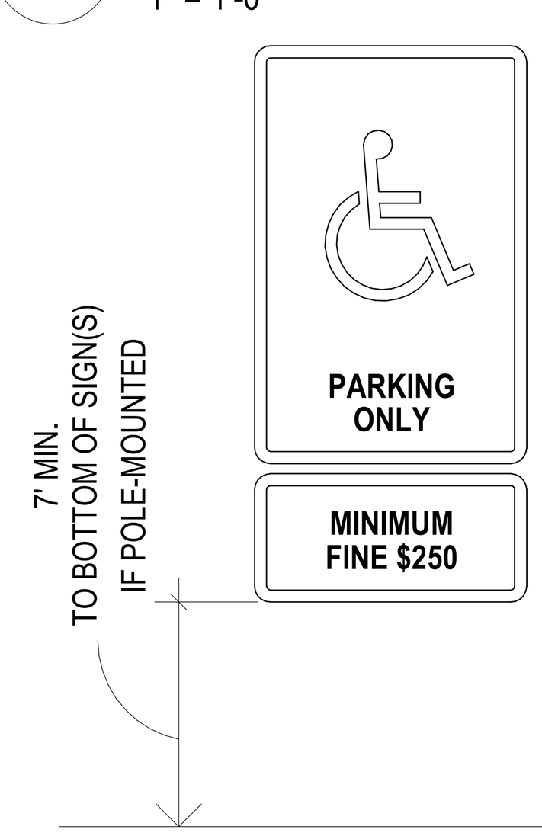


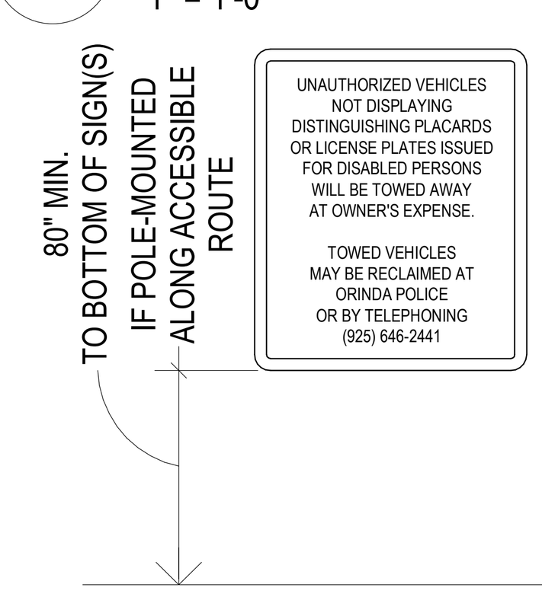
2 (E) ACCESSIBLE DRINKING FOUNTAIN
1" = 1'-0"



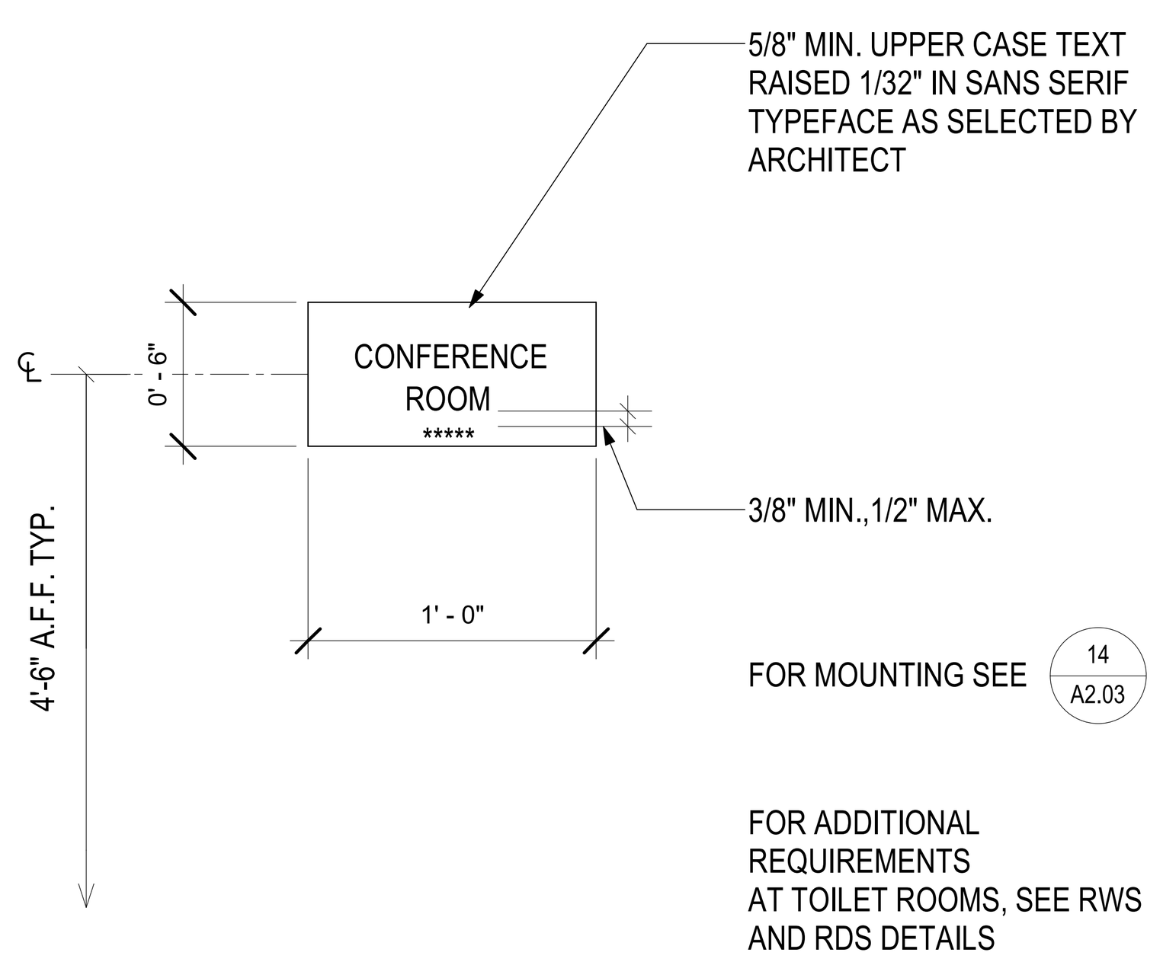
3 (E) VAN ACCESSIBLE PARKING SIGN
1" = 1'-0"



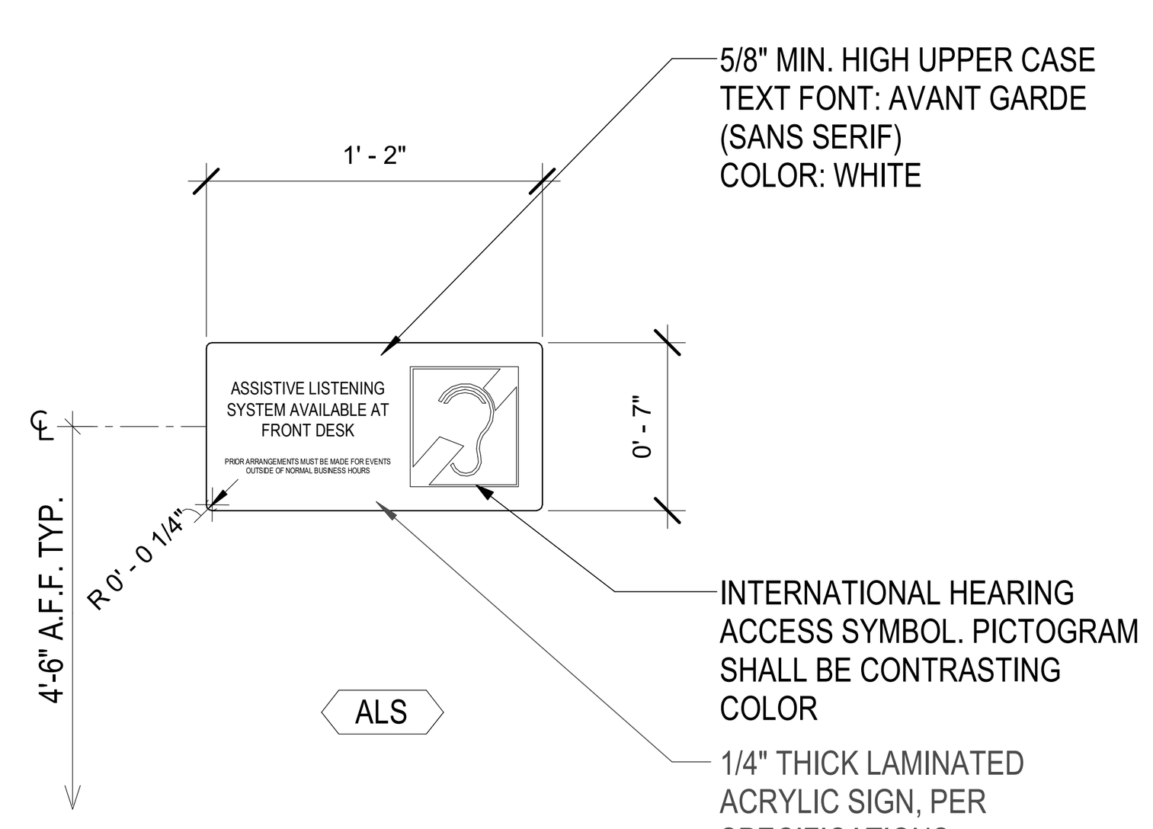
4 (E) ACCESSIBLE PARKING SIGN
1" = 1'-0"



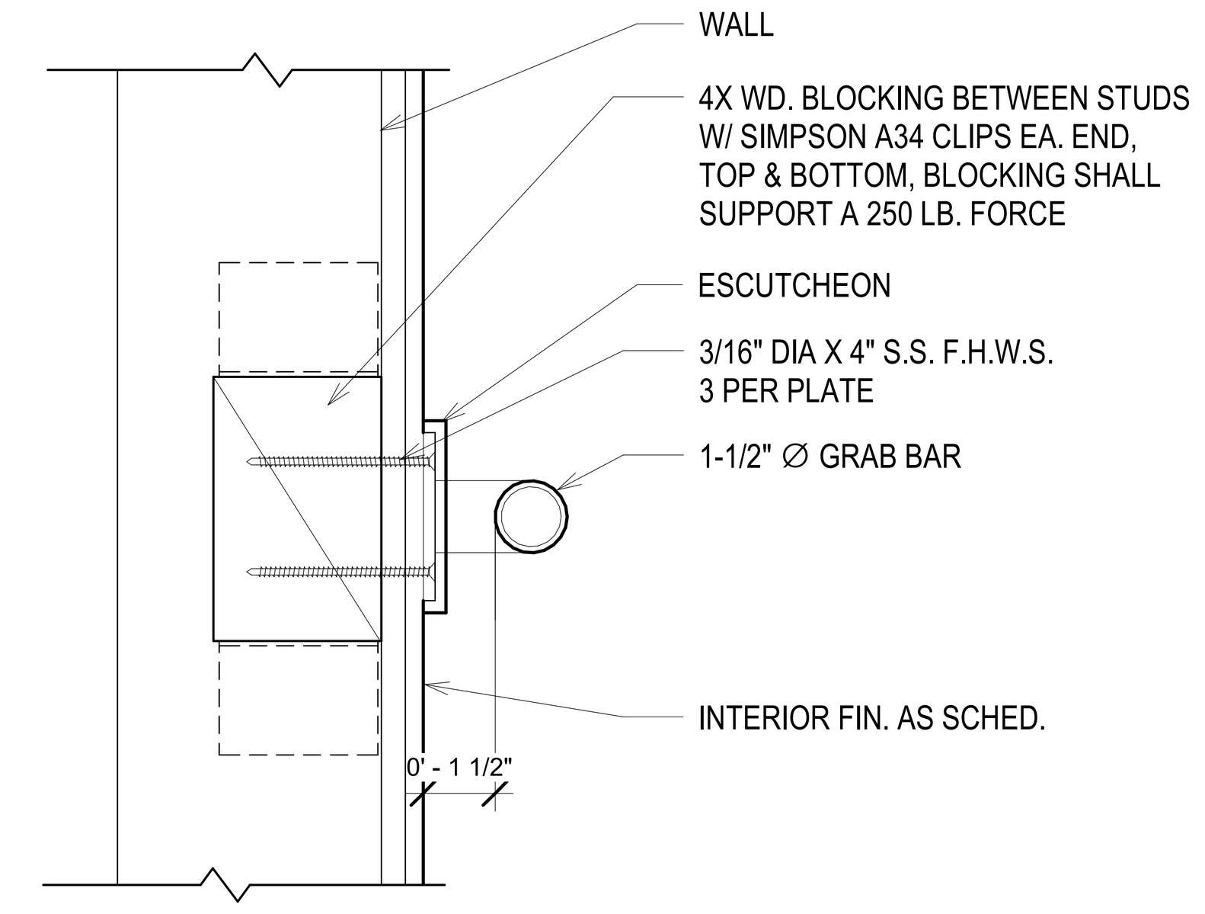
5 (E) TOW AWAY SIGN
1" = 1'-0"



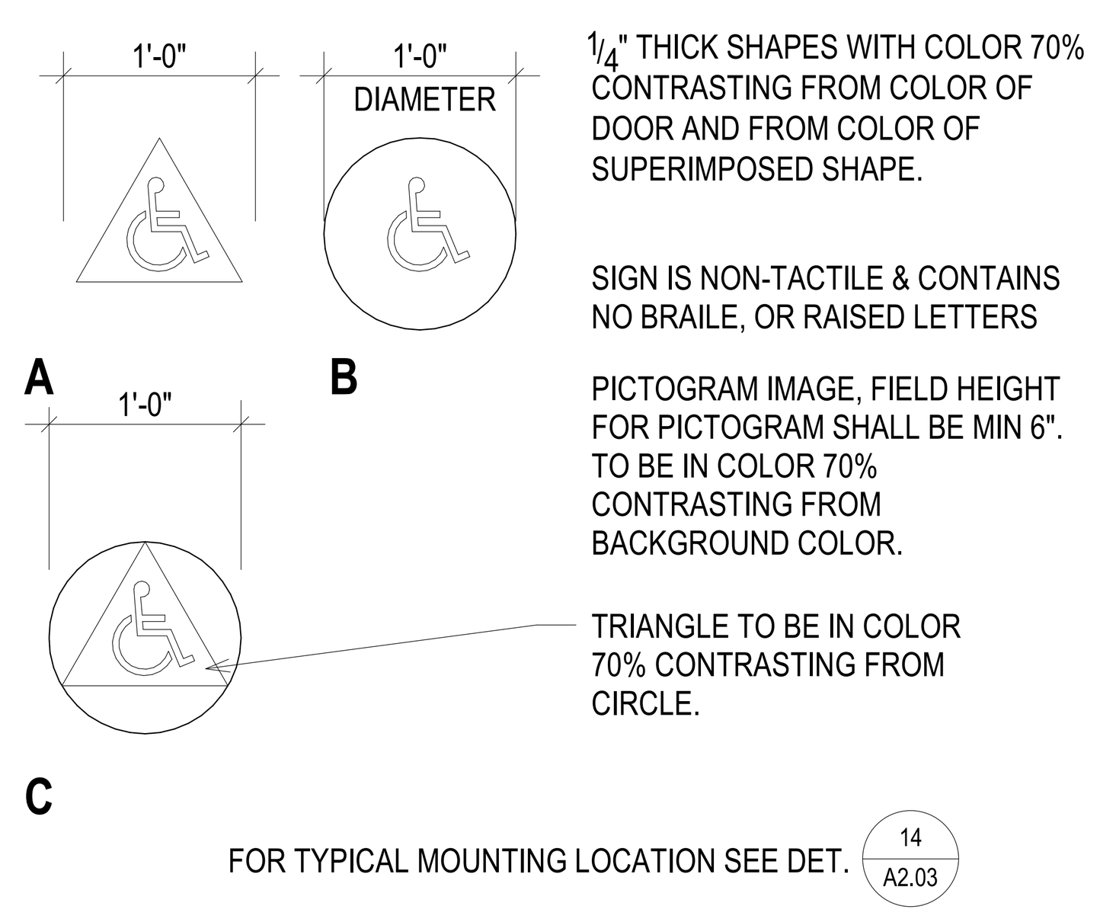
9 ROOM IDENTIFICATION SIGN
1 1/2" = 1'-0"



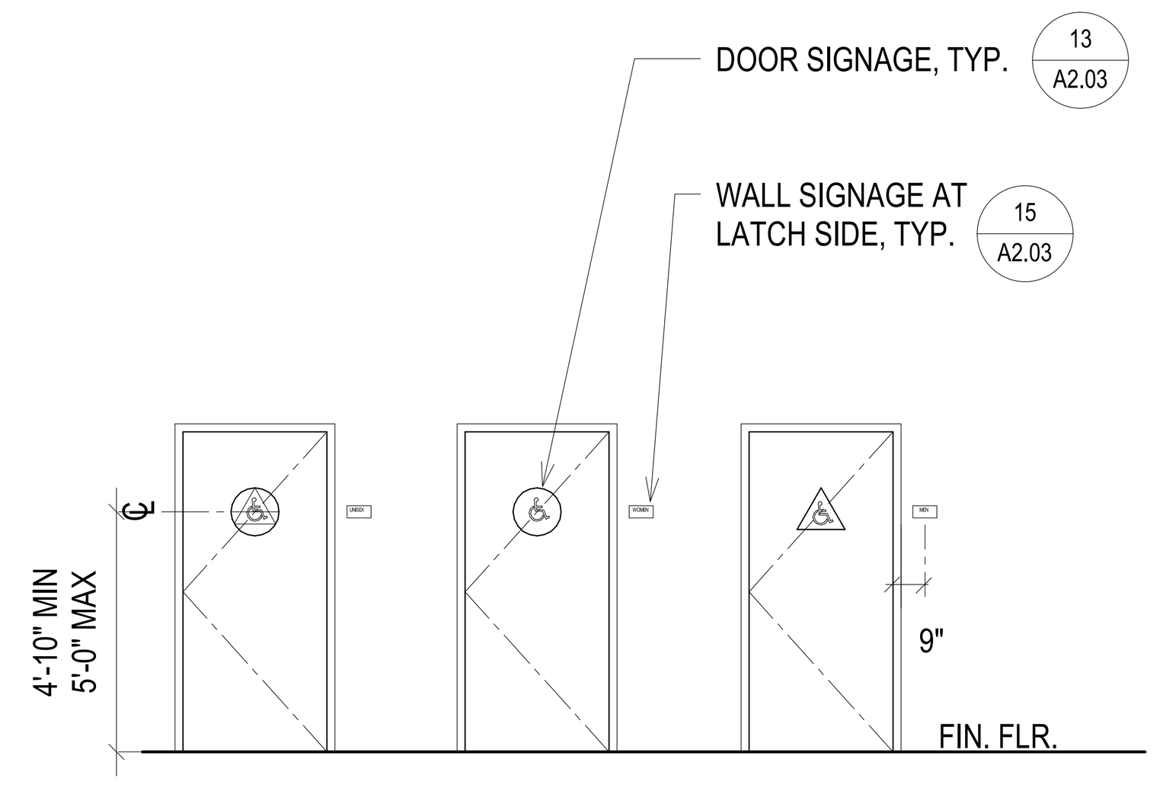
10 ASSISTIVE LISTENING SIGN
1 1/2" = 1'-0"



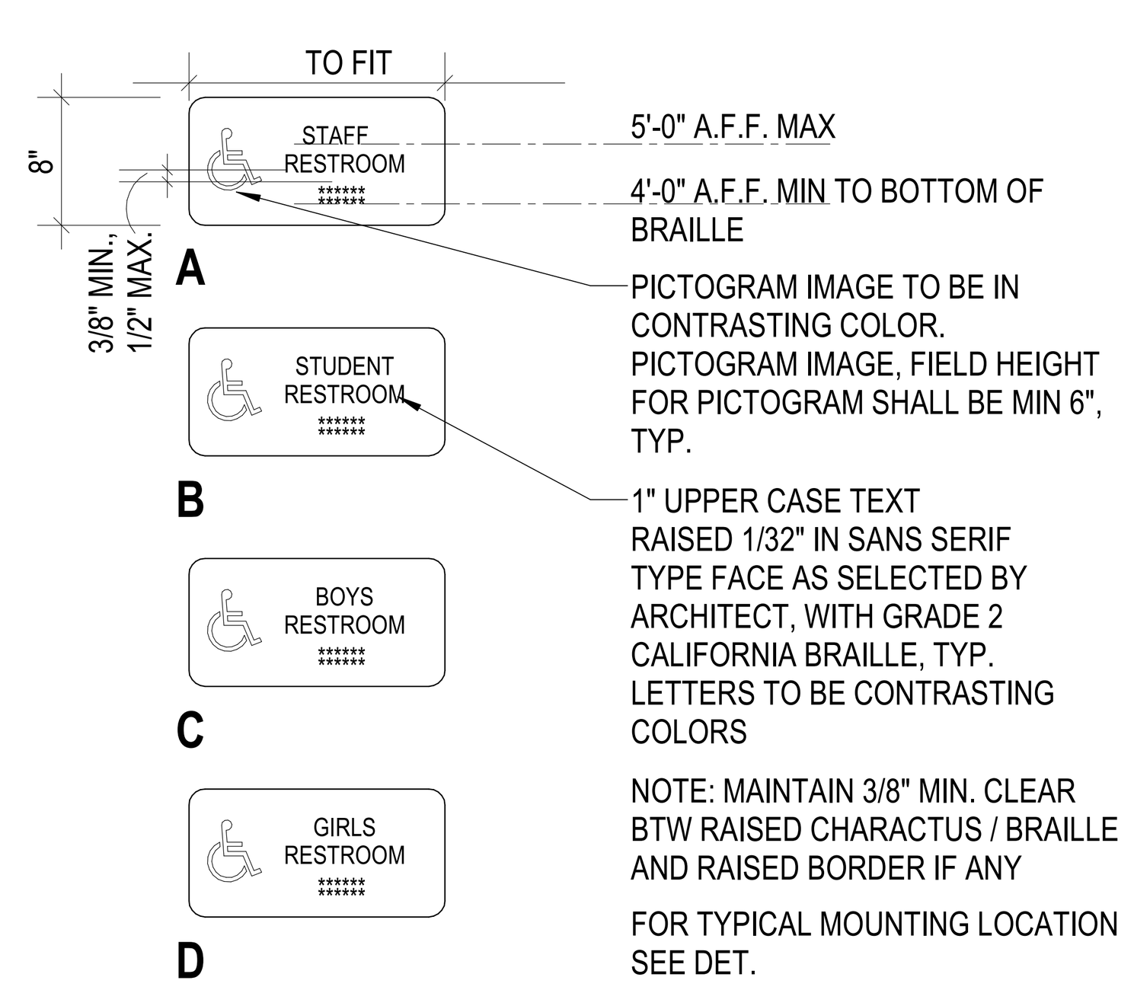
12 GRAB BAR ATTACHMENT
3" = 1'-0"



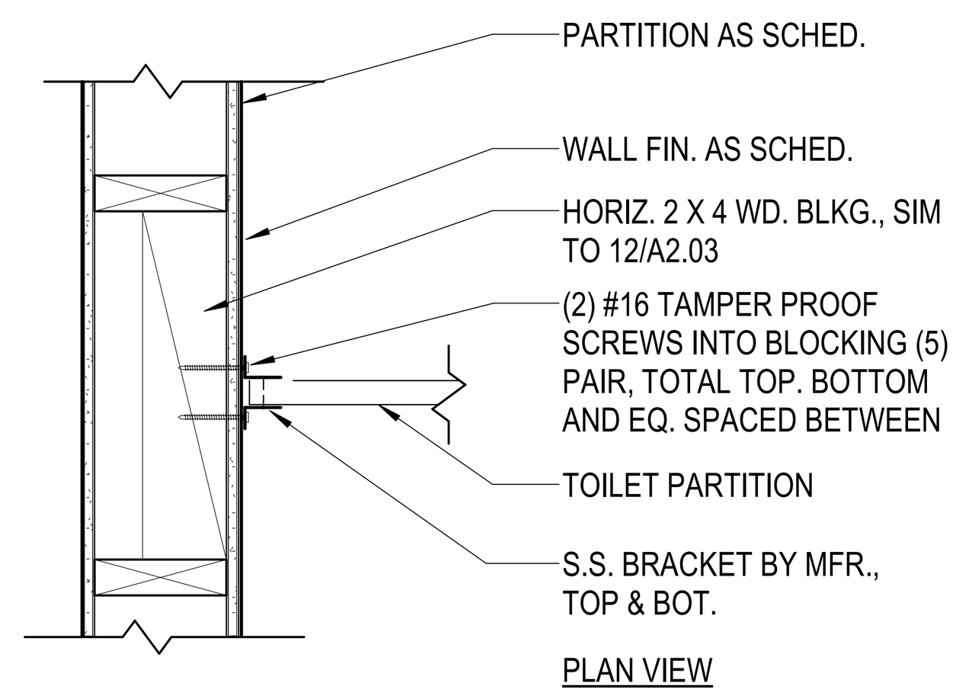
13 RESTROOM DOOR SIGN (RDS - X)
1" = 1'-0"



14 RESTROOM SIGN MOUNTING
1/4" = 1'-0"

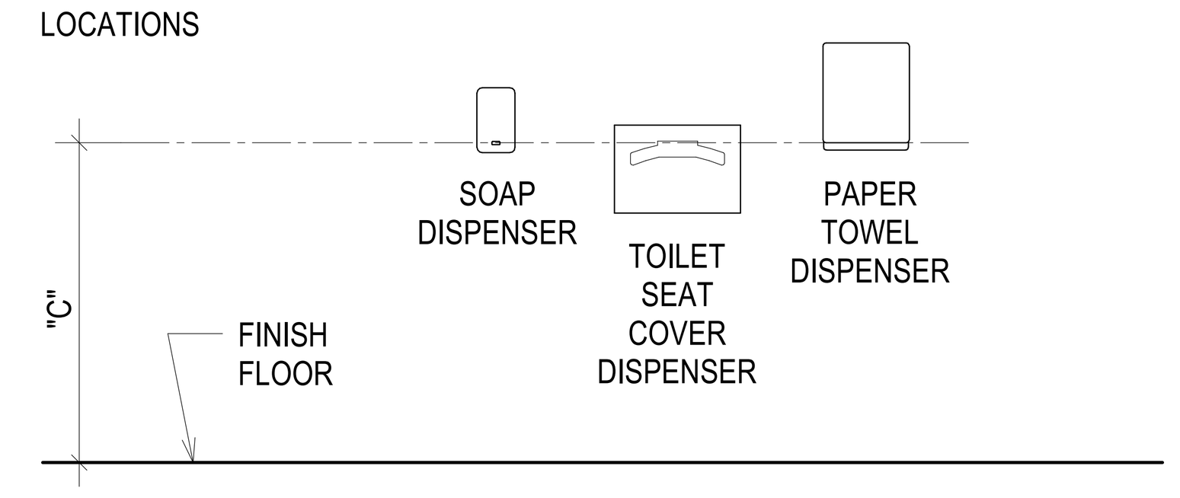


15 RESTROOM WALL SIGN (RWS - X)
1" = 1'-0"

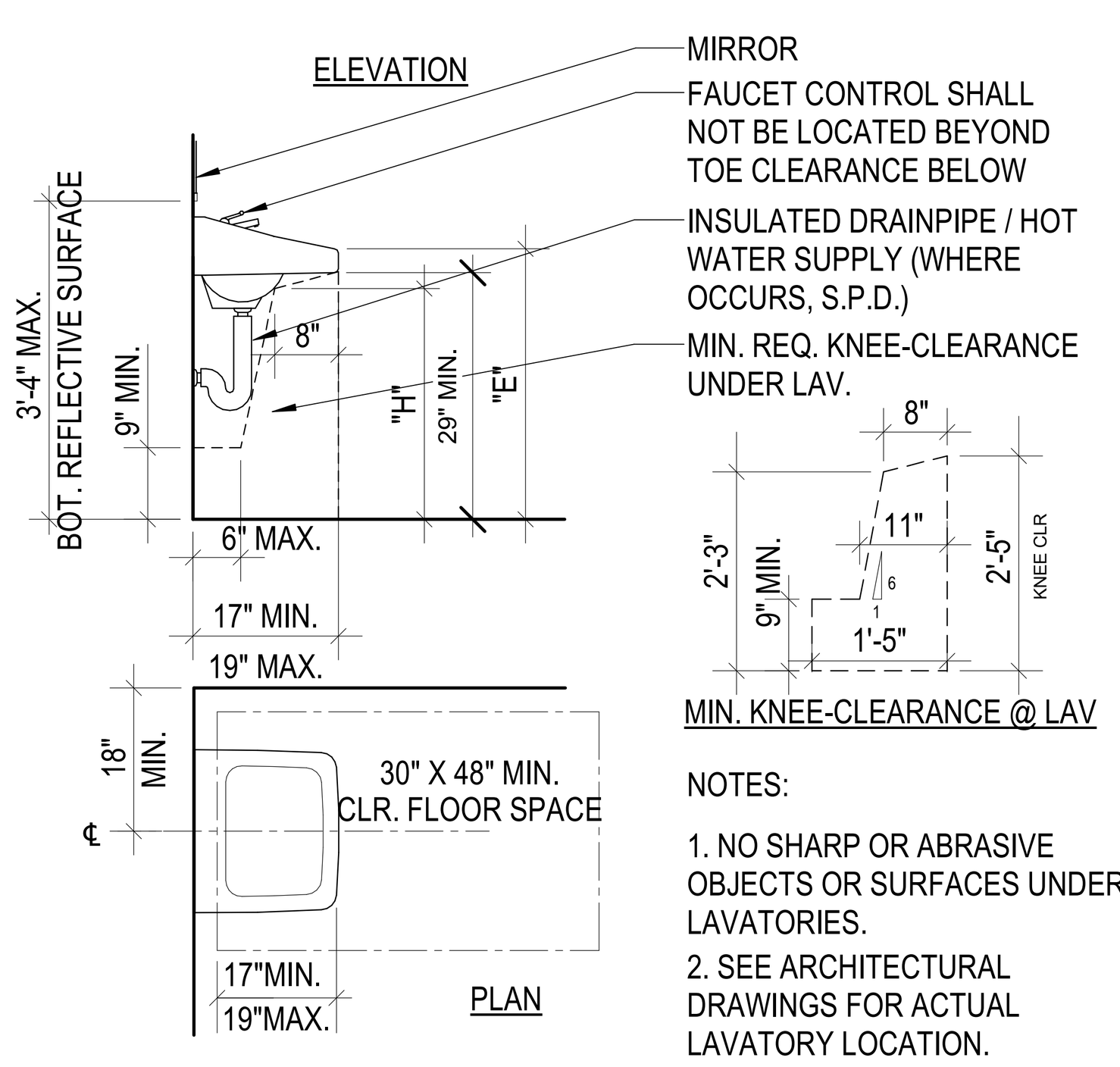


17 TOILET PARTITION WALL ANCHORAGE
1 1/2" = 1'-0"

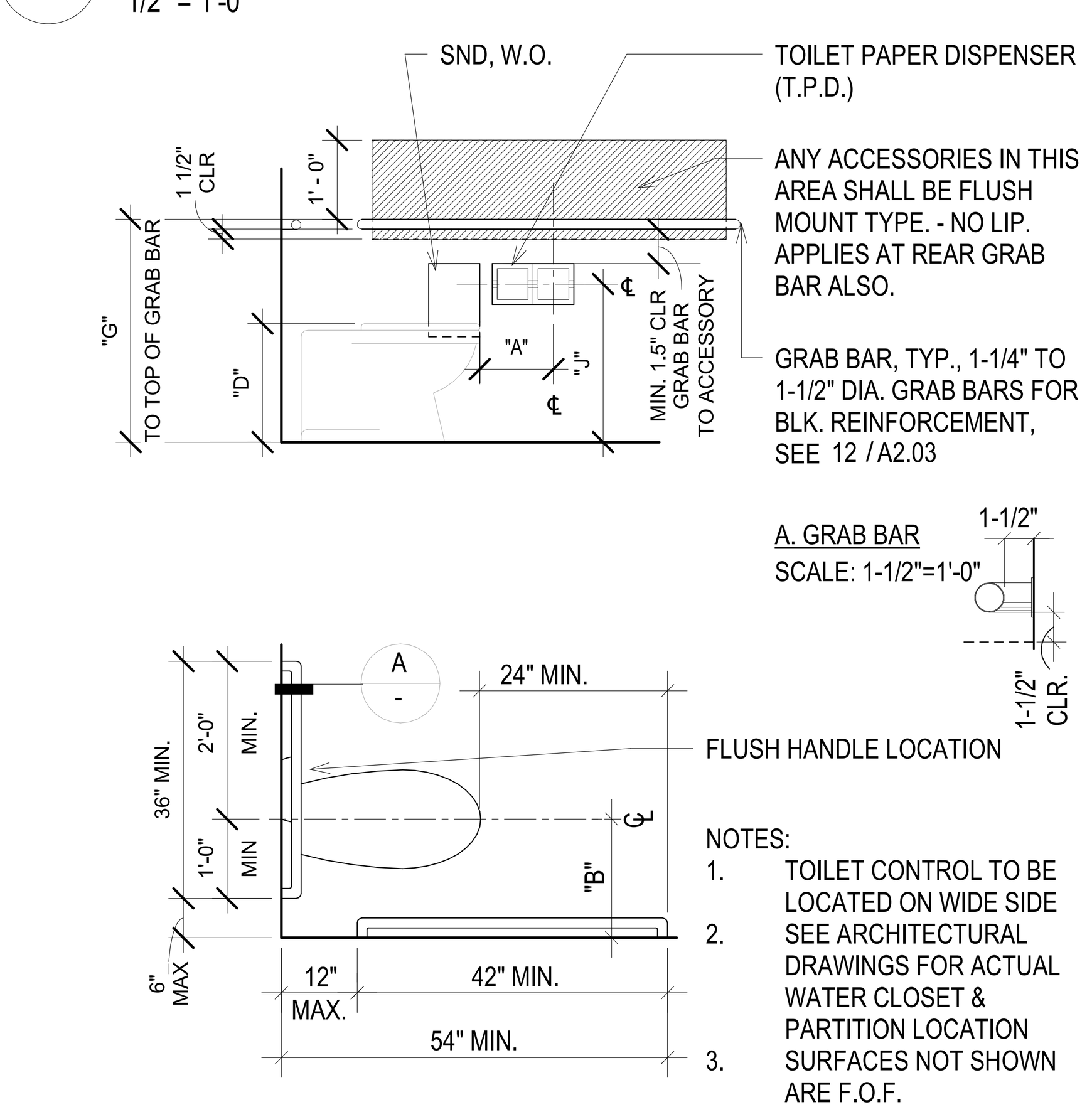
NOTES:
1. PROVIDE BLOCKING FOR WALL MOUNTED ACCESSORIES PER DETAIL 19/S1.4 PROVIDE FASTENERS IN QUANTITY AND DIAMETER TO FIT ALL ACCESSORY MOUNTING HOLES.
2. 40" A.F.F. MAX. TO OPERABLE PART OF ANY ACCESSORY, TYP. U.O.N.
3. SEE ARCH. DRAWINGS AND SPECIFICATIONS FOR TOILET ACCESSORY LOCATIONS



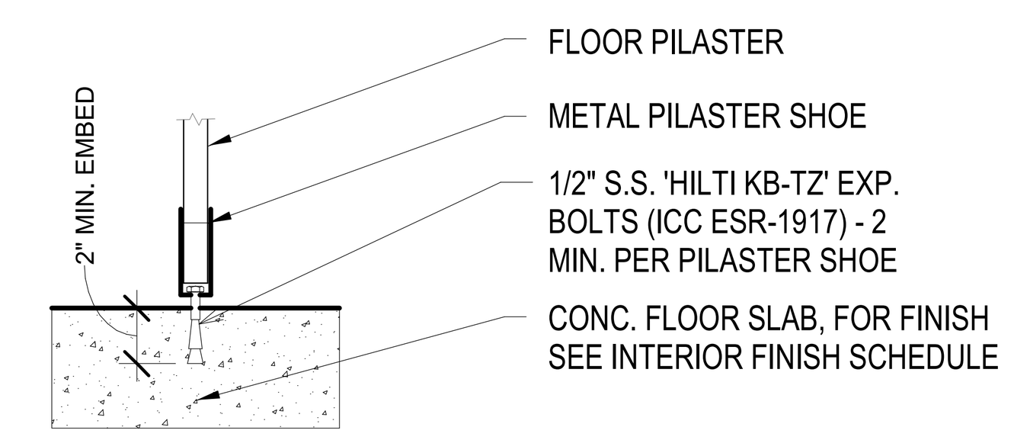
18 TOILET ROOM ACCESSORIES
1/2" = 1'-0"



19 LAVATORY DIAGRAM
1/2" = 1'-0"



20 WATER CLOSET/GRAB BAR DIAGRAM
1/2" = 1'-0"



22 TOILET PARTITION FLOOR ANCHORAGE
1 1/2" = 1'-0"

SIGNAGE SCHEDULE

SIGN NO.	ROOM NO	LOCATION	TYPE	DETAIL NO	(SIGNAGE TYPE) OR SIGN TEXT
516	516	DOOR MOUNTED	RESTROOM DOOR SIGN	28C/A2.03	(GEOMETRIC SYMBOL C)
516A	516	WALL MOUNTED	TACTILE ROOM SIGN	30A/A2.03	STAFF ALL GENDER RESTROOM
608	608	DOOR MOUNTED	RESTROOM DOOR SIGN	28A/A2.03	(GEOMETRIC SYMBOL A)
608A	608	WALL MOUNTED	TACTILE ROOM SIGN	30C/A2.03	BOYS RESTROOM
609	609	DOOR MOUNTED	RESTROOM DOOR SIGN	28B/A2.03	(GEOMETRIC SYMBOL B)
609A	609	WALL MOUNTED	TACTILE ROOM SIGN	30D/A2.03	GIRLS RESTROOM
P5A	P5	WALL MOUNTED	TACTILE ROOM SIGN	21/A2.03	
P5B	P5	WALL MOUNTED	ASSISTIVE LISTENING DEVICE	27/A2.03	-

RESTROOM FIXTURES/ACCESSORIES ALTERNATE DIMENSIONS
2022 CBC Reference: T: Table, S: Section, F: Figure

		ADULT	AGES 9-12	2022 CBC REFERENCE
A	FURTHEST T.P. DISPENSER IN FRONT OF W.C.	7" - 9" TO CENTERLINE		S 11B-604.7
B	TOILET OFFSET	17" - 18"	15" - 18"	T 11B-604.9 S 11B-604.2
C *	ACCESSORY HEIGHT	40" MAX.	40" MAX.	
D *	TOILET SEAT HEIGHT	17" - 19"	15" - 17"	T 11B-604.9 S 11B-604.4
E *	LAV/SINK RIM HEIGHT	34" MAX.	31" MAX.	T 11B-606.2 S 11B-606.3
F *	URINAL HEIGHT	17" MAX.		S 11B-605.2
G *	TOP OF GRAB BAR GRIPPING SURFACE	33" - 36"	25" - 27"	T 11B-604.9 S 11B-604.4
H *	LAV/SINK KNEE CLEARANCE	27" MIN. (29" MIN. AT APRON OF LAVATORY)	24" MIN.	S 11B-606.2 F 11B-306.3
J *	T.P. DISPENSER OUTLET (A.F.F. TO CENTERLINE OF OUTLET OR ROLL)	19" MIN.	17" - 19"	T 11B-604.9 S 11B-604.7
	URINAL PROJECTION	13 1/2" MIN.		S 11B-605.2
	URINAL FLUSH CONTROL HEIGHT	44" MAX.		S 11B-605.4
	HIGH D.F. SPOUT HEIGHT	38" - 43"		S 11B-602.7
	LOW D.F. APPROACH, SPOUT HEIGHT AND SPOUT LOCATION FROM FRONT EDGE OF THE UNIT INCLUDING BUMPERS	FRONT APPROACH PER 11B-306, 36" MAX. A.F.F. & 5" MAX. FROM FRONT EDGE OF THE UNIT	PARALLEL APPROACH IS PERMITTED IF SPOUT IS 30" MAX. A.F.F. & 3 1/2" MAX FROM FRONT EDGE OF THE UNIT	S 11B-602.2 - EXCEPTION S 11B-602.4 S 11B-602.5
	D.F. OPERABLE PARTS	6" MAX. FROM FRONT EDGE OF THE UNIT		S 11B-602.3
	CANTILEVER D.F. PROJECTION	18" - 19"		S 11B-602.8
	TOE CLEARANCE AT TOILET PARTITION	9" MIN.	12" MIN.	S 11B-604.8.1.4
	SHELF HEIGHT	40" - 48"		S 11B-604.8.3
	MIRROR HEIGHT (BOTTOM EDGE OF REFLECTING SURFACE)	40" MAX. (ABOVE LAVATORY OR COUNTERTOP) 35" MAX (NOT ABOVE LAVATORY OR COUNTERTOP)		S 11B-603.3
	MIRROR HEIGHT (BOTTOM EDGE OF REFLECTING SURFACE) IN DRESSING, FITTING & LOCKERROOMS	20" MAX		S 11B-803.6
	COAT HOOK HEIGHT	46"	44"	T 11B-308.4

NOTE: ALL HEIGHT DIMENSIONS ARE A.F.F. (OR A.F.G. FOR EXTERIOR). ALL HORIZONTAL DIMENSIONS ARE TO FACE-OF-FINISH

* AT SLOPING FLOORS, DIM. IS AT FACE OF FIXTURE

25 TOILET ROOM DIMENSIONS
1/2" = 1'-0"

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LICENSED ARCHITECT
MELISSA REGAN-BYERS
No. C 32943
REN. 04-30-25
STATE OF CALIFORNIA

WAGNER RANCH ELEMENTARY SCHOOL RELOCATABLE PROJECT

350 CAMINO PABLO, ORINDA, CA 94563

JOB NO.	21010.03
DRAWN	-
CHECKED	-
JOB CAPTAIN	-

ISSUE

	DATE	DESCRIPTION
	05.04.23	DSA SUBMITTAL
	05.08.23	DSA BACKCHECK

DRAWING TITLE
DETAILS

SCALE As indicated

A2.03

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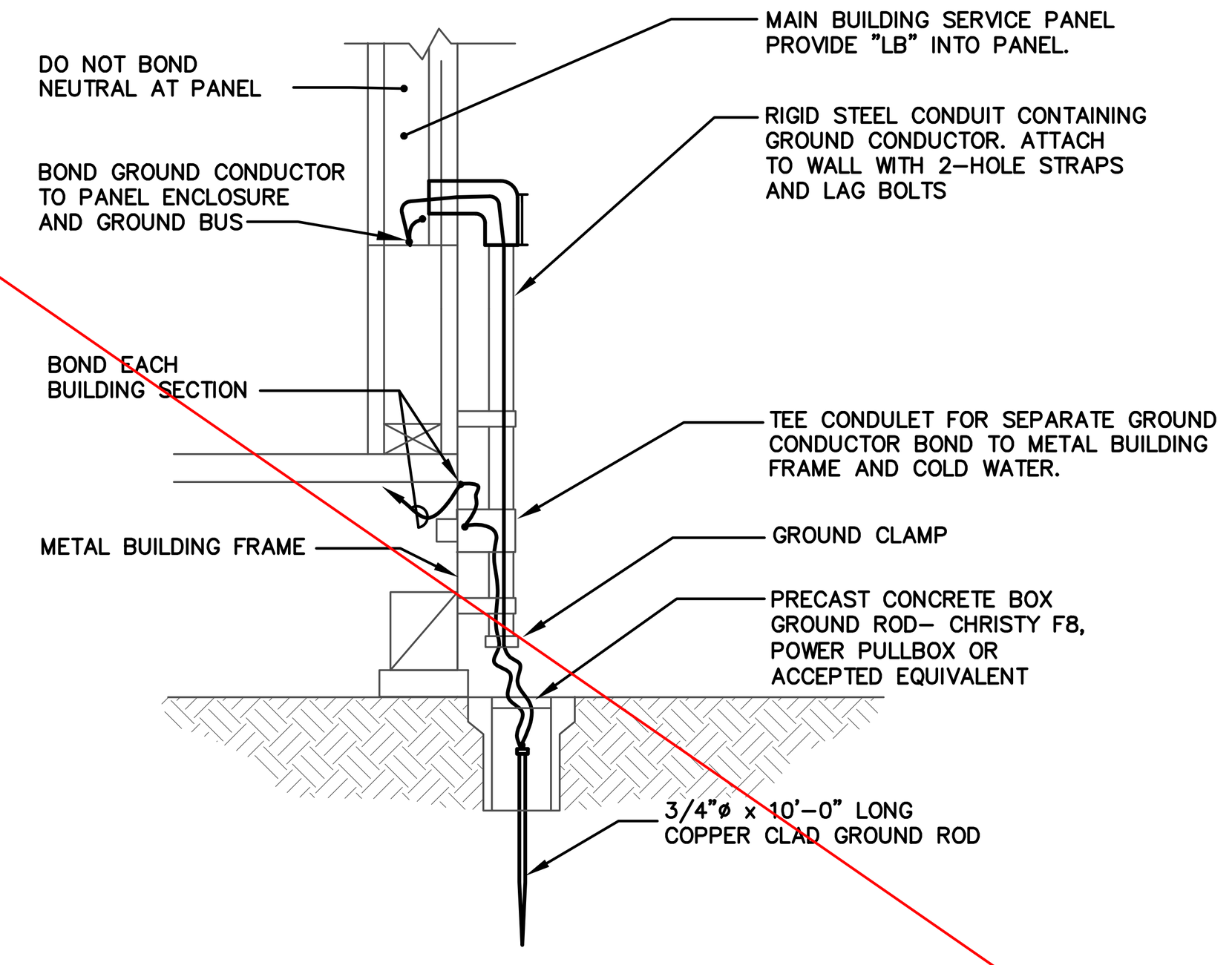


NOTES:

1. SIZE OF CONDUCTORS SHALL COMPLY WITH CEC TABLE 250.66 & 250.122.
2. PROVIDE SEPARATE CONDUCTORS FROM GROUNDING ELECTRODE TO ELECTRICAL PANEL. WATER PIPE, AND TO METAL BUILDING FRAME (CEC 250-104).
3. ALL MODULES OF METAL FRAME BUILDINGS SHALL BE ELECTRICALLY BONDED TOGETHER (BOLTING ONLY IS NOT AN ACCEPTABLE MEANS OF BONDING).
4. CHECK RESISTANCE TO GROUND IF RESISTANCE EXCEEDS 5 OHMS, INSTALL ADDITIONAL GROUND RODS WITH CONDUCTORS AS SHOWN, SEPARATE AT LEAST 10'-0" UNTIL THE RESISTANCE IS REDUCED TO 5 OHMS OR LESS (CEC 250-54).

7/E0.01 GROUNDING DETAIL

SCALE: NTS

6/E0.01 MEP COMPONENT ANCHORAGE NOTES

2022 CBC

ALL MECHANICAL, PLUMBING AND ELECTRICAL COMPONENTS SHALL BE ANCHORED OR 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 (i.e. HARD WIRED) TO 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 HAVE 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 DISPLACEMENT PRESCRIBED IN ASCE 7-16 SECTION 13.3 AS DEFINED IN ASCE 7-16 SECTIONS 13.6.5, 13.6.6, 13.6.7, 13.6.8 AND 2022 CBC SECTIONS 1617A.1.24, 1617A.1.25 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 INSTALLATIONS GUIDE (e.g. HCAi OPM FOR 2013 CBC OR LATER), COPIES OF THE BRACING 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 SPECIFIED NOTES AND DETAILS.

MP ☐ MD ☐ PP ☐ E ☐ OPTION 2: SHALL COMPLY WITH THE APPLICABLE HCAi (OSHPD) PRE-APPROVAL (OMP#) #____________

2/E0.01 ELECTRICAL DRAWING LIST

E0.01	ELECTRICAL LEGEND, NOTES AND DETAILS
E1.01	ELECTRICAL SITE PLAN
E2.01	ELECTRICAL POWER, LOW VOLTAGE AND FIRE ALARM PLAN
E3.01	ELECTRICAL SINGLE LINE DIAGRAM AND LOAD SUMMARY
E5.00	ELECTRICAL FIRE ALARM SCHEDULES, NOTES AND DETAILS
E5.01	ELECTRICAL FIRE ALARM RISER DIAGRAM AND CALCULATIONS

3/E0.01 GENERAL NOTES:

1. VERIFY EXISTING CONDITIONS IN FIELD.
2. AREAS DAMAGED OR AFFECTED BY THIS WORK SHALL BE PATCHED, REPAIRED OR RECONSTRUCTED TO MATCH (E) U.O.N.
3. EXISTING CONDITIONS SHALL BE REVIEWED BY CONTRACTOR PRIOR TO BID.
4. ALL WORK IS NEW U.O.N.
5. PROVIDE CODE SIZED GROUND CONDUCTOR IN ALL POWER CIRCUIT RUNS.
6. ALL WORK IN ACCORDANCE WITH 2019 CBC, CFC & CEC.

4/E0.01 SCOPE OF WORK

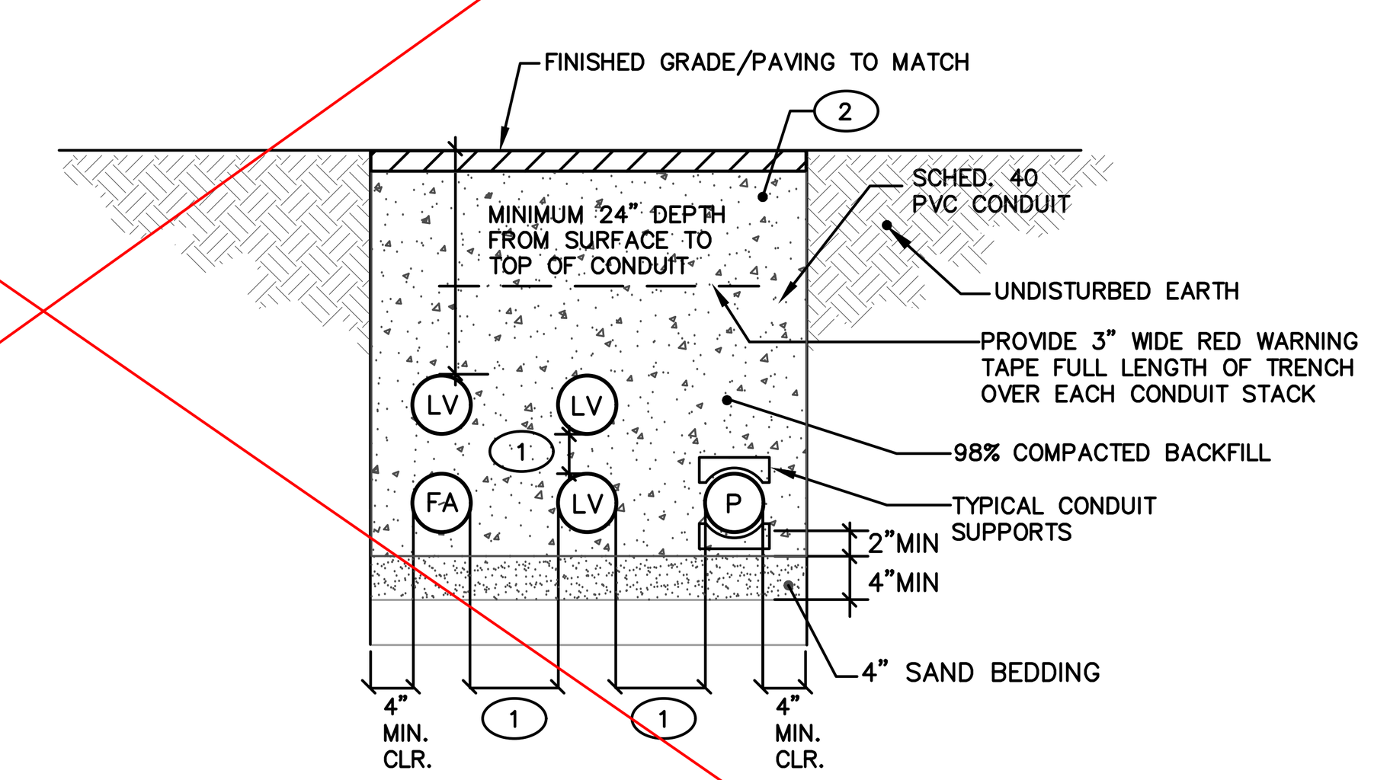
POWER, FIRE ALARM, SECURITY, CLOCK, DATA & SPEAKER FOR NEW RELOCATABLE BUILDING.

5/E0.01 FIXTURE SCHEDULE

TAG	DESCRIPTION	LAMPS	WATTS	MOUNTING
A	EXTERIOR WALL MOUNT EMERGENCY LIGHT CHLORIDE #TPUW-N-LM7-W-IC (MAXIMUM 95' SPACING FOR 1FC AVG./0.1FC MINIMUM)	LED INCLUDED	7	WALL ±9'-0"

1/E0.01 LEGEND

SYMBOL/ABBREV.	DESCRIPTION
O $	LIGHT LINES AND SYMBOLS DENOTE EXISTING TO REMAIN OR WORK BY SCHOOL DISTRICT U.O.N.
O $	HEAVY LINES AND SYMBOLS DENOTE NEW WORK
	CONDUIT RUN UP OR DOWN
	CONDUIT AND WIRING CONCEALED IN WALL OR CEILING. 2#12 AWG +#12G-1/2"C. OR MC CABLE U.O.N. —ǀǀǀ— 3 WIRES, —ǀǀǀǀ— 4 WIRES, ETC.
	UNDERGROUND CONDUIT.
—F—	FIRE ALARM CONDUIT & CABLE.
	CONDUIT STUB WITH BUSHING
	GROUND
	SURFACE MOUNTED CLOCK SPEAKER UNIT +8'-0" AFF. IP DEVICE PROVIDED BY DISTRICT OR ANALOG DEVICE TO MATCH EXISTING IF IP SYSTEM NOT INSTALLED AT TIME OF BUILDING INSTALLATION.
	PANELBOARD
	EMERGENCY LIGHT FIXTURE.
	FIRE ALARM DEVICES. SEE E5.00
	DATA OUTLET +18" AFF, U.O.N. WITH SR TO CEILING SPACE. (#) INDICATES NUMBER OF JACKS AND CAT6A OSP CABLES TO IDF.
W	DATA OUTLET FLUSH IN CEILING FOR WIRELESS ACCESS POINT. PROVIDE CAT6A-OSP CABLE TO IDF.
A	LIGHT FIXTURE TAG SEE SCHEDULE THIS SHEET
6/E0.01	DETAIL REFERENCE i.e. DETAIL 6, SHEET E0.01
#	INDICATES SHEET NOTE.
AFF	ABOVE FINISHED FLOOR
CFSM	CALIFORNIA STATE FIRE MARSHAL
C.O.	CONDUIT ONLY. PROVIDE PULL ROPE.
COMM	COMMUNICATOINS
C.R.	CLASSROOM
(E)	EXISTING OR WORK BY SCHOOL DISTRICT
E.O.L	END OF LINE DEVICE
ELEC	ELECTRICAL
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FC	FOOT CANDLE
GND.	GROUND
G.R.S.	GALVANIZED RIGID STEEL CONDUIT
IDF	INTERMEDIATE DISTRIBUTION FRAME.
LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT.
(N)	NEW
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OSP	OUTSIDE PLANT (WET) RATED
(R)	REMOVE
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
V.L.	VERIFY LOCATION
W.P.	WEATHERPROOF



NOTES:

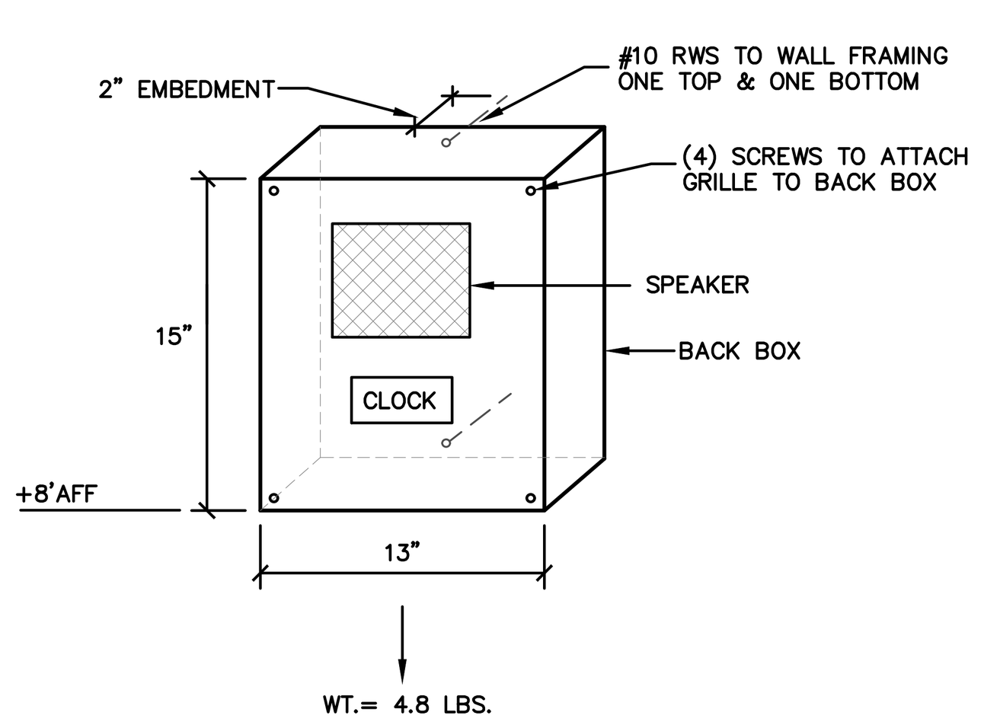
(1) PROVIDE CARLON CONDUIT SPACERS "SNAP-N-STAC" OR EQUAL WITH MINIMUM 2" DUCT SPACING.

(2) ROCK FREE BACKFILL (FOR EXAMPLE: SAND OR SOIL CONTAINING 1/4" ROUND MINUS).

(3) ALL TRENCHING SHALL MEET THE LIMITS OF CBC 1809A.14 FOR CLEARANCE TO FOUNDATIONS (NEW AND EXISTING) AND LOCATION OF INFLUENCE LINE FOR PIPES TO STAY CLEAR.

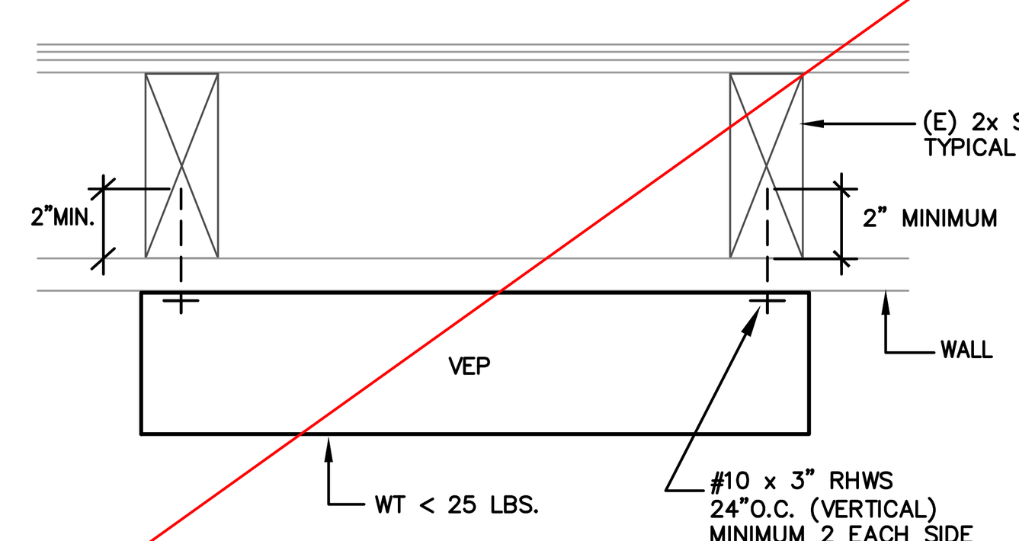
8/E0.01 TYPICAL TRENCH DETAIL

SCALE: NTS



10/E0.01 CLOCK/SPEAKER IP BASED

NTS



9/E0.01 VEP MOUNTING DETAIL

SCALE: NTS

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ELECTRICAL ENGINEERS
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SO. SAN FRANCISCO, CALIFORNIA 94080
(650) 871-0220

20032.71
JOB NUMBER

REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOLTZ[?]ANDER
No. E 11460
Exp. 12/31/23
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: May. 04, 23

WAGNER RANCH ELEMENTARY SCHOOL - PORTABLE

350 Camino Pablo
Orinda, Ca. 94563

JOB NO.	21010.03
DRAWN	S.M.
CHECKED	M.V.
JOB CAPTAIN	M.V.

ISSUE

	05/04/23
	DSA SUBMITTAL

DRAWING TITLE

ELECTRICAL LEGEND, NOTES AND DETAILS

SCALE: AS NOTED

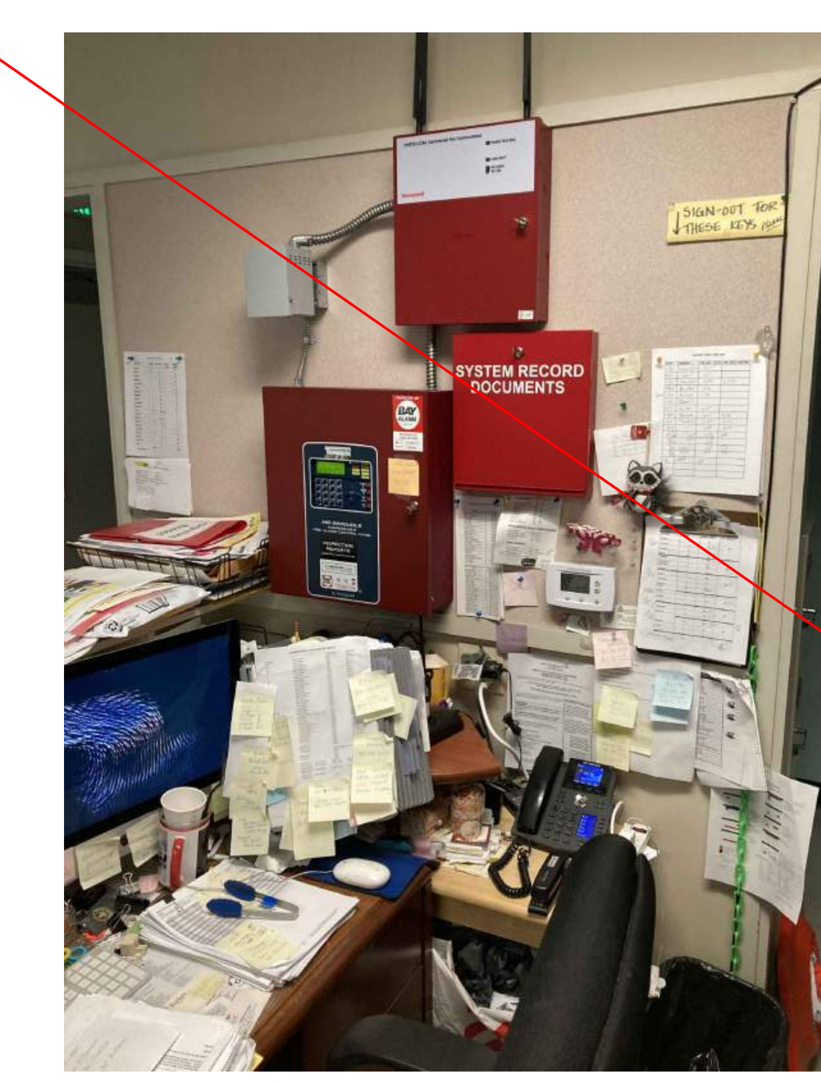
E0.01

1 E1.01 **ELECTRICAL SITE PLAN**
SCALE: 1"= 20'-0"

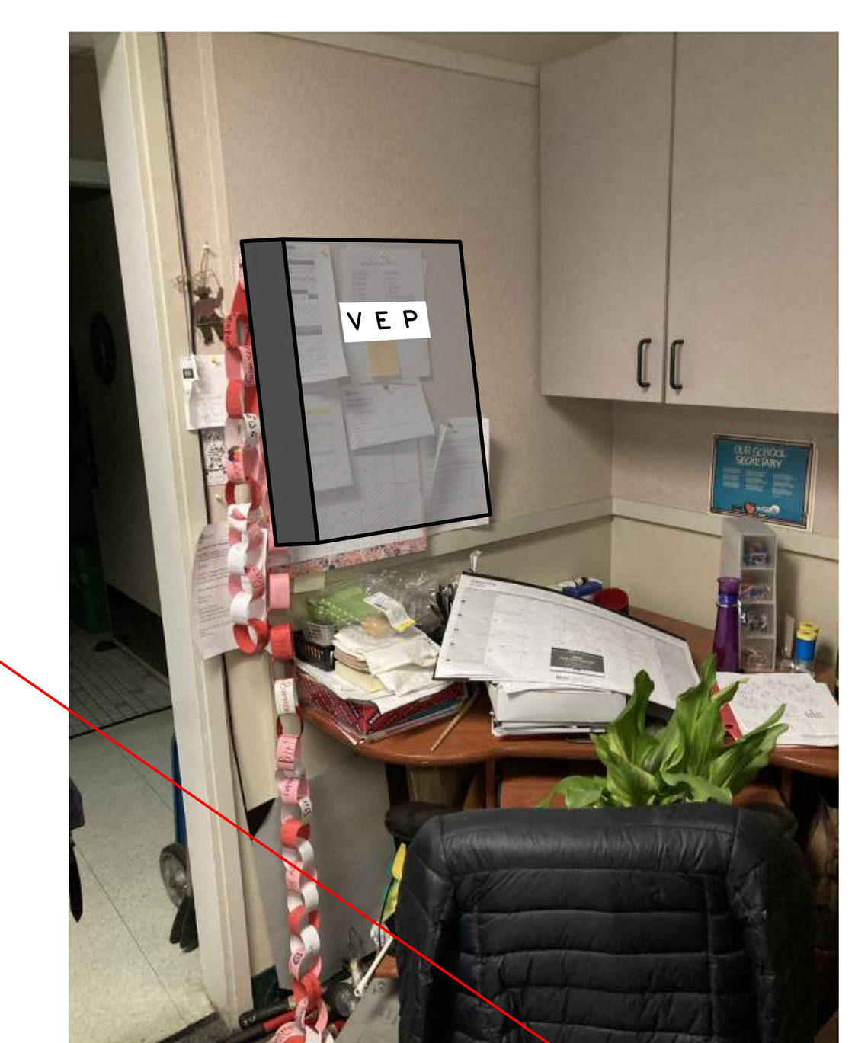
SHEET NOTES:

1. EXISTING IN-GROUND PULLBOX. ROUTE NEW FEEDER THRU PULLBOXES (NEW TRENCH).
2. P5 FEEDER.
3. (E) (1) 2" COMM, (1) 1 1/2" CLOCK/PAGING, (1) 1 1/2" FIRE ALARM.
4. (E) FACP, RECORD DOCUMENT CABINET, AND COMMUNICATOR IN ADMINISTRATION. SEE 2/E1.01
5. (N) VEP PANEL IN ADMINISTRATOIN. SEE 9/E0.01 & 2/E1.01
6. "AOM" & "AIM" FOR VEP TRIGGER & TROUBLE.
7. ADD S/S1 FIRE ALARM CABLE AND DATA CABLES FOR P5.
8. ADD S1 CABLE.

USA
PRIOR TO DIGGING CALL:
UNDERGROUND SERVICE ALERT U.S.A.
1-800-642-2444



(E) FIRE ALARM PANEL



VEP PANEL LOCATION 9 E2.01

2 E1.01 **FACP / VEP LOCATION**
SCALE: NONE

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ELECTRICAL
STATE OF CALIFORNIA
DATE SIGNED: May. 04, 23

WAGNER RANCH ELEMENTARY SCHOOL - PORTABLE

350 Camino Pablo
Orinda, Ca. 94563

JOB NO.	21010.03
DRAWN	S.M.
CHECKED	M.V.
JOB CAPTAIN	M.V.

ISSUE

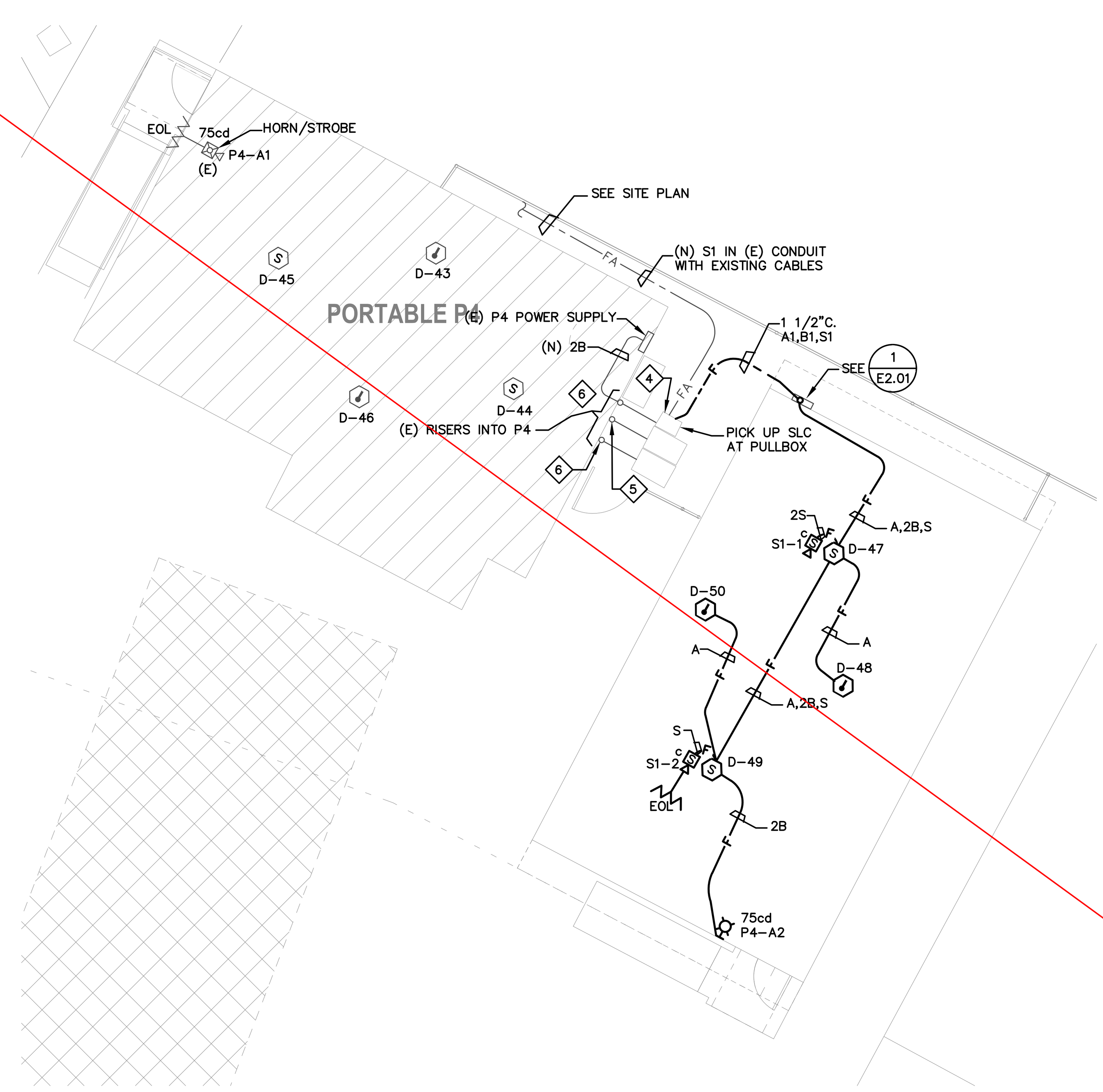
05/04/23 DSA SUBMITTAL	

DRAWING TITLE

ELECTRICAL SITE PLAN

SCALE: AS NOTED

E1.01



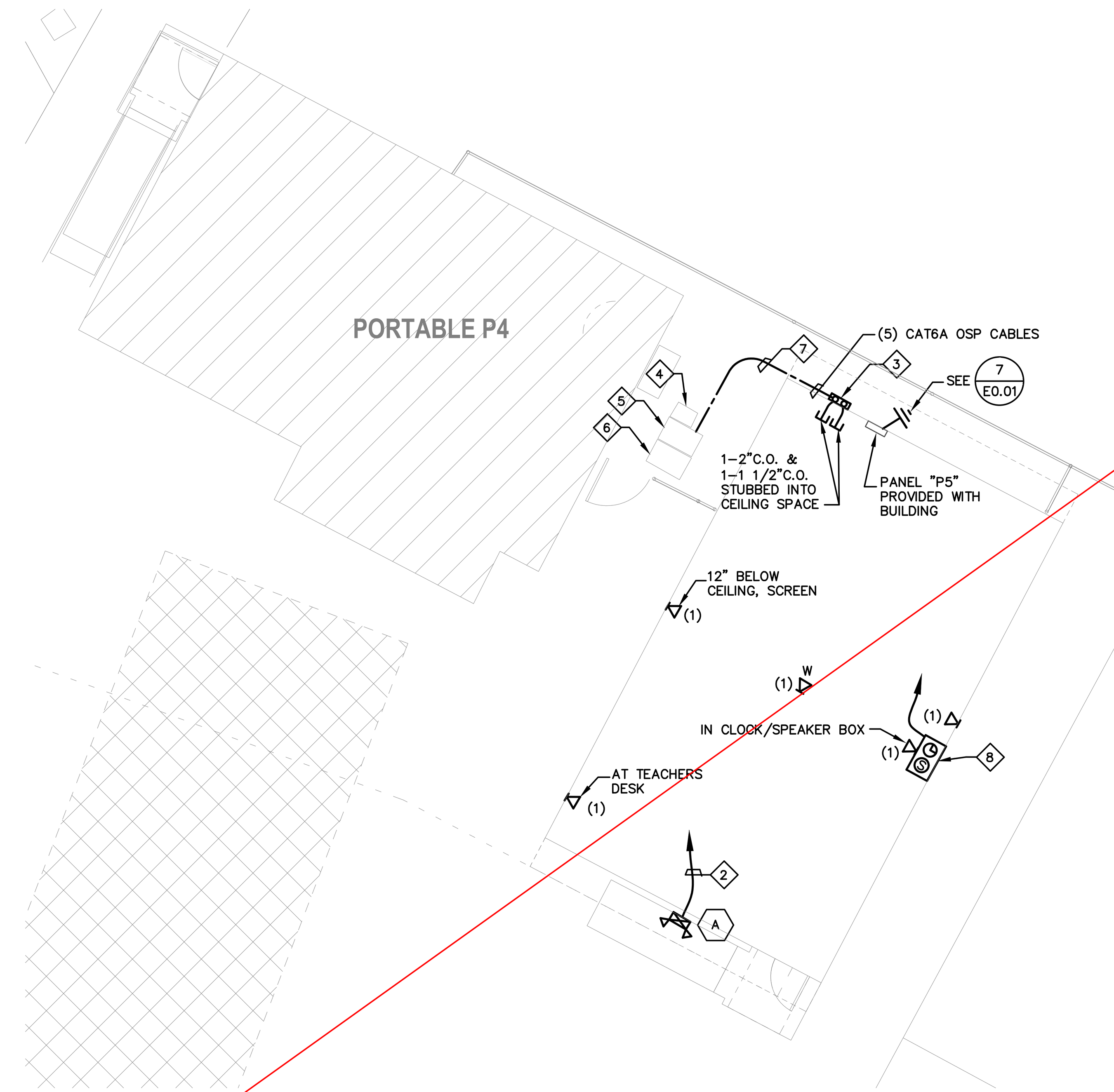
2
E2.01

ELECTRICAL FIRE ALARM PLAN

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

0 4' 8' 16' FEET

PLAN NORTH



1
E2.01

ELECTRICAL POWER AND LOW VOLTAGE PLAN

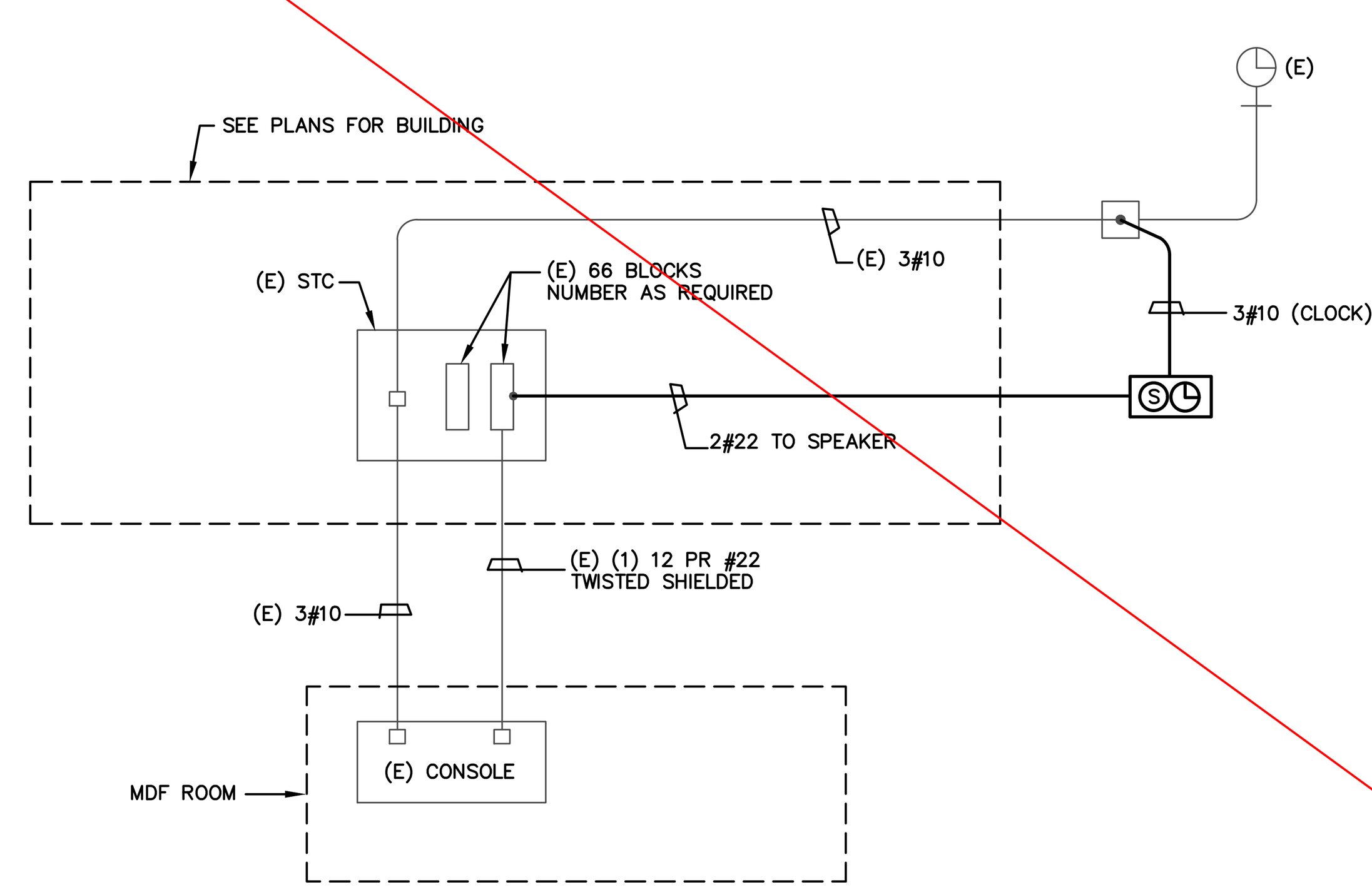
SCALE: 1/8" = 1'-0"

0 4' 8' 16' FEET

PLAN NORTH

SHEET NOTES

1. PANEL SUPPLIED WITH BUILDING.
2. CONNECT TO LIGHTING CIRCUIT AHEAD OF CONTROL.
3. 18"x 18"x 6" DEEP NEMA 3R PULLBOX FOR LOW VOLTAGE CABLES AND FIRE ALARM. LOCATE AT TOP OF WALL.
4. (E) FA PULLBOX.
5. (E) COMM PULLBOX.
6. (E) ELEC PULLBOX.
7. (1) 2"C. AND (1) 1 1/2"C. FOR COMM CABLES FROM COMM BOX TO BUILDING.
8. IF CAMPUS NOT UPGRADED TO IP CLOCK SPEAKER PROVIDE 3#10 FOR CLOCK, PICK UP CLOCK CIRCUIT AT COMM BOX AND 2#22 OSP FOR SPEAKER TO TERMINALS AT BUILDING 6. COORDINATE CONNECTION AT (E) CONSOLE.



NON-IP

3
E2.01

CLOCK / SPEAKER DIAGRAM

SCALE: NONE

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120975 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 5/17/2023

HKIT ARCHITECTS
538 NINTH STREET SUITE 240 • OAKLAND, CA 94607
T 510 625 9800 • F 510 625 9801 • WWW.HKIT.COM

BWF
CONSULTING ENGINEERS
ELECTRICAL ENGINEERS
220 SO. SPRUCE AVENUE, SUITE 203
SO. SAN FRANCISCO, CALIFORNIA 94080
(650) 871-0220
20032.71
JOB NUMBER

REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOGTLANDER
No. E 11460
Exp. 12/31/23
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Apr. 26, 23

WAGNER RANCH ELEMENTARY SCHOOL - PORTABLE

350 Camino Pablo
Orinda, Ca. 94563

JOB NO.	21010.03
DRAWN	S.M.
CHECKED	M.V.
JOB CAPTAIN	M.V.

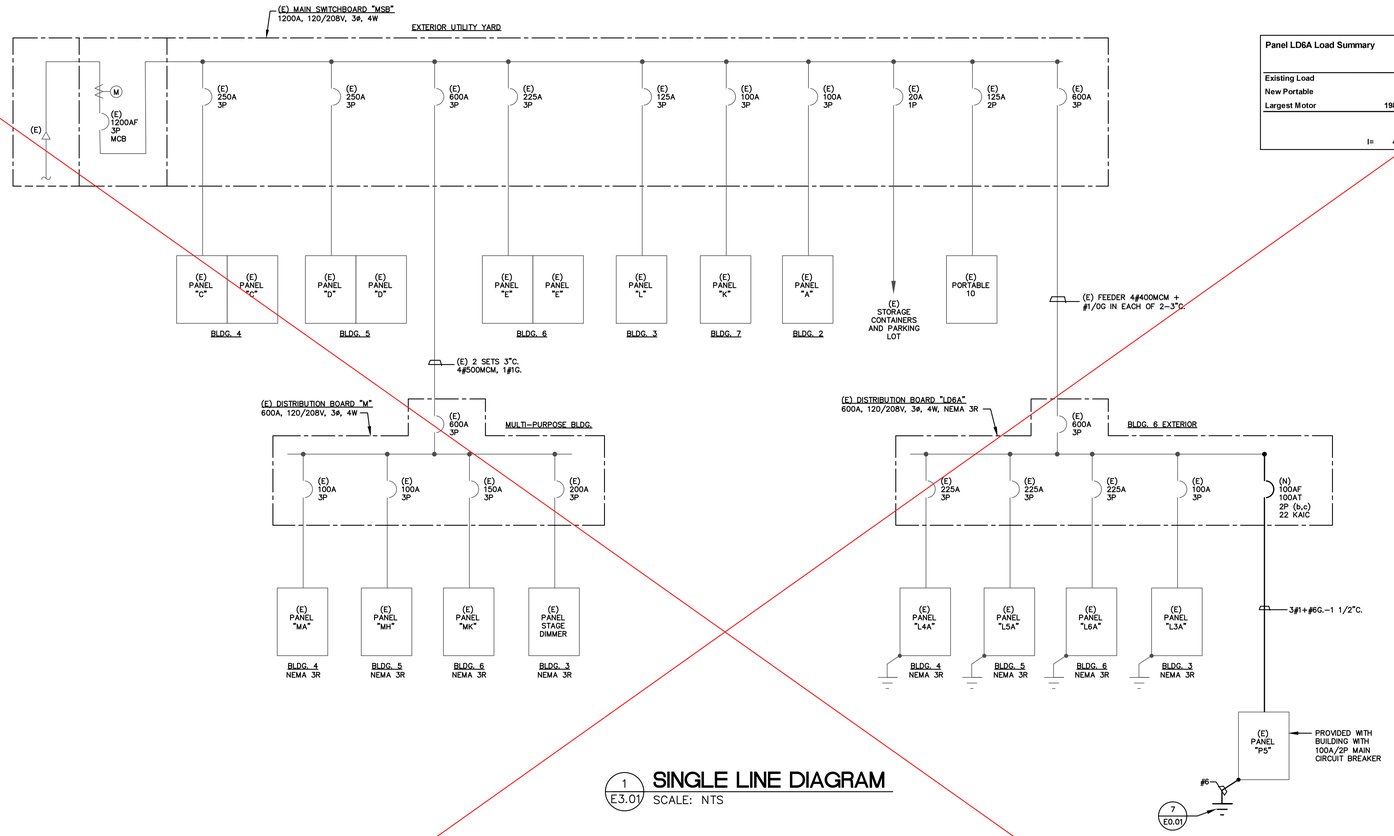
ISSUE

	05/04/23 DSA SUBMITTAL

DRAWING TITLE
ELECTRICAL
POWER, LOW VOLTAGE AND FIRE ALARM PLAN

SCALE: AS NOTED

E2.01



Panel LD6A Load Summary

Existing Load	1	LS x	151430	VA	=	151430 VA
New Portable	1	LSx	17600	VA	=	17600 VA
Largest Motor	19800	x	0.25		=	4950 VA
				Total	=	173980 VA

I= 483 Amperes @ 208 Volts, 3 Phase, 4 Wire

1 E3.01 **SINGLE LINE DIAGRAM**
SCALE: NTS

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STATE OF CALIFORNIA

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350 Camino Pablo
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JOB CAPTAIN	M.V.

ISSUE

	05/04/23
	DSA SUBMITTAL

DRAWING TITLE

ELECTRICAL
SINGLE LINE DIAGRAM
AND LOAD SUMMARY

SCALE: AS NOTED

E3.01

6 E5.00 STATEMENT OF WORK

1. THESE NEW PLANS ARE FOR THE FIRE ALARM SYSTEM ADDITION THAT IS TO BE INSTALLED FOR SCHOOL BUILDING ON AN EXISTING CAMPUS. MAIN FACP IS EXISTING.
2. SYSTEM IS ADDRESSABLE AND FULLY AUTOMATIC.
3. WIRE SHALL BE CLASS B FOR SLC SITE LOOPS, CLASS B FOR SLC BRANCHES AND CLASS B FOR NAC CIRCUITS.
4. (E) SYSTEM INSTALLED UNDER DSA #664618, #01-115164 & #01-110927.

7 E5.00 APPLICABLE CODES

1. THE SYSTEM SHALL BE INSTALLED PER LATEST ACCEPTED CODES AS FOLLOWS:
   - 2022 CBC (CALIFORNIA BUILDING CODE)
   - 2022 CEC (CALIFORNIA ELECTRICAL CODE)
   - 2022 CMC (CALIFORNIA MECHANICAL CODE)
   - 2022 CFC (CALIFORNIA FIRE CODE)
   - CA REFERENCE STANDARDS CODE (PART 12, TITLE 24);
   - PUBLIC SAFETY (TITLE 19), STATE FIRE MARSHALL
   - NFPA 72 FIRE ALARM CODE WITH 2022 CA AMENDMENTS

8 E5.00 DEVICE LABELING

1. ADDRESS LABELS SHALL FOLLOW THE FOLLOWING FORMAT: BUILDING NAME/FLOOR/ROOM NUMBER/TYPE OF DEVICE/ADDRESS. SUBMIT COMPLETE LIST TO DISTRICT FOR APPROVAL PRIOR TO PROGRAMMING ALLOW 4 WEEKS FOR REVIEW. EXAMPLE: MULTI-USE BLDG. FLOOR 1, KITCHEN, HEAT DETECTOR SLC1-D150 COORDINATE ROOM NAMES & NUMBERS WITH ARCHITECTURAL DRAWINGS.
2. INITIATING DEVICES ARE INDICATED BY:

   LETTER = DEVICE TYPE
   -# = DEVICE NUMBER
   (EXAMPLE; D-1 = DETECTOR-1)

3. INDICATING DEVICES (STROBES) ARE INDICATED BY:

   PH = POWER SUPPLY
   -# = POWER SUPPLY CIRCUIT
   -# = DEVICE
   (EXAMPLE; MPR-B1 = PS "MPR", CIRCUIT B, FIRST DEVICE

4. INDICATING DEVICES (SPEAKERS) ARE INDICATED BY:

   S = SPEAKER
   # = CIRCUIT
   -# = DEVICE
   (EXAMPLE; S1-1 = SPEAKER CIRCUIT 1, DEVICE 1

5. ALL DEVICES SHALL BE LABELED.
   LABELS SHALL BE MACHINE MANUFACTURED, RED IN COLOR & 1/2 INCH IN HEIGHT. LABELS ON SMOKE OR HEAT DETECTORS SHALL BE AFFIXED TO SIDE OF BASE.

5 E5.00 GENERAL FIRE ALARM SYSTEM NOTES

1. THE SCOPE OF THIS PROJECT IS TO INSTALL ADDITIONS TO AN (E) ADDRESSABLE FIRE ALARM SYSTEM AS SHOWN ON PLANS. SYSTEM SHALL PROVIDE FULLY AUTOMATIC PROTECTION AND VOICE EVACUATION FOR NEW BUILDING.
2. WHEN THE FACP GOES INTO AN ALARM STATE, AN EVACUATION SIGNAL IS SOUNDED THROUGHOUT THE SCHOOL SITE & NOTIFY AN OFF SITE MONITORING STATION (UL LISTED).
3. ALL CIRCUITS SHALL BE SUPERVISED.
4. INDICATING APPLIANCES SHALL BE LIKE SOUNDING, BUT SHALL BE OF A DIFFERENT SOUND THAN ANY OTHER DEVICE THAT IS INTENDED FOR OTHER USES. THE INDICATING APPLIANCES FOR THE FIRE ALARM SYSTEM SHALL SOUND THE CALIFORNIA UNIFORM FIRE CODE SIGNAL AS REQUIRED BY SECTION 32000 OF THE CALIFORNIA STATE EDUCATION CODE. PROVIDE A TEMPORAL SIGNAL.
5. ALL WIRING SHALL MEET THE REQUIREMENTS OF ARTICLE 300 OF THE CALIFORNIA ELECTRICAL CODE. ALL WIRING SHALL BE IN CONDUIT.
6. JUNCTION BOXES AND FITTINGS SHALL MEET THE REQUIREMENTS OF ARTICLE 370 OF THE CALIFORNIA ELECTRICAL CODE.
7. ALL JUNCTION BOXES AND FITTINGS WHICH ARE TO BE INSTALLED OUTSIDE SHALL BE RATED FOR OUTDOOR USE.
8. UNDERGROUND AND EXTERIOR CONDUITS TO HAVE WATERTIGHT FITTINGS.
9. MOUNTING HEIGHTS:
   PULL STATION: 48" TO TOP OF DEVICE FROM FINISH FLOOR HORN: 96" TO TOP OF DEVICE ABOVE FINISH FLOOR, NOT LESS THAN 6" FROM CEILING, STROBE OR HORN/STROBE 80" TO BOTTOM OF DEVICE AND NOT GREATER THAN 96" TO TOP OF DEVICE ABOVE FINISH FLOOR, NOT LESS THAN 6" FROM CEILING.
10. AUDIBLE DEVICE(S) TO BE AT LEAST 15dBA ABOVE THE EQUIVALENT SOUND LEVEL BUT NOT LESS THAN 75 dBA AT 10' OR MORE THAN 110dBA AT THE MINIMUM HEARING DISTANCE.
11. AUDIBLE DEVICE SHALL SOUND THE CALIFORNIA UNIFORM FIRE ALARM SIGNAL. PROVIDE A TEMPORAL MODE.
12. VISUAL DEVICES SHALL NOT EXCEED 2 FLASHES PER SECOND AND SHALL NOT BE SLOWER THAN 1 FLASH EVERY SECOND.
13. THE CONDUIT AND WIRE RUNS SHOWN ON THESE PLANS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUITE FIELD CONDITIONS. AS BUILT PLANS SHALL BE PROVIDED AS REQUIRED BY THE CALIFORNIA STATE FIRE MARSHAL.
14. PRIMARY POWER SUPPLY SHALL BE PROVIDED BY A DEDICATED BRANCH CIRCUIT RATED AT NO LESS THAN 15 AMPS. AND PROVIDING 120VAC NOMINAL TO FIRE ALARM CONTROL PANEL. SECONDARY POWER SUPPLY TO BE PROVIDED BY INTEGRAL BATTERIES SIZED AS INDICATED
15. THE FACP IS INSTALLED WITHIN A SUPERVISED AREA. THE FRONT COVER OF THE FACP SHALL PROVIDE DEVICE INFORMATION IN THE EVENT OF AN ALARM OR TROUBLE SIGNAL. THE ANNUNCIATOR THAT IS TO BE INSTALLED IS AUXILIARY TO THE SYSTEM, AND IS FOR THE USE OF THE RESPONDING FIRE DEPARTMENT.
16. LOCAL FIRE AUTHORITY SHALL WITNESS THE FINAL ACCEPTANCE TEST TEST OF THE ENTIRE SYSTEM PRIOR TO OCCUPANCY WITHIN THE NEW STRUCTURES WITH INSPECTOR OF RECORD. FINAL FIRE ALARM TEST
   - FINAL FIRE ALARM TEST SHALL BE MADE WITH DSA INSPECTOR OF RECORD (IOR). LOCAL FIRE AUTHORITY SHALL BE NOTIFIED OF DATE AND TIME OF FINAL FIRE ALARM TESTING AND ASSIST/WITNESS SUCH TESTING WHEN ABLE.
   - FIRE ALARM CONTRACTOR SHALL PROVIDE A "RECORD OF COMPLETION" TO THE INSPECTOR OF RECORD (IOR)/DSA AFTER COMPLETION OF OPERATIONAL ACCEPTANCE TESTS.
17. CONTRACTOR / EQUIPMENT MANUFACTURER SHALL PROVIDE COMPLETE PROGRAMMING OF SYSTEM AS DIRECTED BY OWNER. PROVIDE 4 HOURS OF TRAINING FOR SCHOOL PERSONNEL. SEE SPECIFICATION FOR ADDITIONAL INFORMATION.
18. NOT USED.
19. SUPERVISING STATION: 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 ARTICLE 91. THE SUPERVISION STATION SHALL BE LISTED AS EITHER UUFX OR UUUS BY UNDERWRITERS LABORATORY OR SHALL MEET THE REQUIREMENTS OF FACTORY MUTUAL RESEARCH APPROVAL STANDARD 3011.
20. CO DETECTION IS NOT REQUIRED AS SPACE IS NOT A CLASSROOM AND NO FUEL BURNING APPLICATIONS SERVING THE SPACE.
21. NFPA 72 (2022) SEC. 7.7.2.2 ALL RECORD DOCUMENTATION SHALL BE STORED IN THE DOCUMENTATION CABINET.
22. NFPA 72 (2022) SEC. 7.7.2.4 THE DOCUMENTATION CABINET IS PROMINENTLY LABELED "SYSTEM RECORD DOCUMENTS".
23. NFPA 72 (2022) SEC. 7.5.6.4 THE RECORD OF COMPLETION DOCUMENTATION SHALL BE UPDATED TO REFLECT ALL SYSTEM ADDITIONS OR MODIFICATIONS AND MAINTAINED IN A CURRENT CONDITION AT ALL TIMES.
24. NFPA 72 (2022) SEC. 7.5.6.5 THE UPDATED COPY OF THE RECORD OF COMPLETION DOCUMENTS SHALL BE MAINTAINED IN THE DOCUMENTATION CABINET.
25. PROJECT INSPECTOR SHALL FIELD VERIFY CORRECT CANDELA SETTINGS ON STROBES DUE TO FIELD ADJUSTABILITY
26. UNLESS SPECIFICALLY SHOWN ON THESE PLANS NO STRUCTURAL MEMBERS SHALL BE CUT, DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER AND DISTRICT STRUCTURAL ENGINEER FROM THE DIVISION OF THE STATE ARCHITECT.
27. NFPA 72 (2022) SEC. 18.4.10 VOICE INTELLIGIBILITY. WITHIN THE ACOUSTICALLY DISTINGUISHABLE SPACES (ADS) WHERE VOICE INTELLIGIBILITY IS REQUIRED, VOICE COMMUNICATIONS SYSTEM SHALL REPRODUCE PRERECORDED, SYNTHESIZED, OR LIVE MESSAGES WITH VOICE INTELLIGIBILITY.
28. NFPA 72 (2022) SEC. 24.3.2.1 ALL USERS OF SYSTEMS THAT HAVE MICROPHONES FOR LIVE VOICE ANNOUNCEMENTS SHALL BE PROVIDED WITH POSTED INSTRUCTIONS FOR USING THE MICROPHONE.
29. POST AT VEP WHICH ROOMS ARE SERVED FROM THE VEP.

4 E5.00 FIRE ALARM EQUIPMENT LEGEND

COMPONENT	SYMBOL	MFG./MODEL *	CSFM LISTING
(E) ADDRESSABLE FIRE ALARM CONTROL PANEL.	FACP	(E) FIRELITE #MS-9200UDLS (N) SLC-2LS * * *	7165-0075:0208
SMOKE DETECTOR (PHOTO ELECTRIC)	S	FIRELITE #SD365/B350LP	7272-0075:0502 7300-0075:0192
HEAT DETECTOR		FIRELITE #H365/B350LP	7270-0075:0501 7300-0075:0192
* * (E) POWER SUPPLY WITH SYNC. OPERATION	PS	(E) WHEELOCK #PS-8-LP WITH 7AH BATTERIES	7315-0785:0167
STROBE (15/30/75/110cd) WALL MOUNT AT +6'-8" AFF		WHEELOCK #STR	7125-0785:0168
SPEAKER CEILING MOUNTED	S c	WHEELOCK #E60H-W	7125-0785:0173
MONITOR MODULE	AIM	FIRELITE #MMF-300	7300-0075:0185
RELAY MODULE	AOM	FIRELITE #CRF-300	7300-0075:0185
VOICE EVACUATION EMERGENCY COMMAND CENTER WALL MOUNTED. SEE 9/E0.01 (<25 LBS.)	VEP	FIRELITE #ECC-50/100 SERIES WITH CONTROLLER AMP BACK-UP AMP, FOR COMPLETE SYSTEM 2x18AH BATTERIES	6911-0075:0226 7300-0075:0227

* ALL INITIATING DEVICES ARE FIRELITE U.O.N., SIGNAL DEVICES ARE SPECIFIED WHEELOCK.

* * SEE POWER SUPPLY BATTERY CALCULATION

* * * HAS BUILT-IN DACT-UD2 DIGITAL ALARM COMMUNICATOR AND ONE SLC LOOP (99 ADDRESSABLE DETECTORS AND 99 ADDRESSABLE MODULES)
PROVIDE ALL ACCESSORIES FOR A COMPLETE SYSTEM.
PROVIDE BACK BOXES AS REQUIRED FOR MOUNTING, SAME COLOR AS DEVICE.

FIRE ALARM SYSTEM DESIGNER

MICHAEL J. VOIGTLANDER
PE #E11460

BWF CONSULTING ENGINEERS, INC.
220 SO. SPRUCE AVENUE, SUITE 203
SO. SAN FRANCISCO, CALIFORNIA 94080

TELEPHONE: (650) 871-0220

1 E5.00 (E) FIRE ALARM REMOTE POWER SUPPLY BATTERY CALCULATIONS TYPICAL

(INPUT POWER 3.2 AMPS @ 120 VOLT AC) PS

24 HOURS X STANDBY + 15 MINUTES ALARM
24 x .060 + .25 x 8.100 = 3.4650
3.465AH x 1.2 SAFETY = 4.1580 (SPARE CAPACITY 2.842AH/40%)

"PS" HAS 2-7AH, 12 VOLT BATTERIES INSTALLED IN 08/2020

DSA #01-119027 CALCULATION ASSUMES FULLY LOADED NAC CIRCUITS.

2 E5.00 WIRE AND CABLE SCHEDULE

TYPE	SERVICE	TAG	CROSS SECTION AREA OF CABLE
#16 TWISTED PAIR UNSHIELDED FPL CABLE WEST PENN #3990 OR EQUAL	COMMUNICATION LOOP (ALARM)	A	.0391
2#12 THWN MIN. OR 2 CONDUCTOR #12 FPL MIN. WEST PENN #998 CABLE OR EQUAL	SIGNAL CIRCUITS	B	.0468
#16 TWISTED PAIR UNSHIELDED "AQUASEAL" CABLE WEST PENN #AQ225 NO KNOWN EQUAL.	COMMUNICATION LOOP (ALARM) EXTERIOR AND UNDERGROUND	A1	.0683
2#12 THWN MIN.	SIGNAL CIRCUITS EXTERIOR AND UNDERGROUND	B1	.0266
2#14 THWN OR 2 CONDUCTORS FPL CABLE WEST PENN #994 OR EQUAL (2#14 AT EXT.)	CONVENTIONAL INITIATING CIRCUITS AND CONTROL	C	.0387
2 CONDUCTOR #12 MIN. SHIELDED FPLR AUDIO CABLE WEST PENN #999	SPEAKER WIRE	S	.0483
2 CONDUCTOR #12 MIN. SHEILDED AQUA SEAL WEST PENN #AQ296 AT UNDERGROUND LOCATIONS	SPEAKER WIRE	S1	.1104

* SEE VOLTAGE DROP CALCULATIONS SHEET E5.2

CONDUIT REQUIREMENTS BASED ON LARGEST CABLE

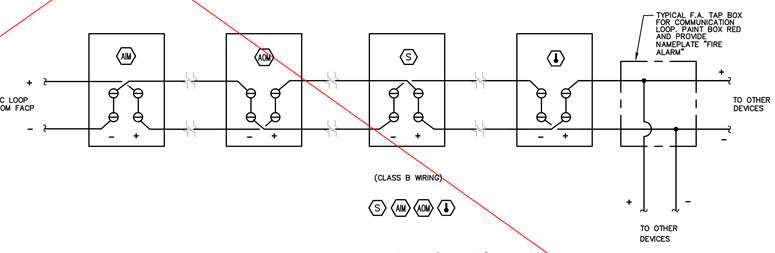
		EXTERIOR PVC (AQ)	INTERIOR EMT
3/4"	CONDUIT	– 4	
1"	CONDUIT	3	7
1 1/4"	CONDUIT	5	12
1 1/2"	CONDUIT	7	16
2"	CONDUIT	11	27

IF #12 THWN WIRE IS USED FOR SIGNAL CIRCUITS NEC TABLES MAY BE USED. SMALLER CONDUIT MAY BE USED WHERE SMALLER CABLES ARE USED, BASED ON 40% FILL, 3/4" MINIMUM.

3 E5.00 NOTIFICATION DEVICE LOAD IN AMPS

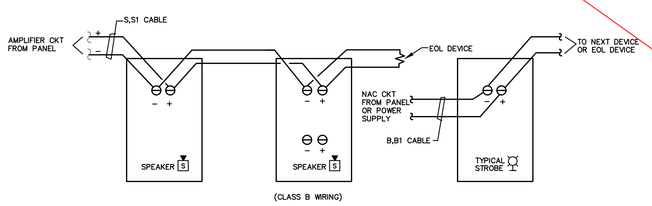
(24VDC FOR NAC, 70VDC FOR AUDIO)

SYMBOL	15cd	30cd	60cd	75cd	95cd	110cd	1/2 WATT	1 WATT	2 WATT	4 WATT	8 WATT
	0.057	0.085	–	0.135	–	0.182	–	–	–	–	–
S c	–	–	–	–	–	–	.007	0.014	0.028	0.056	.112



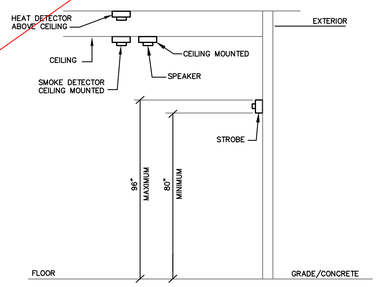
10 E5.00 TYPICAL COMMUNICATION (SLC) LOOP WIRING

SCALE: NTS



11 E5.00 TYPICAL SIGNAL DEVICE WIRING

SCALE: NTS



12 E5.00 TYPICAL FIRE ALARM DEVICE MTG. HEIGHTS

SCALE: NTS

13 E5.00 SEQUENCE OF OPERATION

CAUSE	ALARM	TROUBLE	SUPERVISORY	MISC.	EFFECT: ALARM AT FACP	TRANSMIT SIGNAL TO LOCAL FIRE MUNICIPAL TIE	ACTIVATE AUDIBLES THROUGHOUT	ACTIVATE VISUALS THROUGHOUT	TROUBLE AT FACP	TROUBLE SIGNAL TO CENTRAL MONITORING STATION	SUPERVISORY AT FACP	SUPERVISORY SIGNAL TO CENTRAL MONITORING STATION	DEACTIVATE AUDIBLES	DEACTIVATE VISUALS	SYSTEM NORMAL	REMARKS
(E) MANUAL PULL STATION	•	•	•	•	•	•	•	•								
AREA SMOKE DETECTOR	•	•	•	•	•	•	•	•								
HEAT DETECTOR	•	•	•	•	•	•	•	•								
SYSTEM RESET													•	•	•	
SIGNAL SILENCE													•			
AC POWER FAILURE									•	•						
FIRE ALARM WIRING:																
SIGNALING LINE CIRCUIT (SLC) – CLASS B																
SINGLE OPEN									•	•						
SINGLE GROUND									•	•						
WIRE-TO-WIRE SHORT									•	•						
NOTIFICATION APPLIANCE CIRCUIT (NAC) – CLASS B																
SINGLE OPEN									•	•						
SINGLE GROUND									•	•						
WIRE-TO-WIRE SHORT									•	•						

Note 1: You are **fully responsible for verifying these calculations**.
Note 2: Use the dropdowns and the **yellow** cells to enter values.

FIRE-LITE ALARMS by Honeywell

ECC-50/100 Battery Calculation

Secondary Power Source Requirements

Device Type	Standby Current (amps) Qty	Current Draw	Total	Secondary Alarm Current (amps) Qty	Current Draw	Total
1. System						
ECC-50/100 Primary Console	1	x 0.2720	= 0.2720	1	x 0.4460	= 0.4460
ECC-50W-25V/70V**	1	x 0.1000	= 0.1000	1	x 0.2350	= 0.2350
ECC-50W-25V/70V (As Backup)**	1	x 0.1000	= 0.1000	1	x 0.0000	= 0.0000
ECC-CE8 Circuit Expander	0	x 0.0250	=	0	x 0.1890	=
ECC-RT2M	0	x 0.0550	=	0	x 0.0600	=
ECC-FFT Firefighter Telephone	0	x 0.1200	=	0	x 0.2300	=
2. Operator Interface Devices (Maximum of 8 total)						
ECC-LOC Local Operator Console	0	x 0.0850	=	0	x 0.1000	=
ECC-RM Remote Microphone	0	x 0.0500	=	0	x 0.0640	=
ECC-RPU Remote Page Unit	0	x 0.0500	=	0	x 0.0680	=
Total Devices:	0					
3. Additional Amplifiers (Maximum of 8 total)						
ECC-50DA	0	x 0.0120	=	0	x 0.0120	=
ECC-125DA	0	x 0.0120	=	0	x 0.0120	=
ECC-508DA	0	x 0.0120	=	0	x 0.0120	=
Total Amplifiers:	0					
4. Speakers (Maximum 100 Watts)						
1/4 Watt	0	x 0.0000	=	0	x 0.0170	=
1/2 Watt	0	x 0.0000	=	0	x 0.0330	=
3/4 Watt	0	x 0.0000	=	0	x 0.0500	=
1 Watt	2	x 0.0000	= 0.0000	2	x 0.0680	= 0.1360
2 Watt	0	x 0.0000	=	0	x 0.1320	=
Custom Watt Tap Description	0	x 0.0000	=	0	x 0.0000	=
Total Watts:	2					
5. Output Circuits						
NAC Output (4 amps maximum)		0.00000	=		0.00000	=
Non-Resettable Output (0.5 amps max)		0.00000	=		0.00000	=
6. Additional Devices						
Power Supervision Relays	1	x 0.0250	= 0.0250	1	x 0.0250	= 0.0250
SP-SVC Volume Control	1	x 0.0100	= 0.0100	1	x 0.0100	= 0.0100
		Total Standby Load	0.5070		Total Alarm Load	0.8520

*! Select only one Additional Amplifier based on whether or not it will be used for backup purposes.

FIRE-LITE ALARMS by Honeywell

ECC-50/100 Battery Calculation

Calculation in Total Sheet

				Required Standby Time in Hours
				24 Hours
Standby Load Current (Amps)	0.5070 Amps	x	24	= 12.168 AH
				Required Alarm Time in Hours
				15 Minutes
Alarm Load Current (Amps)	0.8520 Amps	x	0.25	= 0.213 AH
				Total Current Load 12.38 AH
			*Multiply by the Derating Factor	1.2 = x 1.20
				Total Ampere Hours Required 14.86 AH
			Recommended Batteries:	BAT-12180 - 18AH Batteries

* Derating Factor required to compensate for the non-linear discharge characteristic of a battery.

Note 1: You are **fully responsible for verifying these calculations**.
Note 2: Use the dropdowns and the **yellow** cells to enter values.

FIRE-LITE ALARMS by Honeywell

MS-9200UDLS Battery Calculation

Secondary Power Source Requirements

Device Type	Standby Current (amps) Qty	Current Draw	Total	Secondary Alarm Current (amps) Qty	Current Draw	Total
Main Circuit Board	1	x 0.145000	= 0.145000	1	x 0.275000	= 0.275000
XRM-24B	0	x 0.000000	=	0	x 0.000000	=
4XTMF	0	x 0.005000	=	0	x 0.011000	=
IPDACT-2	0	x 0.093000	=	0	x 0.136000	=
IPDACT-2UD	0	x 0.096000	=	0	x 0.155000	=
ECC-FFT	0	x 0.120000	=	0	x 0.230000	=
ANN-BUS Devices						
ANN-BXI-XX	0	x 0.015000	=	0	x 0.040000	=
ANN-LED	0	x 0.028000	=	0	x 0.068000	=
ANN-RLED	0	x 0.028000	=	0	x 0.068000	=
ANN-RLY	0	x 0.015000	=	0	x 0.075000	=
ANN-I/O	0	x 0.035000	=	0	x 0.200000	=
ANN-S/PG	0	x 0.045000	=	0	x 0.045000	=
ANN-LC	0	x 0.150000	=	0	x 0.150000	=
ACS Annunciators						
ACM-8RF	0	x 0.050000	=	0	x 0.158000	=
ACM-16ATF	0	x 0.040000	=	0	x 0.056000	=
ACM-32AF	0	x 0.040000	=	0	x 0.056000	=
AEM-16ATF	0	x 0.002000	=	0	x 0.018000	=
AEM-32AF	0	x 0.002000	=	0	x 0.018000	=
AFM-16ATF	0	x 0.040000	=	0	x 0.056000	=
AFM-32AF	0	x 0.040000	=	0	x 0.056000	=
AFM-16AF	0	x 0.025000	=	0	x 0.065000	=
LDM-32F	0	x 0.040000	=	0	x 0.056000	=
LDM-E32F	0	x 0.002000	=	0	x 0.018000	=
LCD-80F	0	x 0.025000	=	0	x 0.064000	=
Addressable Devices						
BEAM355	0	x 0.002000	=			
BEAM355S	0	x 0.002000	=			
CP355	0	x 0.000300	=			
SD355	10	x 0.000300	= 0.003000			
SD355T	0	x 0.000300	=			
SD365T	0	x 0.000300	=			
AD355	0	x 0.000300	=			
H355	0	x 0.000300	=			
H365	0	x 0.000300	=			
H355R	0	x 0.000300	=			
H365R	7	x 0.000300	= 0.002100			
H355HT	0	x 0.000300	=			
H365HT	0	x 0.000300	=			
CO350P	0	x 0.000300	=			
D350RP	0	x 0.000300	=			
D350PL	0	x 0.000300	=			
D350RPL	0	x 0.000300	=			
D355PL	0	x 0.000300	=			
MMF-300	12	x 0.000400	= 0.004800			
MMF-300-10	0	x 0.003500	=			
MDF-300	0	x 0.000750	=			
MMF-301	0	x 0.000375	=			
MMF-302	0	x 0.000270	=			
MMF-302-6	0	x 0.002000	=			
BG-12LX	42	x 0.000300	= 0.012600			
CMF-300	0	x 0.000390	=			
CMF-300-6	0	x 0.002250	=			
CRF-300	5	x 0.000270	= 0.001350			
CRF-300-6	0	x 0.001450	=			
CDRM-300	0	x 0.001300	=			
I-300	0	x 0.000400	=			
ISO-6	0	x 0.002700	=			
B501BH-2	0	x 0.001000	=			
B501BHT-2	0	x 0.001000	=			
B224RB	0	x 0.000500	=			
B224BI	0	x 0.000450	=			
W-GATE	0	x 0.024000	=			
		Maximum alarm draw for all Addressable devices ---------->				0.400000
EQLR-1	0	x 0.020000	=	0	x 0.020000	=
FCPS (Remote Sync)				0	x 0.021700	=
Resettable Power						
4-Wire Smoke Detectors	0	x 0.000000	=	0	x 0.000000	=
Auxiliary Power						
CMF-300 (Aux. Power)	0	x 0.001700	=	0	x 0.007000	=
CMF-300-6 (Aux. Power)	0	x 0.008000	=	0	x 0.020000	=
MMF-302 (Aux. Power)	0	x 0.012000	=	0	x 0.090000	=
MMF-302-6 (Aux. Power)	0	x 0.050000	=	0	x 0.270000	=
B200SR (Aux. Power)	0	x 0.000500	=	0	x 0.035000	=
B200SR-LF (Aux. Power)	0	x 0.001000	=	0	x 0.125000	=
SWIFT Wireless						
W-GATE	0	x 0.040000	=	0	x 0.040000	=
W-DIS-D	0	x 0.030000	=	0	x 0.030000	=
Miscellaneous Devices						
	0	x 0.000000	=	0	x 0.000000	=
	0	x 0.000000	=	0	x 0.000000	=
	0	x 0.000000	=	0	x 0.000000	=
	0	x 0.000000	=	0	x 0.000000	=
	0	x 0.000000	=	0	x 0.000000	=
Output Circuits						
NAC Output #1		0.000000	=		1.532000	= 1.532000
NAC Output #2		0.000000	=		1.128000	= 1.128000
NAC Output #3		0.000000	=		0.000000	=
NAC Output #4		0.000000	=		0.000000	=
Current Draw from TBs		0.000000	=		0.000000	=
		Total Standby Load	0.168850		Total Alarm Load	3.335000

FIRE-LITE ALARMS by Honeywell

MS-9200UDLS Battery Calculation

Calculation in Total Sheet

				Required Standby Time in Hours
				24 Hours
Standby Load Current	0.16885 Amps	x	24	= 4.052 AH
				Required Alarm Time in Minutes
				15 Minutes
Alarm Load Current (Amps)	3.33500 Amps	x	0.25	= 0.834 AH
				Total Current Load 4.886 AH
			Multiply by the Derating Factor	1.2 x 1.20
				Total Ampere Hours Required 5.86 AH
			Recommended Batteries:	BAT-1270 - 7AH Batteries

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538 NINTH STREET SUITE 240 • OAKLAND, CA 94607
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BWF CONSULTING ENGINEERS
ELECTRICAL ENGINEERS
220 SO. SPRUCE AVENUE, SUITE 203
SO. SAN FRANCISCO, CALIFORNIA 94080
(650) 871-0220

20032.71
JOB NUMBER

REGISTERED PROFESSIONAL ENGINEER
No. E 11460
Exp. 12/31/23
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Apr. 26, 23

WAGNER RANCH ELEMENTARY SCHOOL - PORTABLE

350 Camino Pablo
Orinda, Ca. 94563

JOB NO.	21010.03
DRAWN	S.M.
CHECKED	M.V.
JOB CAPTAIN	M.V.

ISSUE

	05/04/23
	DSA SUBMITTAL

DRAWING TITLE
ELECTRICAL
FIRE ALARM
SCHEDULES, NOTES
AND DETAILS

SCALE: AS NOTED

E5.00

VOLTAGE DROP CALCULATION FOR : WAGNER RANCH ES
DESCRIPTION: INDICATING CIRCUIT # PS NO P4 CIRCUIT 1

Node Ref	Unit AMP	Total AMP	Conductor Length (ft.)	AWG Size	Circular Mils	OHM Resistance per Foot	Voltage Drop *
1	0.148	0.148	170	12	6530	0.0020	0.1006
2	0.135	0.283	110	12	6530	0.0020	0.1245

TOTAL VOLTAGE DROP 0.2252
PERCENT VOLTAGE DROP 1.10%

BASED ON A 20.4 VOLT CIRCUIT OPERATING AT 50 DEGREES

* (CIRCUIT LENGTH x 2)(LOAD IN AMPS)(RESISTANCE PER FOOT)

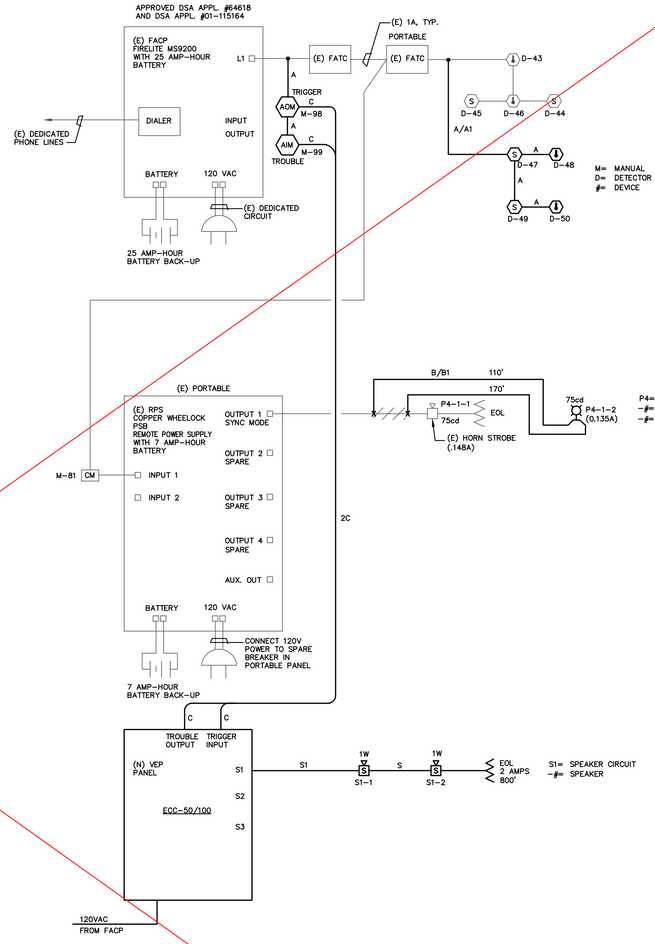
VOLTAGE DROP CALCULATION FOR : WAGNER RANCH ES
70 VOLT CIRCUIT SPEAKER CIRCUITS

Speaker Circuit	Total watts	Total AMP	Circuit Length (ft.)	AWG Size	OHM Resistance	Voltage Drop *	% Voltage Drop *
1	2.0	0.029	800	12	0.0020	0.0914	0.1537
Total	2.0						

*BASED ON 59.5 VOLTS OPERATING AT 75 DEGREES AND FULL LOAD FOR FULL LENGTH

ALL EXISTING ADDRESSES NOT AVAILABLE VERIFY AT PROJECT START			
SLC 1-ADDRESS	TYPE	CODE LABEL	DEVICE LOCATION
D 43	Heat	Heat	Classroom P3
D 44	Photo	Smoke	Classroom P3
D 45	Photo	Smoke	Classroom P3
D 46	Heat	Heat	Classroom P3
D 47	**Photo**	**Smoke**	**Classroom P4**
D 48	**Heat**	**Heat**	**Classroom P4**
D 49	**Photo**	**Smoke**	**Classroom P4**
D 50	**Heat**	**Heat**	**Classroom P4**
M 98	**Monitor**	**VEP Trigger**	**Admninstration**
M 99	**Monitor**	**VEP Trouble**	**Admninstration**

2 E5.01 PARTIAL ADDRESS LIST - DETECTORS
SCALE: NTS



1 E5.01 FIRE ALARM RISER DIAGRAM
SCALE: NTS

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20032.71
JOB NUMBER

REGISTERED PROFESSIONAL ENGINEER
JOHN VOLKERTS
No. E 11460
Exp. 12/31/23
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Apr. 26, 23

WAGNER RANCH ELEMENTARY SCHOOL - PORTABLE

350 Camino Pablo
Orinda, Ca. 94563

JOB NO.	21010.03
DRAWN	S.M.
CHECKED	M.V.
JOB CAPTAIN	M.V.

ISSUE

	05/04/23
	DSA SUBMITTAL

DRAWING TITLE

ELECTRICAL
FIRE ALARM RISER DIAGRAM AND CALCULATIONS

SCALE: AS NOTED

E5.01

JOB# 4815

MODULAR CLASSROOM BUILDING

MOBILE MODULAR

BUILDING SIZE: 24'x40'

STOCKPILE

PC-04-104796

(Old 101419)

ALL UNIDENTIFIED STEEL FOR CBC CHAPTER 22A (MILL CERTS)

BUILDING DATA

STRUCTURAL DESIGN: ORDINARY MOMENT RESISTANT FRAME
TYPE OF CONSTRUCTION: V-N
WIND LOAD (EXP C): 80 MPH
SEISMIC ZONE 4, SEISMIC SOURCE TYPE A, DISTANCE ≤1.25 MILES
Z = .4 | I = 1.0 | Cv = 1.28 | Nv = 2.0
R = 4.5 | Ca = 0.66 | Na = 1.5 | SOIL TYPE = S_D
FLOOR LIVE LOAD: 50 PSF
ROOF LIVE LOAD: 20 PSF
OCCUPANCY: 24'x40' CLASSROOM: E-2
BUILDING AREA: 24'x40' BUILDING – 960 SF
–COMPLIES WITH CLIMATE ZONES 1–16
THIS PC IS DESIGNED STRUCTURALLY TO SUPPORT THE WEIGHT OF A FIRE SPRINKLER SYSTEM.

APPLICABLE CODES

- 2001 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, 2, AND 3 (PART 2, TITLE 24, CCR) (1997 EDITION UNIFORM BUILDING CODE WITH 2001 CALIFORNIA AMENDMENTS)
- 2001 CALIFORNIA ELECTRICAL CODE (CEC), (PART 3, TITLE 24, CCR) (1999 EDITION NATIONAL ELECTRICAL CODE WITH 2001 CALIFORNIA AMENDMENTS)
- 2001 CALIFORNIA MECHANICAL CODE (CMC), (PART 4, TITLE 24, CCR) (2000 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2001 CALIFORNIA AMENDMENTS)
- 2001 CALIFORNIA PLUMBING CODE (CPC), (PART 5, TITLE 24, CCR) (2000 EDITION IAPMO UNIFORM PLUMBING CODE WITH 2001 CALIFORNIA AMENDMENTS)
- 2001 CALIFORNIA FIRE CODE (PART 9, TITLE 24, CCR)
- 2001 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR)
- 2001 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR)
- 2001 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)
- TITLE 19, CCR, PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS.

LEGEND

SYMBOL	DESCRIPTION
(1/–)	DETAIL (1) ON SAME SHEET AS SYMBOL
(1/2)	DETAIL (1) ON SHEET (2)
[1]	KEY NOTE (1) ON SAME SHEET AS SYMBOL
(A/2)	SECTION "A" ON SHEET (2)
△	REVISION/CHANGE IN DRAWING. (1) IS FIRST REVISION
CLOUD	HIGHLIGHTS CHANGED AREA
(1)	DOOR REFERENCE
(A)	WINDOW REFERENCE
EL	ELECTRICAL ITEM(S) SEE ELECTRICAL DRAWINGS
HV	HEATING/VENTILATING & AIR CONDITIONING ITEM(S) SEE MECHANICAL DRAWINGS
PLG	PLUMBING ITEM(S) SEE MECHANICAL DRAWINGS
STR	STRUCTURAL ITEM(S) SEE STRUCTURAL DRAWINGS
FIN	FINISH ITEM(S) SEE FINISH SCHEDULE
RAMP	RAMP – SEE RAMP DRAWINGS

ABBREVIATIONS

AGC = ABOVE GRADE CONCRETE
BGC = BELOW GRADE CONCRETE
DIA = DIAMETER
CLR = CLEAR
GA = GAUGE
MAX = MAXIMUM
MIN = MINIMUM
NIC = NOT IN CONTRACT
NTS = NOT TO SCALE
OC = ON CENTER
OD = OUTSIDE DIAMETER
OSB = ORIENTED STRAND BOARD
ROH = ROOF OVERHANG
SIM = SIMILAR
STS = SELF TAPPING SCREW
STSMS = SELF TAPPING SHEET METAL SCREW
TYP = TYPICAL
UON = UNLESS OTHERWISE NOTED

WITH THE SIGNING OF THESE DRAWINGS, WE ACKNOWLEDGE THAT WE HAVE REVIEWED THESE PLANS AND SPECIFICATIONS AND HAVE FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE BID DRAWINGS, SPECIFICATIONS AND ASSOCIATED ADDENDA. WHEN THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY THE DIVISION OF THE STATE ARCHITECT, THEY SHALL PRESIDE OVER CONFLICTING AREAS IN THE BID DRAWINGS AND SPECIFICATIONS, AND ANY ADDENDA THERETO.

SHEET INDEX

ARCHITECTURAL

A0
A1.0
A1.1

STRUCTURAL

S1.0 FLOOR FRAMING PLAN 50 PSF LL
S1.2 FLOOR FRAMING DETAILS (TYPICAL)
S2.0 ROOF FRAMING PLAN (DUAL PITCH) W/ FASCIA
S4.0 WALL FRAMING (WOOD)

MECHANICAL

M1.0 MECHANICAL (HVAC) PLAN – 4 TON

ELECTRICAL

RAMP

R3.01 5 FOOT RAMP/LANDING PLAN

NOTES

SECTION 2213A.4.1 OF THE 2001 CBC
ALL WELDS IN PRIMARY MEMBERS AND CONNECTIONS IN THE LATERAL FORCE-RESISTING SYSTEM SHALL BE MADE WITH A FILLER METAL THAT HAS A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LBS AT MINUS 20 DEGREES F.

PC

CBC 2001

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SS ☑ FLS ☑ ACS ☑
DATE: 5/17/2023

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
04 105483

A# 105483

REVISIONS

MODTECH INC.
2830 BARRETT AVENUE FAX (909) 943-4014
PERRIS, CALIF. 92572 FAX (909) 940-0427

PROJECT NUMBER: 4815
MOBILE MODULAR

DRAWN BY: CL
DATE: 07/07/03
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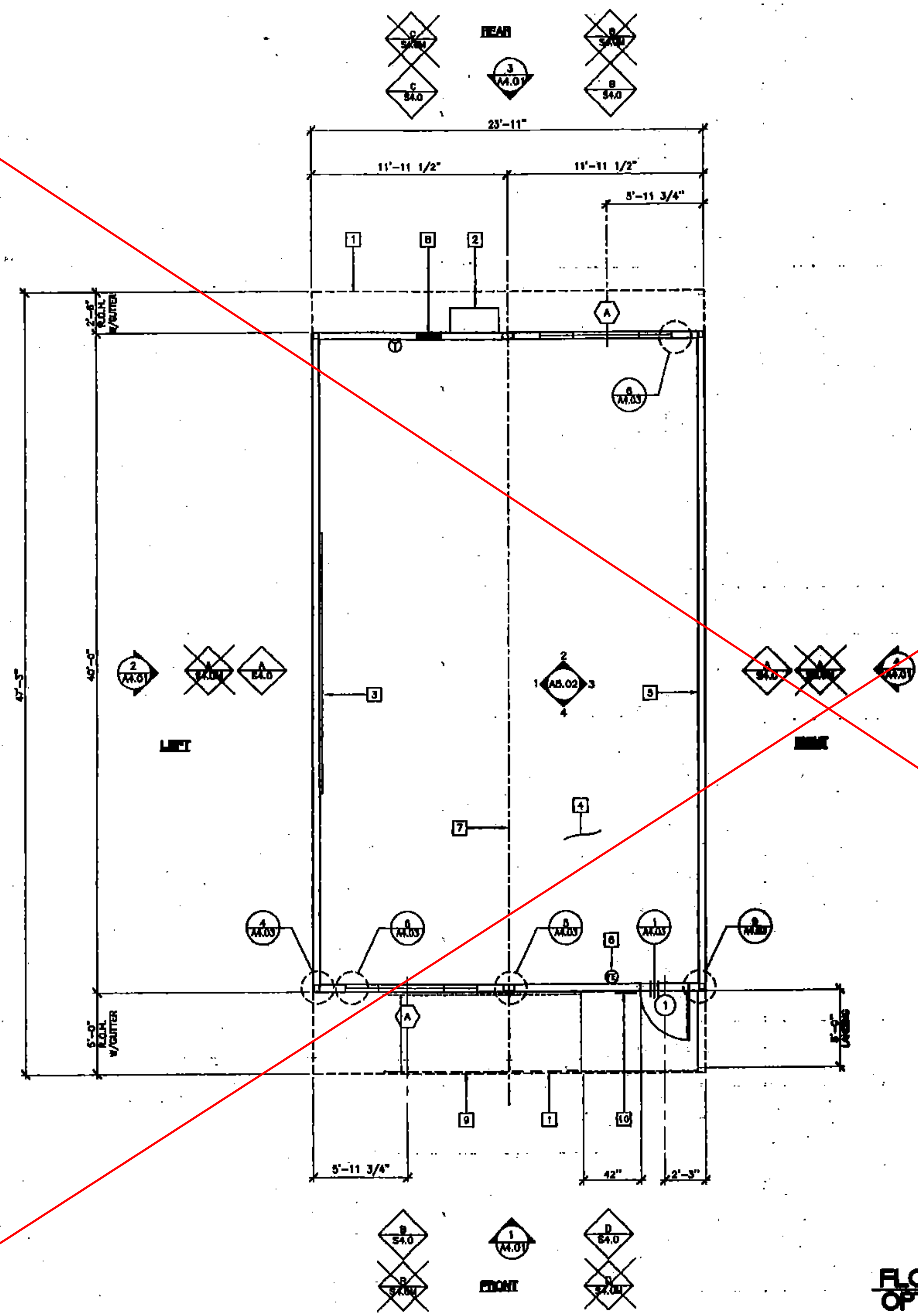
DATE:

COVER SHEET

A.0

PROJECT NO. 4815
PC-04-104796



FLOOR PLAN OPTION-1

24x40

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

KEY NOTES

1. ROOF OVERHANG
2. HVAC UNI…
3. 2 – …
4. FINIS…
5. INTER…
6. FIRE WALL…
7. MODU…
8. ELEC…
9. RAMP/…
10. SIGNAGE … OCCUPANCY, …

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NOTES

1. METAL TAG ON ALL MODULES, MECHANICALLY ATTACHED TO REAR EXTERIOR OF BUILDING SHOW D.S.A. APPLICATION NUMBER. MANUFACTURER'S NAME AND SERIAL NUMBER.
2. METAL TAG MIN. 3 1/2"X1 1/2" STAMPED METAL I.D. W/
   1. OPSC BUILDING NUMBER
   2. DESIGN WIND LOAD
   3. DESIGN ROOF LOAD
3. PROVIDE MIN. 3 1/2"X1 1/2" METAL TAG INSTALLED INSIDE THE ELECTRICAL PANEL SHOWING OPSC NUMBER AND DSA NUMBER.

REVISIONS

PC
CBC 2001
PC-04
104796

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2830 BARRETT AVENUE FAX (909) 943-4014
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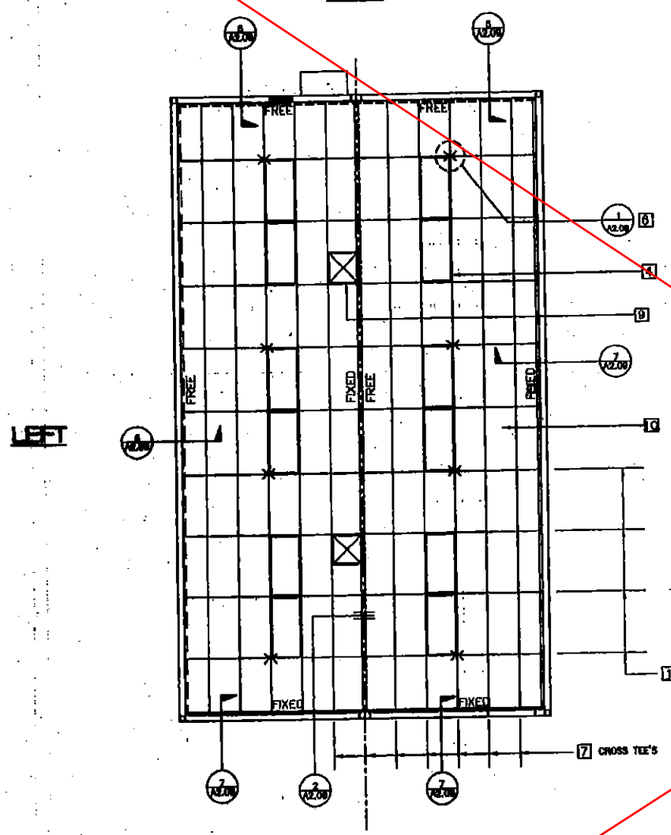
PROJECT NUMBER: 4815
MOBILE MODULAR

DRAWN BY: GL
DATE: 07/07/03
CHECKED BY:
DATE:

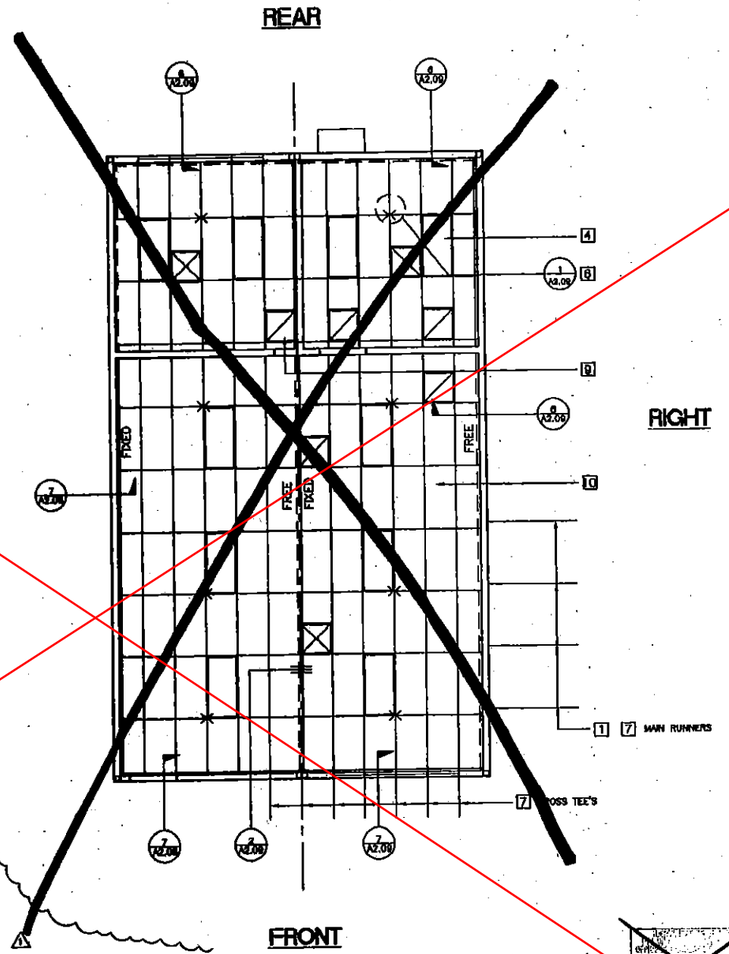
FLOOR PLAN

A1.1

PROJECT NO. 4815
PC-04-104796



OPTION-1



OPTION-2

REFLECTED CEILING PLAN (24'X40')

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

KEY NOTES

1. MAIN RUNNERS @ 4'-0" W/12GA. HANGER WIRES @ END OF EACH RUNNER.
2. AT THE EN… HANGER … OF WALL
3. VERTICA… PLUMB
4. PROVIDE … FIXTURES … ATTACHE… RECESS… METAL …
5. RUNNERS … AT 2-ADJ… ATTACHMENT. CLEARANCE OF 1/2" BETWEEN END OF RUNNERS AND FACE OF WALL.
6. CEILING AREAS SHALL HAVE 2/4-WAY SPLAYS PER DETAIL 1 ON SHEET A2.09 IN LOCATIONS INDICATED ON DRAWINGS. WIRES TAUT BUT NOT TO DISTORT GRID.
7. T-BAR PART NUMBERS

	ARMSTRONG PA-GW		
RUNNER MAIN	7301D		
4' CROSS TEE	7343		
2' CROSS TEE	7328		
WALL ANGLE	7800D		

8. DUCTWORK SHALL BE RIGIDLY ATTACHED TO BUILDING AND SHALL NOT BE CLOSER THAN 6" TO HANGER WIRES.
9. REGISTERS SHALL BE POSITIVELY ATTACHED W/4-10GA. SHEET METAL SCREWS. (TYP. 1- @ EA. CORNER)
10. CEILING PANELS: 2010

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IDENTIFICATION STAMP OFFICE OF THE STATE ARCHITECT 04 105433 JUL 31 2003

04 105434 JUL 31 2003

LEGEND

- T & T BAR CEILING
- 2'X 4' ELEC. FIXTURE RECESSED
- SUPPLY AIR DIFFUSER
- RETURN AIR DIFFUSER
- SPLAY WIRE 4 WAY
- INDICATES FIXED SIDE (SEE DETAIL 7/A2.09)
- INDICATES FREE SIDE (SEE DETAIL 6/A2.09)

REVISIONS		
GL	ADDED & MODIFIED REFLECTED CEIL.	7/8/03

Electrical Engineer's Seal | Mechanical Engineer's Seal | PE Professional of Record Seal | Architects Seal

PC CBC 2001 PC-04 104708

MODTECH™ INC.
2830 BARRETT AVENUE FAX (909) 943-4014
PERRIS, CALIF. 92572 FAX (909) 940-0427

PROJECT NUMBER: 4815
MOBILE MODULAR

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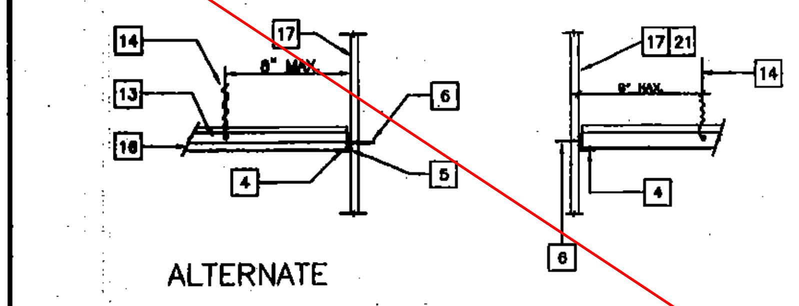
DATE:

REFLECTED CEILING PLAN 12 LIGHTS

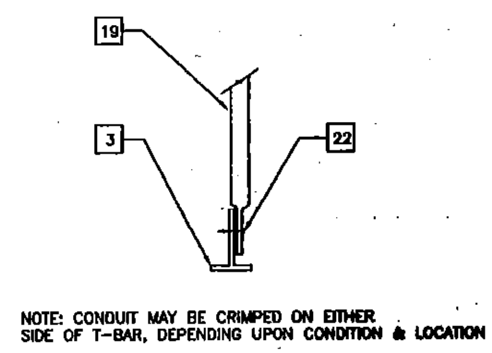
A2.04

PC-04-104796 PROJECT NO.4815

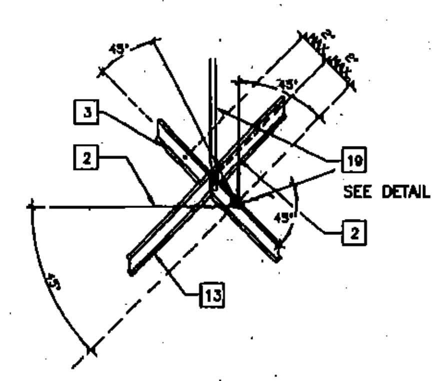
FILE PATH:



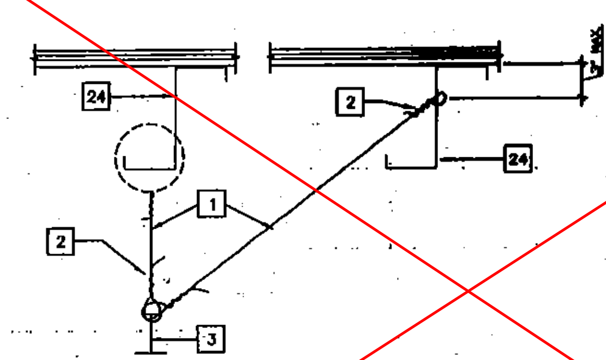
TYPICAL FIXED SIDE (7)



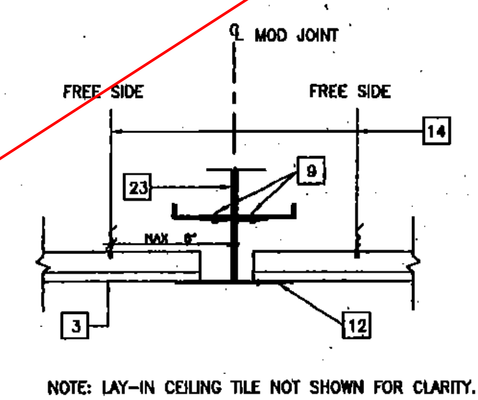
ALT. CONN. AT BOTTOM (4)



SIESMIC SPLAY - 4 WAY (1)

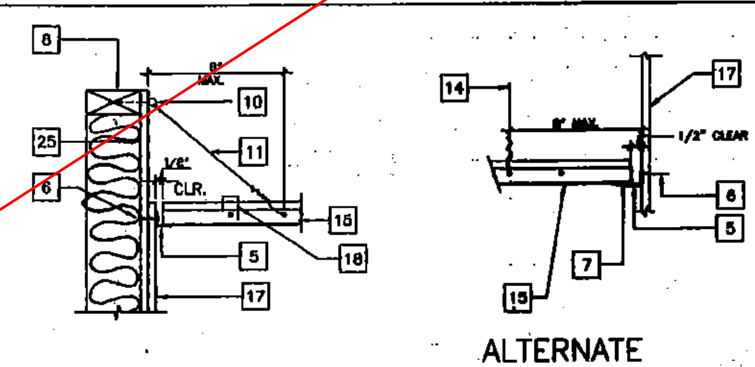


(5)

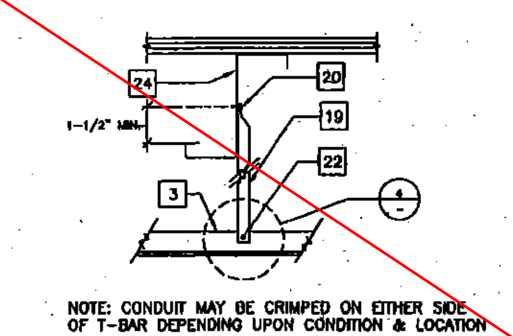


GRID AT MOD LINE (2)

SCALE 3"=1'



TYPICAL FREE SIDE (6)



(3)

KEY NOTES

1. 12GA. HANGER OR DIAGONAL SPLAY WIRE IN PUNCHED OR DRILLED HOLE
2. 12...
3. M...
4. 1...
5. W...
6. 6... #...
7. ANG... CONN...
8. TOP PLATE
9. #10 S.T.S.M.S. @ 4' O.C.
10. 3" X 1/4" EYED SCREW. 1/8"ø X 2" JIF-E SCREW WHEN METAL STUDS ARE USED
11. HANGER TO WALL WHERE NO RAFTER ABOVE MAX SLOPE 1" IN 6"
12. 28 GA. JETCOAT
13. CROSS TEE
14. 12GA. HANGER WIRE AT THE END ON EACH RUNNER MIN. 4 WRAPS IN MAX 1 1/2" - SEE DETAIL #5 FOR WIRE TO PURLIN ATTACHMENT
15. MAIN RUNNERS OR CROSS TEES
16. ACOUSTICAL BOARD
17. FINISH WALL
18. HORIZONTAL STRUTS SHALL RUN CONTINUOUS AT ALL PERIMETERS, NOT POP RIVETED TO THE WALL ANGLE ARMSTRONG #7425 OR #7445 WITH SPRING STEEL SNAP TO RUNNER PER IR M-3
19. 3/4" EMT CONDUIT - MAX 5'-2" (COMPRESSION STRUT)
20. CRIMP CONDUIT AND ATTACH TO RAFTER WITH (1) #8 TEK SCREW
21. PROVIDE SPACE AT ALL MEMBERS AT OPPOSITE WALL
22. CRIMP CONDUIT AND ATTACH TO T-BAR GRID WITH (1) #8 TEK SCREW
23. ROOF BEAM SEE (S-1)
24. ROOF PURLIN SEE (S-1)
25. [illegible]

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APP: 01-120975 INC:
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Note:
1. Fire blocking to be provided at ceiling level at all walls. Fire blocking may be wood, gypsum board, cement fiber board or batts or blankets of mineral or glass fiber insulation per CBC section 708.2.2.

REVISIONS

PC
CBC 2001
PC-04
104796

FILE PATH:
PROJECT NO. 4815
PC-04-104796

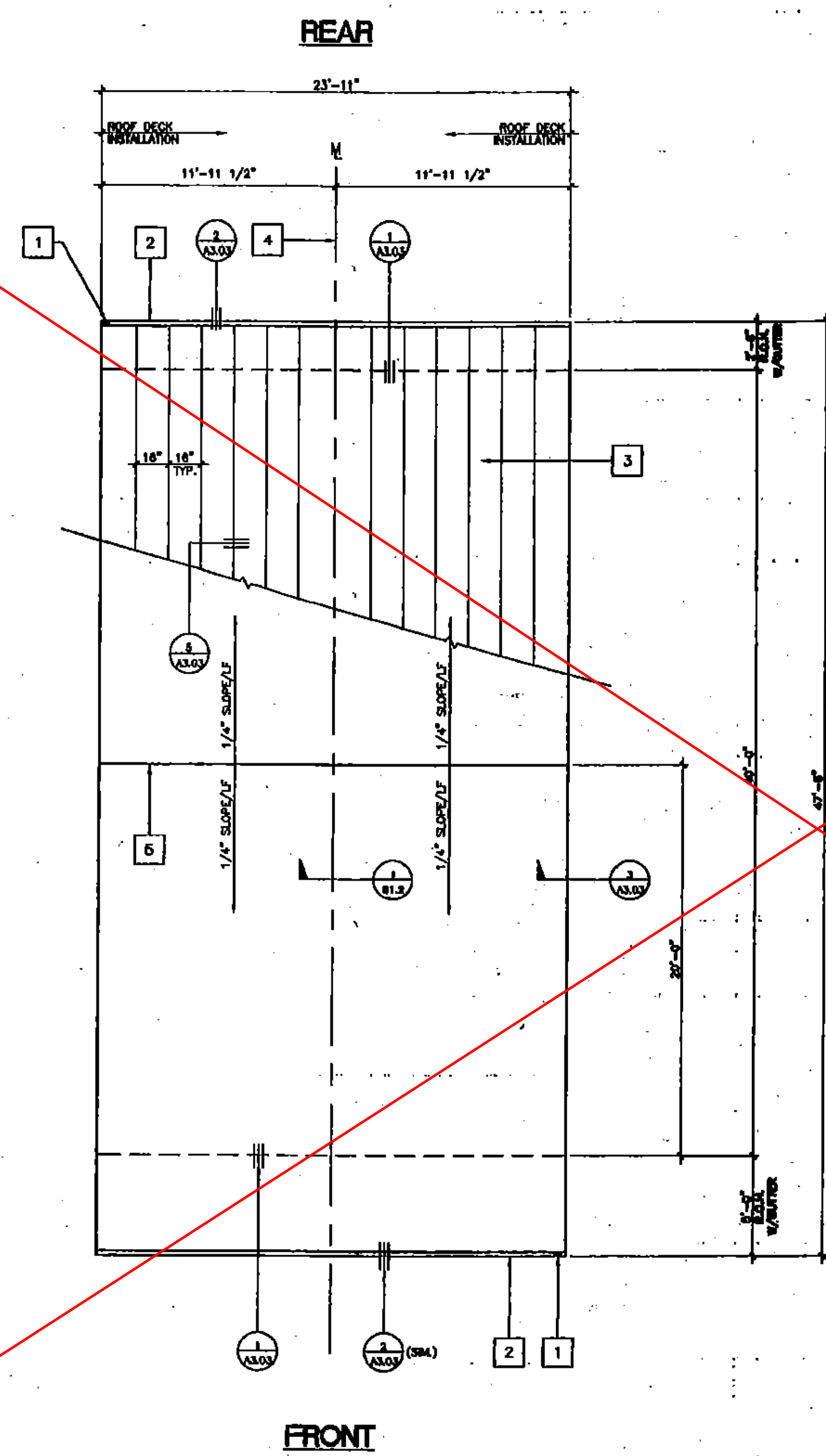
MODTECH INC.
2830 BARRETT AVENUE FAX (909) 943-4014
PERRIS, CALIF. 92572 FAX (909) 940-0427

PROJECT NUMBER: 4815
MOBILE MODULAR

DRAWN BY: OL
DATE: 07/07/03
CHECKED BY:
DATE:

REFLECTED CEILING DETAILS

A2.09



ROOF PLAN (DUAL SLOPE) (24'X40')

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

KEY NOTES

1 DOWNSPOUT

2 CO

3 22

4 MO

5 RI

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NOTES

1. BUILDING HOUSING GROUP E OCCUPANCIES SHALL HAVE ROOF COVERINGS AS SPECIFIED IN TABLE 15A. C.B.C. CLASS A

FILE PATH:

PROJECT NO. 4815

PC-04-104798

REVISIONS

PC
CBC 2001
PC-04
104798

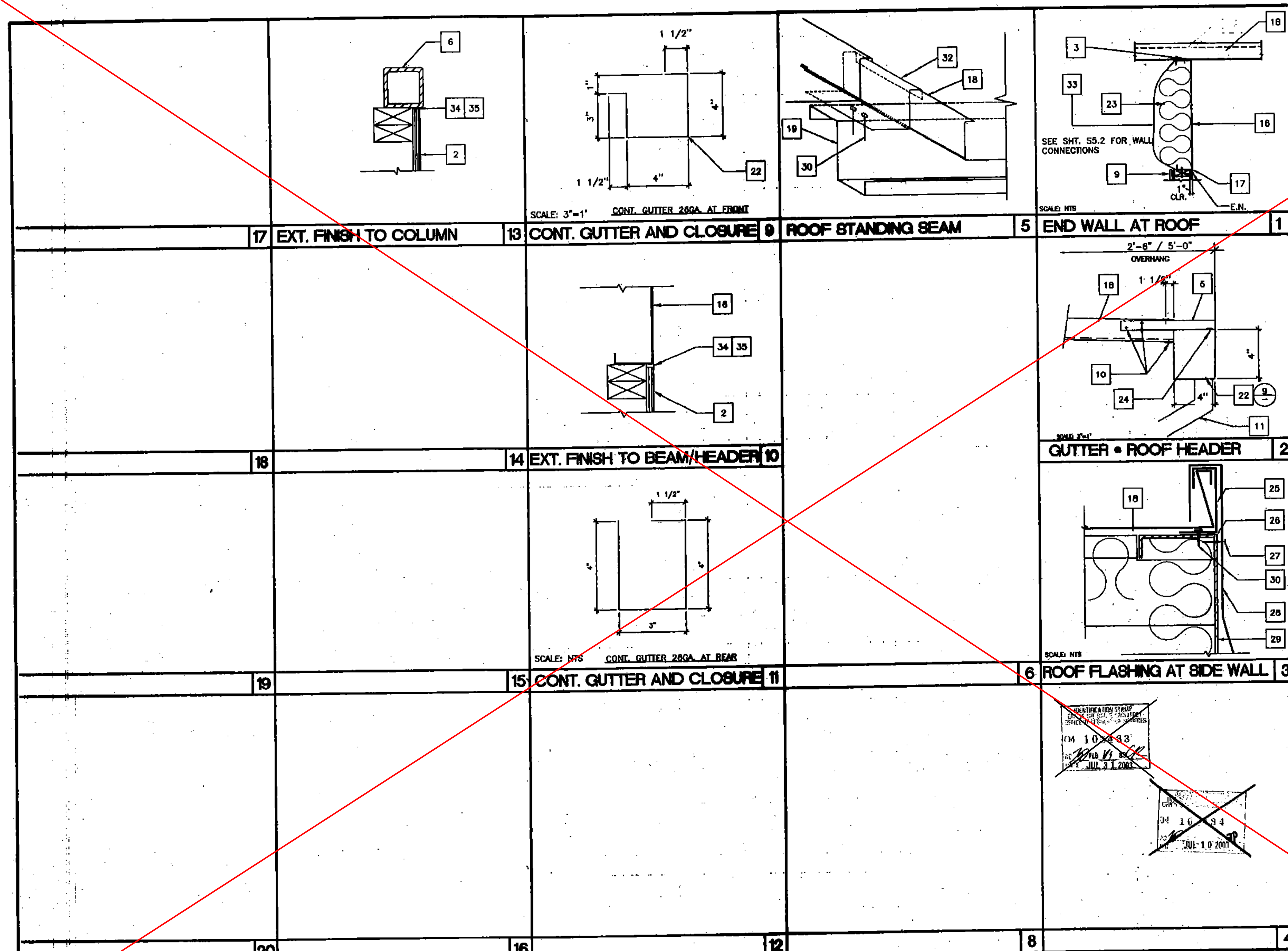
MODTECH INC.
2830 BARRETT AVENUE FAX (909) 943-4014
PERRIS, CALIF. 92572 FAX (909) 940-0427

PROJECT NUMBER: 4815
MOBILE MODULAR

DRAWN BY:
DATE: 07/07/03
CHECKED BY:
DATE:

ROOF PLAN

A3.01



KEY NOTES

1. TYP. INTERIOR FINISH
2. TY...
3.
4.
5.
6.
7. N...
8. SEALANT TYP. (SEE SPECIFICATIONS)
9. EXTERIOR WALL (SEE S5.0 FOR CONNECTIONS)
10. #14 STSMS AT EA STANDING RIB (16" OC)
11. DOWNSPOUT
12. ~~#8 STSMS 1 AT EA SIDE OF DOWNSPOUT TO BRACKET~~
13. NOT USED
14. ~~ATTACHMENT BRACKET(TYP 3 PLACES: TOP, BOTTOM & MIDSPAN W/ 2 #10 STSMS, BRACKET TO STUD) SEE NOTE AT DETAIL 8~~
15. ~~2 X 4 SILL PLATE PER 4/S5.1~~
16. ROOF HEADER SEE STR
17. 1/4" GAP w/ 3/8" DIA BACKER ROD 1/4" CAULKING/COLOR CAULK, MATCH PAINT
18. STANDING SEAM ROOF (SEE A3.01 FOR GA.)
19. ROOF PURLIN SEE STR
20. ~~FLOOR BEAM SEE STR~~
21. ~~22GA GALV. FLASHING (AT BELOW GRADE CONC. FOUNDATION ONLY)~~
22. CONTINUOUS 26GA. GUTTER (SEE DETAIL #9)
23. INSULATION (SEE SPECS FOR TYPE AND SIZE)
24. #14 STSMS AT EACH CLIP (32" O.C.)
25. 22 GA STARTER/END ROOF CLIP-DETAIL #3
26. 1/4" CONTINUOUS BEAD OF SEALANT AROUND ENTIRE PERIMETER OF FRAME
27. #10 STSMS WITH NEOPRENE WASHER FOR FLASHING INTO ROOF BEAM @ 24" O.C.
28. 26 GA GALVANIZED IRON FLASHING AT SIDE WALL
29. C 14x12 GA HEADER
30. (2) ... KNURLED DRIVE PINS ... EACH PURLIN, TO ROOF BEAM ... HEADER. ... 24" O.C.)
31. ~~22 GA STANDING SEAM ROOF PAN~~
32. 22 GA ROOF CLIP (AT EA. PURLIN)
33. PROVIDE VAPOR BARRIER OVER INSULATION AT ROOF BEAMS AND CEILING
34. 1/4" GAP w/ 3/8"ø BACKER ROD
35. 1/4" CAULKING/COLOR CAULK, MATCH PAINT

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120975 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 5/17/2023

REVISION

PC
CBC 2001
PC-04
104796

MODTECH INC.
2830 BARRETT AVENUE PERRIS, CALIF. 92572
FAX (909) 943-4014
FAX (909) 940-0427

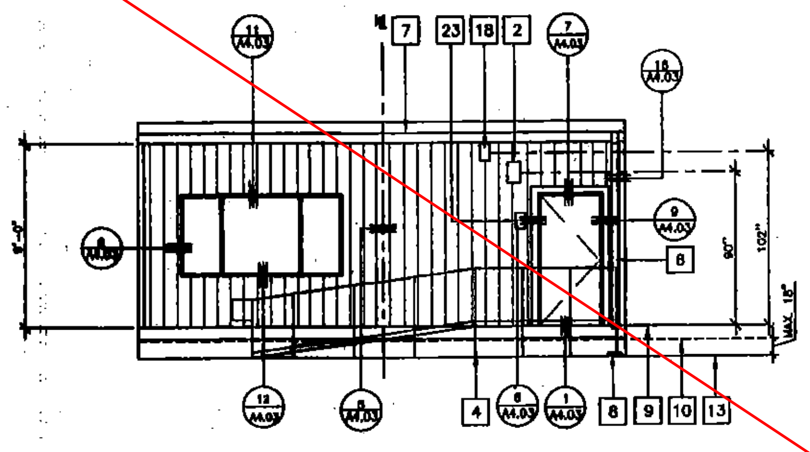
PROJECT NUMBER: 4815
MOBILE MODULAR

DRAWN BY: CL
DATE: 07/07/03
CHECKED BY:
DATE:

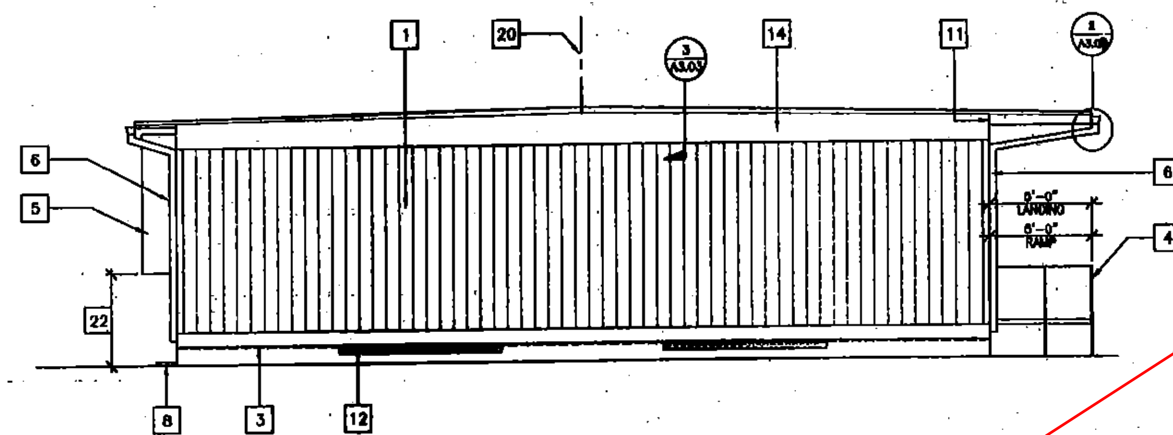
ROOF DETAILS

A3.03

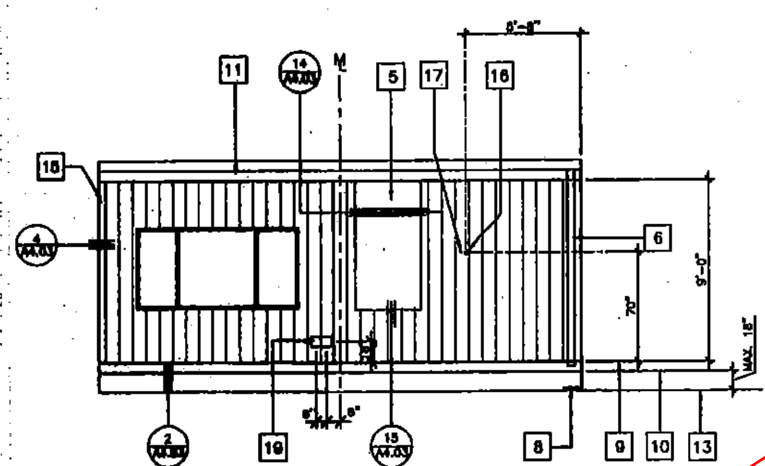
PROJECT N 4815
PC-04-104796



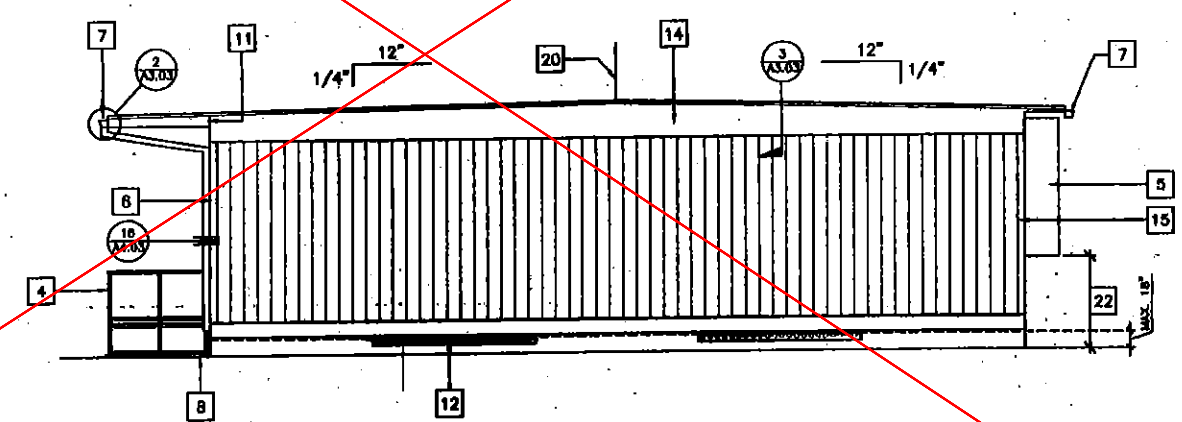
1 **FRONT ELEVATION**
OPTION-2 OPP-HAND
1/4" = 1'-0"



2 **LEFT ELEVATION**
1/4" = 1'-0"



3 **REAR ELEVATION**
OPTION-2 OPP-HAND
1/4" = 1'-0"



4 **RIGHT ELEVATION**
1/4" = 1'-0"

KEY NOTES

1. TYPICAL EXTERIOR SIDING (SEE A6.02)
2. EXTE
3. TO
4. RA
5. HV
6. D TY
7. CONT (LOCATION OF DOWNSPOUT SHOWN ON ROOF PLAN) SEE A3.01
8. SPLASH BLOCK (BY OTHERS)
9. FINISH FLOOR LINE
10. BOTTOM FLANGE OF FLOOR BEAM
11. ROOF HEADER
12. VENT. SEE FOUNDATION PLAN
13. FINISH GRADE
14. ROOF BEAM SEE
15. COLUMN SEE
16. ELECTRICAL STUB-OUT SEE
17. GROUND STUB-OUT SEE
18. J BOX FOR EXT. FA HORN SEE
19. NEMA 6" X 6" GUTTER BOX SEE
20. RIDGE
21. NOT USED
22. IF HVAC UNIT IS LOCATED IN ANY PATH OF TRAVEL OR CIRCULATION AREA AND HEIGHT FROM GRADE TO BOTTOM OF UNIT EXCEEDS 27" THEN PROTECTION MUST BE PROVIDED BY DISTRICT PRIOR TO OCCUPANCY
23. SIGNAGE PROVIDED AND INSTALLED BY DISTRICT PRIOR TO OCCUPANCY. SEE SHEET A6.02

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NOTES

1. SEE FOUNDATION PLAN FOR SIZE AND LOCATION OF UNDER FLOOR VENTS.

REVISIONS

Electrical Engineer's Seal | Mechanical Engineer's Seal | PC Professional of Record Seal | Architect's Seal

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MODTECH INC.
2830 BARRETT AVENUE FAX (909) 943-4014
PERRIS, CALIF. 92572 FAX (909) 940-0427

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MOBILE MODULAR

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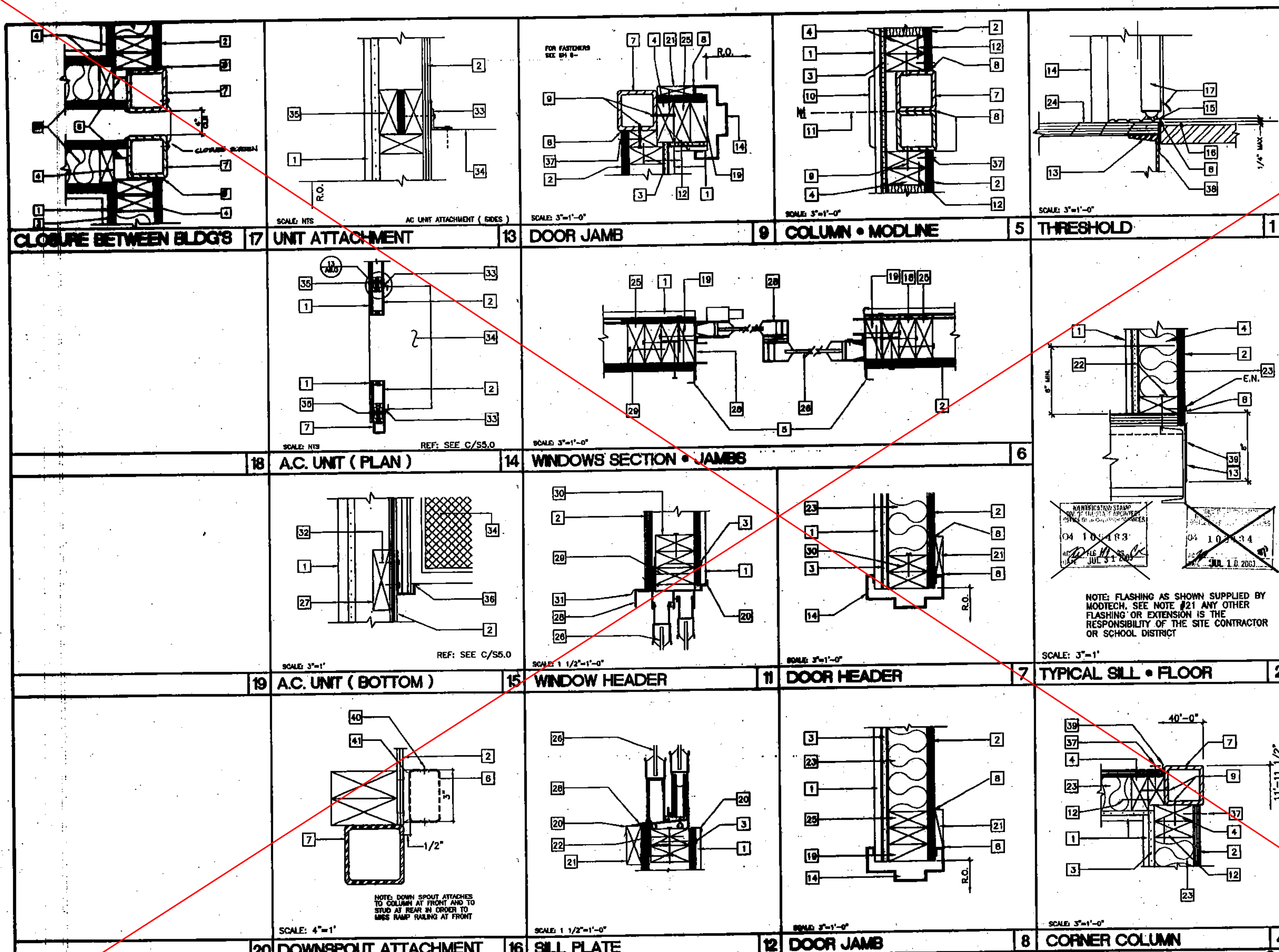
EXTERIOR ELEVATIONS W/ FASCIA

A4.01

FILE PATH:
PROJECT NO. 4815
PC-04-104796



KEY NOTES

1. TYP. INTERIOR FINISH (SEE FINISH SCHEDULE)
2. TYPICAL [illegible]
3. 1/2" [illegible] MAX[illegible]
4. 2X4 [illegible]
5. CO[illegible]
6. DO[illegible]
7. TU[illegible]
8. CA[illegible]
9. #10 [illegible] 2X F[illegible]
10. VINYL CL[illegible]
11. MODULE JOINT
12. 16d AT 24" O.C. FACE NAIL OR 16d AT 12" O.C. TOE NAIL (SEE SHEET S5.2)
13. FLOOR BEAM SIZE [illegible]
14. PRESSED STEEL FRAME (H.D. TYPE SEE A6.02)
15. ALUMINUM THRESHOLD (SEE HARDWARE SCHEDULE)
16. FINISH LANDING SEE FLOOR PLAN AND FOUNDATION FOR TYPE AND FINISH
17. DOOR AND DOOR BOTTOM (SEE HARDWARE SCHEDULE)
18. (2) 2X4 KING STUD (SEE SHEET S5.0)
19. 2X4 TRIMMER (SEE SHEET S5.0)
20. "Z" MOLD 200A
21. 4" ASTCO TRIM
22. (2) 2X4 SILL PLATE W/ 16d AT 16" O.C.
23. INSULATION (SEE SPECS. FOR SIZE AND TYPE)
24. FINISH FLOORING (SEE FINISH SCHEDULE SHEET A6.02)
25. 2X4 JAMB STUDS (SEE SHEET S5.0) DETAILS FOR NUMBER OF STUDS REQUIRED AND NAILING SCHEDULE FOR NAILING
26. WINDOW GLAZING (SEE WINDOW SCHEDULE SHEET A6.02)
27. 2X6 LET IN (SEE WALL FRAMING SHEET 0/S4.0)
28. ALUMINUM WINDOW FRAME WITH NAIL-ON FINISH. INSTALL W/ MIN. 3" BLDG. PAPER BETWEEN FINISH AND FRAMING. INSTALL WITH 6d AT MAX. 24" O.C.
29. 16d BOX STAGGERED AT MAX 24" O.C.
30. HEADER 12/S5.0
31. 26 GA DRIP FLASH
32. 6-3/8"ø X 2" GALVANIZED LAG SCREWS
33. L 1-1/2"x1-1/2"x1/8"x18" LONG (BY HVAC MFR.) ATTACHED TO A/C W/ 4-#10 SELF TAPPING SHEET METAL SCREWS AND ATTACH TO WALL W/ 3"ø X 2" GALVANIZED LAG SCREWS
34. SIDE OF HVAC UNIT SEE [illegible]
35. (3) 2X4 W/ PLYWOOD SPACER- BUILT- UP POST, 8d AT O.C. STAGGERED SPACER TO FIRST 2X4 16d AT 12" O.C. SECOND 2X4 12d AT 12" O.C. STAGGERED THIRD 2X4 ALTERNATE USE 4X4 POST
36. 11GA. X24" STEEL SUPPORT BRACKET
37. EN - 8d BOX ELECTRO GALV. AT 6" O.C. FN - 8d BOX ELECTRO GALV. AT 12" O.C.
38. 26 GA GALVANIZED FLASH AT DOOR SILL
39. 22 GA. GALV. FLASHING (AT BELOW GRADE CONC. FOUNDATION ONLY)
40. #8 STMS - 1 AT EA SIDE OF DOWNSPOUT TO BRACKET
41. ATTACHMENT BRACKET (TYP 3 PLACES: TOP, BOTTOM & MIDSPAN W/ 2-#10 STMS, BRACKET TO STUD) SEE NOTE AT DETAIL 8

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NOTES

1. EN 8d ELECTRO GALV. AT 6" O.C.
2. FN 8d ELECTRO GALV. AT 12" O.C.
3. SEE SHEET S5.0 FOR TYPICAL WALL FRAMING NAILING

INSULATION MATERIALS INSULATED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRAWL SPACES, OR ATTICS SHALL HAVE A FLAMESPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450. EXCEPTIONS:
A: FOAM PLASTIC INSULATION SHALL COMPLY WITH SEC. 2602
B: WHEN MATERIALS ARE INSULATEDIN CONCEALED SPACES OF TYPES I, II, IV, AND V CONSTRUCTION, THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITATIONS DO NOT APPLY TO FACINGS. IF THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH. (SEC. 707.3 CBC)

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MODTECH INC.
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PERRIS, CALIF. 92572 FAX (909) 940-0427

PROJECT NUMBER: 4815
MOBILE MODULAR

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ARCHITECTURAL DETAILS

A4.03

PROJECT NO. 4815
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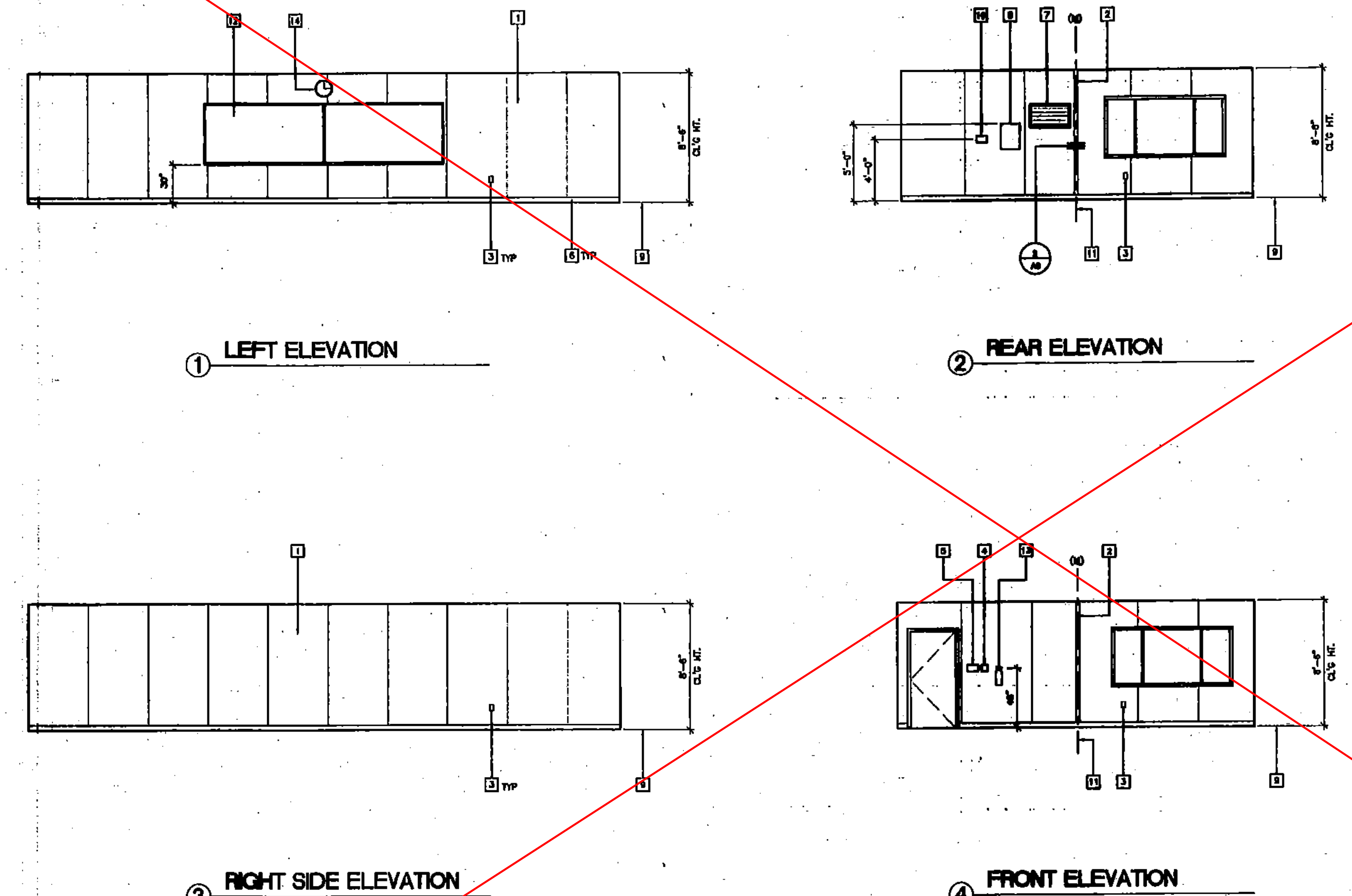
FILE PATH:



INTERIOR ELEVATIONS (24'x40')
OPTION-1
SCALE: 1/4" = 1'-0"

KEY NOTES

1. TYPICAL INTERIOR FINISH (FIN)
2. CLOSURE AT MODULAR ...
3. DUPL...
4. J-...
5. LI...
6. BA...
7. R...
8. EL...
9. F...
10. TH...
11. MOD...
12. 6040 PO...
13. FIRE EXTINGUISHER: 5 LBS DRY CHEMICAL WITH 2A-10BC UL RATING ON WALL MOUNTED BRACKET, HANDLE AT 48" AFF
14. ELECTRIC CLOCK (EL)
15. ~~SINK CABINET (OPTIONAL)~~

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INTERIOR ELEVATIONS 24'x40'

A5.02

DOOR SCHEDULE

DOOR NUMBER	FRAME OPENING SIZE	MATERIAL	TYPE	FIRE RATING	HARDWARE SET NO.	QUANTITY	FRAMES MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	JAMB THROAT	NOTE NO.
1	3'-0" X 6'-8"	HM	A	NA	1	1	HM	7/A4.03	8/A4.03	1/A4.03	5-1/8"	
~~2~~	~~3'-0" X 6'-8"~~	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	–	–	–	–	

HM – HOLLOW METAL
AL – ALUMINUM
SST – STAINLESS STEEL
STL – STEEL
WWF – WINDOW WALL FRAME
SC – SOLID CORE WOOD
HC – HOLLOW CORE WOOD
SCL – SOLID CORE WOOD LEGACY

WINDOW SCHEDULE

AMT.	TYPE	WIDTH	HEIGHT	FINISH	WIN. NO.	GLASS TYPE
2	1	8'-0"	4'-0"	ANODIZED	A	7/32" MIN, SOLAR GRAY 46%, DUAL GLAZE

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS FRONT	WALLS LEFT	WALLS REAR	WALLS RIGHT	CEILING	CEILING HEIGHT	REMARKS
1	CLASSROOM	A	D	F	F	F	F	L	8'-8"	

A – CARPET PER STATE OF CALIF SPEC 7220-51E-04 COMPLYING WITH GROUP 1, TYPE A OR TYPE B, CLASS 2, DENSITY 4600, DIRECT GLUE DOWN WITH 4" TOPSET BASE.
B – VINYL SHEET FLOORING
C – SELF COVE BASE – 6"
D – 4" BURKE
E – 6" BRIGANTINE OR SANDOVAL
F – 1/2" VINYL TACKBOARD CLASS-1 OVER 1/2" GYP. BOARD BACKING
G – 1/2" W.R. GYP. BOARD TAPE TEXTURE WITH PAINTED FINISH
H – 3/8" W.R. GYP. BOARD TAPE TEXTURE WITH PAINTED FINISH
I – 1/2" GYP. BOARD TAPE TEXTURE WITH PAINTED FINISH
J – 3/8" GYP. BOARD TAPE TEXTURE WITH PAINTED FINISH
K – 1/8" MARLITE OVER 1/2" W.R. GYP. BOARD
L – ACCOUSTICAL LAY IN GRID CEILING PANELS (SEE SPECIFICATIONS)
M – 3/32" FRP OVER 1/2" WR GYP. BOARD

NOTES

1. ALL FIN[illegible] 3,6,7[illegible]
2. FOR[illegible] SPE[illegible]

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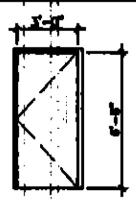
DOOR ELEVATIONS



TYPE A

WINDOW ELEVATIONS

TYPE 1

DOOR NOTES

1. DOOR HANDLES FOR LOCKSETS TO BE CENTERED @ 36" AFF & DEADBOLTS @ 44" AFF.
2. HARDWARE TO BE OPENABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT. LEVERS TO RETURN TO WITHIN 1/2" OF DOOR.
3. ALL DOORS SHALL BE 1-3/4" THICK UNO
4. DOUBLE LETTERS IN SCHEDULE, INDICATES A PAIR OF DOORS.
5. SAFETY GLASS, CLEAR
6. WIRE GLASS
7. UNDERCUT DOOR
8. FIXED LOUVER
9. FUSIBLE LINK LOUVER
10. VISION PANEL
11. CLOSURE SHALL BE SET FOR MAXIMUM OPENING PRESSURE OF 5 LBS ON ALL DOORS

WINDOW NOTES

1. 8040 XOX ANODIZED ALUMINUM GLAZING: EXTERIOR LITE 3/16" MIN. TEMPERED GLASS OF SOLAR GRAY WITH A LITE TRANSMISSION FACTOR OF 46%. 1/4" ALUMINUM SPACER. INTERIOR LITE – 1/8 MIN. CLEAR TEMPERED. ALL OPERABLE SASH SHALL HAVE ALUMINUM SCREENS.

FINISH NOTES

1. SUB-FLOOR PREP:

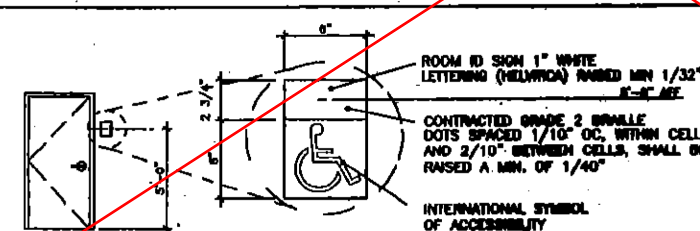
PREPARATION FOR SUB FLOOR TO ACCEPT FINISH FLOORING IS BY FLOORING CONTRACTOR. PLYWOOD SUB FLOOR IS 2.4.1 PLYWOOD. OUTER PLY IS PLUGGED AND TOUCH SANDED, ANY DEFORMATIES DUE TO STANDARD CONSTRUCTION PRACTICES SHALL BE FILLED AND SANDED BY FLOORING CONTRACTER. THE JOINT AT THE MODULE JOINING SHALL NOT BE LARGER THAN 1/8" AND SHALL BE FILLED AND SANDED BY FLOORING CONTRACTOR.

HARDWARE SCHEDULE

HARDWARE SET #1
- LOCKSET – SCHLAGE 070PD, WITH RHODES LEVER, OR EQUAL
- BUTTS – 1-1/2 PAIR HAGER 1191 BB 4-1/2 x 4-1/2 NRP 26D OR EQUAL
- CLOSER – NORTON 8500 DA / LCN 440 OR EQUAL
- THRESHOLD – PEMCO 271A OR EQUAL
- DOOR BOTTOM – PEMCO 216AV OR EQUAL
- WEATHERSTRIP – PEMCO 296AV OR EQUAL
- DOOR STOP – QUALITY #44 OR EQUAL

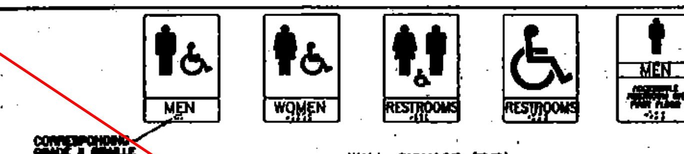
HARDWARE SET #2
- LOCKSET – SCHLAGE D53PD, WITH RHODES LEVER, OR EQUAL
- BUTTS – 1-1/2 PAIR HAGER BB1279 4-1/2 x 4-1/2 26D OR EQUAL

ACCESSIBILITY SIGNAGE (BY DISTRICT)

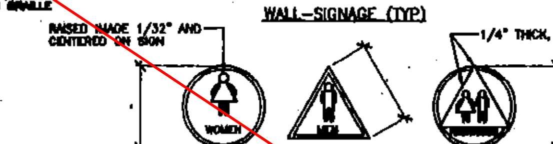


ENTRY DOOR FROM EXTERIOR VIEW

TOILET ROOM SIGNAGE (BY DISTRICT)

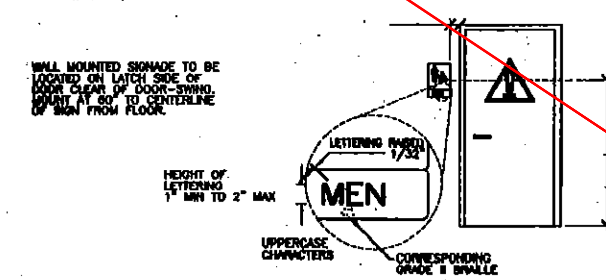


WALL-SIGNAGE (TYP)



DOOR MOUNTED SIGNAGE (TYP)

NOTE: PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR-MOUNTED SIGNAGE. ALL CIRCLES AND TRIANGLES ARE 1/4" THICK.



IDENTIFICATION SYMBOLS FOR SANITARY FACILITIES

INTERNATIONAL SYMBOL OF ACCESS (WHEEL CHAIR SYMBOL) REQUIRED DOOR OR AT STRIKE SIDE ROOM IDENTIFICATION

04 105483 JUL 31 2003

REVISIONS | Electrical Engineer's Seal | Mechanical Engineer's Seal | Structural Engineer's Seal | Architect's Seal

PC-04

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2830 BARRETT AVENUE
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PH- (909) 943-4014
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PROJECT NUMBER: 4815
MOBILE MODULAR

DRAWN BY: GL
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DATE:

SCHEDULE SHEET

A6.02

FILE PATH: 2440-0-A5-0.DWG

PROJECT NO. 4815

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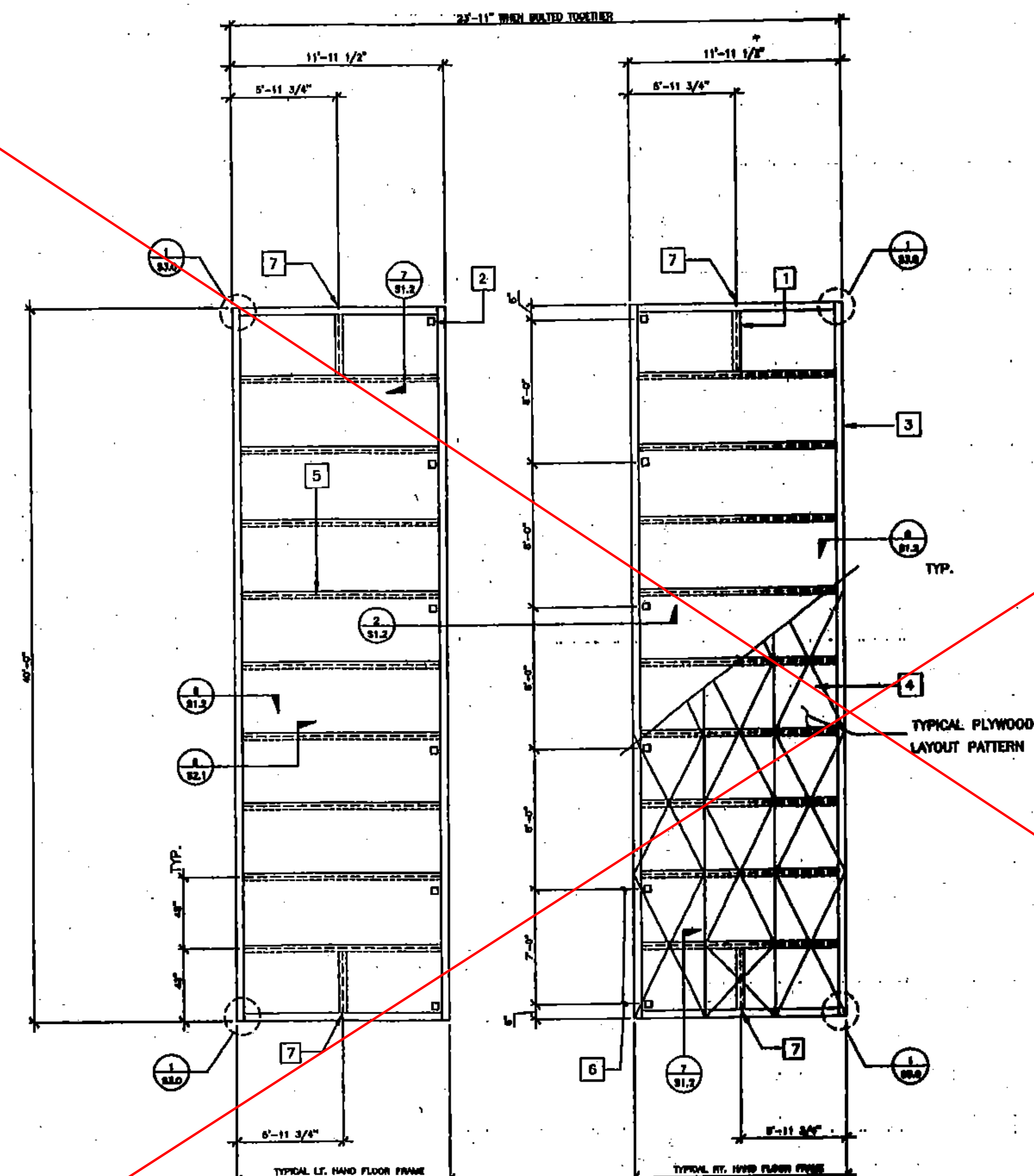

FLOOR FRAMING PLAN

SCALE 1/4"=1'-0"

FLOOR LIVE LOAD - 50 PSF

KEY NOTES

1. 6 3/8 X 2 1/2 X 12GA. BLOCKING AT MIDSPAN OF FLOOR ...
2. 5" DIA ... (12 P...
3. C 7X9 ... SEE 5/...
4. PLYWO... 1 1/8 ... W/48" ... X 1 3/... AT 6" O.C. ... AKN 144.017... SUPPORTED EDGES AND 6" O.C. FIELD TO JOIST. (TYPICAL) SEE 10/S2.2
5. 6 3/8 X 2 1/2 X 12GA. FLOOR JOIST AT 48" O.C.
6. TYPICAL BOLT HOLE LOCATION (SEE 2/S1.2)
7. 1"ø HOLE @ MID-DEPTH FOR HANDLING

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NOTES

1. FOR L HAND & R HAND FRAME SEE S1.0
2. WELDING FIT-UP: OPENINGS = t/2 OR 1/8" MIN FOR FULL PEN AND
   t = BASE METAL THICKNESS

FLOOR JOIST TABLE

LIVE LOAD PSF	JOIST SPACING STANDARD	OPTIONAL UP GRADE TO STIFFEN FLOOR		
*50	48"	~~32"~~	~~24"~~	~~16"~~
[redacted]	[redacted]	-	-	-

* OPTION 1 FLOOR PLAN:A1.1
[redacted]

MODTECH INC.
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FLOOR FRAMING PLAN

S1.0

PROJECT NO.4815
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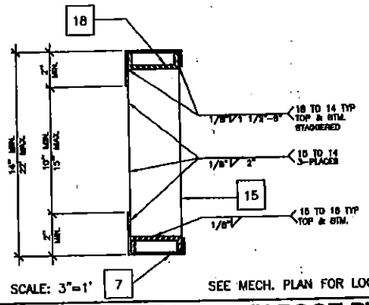
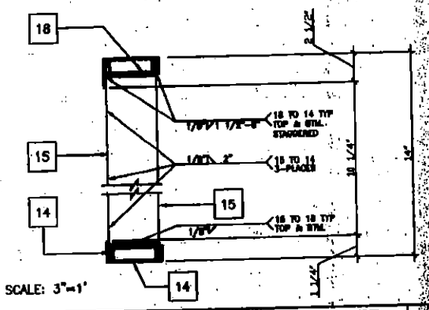
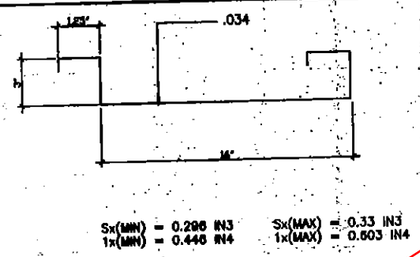
FILE PATH:



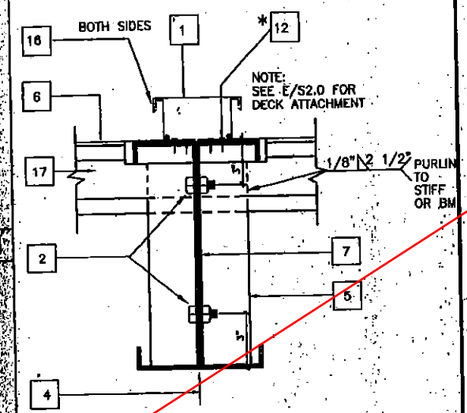
MECH. DUCT OPENING IN ROOF BM. 8



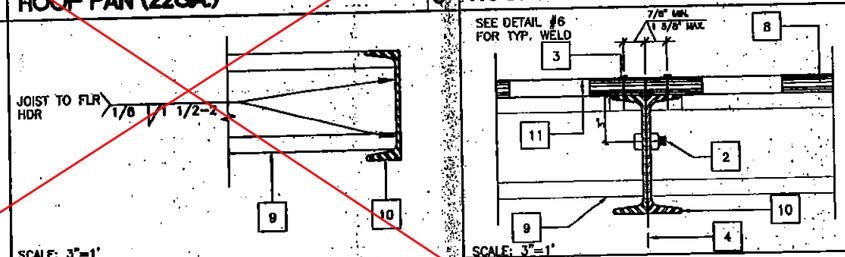
MECH. DUCT OPENING IN HEADER 4



ROOF PAN (22GA.) 5

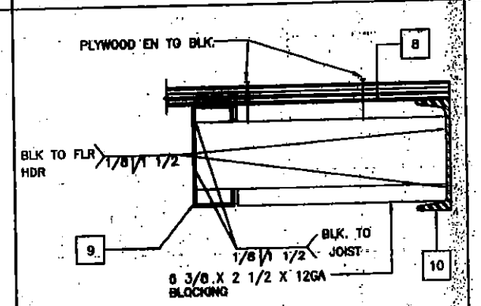


ROOFING • MODLINE 1

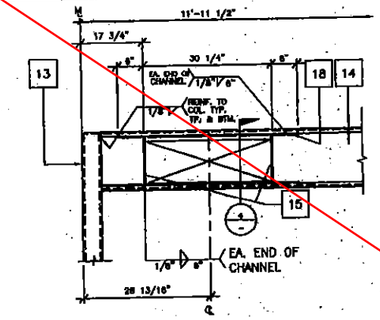


FLOOR FRAME/JOIST TO BEAM 6

MODULE JOINT AT FLR. 12'-0" 2



BLOCK AT MIDSPAN 10



ELEVATION-OPENING 7 3

KEY NOTES

1. CAP CLOSURE AT RIDGE 26GA. GALV. W/#10 TYPE FASTENERS W/NEOPRENE WASHERS TO RIB BOTH SIDES OF MODLINE. SET CAP IN SEALANT. BOTH SIDES.
2. 5/8" PL...
3. E...
4. M...
5. 14" (...
6. ST...
7. ROOF ...
8. PLYWOOD FLOOR SHEATHING
9. FLOOR JOIST SEE 6/S2.2
10. FLOOR BEAM SEE 5/S2.2
11. HAND HOLE AT BOLT LOCATION
12. #14 STSMS.
13. 3 1/2"X3 1/2"X1/4" STEEL TUBE COLUMN SEE 12/S2.2
14. ROOF HEADER SEE 3/S2.2
15. 1/4" STIFFENER PLATE SEE 9/S2.2 FOR TYP. WELD
16. SEALANT
17. ROOF PURLIN SEE 2/S2.2
18. 3 1/4" X 1" X 45 11/16" LG X 10GA CHANNEL TOP AND BOTTOM OF OPENING

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120975 INC:
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SS ☑ FLS ☑ ACS ☑
DATE: 5/17/2023

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DIV. OF THE STATE ARCHITECT
04 107483
AC FLS BR
DATE JUL 11 2003

04 107483
JUL 10 2003

FILE PATH:

PROJECT NO: 4815

REVISIONS	Electrical Engineer's Seal	Mechanical Engineer's Seal	PC Professional of Record Seal	Architects Seal
1				
2				
3				
4				
5				

PC
CBC 2001
PC-04

MODTECH, Inc.
2830 BARRETT AVENUE FAX (909) 943-4014
PERRIS, CALIF. 92572 FAX (909) 940-0427

PROJECT NUMBER: 4815
MOBILE MODULAR

DRAWN BY: GL
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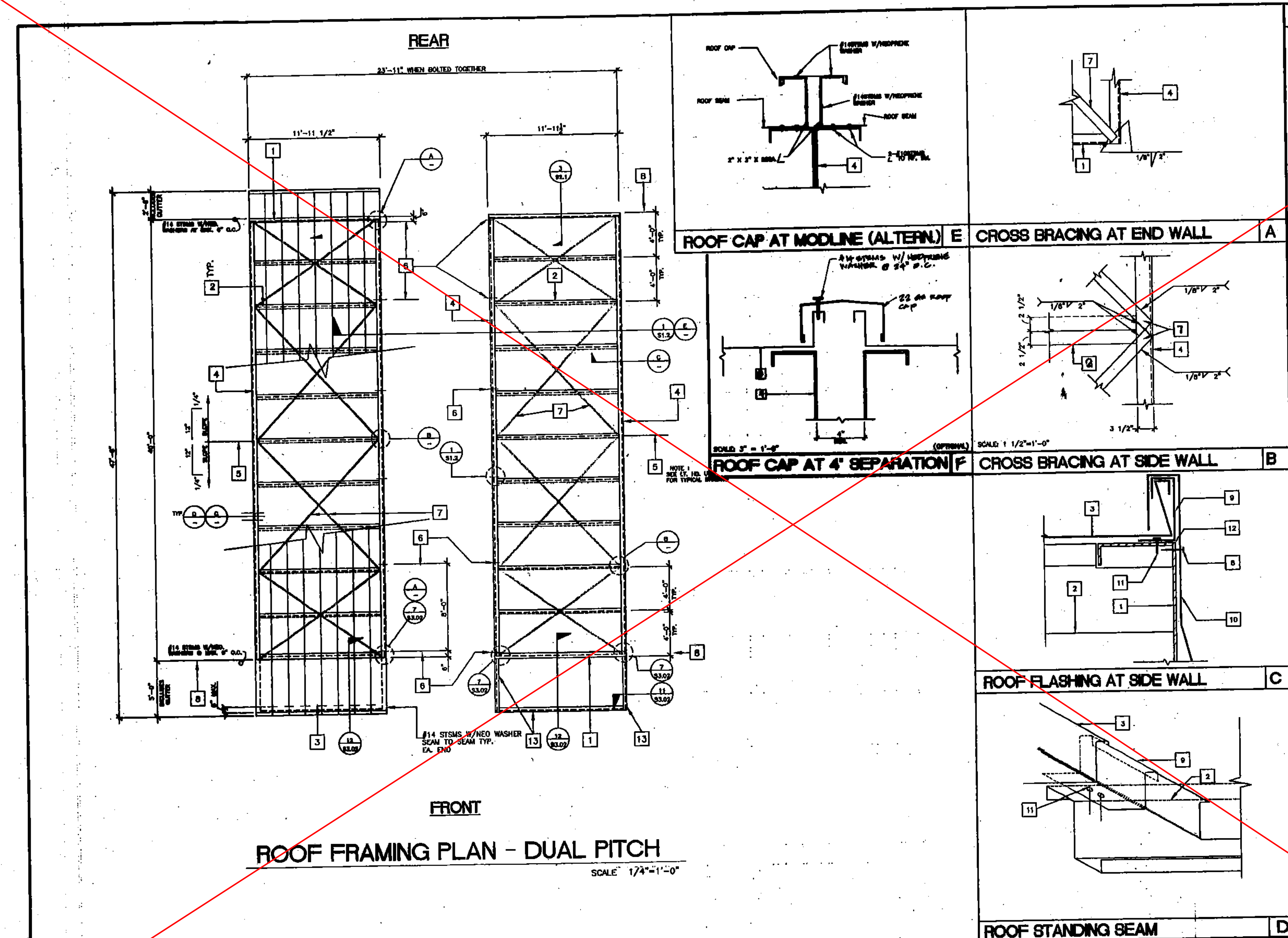
MODTECH Sheet No.

STRUCTURAL DETAILS

S1.2



KEY NOTES

1. C 14 X 12GA. HEADER
2. 6"X2 1/2X14GA. ROOF PURLIN SEE PL...
3. 22GA ROO... WITH... SPA...
4. TAP... SEE...
5. RID...
6. 11/...
7. 2" X ... TACK W...
8. #10x3/4" STSMS HOLDING FLASHING INTO ROOF BEAM WITH NEOPRENE WASHER AT 24" OC
9. 22 GA STARTER/END ROOF CLIP SEE DETAIL-C
10. 26 GA GALVANIZED IRON FLASHING AT SIDEWALL SEE DETAIL-C
11. (2) [illegible] ROOF CLIP [illegible] ROOF BEAM, & HEADER @ 4'-0" O.C.
12. 1/4" CONTINUOUS BEAD OF SEALANT AROUND ENTIRE PERIMETER OF FRAME
13. 4"x2 1/2"x14 GA. FASCIA SEE 4/S2.2

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PC
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PC-04 104796

MODTECH INC.
2830 BARRETT AVENUE FAX (909) 943-4014
PERRIS, CALIF. 92572 FAX (909) 940-0427

PROJECT NUMBER: 4815
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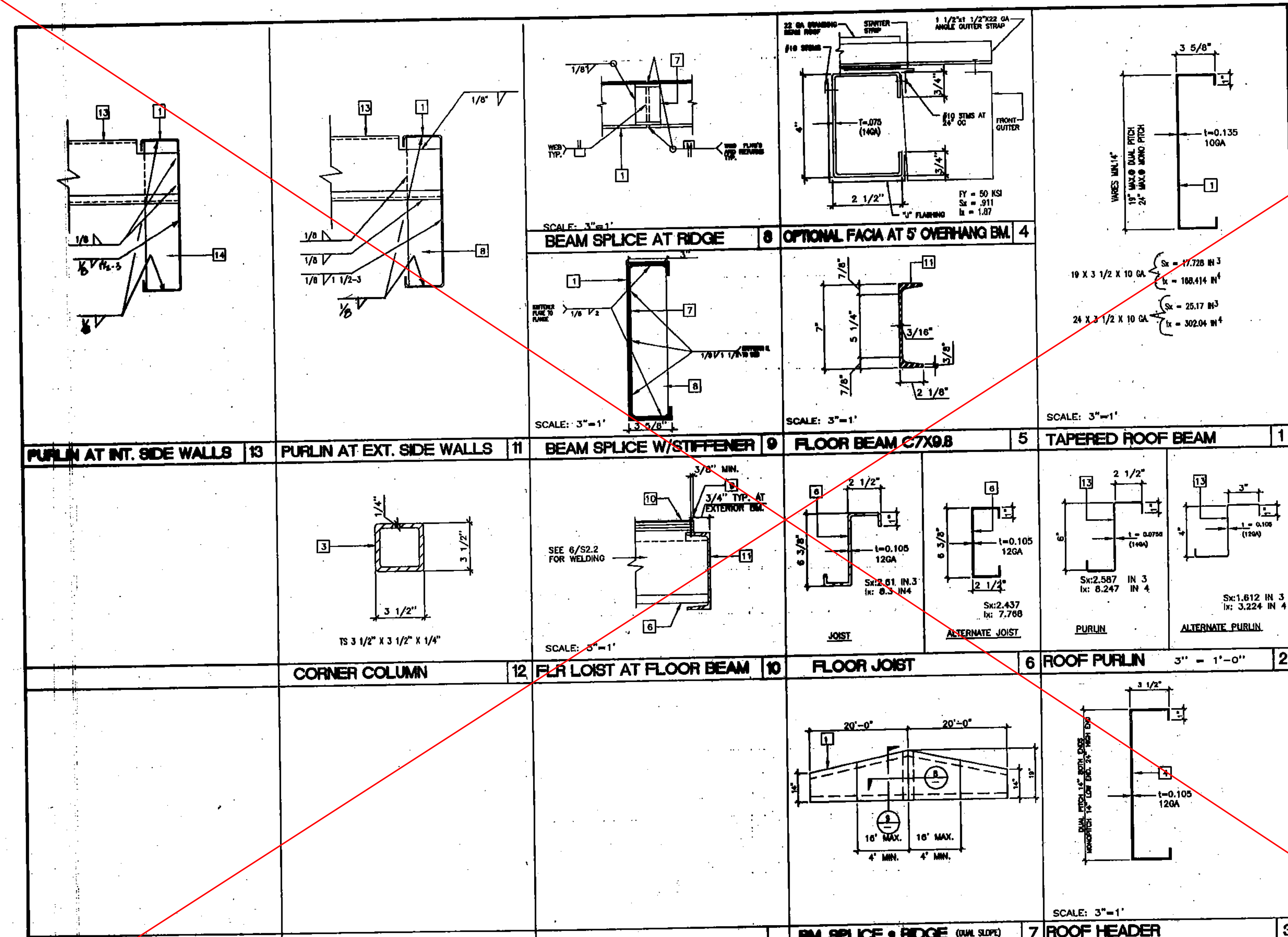
ROOF FRAMING PLAN W/FASICA

S2.0

FILE PATH:
PROJECT NO. 4815
PC-04-104796


BEAM SPLICE AT RIDGE 8
SCALE: 3"=1'
OPTIONAL FACIA AT 5' OVERHANG BM. 4
22 GA STANDING SEAM ROOF
STARTER STRIP
1 1/2"x1 1/2"x22 GA ANGLE GUTTER STRAP
#10 STSMS
T=.075 (14GA)
#10 STMS AT 24" OC
FRONT GUTTER
FY = 50 KSI
Sx = .911
Ix = 1.87
"U" FLASHING
3 5/8"
t=0.135 10GA
19 X 3 1/2 X 10 GA. Sx = 17.728 IN 3, Ix = 168.414 IN 4
24 X 3 1/2 X 10 GA. Sx = 25.17 IN 3, Ix = 302.04 IN 4
PURLIN AT INT. SIDE WALLS 13
PURLIN AT EXT. SIDE WALLS 11
BEAM SPLICE W/STIFFENER 9
FLOOR BEAM C7X9.8 5
TAPERED ROOF BEAM 1
SCALE: 3"=1'
TS 3 1/2" X 3 1/2" X 1/4"
SEE 6/S2.2 FOR WELDING
3/8" MIN.
3/4" TYP. AT EXTERIOR BM.
t=0.105 12GA
Sx:2.61 IN.3
Ix: 8.3 IN4
JOIST
t=0.105 12GA
Sx:2.437
Ix: 7.768
ALTERNATE JOIST
t = 0.0750 (14GA)
Sx:2.587 IN 3
Ix: 8.247 IN 4
PURLIN
t = 0.105 (12GA)
Sx:1.612 IN 3
Ix: 3.224 IN 4
ALTERNATE PURLIN
CORNER COLUMN 12
FLR LOIST AT FLOOR BEAM 10
FLOOR JOIST 6
ROOF PURLIN 3" = 1'-0" 2
20'-0"
20'-0"
16' MAX.
16' MAX.
4' MIN.
4' MIN.
t=0.105 12GA
SCALE: 3"=1'
BM. SPLICE @ RIDGE (DUAL SLOPE) 7
ROOF HEADER 3

KEY NOTES

1. 10GA. TAPERED RF. BM. SEE DETAIL #1 & #7
2. NOT
3.
4.
5.
6.
7.
8. STI
9. #10 STSMS @ 6" O.C. (SEE S1.0)
10. PLYWOOD FLR. SHEATHING
11. FLOOR BEAM SEE DETAIL #5
12. NOT USED
13. 6" X 2 1/2" X 14GA PURLIN
    ALT: 4" X 3" X 12GA DETAIL #2
14. STIFFENER PLATE 3"X1/4" THICK AT 8'-0" OC

FILE PATH:

PROJECT NO. 4815

REVISIONS

PC
CBC 2001
PC-04 104786

MODTECH INC.
2830 BARRETT AVENUE FAX (909) 943-4014
PERRIS, CALIF. 92572 FAX (909) 940-0427

PROJECT NUMBER: 4815
MOBILE MODULAR

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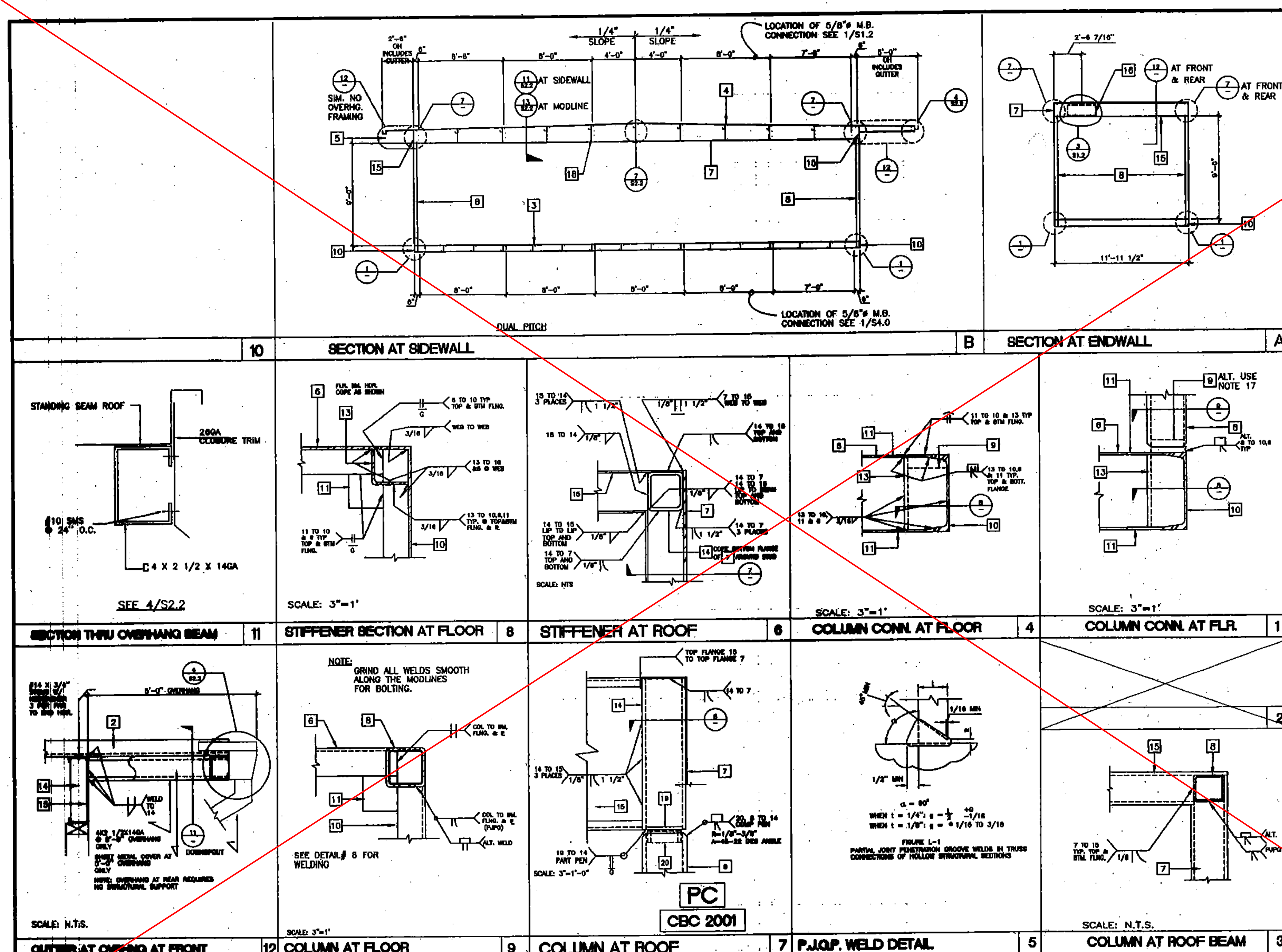
DATE:

STRUCTURAL DETAILS

S2.2

PC-04-104786



KEY NOTES

1. EN ● [illegible]
2. 22 [illegible]
3. 6 [illegible]
4. 6 [illegible]
5. [illegible]
6. [[illegible]
7. [10 GA. [illegible] OR 12/S2.2 REFER TO RF. FRAMING PLAN
8. T.S. 3 1/2"X3 1/2"X1/4" COLUMN
9. BACK-UP PLATE MIN. 10 GA.
10. [7X9.8 FLOOR CHANNEL
11. 3 1/2"X3 1/2"X1/4" STEEL PLATE WELDED FLUSH TO TOP AND BOTTOM OF CHANNEL FLANGES
12. NOT USED
13. 3 1/2X3 1/2X1/4 STIFFENER ANGLE COPE TO FIT C7 X 9.8
14. STIFFENER TS 3 1/2X3 1/2X1/4
15. [14"X3 1/2"X12GA. HEADER (SEE 3/S2.2)
16. LOCATION OF HVAC OPENING
17. 3"X3"X1/4" THICK X 1/2" LONG INSERT POST
18. 1/4" FULL DEPTH STIFFENER PLATE AT 4'-0" OC AT EXTERIOR SIDEWALLS ONLY FOR 80 MPH DESIGN WIND LOAD ONLY
19. 1/4" BASE PLATE-INSERT FLUSH WITH STIFFENER TUBE
20. (1) 3"x3"x10 GA TUBE STEEL BACK-UP TUBE OR (4) 10 GA BACK-UP PLATES

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DIV. OF THE STATE ARCHITECT
APP: 01-120975 INC:
REVIEWED FOR
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DATE: 5/17/2023

FILE PATH:

MODTECH INC.
2830 BARRETT AVENUE
PERRIS, CALIF. 92571
PH (909) 943-4014
FAX (909) 940-0427

PROJECT NUMBER: 4815
MOBILE MODULAR

DRAWN BY: GL
DATE: 07/07/03
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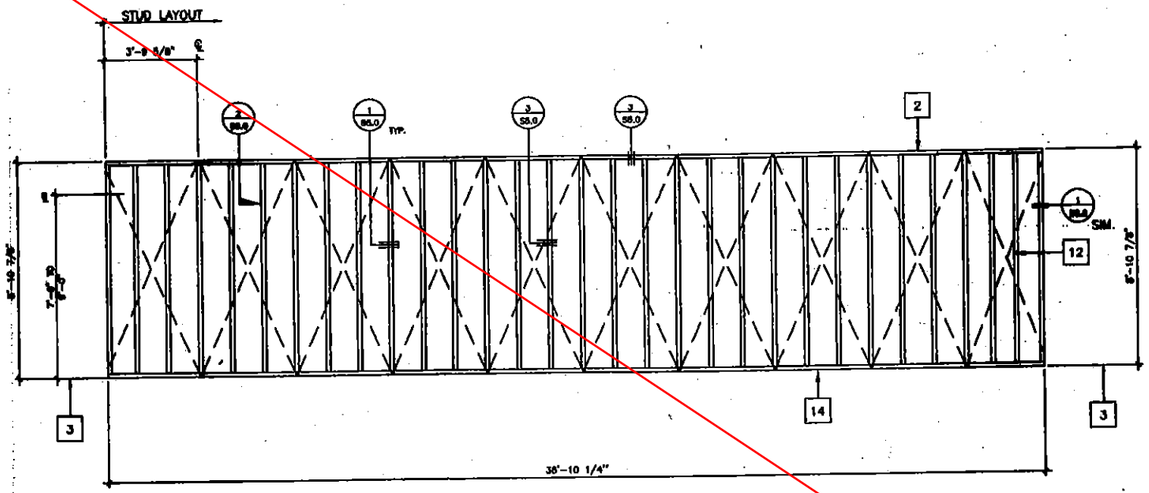
DATE:

STRUCTURAL ELEVATIONS W/ FASCIA

S3.0

PROJECT NO.4815
PC-04-104796



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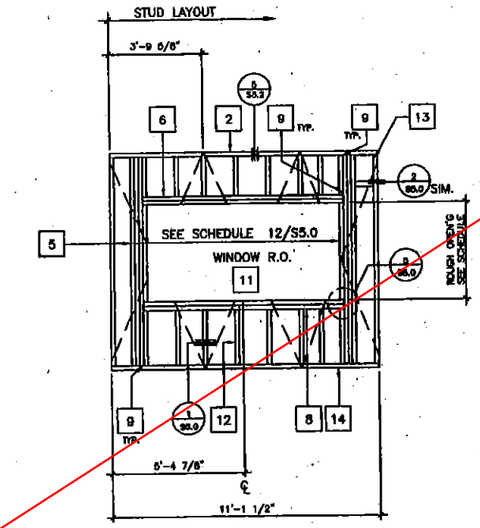

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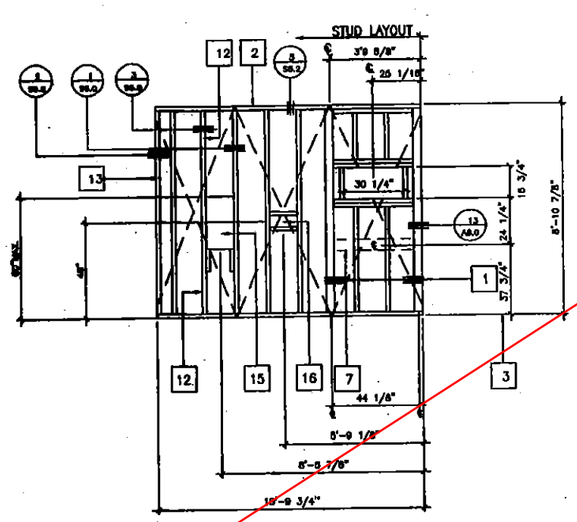

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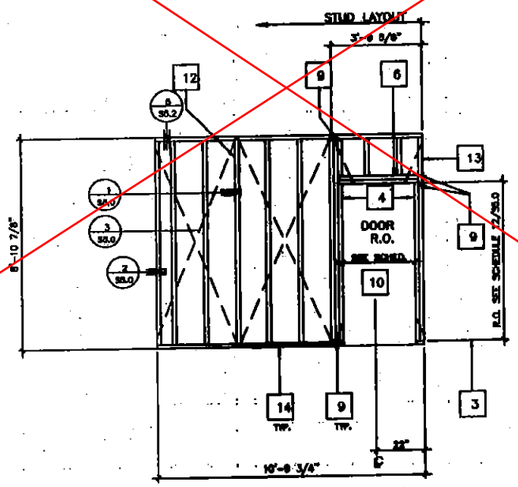

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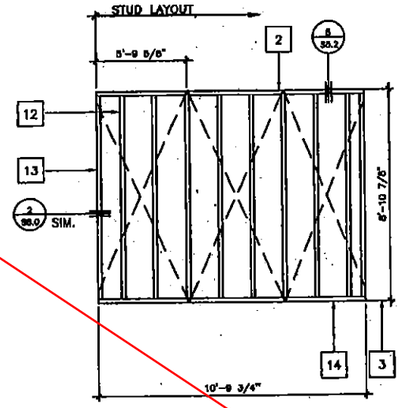

E

SCALE 3/8"=1'

KEY NOTES

1. 4 X 4 POST ALT.:USE 2-2X4 W/FACE NAILING
2. 2X4 TOP PLATE
3.
4.
5.
6.
7.
8.
9. A 34 CLIPS AT HEADER & SILL TO FULL HGT. STUDS AND FULL HGT. STUDS TO TOP AND BOTTOM PLATES.SEE 4/S5.0
10. REQUIRED OPENING FOR A 3068 DOOR (SEE DETAIL 7/S5.0)
11. REQUIRED OPENING FOR A 8040 WINDOW (SEE DETAIL 6/S5.0)
12. 2X4 STUD AT 16" O.C. TYPICAL
13. 2X4 NAILER TYPICAL AT EACH END
14. 2X4 SILL PLATE
15. FRAME FOR ELECTRICAL PANEL
16. THERMOSTAT LOCATION 4S BOX
17. ~~2"x6" BLOCKING AT EXTERIOR PLYWOOD SIDING JOINT~~

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APP: 01-120975 INC:
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DATE: 5/17/2023

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DIV. OF THE STATE ARCHITECT
04 105483
JUL 31 2003

04 105434
JUL 18 2003

FILE PATH:

REVISIONS

Structural Engineer's Seal | Mechanical Engineer's Seal | PC Professional of Record Seal | Architects Seal

PC CBC 2001 RC-04 104798

MODTECH INC.
2830 BARRETT AVENUE FAX (909) 943-4014
PERRIS, CALIF. 92572 FAX (909) 940-0427

PROJECT NUMBER: 4815
MOBILE MODULAR

DRAWN BY: GL DATE: 07/07/03
CHECKED BY: DATE:

WALL FRAMING — WOOD STUDS

SHEET NO. S4.0

PROJECT NO.4815

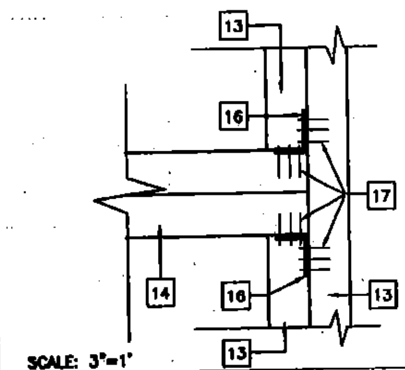
PC-04-104798

NAILING SCHEDULE

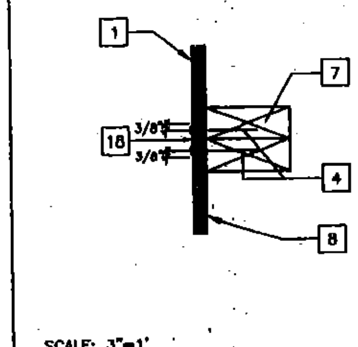
CONNECTION	NAILING
[illegible]	[illegible]

NOTE: All nail shall be box nails unless otherwise noted.

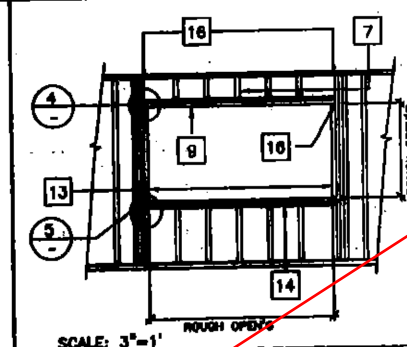
1. Common or box nails may be used except where otherwise stated.
2. Nails spaced at 6" (152mm) on center at edges, 12" (305mm) at intermediate supports except 6 inches [illegible] ... For nailing of wood structural panel and [illegible] ... shear walls, refer to section 2314.3. Nails for wall sheathing may be common, box or casing.
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible] ... nails conforming to the requirements of section 2320.1.
7. [illegible] ... on center at exterior edges and 6 inches (152mm) on center at [illegible]
8. [illegible] ... nails w/7/16 (11mm) head and 1 1/2 inch (38mm) length for 1/2 inch (13mm) ... 1 3/4 inch (44mm) length for 25/32 inch (20mm) sheathing conforming to the requirements [illegible]
9. [illegible] ... staples with nominal 7/16 inch (11mm) crown and 1 1/8 inch (29mm) length for 1/2 ... and 1 1/2 inch (38mm) length for 25/32 inch (20mm) sheathing conforming to the [illegible]
10. [illegible] ... 120 ... if strength axis is in the long direction of [illegible] ... spaced 6 inches (152mm) on panel edges, 12 inches [illegible]
11. [illegible] ... casing or finish nails spaced 6 inches (152mm) on panel edges.
12. [illegible] ... pressure treated sill plates should be galv.



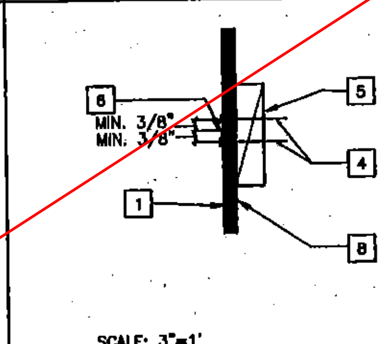
9 WINDOW SILL AT JAMB



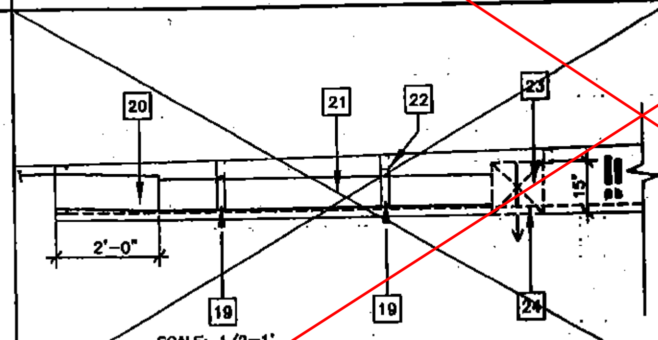
5 DETAIL AT VERT. PLYWOOD EDGES 1



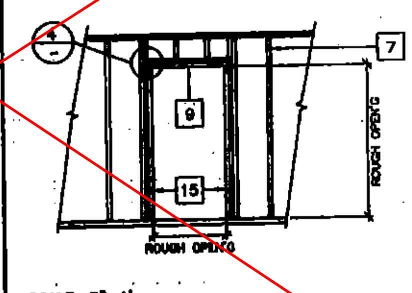
10 TYP. WINDOW FRAMING



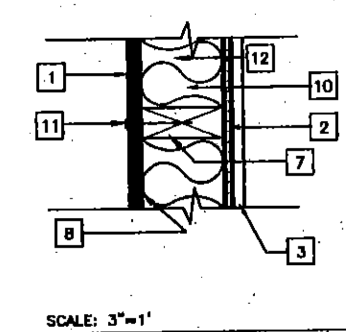
6 DETAIL AT HORIZ. PLYWOOD JOISTS 2



SECTION: HVAC IN ROOF 11



TYP. DOOR FRAMING 7



SECTION AT STUD 3

OPENING SCHEDULE

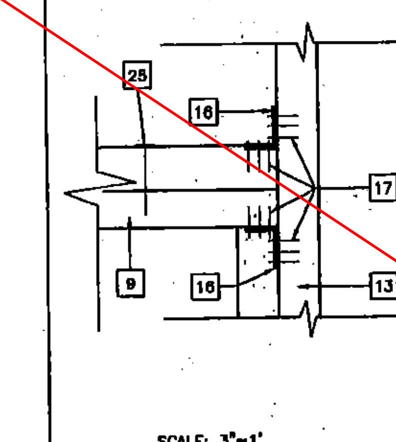
OPENING	HDR.	SILL	JAMB	ROUGH OPENING HEIGHT	ROUGH OPENING WIDTH
3068	(2) 2X4	(2) 2X4	(2) 2X4 *	81 1/4"	38"
8040	(3) 2X4	(2) 2X4	(3) 2X4 *	48 1/8"	96 1/8"

* FULL HEIGHT STUDS

ALTERNATE: METAL STUD 3 1/2 " X 20 GA.
IN LIEU OF 2X4 WD. STUDS

ROUGH OPENING SCHEDULE 12

8



HEADER DETAIL 4

KEY NOTES

1. EXTERIOR PLYWOOD SIDING – SHEATHING NAIL W/GALV. BOX NAILS –8d AT 6" O.C. EDGES, 8d AT 12" O.C. IN FIELD
2. GYP. BOARD
3. TYP. INTERIOR [illegible]
4. E.N.
5. 2X4 BLK'G [illegible]
6. "Z" FLASHING [illegible]
7. 2X4 AT [illegible]
8. WATERPROOF [illegible]
9. HEADER (SEE [illegible]
10. INSULATION [illegible]
11. 8d ELECTRO GALV. [illegible]
12. 2X4 SILL PLATE (BELOW)
13. FULL HEIGHT STUDS AND 1–2X4 TRIMMER (SEE OPENING SCHEDULE FOR JAMB STUDS REQ'D FOR DOORS & WINDOWS ONLY)
14. SILL PLATE (SEE SCHEDULE)
15. 2X4 FULL HEIGHT KING STUDS AND 2X4 TRIMMER (SEE SCHEDULE FOR QUANTITY)
16. A 34 CLIPS AT HEADER AND SILL TO FULL HEIGHT STUDS AND FULL HEIGHT STUDS TO TOP AND BOTTOM PLATES
17. 9GA. 8d 1 1/2" NAILS
18. LAP JOINT
19. 2" WIDE DUCT SUPPORT STRAP @ 48" O.C.
20. PLENUM
21. DUCTWORK
22. ROOF PURLIN
23. TRANSFER BOX
24. ROOF CHANNEL
25. 16D @ 16" O.C.

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DATE: 5/17/2023

NOTES

1. NAILING:
–NAILING IN ACCORDANCE W/ T.24 C.A.C TABLE 2–25 P
–ALL NAILS EXPOSED TO WEATHER SHALL BE GALV.
–MACHINE APPLIED NAILING SHALL HAVE PRIOR DEMOSTRATION AND APPROVAL BY O.S.A. / DSA FIELD REP. AND THE ARCHITECT.

FILE PATH:

PROJECT NO.4815

PC-01-104796

REVISIONS

Electrical Engineer's Seal | Mechanical Engineer's Seal | PC Professional of Record Seal | Architects Seal

PC
CBC 2001
PC-04
104796

MODTECH INC.
2830 BARRETT AVENUE FAX (909) 943-4014
PERRIS, CALIF. 92572 FAX (909) 940-0427

PROJECT NUMBER: 4815
MOBILE MODULAR

DRAWN BY: GL
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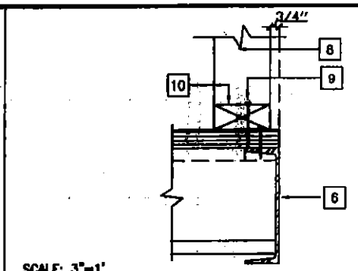
DATE:

FRAMING DETAILS WOOD STUDS

S5.0

17	13	ENDWALL•ROOF HDR.	9	PLATE • FLOOR	4	COLUMN • SIDEWALL	1
18	14	10	END WALL•ROOF HEADER	5	COLUMN • ENDWALL	2
19	15	11	COL.•ENDWALL/DOOR	6	ROOFPURLIN • ROOFBEAM	3
20	16	12	8			



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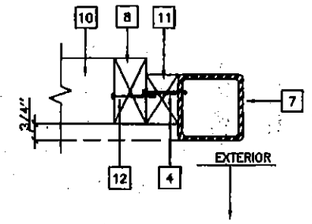

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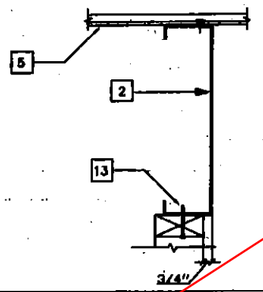

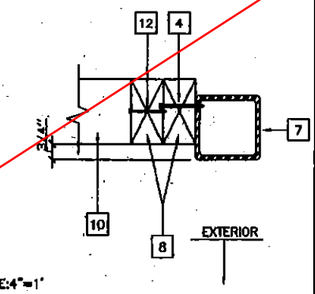

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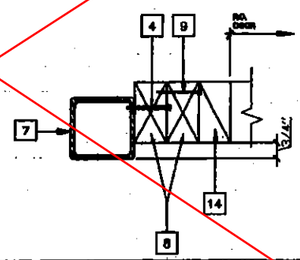

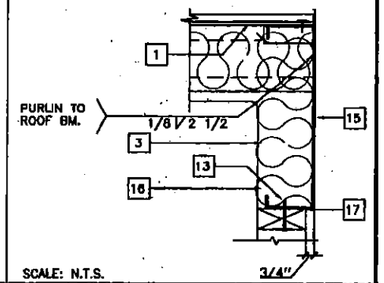

SCALE: N.T.S.

KEY NOTES

1. 22 GA MTL ROOF DECK
2.
3.
4.
5.
6.
7.
8. 2X4
9. 16d BOX NAILS @ 8" O.C.
10. 2X4 SILL PLATE.
11. 2X TRIMMER @ CORNER.
12. 16d @ 24"O.C.
13. #10 S.T.S.M.S @ 16"O.C. OR AEROSMITH MFM 144.0175 DRIVE PIN.
14. 2X4 TRIM
15. ROOF BEAM
16. PROVIDE VAPOR BARRIER OVER INSULATION AT CEILING AND ROOF BEAMS
17. 1/2" SHIM

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DIV. OF THE STATE ARCHITECT
APP: 01-120975 INC:
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DATE: 5/17/2023

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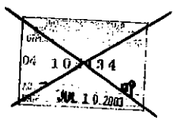

REVISIONS	Structural Engineer's Seal	Mechanical Engineer's Seal	PE Professional of Record Seal	Architects Seal
			LICENSED ARCHITECT 12/31/03 RENEWAL DATE STATE OF CALIFORNIA	

PC
CBC 2001
PC-04
104790

MODTECH, INC.
2830 BARRETT AVENUE FAX (909) 943-4014
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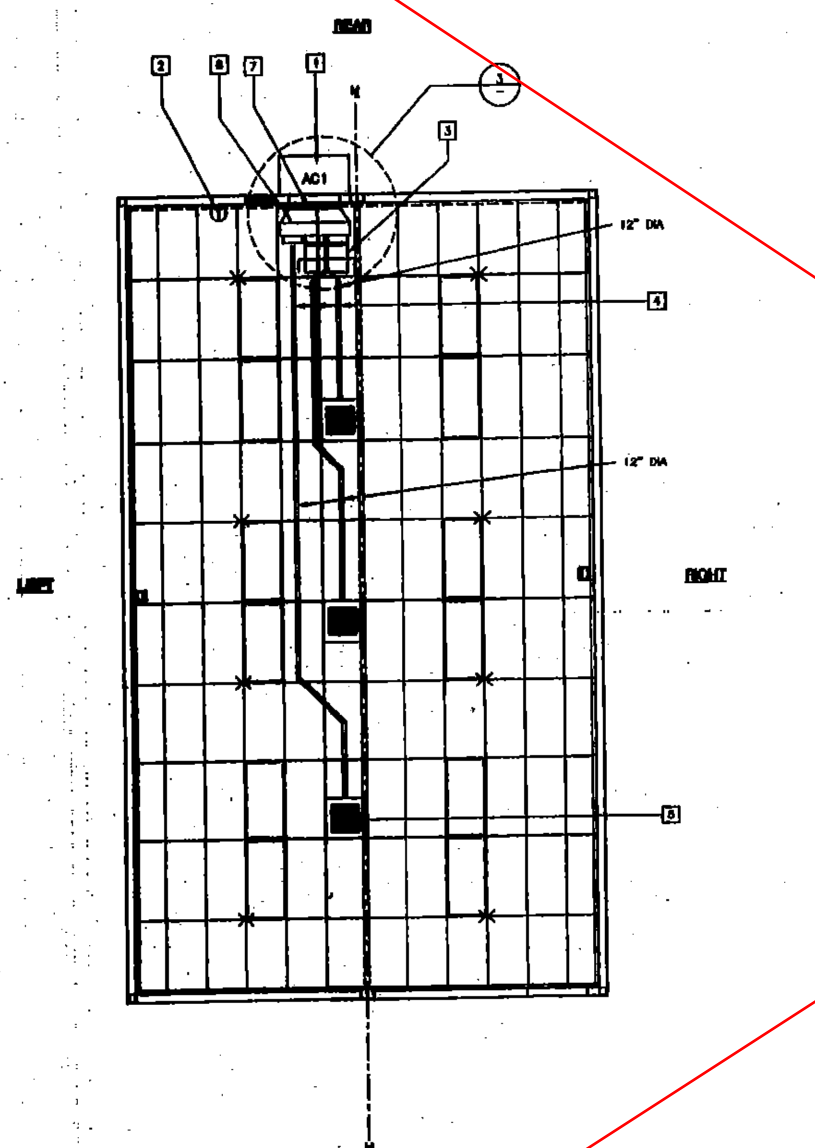
PROJECT NUMBER: 4815
MOBILE MODULAR

DRAWN BY: GL
DATE: 07/07/03
CHECKED BY:
DATE:

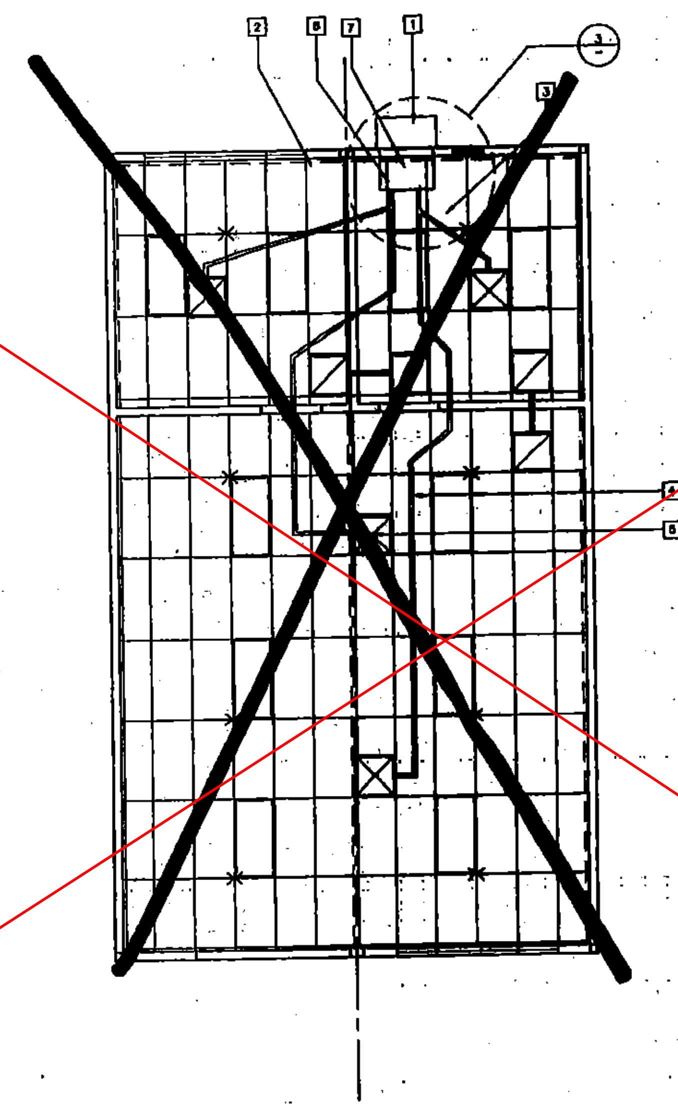
FRAMING DETAILS
WOOD STUDS

S5.2

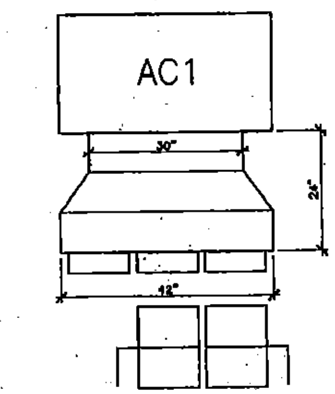
PROJECT NO. 4815
PC-04-104796



MECHANICAL (HVAC) PLAN (24'x40')
OPTION-1
SCALE: 1'-0"



MECHANICAL (HVAC) PLAN (24'x40')
OPTION-2
SCALE: 1'-0"



PLENUM DIMENSIONS 3

KEY NOTES

1. WALL MOUNT 4 TON HEAT PUMP WITH 8KW HEATER OLA AND CALIFORNIA STATE ENERGY APPROVED 208/230V, 1 PHASE, 28 AMP WEIGHT 519 LBS-12 SEER
2. THERMOSTAT AT ...
3. ...
4. FLEXIB... FOMA ... ENCAP... C-510 ... DUCT ... SMOKE... WITH N...
5. 10"x10" ... MODEL KR...
6. 10"x30"x42"x12 1/2" PLENUM W/(3) 12" ROUNDS AND ADJUSTABLE DAMPERS
7. RETURN GRILLE-WALL, AIRMATE, E260 30 X 16 SE, BAR TYPE, SATIN ALUMINUM FINISH, U.N.O.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120975 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 5/17/2023

NOTES

1. INSULATION APPLIED TO EXTERIOR SURFACE OF DUCTS LOCATED IN BLDGS SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE-DENSITY NOT EXCEEDING 50 WHEN TESTED AS A COMPOSITE INSTALLATION, INCLUDING INSULATION, FACING MATERIALS, TAPES AND ADHESIVES AS NORMALLY APPLIED
2. SCHOOL EQUIPMENT ANCHORAGE

THE FOLLOWING IS FOR THE MECHANICAL ENGINEER'S INFORMATION ONLY:

THE REQUIRED ANCHORAGE OF MECHANICAL EQUIPMENT SHALL CONFORM CCR TITLE 24, SECTION 1632A AND TABLE 16A-O. ANCHORAGE DETAILS FOR ROOF/FLOOR MOUNTED EQUIPMENT WEIGHING LESS THAN 400 LBS AND HUNG EQUIPMENT WEIGHING LESS THAN 20 LBS. MAY BE OMITTED FROM THE PLANS.

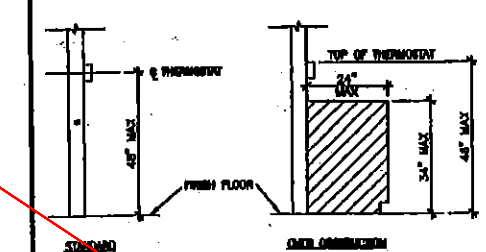
ALL MECHANICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA:

EQUIPMENT ON GRADE	33% OF OPERATING WEIGHT
EQUIPMENT ON STRUCTURE	40% OF OPERATING WEIGHT

FOR FLEXIBLY MOUNTED EQUIPMENT USE 4 TIMES THE ABOVE VALUES AND FOR SIMULTANEOUS VERTICAL FORCE USE 1/3 TIMES THE HORIZONTAL FORCE.

THE ABOVE VALUES ARE FOR AN IMPORTANCE FACTOR, I = 1.0 AND SEISMIC ZONE, Z = 4

WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE MECHANICAL ENGINEER AND THE FIELD ENGINEER OF THE OFFICE OF THE STATE ARCHITECT.



THERMOSTAT ACCESS 1

PC
CBC 2001

REVISIONS

Electrical Engineer's Seal | Mechanical Engineer's Seal | PC Professional of Record Seal | Architect's Seal

MODTECH INC.
2830 BARRETT AVENUE PERRIS, CALIF. 92571
PH (909) 943-4014
FAX (909) 940-0427

PROJECT NUMBER: 4815
MOBILE MODULAR

DRAWN BY: GL
DATE: 07/07/03
CHECKED BY:
DATE:

MECHANICAL (HVAC) PLAN 4 TON

M1.0

FILE PATH: --
PROJECT NO. 4815
PC-04-104798

ELECTRICAL PANEL SCHEDULE

MAIN: 100 AMP — 12 POLE — PANEL: A — LOCATION: REAR/INTERIOR — FEED: REAR — MOUNTING: FLUSH

LOAD	WATTS AΦ	WATTS BΦ	BREAKER Amps	P	CKT	CKT	P	BREAKER Amps	WATTS AΦ	WATTS BΦ	LOAD
RECEPTACLE	720		20	1	1	2	2	60	4560		HVAC (4 T)
RECEPTACLE/CLOCK		720	20	1	3	4	–	–		4560	HVAC (4 T)
					5	6	2	30	3120		HEAT STRIPS (6KW)
					7	8	–	–		3120	HEAT STRIPS (6KW)
INT/EXT LIGHTS	900		20	1	9	10					
INT. LIGHTS		840	20	1	11	12	–	–		40	FIRE ALARM (DEDICATED)
WATTS/PHASE A = 9300	1620	1560							7980	7680	B = 9240 WATTS/PHASE
TOTAL 18540 WATTS	77 AMPS		120/240 VOLTS				SINGLE Φ				THREE WIRE

ELECTRICAL PANEL SCHEDULE

MAIN: 100 AMP — 12 [illegible] — PANEL: B — LOCATION: [illegible] — FEED: [illegible] — MOUNTING: FLUSH

LOAD	WATTS AΦ	WATTS BΦ	BREAKER Amps	P	CKT	CKT	P	BREAKER Amps	WATTS AΦ	WATTS BΦ	LOAD
RECEPTACLE	1080		20	1	[illegible]	[illegible]	2	60	4560		HVAC (4 TON)
RECEPTACLE/CLOCK		1080	[illegible]	[illegible]	3	[illegible]	[illegible]	[illegible]		4560	HVAC (4 TON)
					5	6	2	[illegible]	[illegible]		6KW HEAT STRIP
					7	8	–	–		[illegible]	6KW HEAT STRIP
INT/EXT LIGHTS	660		20	1	9	10					
INT. LIGHTS		560	20	1	11	12	–	–	40		FIRE ALARM (DEDICATED)
WATTS/PHASE A = 9420	1740	1640							7680	7680	B = 9320 WATTS/PHASE
TOTAL 187[illegible] WATTS	78.0 AMPS		120/240 VOLTS				SINGLE Φ				THREE WIRE

GENERAL GROUNDING NOTES

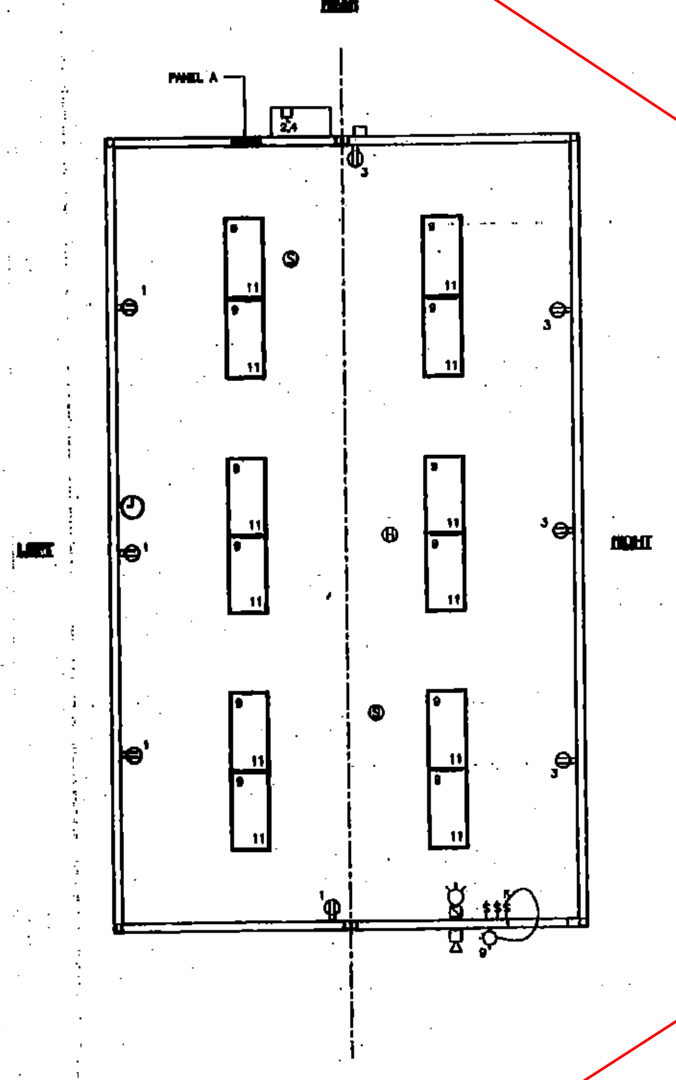
1. EACH BUILDING SHALL BE SEPARATELY GROUNDED WITH A 3/4" RD. X 8' COPPERCLAD STEEL GROUND ROD. WHERE ROCK BOTTOM IS ENCOUNTERED, ROD SHALL BE DRIVEN AT AN ANGLE NOT TO EXCEED 45 DEGREE'S FROM THE VERTICAL OR SHALL BE BURIED IN A TRENCH THAT IS AT LEAST 30" DEEP (BY SITE ELECTRICAL)
2. TESTING: TEST FOR RESISTANCE TO GROUND. IF RESISTANCE EXCEEDS 25 OHMS, INSTALL ADDITIONAL GROUND RODS SEPARATED AT LEAST 6'-0" UNTIL RESISTANCE IS REDUCED TO 25 OHMS OR LESS. (BY SITE ELECTRICAL)
3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF THIS FIRE ALARM FOR ALL SITES. THE FIRE ALARM SYSTEM AND/OR COMPONENTS MAYBE REQUIRED TO BE CHANGED DUE TO SITE LOCATION, EXISTING CONDITIONS OR INCOMPATIBLE COMPONENTS.
4. GROUND MO TEST SHALL BE DONE IN THE PRESENCE OF THE PROJECT INSPECTOR. ALL GROUNDING SHALL BE IN ACCORDANCE WITH CEC ARTICLE 250.

ELECTRICAL LEGEND

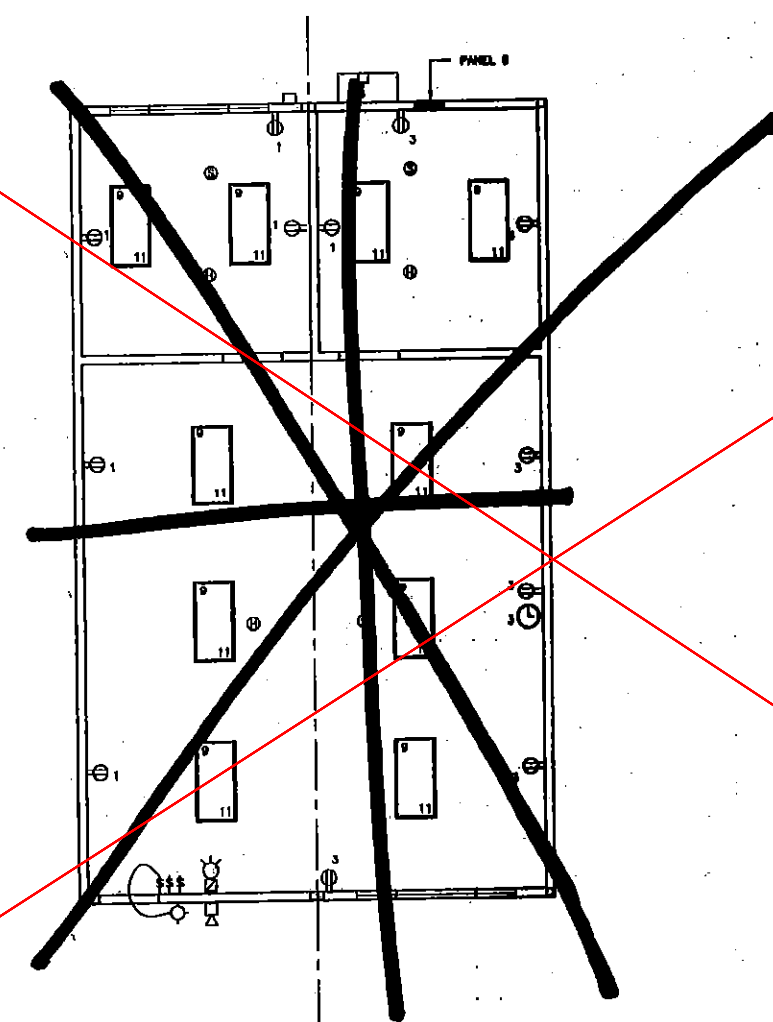
- 2'x4' T8 LIGHTS W/ELECT. BALLAST (LOW HARMONIC)
- EXTERIOR [illegible] MODEL [illegible]
- SWITCH [illegible]
- KEYED [illegible]
- DUPLEX [illegible]
- HVAC [illegible]
- 4SD [illegible] 3/4" [illegible]
- 4SD [illegible] TO BOT[illegible]
- 4SD J-BOX FOR [illegible] 3/4" CO TO ☐, PULLSTRING
- WEATHER PROOF GUTTER BOX (6"x6"x4") AT +18" AFF RECEIVE 3/4" CO FROM FA DEVICE, PULLSTRING
- ELECTRICAL PANEL AT +60" AFF TO CENTERLINE 1 1/4" POWER NIPPLE PVC, GND JUMPER BY SITE ELECT
- CLOCK AT +90" AFF
- 4SD J-BOX FOR HEAT DETECTOR (ATTIC) * MAX 25' FROM ANY WALL AND 50' BETWEEN THEM.
- 4SD J-BOX FOR SMOKE DETECTOR (CEILING) * MAX 15' FROM ANY WALL AND 30' BETWEEN THEM.
- 2 GANG J-BOX AT 18" w/ CONDUIT STUBBED UP TO ATTIC SPACE.

FILE PATH:

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120975 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 5/17/2023

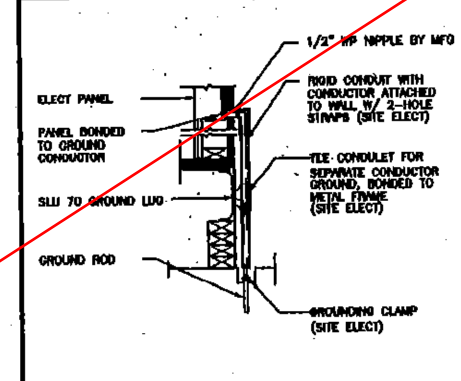


OPTION-1

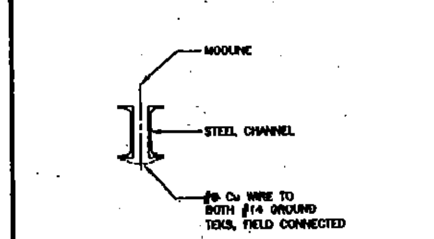


OPTION-2

ELECTRICAL PLAN (24'x40')
SCALE: 1'-0"



TYP GROUNDING DETAIL 1



GROUND JUMPER • MOD LINE 2

NOTES

1. SCHOOL EQUIPMENT ANCHORAGE

THE FOLLOWING IS FOR THE ARCHITECTS INFORMATION ONLY:

THE SEISMIC ANCHORAGE OF ELECTRICAL EQUIPMENT SHALL CONFORM TO CCR TITLE 24, SECTION 1630A AND TABLE 16A-O. ANCHORAGE DETAILS FOR ROOF/FLOOR MOUNTED EQUIPMENT WEIGHING LESS THAN 400 LBS & HUNG EQUIPMENT WEIGHING LESS THAN 20 LBS MAY BE OMITTED FROM THE PLANS.

FOR ELECTRICAL DRAWINGS:

ALL ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA:

EQUIPMENT ON GRADE	33% OF OPERATING WEIGHT
EQUIPMENT ON STRUCTURE	40% OF OPERATING WEIGHT

FOR FLEXIBLY MOUNTED EQUIPMENT USE 4 TIMES THE ABOVE VALUES, AND FOR SIMULTANEOUS VERTICAL FORCE USE 1/3 TIMES THE HORIZONTAL FORCE.

THE ABOVE VALUES ARE FOR AN IMPORTANCE FACTOR, I = 1.0 AND SEISMIC ZONE, Z = 4

WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND THE FIELD ENGINEER OF THE OFFICE OF THE STATE ARCHITECT.

REVISIONS

PC
CBC 2001
PC-04-104796

MODTECH INC.
2830 BARRETT AVENUE FAX (909) 943-4014
PERRIS, CALIF. 92572 FAX (909) 940-0427

PROJECT NUMBER: 4815
MOBILE MODULAR

DRAWN BY: DL DATE: 07/07/03
CHECKED BY:
DATE:

ELECTRICAL PLAN

W/O DATA

E1.03

PROJECT NO. 4815

PC-04-104796

mobile modular

11450 MISSION BLVD.
MIRA LOMA, CA 91752

DSA FOUNDATION PLANS

FOR EXISTING STOCKPILE BUILDINGS

(BASED ON PC 04 – 119396)

WITH OPTIONAL S_s = 2.183 AND S_s = 3.08

NOTE: SEE SHEET F–1 FOR FOUNDATION PC ONLY LIMITATIONS

TITLE 24 CODES:

2019 California Administrative Code (CAC)..... (Part 1, Title 24, CCR)

2019 California Building Code (CBC), Volumes 1 and 2 ..... (Part 2, Title 24, CCR)

(2018 International Building Code with 2019 California amendments)

2019 California Electrical Code ..... (Part 3, Title 24, CCR)

(2017 National Electrical Code with 2019 California amendments)

2019 California Mechanical Code (CMC)..... (Part 4, Title 24, CCR)

(2018 Uniform Mechanical Code with 2019 California amendments)

2019 California Plumbing Code (CPC) ..... (Part 5, Title 24, CCR)

(2018 Uniform Plumbing Code with 2019 California amendments)

2019 California Energy Code ..... (Part 6, Title 24, CCR)

2019 California Fire Code (CFC) ..... (Part 9, Title 24, CCR)

(2018 International Fire Code with 2019 California Amendments)

2019 California Green Building Standards Code.....(Part 11, Title 24, CCR)

2019 California Referenced Standards Code.....(Part 12, Title 24, CCR)

REFERENCE CODE SECTIONS FOR APPLICABLE STANDARDS:

2019 CBC, Chapter 35

2019 CFC, Chapter 80

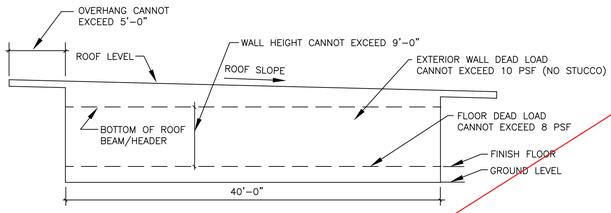
L

FOUNDATION PC ONLY LIMITATIONS

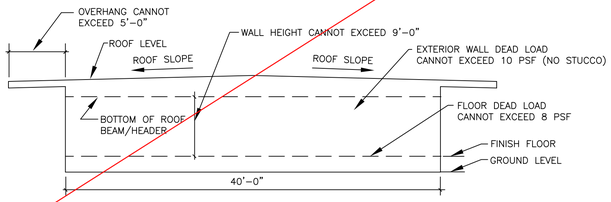
THIS WOOD FOUNDATION ONLY PC HAS BEEN DESIGNED TO SUPPORT THE SUPERSTRUCTURE FOR THE RELOCATABLE BUILDINGS LISTED ON SHEET F–2 OF THESE DRAWINGS. THE DESIGN CALCULATIONS HAVE BEEN BASED ON THE FOLLOWING:

- A ROOF OVERHANG OF 5 FEET MAX
- A WALL HEIGHT OF 9 FEET MAX (FROM FINISH FLOOR IN BUILDING TO BOTTOM OF STEEL ROOF BEAMS/HEADERS)
- WALL DEAD LOAD OF 10 PSF (NO STUCCO)
- FLOOR DEAD LOAD OF 8 PSF
- SEE SEISMIC DESIGN DATA, SHEET F–1, FOR S_{DS} LIMITATIONS FOR SITE.

THE TYPICAL ELEVATIONS BELOW ARE TO CLARIFY THESE LIMITATIONS. DOCUMENTATION SHALL BE PROVIDED BY THE ARCHITECT OR ENGINEER IN GENERAL RESPONSIBLE CHARGE, WHICH NEEDS TO BE REVIEWED AND APPROVED BY THE DSA STRUCTURAL PLAN REVIEWER.



SINGLE SLOPE BUILDING



DUAL SLOPE BUILDING

SHEET INDEX

OPTIONS	SHEET TITLE	SHEET NUMBER
COVER SHEET	GENERAL NOTES; APPLICABLE CODES; BUILDING DATA; WIND DESIGN DATA, EARTHQUAKE DESIGN DATA	F-1
ALL	DSA A NUMBER LISTING MATRIX	F-2
BUILDING SIZE		
24X40	~~□ 50 PSF + 20 PSF (Ss 2.183)~~	~~F-3~~
	■ 50 PSF (Ss 2.183)	F-3
	~~□ 50 PSF + 20 PSF (Ss 3.08)~~	~~F-3A~~
	~~□ 50 PSF (Ss 3.08)~~	~~F-3A~~
	~~□ 100 PSF (Ss 2.183)~~	~~F-3B~~
	~~□ 125 PSF (Ss 2.183)~~	~~F-3B~~
	~~□ 100 PSF (Ss 3.08)~~	~~F-3C~~
	~~□ 125 PSF (Ss 3.08)~~	~~F-3C~~
36X40	~~□ 50 PSF + 20 PSF (Ss 2.183)~~	~~F-3~~
	~~□ 50 PSF (Ss 2.183)~~	~~F-3~~
	~~□ 50 PSF + 20 PSF (Ss 3.08)~~	~~F-4A~~
	~~□ 50 PSF (Ss 3.08)~~	~~F-4A~~
	~~□ 100 PSF (Ss 2.183)~~	~~F-4B~~
	~~□ 125 PSF (Ss 2.183)~~	~~F-4B~~
	~~□ 100 PSF (Ss 3.08)~~	~~F-4C~~
	~~□ 125 PSF (Ss 3.08)~~	~~F-4C~~
48X40	~~□ 50 PSF + 20 PSF (Ss 2.183)~~	~~F-5~~
	~~□ 50 PSF (Ss 2.183)~~	~~F-5~~
	~~□ 50 PSF + 20 PSF (Ss 3.08)~~	~~F-5A~~
	~~□ 50 PSF (Ss 3.08)~~	~~F-5A~~
	~~□ 100 PSF (Ss 2.183)~~	~~F-5B~~
	~~□ 125 PSF (Ss 2.183)~~	~~F-5B~~
	~~□ 100 PSF (Ss 3.08)~~	~~F-5C~~
	~~□ 125 PSF (Ss 3.08)~~	~~F-5C~~
ALL	REFERENCE DETAILS	F-6
ALL	DSA FORM 103	F-7
ALL	GENERAL SPECIFICATIONS	F-7A
ALL	~~ADJACENT BLDGS DETAILS~~	~~F-8~~
ALL	~~ADJACENT BLDGS DETAILS~~	~~F-9~~

DESIGN DATA			
NUMBER OF STORIES:	1-STORY		
OCCUPANCY:	□ E-1	■ E-2	□ E-3
TYPE OF CONSTRUCTION:	VB		
FLOOR LIVE LOAD:	■ 50 PSF	□ 50 PSF + 20 PSF PARTITION LOAD	
FLOOR LIVE LOAD:	□ 100 PSF	□ 125 PSF	
ROOF LIVE LOAD:	■ 20 PSF (PROJECT IS NOT LOCATED IN A SNOW LOAD AREA		
BUILDING AREA:	■ 24'X40' (960 S.F.)		
	□ 36'X40' (1,440 S.F.)		
	□ 48'X40' (1,920 S.F.)		
ALLOWABLE BUILDING AREA (MAX):	9,500 S.F.		
FOUNDATION:	■ WOOD	■ WAIVER OF DURABILITY	■ NON-PERMANENT FOUNDATION

WIND DESIGN DATA	SECTION 1603.A.1.4
1. ULTIMATE WIND SPEED .3 SEC GUST (MPH):	110
2. RISK CATEGORY:	II
3.WIND EXPOSURE:	"C"
4. APPLICABLE INTERNAL PRESSURE COEFFICIENT:	+ or - 0.18
	Kzt = 1.0

EARTHQUAKE DESIGN DATA		SECTION 1603.A.1.5
1. SEISMIC IMPORTANCE FACTOR:		1
2. MAPPED SPECTRAL RESPONSE:		
OPTION Ss:	~~3.08~~	2.183
Ss	~~3.08~~	2.183
S1	~~1.389~~	1.389
3. SITE CLASS		D
4. SPECTRAL RESPONSE COEFFICIENTS:		
OPTION Ss:	~~3.08~~	2.183
SDS	~~2.464~~	1.476
SD1	~~1.574~~	1.574
5. SEISMIC DESIGN CATEGORY:		E
6. BASIC SEISMIC-FORCE-RESISTANCE-SYSTEM		□ LIGHT MODULAR STEEL MOMENT FRAME
7. DESIGN BASE SHEAR:		
OPTION	~~3.08~~	2.183
24'X40'	~~16,210#~~	11,480#
36'X40'	~~24,310#~~	17,210#
48'X40'	~~32,420#~~	22,950#
8. SEISMIC RESPONSE COEFFICIENT (Cs)		
OPTION	~~3.08~~	2.183
Cs	~~0.493~~	0.349
9. RESPONSE MODIFICATION FACTOR (R)		3.5
10. ANALYSIS PROCEDURE USED:		EQUIVALENT LATERAL FORCE
		NO HORIZONTAL OR VERTICAL IRREGULARITIES PRESENT
11. FLOOD DESIGN DATA:		PROJECT IS NOT LOCATED IN FLOOD ZONE

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120975 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 5/17/2023

PRE–CHECK (PC) DOCUMENT
CODE: 2019 CBC
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MOBILE MODULAR MANAGEMENT
11450 MISSION BLVD.
MIRA LOMA, CA 91752

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119396 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☐
DATE: 10/29/2020

PC 04–119396

COVER SHEET

DRAWN	
CHECKED	
DATE	AUG. 15, 2020
SCALE	
JOB NO.	

F — 1

OF 19 SHEETS

SITE SPECIFIC APPROVAL	DSA PC STAMP	APPROVAL – PC ENGINEER OF RECORD
	PRE–CHECK (PC) DOCUMENT CODE: 2019 CBC A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED	REGISTERED PROFESSIONAL ENGINEER JAMES T. SIMPSON No.3602 STRUCTURAL STATE OF CALIFORNIA Date Signed: September 24, 2020

STRUCTURAL ENGINEERS, INC.

4091 RIVERSIDE DRIVE, SUITE 114
CHINO, CALIFORNIA 91710

MEMBER
STRUCTURAL ENGINEERS ASSOCIATION OF CALIFORNIA
AMERICAN CONCRETE INSTITUTE
(909) 613–0234
Fax(909) 613–0238

TABLE OF CONTENTS

Sheet No	Description	Dated	Revised

APPROVED A NUMBERS APPLICABLE TO THIS PC PLAN

MANUFACTURER OF MODULAR BUILDING	DSA A NUMBER OF MODULAR BUILDING	BASED ON PC	YEAR OF APPROVAL OF MODULAR BUILDING	MODULAR BUILDING SIZE	DESIGN FLOOR LIVE LOAD
MB	A04106168	PC 04-104778	2004	48 X 40	50
MB	A04106292	PC 04-104778	2004	48 X 40	50
MB	A04106743	PC 04-104778	2005	24 X 40	50
MB	A04107176	PC 04-104778	2005	48 X 40	50
MB	A04107310	PC 04-104778	2006	24 X 40	50
MB	A101926	04-101244	2000	36 X 40	50
MB	A52938	PC57	1990	24 X 40	50
MB	A04103266	04-101244	2001	48 X 40	50
MB	A04107251	04-104778	2005	36 X 40	50
MB	A04107207	04-104778	2006	36 X 40	50
MT	A54198	PC 121	1990	24 X 40	50
MT	A60811	PC 243	1994	24 X 40	50
MT	A61172	PC 243	1994	24 X 40	50
MT	A65965	PC 266	1997	24 X 40	50
MT	A69746	PC 282	1998	24 X 40	50
MT	A04100727	PC 300	1999	36 X 40	50
MT	A04101194	PC 270	1999	24 X 40	50
MT	A04101767	PC 04-101419	2001	24 X 40	50
MT	A04101891	PC 04-101419	2000	48 X 40	50
MT	A04103044	PC 04-101419	2001	24 X 40	50
MT	A04103205	PC 04-101268	2001	36 X 40	50+20
MT	A04102365	PC 04-101768	2001	24 X 40	50
MT	A04105219	PC 04-101419	2003	24 X 40	50
MT	A04105400	PC 04-104801	2003	48 X 40	50+20
MT	A04105434	PC 04-104796	2003	24 X 40	50
MT	A04105483	PC 04-104796	2004	24 X 40	50
MT	A04106558	PC 04-104801	2004	36 X 40	50+20
MT	A04100726	282	1998	36 X 40	50
MT	A64873	243	1996	36 X 40	50
MT	A02105794	04-104801	2004	36 X 40	50
MT	A04103205	04-101268	2001	36 X 40	50
MT	A54130	79	1991	24 X 40	50
SI	A04108525	PC 04-107557	2007	48 X 40	50
SI	A04108870	PC 04-107557	2008	24 X 40	50
SI	A04108943	PC 04-107557	2007	36 X 40	50 + 20
SI	A04109410	PC 04-107557	2008	48 X 40	50 + 20
SI	A04109518	PC 04-107557	2008	48 X 40	50 + 20
SI	A04109520	PC 04-107557	2008	24 X 40	50 + 20
SI	A04109615	PC 04-107557	2008	48 X 40	50 + 20
SI	A04109640	PC 04-107557	2008	24 X 40	50+20
SI	A04110549	04-109299	2009	24 X 40	50
SI	A04109641	04-107557	2008	36 X 40	50
SI	A04110811	04-109299	2010	36 X 40	50
SI	A04110041	04-107557	2009	24 X 40	50
SI	A04110433	04-109295	2009	24 X 40	50
SI	A04110434	04-109295	2009	24 X 40	50
SI	A04109754	04-107557	2008	36 X 40	50
SI	A04110142	04-109299	2009	24 X 40	50
SI	A04108944	04-107557	2007	48 X 40	50
WS	A04107179	PC 04-105135	2005	24 X 40	50 + 20
GD	A66762	269	1997	24 X 40	50
KS	A68188	PC 266	1997	24 X 40	50
AM	A59780	PC 237	1993	24 X 40	50
AM	A64301	PC 237	1995	24 X 40	50
AM	A65821	PC 264	1996	24 X 40	50
AM	A65821	PC 264	1997	24 X 40	50
AM	A69217	PC 328	1998	24 X 40	50
AM	A02101284	PC 387	1999	24 X 40	50
AM	A02102021	PC 02-101488	2003	24 X 40	50
AM	A02102043	PC 02-101488	2001	24 X 40	50
AM	A02102350	PC 02-101488	2001	24 X 40	50
AM	A02102259	PC 02-101488	2000	24 X 40	50
EN	A02116418	PC 02-113902	2017	24 X 40	65

APPROVED A NUMBERS APPLICABLE TO THIS PC PLAN

MANUFACTURER OF MODULAR BUILDING	DSA A NUMBER OF MODULAR BUILDING	BASED ON PC	YEAR OF APPROVAL OF MODULAR BUILDING	MODULAR BUILDING SIZE	DESIGN FLOOR LIVE LOAD
AM	A02103141	PC 02-101837	2001	24 X 40	50
AM	A02105185	PC 02-101837	2003	24 X 40	50
AM	A02105619	PC 02-104915	2003	24 X 40	50
AM	A02105634	PC 02-104915	2003	36 X 40	50
AM	A02106165	PC 02-104915	2004	24 X 40	50
AM	A02106184	PC 02-104917	2004	48 X 40	50
AM	A02106185	PC 02-104925	2004	36 X 40	50
AM	A02106215	PC 02-104925	2004	36 X 40	50
AM	A02106239	PC 02-104925	2004	24 X 40	50
AM	A02106374	PC 02-104915	2004	24 X 40	50
AM	A02106845	PC 02-104915	2005	24 X 40	50
AM	A02107161	PC 02-104915	2005	24 X 40	70 50+20
AM	A02107390	PC 02-104915	2005	24 X 40	50
AM	A02108179	PC 02-104917	2006	48 X 40	50
AM	A02105619	02-104920	2003	24 X 40	50
AM	A02106214	02-104915	2004	24 X 40	50
AM	A02106499	02-101285	2004	48 X 40	50
AM	A02101583	388	1999	48 X 40	50
AU	A65301	PC 253	1996	24 X 40	50
AU	A65601	PC 253	1996	24 X 40	50
AU	A67426	PC 272	1997	36 X 40	50
AU	A03107543	PC 04-104816	2004	24 X 40	50
AU	A04101310	PC 04-100335	2000	24 X 40	50
AU	A04105339	PC 04-104816	2003	24 X 40	50
AU	A04106096	PC 04-104816	2004	24 X 40	50
AU	A04106097	PC 04-104816	2004	24 X 40	50 + 20
AU	A64839	A64839 STOCKPILE	2000	24 X 40	50
AU	A59725	A59725 STOCKPILE	1991	48 X 40	50
AU	A04105948	104816	2004	36 X 40	50
AU	A67425	A67425 STOCKPILE	1999	48 X 40	50
EN	A01100789	PC 271	1999	24 X 40	50
EN	A02101478	PC 271	1999	24 X 40	50
EN	A01102792	PC 02-101236	2000	24 X 40	50
EN	A02102108	PC 02-101236	2000	24 X 40	50
EN	A02102873	PC 02-101236	2002	24 X 40	50
EN	A02103726	PC 02-101236	2002	24 X 40	50
EN	A02104123	PC 02-101236	2003	24 X 40	50
EN	A02105136	PC 02-101236	2003	24 X 40	50
EN	A02105898	PC 02-104899	2003	48 X 40	50
EN	A02105944	PC 02-104899	2004	36 X 40	50
EN	A02105945	PC 02-104899	2004	24 X 40	50+20
EN	A02107272	PC 02-104899	2005	48 X 40	50
EN	A02107937	PC 02-104899	2006	48 X 40	50+20
EN	A02108109	PC 02-104899	2006	36 X 40	50
EN	A02108288	PC 02-104899	2006	24 X 40	50
EN	A02107484	PC 02-104899	2005	24 X 40	50
EN	A02109360	PC 02-104899	2008	24 X 40	50
EN	A02107401	02-104899	2005	36 X 40	50
EN	A01102793	02-101236	2000	48 X 40	50
EN	A02103384	02-101236	2001	48 X 40	50
MB	A52144	PC 307	1989	24 X 40	50
MB	A52350	PC 57	1990	24 X 40	50
MB	A53703	PC 57	1990	24 X 40	50
MB	A53982	PC 57	1990	24 X 40	50
MB	A54553	PC 57	1990	24 X 40	50
MB	A65714	PC 253	1996	24 X 40	50
MB	A68436	PC 323	1997	24 X 40	50
MB	A101905	PC 04-101244	2000	24 X 40	50
MB	A04103407	PC 04-101244	2001	36 X 40	50
MB	A04103659	PC 04-101244	2001	24 X 40	50
MB	A04104262	PC 04-101244	2002	24 X 40	50
MB	A04104623	PC 04-101244	2003	48 X 40	50
MB	A04104624	PC 04-101244	2003	24 X 40	50
MB	A04105648	PC 04-104778	2003	48 X 40	50
MB	A04105913	PC 04-104778	2005	24 X 40	50
MB	A04107230	PC 04-104778	2005	24 X 40	50
MB	A04106102	PC 04-104778	2004	24 X 40	50

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120975 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 5/17/2023

LEGEND:

AM = AMERICAN MODULAR SYSTEMS, INC.

AU = AURORA MODULAR INDUSTRIES, INC.

EN = ENVIRONOPLEX, INC.

MB = MODULAR STRUCTURES INTERNATIONAL, INC.

MT = MODTECH, INC.

SI = SILVER CREEK INDUSTRIES, INC.

WS = WALDEN STRUCTURES & CONSTRUCTION

GD = GARY DOUPNIK MANUFACTURING, INC.

KC = KARSTON COMPANY

NOTES:

1. ONLY THOSE BUILDINGS BUILT WITH 50# OR 50#+20# PARTITION LOADS AS NOTED IN TABLE WILL BE A PART OF THIS PC.
2. ONLY THOSE BUILDINGS MANUFACTURED BY THE SAME MANUFACTURER AND WITH PLANS AND DETAILS SHOWN ON PLAN SHEETS F-8 AND F-9 MAY BE PLACED ADJACENT TO EACH OTHER.
3. STOCKPILE CLASSROOMS WITH INCREASED FLOOR LOAD (100 psf & 125 psf): FOUNDATION PLANS WITH INCREASED FLOOR LOADS ARE REQUIRED TO UTILIZE PC#04-117462 DETAILS TO ADD FLOOR JOIST TO MEET FLOOR LOAD REQUIREMENTS.

PRE-CHECK (PC) DOCUMENT
CODE: 2019 CBC
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MOBILE MODULAR MANAGEMENT
11450 MISSION BLVD.
MIRA LOMA, CA 91752

IDENTIFICATION STAMP
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APP: 04-119396 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☐
DATE: 10/29/2020

PC 04-119396

A-NUMBERS

SITE SPECIFIC APPROVAL	DSA PC STAMP	APPROVAL – PC ENGINEER OF RECORD
	PRE-CHECK (PC) DOCUMENT CODE: 2019 CBC A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED	REGISTERED PROFESSIONAL ENGINEER JAMES T. SIMPSON No.3602 STRUCTURAL STATE OF CALIFORNIA Date Signed: September 24, 2020

STRUCTURAL ENGINEERS, INC.

4091 RIVERSIDE DRIVE, SUITE 114
CHINO, CALIFORNIA 91710

MEMBER
STRUCTURAL ENGINEERS ASSOCIATION OF CALIFORNIA
AMERICAN CONCRETE INSTITUTE

(909) 613-0234
Fax(909) 613-0238

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DATE
AUG. 15, 2020

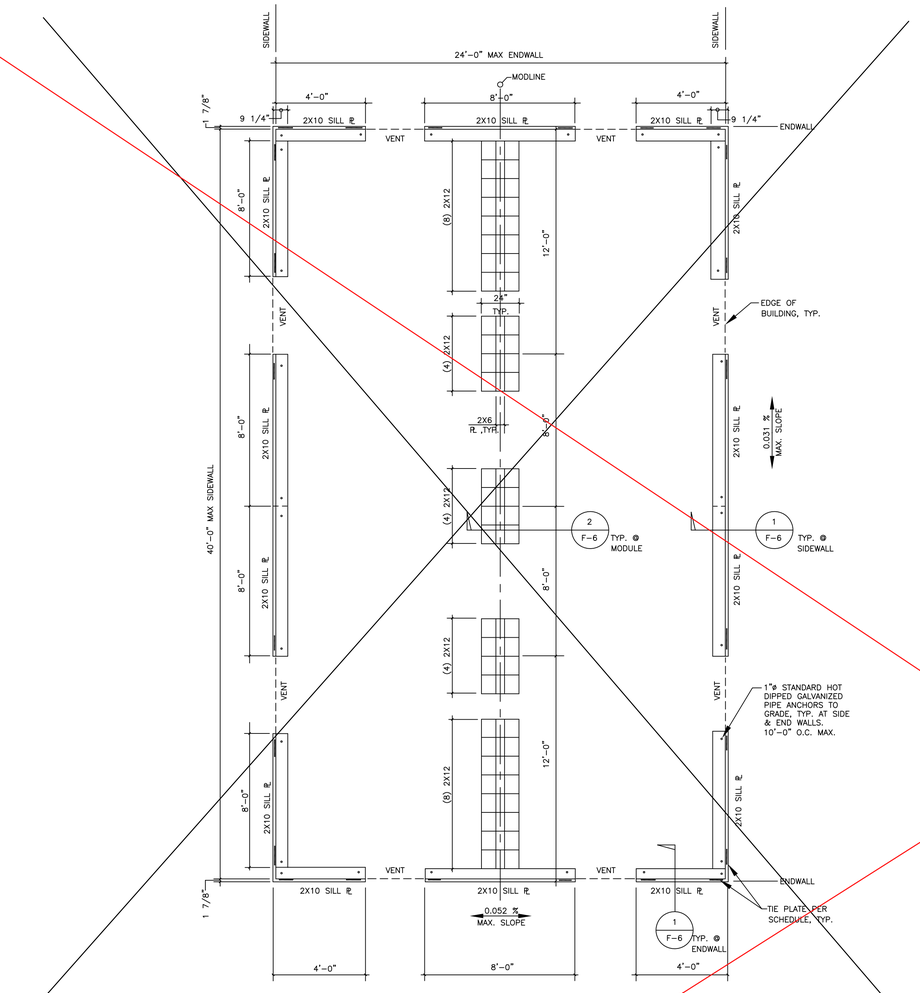
SCALE

JOB NO.

F-2

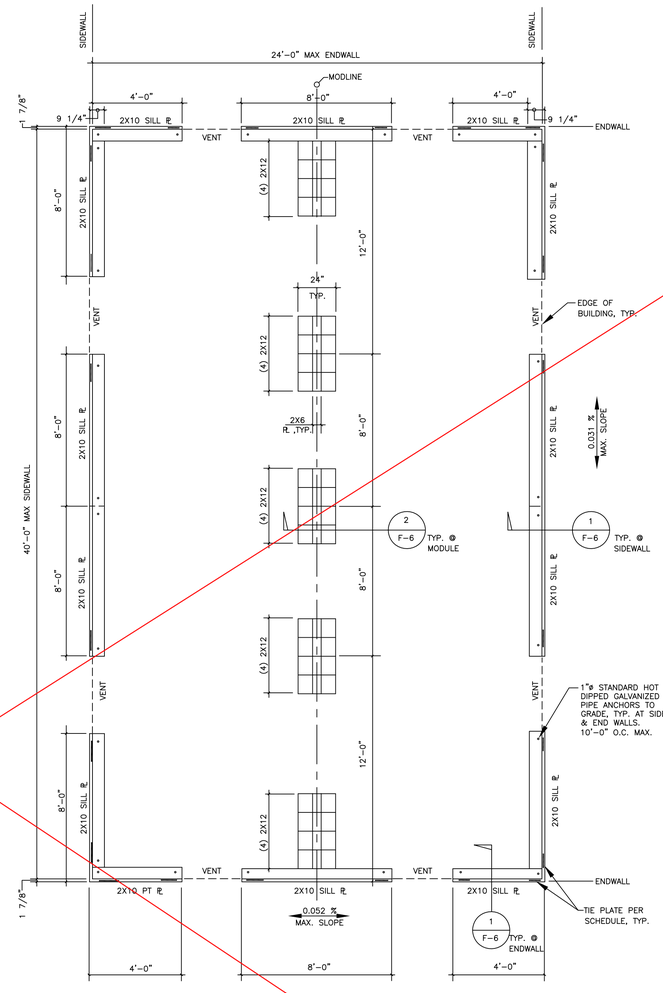
OF 19 SHEETS

S_S=2.183 (MAPPED VALUE)



FOUNDATION PLAN – 50 PSF FLOOR LIVE LOAD + 20 PSF PARTITIONS

1/4" = 1'-0"



FOUNDATION PLAN – 50 PSF FLOOR LIVE LOAD

1/4" = 1'-0"

TIE PLATE SCHEDULE: (1) (2) (3) 50 PSF / 50 + 20 PSF PSF S_S = 2.183		
Building Size	NUMBER OF TIE PL'S PER ENDWALL	NUMBER OF TIE PL'S PER SIDEWALL
24'x40'	4	4
~~36'x40'~~	6	6
~~48'x40'~~	12	12

*End Wall is the 24', 36' or 48' Long Wall of the Building

**Side Wall is the 40' Long Wall of Each Building

TIE PLATE SCHEDULE: (1) (2) (3) 50 PSF / 50 + 20 PSF S_S = 2.183 AMERICAN MODULAR SYSTEMS, INC.		
Building Size	NUMBER OF TIE PL'S PER ENDWALL	NUMBER OF TIE PL'S PER SIDEWALL
24'x40'	5	5
~~36'x40'~~	7	7
~~48'x40'~~	9	9

*End Wall is the 24', 36' or 48' Long Wall of the Building

**Side Wall is the 40' Long Wall of Each Building

SHOT PIN SCHEDULE: 50 PSF / 50 + 20 PSF S_S = 2.183 AMERICAN MODULAR SYSTEMS, INC.		
Building Size	NUMBER OF SHOT PINS PER ENDWALL	SHOT PINS PER SIDEWALL
24'x40'	19" O.C.	32" O.C.
~~36'x40'~~	19" O.C.	21" O.C.
~~48'x40'~~	19" O.C.	16" O.C.

*End Wall is the 24', 36' or 48' Long Wall of the Building

**Side Wall is the 40' Long Wall of Each Building

(1) SEE DETAIL 7/F-6 FOR TYPICAL TIE PLATE
(2) USE TIE PLATES FOR ALL MODULAR BUILDING MANUFACTURERS EXCEPT AMERICAN MCDULAR
(3) SEE DETAIL 8/F-6 FOR TIE PLATE APPLICABLE TO AMERICAN MODUALR SYSTEMS, INC.

NOTES:

1. SEE SHEET F-1 FOR GENERAL NOTES.
2. SEE SHEET F-7 FOR TYPICAL NOTES.
3. UNDER FLOOR VENTILATION: (@24'X40' BLDG.)*
   REQUIRED VENT. AREA = 24' X 40'/150 = 6.4 SQ. FT.
   MIN. VENT. AREA PROVIDED = 0.25' X (4X4 + 4X 3.385) = 7.38 SQ. FT. (OK)
4. ~~UNDERFLOOR VENTILATION: (@36'X40' BLDG.)*~~
   ~~REQUIRED VENT. AREA = 36'X40'/150 = 9.6 SQ. FT.~~
   ~~MIN. VENT. AREA PROVIDED = 0.375' X (6X4 + 4X3.387) = 14.08 SQ. FT. (OK)~~
5. ~~UNDERFLOOR VENTILATION: (@48'X40' BLDG.)*~~
   ~~REQUIRED VENT. AREA = 48'X40'/150 = 12.8 SQ. FT.~~
   ~~MIN. VENT. AREA PROVIDED = 0.375' X (8X4 + 4X3.385) = 17.08 SQ. FT. (OK)~~
6. PROVIDE 2-2X PLATES OR BLOCKS @ 24'X40' BUILDING (MIN. HEIGHT = 3")
   PROVIDE 3-2X PLATES OR BLOCKS @ 36' & 48'X40' BUILDINGS (MIN. HEIGHT = 4 1/2")
7. ALLOWABLE SOIL BEARING = 1000 PSF, PER DSA I.R.16-1.
8. ALL NAILS FOR PLATE TO PLATE NAILING SHALL BE 16d GALV. BOX.
   ALL NAILS FOR PLYWOOD SKIRTING SHALL BE 8d GALV. BOX.
   ALL FOUNDATION NAILS SHALL BE HOT DIPPED GALVANIZED
   WITH A MIN. OF 1 OZ. OF ZINC PER SQ. FT.
9. UNDERFLOOR DRAINAGE SHALL BE PROVIDED TO PREVENT WATER FROM PONDING BENEATH THE STRUCTURE. UNDERFLOOR DRAINAGE SHALL BE NOTED AND DETAILED ON THE PROJECT SPECIFIC SITE PLANS.
10. HEIGHT OF BUILT UP PLATES WITH SILL PLATE IS NOT TO EXCEED 18" MAX.
11. ALL 2X PLATES AT EXTERIOR FOUNDATIONS AND 2X6 PLATES AT MODLINES TO BE 4' OR 8' LONG WITH NO SPLICES. IF SHORTER PIECES OF 2X PLATES ARE TO BE USED, SPLICE PLATES PER DETAIL 9/F-6.

* NOTE: UNDER FLOOR VENTILATION CALCULATION BASED ON 3" OR 4 1/2" HIGH VENTS. CALCULATIONS CAN VARY BASED ON ACTUAL SITE GRADE ELEVATIONS AND VENT HEIGHTS, MIN. VENT HEIGHT = 1 1/2" AND MAX. VENT HEIGHT = 16 1/2". PROVIDE NOTED REQUIRED VENT. AREA FOR EACH SIZE BUILDING.

SITE SPECIFIC APPROVAL	DSA PC STAMP	APPROVAL – PC ENGINEER OF RECORD
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PC 04-119396

FOUNDATION PLANS

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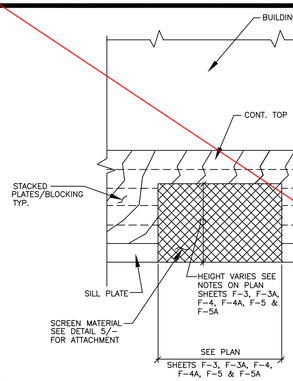
JOB NO.

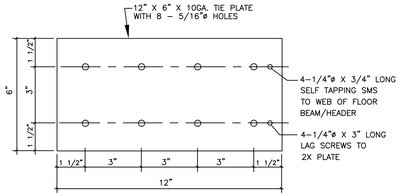
F-3

OF 19 SHEETS

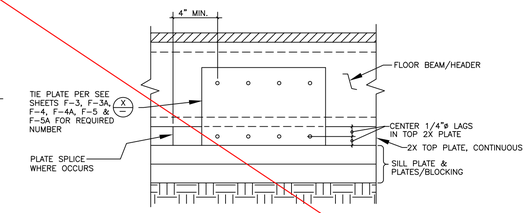


10 SCREEN DETAIL

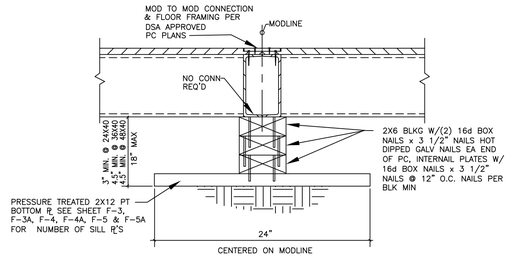
NTS



TIE PLATE X



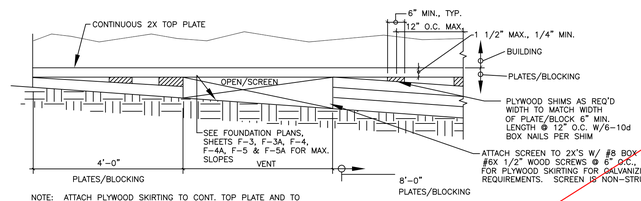
7 TYPICAL FOUNDATION TIE PLATES



4 MODLINE FOOTING

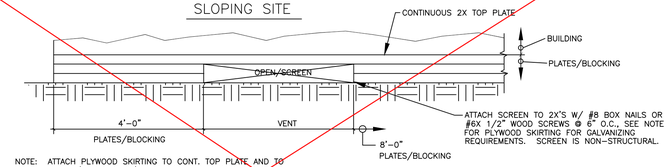
@ AMERICAN MODULAR SYSTEMS BUILDINGS

1 1/2" = 1'–0"



NOTE: ATTACH PLYWOOD SKIRTING TO CONT. TOP PLATE AND TO PLATES/BLOCKING W/ 8d GALVANIZED BOX NAILS (ELECTRO PLATED, TUMBLE COATED OR HOT DIPPED) @ 6" O.C. FN. SKIRTING IS NON–STRUCTURAL.

SLOPING SITE

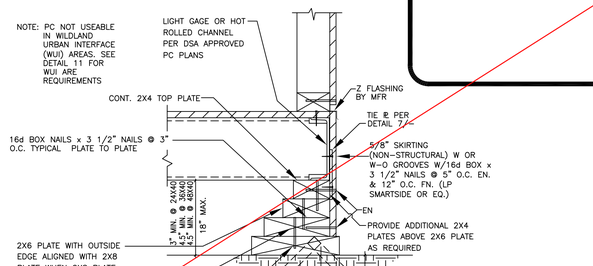


NOTE: ATTACH PLYWOOD SKIRTING TO CONT. TOP PLATE AND TO PLATES/BLOCKING W/ 8d GALVANIZED BOX NAILS (ELECTRO PLATED, TUMBLE COATED OR HOT DIPPED) @ 6" O.C. FN. SKIRTING IS NON–STRUCTURAL.

LEVEL SITE

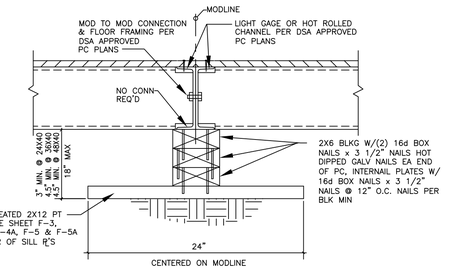
5 PLATE LAYUP @ PERIMETER FTG'S

NTS



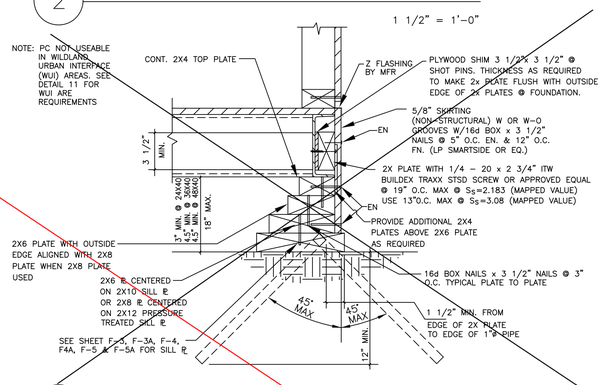
1 END WALL & SIDEWALL SILL PL'S

1 1/2" = 1'–0"



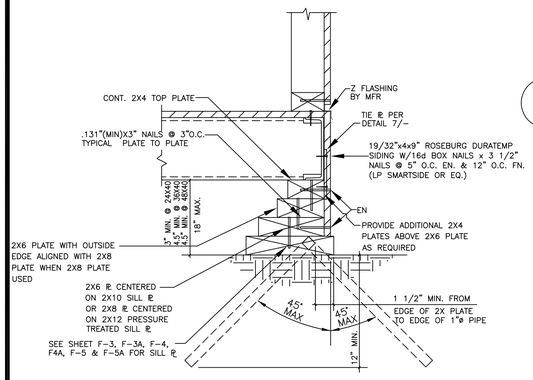
2 MODLINE FOOTING

1 1/2" = 1'–0"



3 END WALL & SIDEWALL SILL PL'S

@ AMERICAN MODULAR SYSTEMS BUILDINGS 1 1/2" = 1'–0"

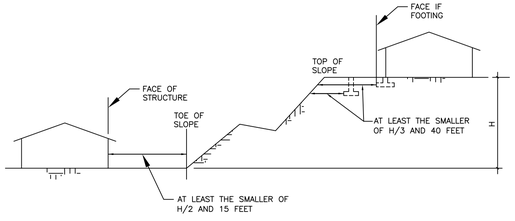


NOTES:
1. EXTERIOR SKIRTING VENTS
- PROTECTED BY CORROSION–RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH OPENING 1/16" TO 1/8"
- MEETS CBC CHAPTER 7A–706A.2 REQUIREMENTS "VENTS – REQUIREMENTS #1 & #2
- CAL–FIRE "LISTING NUMBER" 8165–2192:0100; 8165–2214:0100; 8165–2232:0500 OR EQUIVLANT

2. EXTERIOR SKIRTING (FLOOR LINE TO GRADE)
- 19/32"x4'x9' ROSEBURG DURATEMP SLIDING (UN–GROOVED OR GROOVED @ 8" O.C.)
- MEETS APA 303 SPECIFICATIONS FOR PLYWOOD SLIDING
- COMPLIES WITH SFM 12–7A–1
- CAL–FIRE "LISTING NUMBER 8140–2031:0004"
- MEETS CBC CHAPTER 7A–707A.3.1 "EXTENT OF EXTERIOR WALL COVERING"
- MATERIAL USED SAME AS EXTERIOR SIDING TO MEET WUI REQUIREMENTS

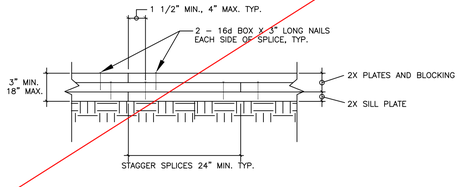
11 END WALL & SIDEWALL SILL PL'S @ WILDLAND URBAN INTERFACE (WUI)

1 1/2" = 1'–0"



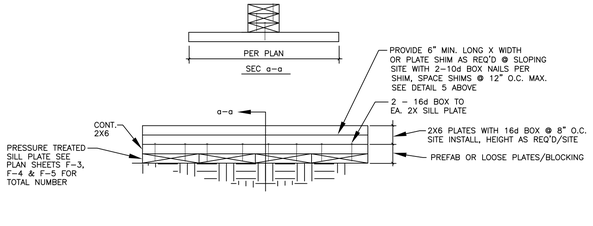
12 FOUNDATION CLEARANCES FROM SLOPES

2019 CBC 1808A.7



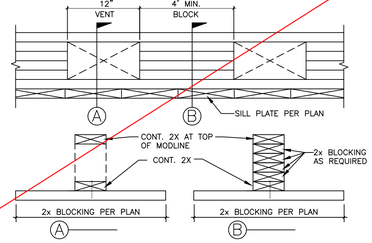
9 TYPICAL 2X PLATE SPLICE

NTS



6 PLATE LAYUP @ MODLINE FTG'S

NTS



13 PLATE LAYUP @ MODLINE FTG'S

NTS

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F–6

OF 19 SHEETS

MOBILE MODULAR MANAGEMENT PC 113193 SHEET_F–6.DWG

GENERAL SPECIFICATIONS

SECTION 1A

1. GENERAL

A. THE REQUIREMENTS OF THE GENERAL CONDITIONS OF THE AGREEMENT AND THIS GENERAL REQUIREMENTS APPLY TO THE SEVERAL TRADE SECTIONS WITH THE SAME FORCE AS THOUGH FULLY REPEATED IN EACH 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.

2. SCOPE OF WORK

A. THE WORK CONSISTS OF MANUFACTURING OFF-SITE IN A PLANT, AND INSTALLING ON-SITE, MODULAR RELOCATABLE BUILDING AS DEFINED HEREIN AND SHOWN AND DETAILED ON DRAWINGS.

B. ALL REQUIREMENTS OF TITLE 19 AND 24 OF THE STATE OF CALIFORNIA CODE OF REGULATIONS (CCR) RELATING TO INSPECTIONS AND VERIFIED REPORTS SHALL BE COMPLIED WITH AND SHALL INCLUDE:

1. GENERAL RESPONSIBLE CHARGE OF FIELD ADMINISTRATION BY THE ARCHITECT OF RECORD.
2. INSPECTION 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 DISTRICT.
3. ON SITE INSPECTION OF THE BUILDING INSTALLATION ELECTRICAL AND UTILITY OF THE BUILDING INSTALLATION BY AN INSPECTOR APPROVED BY THE DIVISION OF THE STATE ARCHITECT AND RETAINED BY THE SCHOOL DISTRICT.
4. OTHER SPECIAL TESTS OR INSPECTIONS AS MAY BE REQUIRED BY THE DIVISION OF THE STATE ARCHITECT. COST OF THESE INSPETIONS/TESTS SHALL BE BORNE BY THE SCHOOL DISTRICT.

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, FIRE EXTINGUISHER, PROGRAM BELL, CLOCK, PUBLIC ADDRESS SYSTEM, INTERCOM SYSTEM, TV SYSTEM UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

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 THE BUILDING, REMOVAL OF TREES, SHRUBS, FENCING, SPRINKLERS, ETC. NECESSARY FOR MOVE-IN AND REMOVAL OF BUILDINGS SHALL BE THE RESPONSIBILITY OF THE SCHOOL DISTRICT.

SECTION 2A SITE ASSEMBLY

1. SCOPE OF WORK

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES TO PREPARE THE BUILDING ELEMENTS, TRANSPORT THEM FROM THE PLANT TO THE SITE AND TO COMPLETE THE ASSEMBLY AT THE SITE.

THE CONDITION OF THE SITE, SUCH AS DRAINAGE AND SOIL BEARING CAPACITY, SHALL BE THE RESPONSIBILITY OF THE SCHOOL DISTRICT.

2. ASSEMBLY OF ELEMENTS

A. THE ELEMENTS SHALL BE BROUGHT TO THE SITE ON WHEEL ASSEMBLY AND TRANSFERRED TO THE PREPARED SITE. GREAT CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ELEMENTS BY RACKING OR BUMPING.

B. CONNECTION OF THE ELEMENTS TOGETHER SHALL BE DONE ACCORDING TO INSTRUCTIONS ON THE DRAWINGS. FLASHING, TRIM AND OTHER LOOSE ITEMS SHALL BE INSTALLED PER PLANS AND DETAILS OF THE ORIGINAL MANUFACTURER'S DRAWINGS.

SECTION 3A CARPENTRY

1. SCOPE OF WORK

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES TO INSTALL CARPENTRY.

2. 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 CCR- TABLE 2304.10.1. NAILS SHALL BE CORROSION RESISTANT BOX NAILS.

C. MACHINE APPLIED NAILING- SHALL HAVE PRIOR DEMONSTRATION AND APPROVAL BY DSA FIELD INSPECTOR AND THE ARCHITECT. THE APPROVAL IS SUBJECT TO CONTINUES SATISFACTORY PERFORMANCE. PLYWOOD SHALL HAVE A MINIMUM THICKNESS OF 3/8". 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.

D. TRIM SEALED AT ALL EDGES. SEALANT PAINTED TO MATCH TRIM OR SIDING.

SECTION 4A MATERIAL SPECIFICATIONS

1. STRUCTURAL FRAMING SHALL BE HEM FIR – GRADED IN ACCORDANCE WITH THE STANDARD GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION OR STANDARD GRADING RULES NO. 16 OF THE WEST COAST LUMBER INSPECTION BUREAU, LATEST EDITIONS. GRADES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON THE DRAWINGS. (HEM FIR SOUTH IS NOT ALLOWED.) EACH PIECE SHALL BE GRADE MARKED AND NO PIECE MAY FALL BELOW GRADES INDICATED.
   ALL FRAMING EXCEPT AS NOTED HEM FIR NO. 2.
2. PLYWOOD SHALL BE AS SHOWN ON THESE DRAWINGS WITH EXTERIOR GLUE IN ACCORDANCE WITH U.S. PRODUCT STANDARD DOC PS 1-07 OR DOC PS-04.
   ALL PANELS SHALL BE MARKED WITH AN APA GRADE MARK WITH AN IDENTIFICATION INDEX AS SHOWN ON DRAWINGS. USE 4'x8' PANELS, MINIMUM, EXCEPT AT BOUNDARIES AND FRAMING CHANGES WHERE MINIMUM PANEL DIMENSION SHALL BE 24" AT ROOFS AND FLOORS AND 12" AT WALLS.
3. BOLTS FOR TIMBER CONNECTIONS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-2012 AND 2015 EDITION OF THE NDS. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF OF THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NDS). BOLT HOLES SHALL BE 1/32 TO 1/16 INCH LARGER THAN BOLT DIAMETER. RE-TIGHTEN BOLTS BEFORE CLOSING IN WORK. BOLTS SHALL BE FULL BODY STEEL BOLTS WITH MINIMUM YIELD STRENGTH OF 45,000 PSI
4. LAG SCREWS SHALL BE STEEL AND CONFORM TO ANSI/ASME STANDARD B18.2.1 AND THE REQUIREMENTS OF THE 2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS). HOLES FOR LAG SCREW SHANKS SHALL BE BORED THE SAME DEPTH AND DIAMETER AS THE SHANK. THE REMAINING DEPTH OF PENETRATION OF THE SCREW SHALL BE BORED TO 70% OF THE SHANK DIAMETER. ONE QUARTER INCH (1/4") DIAMETER LAG SCREWS NEED NOT HAVE PRE-DRILLED HOLES IF IT CAN BE SHOWN THAT THE WOOD MEMBERS ARE NOT DAMAGED DURING INSTALLATION. PROVIDE FULL DIAMETER BODY LAG SCREWS WITH BENDING YIELD STRENGTHS PER TABLE 12J AND 12K IN NDS.
5. PROVIDE MALLEABLE IRON WASHERS OR EQUIVALENT CUT PLATE WASHERS (NOT LESS THAN A STANDARD CUT WASHER) UNDER NUTS AND BOLT OR LAG SCREW HEADS WHICH BEAR ON WOOD.
6. WOOD SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.6.1 AND THE REQUIREMENTS OF THE 2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NDS). GALVANIZED OR OTHER CORROSION RESISTANT COATING WHERE EXPOSED TO WEATHER OR USED IN FOUNDATIONS. SCREWS SHALL BE STEEL WITH CUT THREADS AND BENDING YIELD STRENGTHS PER TABLES 12L AND 12M IN NDS.
7. WOOD MEMBERS SHALL BE CUT OR NOTCHED ONLY AS SHOWN ON STRUCTURAL DRAWINGS.
8. WHEN REQUIRED NAILING TENDS TO SPLIT WOOD MEMBERS, NAIL HOLES SHALL BE PRE-BORED TO 3/4 OF THE NAIL DIAMETER.
9. STRUCTURAL NAILING SHALL BE WITH BOX NAILS PER ALL REQUIREMENTS OF 2015 NDS. NAILING NOT SPECIFICALLY INDICATED SHALL COMPLY WITH CCR TITLE 24, PART 2, TABLE 2304.9.1. ALL NAILS SHALL BE GALVANIZED OR OTHER CORROSION RESISTANT COATING WHERE EXPOSED TO WEATHER, IN FOUNDATIONS AND AS NOTED ON PLANS, PER THE REQUIREMENTS OF CCR TITLE 24, PART 2, WITH MINIMUM BENDING YIELDS PER TABLE 12N, 12P, 12Q AND 12R IN NDS. (SEE NAIL EQUIVALENCE BELOW.)
10. NAIL EQUIVALENCE: (PROVIDE MINIMUM NAIL LENGTHS AS REQUIRED FOR SPECIFIED PENETRATION, TYP. U.O.N.)
    6d EQUALS .113" DIA. – PROVIDE 1.36" MIN POINT PENETRATION
    8d EQUALS .131" DIA. – PROVIDE *1.57" MIN POINT PENETRATION
    10d EQUALS .148" DIA. – PROVIDE *1.78" MIN POINT PENETRATION
    16d EQUALS .162" DIA. – PROVIDE *1.94" MIN POINT PENETRATION
    * 1 1/2" AT 2x MEMBERS
11. PRESSURE PRESERVATIVE TREATMENT SHALL BE PER SECTION 2303.1.9, CCR TITLE 24, PART 2. PROVIDE QUALITY MARK ON ALL TREATED FOUNDATION MEMBERS. PRESSURE TREATED WOOD AND IDENTIFICATION MUST COMPLY WITH CBC 2303.1.9.1. ALL FOUNDATION MEMBERS SHALL BE MARKED AS "FOR GROUND CONTACT (UC4A)" OR "FOR ABOVE GROUND USE (UC3A OR UC3B)" AS APPROPRIATE. TREAT ALL CUT ENDS OF PRESSURE TREATED MEMBERS WITH AN APPROVED PRESERVATIVE. (WILLARD W/B COPPER GREEN 2% OR AN APPROVED EQUIVALENT). WHERE NOTED, MEMBERS BELOW THE SUB FLOOR THAT ARE NOT A PART OF THE FOUNDATION SHALL BE PRESSURE TREATED PER AWPA STANDARD UI.
12. ONLY MATERIAL IN CONTACT WITH GROUND NEEDS TO BE PRESSURE TREATED, ALL OTHER FOUNDATION LUMBER CAN BE DF OR HF#2 OR EQUAL.
13. IF MACHINE NAILING IS UTILIZED FOR THIS PROJECT, CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CCR TITLE 24, PART 2. MACHINE NAILING IS SUBJECT TO APPROVAL BY THE STRUCTURAL ENGINEER OR ARCHITECT AND THE DIVISION OF THE STATE ARCHITECT.
14. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE-RETARDANT TREATED WOOD SHALL COMPLY WITH SEC. 2304.10 OF CBC.
15. NAILS AND SPIKES USED IN WET OR EXTERIOR LOCATIONS SHALL COMPLY WITH SEC. 2304.10.5.1 OF CBC.
16. SHIM MATERIAL SHALL BE PLYWOOD CD EXP 1 OR EQUAL (NOT P.T.).
17. USED LUMBER IN GOOD CONDITION IS ACCEPTABLE FOR USE IN FOUNDATION SYSTEM.

SITE INSTALLATION REQUIREMENTS CLAUSE:

SITE INSTALLATION REQUIREMENTS FOR DSA CLASSROOM BUILDINGS. IN THE CASE OF EQUIPMENT LOCATED IN THE STATE OF CALIFORNIA, THE LESSEE IS RESPONSIBLE FOR THE SITE BEING CLEARED (FREE OF GRASS, SHRUBS, TREES, ETC.) AND GRADED TO WITHIN 4 1/2" OF LEVEL GRADE FOR EACH BUILDING. IF THE SITE EXCEEDS THE 4 1/2" REQUIREMENT ADDITIONAL COSTS MAY BE CHARGED TO LESSEE. UNDER NO CIRCUMSTANCES SHOULD THE SITE BE GREATER THAN 9" FROM LEVEL GRADE OR HAVE LESS THAN A 1000 PSF MINIMUM SOIL BEARING PRESSURE. PRIOR TO DELIVERY, THE LESSEE SHALL MARK THE FOUR CORNERS OF THE BUILDING ON THE SITE, INCLUDING THE DOOR LOCATION. SHOULD SPECIAL HANDLING BE REQUIRED TO EITHER PLACE, INSTALL OR REMOVE THE CLASSROOM ON THE LESSEE'S SITE DUE TO SITE OBSTRUCTIONS SUCH AS FENCING, LANDSCAPING, OTHER CLASSROOMS, ETC., ADDITIONAL COSTS WILL BE CHARGED TO LESSEE.

TEST AND INSPECTIONS:

1. PROVIDE ELECTRICAL GROUNDING TEST PER DSA IR E-1
2. NO OTHER TESTS AND INSPECTIONS ARE REQUIRED.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120975 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 5/17/2023

PRE-CHECK (PC) DOCUMENT
CODE: 2019 CBC
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

MOBILE MODULAR MANAGEMENT
11450 MISSION BLVD.
MIRA LOMA, CA 91752

IDENTIFICATION STAMP
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APP: 04-119396 PC
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SS ☑ FLS ☑ ACS ☑ CG ☐
DATE: 10/29/2020

PC 04-119396

GENERAL SPECIFICATIONS

SITE SPECIFIC APPROVAL	DSA PC STAMP	APPROVAL – PC ENGINEER OF RECORD
	PRE-CHECK (PC) DOCUMENT CODE: 2019 CBC A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED	REGISTERED PROFESSIONAL ENGINEER JAMES T. SIMPSON No.3602 STRUCTURAL STATE OF CALIFORNIA Date Signed: September 24, 2020

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OF 19 SHEETS

MOBILE MODULAR MANAGEMENT PC 113193 SHEET_F-7.DWG

DSA 103-19: LISTING OF STRUCTURAL TESTS & SPECIAL INSPECTIONS, 2019 CBC

Application Number: 04-119396	**School Name:** Mobile Modular Management Corp	**School District:** Mobile Modular Management Corp
DSA File Number: PC-127	**Increment Number:**	**Date Created:** 2020-09-01 09:39:04

2019 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 (2019 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** – 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** – 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** – Indicates that the special inspection may be performed by a project inspector when specifically approved by DSA.
	SI – Indicates that the special inspection shall be performed by an appropriately qualified/approved special inspector.

Appendix: Work Exempt from DSA Requirements for Structural Tests / Special Inspections

Application Number: 04-119396	**School Name:** Mobile Modular Management Corp	**School District:** Mobile Modular Management Corp
DSA File Number: PC-127	**Increment Number:**	**Date Created:** 2020-09-01 09:39:04

Exempt items given in DSA IR A-22 or the 2019 CBC (including DSA amendments) and those items identified below with a check mark by the design professional are NOT subject to DSA requirements for the structural tests / special inspections noted. **Items marked as exempt shall be identified on the approved construction documents**. The project inspector shall verify all construction complies with the approved construction documents.

	SOILS:
☐	1. Deep foundations acting as a cantilever footing designed based on minimum allowable pressures per CBC Table 1806A.2 and having no geotechnical report for the following cases: A) free standing sign or scoreboard, B) cell or antenna towers and poles less than 35'-0" tall (e.g., lighting poles, flag poles, poles supporting open mesh fences, etc.), C) single-story structure with dead load less than 5 psf (e.g., open fabric shade structure), or D) covered walkway structure with an apex height less than 10'-0" above adjacent grade.
☐	2. Shallow foundations, etc. are exempt from special inspections and testing by a Geotechnical Engineer for the following cases: A) buildings without a geotechnical report and meeting the exception item #1 criteria in CBC Section 1803A.2 supported by native soil (any excavation depth) or fill soil (not exceeding 12" depth per CBC Section 1804A.6), B) soil scarification/recompaction not exceeding 12" depth, C) native or fill soil supporting exterior non-structural flatwork (e.g., sidewalks, site concrete ramps, site stairs, parking lots, driveways, etc.), D) unpaved landscaping and playground areas, or E) utility trench backfill.

	CONCRETE/MASONRY:
☐	1. Post-installed anchors for the following: A) exempt non-structural components (e.g., mechanical, electrical, plumbing equipment - see item 7 for "Welding") given in CBC Section 1617A.1.18 (which replaces ASCE 7-16, Section 13.1.4) or B) interior nonstructural wall partitions meeting criteria listed in exempt item 3 for "Welding."
☐	2. Concrete batch plant inspection is not required for items given in CBC Section 1705A.3.3.2 subject to the requirements and limitations in that section.

NOTE:

THE EXAMPLE FORM DSA-103 SHOWN IS FOR ILLUSTRATION PURPOSES ONLY TO ASSIST IN THE COMPLETION OF FUTIRE PROJECT-SPECIFIC FORM DSA-103.

A FORM DSA-103 IS TO BE COMPLETED FOR EACH PROJECT APPLICATION THAT THIS PC IS BEING INCORPORATED INTO AND THE EXAMPLE FORM DSA-103 IS TO BE CROSSED OUT ON THIS DRAWING

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SS ☑ FLS ☑ ACS ☑
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A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

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Appendix: Work Exempt from DSA Requirements for Structural Tests / Special Inspections

Application Number: 04-119396	**School Name:** Mobile Modular Management Corp	**School District:** Mobile Modular Management Corp
DSA File Number: PC-127	**Increment Number:**	**Date Created:** 2020-09-01 09:39:04

☐	3. Non-bearing non-shear masonry walls may be exempt from certain DSA masonry testing and special inspection items as allowed per DSA IR 21-1.16. Refer to construction documents for specific exemptions accordingly for each applicable wall condition.
☐	4. Epoxy shear dowels in site flatwork and/or other non-structural concrete.
☐	5. Testing of reinforcing bars is not required for items given in CBC Section 1910A.2 subject to the requirements and limitations in that section.

	Welding:
☐	1. Solid-clad and open-mesh gates with maximum leaf span or rolling section for rolling gates of 10' and apex height less than 8'-0" above lowest adjacent grade. When located above circulation or occupied space below, these gates are not located within 1.5x gate/fence height (max 8'-0") to the edge of floor or roof.
☐	2. Handrails, guardrails, and modular or relocatable ramps associated with walking surfaces less than 30" above adjacent grade (excluding post base connections per the 'Exception' language in Section 1705A.2.1); fillet welds shall not be ground flush.
☐	3. Non-structural interior cold-formed steel framing spanning less than 15'-0", such as in interior partitions, interior soffits, etc. supporting only self weight and light-weight finishes or adhered tile, masonry, stone, or terra cotta veneer no more than 5/8" thickness and apex less than 20'-0" in height and not over an exit way. Maximum tributary load to a member shall not exceed the equivalent of that occurring from a 10'x10' opening in a 15' tall wall for a header or king stud.
☐	4. Manufactured support frames and curbs using hot rolled or cold-formed steel (i.e., light gauge) for mechanical, electrical, or plumbing equipment weighing less than 2000# (equipment only) (connections of such frames to superstructure elements using welding will require special inspection as noted in selected item(s) for Sections 19, 19.1 and/or 19.2 of listing above).
☐	5. Manufactured components (e.g., Tolco, B-Line, Afcon, etc.) for mechanical, electrical, or plumbing hanger support and bracing (connections of such components to superstructure elements using welding will require special inspection as noted in selected item(s) for Sections 19, 19.1 and/or 19.2 of listing above).

Appendix: Work Exempt from DSA Requirements for Structural Tests / Special Inspections

Application Number: 04-119396	**School Name:** Mobile Modular Management Corp	**School District:** Mobile Modular Management Corp
DSA File Number: PC-127	**Increment Number:**	**Date Created:** 2020-09-01 09:39:04

☐	6. TV Brackets, projector mounts with a valid listing (see DSA IR A-5) and recreational equipment (e.g., playground structures, basketball backstops, etc.) (connections of such elements to superstructure elements using welding will require special inspection as noted in selected item(s) for section 19, 19.1 and/or 19.2 located in the Steel/Aluminum category).
☐	7. Any support for exempt non-structural components given in CBC Section 1617A.1.18 (which replaces ASCE 7-16, Section 13.1.4) meeting the following: A) when supported on a floor/roof, <480# and resulting composite center of mass (including component's center of mass) ≤4' above supporting floor/roof, B) when hung from a wall or roof/floor, <20# for discrete units or <5 plf for distributed systems.

DSA 103-19: LISTING OF STRUCTURAL TESTS & SPECIAL INSPECTIONS(SIGNATURE), 2019 CBC

Application Number: 04-119396	**School Name:** Mobile Modular Management Corp	**School District:** Mobile Modular Management Corp
DSA File Number: PC-127	**Increment Number:**	**Date Created:** 2020-09-01 09:39:04

Name of Architect or Engineer in general responsible charge:

Name of Structural Engineer (When structural design has been delegated):

Signature of Architect or Structural Engineer: **Date:**

Note: To facilitate DSA electronic mark-ups and identification stamp application, DSA recommends against using secured electronic or digital signatures.

DSA STAMP

IDENTIFICATION STAMP
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REVIEWED FOR
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DATE: 10/29/2020

PC 04-119396

DSA FORM 103

SITE SPECIFIC APPROVAL	DSA PC STAMP	APPROVAL – PC ENGINEER OF RECORD
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