

BENCHMARK

THE VERTICAL BENCHMARK FOR THIS SURVEY IS TAKEN FROM THE TOP OF A BRASS CAP SET IN CONCRETE MONUMENT STAMPED 'Y 67 1927' (PD - R11743) PER PUBLIC NOS DATA SHEET.

ELEVATION = 401.11' (UGSS DATUM)

LOCAL BENCHMARK

FOUND CONCRETE MONUMENT WITH BRASS PIN, LOCATED AT THE CENTERLINE INTERSECTION OF PINE STREET AND 18TH STREET.

ELEVATION = 398.38'

BASIS OF BEARINGS

THE BEARING OF 389°59'51\"/>

LEGAL DESCRIPTION

BEING ALL THOSE PORTIONS OF LOTS 1 THROUGH 20 IN BLOCK 421A, LOTS 1, 20 AND PORTIONS OF LOTS 2 AND 19 IN BLOCK 421C AND LOTS 1 THROUGH 20 IN BLOCK 421D OF THE 64K NORTHERN, 04-01 TRACT, IN ADDITION TO THE VACATED PORTION OF CEDAR STREET BETWEEN TRUXTUN AVENUE AND 18TH STREET AND 17TH STREET BETWEEN PINE STREET AND 'A' STREET, IN THE CITY OF BAKERSFIELD.

ADDRESS

2400 TRUXTUN AVENUE, BAKERSFIELD, CA 93301

APN

066-300-04

UTILITY NOTE

NOT ALL UTILITIES WERE LOCATED BY THIS SURVEY AND SWANSON ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR UNDERGROUND UTILITIES OR FACILITIES NOT SHOWN OR FOR INFORMATION OBTAINED FROM OUTSIDE SOURCES.

FLOOD HAZARD ZONE INFORMATION

FLOOD ZONE DESIGNATION X
FIRM PANEL 06029C2282E
EFFECTIVE DATE OF FIRM SEPTEMBER 26, 2008
BASE FLOOD ELEVATION 0.5 FEET
COMMUNITY ORDINANCE CITY OF BAKERSFIELD MUNICIPAL CODE CHAPTER 15-74 FLOOD DAMAGE PREVENTION

LEGEND:

ABBREVIATIONS:		
(E) EXISTING		EXISTING FIRE HYDRANT
TYP. TYPICAL		EXISTING POWER POLE
FD. FOUND		EXISTING STREET LIGHT
BR. BOOK		FOUND MONUMENT
PS. PAGE		EXISTING TRAFFIC SIGN
C.O.K. COUNTY OF KERN		PROPOSED CLEANOUT TO GRADE
C.O.B. CITY OF BAKERSFIELD		DESIGN ELEVATION
CONC. CONCRETE		PROPOSED WATER VALVE
A.C. ASPHALT PAVEMENT		EXISTING STORM DRAIN LINE
FG. FINISH GRADE		EXISTING FIBER OPTIC LINE
EP. EDGE OF PAVEMENT		EXISTING WATER LINE
TC. TOP OF CURB		EXISTING SEWER LINE
FL. FINISH FLOOR		EXISTING GAS LINE
FP. FINISHED PAD		EXISTING FENCELINE
TP. TOP OF PAVEMENT		EXISTING ELECTRIC LINE
GB. GRADE BREAK		EXISTING OVERHEAD ELECTRIC LINE
		EXISTING PROPERTY LINE
		EXISTING RIGHT-OF-WAY
		EXISTING CURB & GUTTER
		EXISTING GROUND CONTOUR LINE & ELEVATION
		PROPOSED STORM DRAIN LINE
		PROPOSED SEWER LINE
		PROPOSED WATER LINE
		2.5\"/>
		4\"/>
		4\"/>
		6.5\"/>



IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

PTN: 63321-382 FILE: 15-6

FRANKLIN ELEMENTARY SCHOOL
MODERNIZATION
2400 TRUXTUN AVENUE
FOR
BAKERSFIELD CITY SCHOOL DISTRICT
BAKERSFIELD, KERN COUNTY, CALIFORNIA



1601 NEW STINE ROAD, SUITE 280
BAKERSFIELD, CA 93309
PH: (661) 397-4377
FAX: (661) 397-4378
WWW.SCARCHITECT.COM



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GRADING PLAN

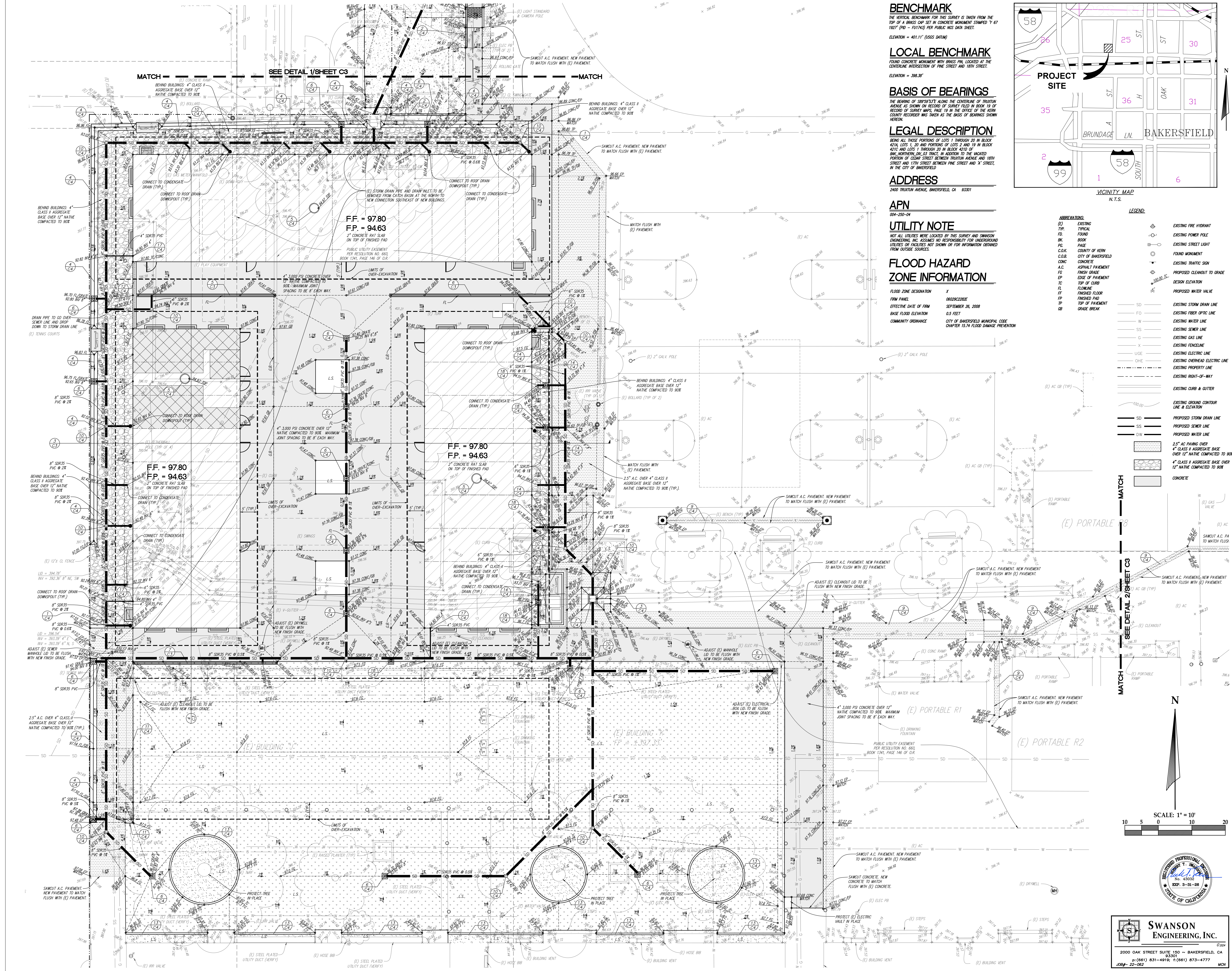
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JOB NO.	
DRAWN:	
CHECKED:	
DATE:	05-15-2024

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OF SHEETS



BENCHMARK
THE VERTICAL BENCHMARK FOR THIS SURVEY IS TAKEN FROM THE TOP OF A BRASS CAP SET IN CONCRETE MONUMENT STAMPED "Y 67 1927" (PD - 107143) PER PUBLIC WORK DATA SHEET.
ELEVATION = 401.11' (UGS DATUM)

LOCAL BENCHMARK
FOUND CONCRETE MONUMENT WITH BRASS PIN, LOCATED AT THE CENTERLINE INTERSECTION OF PINE STREET AND 18TH STREET.
ELEVATION = 398.38'

BASIS OF BEARINGS
THE BEARING OF 88°59'51" ALONG THE CENTERLINE OF TRUXTUN AVENUE AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 19 OF RECORD OF SURVEY MAPS, PAGE 18 IN THE OFFICE OF THE KERN COUNTY RECORDER WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

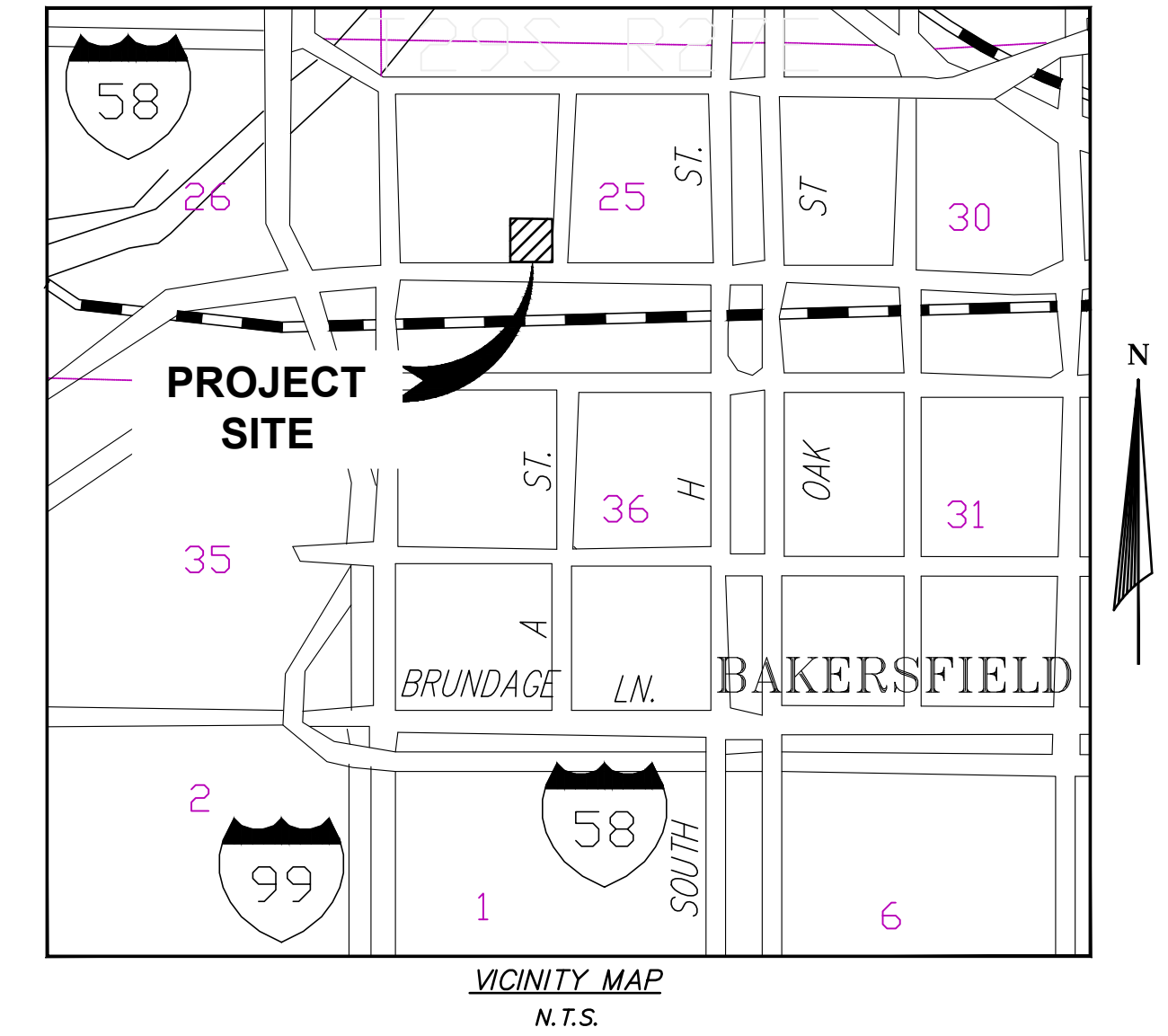
LEGAL DESCRIPTION
BEING ALL THOSE PORTIONS OF LOTS 1 THROUGH 20 IN BLOCK 421A, LOTS 1, 20 AND PORTIONS OF LOTS 2 AND 19 IN BLOCK 421C AND LOTS 1 THROUGH 20 IN BLOCK 421D OF BAKERSFIELD, CALIFORNIA, IN ADDITION TO THE VACATED PORTION OF CEDAR STREET BETWEEN TRUXTUN AVENUE AND 18TH STREET AND 17TH STREET BETWEEN PINE STREET AND "A" STREET, IN THE CITY OF BAKERSFIELD.

ADDRESS
2400 TRUXTUN AVENUE, BAKERSFIELD, CA 93301

APN
004-250-04

UTILITY NOTE
NOT ALL UTILITIES WERE LOCATED BY THIS SURVEY AND SWANSON ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR UNDERGROUND UTILITIES OR FACILITIES NOT SHOWN OR FOR INFORMATION OBTAINED FROM OUTSIDE SOURCES.

FLOOD HAZARD ZONE INFORMATION
FLOOD ZONE DESIGNATION: X
FROM PANEL: 0002022002
EFFECTIVE DATE OF FIRM: SEPTEMBER 28, 2008
BASE FLOOD ELEVATION: 0.5 FEET
COMMUNITY ORDINANCE: CITY OF BAKERSFIELD MUNICIPAL CODE CHAPTER 15.74 FLOOD DAMAGE PREVENTION



ABBREVIATIONS:	LEGEND:
(E) TYP. FOUND	EXISTING FIRE HYDRANT
BR. BOOK	EXISTING POWER POLE
PG. PAGE	EXISTING STREET LIGHT
C.O.C. CITY OF KERN	FOUND MONUMENT
C.O.R. COUNTY OF KERN	EXISTING TRAFFIC SIGN
CONC. CONCRETE	PROPOSED CEMENT TO GRADE
A.C. ASPHALT PAVEMENT	DESIGN ELEVATION
FS. FINISH GRADE	PROPOSED WATER VALVE
EP. EDGE OF PAVEMENT	
TC. TOP OF CURB	EXISTING STORM DRAIN LINE
FL. FINISHED FLOOR	EXISTING FIBER OPTIC LINE
FP. FINISHED PAD	EXISTING WATER LINE
TP. TOP OF PAVEMENT	EXISTING SEWER LINE
GB. GRADE BREAK	EXISTING GAS LINE
	EXISTING FENCELINE
	EXISTING ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CURB & GUTTER
	EXISTING GROUND CONTOUR LINE & ELEVATION
	PROPOSED STORM DRAIN LINE
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	2.5" AC PAVING OVER 4" CLASS # AGGREGATE BASE OVER 12" NATIVE COMPACTED TO SOIL
	4" CLASS # AGGREGATE BASE OVER 12" NATIVE COMPACTED TO SOIL
	CONCRETE

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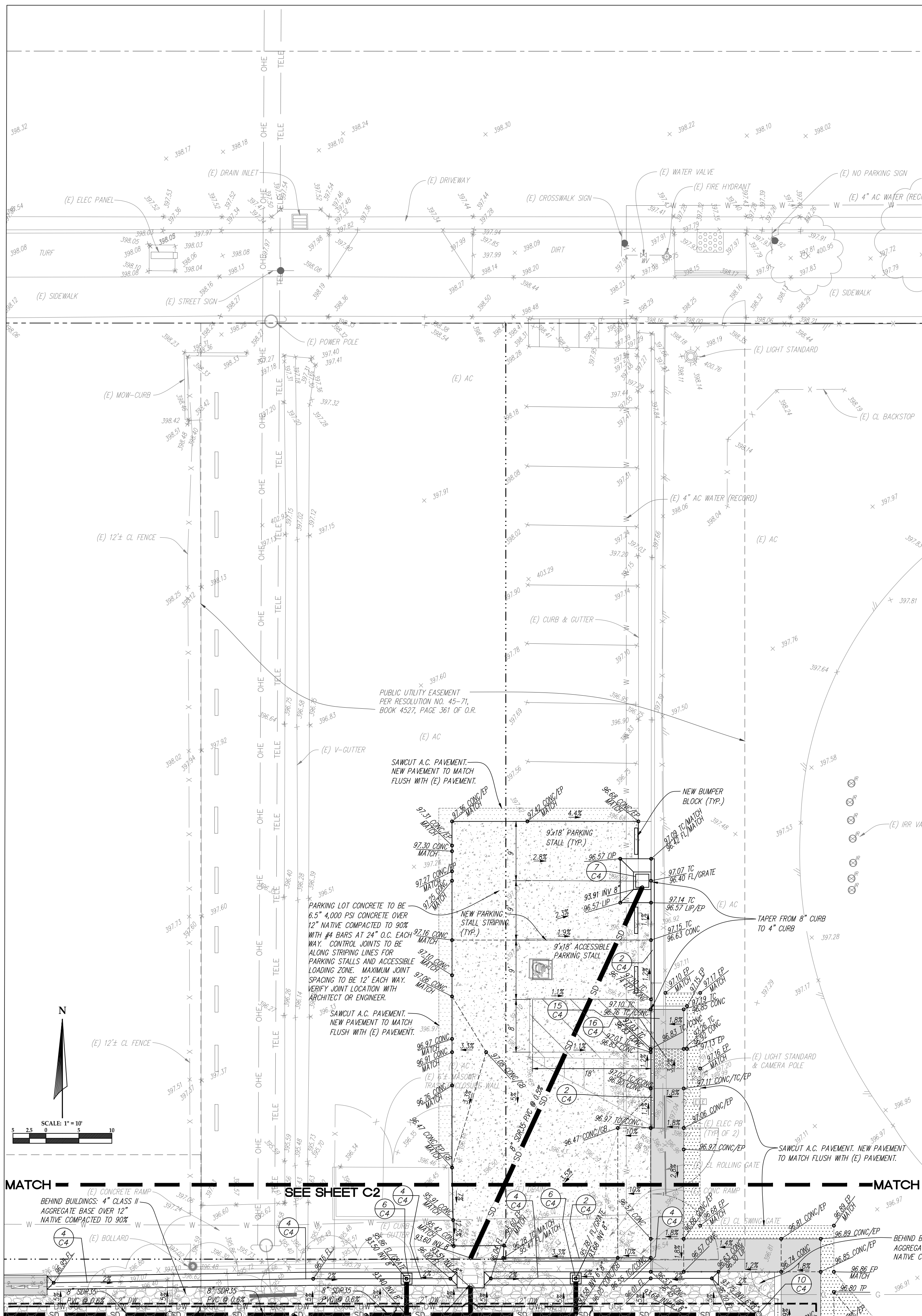
STEPHEN J. CORBIN, NCARB, AIA, LEED® AP
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GRADING PLAN

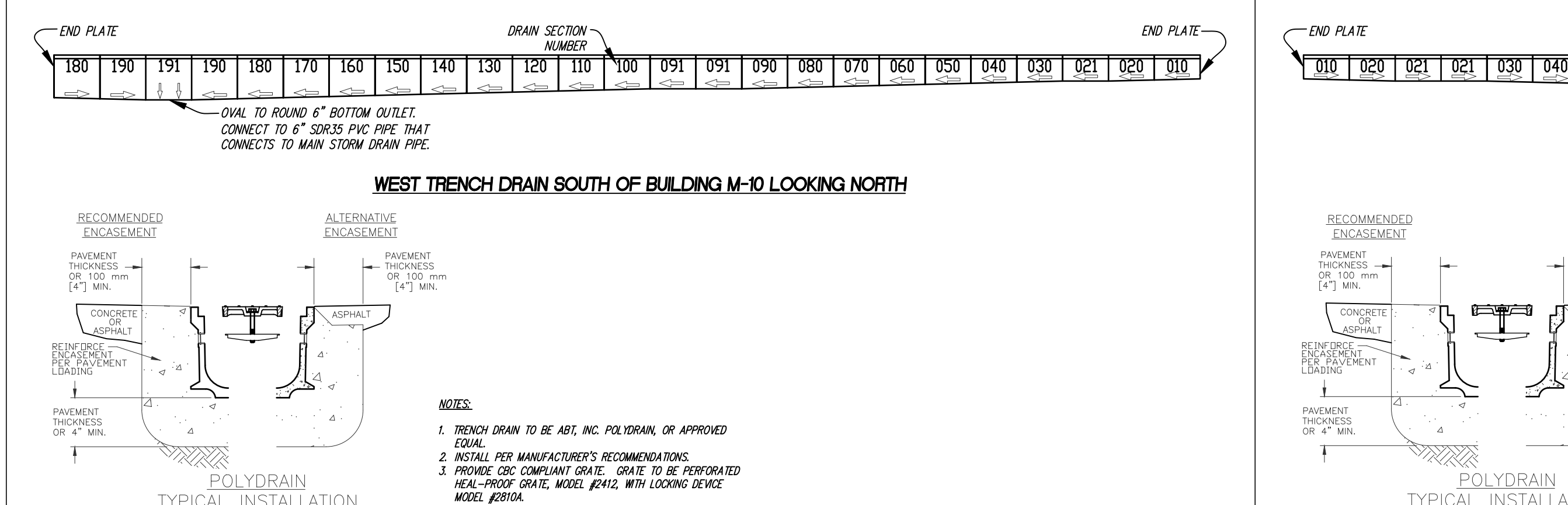
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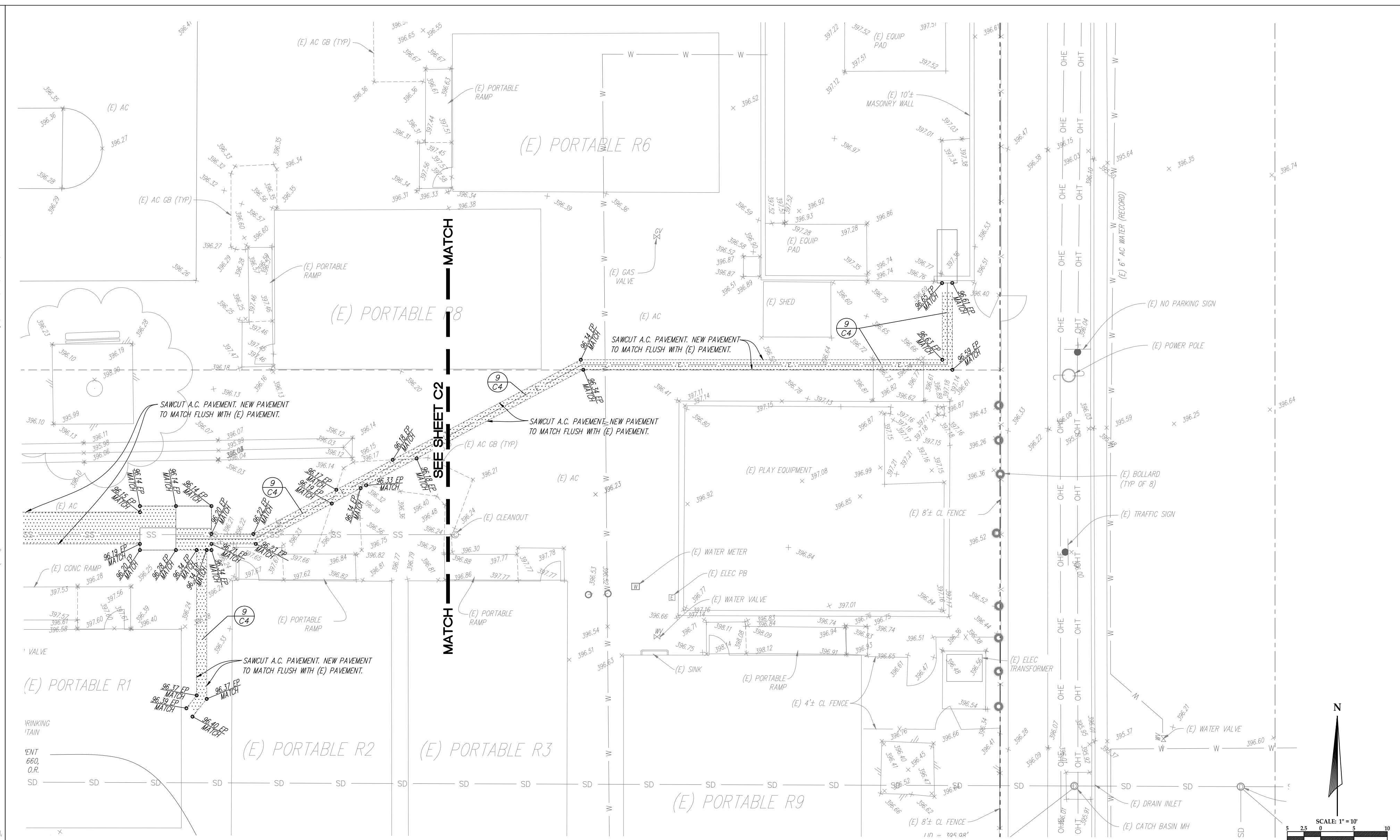
OF 2 SHEETS



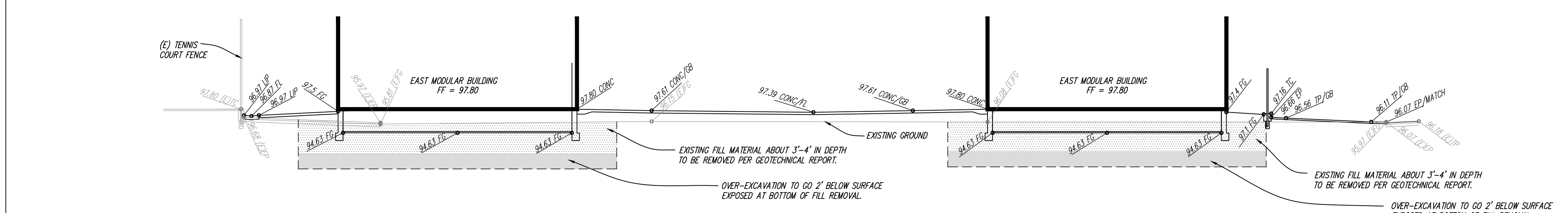
1 C3 GRADING PLAN - NORTH PARKING LOT



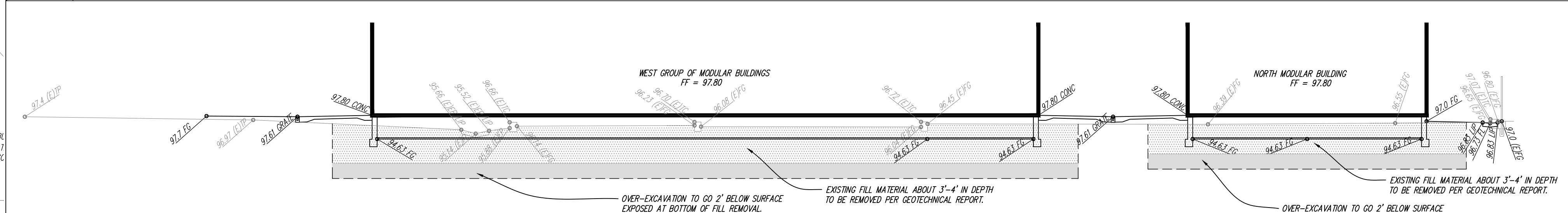
5 C3 TRENCH DRAIN SEGMENTS - NORTHWEST TRENCH DRAIN SOUTH OF BUILDING M-10



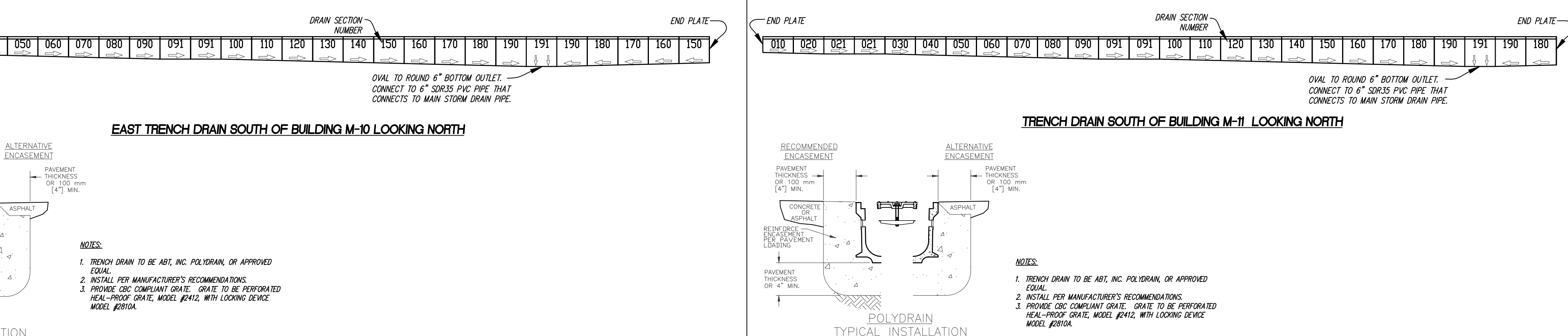
2 C3 GRADING PLAN - NORTHEAST TRENCHING



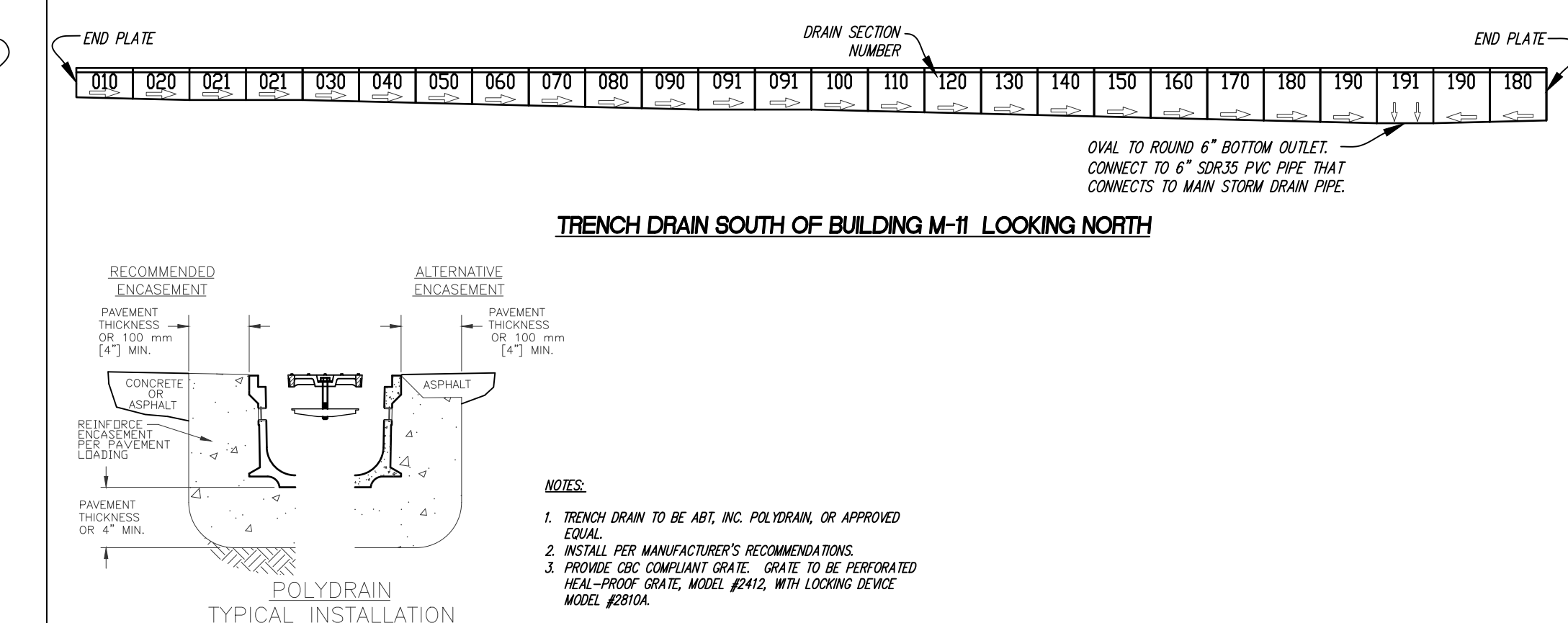
3 C3 SECTION THROUGH MODULARS LOOKING NORTH



4 C3 SECTION THROUGH MODULARS LOOKING WEST



6 C3 TRENCH DRAIN SEGMENTS - NORTHEAST TRENCH DRAIN SOUTH OF BUILDING M-10



7 C3 TRENCH DRAIN SEGMENTS - TRENCH DRAIN SOUTH OF BUILDING M-11

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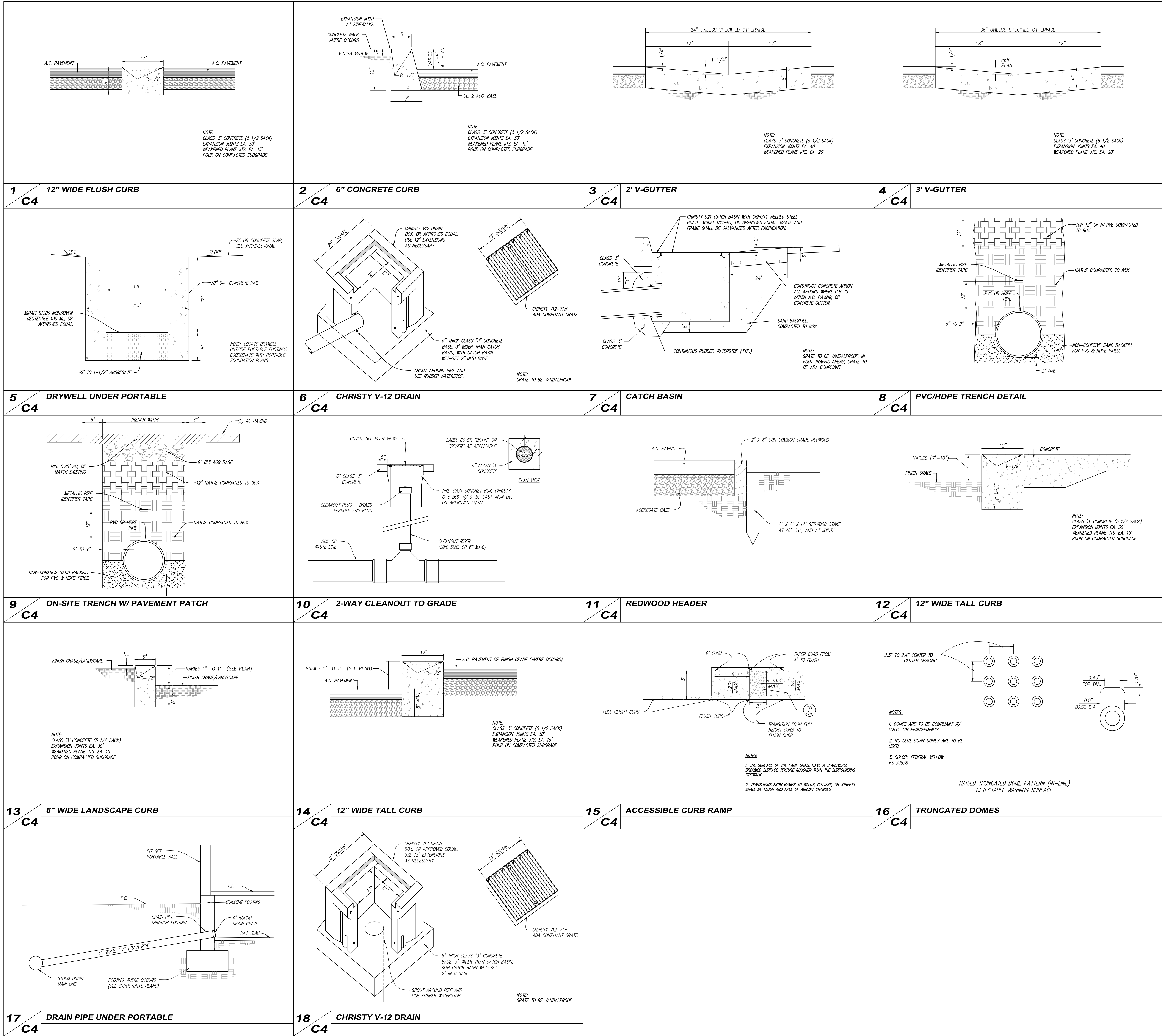
GRADING DETAILS

MARK	DATE	REVISIONS
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DATE: 05-15-2024
OF 3 SHEETS

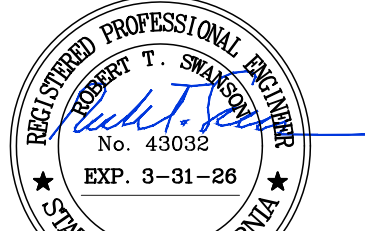


SWANSON
ENGINEERING, INC.
2000 OAK STREET SUITE 150 ~ BAKERSFIELD, CA 93307
P: (661) 831-4919; F: (661) 873-4777
JOB# 22-062 MCN



- GRADING NOTES
1. ALL GRADING SHALL CONFORM TO THE COUNTY OF KERN ORDINANCES AND STANDARDS PERTAINING THERETO (CALIFORNIA BUILDING CODE, 2022) AND SHALL BE SUPERVISED AS ENGINEERED GRADING IN ACCORDANCE WITH CITY OF BAKERSFIELD ORDINANCES.
2. THE DESIGN ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODE WITHIN HIS PURVIEW.
3. THE SOIL ENGINEER, DESIGN ENGINEER, AND BUILDING OFFICIAL SHALL BE NOTIFIED 48 HOURS PRIOR TO PLACING ANY MATERIAL.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL OBTAIN, MAINTAIN, AND HOLD THE OWNER, ARCHITECT, AND THE ENGINEER HARMLESS FROM ANY LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ARCHITECT, OR THE ENGINEER.
5. THE GRADING CONTRACTOR SHALL CONTACT ALL COMPANIES WITH UNDERGROUND FACILITIES PRIOR TO BEGINNING CONSTRUCTION AND VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND FACILITIES INCLUDING ELECTRIC, WATER, SEWER, OR GAS LINES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR BURIED LINES NOT INDICATED ON THE PLAN OR FOR INFORMATION OBTAINED FROM OUTSIDE SOURCES. (USA - 811)
6. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL AREAS TO +0 OR -0.10 FOOT. IF AN AREA SHOULD BE FOUND TO BE MORE THAN 0.10 FOOT OUT OF TOLERANCE AFTER COMPACTING AND COMPLETION OF GRADING, THE CONTRACTOR SHALL RETURN AND CORRECT THE GRADING AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL WATER AS REQUIRED DURING THE GRADING OPERATIONS TO PREVENT THE OCCURRENCE OF A DUST INVASION AND SHALL PROTECT CURBS AND OTHER OBJECTS WHICH ARE TO REMAIN. DUST CONTROL SHALL CONFORM TO THE SAN JOAQUIN VALLEY UNITED AIR POLLUTION CONTROL DISTRICT REGULATIONS.
8. EXCAVATION - EXCAVATION SHALL CONSIST OF ALL EXCAVATION INVOLVED IN GRADING THE PROJECT AS SHOWN ON THE PLANS. THIS SHALL INCLUDE EXPORTING MATERIAL TO AN OFF-SITE LOCATION, AS REQUIRED.
9. EMBANKMENTS - EMBANKMENT CONSTRUCTION SHALL CONSIST OF CONSTRUCTING EMBANKMENTS, INCLUDING THE PREPARATION OF AREAS WHERE THEY ARE TO BE PLACED, THE CONSTRUCTION OF DITCHES WITHIN OR OUTSIDE THE CONSTRUCTION AREA, THE PLACING AND COMPACTING OF APPROPRIATE MATERIAL WITHIN THE CONSTRUCTION AREA WHERE UNSUITABLE MATERIAL HAS BEEN REMOVED, AND THE PLACING AND COMPACTING OF EMBANKMENT MATERIAL IN HOLES, PITS, AND DEPRESSIONS. IT SHOULD ALSO CONSIST OF PREPARING SUB-GRADE AT THE GRADING PLANE CONFORMING TO THE GRADE TOLERANCE, DURING NECESSARY PLOWING OR BENCHING, IMPORTING OR EXPORTING, PLACING AND COMPACTING MATERIAL TO THE LINE AND GRADES SHOWN ON THE PLANS. ALL EMBANKMENT CONSTRUCTION SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT PRICE.
10. THE WORK ENHANCED HEREIN SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS STANDARD SPECIFICATIONS) (2008) UNLESS OTHERWISE SPECIFIED. NOTWITHSTANDING, THE SAME MAY APPLY IN ACCORDANCE WITH THE NOTES HEREIN IN CASE OF CONFLICT WITH THE STANDARD SPECIFICATIONS AND ANY NOTES HEREON, THE NOTES HEREON SHALL TAKE PRECEDENCE OVER AND BE USED IN LIEU OF SUCH CONFLICTING PORTIONS. SAID SPECIFICATIONS SHALL APPLY BUT NOT BE LIMITED TO THE FOLLOWING.

- A) ALL CONCRETE SHALL BE CLASS "3" USING TYPE V CEMENT AS IN ACCORDANCE WITH SECTION 90 AND SHALL HAVE AT LEAST 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS PER CALTRANS STANDARD SPECIFICATIONS (2008) UNLESS OTHERWISE SPECIFIED.
- B) ASPHALT/NO CONCRETE SHALL BE TYPE "B" 1/2" MAXIMUM MEDIAL GRADES, AND INTRINSICALLY MIXED WITH 5-6.5% ASPHALT PER CALTRANS STANDARD SPECIFICATIONS (2008). NO P.A.P. (PRE-PLACED ASPHALT PAVEMENT) SHALL BE USED. ASPHALT SHALL BE PERFORMANCE GRADE PG24-10.
11. SWANSON ENGINEERING SHALL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS, ALL CHANGES TO THESE PLANS MUST BE APPROVED, IN WRITING, BY SWANSON ENGINEERING.
12. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN THE PRELIMINARY SOILS REPORT, MADE A PART HEREOF, PREPARED BY KRAZAN & ASSOCIATES, INC., PROJECT NO. 022-20058, DATED AUGUST 5, 2022, TITLED "GEOECHANICAL ENGINEERING/GEOLGIC HAZARD EVALUATION PROPOSED NEW CLASSROOMS PHASE 1 TRANXUN ELEMENTARY SCHOOL, 2400 TRUXTUN AVENUE BAKERSFIELD, KERN COUNTY, CALIFORNIA, AND ALL ADDENDA HERETO, IN CASE OF A CONFLICT BETWEEN THE PLANS, SPECIFICATIONS, AND SOILS RECOMMENDATIONS, THE MORE STRINGENT REQUIREMENTS SHALL TAKE PRECEDENCE.
13. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL POTHOLE ALL UTILITIES THAT WILL BE AFFECTED BY THE CONSTRUCTION TO DETERMINE IF ANY UTILITY CONFLICTS EXIST. ANY UTILITY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER SO THAT DESIGN CHANGES CAN BE MADE PRIOR TO THE START OF CONSTRUCTION.
14. UPON COMPLETION OF GRADING AND BEFORE THE START OF CONSTRUCTION, A FINAL SOILS REPORT SHALL BE PREPARED BY THE SOIL ENGINEER.
15. THE SOIL ENGINEER SHALL REVIEW ALL EXCAVATIONS PRIOR TO BACKFILLING AND SHALL BE NOTIFIED OF ANY ITEM ENCOUNTERED DURING THE GRADING OPERATIONS THAT MIGHT AFFECT FOUNDATION STABILITY SO THAT RECOMMENDATIONS CAN BE MADE BY THE SOIL ENGINEER.
16. CUT AND FILL SLOPES NEARER THAN FIVE FEET FROM THE BUILDING FOUNDATIONS SHALL NOT BE STEEPER THAN 5:1. CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1 FOR SLOPES FARTHER THAN FIVE FEET FROM BUILDING LINES.
17. ALL SLOPES GREATER THAN THREE FEET IN VERTICAL HEIGHT SHALL BE PREPARED AND MAINTAINED TO PREVENT EROSION.
18. IMPORTED FILL MATERIAL SHOULD CONSIST OF ESSENTIALLY GRANULAR, SILTY SANDS WITH LOW EXPANSION POTENTIAL AND FREE OF GRASSES, WEEDS, ROCKS LARGER THAN TWO INCHES IN DIAMETER, DEBRIS, AND SOLUBLE SALTS/ATES IN EXCESS OF 200 PARTS PER MILLION. IMPORTED FILL SHOULD CONTAIN SUFFICIENT SILT AND CLAY TO PREVENT FLOODING AND CAUSING REMOVAL OF EXISTING STRUCTURES. DURING PAVING OPERATIONS, ANY EXISTING MATERIALS PROPOSED TO BE BROUGHT ONTO SCHOOL SITES ARE SUBJECT TO TESTING TO VERIFY THEY ARE IN COMPLIANCE WITH DTSC STABILIZATION CRITERIA. TESTING OF MATERIALS IS REQUIRED PRIOR TO ANY MATERIAL BEING BROUGHT ONTO THE SITE. TESTING OF MATERIALS MAY TAKE UP TO TWO WEEKS TO VERIFY COMPLIANCE WITH DTSC STANDARDS.
- IMPORTED SOILS SHOULD ALSO MEET THE FOLLOWING CRITERIA:
- A) MAXIMUM 6 PASSING #200 SIEVE, 50
- B) MAXIMUM LIQUID LIMIT, 40
- C) MAXIMUM PLASTICITY INDEX, 10
- D) MINIMUM 4 - VALUE, 50
- E) MAXIMUM EXPANSION INDEX, 15
19. CLEARING AND GRUBBING - REMOVE ALL DEBRIS, SUCH AS METAL, TRASH, ROCKS GREATER THAN 2" IN DIAMETER, BROKEN CONCRETE, VEGETATION, OTHER BIODEGRADABLE SUBSTANCES, AND UNSUITABLE SOIL FROM AREAS TO BE GRADED. UNSUITABLE SOIL IS SOIL THAT, IN THE OPINION OF THE BUILDING OFFICIAL, SOIL ENGINEER, OR OTHER, IS NOT COMPETENT TO SUPPORT OTHER SOIL, OR STRUCTURES, OR TO SATISFACTORILY PERFORM ANY OTHER FUNCTIONS FOR WHICH THE SOIL IS INTENDED.
20. AREAS TO RECEIVE FILL SHALL BE SCARIFIED SIX INCHES, OR AS RECOMMENDED IN THE SOIL REPORT, WHICHEVER IS GREATER, UNTIL THE SURFACE IS FREE FROM RUTS, HAWMOOKS OR OTHER UNEVEN FEATURES WHICH WOULD TEND TO PREVENT UNIFORM COMPACTION BY THE EQUIPMENT TO BE USED. MOISTEN AND COMPACT TO AT LEAST 90% OF THE MAXIMUM DENSITY PER ASTM D1557 UNLESS OTHERWISE SPECIFIED.
21. ENGINEERED FILL MATERIALS SHOULD BE PLACED IN THIN LAYERS (LESS THAN EIGHT INCHES UNCOMPACTED THICKNESS), BROUGHT TO NEAR THE OPTIMUM MOISTURE CONTENT, OR A MOISTURE CONTENT COMENSURATE WITH EFFECTIVE COMPACTION AND SOIL STABILITY, AND COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DENSITY OBTAINABLE BY ASTM TEST METHOD D1557.
22. QUANTITIES FOR EARTHWORK
- EXCAVATION - 710 C.Y.
- EMBANKMENT - 920 C.Y.
- QUANTITIES ARE FOR GRADING PERMIT ONLY. THE ENGINEER MAKES NO WARRANTY OF THE ANTICIPATED SHRINKAGE FACTOR. THE CONTRACTOR SHALL NOT USE THESE QUANTITIES TO BASE HIS BID ON. THE GRADING PLAN DOES NOT NECESSARILY INDICATE A BALANCED SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING MATERIALS FROM AN OFF-SITE LOCATION OR EXPORTING EXCESS MATERIAL TO AN OFF-SITE LOCATION, AS NEEDED.
23. CONTRACTOR TO VERIFY DIMENSIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS IN THE FIELD BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES THAT WILL AFFECT THE-INS TO EXISTING IMPROVEMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
24. GENERAL SITE PREPARATION: GENERAL SITE CLEARING SHOULD INCLUDE REMOVAL OF VEGETATION, DEBRIS, EXISTING UTILITIES, STRUCTURES INCLUDING FOUNDATIONS, BASEMENT WALLS AND FLOORS, EXISTING STOCKPOILS, TREES AND ASSOCIATED ROOT SYSTEMS, RUBBLE, RUBBISH, AND ANY LOOSE AND/OR SALUBRATED MATERIALS. SITE CLEARING SHOULD EXTEND TO A MINIMUM DEPTH OF 2 TO 4 INCHES OR UNTIL ALL ORGANICS IN EXCESS OF 3 PERCENT BY VOLUME ARE REMOVED. DEEPER STRIPPING MAY BE REQUIRED IN LOCALIZED AREAS. THESE MATERIALS WILL NOT BE SUITABLE FOR USE AS ENGINEERED FILL. HOWEVER, STRIPPED TOPSOIL MAY BE STOCKPILED AND REUSED IN LANDSCAPE OR NON-STRUCTURAL AREAS.
- APPROXIMATELY 1 TO 4 FEET OF FILL MATERIAL WAS ENCOUNTERED IN THE BORINGS DRILLED WITHIN THE SITE. THE FILL MATERIAL PREDOMINATELY CONSISTED OF SILTY SAND. THE THICKNESS AND EXTENT OF FILL MATERIAL WAS DETERMINED BASED ON LIMITED TEST BORINGS AND VISUAL OBSERVATION. THE THICKNESS AND EXTENT OF FILL MATERIAL WAS DETERMINED BASED ON LIMITED TEST BORINGS AND VISUAL OBSERVATION. THICKER FILL MAY BE PRESENT AT THE SITE. LIMITED TESTING WAS PERFORMED ON THE FILL. SOILS GROUPED AS CLAYEY SILT. SOILS GROUPED AS CLAYEY SILT. SOILS GROUPED AS CLAYEY SILT. THE LIMITED TESTING INDICATES THAT THE FILL MATERIAL HAD VARYING STRENGTH CHARACTERISTICS RANGING FROM LOOSELY PLACED TO COMPACTED. THEREFORE, IT IS RECOMMENDED THE FILL MATERIAL BE COMPLETELY REMOVED SO THE NATIVE SOILS CAN BE PROPERLY PREPARED. IT IS RECOMMENDED THAT DURING CONSTRUCTION, ADDITIONAL TESTING BE PERFORMED ON THE FILL MATERIAL, TO VERIFY THE PHYSICAL AND MOIST PROPERTIES PRIOR TO REUSE AS ENGINEERED FILL.
- SEVERAL STRUCTURES ARE LOCATED WITHIN THE PROJECT SITE MOUNTY. ASSOCIATED WITH THESE DEVELOPMENTS ARE BURIED STRUCTURES, INCLUDING UTILITIES OR LOOSELY BACKFILLED EXCAVATIONS. DURING CONSTRUCTION SHOULD BE PROPERLY REMOVED AND THE RESULTING EXCAVATIONS BACKFILLED. IT IS SUSPECTED THAT DEMOLITION ACTIVITIES OF THE EXISTING STRUCTURES WILL DESTROY THE UPPER SOILS. AFTER DEMOLITION ACTIVITIES, IT IS RECOMMENDED THAT THESE DISTURBED SOILS BE REMOVED AND/OR RECOMPACTED. EXCAVATIONS, DEPRESSIONS, OR SORT AND PLANT AREAS EXTENDING BELOW PLANNED FINISH GRADES SHOULD BE CLEANED TO FIRM, UNDISTURBED SOIL AND BACKFILLED WITH ENGINEERED FILL. IN GENERAL, ANY SEPTIC TANKS, DEBRIS PITS, CESSPOOLS, OR SIMILAR STRUCTURES SHOULD BE ENTIRELY REMOVED. CONCRETE FOOTINGS SHOULD BE REMOVED TO ANY EQUIVALENT DEPTH OF AT LEAST 3 FEET BELOW PROPOSED FOOTING ELEVATIONS OR AS RECOMMENDED BY THE SOILS ENGINEER. ANY OTHER BURIED STRUCTURES SHOULD BE REMOVED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. RESULTING EXCAVATIONS SHOULD BE BACKFILLED WITH ENGINEERED FILL.
- RELATIVELY CLEAN SANDS WERE ENCOUNTERED AT VARIOUS LOCATIONS THROUGHOUT THE SITE. THE POSSIBILITY EXISTS THAT SITE GRADING OPERATIONS COULD EXPOSE THESE SANDS IN AREAS OF PROPOSED DRIVEWAYS, PAVEMENTS, AND/OR RETAINING WALLS. THE CONTRACTOR SHOULD NOTE THAT THESE SANDS LACK THE COHESION NECESSARY TO STAND VERTICALLY UNDER THE WEIGHT OF THE OVERLIES. IF THESE CONDITIONS ARE ENCOUNTERED, IT WILL BE NECESSARY TO OVER-LIQUIDATE THE AFFECTED AREA(S) TO A MINIMUM OF 12 INCHES BELOW THE PROPOSED FINISH GRADE SURFACE. THESE AREAS MAY BE BACKFILLED USING A MIX OF THE SILTY SAND AND SAND SOILS THAT CONTAINS AT LEAST 20 PERCENT FINES AND MEETING THE REQUIREMENTS FOR ENGINEERED FILL. THIS MATERIAL MAY BE OBTAINED FROM ELSEWHERE AT THE SITE, IMPORTED TO THE SITE FROM AN APPROVED OFF-SITE SOURCE, OR MANUFACTURED THROUGH BLENDED. THE EXCAVATED CLEAN SANDS WITH OTHER SATISFABLE MATERIAL CONTAINING A HIGHER PERCENTAGE OF FINES TO RESULT IN MATERIALS MEETING THE REQUIREMENTS FOR ENGINEERED FILL.
- A REPRESENTATIVE OF THE SOIL ENGINEER'S FIRM SHOULD BE PRESENT DURING ALL SITE CLEARING AND GRADING OPERATIONS TO TEST AND OBSERVE EARTHWORK CONSTRUCTION. THIS TESTING AND OBSERVATION IS AN INTEGRAL PART OF OUR SERVICE AS ACCEPTANCE OF EARTHWORK CONSTRUCTION IS DEPENDENT UPON COMPLETION OF THE MATERIAL AND THE STABILITY OF THE MATERIAL. THE SOILS ENGINEER MAY REJECT ANY MATERIAL THAT DOES NOT MEET COMPACTION AND STABILITY REQUIREMENTS. FURTHER RECOMMENDATIONS OF THIS REPORT AREA PRECEDENT UPON THE ASSUMPTION THAT THE EARTHWORK CONSTRUCTION WILL CONFORM TO THE RECOMMENDATIONS SET FORTH IN THIS SECTION AND THE ENGINEERED FILL SECTION.
25. BUILDING PAD PREPARATION: THE UPPER ON-SITE NATIVE SOILS ARE MODERATELY COMPRESSIBLE UNDER SATURATED CONDITIONS. IN ORDER TO REDUCE THE AMOUNT OF DIFFERENTIAL AND PROVIDE UNIFORM SUPPORT FOR THE PLANNED BUILDINGS, IT IS RECOMMENDED THAT FOLLOWING STRIPPING, FILL REMOVAL OPERATIONS AND DEMOLITION ACTIVITIES, THE EXPOSED NATIVE SOIL WITHIN PROPOSED STRUCTURAL AREAS BE EXCAVATED AN ADDITIONAL 2 FEET, WORKED UNTIL UNIFORM AND FREE FROM LARGE CLODS, MOISTURE-CONDITIONED AS NECESSARY, AND COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DENSITY BASED ON ASTM TEST METHOD D1557. IN ADDITION, IT IS RECOMMENDED THAT THE PROPOSED STRUCTURE FOUNDATIONS BE SUPPORTED BY A MINIMUM OF 12 INCHES OF ENGINEERED FILL. LIMITS OF RECOMPACTION SHOULD EXTEND 5 FEET BEYOND STRUCTURAL ELEMENTS. PRIOR TO FILL PLACEMENT, THE EXPOSED SUBGRADE SOILS SHOULD BE PROPELLED AND ORDERED BY KRAZAN & ASSOCIATES, INC. TO VERIFY STABILITY. SORT OR PLAIN AREAS ENCOUNTERED SHOULD BE EXCAVATED TO FIRM NATIVE GROUND. FILL MATERIAL SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DENSITY BASED ON ASTM TEST METHOD D1557.
26. PAVEMENT AND PLANKWORK AREA PREPARATION: GROUND SURFACES TO RECEIVE CONCRETE DRIVEWAY AND BITUMINOUS PAVEMENTS SHOULD BE SCARIFIED AND COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BELOW THE GRADING PLANE IN CUT AREAS OR TO 12 INCHES IN AREAS TO RECEIVE FILL. ENGINEERED FILL PLACED IN PROPOSED PAVEMENT AREAS SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DENSITY AS OBTAINED BY ASTM TEST METHOD D1557, AND SHOULD EXTEND TO A MINIMUM OF TWO FEET BEYOND THE OUTSIDE EDGES OF PAVEMENT.
27. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL OBTAIN RESPONSIBILITY FOR TRENCH SHIELDING DESIGN AND INSTALLATION. CONTRACTORS SHALL OBTAIN APPLICABLE O.S.H.A. PERMITS WHEN WORKMEN MUST ENTER TRENCHES GREATER THAN FIVE FEET.
28. MAXIMUM SLOPE RATIO FROM BACK OF SIDEWALK TO FACE OF WALL OR STRUCTURE SHALL BE 4:1, EXCEPT FOR TWO FEET BEHIND THE SIDEWALK WHERE THE MAXIMUM SLOPE SHALL BE 2:1. ALTERNATIVELY, THE CITY ENGINEER MAY APPROVE CURBING BEHIND THE SIDEWALK OR OTHER METHOD TO PREVENT EROSION ONTO THE SIDEWALK.
29. AN OPEN STREET PERMIT SHALL BE OBTAINED FROM THE CITY OF BAKERSFIELD PUBLIC WORKS DEPARTMENT FOR ANY WORK PERFORMED WITHIN EXISTING ACCEPTED STREET RIGHT OF WAY. UNLESS SECURED BY A SUBVISION AGREEMENT, SECURITY BASED ON AN APPROVED ENGINEER'S ESTIMATE FOR THE WORK PERFORMED WITHIN RIGHT OF WAY AND INSURANCE AS REQUIRED SHALL BE PROVIDED PRIOR TO ISSUANCE OF A PERMIT.
30. IF THE PROJECT IS SUBJECT TO THE PROVISIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), A "NOTICE OF EVENT" (NOI) TO COMPLY WITH THE RULES OF THE GENERAL PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NOI ORDER NO. 2009-009-LONG) AS AMENDED BY ORDER 2010-004-LONG AND ORDER 2012-006-LONG MUST BE FILED WITH STATE WATER RESOURCES CONTROL BOARD IN SACRAMENTO BEFORE THE BEGINNING OF ANY CONSTRUCTION ACTIVITY. COMPLIANCE WITH THE GENERAL PERMIT REQUIRES THAT A STORM WATER POLLUTION PREVENTION PLAN (COMPLY) BE PREPARED FOR CONSTRUCTION, CARRIED OUT, AND ALWAYS BE AVAILABLE FOR PUBLIC INSPECTION DURING NORMAL CONSTRUCTION HOURS. WASTE DISCHARGE IDENTIFICATION (WQID) NUMBER XXXX HAS BEEN ISSUED BY THE STATE WATER RESOURCES BOARD FOR THIS PROJECT.
31. 24 HOUR NOTICE: PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION, THE CITY CONSTRUCTION INSPECTION SECTION SHALL BE GIVEN AT LEAST 24 HOUR NOTICE. THE SECTION MAY BE NOTIFIED AT (805) 328-3049.
32. COMPACTION TEST NOTE - COMPACTION TESTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/SUBOWNER/CONTRACTOR. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE CITY ENGINEER.
33. ANY PUBLIC FACILITIES IN THE STREET RIGHT-OF-WAY WITHIN THE PROPERTY FRONTAGE WHICH ARE SUBSTANDARD OR DAMAGED WILL REQUIRE RECONSTRUCTION OR REPAIR AS DETERMINED BY THE CITY ENGINEER.
34. UNDERGROUND SERVICE ALERT SHALL BE CONTACTED TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION (811).



SWANSON ENGINEERING, INC.

2000 OAK STREET SUITE 150 ~ BAKERSFIELD, CA 93307

p: (661) 831-4919; f: (661) 873-4777

JOB# - 22-062 MCN

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT

APP: 03-123703 INC:

REVIEWED FOR

SS ☒ FLS ☒ ACS ☒

DATE: 02/20/2025

PTIN : 63321-382 FILE: 15-6

FRANKLIN ELEMENTARY SCHOOL
MODERNIZATION
2400 TRUXTUN AVENUE
FOR
BAKERSFIELD CITY SCHOOL DISTRICT
BAKERSFIELD, KERN COUNTY, CALIFORNIA



1601 NEW STINE ROAD, SUITE 280
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FA: (661) 397-4378
WWW.SCARCHITECT.COM



STEPHEN J. CORBIN, NCARB, AIA, LEED, U.S. AP

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ARCHITECT. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.



GRADING NOTES & DETAILS

MARK	DATE	REVISIONS
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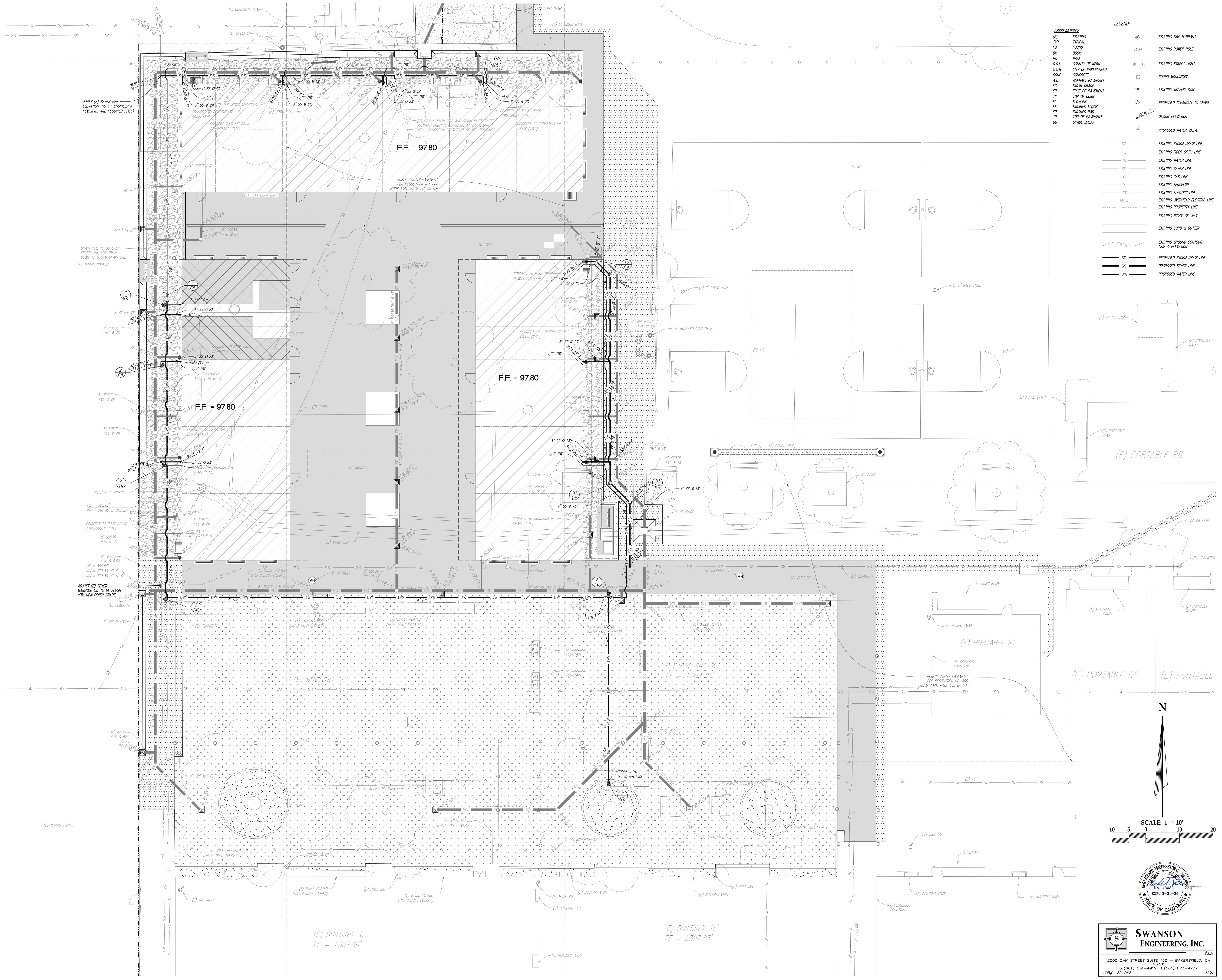
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SITE UTILITY
PLAN

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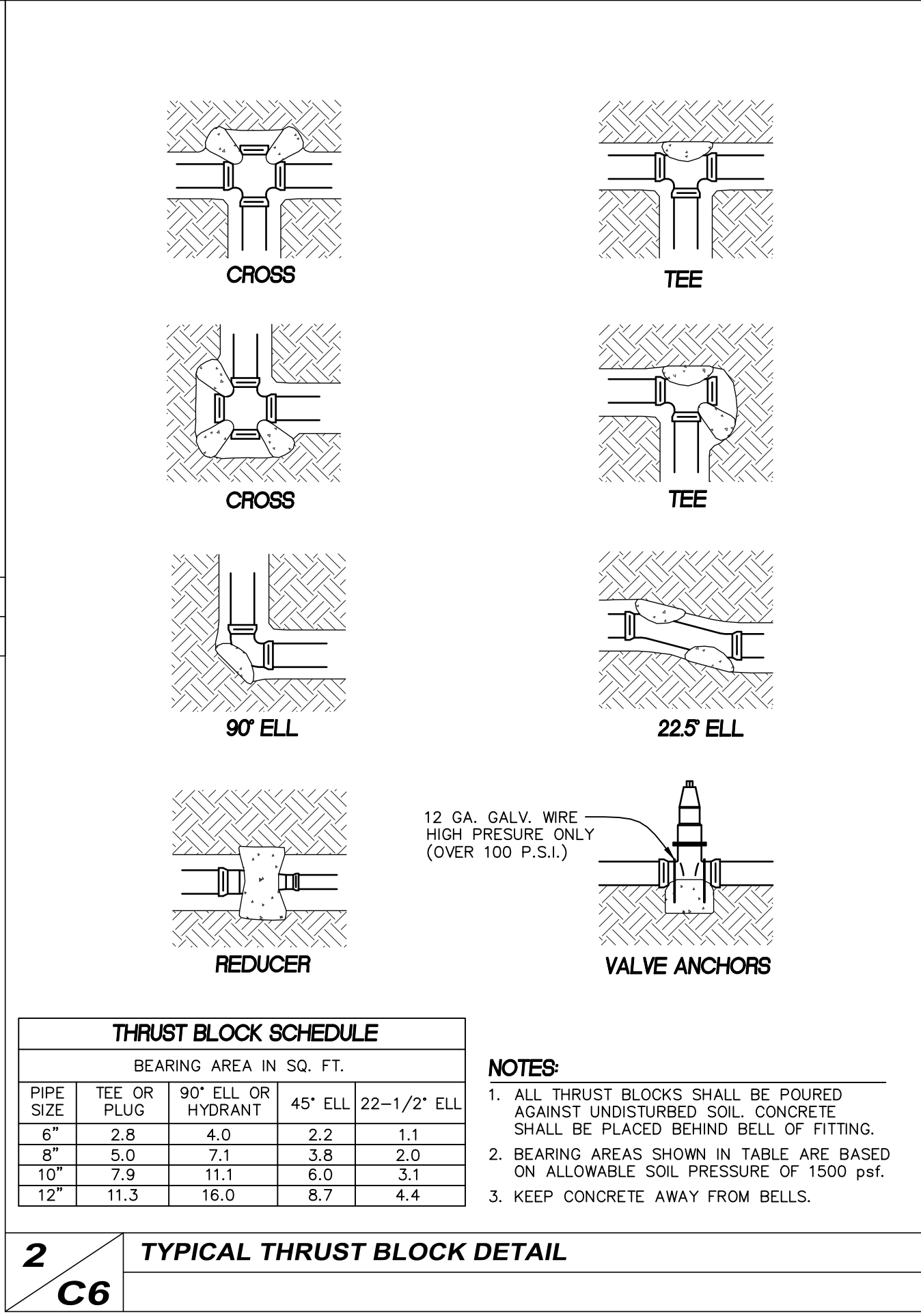
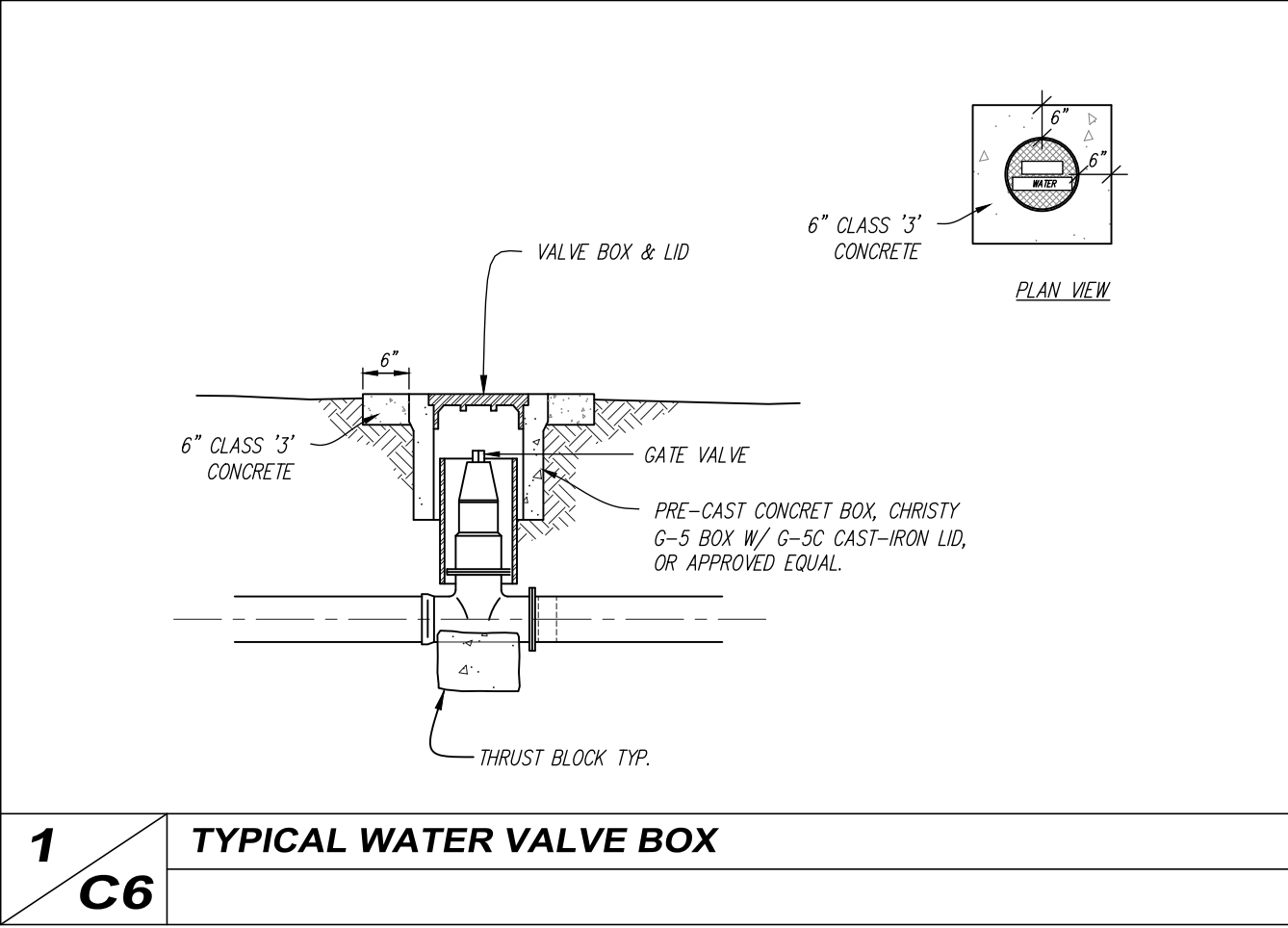
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SWANSON
ENGINEERING, INC.
2000 OAK STREET SUITE 150 - BAKERSFIELD, CA 93301
P: (661) 831-4919; F: (661) 873-4777
JOB# 22-002



WATER NOTES:

- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF BAKERSFIELD WATER RESOURCES DEPARTMENT CURRENT STANDARDS AND SPECIFICATIONS FOR DOMESTIC WATER SYSTEMS.
- CONNECTION TO THE CITY OF BAKERSFIELD WATER SYSTEM SHALL NOT BE ALLOWED AND INSPECTIONS WILL NOT OCCUR WITHOUT VERIFICATION OF PAYMENT OF ALL ASSOCIATED WATER AVAILABILITY FEES, INSPECTION/METER SET FEES, AND APPROVAL OF WATER PLANS BY THE WATER RESOURCES DEPARTMENT.
- BACKFILL AND COMPACTION OF TRENCHES SHALL BE IN ACCORDANCE WITH THE CITY OF BAKERSFIELD STD. DWG. W-1 AND ST-12, EXCEPT AS NOTED ON THE PLANS.
- WATERLINE TRENCHES SHALL NOT BE SHARED WITH ANY OTHER UTILITY. THIS REQUIREMENT SHALL BE CLEARLY INDICATED ON THE WATER AND UTILITY PLANS FOR THE DEVELOPMENT.
- CONTRACTOR SHALL VERIFY BY POT-HOLING THE EXACT LOCATION OF ALL CONNECTION POINTS AND ALL OTHER UTILITIES OR APPURTENANCES THAT MAY POTENTIALLY INTERFERE WITH INSTALLATION OF WATER IMPROVEMENTS PRIOR TO PERFORMING ANY WORK.
- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (811) AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, 1-800-227-2600.
- CONTRACTOR SHALL NOTIFY CALIFORNIA WATER SERVICE COMPANY, AS AGENT OF INSPECTION FOR THE CITY OF BAKERSFIELD, AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION, 661-834-7200.
- CONTRACTOR SHALL ENSURE THAT ALL FIRE HYDRANTS ARE NOT PLACED WITHIN FIVE FEET OF ANY EXISTING OR PROPOSED WALLS, FENCES, STREET LIGHTS, AND LANDSCAPING OR ANY OTHER OBSTRUCTIONS.
- ANY EXISTING OR PROPOSED TREE SHALL HAVE A MINIMUM OF FIVE FOOT (5') HORIZONTAL CLEARANCE FROM ANY WATER MAINLINE.
- CONTRACTOR SHALL INSTALL WHARF HYDRANTS AT PHASE BOUNDARIES IF ADJOINING PHASES ARE NOT YET CONSTRUCTED. UPON EXTENSION OF WATER LINE, WHARF HYDRANTS SHALL BE REMOVED AND RELOCATED TO THE NEXT PHASE BOUNDARY.
- CONTRACTOR IS RESPONSIBLE TO INSTALL METER BOXES. CITY OF BAKERSFIELD WILL INSTALL METERS THROUGH REQUEST OF OWNER/CONTRACTOR.
- ALL EXISTING WATER VALVES SHALL BE OPERATED SOLELY BY AUTHORIZED CITY OF BAKERSFIELD WATER DEPARTMENT PERSONNEL OR ITS REPRESENTATIVE AGENTS.

SEWER NOTES:

GENERAL

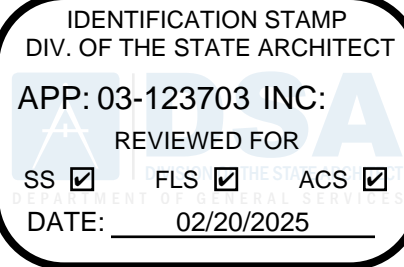
- CONTRACTOR WILL FURNISH ALL MATERIALS, TOOLS, LABOR, EQUIPMENT, AND SUPERVISION NECESSARY TO COMPLETE INSTALLATION.
- PVC PIPE
1. MATERIALS - PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF THE CURRENT ASTM SPECIFICATION D-3034 FOR SDR35 PVC. PIPE AND FITTINGS SHALL BE HOMOGENEOUS THROUGHOUT AND FREE FROM CRACKS, HOLES, FOREIGN INCLUSIONS, OR OTHER MANUFACTURING DEFECTS.
2. JOINTS - USE ONLY ELASTOMERIC GASKET JOINTS. THE ASSEMBLY OF JOINTS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE PVC PIPE CONNECTS TO VCP PIPE, USE ONLY COUPLINGS APPROVED BY THE CITY OF BAKERSFIELD.
3. INSTALLATION - PIPE AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT ASTM SPECIFICATION D-2321. ONLY CLASS 1 AND 4 EMBEDMENT MATERIALS WILL BE CONSIDERED SUITABLE.

SYSTEM TESTING

- A PRESSURE TEST SHALL BE PERFORMED ON INSTALLED PIPE IN ACCORDANCE WITH THE CITY OF BAKERSFIELD SUBDIVISION DESIGN MANUAL AND THE RECOMMENDATIONS OF THE MANUFACTURER.

MISCELLANEOUS

- WYE FITTINGS SHALL BE INJECTION MOLDED IN-LINE TYPE AND SHALL BE USED FOR ALL LATERAL CONNECTIONS.
- ALL SEWER STUBS SHALL BE CLOSED WITH A STANDARD PLASTIC PLUG, SOLVENT WELDED.
- WATER JETTING AND FLOODING SHALL NOT BE USED FOR BACKFILL COMPACTION.
- UNDERGROUND SERVICE ALERT (USA) SHALL BE NOTIFIED AT LEAST 2 WORKING DAYS BEFORE CONSTRUCTION. TELEPHONE (1-800-642-2444)
- CONTRACTOR TO CALL FOR USA LOCATE AND POTHOLE ALL MARKED UTILITIES THAT CROSS OR ARE WITHIN 5' HORIZONTAL DISTANCE OF SEWER AND STORM DRAIN LINES. VERTICAL AND HORIZONTAL LOCATION SHALL BE ASCERTAINED BY THE CONTRACTOR AHEAD OF ANY EXCAVATIONS TO VERIFY THAT THE PROPOSED DESIGN DOES NOT CONFLICT WITH ANY UTILITIES. IN THE EVENT A CONFLICT EXISTS THE ENGINEER SHALL BE NOTIFIED IN ORDER TO REDESIGN THE ALIGNMENT. IF RELOCATION OF EXISTING UTILITIES IS DEEMED NECESSARY, THE CONTRACTOR SHALL BE COMPENSATED FOR INSTRUCTED RELOCATION. IF REDESIGN OF THE ALIGNMENT REQUIRES ADDITIONAL FITTINGS, PIPE, OR EXCAVATION THE CONTRACTOR SHALL BE COMPENSATED FOR REVISION. IN THE EVENT A UTILITY IS DAMAGED, THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ITS REPAIR.
- CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SEWER AND STORM DRAIN LINES THAT THE NEW SYSTEM TIES INTO PRIOR TO TRENCHING. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER SO THAT ANY NECESSARY ADJUSTMENTS MAY BE MADE. UTILITIES SHALL BE THOROUGHLY RESEARCHED AND LOCATED BY THE CONTRACTOR PRIOR TO TRENCHING. CROSSING UTILITIES SHALL BE DAYLIGHTED AND CHECKED FOR GRADE BY THE CONTRACTOR PRIOR TO TRENCHING.



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BAKERSFIELD, KERN COUNTY, CALIFORNIA



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SITE UTILITY NOTES & DETAILS

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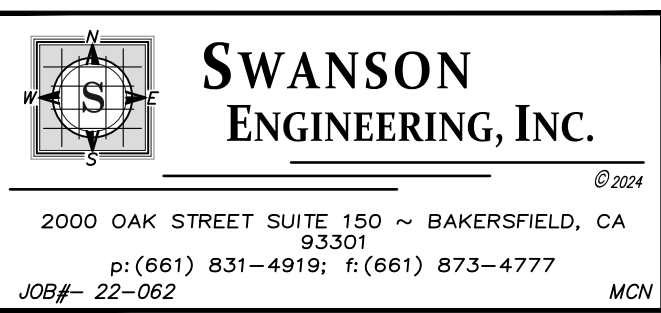
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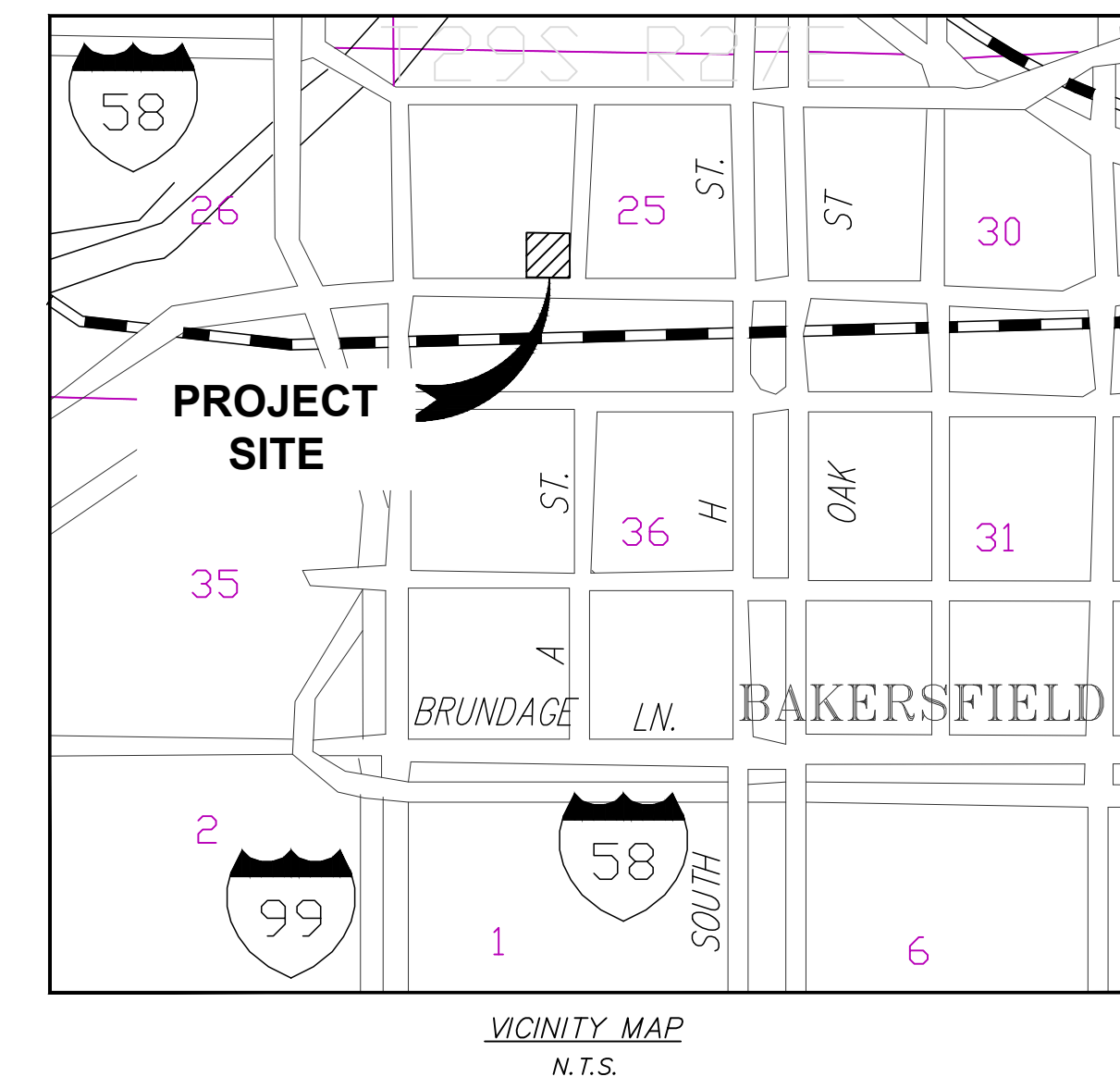
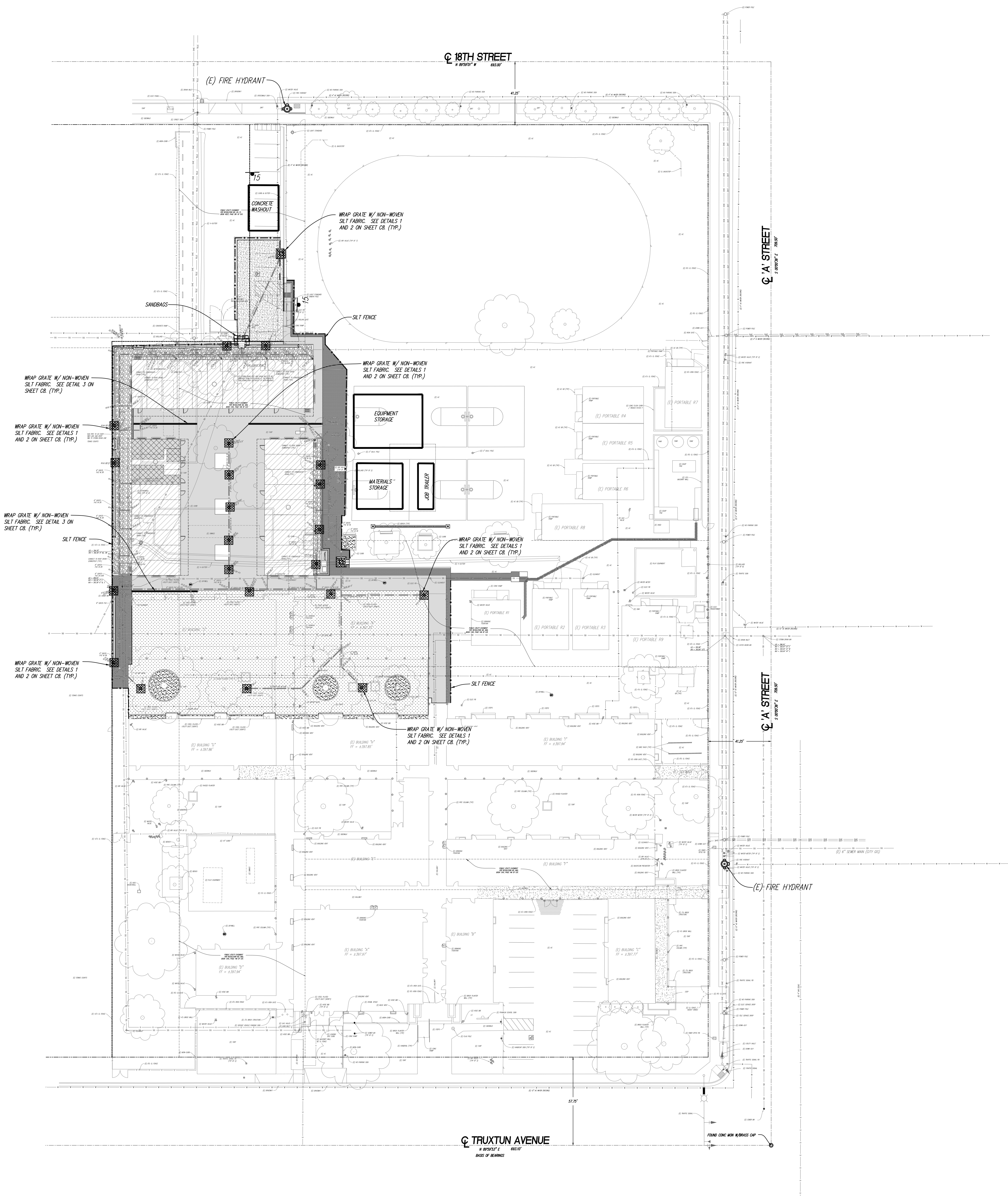
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OF SHEETS





- LEGEND**
- 15 FURNISH AND INSTALL TRAFFIC SIGNS, 15MPH
 - SILT FENCE OR FIBER ROLL PER CASQA DETAIL SE-1 OR SE-5
 - 4' HIGH PLASTIC MESH ORANGE CONSTRUCTION SAFETY BARRIER FENCE
 - ⊙ FIRE HYDRANT
 - ⊠ WRAP GRATE W/ NON-WOVEN SILT FABRIC. SEE DETAILS 1 & 2 ON SHEET CB.
 - ⊞ SANDBAGS
 - 30'x50' GRAVEL ENTRY WITH GRIZZLY PER CASQA DETAIL TC-1. 3" ROCK SIZE.

- BMP NOTES:**
1. NON-STORM WATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM.
 2. POLLUTANTS SHALL BE REMOVED FROM STORM WATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICAL.
 3. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
 4. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMPs, INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
 5. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORM WATER DISCHARGE.
 6. WATER SITE IN COMPLIANCE W/ CASQA WE-1.
 7. SWEEP STREET DAILY IN COMPLIANCE W/ CASQA SE-7.
 8. ALL STORM DRAIN GRATES ARE TO BE WRAPPED WITH NON-WOVEN SILT FABRIC TO PREVENT SILT ENTRY INTO THE DRAINAGE SYSTEM.
 9. ALL STORM DRAIN FILTER FABRICS ARE REQUIRED TO STAY IN PLACE UNTIL THE AREA DRAINING TO SAID STORM DRAIN INLET IS COMPLETELY STABILIZED (PAVEMENT OR LANDSCAPE HAS BEEN INSTALLED).
 10. CONSULT WITH SWPPP INSPECTOR AND/OR THE OSP BEFORE MAKING PERMANENT ADJUSTMENTS TO BMPs.

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B.M.P. PLAN

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7 OF SHEETS



SWANSON ENGINEERING, INC.
2000 OAK STREET SUITE 150 ~ BAKERSFIELD, CA 93301
P: (661) 831-4918; F: (661) 873-4777
JOB# 22-062 MCH

KERN COUNTY
ENGINEERING AND SURVEY SERVICES DEPARTMENT
BEST MANAGEMENT PRACTICES (BMP's)
INSTRUCTIONS

The following BMP's are examples only and may or may not be applicable to a specific project. It is the engineer's responsibility to develop a Storm Water Pollution Prevention Plan (SWPPP) and incorporate all appropriate BMP's into the project plans and specifications to effectively control erosion and sediment during construction.

The placement of devices to control erosion and sediment shall be clearly shown on the plans. They shall be modified as necessary during the course of construction, and the SWPPP shall be updated accordingly.

The contractor must implement an effective combination of erosion and sediment control on all disturbed areas during the rainy season.

Sediment control BMP's are required at appropriate locations along the site perimeter and at all operational internal inlets to a storm drain system at all times during the rainy season. Non-stormwater discharges may enter a new storm drain system that is not yet accepted by the County and is not connected to an existing County system. All sediments shall be removed from the storm drain system prior to acceptance by the County.

After a rainstorm, all silt and debris shall be removed from check basins, desludging basins, and other devices. Any device and slope surface protection damaged during a rainstorm shall be immediately repaired.

All removable protective devices shall be in place at the end of each working day when the five-day rain probability forecast exceeds forty percent. (40%)

The "Applicability of NPDES Storm Water Program for a Project Disturbing One (1) Acre or Greater Within Kern County" form must be completed and shall be submitted with the permit application. The form shall be signed by the owner and engineer and shall also indicate an emergency contact person.

Revision	Date	By	Check	County of Kern State of California	NPDES BMP Development	Sediments and Erosion Control	Plate No.
1	06/14/2003	BT	BT	STANDARD	STANDARD	STANDARD	BMP I/S

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BEST MANAGEMENT PRACTICES (BMP's)
General Notes

1. Best Management Practices (BMP's) contained herein reflect minimum requirements. Alternate methods providing equal or greater protection may be utilized. For additional BMP's refer to California Stormwater BMP Handbooks, available at WWW.CALFPMHANDBOOKS.COM.

2. All construction activity shall be performed in accordance with a Stormwater Pollution Prevention Plan (SWPPP) developed and implemented in compliance with requirements of the Kern County Stormwater Management Program, National Pollutant Discharge Elimination System (NPDES) Permit, and the State's General Permit.

3. The SWPPP shall:

a. Identify potential pollutant sources and include the design and placement of BMP's to effectively prohibit the entry of pollutants from the construction site into and onto the street and storm drain system during construction.

b. Be kept on site and amended to reflect changing conditions throughout the course of construction.

c. Be kept up to date. Any additional updates requested by agency representative are to be made immediately.

4. Non-Stormwater discharges are prohibited from entering any storm drain system and/or street.

5. Pollutants shall be removed from stormwater discharges to the Maximum Extent Practicable (MEP) through design & implementation of the SWPPP.

6. A standby crew for emergency work shall be available at all times during the rainy season (Nov. 1 to Apr. 15). Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices or damaged erosion control measures or sediment control measures when rain is imminent.

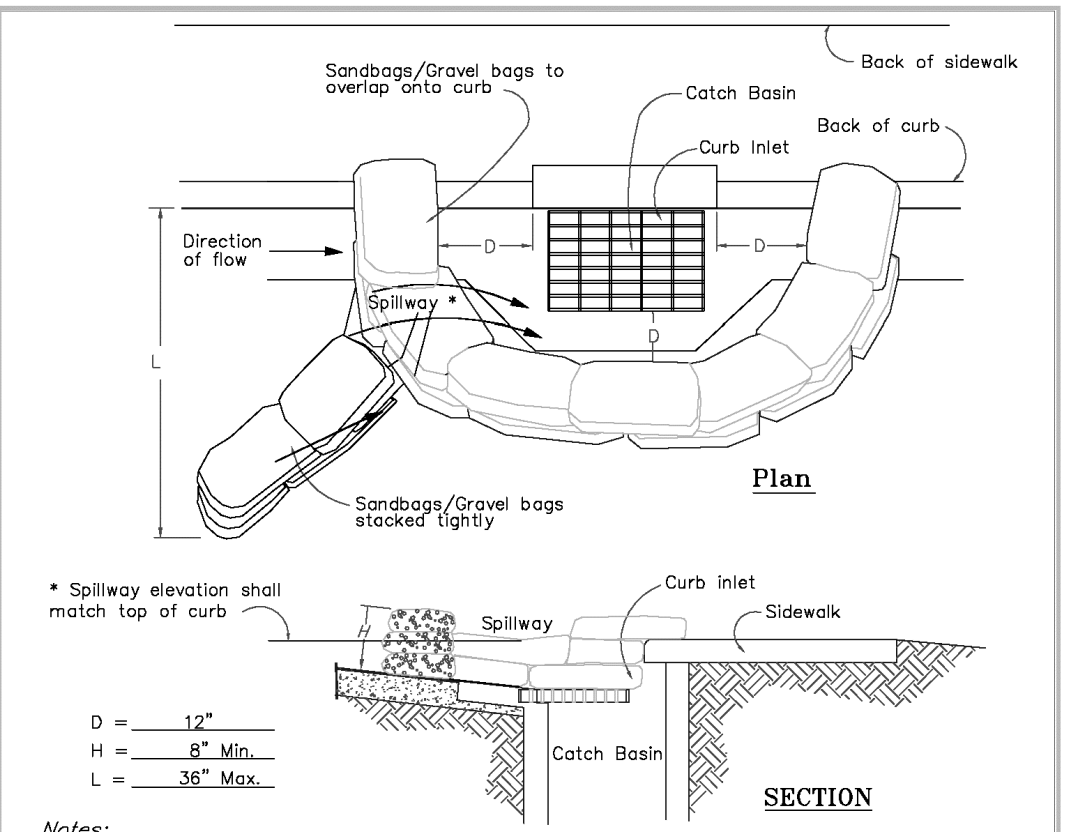
7. Portable sanitary facilities shall be located on relatively level ground away from traffic areas, drainage courses, and storm drain inlets.

8. Employees, subcontractors and suppliers shall be educated on all BMP's including concrete waste storage and disposal procedures.

9. Sediment control practices shall effectively prevent a net increase of sediment load in stormwater discharge.

Revision	Date	By	Check	County of Kern State of California	NPDES BMP Development	Sediments and Erosion Control	Plate No.
1	06/14/2003	BT	BT	STANDARD	STANDARD	STANDARD	BMP 1

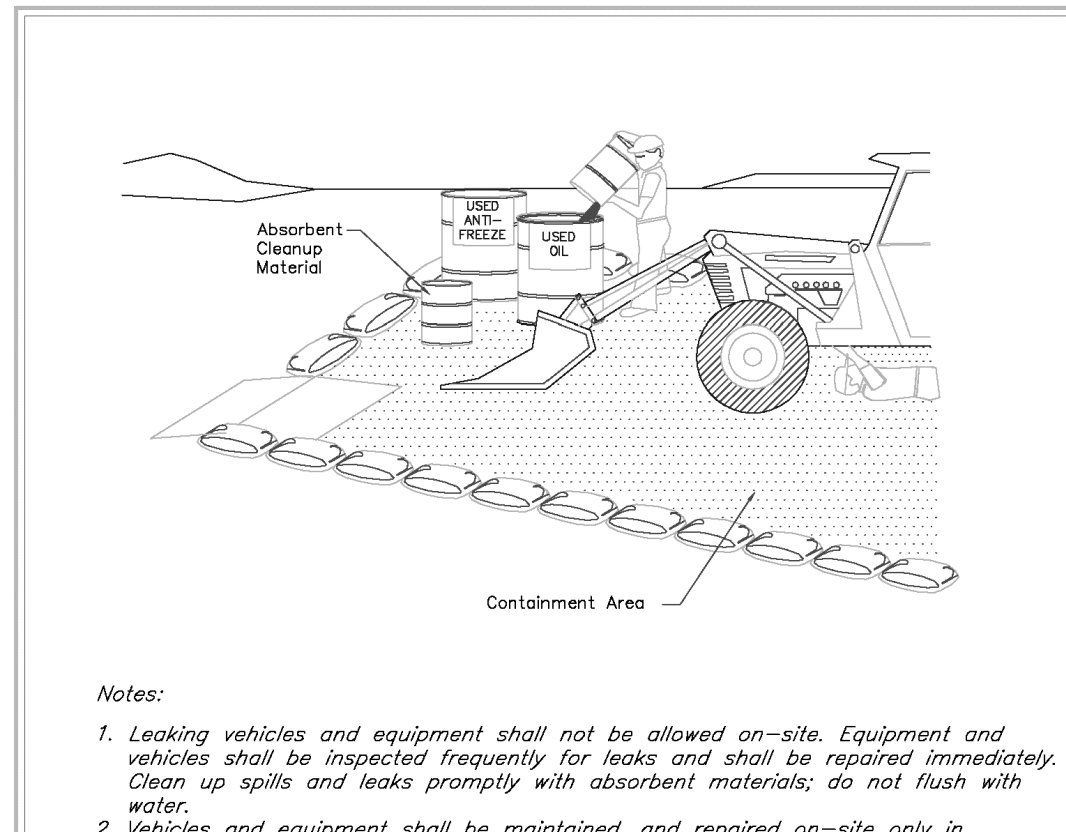
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- Notes:
- Catch Basin/Inlet protection shall be installed wherever there is a potential of stormwater or non-stormwater being discharged into it.
 - Inlet protection is required along with other pollution prevention measures such as: erosion control, soil stabilization, and measures to prevent tracking onto paved surfaces.
 - Modify inlet protection as needed to avoid creating traffic hazards.
 - Include inlet protection measures of hillside v-ditches and misc. drainage swales.
 - Inlet protection shall be inspected and accumulated sediments removed. Sediment does not enter the storm drain system.
 - Damaged bags shall be replaced immediately.
 - Additional sandbag sediment traps shall be placed at intervals as indicated on site plan.

Revision	Date	By	Check	County of Kern State of California	NPDES BMP Development	Sediments and Erosion Control	Plate No.
1	06/14/2003	BT	BT	STANDARD	STANDARD	STANDARD	BMP A

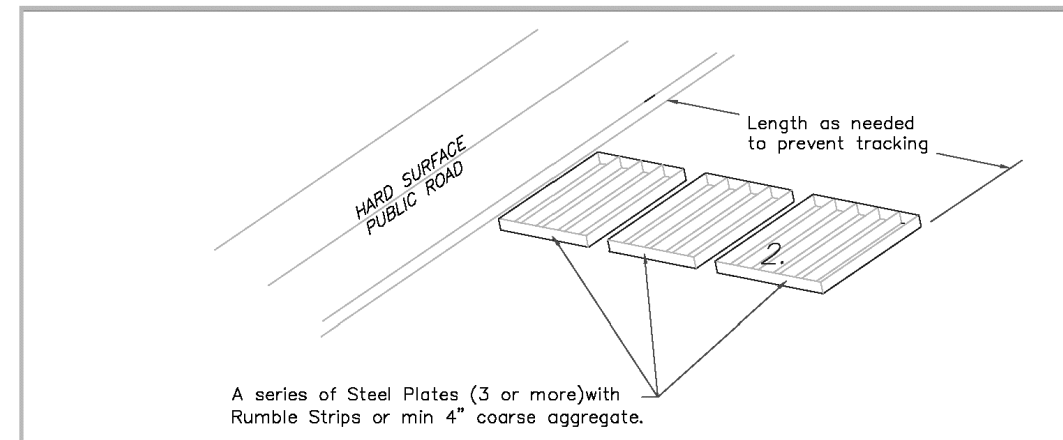
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- Notes:
- Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
 - Vehicles and equipment shall be maintained, and repaired on-site only in designated areas. Prevent run-on and run-off from designated areas.
 - Containment devices shall be provided and areas shall be covered if necessary.
 - Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
 - Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
 - Properly dispose of used oils, fluids, and lubricants.
 - Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
 - Maintain an adequate supply of absorbent spill cleanup materials in designated areas.

Revision	Date	By	Check	County of Kern State of California	NPDES BMP Development	Sediments and Erosion Control	Plate No.
1	06/14/2003	BT	BT	STANDARD	STANDARD	STANDARD	BMP B

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A series of Steel Plates (3 or more) with Rumble Strips or min 4" coarse aggregate.

Notes:

1. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to prevent sediments from being deposited into the public roads. Depositions must be swept up immediately and may not be washed down by rain or other means into the storm drain system.

2. Stabilized construction entrance shall be:

a. Located at any point where traffic will be entering or leaving a construction site to or from a public right of way, street, alley, and sidewalk or parking area.

b. A series of steel plates with "rumble strips", and/or min 4" coarse aggregate with length, width & thickness as needed to adequately prevent any tracking onto paved surfaces.

3. Adding a wash rack with a sediment trap large enough to collect all wash water can greatly improve efficiency.

4. All vehicles accessing the construction site shall utilize the stabilized construction entrance sites.

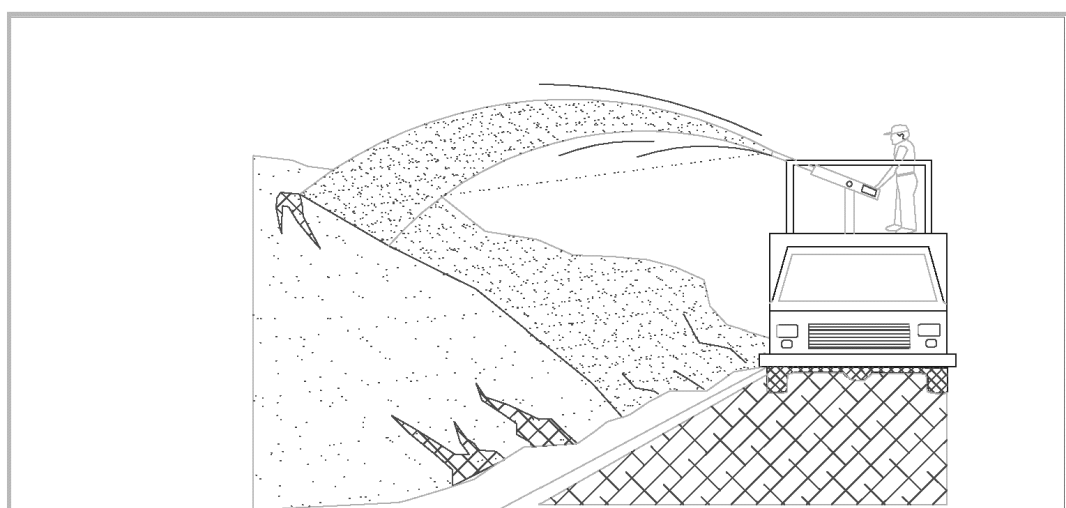
1. Remove all sediment deposited on paved roadways immediately.

2. Sweep paved areas that receive construction traffic whenever sediment becomes visible.

3. Statement: washing with water is prohibited if it results in a discharge to the storm drain system.

Revision	Date	By	Check	County of Kern State of California	NPDES BMP Development	Sediments and Erosion Control	Plate No.
1	06/14/2003	BT	BT	STANDARD	STANDARD	STANDARD	BMP C

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Notes:

1. Soil/Slope stabilization practices shall be designed to preserve existing vegetation where feasible and to revegetate open areas as soon as feasible after grading. These control practices shall include temporary seeding, permanent seeding, mulching, and stabilization, vegetative buffer strips, protection of trees, or other soil stabilization practices.

2. Soil stabilization shall be implemented on all inactive disturbed areas during a rain event or potential rain.

3. Stabilization practices shall control/prevent erosion from the forces of wind and water.

4. Stabilization practices shall be implemented in conjunction with sediment trapping/filtering practices and practices to reduce the tracking of sediment onto paved roads.

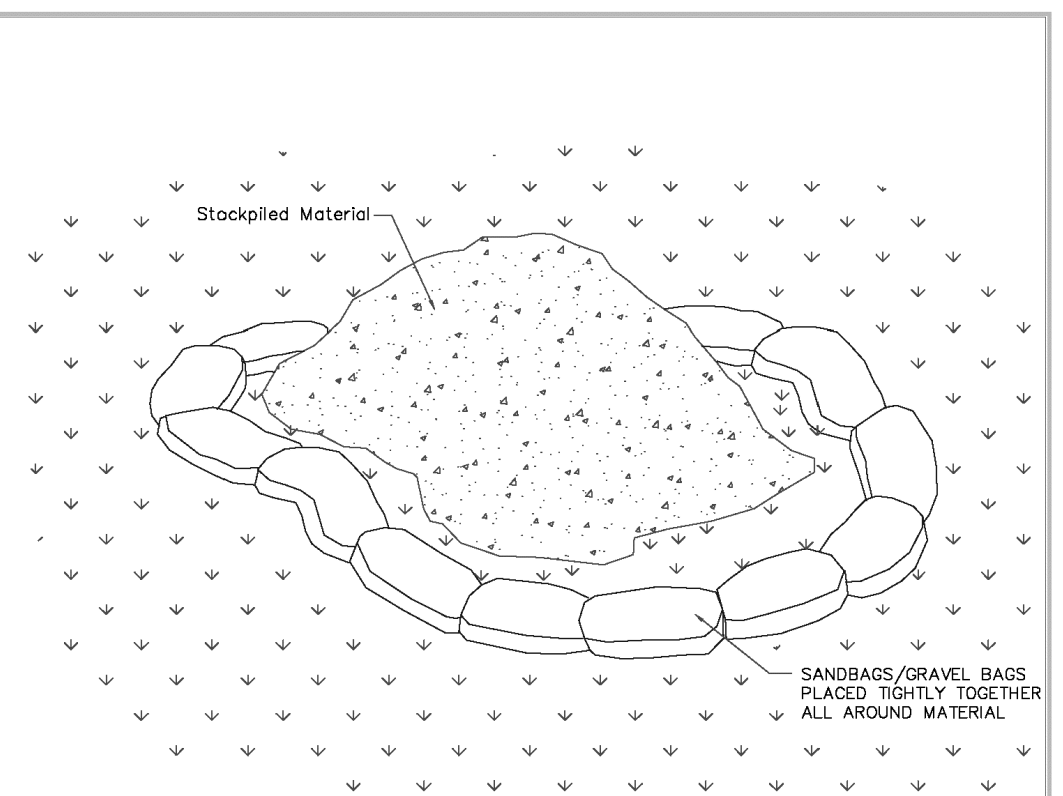
5. When using straw mulching, the minimum application shall be 2 tons/acre. Mulch must be anchored immediately to minimize loss by wind or water.

6. When using hydeseeding/mulching, the minimum application of wood fiber shall be 1,500 lbs/acre, that does not contain more than 50 percent reasphalt.

7. For seeding recommendations, contact USGS, Natural Resources Conservation Service at 5000 California Avenue, Bakersfield, CA 93309-0725. Phone: (661) 336-0967.

Revision	Date	By	Check	County of Kern State of California	NPDES BMP Development	Sediments and Erosion Control	Plate No.
1	06/14/2003	BT	BT	STANDARD	STANDARD	STANDARD	BMP D

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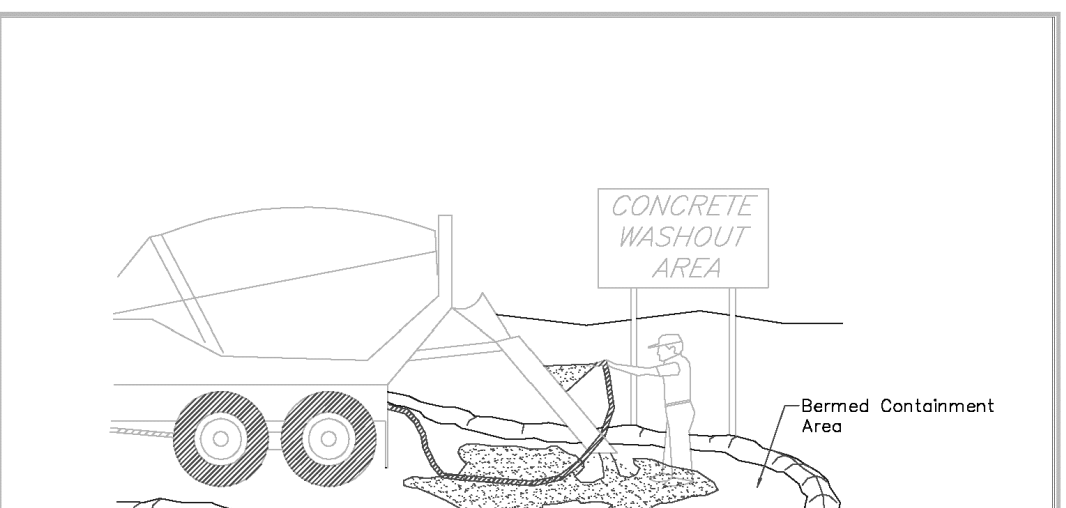
Notes:

1. Dirt and other construction related materials placed in the street or on other impervious surfaces must be contained with sandbags or other measures to prevent transport to the storm drain system.

2. Any construction material stored or stockpiled on-site shall be protected from being transported by the force of wind or water.

Revision	Date	By	Check	County of Kern State of California	NPDES BMP Development	Sediments and Erosion Control	Plate No.
1	06/14/2003	BT	BT	STANDARD	STANDARD	STANDARD	BMP E

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Notes:

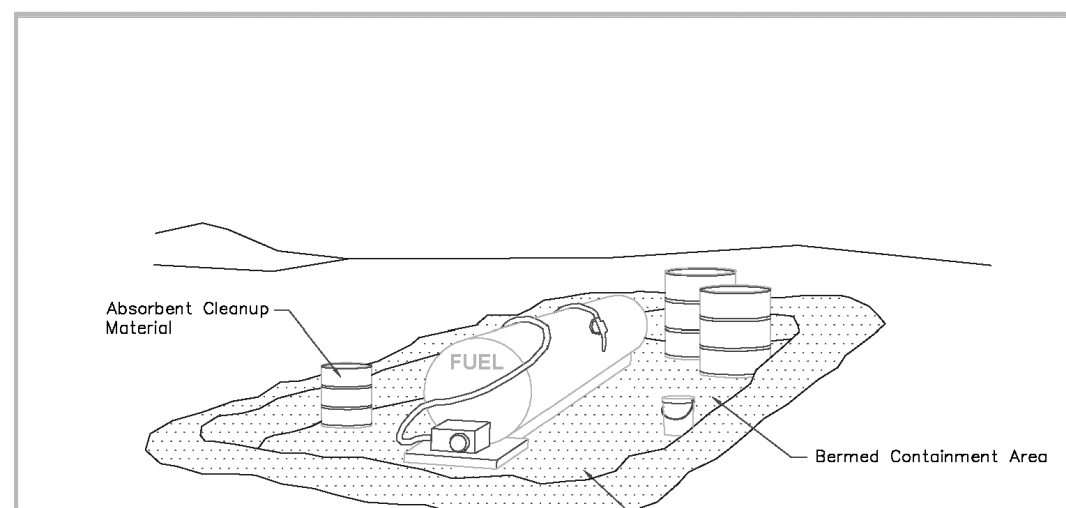
1. Excess and waste concrete shall not be washed into the street or into a drainage system.

2. For washout of concrete and mortar products, a designated containment facility of sufficient capacity to retain liquid and solid waste shall be provided on site.

3. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, piled up and disposed of properly.

Revision	Date	By	Check	County of Kern State of California	NPDES BMP Development	Sediments and Erosion Control	Plate No.
1	06/14/2003	BT	BT	STANDARD	STANDARD	STANDARD	BMP F

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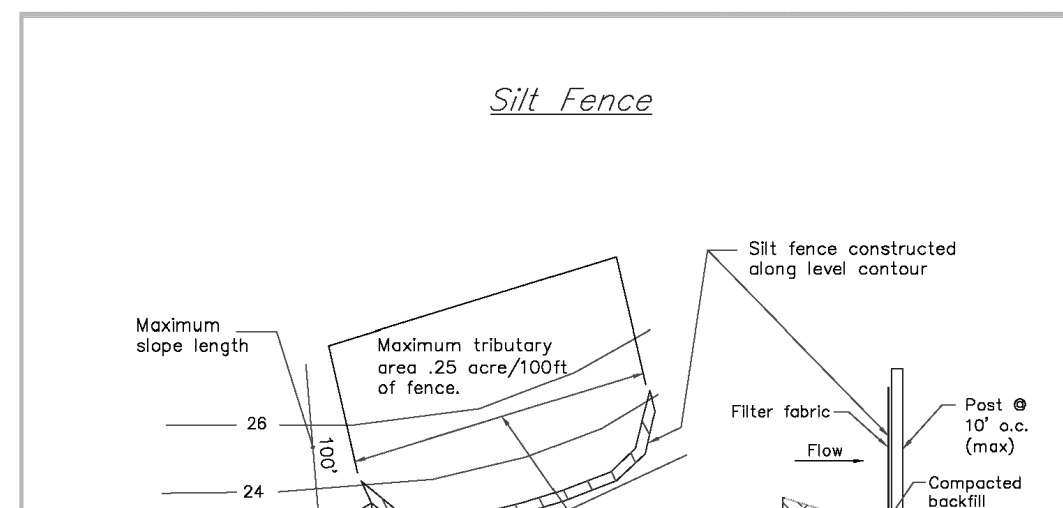
Notes:

1. Fueling shall be performed in a designated area, away from drainage courses.

2. Absorbent cleanup material shall be on site and used immediately in the event of a spill.

Revision	Date	By	Check	County of Kern State of California	NPDES BMP Development	Sediments and Erosion Control	Plate No.
1	06/14/2003	BT	BT	STANDARD	STANDARD	STANDARD	BMP G

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Notes:

1. Construct the silt fence along a level contour.

2. Silt fences shall remain in place until the disturbed area is permanently stabilized.

3. Provide sufficient room for runoff to pond behind the fence and allow sediment removal equipment to pass between the silt fence and toe of slope or other obstructions. About 1200 sq. ft. of ponding area shall be provided for every acre draining to the fence.

4. Turn the ends of the filter fabric uphill to prevent stormwater from flowing around the fence.

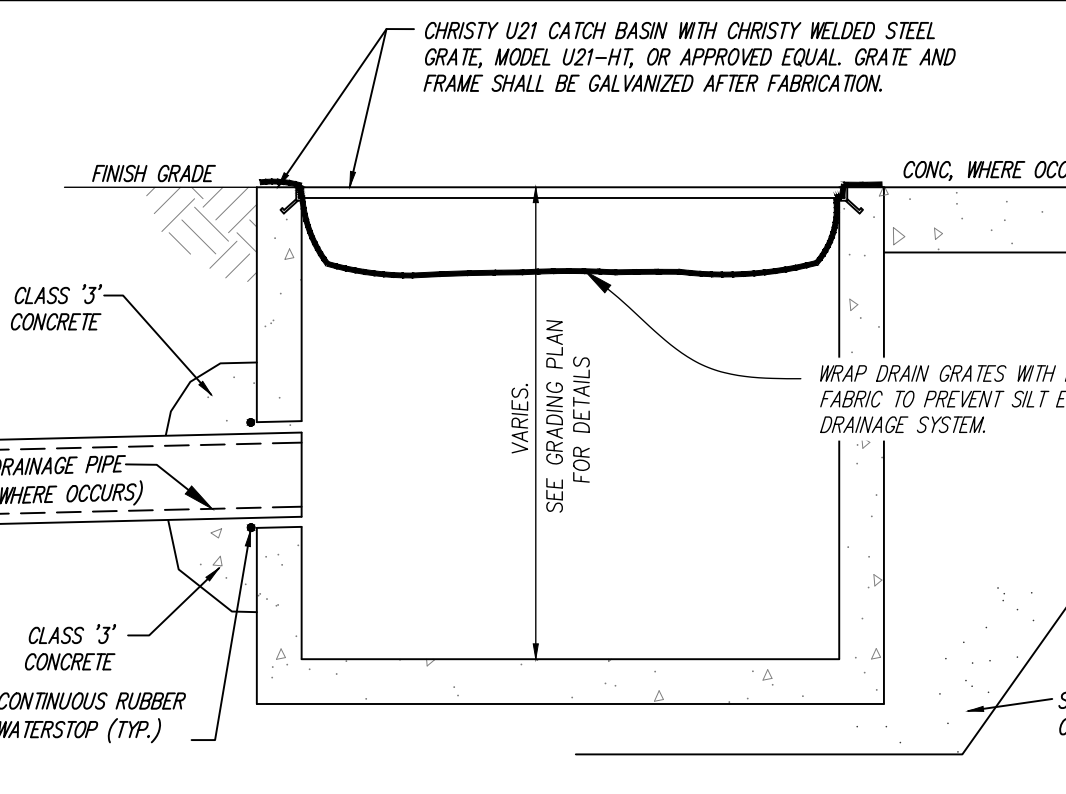
5. Leave an undisturbed or stabilized area immediately downslope from the fence.

6. Do not place in live stream or intermittently flowing channels.

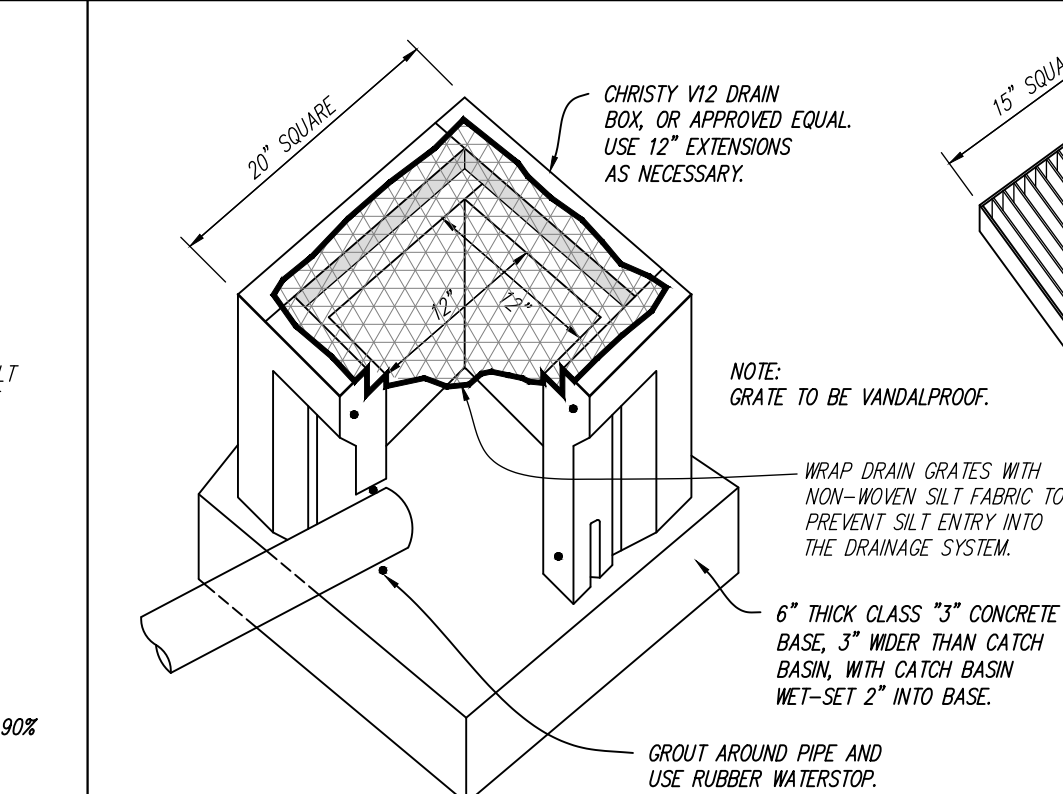
7. When standard filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy-duty wire staples at least 1 inch long, tie wires or hog rings.

Revision	Date	By	Check	County of Kern State of California	NPDES BMP Development	Sediments and Erosion Control	Plate No.
1	06/14/2003	BT	BT	STANDARD	STANDARD	STANDARD	BMP H

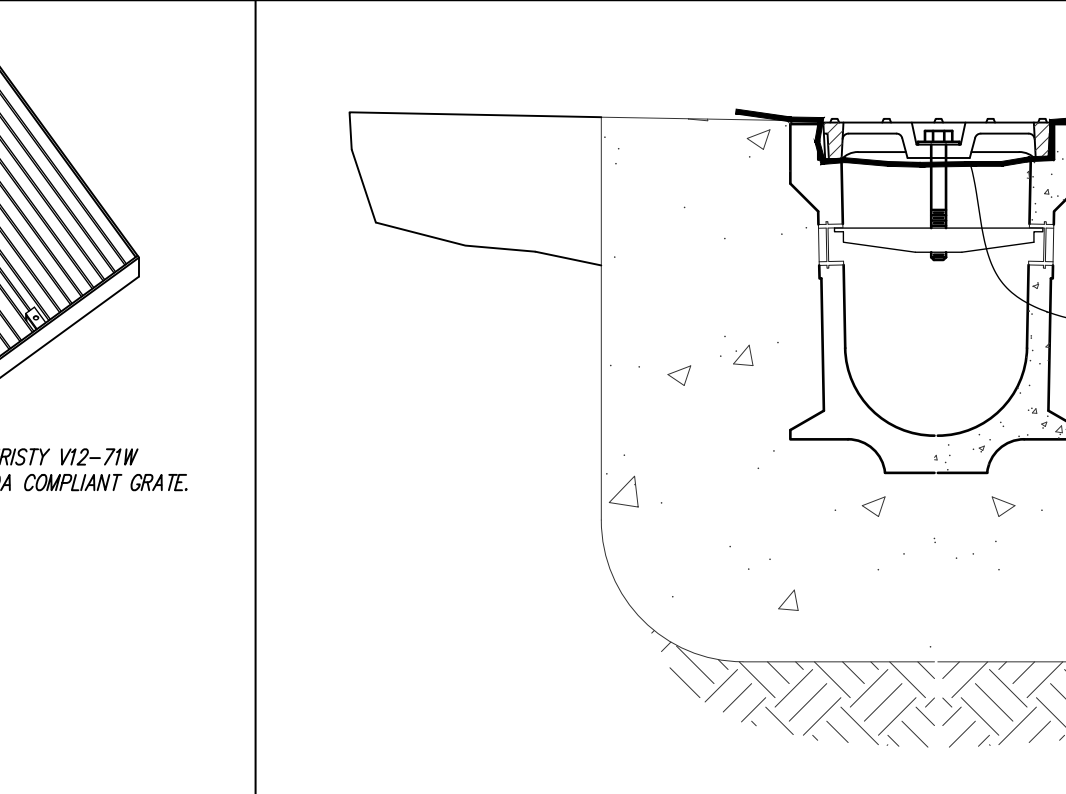
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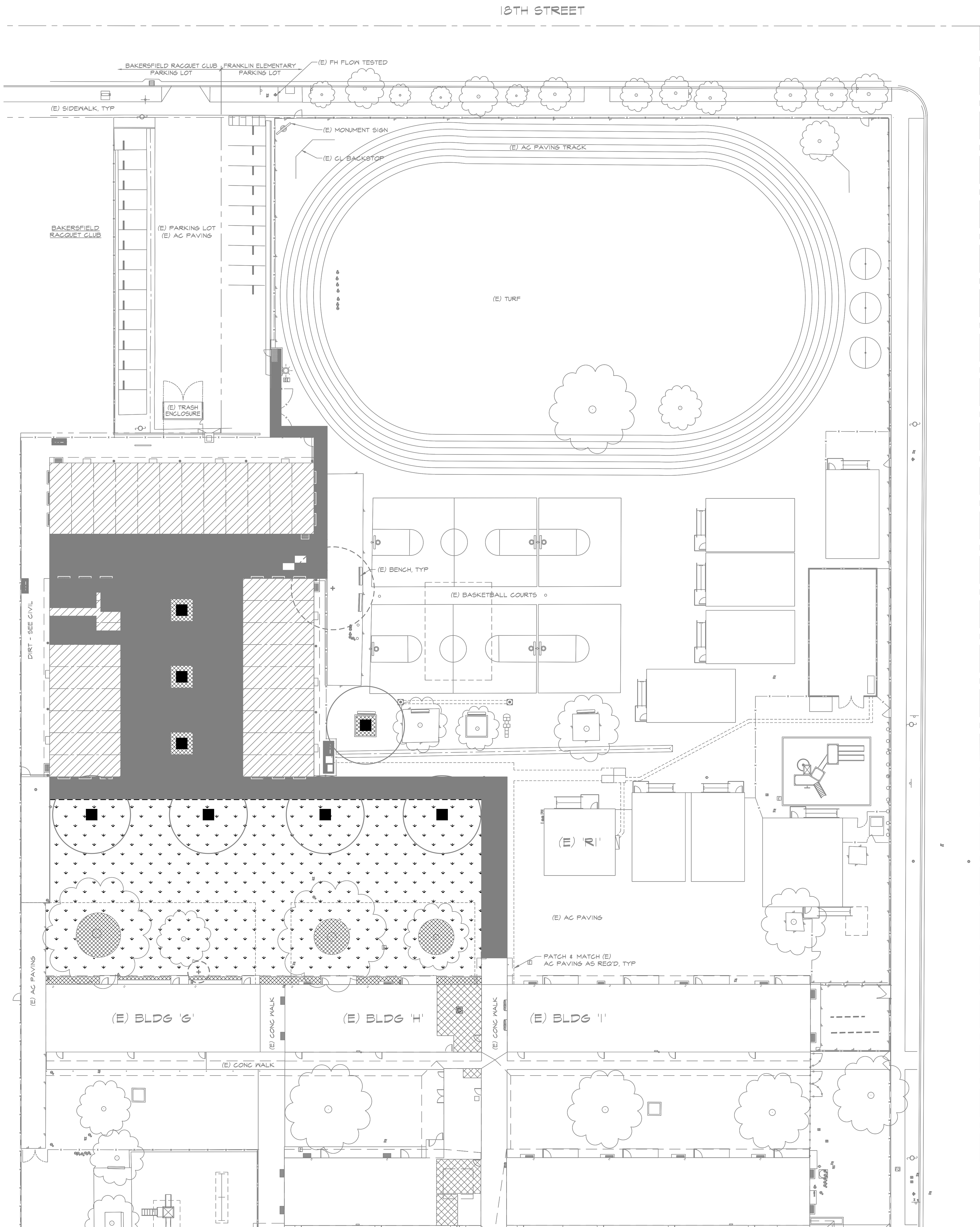
1 C8 STORM DRAIN INLET PROTECTION



2 C8 CHRISTY V-12 DRAIN INLET PROTECTION



3 C8 TRENCH DRAIN INLET PROTECTION



PARTIAL SITE PLAN

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IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

PTN : 63321-393 FILE: 15-6

FRANKLIN ELEMENTARY SCHOOL
THREE (3) MODULAR BUILDINGS
2400 TRUXTUN AVENUE
FOR
BAKERSFIELD CITY SCHOOL DISTRICT
BAKERSFIELD, KERN COUNTY, CALIFORNIA 93301

1601 NEW STINE ROAD, SUITE 280
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STEPHEN J. CORBIN, NCARB, AIA, LEED®-AP

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IRRIGATION
HYDROZONE
PLAN AND
WATER USE
CALCULATIONS

MARK	DATE	REVISIONS
△		
△		
△		

JOB NO.
1348

DRAWN: JR

CHECKED: MER

DATE: 7/24/23

1

OF 5 SHEETS

HYDROZONE SUMMARY

NON-SPECIAL LANDSCAPE AREAS

HYDROZONE #	SYMBOL	DESCRIPTION
A	■	HYDROZONE A- 200 SF (1.2%) TREE IRRIGATED WITH DEEP ROOT BUBBLERS
B	▨	HYDROZONE B- 1,372 SF (8.4%) DECOMPOSED GRANITE WITH NO IRRIGATION COMBINED NON-SLA AREA - 1,572 SF

SPECIAL LANDSCAPE AREAS- (AREAS USED FOR GATHERING OR RECREATION)

HYDROZONE #	SYMBOL	DESCRIPTION
C	⬆	HYDROZONE C- 14,687 SF (90.4%) BERMUDA SOD TURF AREAS IRRIGATED WITH POP-UP ROTORS AND SPRAY HEADS
		COMBINED SLA AND NON-SLA AREA - 16,259 SF (TOTAL LANDSCAPE AREA)

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET_o) 52.4

Hydrozone # (Planting Description) ^a	Plant Factor (PF) ^b	Irrigation Method ^c	Irrigation Efficiency (IE) ^d	ETAF (PF/IE) ^e	Landscape Area (sq.ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^f
Regular Landscape Areas							
Zone A	0.30	drip	0.81	0.37	200	74	2,407
Zone B	0.00	drip	0.81	0.00	1,372	0	0
					Totals	1,572	2,407
Special Landscape Areas							
Zone C				1.00	14,687	14,687	477,151
					Totals	14,687	477,151
						ETWU Total	479,558
						Maximum Allowed Water Allowance (MAWA) ^g	500,133

^a Hydrozone #/Planting Description
E.g.:
1.) high water use
2.) low water use
3.) moderate water use

^b Irrigation Method
overhead spray
or drip

^c Irrigation Efficiency
0.75 for spray head
0.81 for drip

^d ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area

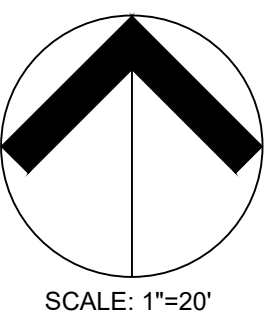
^e MAWA (Annual Gallons Allowed)
(Eto) (0.62) (ETAF x LA) + (1-ETAF) x SLA)

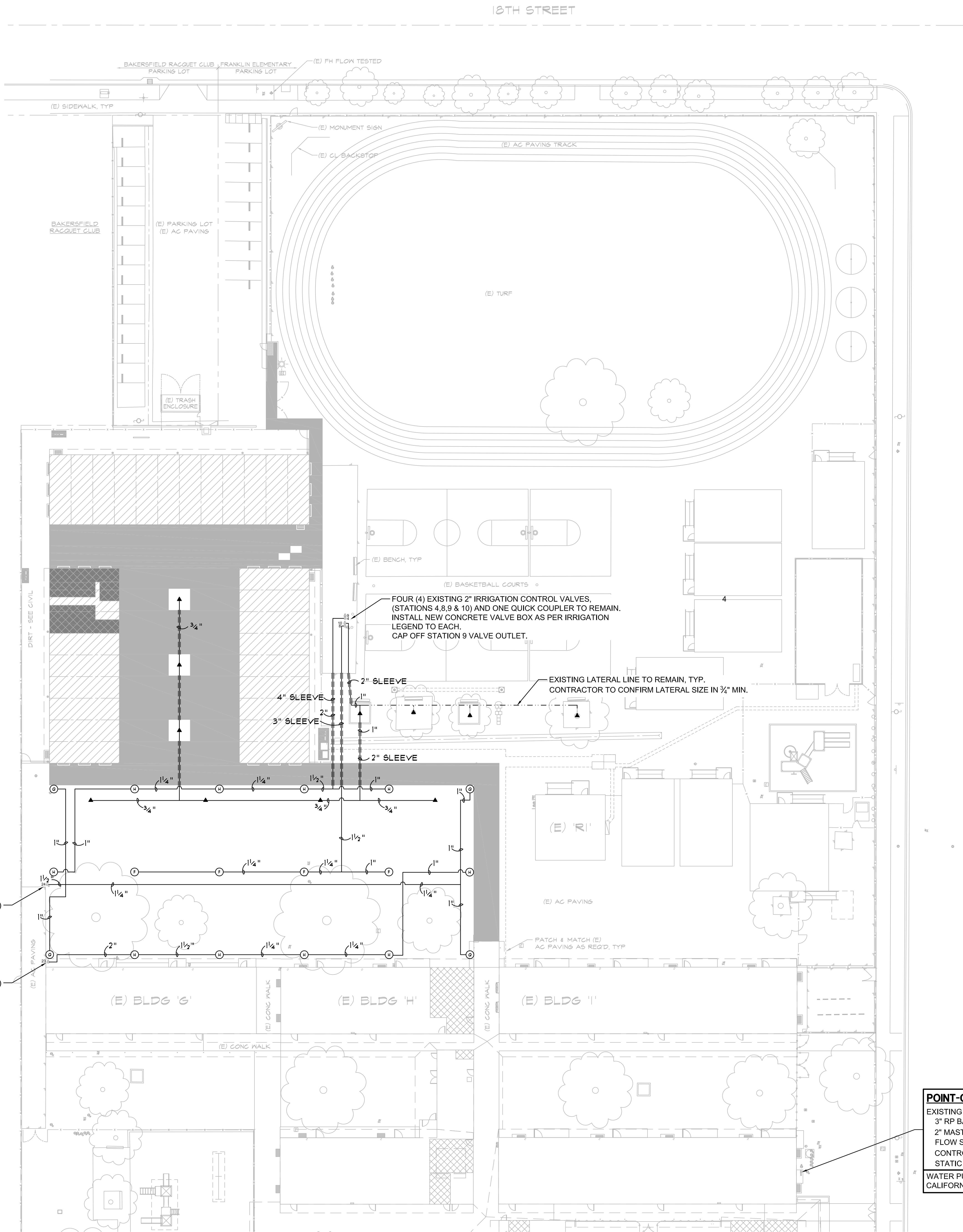
ETAF CALCULATION
Regular Landscape Areas
Total ETAF X Area 74
Total Area 1,572
Average ETAF 0.05

All Landscape Areas
Total ETAF X Area 14,761
Total Area 16,259
Stowwide ETAF 0.91

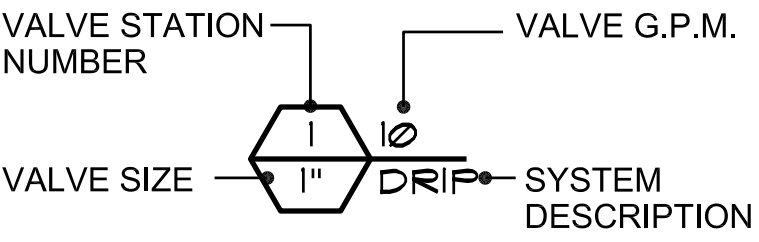
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

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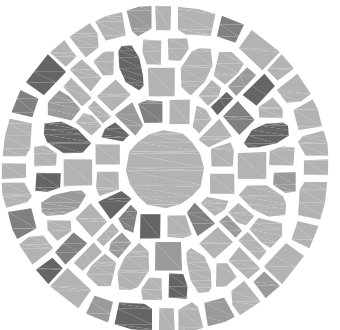


VALVE IDENTIFICATION KEY



NOTE

REFER TO SHEET L3 FOR IRRIGATION LEGEND, NOTES AND DETAILS.
EXISTING IRRIGATION CONTROL VALVES SHOWN ON THIS PLAN ARE TO REMAIN. HOWEVER, THE IRRIGATION HEADS OPERATED BY THESE CONTROL VALVES ARE TO BE REMOVED AND HANDED OVER TO DISTRICT AUTHORIZED REPRESENTATIVE. THE LATERAL LINES ASSOCIATED WITH THESE EXISTING CONTROL VALVES ARE TO BE CAP AND ABANDONED OR REMOVED WHERE THE NEW IMPROVEMENTS ARE TO OCCUR.



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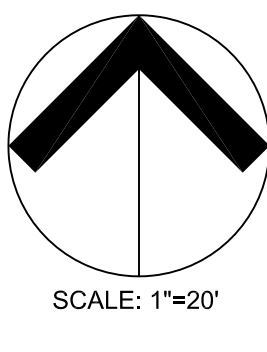


IRRIGATION PLAN

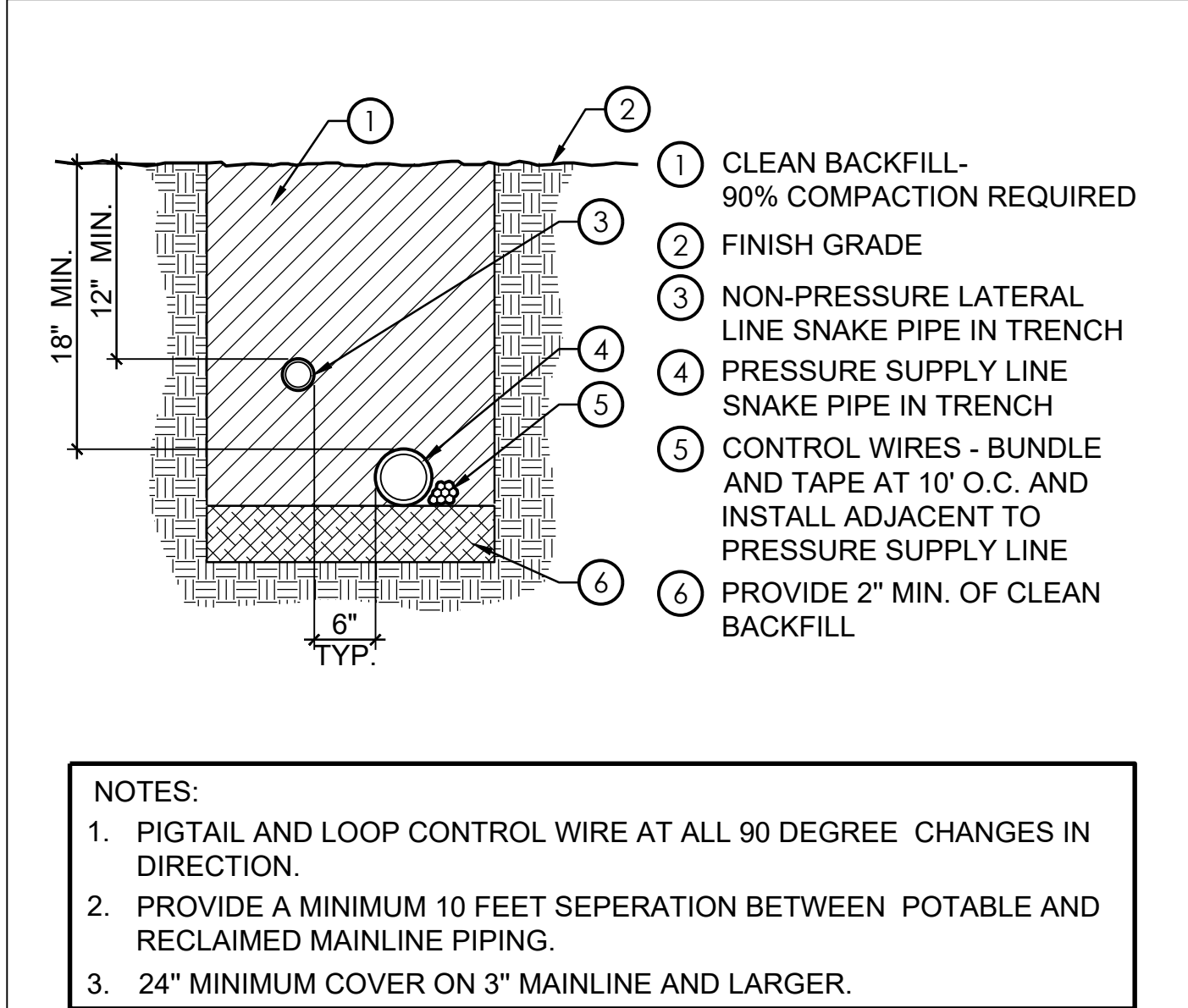
MARK	DATE	REVISIONS
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JOB NO.
1348
DRAWN:
JR
CHECKED:
MER
DATE:
7/24/23

2
OF 5 SHEETS

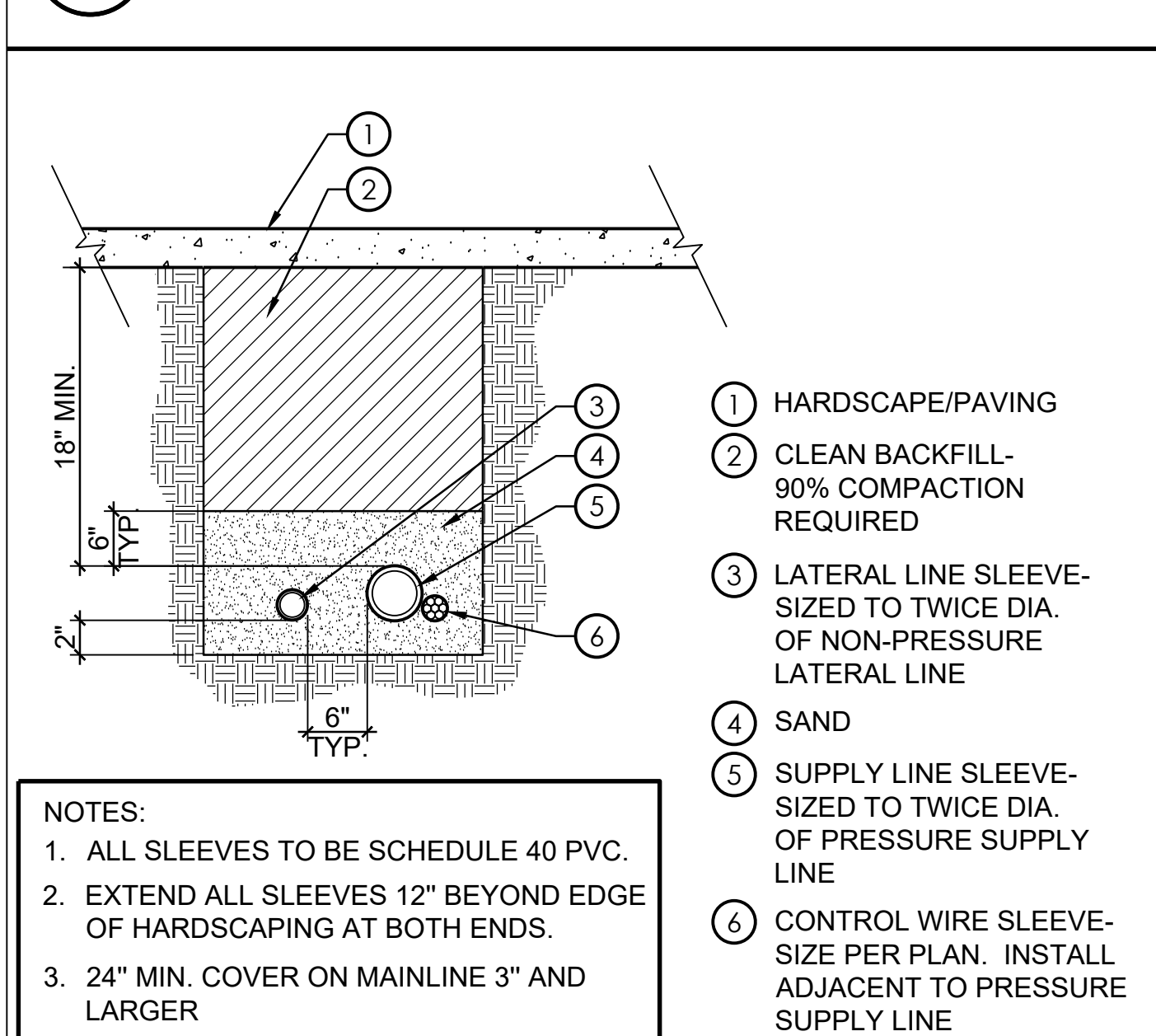


POINT-OF-CONNECTION INFORMATION
EXISTING EQUIPMENT LISTED BELOW TO REMAIN
3" RP BACKFLOW PREVENTER-
2" MASTER VALVE
FLOW SENSOR-
CONTROLLER- CALSENSE CS3000
STATIC WATER PRESSURE- 68 PSI
WATER PURVEYOR-
CALIFORNIA WATER SERVICE COMPANY



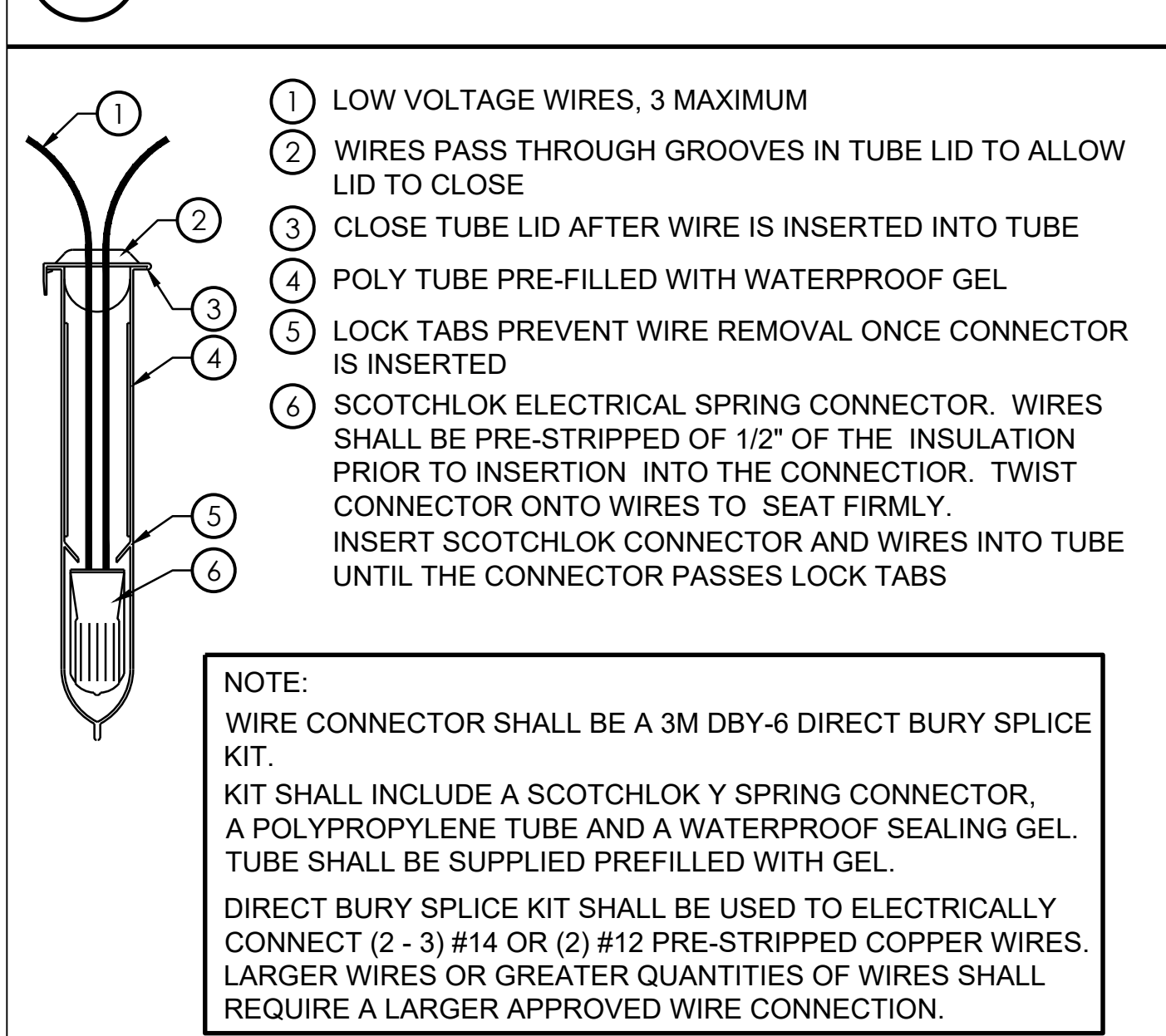
A TYPICAL TRENCHING

SCALE: NTS



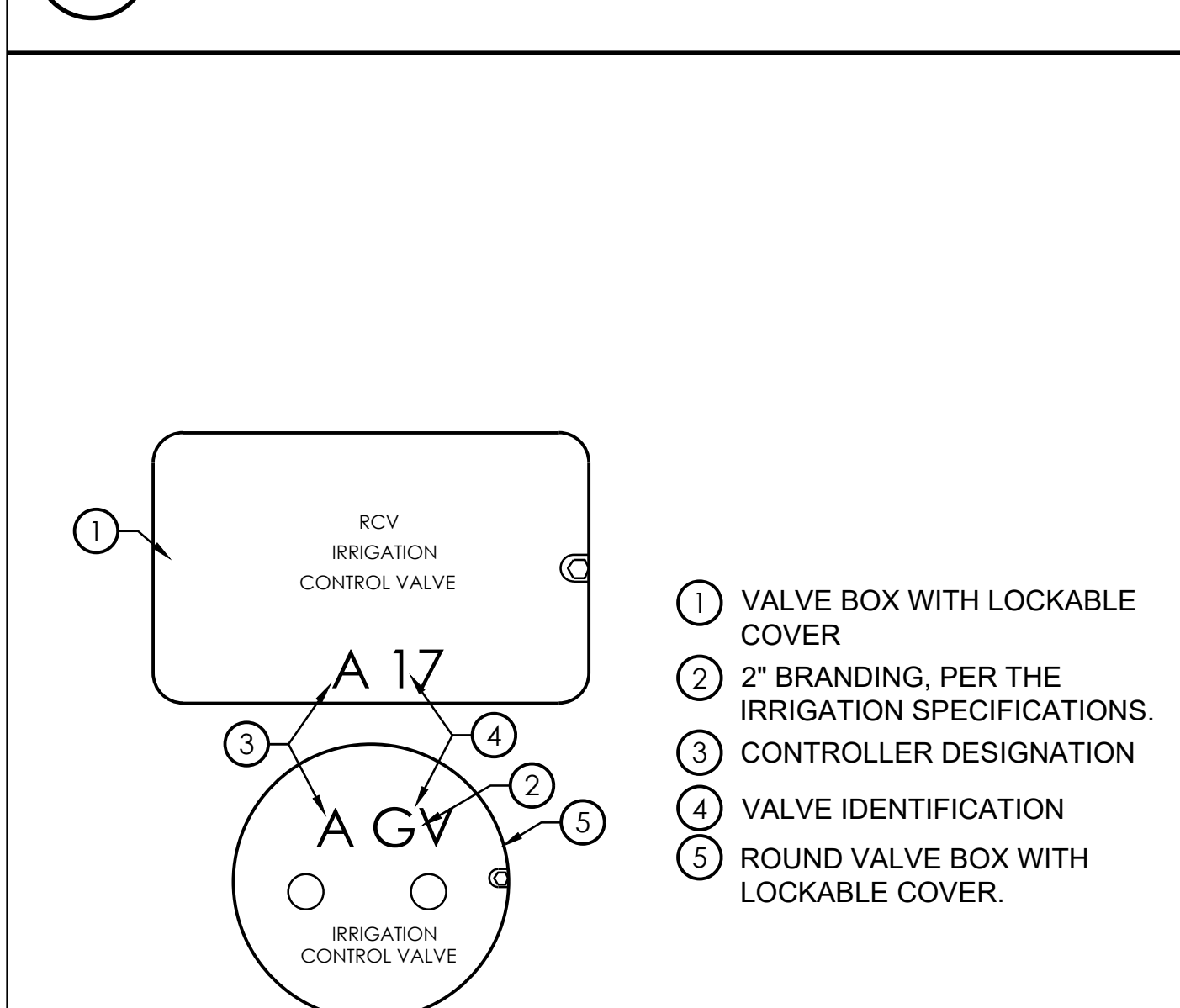
B TYPICAL SLEEVING

SCALE: NTS



C WATERPROOF WIRE CONNECTION

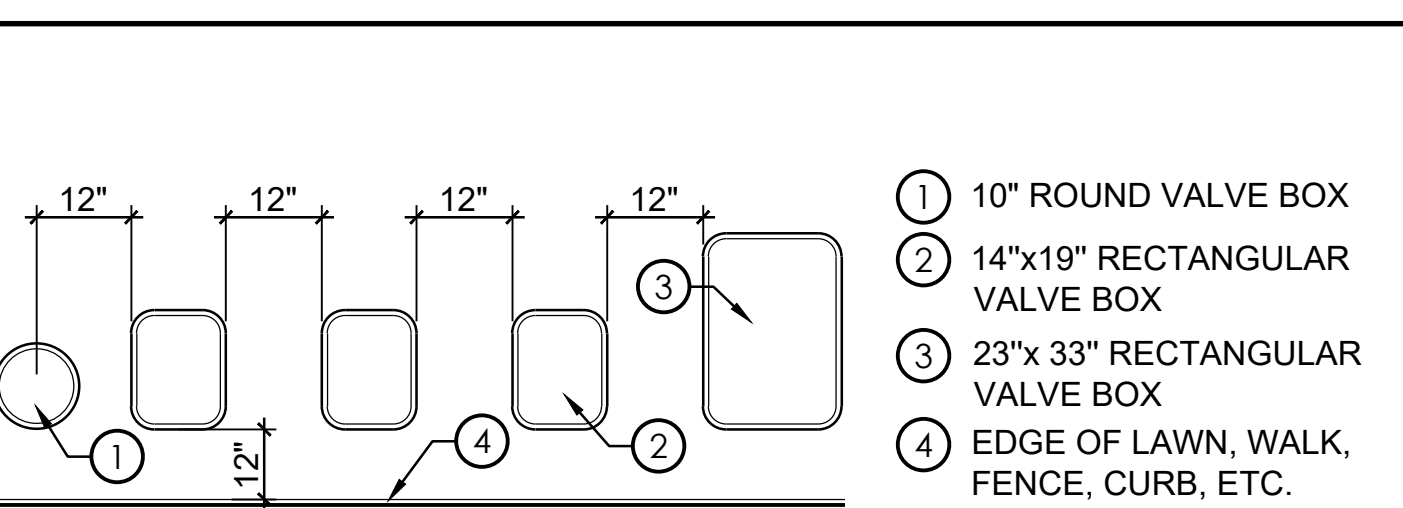
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D VALVE BOX HEAT BRANDING

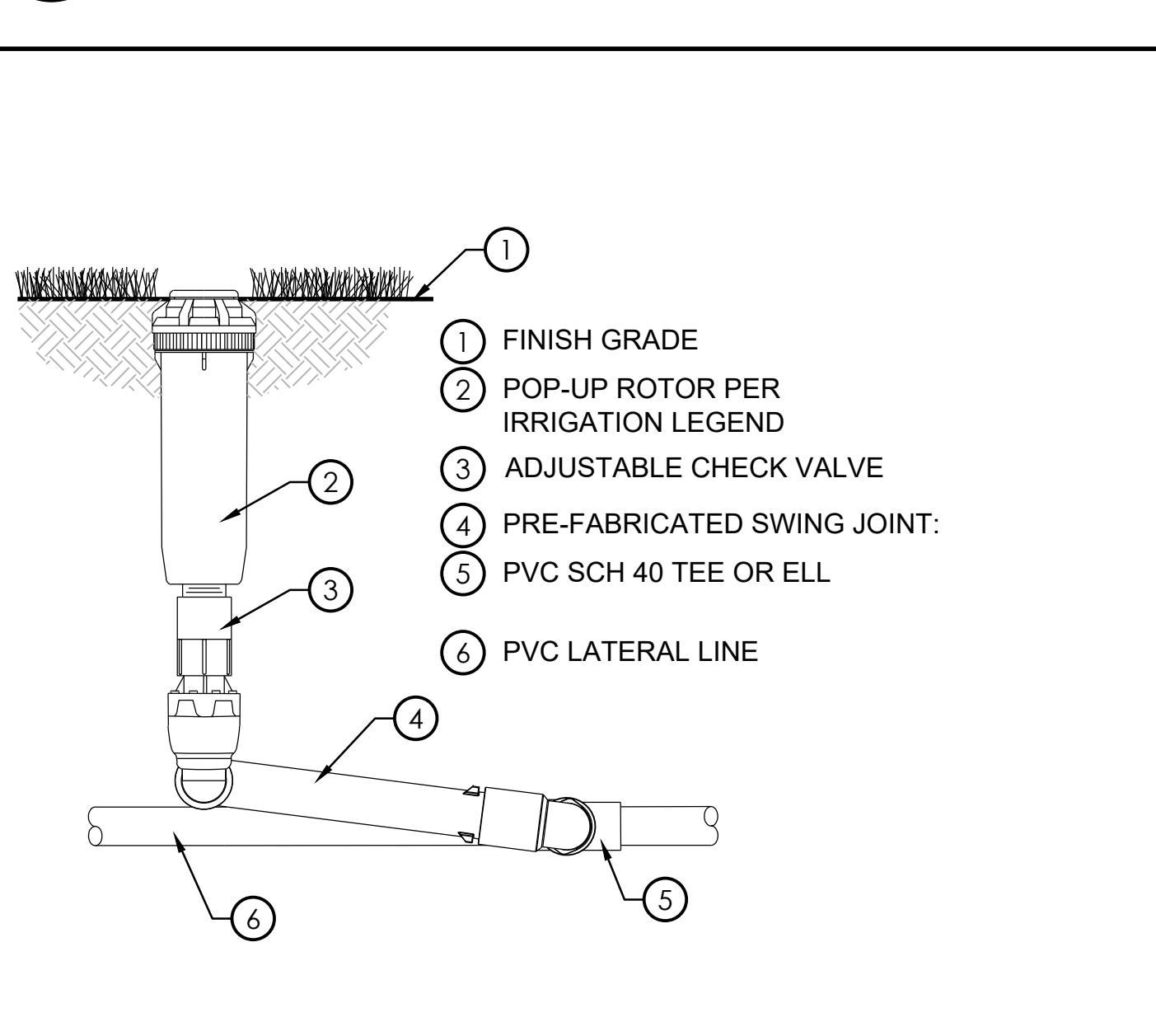
SCALE: NTS

- NOTES:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING THE VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUNDCOVER/ SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RVC AND VALVE BOX ASSEMBLY IN GROUNDCOVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUNDCOVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. IDENTIFY VALVE BOX WITH CONTROLLER LETTER AND VALVE NUMBER USING 1 1/2" - 2" LETTERING.



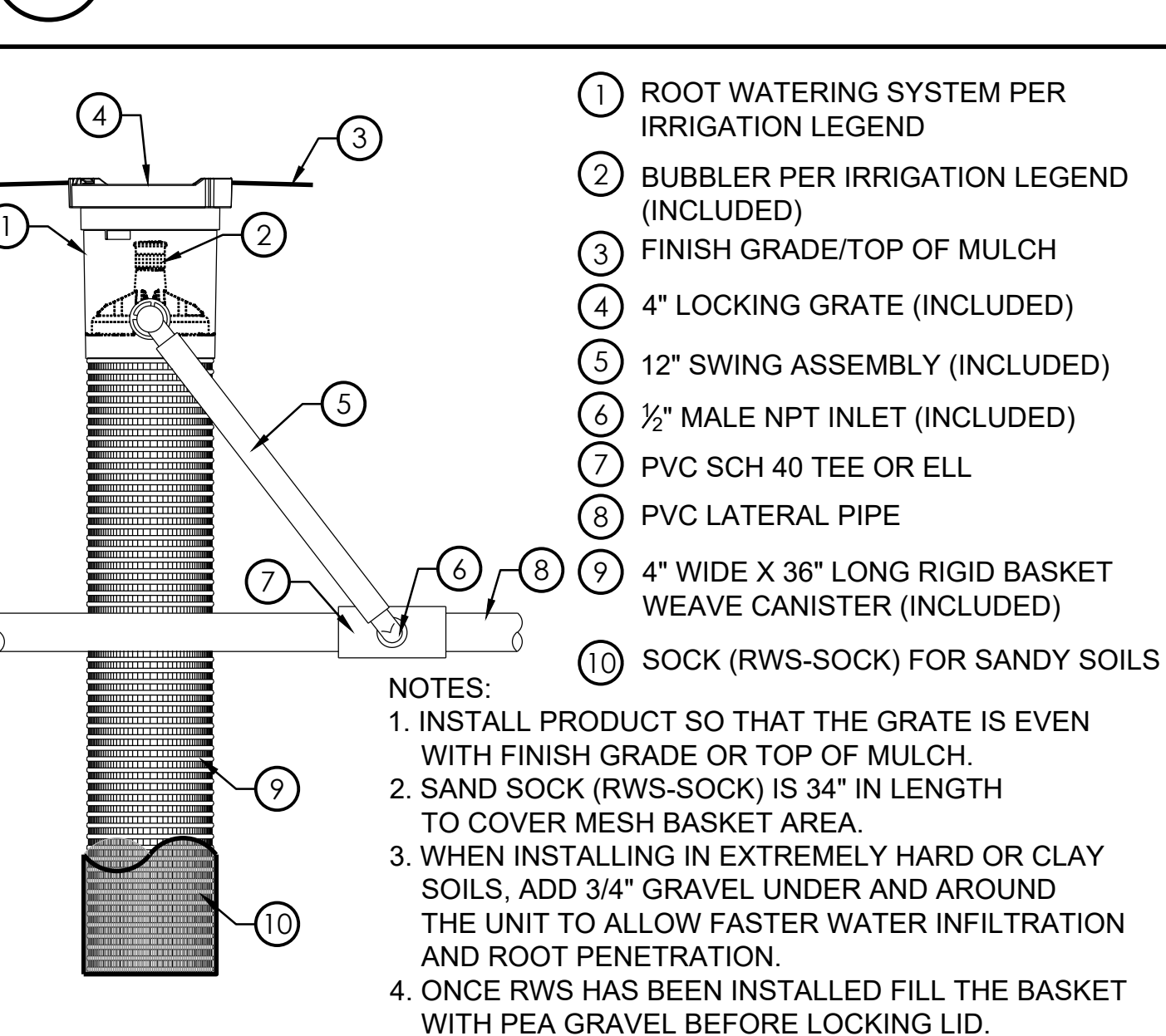
E VALVE BOX INSTALLATION

SCALE: NTS



F TURF ROTOR ASSEMBLY

SCALE: NTS



G TREE BUBBLER

SCALE: NTS



D VALVE BOX HEAT BRANDING

SCALE: NTS

IRRIGATION LEGEND

SYMBOL		PATTERN		F H Q		MANUFACTURER		MODEL NO. / DESCRIPTION		PSI		RADIUS F H Q		GPM		DETAIL	
①																	
	①																F/L3
																	F/L3
																	F/L3
																	G/L3

SYMBOL	MANUFACTURER	MODEL NUMBER/ DESCRIPTION	DETAIL
AS APPROVED	AS APPROVED	SCH 40 PVC LATERAL LINE - 12" MIN. COVER; SIZE PER PLAN - 3/4" MINIMUM SIZE	A/L3
AS APPROVED	AS APPROVED	PVC PIPE SCH. 40 SLEEVING, REFER TO SLEEVE SIZING CHART ON PLANS INSTALL ANYWHERE PIPES AND WIRE OCCUR BELOW OR THROUGH PAVING AND HARDSCAPE ITEMS.	B/L3
NO SYMBOL	3M	(MODEL# DBY/R-6) WATERPROOF CONNECTORS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	C/L3
NO SYMBOL	APPLIED ENGINEERING	VALVE BOX WITH DROP IN STYLE LOCKING LIDS- REPLACE EXISTING VALVE BOXES AND LIDS STANDARD RECTANGULAR SERIES 1015 1026 VALVE BOXES 9" ROUND SERIES 910L 1026 VALVE BOX FOR QUICK COUPLERS	D&E/L3
	CHRISTY	EXISTING IRRIGATION VALVES LOCATED WITHIN PAVING AREAS #N09 RECTANGULAR SERIES VALVE BOXES WITH #N09R CONCRETE LIDS #F08 9" ROUND SERIES VALVE BOX FOR QUICK COUPLER WITH #F08R CONCRETE LIDS	D&E/L3

IRRIGATION RUNTIME CALCULATIONS

IRRIGATION CONTROLLER RUN TIMES									
Controller A									
Rotors and sprays to be run on multiple cycles to allow water to percolate into the soil without runoff. Runtimes for each valve indicated below are the total runtime minutes of all cycles combined.									
Days Per Week:	Month	Plant/Irrigation	CYCLES / DAY:	Station	Elto	AKc	PR RATE	IE	RUN TIME
3	January	Turf/Half Circle Rotors	1	Station 4	1.00	0.60	0.53	0.75	0.12 Hrs. 7.0 = 8 Min.
		Tree/Bubblers	10	Station 10	1.00	0.50	3.85	0.81	0.01 Hrs. 0.7 = 1 Min.
		Turf/Half Circle Rotors	8	Station 8	1.00	0.60	0.27	0.75	0.23 Hrs. 13.8 = 14 Min.
		Turf/Half Circle Rotors	23	Station 23	1.00	0.60	0.53	0.75	0.12 Hrs. 7.0 = 8 Min.
		Turf/Quarter Circle Rotors	24	Station 24	1.00	0.60	1.06	0.75	0.06 Hrs. 3.5 = 4 Min.
									Total Runtime = 35 Min.
	February	Turf/Half Circle Rotors	1	Station 4	1.80	0.60	0.53	0.75	0.21 Hrs. 12.7 = 13 Min.
		Tree/Bubblers	10	Station 10	1.80	0.50	3.85	0.81	0.02 Hrs. 1.3 = 2 Min.
		Turf/Half Circle Rotors	8	Station 8	1.80	0.60	0.27	0.75	0.41 Hrs. 24.9 = 25 Min.
		Turf/Half Circle Rotors	23	Station 23	1.00	0.60	0.53	0.75	0.12 Hrs. 7.0 = 8 Min.
		Turf/Quarter Circle Rotors	24	Station 24	1.80	0.60	1.06	0.75	0.11 Hrs. 6.3 = 7 Min.
									Total Runtime = 55 Min.
	March	Turf/Half Circle Rotors	1	Station 4	3.50	0.60	0.53	0.75	0.41 Hrs. 24.7 = 25 Min.
		Tree/Bubblers	10	Station 10	3.50	0.50	3.85	0.81	0.04 Hrs. 2.6 = 3 Min.
		Turf/Half Circle Rotors	8	Station 8	3.50	0.60	0.27	0.75	0.81 Hrs. 48.4 = 49 Min.
		Turf/Half Circle Rotors	23	Station 23	1.00	0.60	0.53	0.75	0.12 Hrs. 7.0 = 8 Min.
		Turf/Quarter Circle Rotors	24	Station 24	3.50	0.60	1.06	0.75	0.21 Hrs. 12.3 = 13 Min.
									Total Runtime = 98 Min.
	April	Turf/Half Circle Rotors	1	Station 4	4.70	0.60	0.53	0.75	0.55 Hrs. 33.1 = 34 Min.
		Tree/Bubblers	10	Station 10	4.70	0.50	3.85	0.81	0.06 Hrs. 3.5 = 4 Min.
		Turf/Half Circle Rotors	8	Station 8	4.70	0.60	0.27	0.75	1.08 Hrs. 65.0 = 66 Min.
		Turf/Half Circle Rotors	23	Station 23	1.00	0.60	0.53	0.75	0.12 Hrs. 7.0 = 8 Min.
		Turf/Quarter Circle Rotors	24	Station 24	4.70	0.60	1.06	0.75	0.28 Hrs. 16.6 = 17 Min.
									Total Runtime = 128 Min.
	May	Turf/Half Circle Rotors	1	Station 4	6.60	0.60	0.53	0.75	0.77 Hrs. 46.5 = 47 Min.
		Tree/Bubblers	10	Station 10	6.60	0.50	3.85	0.81	0.08 Hrs. 4.9 = 5 Min.
		Turf/Half Circle Rotors	8	Station 8	6.60	0.60	0.27	0.75	1.52 Hrs. 91.3 = 92 Min.
		Turf/Half Circle Rotors	23	Station 23	1.00	0.60	0.53	0.75	0.12 Hrs. 7.0 = 8 Min.
		Turf/Quarter Circle Rotors	24	Station 24	6.60	0.60	1.06	0.75	0.39 Hrs. 23.2 = 24 Min.
									Total Runtime = 176 Min.
	June	Turf/Half Circle Rotors	1	Station 4	7.70	0.60	0.53	0.75	0.90 Hrs. 54.2 = 55 Min.
		Tree/Bubblers	10	Station 10	7.70	0.50	3.85	0.81	0.10 Hrs. 5.8 = 6 Min.
		Turf/Half Circle Rotors	8	Station 8	7.70	0.60	0.27	0.75	1.77 Hrs. 106.5 = 107 Min.
		Turf/Half Circle Rotors	23	Station 23	1.00	0.60	0.53	0.75	0.12 Hrs. 7.0 = 8 Min.
		Turf/Quarter Circle Rotors	24	Station 24	7.70	0.60	1.06	0.75	0.45 Hrs. 27.1 = 28 Min.
									Total Runtime = 204 Min.
	July	Turf/Half Circle Rotors	1	Station 4	8.50	0.60	0.53	0.75	1.00 Hrs. 59.9 = 60 Min.
		Tree/Bubblers	10	Station 10	8.50	0.50	3.85	0.81	0.11 Hrs. 6.4 = 7 Min.
		Turf/Half Circle Rotors	8	Station 8	8.50	0.60	0.27	0.75	1.96 Hrs. 117.5 = 118 Min.
		Turf/Half Circle Rotors	23	Station 23	1.00	0.60	0.53	0.75	0.12 Hrs. 7.0 = 8 Min.
		Turf/Quarter Circle Rotors	24	Station 24	8.50	0.60	1.06	0.75	0.50 Hrs. 29.9 = 30 Min.
									Total Runtime = 223 Min.
	August	Turf/Half Circle Rotors	1	Station 4	7.30	0.60	0.53	0.75	0.86 Hrs. 51.4 = 52 Min.
		Tree/Bubblers	10	Station 10	7.30	0.50	3.85	0.81	0.09 Hrs. 5.5 = 6 Min.
		Turf/Half Circle Rotors	8	Station 8	7.30	0.60	0.27	0.75	1.66 Hrs. 100.9 = 101 Min.
		Turf/Half Circle Rotors	23	Station 23	1.00	0.60	0.53	0.75	0.12 Hrs. 7.0 = 8 Min.
		Turf/Quarter Circle Rotors	24	Station 24	7.30	0.60	1.06	0.75	0.43 Hrs. 25.7 = 26 Min.
									Total Runtime = 193 Min.
	September	Turf/Half Circle Rotors	1	Station 4	5.30	0.60	0.53	0.75	0.62 Hrs. 37.3 = 38 Min.
		Tree/Bubblers	10	Station 10	5.30	0.50	3.85	0.81	0.07 Hrs. 4.0 = 4 Min.
		Turf/Half Circle Rotors	8	Station 8	5.30	0.60	0.27	0.75	1.22 Hrs. 73.3 = 74 Min.
		Turf/Half Circle Rotors	23	Station 23	1.00	0.60	0.53	0.75	0.12 Hrs. 7.0 = 8 Min.
		Turf/Quarter Circle Rotors	24	Station 24	5.30	0.60	1.06	0.75	0.31 Hrs. 18.7 = 19 Min.
									Total Runtime = 143 Min.
	October	Turf/Half Circle Rotors	1	Station 4	3.50	0.60	0.53	0.75	0.41 Hrs. 24.7 = 25 Min.
		Tree/Bubblers	10	Station 10	3.50	0.50	3.85	0.81	0.04 Hrs. 2.6 = 3 Min.
		Turf/Half Circle Rotors	8	Station 8	3.50	0.60	0.27	0.75	0.81 Hrs. 48.4 = 49 Min.
		Turf/Half Circle Rotors	23	Station 23	1.00	0.60	0.53	0.75	0.12 Hrs. 7.0 = 8 Min.
		Turf/Quarter Circle Rotors	24	Station 24	3.50	0.60	1.06	0.75	0.21 Hrs. 12.3 = 13 Min.
									Total Runtime = 98 Min.
	November	Turf/Half Circle Rotors	1	Station 4	1.60	0.60	0.53	0.75	0.19 Hrs. 11.3 = 12 Min.
		Tree/Bubblers	10	Station 10	1.60	0.50	3.85	0.81	0.02 Hrs. 1.2 = 2 Min.
		Turf/Half Circle Rotors	8	Station 8	1.60	0.60	0.27	0.75	0.37 Hrs. 22.1 = 23 Min.
		Turf/Half Circle Rotors	23	Station 23	1.00	0.60	0.53	0.75	0.12 Hrs. 7.0 = 8 Min.
		Turf/Quarter Circle Rotors	24	Station 24	1.60	0.60	1.06	0.75	0.09 Hrs. 5.6 = 6 Min.
									Total Runtime = 51 Min.
	December	Turf/Half Circle Rotors	1	Station 4	0.90	0.60	0.53	0.75	0.11 Hrs. 6.3 = 7 Min.
		Tree/Bubblers	10	Station 10	0.90	0.50	3.85	0.81	0.01 Hrs. 0.7 = 1 Min.
		Turf/Half Circle Rotors	8	Station 8	0.90	0.60	0.27	0.75	0.21 Hrs. 12.4 = 13 Min.
		Turf/Half Circle Rotors	23	Station 23	1.00	0.60	0.53	0.75	0.12 Hrs. 7.0 = 8 Min.
		Turf/Quarter Circle Rotors	24	Station 24	0.90	0.60	1.06	0.75	0.05 Hrs. 3.2 = 4 Min.
									Total Runtime = 33 Min.

IRRIGATION PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS, AS DESCRIBED IN THE SPECIFICATIONS, AND IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.

DESIGN REFLECTS COMPLIANCE WITH CALIFORNIA STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND/OR THE LOCAL GOVERNING AGENCY'S ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.

DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS NECESSARY TO CONFORM TO ACTUAL FIELD CONDITIONS.

CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR OPTIMUM PERFORMANCE IN ACCORDANCE WITH THE SPECIFICATIONS AND TO PREVENT OVERSPRAY ONTO HARDSCAPE AREAS OR STRUCTURAL ELEMENTS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ACTUAL SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. COSTS INCURRED DUE TO ANY ADJUSTMENTS FOR 100% COVERAGE, INCLUDING THOSE REQUESTED BY THE DISTRICT'S AUTHORIZED REPRESENTATIVE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE (P.S.I.) AND A MAXIMUM DEMAND (G.P.M.) AS SHOWN AT EACH POINT OF CONNECTION ON THE DRAWINGS. CONTRACTOR SHALL VERIFY PRESSURE AND DEMAND AT EACH POINT OF CONNECTION PRIOR TO COMMENCING INSTALLATION AND SUBMIT SUCH IN WRITING TO THE DISTRICT'S AUTHORIZED REPRESENTATIVE. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DISTRICT'S AUTHORIZED REPRESENTATIVE.

EQUIPMENT SHOWN IN HARDSCAPE AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WHENEVER POSSIBLE WITHIN PLANTED AREAS A REASONABLE, REACHABLE DISTANCE FROM HARDSCAPE OR TURF AREAS

UNLESS OTHERWISE NOTED ON THE DRAWINGS, CONTRACTOR SHALL INSTALL WIRE AND PIPE UNDER HARDSCAPE AREAS IN P.V.C. SCHEDULE 40 SLEEVES PLACED PRIOR TO INSTALLING HARDSCAPE IN ACCORDANCE WITH APPLICABLE CODES.

EXISTING CONTROL WIRES AND CONTROL VALVES SHALL BE USED FOR THIS INSTALLATION.

SPlicing OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. CONTRACTOR TO LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND EVERY 100' ON CENTER ALONG WIRE RUN. TAPE WIRE BUNDLES 10' ON CENTER. NO TAPING WILL BE PERMITTED INSIDE SLEEVES.

WIRE CONNECTORS SHALL BE SCOTCH DBY OR APPROVED EQUAL.

CONTROL VALVES SHALL BE SIZE AS DESIGNATED ON THE DRAWINGS AND SHALL BE INSTALLED IN VALVE BOXES AS INDICATED IN THE DETAILS. BOXES SHALL BE SET FLUSH WITH THE FINISH GRADE OR SURFACE AND PERMANENTLY MARKED WITH THE LETTERS R.C.V.

EXISTING BACKFLOW PREVENTION DEVICE, CONTROLLER, MASTER CONTROL VALVE AND FLOW SENSOR SHALL REMAIN IN PLACE.

CONTRACTOR SHALL INSTALL ANTI-DRAIN CHECK VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE.

ALL IRRIGATION HEADS ADJACENT TO HARDSCAPE SHALL BE POP-UP STYLE.

IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.

BUBBLERS SHALL BE LOCATED ON OPPOSITE SIDES OF THE TREE TRUNK.

IRRIGATION PRESSURE CALCULATIONS

Project Name: Franklin Elementary School					Static Pressure: 55.00	
Max. GPM Demand: 33.00						
Units	Size	Type	Description	GPM	Unit PSI	Loss
1	2"	Plastic	Control Valve	33.00	04.00	
40	1-1/4"	Sch. 40	Lateral Line	13.20	00.42	
75	1"	Sch. 40	Lateral Line	06.60	00.83	
40	1-1/4"	Sch. 40	Lateral Line	19.80	00.90	
40	1-1/2"	Sch. 40	Lateral Line	26.40	00.72	
40	2"	Sch. 40	Lateral Line	33.00	00.32	
Misc		Fittings			00.64	
Component Losses:						07.83
Station #: 23						
Min. Req'r by Head:				40.00		
0.0' Elevation Loss:				00.00		
Total Pressure Req'r:				47.83		
Residual Pressure:				07.17		

AVAILABLE PRESSURE DOWN STREAM OF CONTROL VALVE TO BE 44 PSI MINIMUM TO OPERATE CORRECTLY. NOTIFY LANDSCAPE ARCHITECT IF PRESSURE IS LESS THAN 44 PSI IMMEDIATELY DOWNSTREAM OF THE CONTROL VALVE.



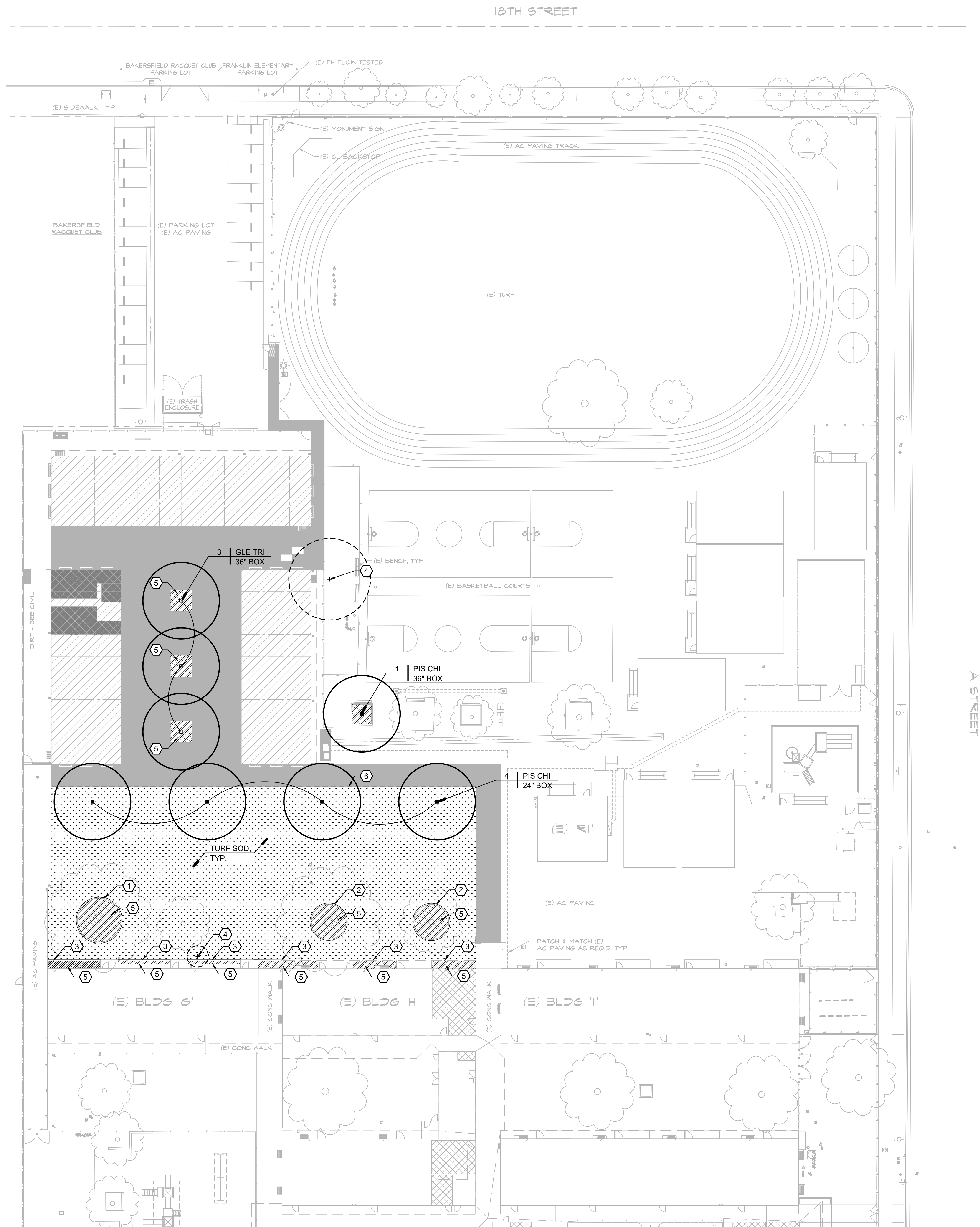
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APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

PTN : 63321-393 FILE: 15-6

FRANKLIN ELEMENTARY SCHOOL
THREE (3) MODULAR BUILDINGS
2400 TRUXTON AVENUE
FOR
BAKERSFIELD CITY SCHOOL DISTRICT
BAKERSFIELD, KERN COUNTY, CALIFORNIA 93301

ARCHITECT
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1601 NEW STINE ROAD, SUITE 280
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STEPHEN J. CORBIN, NCARB



NOTES

REFER TO SHEET L5 FOR PLANTING NOTES AND DETAILS.
EXISTING TURF LOCATED WHERE NEW TURF IS INDICATED ON THIS PLAN SHALL BE REMOVED WITH A SOD CUTTER. THE AREA SHALL BE PREPARED WITH SOIL AMENDMENTS INDICATED ON THESE PLANS.
ANY NUTGRASS WILL BE SPRAYED WITH SEDGEHAMMER+ PRIOR TO INSTALLING SOD.

CONSTRUCTION LEGEND

- 1 20' DIAMETER CIRCULAR CONCRETE TREE RING. LOCATE TO ENCOMPASS THE MAJORITY OF EXISTING SURFACE ROOTS. COLOR: NATURAL GREY TEXTURE: LIGHT BROOM REFER TO DETAIL B, SHEET L5.
- 2 16' DIAMETER CIRCULAR CONCRETE TREE RING. LOCATE TO ENCOMPASS THE MAJORITY OF EXISTING SURFACE ROOTS. COLOR: NATURAL GREY TEXTURE: LIGHT BROOM REFER TO DETAIL B, SHEET L5.
- 3 6" X 6" CONCRETE CURB, ALIGN EDGE OF CURB WITH EXISTING CONCRETE PAD. COLOR: NATURAL GREY TEXTURE: LIGHT BROOM REFER TO DETAIL B, SHEET L5.
- 4 EXISTING TREE TO BE REMOVED
- 5 STABILIZED DECOMPOSED GRANITE LAYER 3" THICK OVER A SOIL SEPARATOR FABRIC.
- 6 ROOT BARRIER INSTALLATION ALONG EDGE OF CONCRETE WALK, REFER TO DETAIL C, SHEET L5.

CALGREEN CALCULATIONS

- 301.4.3 MINIMUM REHABILITATED LANDSCAPE AREA REQUIREMENT
- 1. TOTAL BLDG AREA=9,520 SF
 - 2. MRLA (75% OF BLDG AREA)= 7,140 SF MIN. REHABILITATED LANDSCAPE AREA REQUIRED
 - 3. REHABILITATED LANDSCAPE AREA PROVIDED = 15,867 SF (COMPLIANCE)

SHADE CALCULATIONS

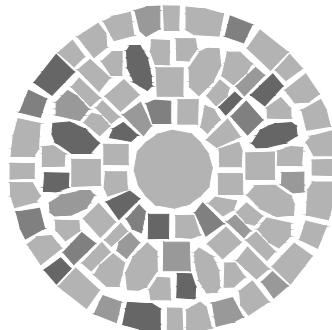
- 5.106.12.1 SURFACE PARKING AREAS - PROVIDE 50% SHADE OF PARKING AREA WITHIN 15 YEARS.
- 1. PARKING SURFACE AREAS - 0 SF X .5 = 0 SF SHADE REQUIRED.
 - 2. PARKING SURFACE AREAS SHADE PROVIDED - 0 SF (COMPLIANCE MET).
- 5.106.12.2 LANDSCAPE AREAS - PROVIDE 20% SHADE OF LANDSCAPE AREA WITHIN 15 YEARS.
- 1. LANDSCAPE AREAS - 15,867 SF X .2 = 3,174 SF SHADE REQUIRED
 - 2. LANDSCAPE AREA SHADE PROVIDED - 7,383 SF (COMPLIANCE MET).
- EX TREES 1,748+1,748+564+468 = 4,528 SF
PIS CHI 1,385 X 1 = 1,385 SF
GLE TRI 490 X 3 = 1,470 SF
7,383 SF
- 5.106.12.3 HARDSCAPE AREAS - PROVIDE 20% SHADE OF HARDSCAPE AREA WITHIN 15 YEARS.
- 1. HARDSCAPE AREAS - 10,754 SF X .2 = 2,151 SF SHADE REQUIRED
 - 2. HARDSCAPE AREA SHADE PROVIDED - 7,010 SF (COMPLIANCE MET).
- PIS CHI 1,385 X 4 = 5,540 SF
GLE TRI 490 X 3 = 1,470 SF
7,010 SF

PLANTING LEGEND

TREES						
ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WULCOS	
PIS CHI	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	36" BOX	1	L	
PIS CHI	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	4	L	
GLE TRI	GLEDISTIA TRICANTHOS 'SHADE MASTER'	HONEY LOCUST	36" BOX	3	L	

SOD
ALL SOD TO BE CELEBRATION® BERMUDA GRASS AVAILABLE FROM AG SOD, (888) 800-8483.

MULCH
ALL SHRUB BEDS AREAS SHALL BE INSTALLED WITH A MIN. 3" THICK LAYER OF STABILIZED D.G. MULCH. CONTRACTOR SHALL SUBMIT A SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.



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3805 CRA VISTA AVENUE
BAKERSFIELD, CALIFORNIA 93309
P: 661.835.9259

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FRANKLIN ELEMENTARY SCHOOL
THREE (3) MODULAR BUILDINGS
2400 TRUXTON AVENUE
FOR
BAKERSFIELD CITY SCHOOL DISTRICT
BAKERSFIELD, KERN COUNTY, CALIFORNIA 93301



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STEPHEN J. CORBIN, NCARB, AIA, LEED®-AP

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ARCHITECT. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

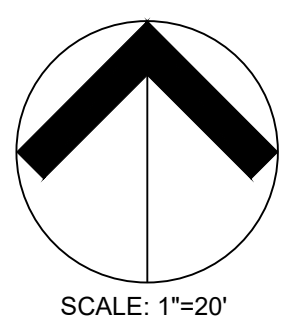


PLANTING PLAN
LEGEND AND
CALCULATIONS

MARK	DATE	REVISIONS
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JOB NO.
1348
DRAWN:
JR
CHECKED:
MER
DATE:
7/24/23

4
OF 5 SHEETS



PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE DISTRICT'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE DISTRICT'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

AMENDMENTS, AS INDICATED IN THE SOILS REPORT SHOWN ON THE DRAWINGS, ARE BASED ON AGRICULTURAL SUITABILITY SOILS TESTS PERFORMED PRIOR TO GRADING AND WERE PRESENTED FOR BIDDING PURPOSES. IF NO SOILS REPORT EXISTS, CONTRACTOR SHALL PROPOSE ON AMENDMENTS AS STATED IN THE SPECIFICATIONS. CLIENT OR CONTRACTOR SHALL OBTAIN AGRICULTURAL SOILS TESTING AND RECOMMENDATIONS AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE DISTRICT'S AUTHORIZED REPRESENTATIVE.

IF, DURING PLANTING OPERATIONS THERE SEEMS TO BE MINIMAL OR NO PERCOLATION IN PLANTING PITS, CONTRACTOR SHALL CEASE PLANTING OPERATIONS AND IMMEDIATELY NOTIFY THE DISTRICT'S AUTHORIZED REPRESENTATIVE TO DISCUSS ALTERNATIVE TO MAINTAINING POSITIVE ROOTBALL DRAINAGE MEASURES.

CONTRACTOR TO APPLY A 3" LAYER OF MULCH, AS APPLICABLE, IN ALL SHRUB AND GROUNDCOVER AREAS, CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION.

CONTRACTOR SHALL INCORPORATE 4 CU YDS OF COMPOST PER 1000 SF TO A DEPTH OF 6" OF PERMEABLE AREA SO AS TO MAXIMIZE WATER RETENTION AND INFILTRATION. IF THE SOILS ANALYSIS INDICATES THAT THE TOP 6" OF SOIL CONTAINS GREATER THAN 6% ORGANIC MATTER, THE AREA SHALL BE EXEMPTION FROM THESE REQUIREMENTS.

CONTRACTOR SHALL THOROUGHLY MIX 'AquaSmart PRO' MOISTURE RETENTION PRODUCT TO THE BACKFILL MIX IN THE PLANTING PITS OF ALL TREES, SHRUBS AND VINES.

USE THE FOLLOWING RATES-
24" BOX- 2.5 CUPS
5 GALLON- 1/3 CUP
1 GALLON- 2 TABLESPOONS

WHEN INSTALLING BERMUDAGRASS HYDROSEED MIXES ON A PROJECT, THE CONTRACTOR SHALL SCHEDULE THE HYDROSEEDING OPERATION TO BE COMPLETED BETWEEN APRIL 1 AND SEPTEMBER 30. HYDROSEEDING BERMUDAGRASS BETWEEN OCTOBER 1 AND MARCH 31, THE CONTRACTOR WILL RISK EITHER LOSING SEED DUE TO FREEZING OR SLOWER ESTABLISHMENT OF THE TURF AREAS. SINCE BERMUDAGRASS GOES DORMANT DURING THE COLD PERIODS.

SOIL ANALYSIS AND SOIL PREPARATION REQUIREMENTS

THE SOIL ANALYSIS REPORT WAS CONDUCTED BY MIDWEST LABS.

THE ANALYSIS AND SOIL SAMPLE INDICATE A SANDY LOAM TEXTURE. ORGANIC AND NITROGEN VALUES ARE LOW. THE PHOSPHORUS VALUES ARE VERY HIGH WITH LOW AVAILABILITY. THE POTASSIUM VALUES ARE LOW.

THE PH VALUE IS 7.4, ACIDITY IS NEEDED ON AN ANNUAL BASIS.

SODIUM AND BORON VALUES ARE OPTIMAL.

MAGNESIUM VALUES ARE MODERATE, NEED TO APPLY TO CORRECT CA/MG RATIO. APPLY ANNUALLY.

MANGANESE VALUES ARE LOW, APPLY DURING SOIL AMENDMENTS.

COMPLETE SITE RECOMMENDATIONS AND RATES FOR SOIL AMENDING:

- A. LIVE EARTH HUMATE SOIL CONDITIONER - @ 400 LBS PER 1000 SQ. FT.
- B. LIVE EARTH SOIL CONDITIONER W/MN - @ 100 LBS PER 1000 SQ. FT.
- C. AG GRADE MAGNESIUM - @ MANUFACTURERS CORRECTIVE RATE.
- D. LIVE EARTH TRIPLE 8 PLUS @ 25 LBS PER 1000 SQ FT.

INCORPORATE THE ABOVE PRODUCTS INTO THE TOP 2-4 INCHES OF YOUR SOIL (FINISHED GRADE).

TREES AND SHRUBS:

LIVE EARTH HUMATE SOIL CONDITIONER - APPROX. 1 LB OR 2 CUPS PER GALLON CONTAINER. BLEND WITH BACK FILL.
24" BOX - 25 LBS
36" BOX - 35 LBS

MAINTENANCE 6 WEEKS AFTER INSTALLATION. APPLY TO ALL TURF AND ORNAMENTAL AREAS.

LIVE EARTH TRIPLE 8 PLUS PRODUCT @ 12.5 LBS PER 1000 SQ FT.
TURF LIQUID PROGRAM:

LIVE EARTH HARMONY 6-2-6 - @ 10 GALLONS PER ACRE. (24-32 OZ PER 1000 SQ FT). APPLY BI-MONTHLY.

TURF GRANULAR PROGRAM:

MARCH - LIVE EARTH 8-2-4 - @ 12.5 LBS PER 1000 SQ FT.

MAY - LIVE EARTH BACK NINE - @ 12.5 LBS PER 1000 SQ FT.

AUGUST - LIVE EARTH 8-2-4 PRODUCT - @ 12.5 LBS PER 1000 SQ FT.

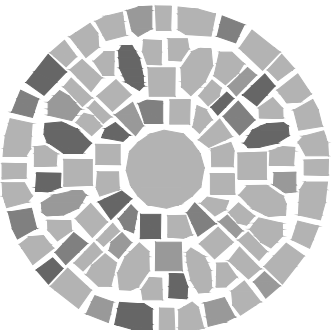
OCTOBER - LIVE EARTH HUMATE SOIL CONDITIONER - @ 50 LBS PER 1000 SQ FT.

TREE AND SHRUB LIQUID PROGRAM:

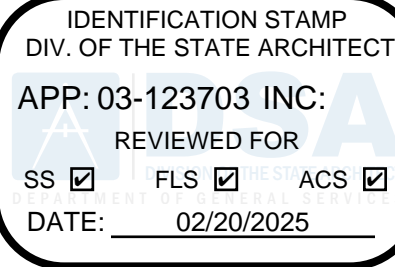
LIVE EARTH HARMONY 6-2-6 - @ 5 GALLONS PER ACRE. (16-24 OZ PER 1000 SQ FT). APPLY QUARTERLY.

TREE AND SHRUB GRANULAR PROGRAM:

LIVE EARTH TRIPLE 8 PLUS - @ 10 LBS PER 1000 SQ FT. APPLY 2-3 TIMES PER YEAR.



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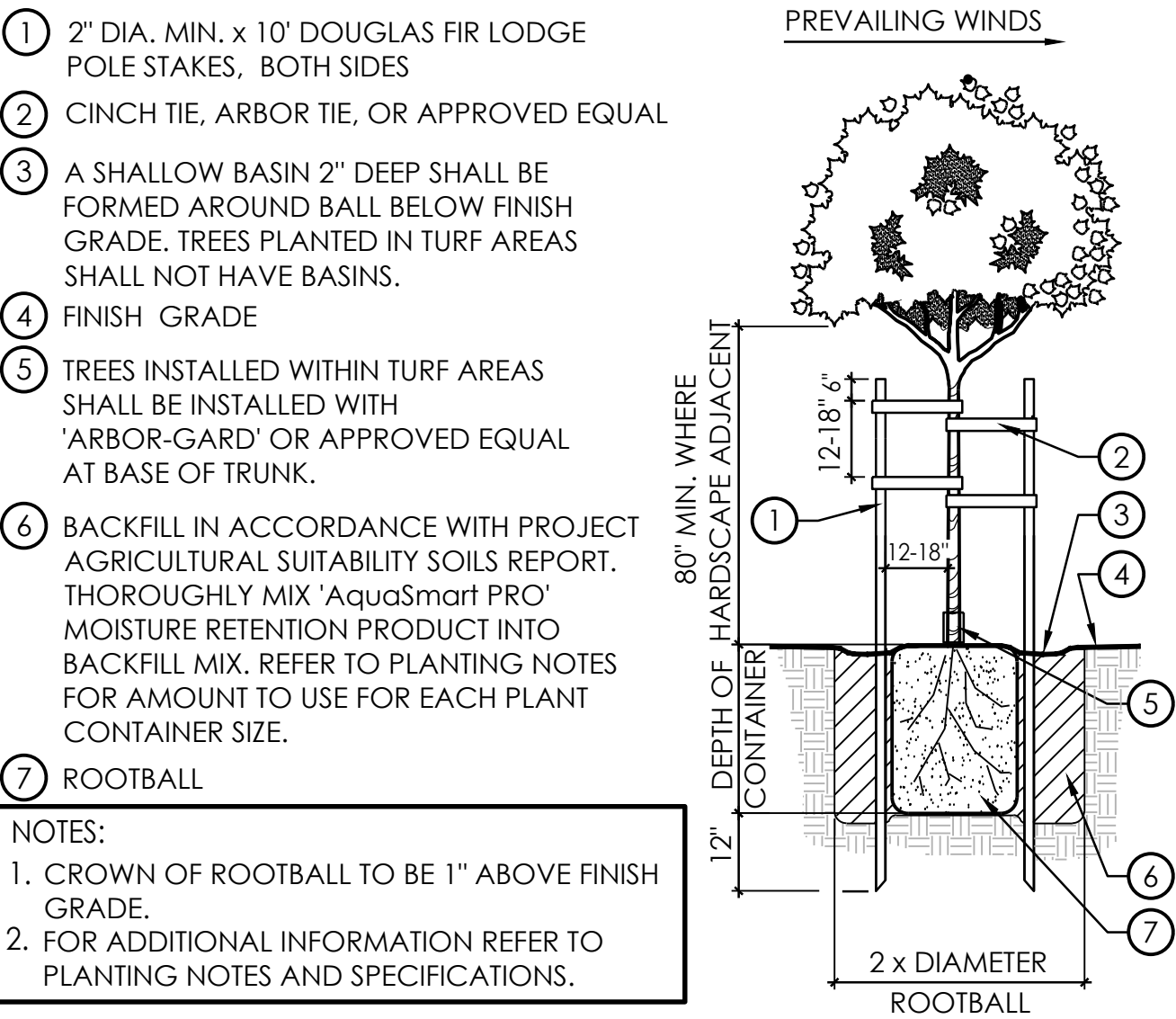


PLANTING NOTES AND DETAILS

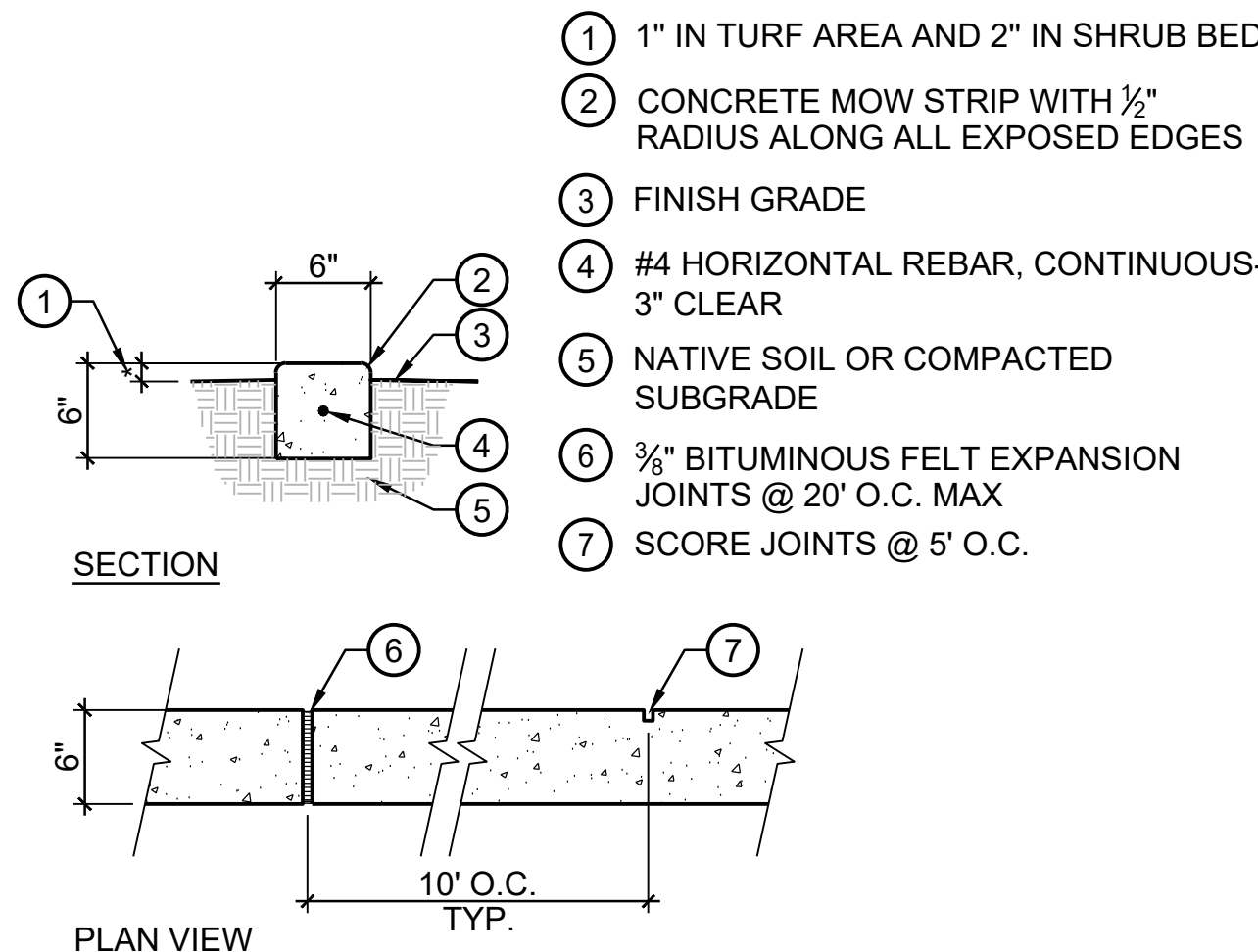
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JOB NO.
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OF 5 SHEETS

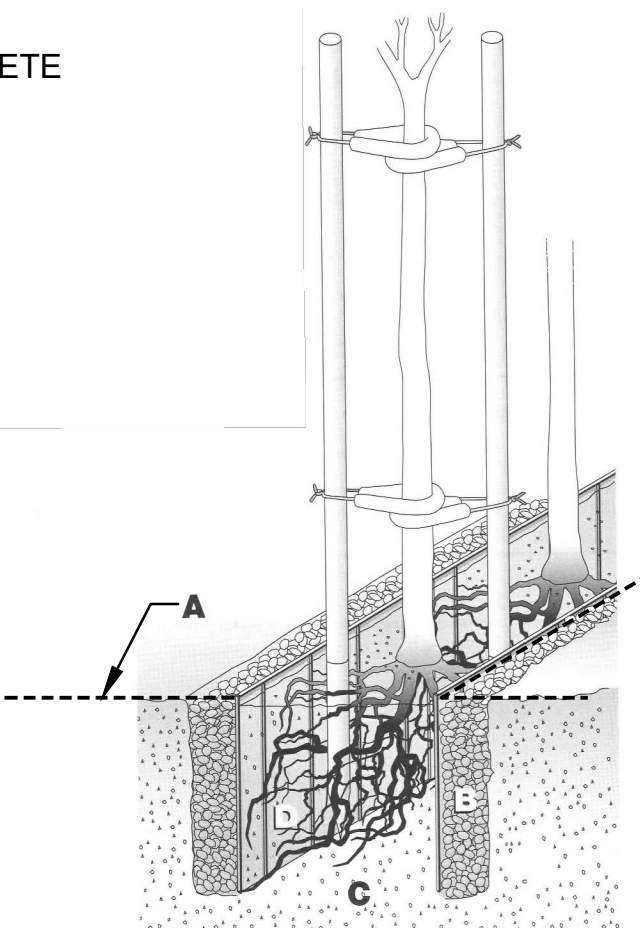


A TREE PLANTING (DOUBLE STAKE -15 GAL. & 24" BOX)
SCALE: NOT TO SCALE



B CONCRETE MOW CURB
SCALE: 1"=1'-0"

A- FINISH GRADE
B- ROOT BARRIER-
INSTALL ADJACENT TO CONCRETE CURB OR HARDSCAPE
C- AMENDED SOIL
D- NDS 24" DEEP ROOT BARRIER OR APPROVED EQUAL.



C LINEAR ROOT BARRIER
SCALE: NOT TO SCALE

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 buildings, 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. Acknowledgment 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 Name/School: **THIRTEEN MODULAR CLASSROOMS / FRANKLIN ELEMENTARY SCHOOL**

Project Address: **2400 TRUXTUN AVENUE, BAKERSFIELD, CA 93301**

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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
2. Was the fire hydrant water flow test performed as part of this LFA review?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Refer to the following website for FHSZ locations: http://www.fire.ca.gov/FHSZ/	Moderate <input type="checkbox"/>	High <input type="checkbox"/>	Very High <input type="checkbox"/>
Wildland Interface Area (WIFA) (If any designations are checked, project design must meet the requirements of CBC Chapter 7A.)	WIFA <input type="checkbox"/>		

DSB DSA 810 (revised 01/2020)	PAGE 1 OF 4
DIVISION OF THE STATE ARCHITECT	DEPARTMENT OF GENERAL SERVICES
STATE OF CALIFORNIA	

DSB DSA 810 (revised 01/2020)	PAGE 2 OF 4
DIVISION OF THE STATE ARCHITECT	DEPARTMENT OF GENERAL SERVICES
STATE OF CALIFORNIA	

**DSB 810
FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL**

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

School District Acceptance of Acceptable Design Alternates

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

Accepted by: **Mike Hamlin** Title: **Director**

Signature: _____ Date: _____

LOCAL FIRE AUTHORITY (LFA) INFORMATION			
LFA Agency Name:	BAKERSFIELD FIRE DEPARTMENT		
LFA Review Officer:	PETER ARMSTRONG		
Title:	Fire Captain	Work Phone:	661-326-3677
Work Email:	PARMSTRONG@BAKERSFIELDFIRE.ILS		
LFA Reviewer's Signature:	<i>[Signature]</i>		Date: 9/8/23

DSB DSA 810 (revised 01/2020)	PAGE 2 OF 4
DIVISION OF THE STATE ARCHITECT	DEPARTMENT OF GENERAL SERVICES
STATE OF CALIFORNIA	

**California Water Service Company
Fire Flow Test**

Test Date: 11/02/2022 Time: 11:44:22

District: BAKERSFIELD Zone: LOW Plot: 31-34

Address: 2400 TRUXTUN AVE

Cross Street: A ST

Requested By: Bakersfield City School District

Conducted By: JACK MOORE

Purpose Of Test: FIRE FLOW

Witnessed By: Calwater: ROBERT BROWN
Others: DAN PEREZ

Outlet No.	Outlet Size	PITOT	Observed	Static Pressure	Residual Pressure	Flow Observed	Flow Avail. (gpm)
Location 1 Hydrant No. 2631	Address: 2430 18TH ST						
1	4.00	3	744	88	65	744	3325
2							
3							
4							
Location 2 Hydrant No.:	Address:						
1							
2							
3							
4							
Location 3 Hydrant No.:	Address:						
1							
2							
3							
4							
Total Flow Observed Available (gpm):			744				3325

Remarks: GPM 740

Static/Residual Location: 1700 A ST FH# 2650

Note:

Regardless of the results of this test, California Water Service Company assumes no liability beyond that stated in the following except from the P.U.C. Tariff Schedule: "The utility California Water Service Company will supply only such water at such pressure as may be available from time to time as a result of its normal operation of the system."

SAFE DISPERSAL AREA

PER CBC 2022 452.1.3 & 1026.5

MAX OCCUPANTS X 36 = MIN AREA =

452 X 36 = 12466

152/200 = 2.16

SAFE DISPERSAL AREA INCLUDING WHEELCHAIR SPACE PROVIDE 30'X48' MIN PER WHEELCHAIR

13/64 REQUIRED 30'X44' = 13204

W/ (2) WHEELCHAIR SPACES PROVIDED, SEE SHEET A1 AREA (A)

PARKING ANALYSIS

(E) PARKING LOT PER DSA # 51546	22
REGULAR STALLS	0
ACCESSIBLE STALLS	1
ACCESSIBLE VAN STALL	1
TOTAL	23

SITE PLAN GENERAL NOTES

- SEE ELECTRICAL SITE PLANS FOR ADDITIONAL SITE RELATED WORK. CONTRACTOR SHALL COORDINATE ALL WORK AS REQ'D TO ENSURE A COMPLETE & FINISHED PROJECT.
- CONTRACTOR TO TAKE ALL NECESSARY AND REQUIRED MEASURES TO PROTECT (E) IRRIGATION & TURF AREAS WITHIN THE JOB SITE, AND SHALL BE RESPONSIBLE TO REPLACE ANY OR ALL BROKEN IRRIGATION SYSTEMS, RESEED TURF AS REQUIRED.
- CONTRACTOR TO P.V. ALL (E) UTILITY BOXES, (E) VALVES, ETC. IN AREA OF SCHEDULED WORK. DEMO, REMOVE, RELOCATE AND/OR MODIFY AS NECESSARY TO COMPLETE THE WORK INDICATED. NOTIFY THE ARCHITECT OF ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND PLANS.
- CONTRACTOR SHALL PATCH & MATCH ANY ADJACENT SURFACES DAMAGED AS A RESULT OF PERFORMING THE WORK REQUIRED.

PATH OF TRAVEL

PATH OF TRAVEL (POT) AS INDICATED IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/4" AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL POT IS A MINIMUM OF 48" WIDE. THE SURFACE SHALL BE FIRM, STABLE, AND SLIP RESISTANT. PASSING SPACES (1B-403.5.3) AT LEAST 60'X60' SHALL BE LOCATED NOT MORE THAN 200' APART. PARTS OF POT WITH CONTINUOUS GRADIENTS SHALL HAVE 60' LEVEL AREAS AT INTERVALS OF 400' MAXIMUM (1B-403.7) SLOPE SHALL NOT EXCEED 2% CROSS-SLOPE AND 5% RUNNING SLOPE IN THE DIRECTION OF TRAVEL (1B-401.1) SLOPES GREATER THAN 5% TO A MAXIMUM OF 8.33% SHALL BE CONSIDERED AS A RAMP (1B-403). THERE SHALL BE NO DROP-OFF OVER 4" ALONG THE EDGE OF WALK OR LANDING. POT SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL, BETWEEN 21" TO 80" ABOVE FINISHED GRADE. ARCHITECT SHALL VERIFY THAT NO BARRIERS EXIST IN THE PATH OF TRAVEL.

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT: THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS, AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT 1) HAVE BEEN IDENTIFIED AND 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECTS 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 SO INDICATED IN THESE CONSTRUCTION DOCUMENTS.

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

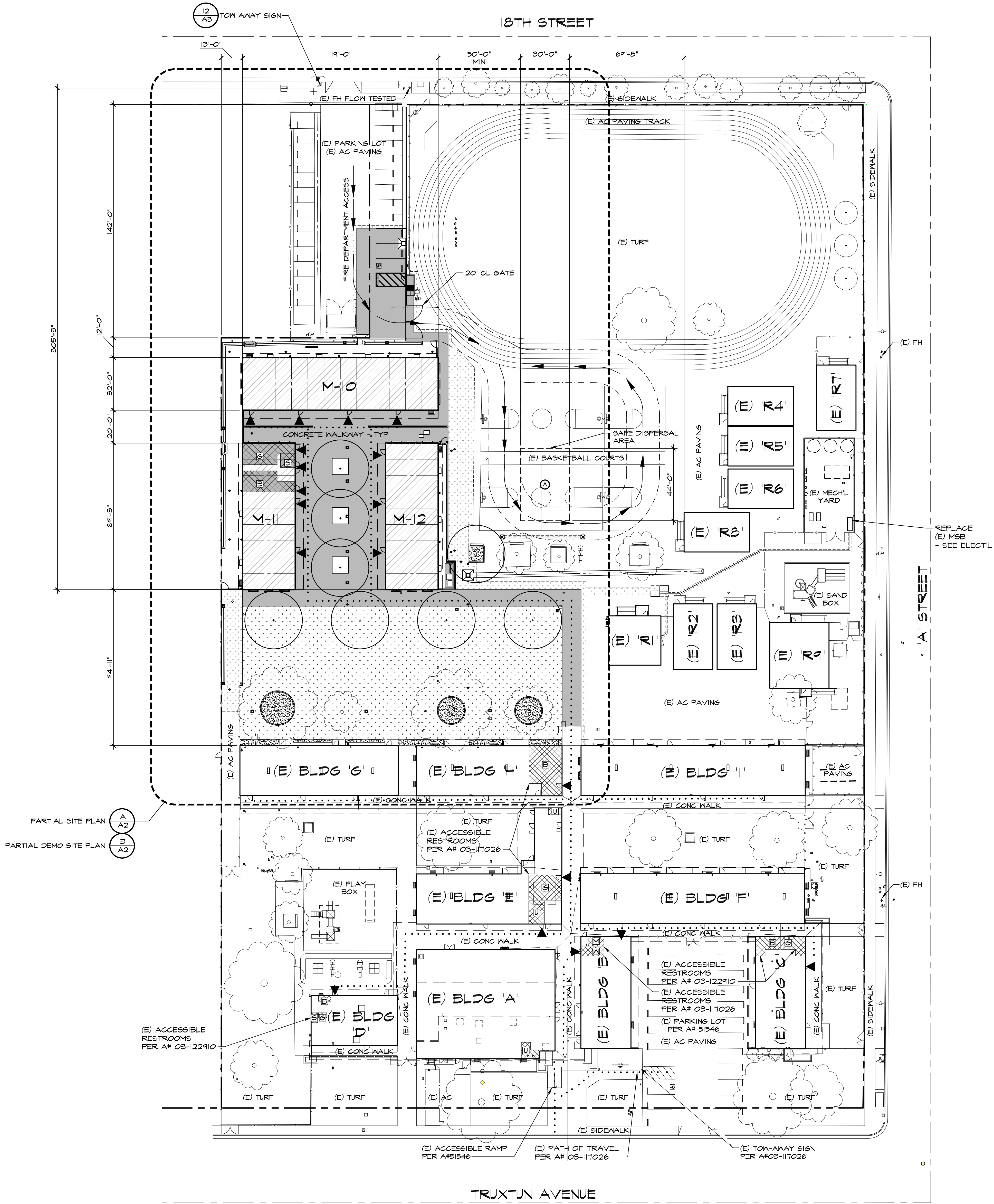
BLDG #	BUILDING DESCRIPTION	DSA #	CERTIFICATION STATUS/ DATE
(E) BLDG 'A'	CAFETERIA	#4246 #51546 #1380	YES/ 4-14-2016
(E) BLDG 'B'	ADMINISTRATION / CLASSROOMS	#4246 #51546	YES/ 3-24-1448 YES/ 4-14-2016
(E) BLDG 'C'	KINDERGARTEN	#4246 #51546	YES/ 4-14-2016
(E) BLDG 'D'	KINDERGARTEN	#51546 #1380	YES/ 4-14-2016
(E) BLDG 'E'	CLASSROOMS	#4246 #51546	YES/ 4-14-2016
(E) BLDG 'F'	PRE-K	#4246 #51546	YES/ 4-14-2016
(E) BLDG 'G'	HEAD START	#51546 #1380	YES/ 4-14-2016
(E) BLDG 'H'	CLASSROOMS	#4246 #51546	YES/ 4-14-2016
(E) BLDG 'I'	CLASSROOMS	#4246 #51546	YES/ 4-14-2016
(E) BLDG 'J'	CLASSROOM	#51546 #1380	YES/ 4-14-2016
(E) BLDG 'K'	CLASSROOMS	#51546 #1380	YES/ 4-14-2016
(E) 'R1'	CLASSROOM	#11766	-
(E) 'R2'	CLASSROOM	#52400 #03-117026	YES/ 1-8-2019
(E) 'R3'	CLASSROOM	#52400 #03-117026	YES/ 1-8-2019
(E) 'R4'	COMPUTER LAB	#03-117026	YES/ 1-8-2019
(E) 'R5'	LIBRARY	#03-117026	YES/ 1-8-2019
(E) 'R6'	SPECIAL ED	#03-117026	YES/ 1-8-2019
(E) 'R7'	PTC	#03-117026	YES/ 1-8-2019
(E) 'R8'	SPECIAL ED	#03-117350	YES/ 9-24-2018
(E) 'R9'	PRE-K	#61154	YES/ 9-24-2018
M-10, M-11, M-12	CLASSROOMS, RESTROOMS	PER THIS APPLICATION	PENDING

BLDG #	APP #	BUILDING IDENTIFICATION	OCC TYPE	CONST TYPE	ACTUAL HT STRY/FT	BASIC ALLOWABLE AREA	TOTAL SQUARE FOOTAGE
M-10	PER THIS APPLICATION	CLASSROOMS	E	V-B	1 STRY/ 13'-6"	4,160	9,500
M-11	PER THIS APPLICATION	CLASSROOMS & RESTROOMS	E	V-B	1 STRY/ 13'-6"	9,500	9,500 < 9,500 OK
M-12	PER THIS APPLICATION	CLASSROOMS	E	V-B	1 STRY/ 13'-6"	9,500	9,500 < 9,500 OK

BUILDING OCCUPANT LOAD & ACCESSIBLE EGRESS									
OCCUPANT LOAD PER ROOM					EXIT ANALYSIS PER ROOM				
BLDG #	ROOM #	DESCRIPTION	FLOOR AREA SQ FT	50 FT/1000 LOAD PER CBC 2022, TABLE 1004.5	MINIMUM REQUIRED EGRESS WIDTH PER CBC 2022, SEC 1005.1	MINIMUM REQUIRED EXIT PER CBC 2022, 1015.1	OCC X 0.2	OCC X 0.3	NO. OF EXITS PROVIDED
O	101	CLASSROOM	452	20 NET	48	9.6	-	36	1
	102	CLASSROOM	452	20 NET	48	9.6	-	36	1
	103	CLASSROOM	452	20 NET	48	9.6	-	36	1
	104	CLASSROOM	452	20 NET	48	9.6	-	36	1
	105	CLASSROOM	452	20 NET	48	9.6	-	36	1
	106	CLASSROOM	452	20 NET	48	9.6	-	36	1
	107	BOYS	-	-	-	-	-	-	-
	108	GIRLS	-	-	-	-	-	-	-
	109	UNISEX	-	-	-	-	-	-	-
	110	JANITOR'S	-	-	-	-	-	-	-
	111	PLUMB'S CHASE	-	-	-	-	-	-	-
	112	CLASSROOM	452	20 NET	48	9.6	-	36	1
	113	CLASSROOM	452	20 NET	48	9.6	-	36	1
	114	CLASSROOM	452	20 NET	48	9.6	-	36	1

LEGEND

NO WORK SCHEDULE FOR THIS BUILDING	TURF - SEE LANDSCAPE
AREA OF SCHEDULED WORK PER THIS APPLICATION	DECOMPOSED GRANITE - SEE LANDSCAPE
(E) ACCESSIBLE RESTROOM	PATH OF TRAVEL
ACCESSIBLE RESTROOM PER THIS APPLICATION	PROPERTY LINE
CONCRETE WALK	CHAIN LINK FENCE
AC PAVING - SEE CIVIL	(E) CHAIN LINK FENCE
	FIRE DEPARTMENT ACCESS



OVERALL SITE PLAN

SCALE: 1" = 30'-0"

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

PTN: 63321-393 FILE: 15-6

FRANKLIN ELEMENTARY SCHOOL
NINE (9) CLASSROOMS & ONE (1) RESTROOM
2400 TRUXTUN AVENUE
FOR
BAKERSFIELD CITY SCHOOL DISTRICT
BAKERSFIELD, KERN COUNTY, CALIFORNIA 93301



1601 NEW STINE ROAD, SUITE 280
BAKERSFIELD, CA 93309
PH: (661) 397-4377
FAX: (661) 397-4378
WWW.SCARCHITECT.COM



CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ARCHITECT. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.



OVERALL SITE PLAN

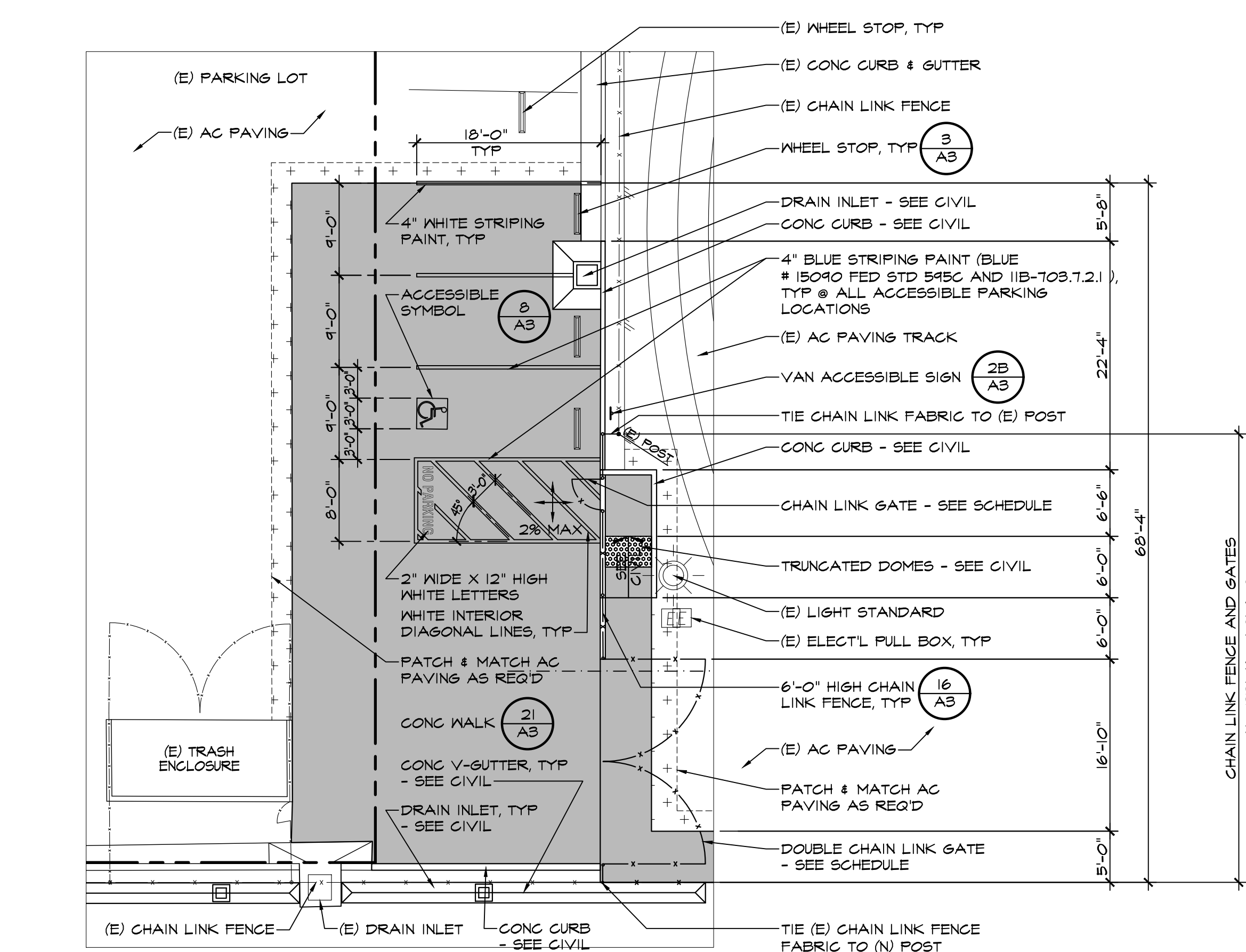
MARK	DATE	REVISIONS
1		
2		
3		

JOB NO. 1348
DRAWN: ED, FS
CHECKED: BCW
DATE: 6/5/24
1
OF 95 SHEETS

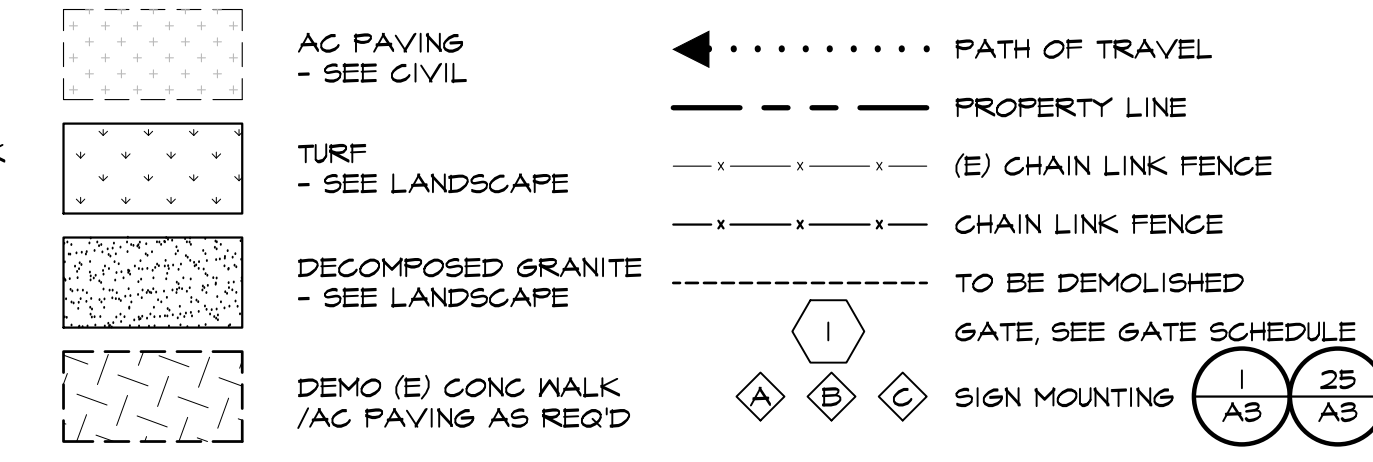
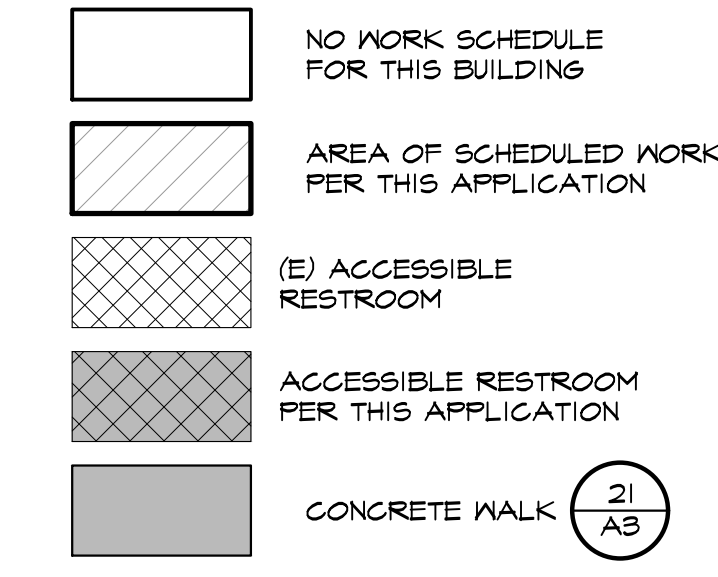


ENLARGED SITE PLAN

SCALE: 1" = 10'-0"



LEGEND:



GATE SCHEDULE					
GATE #	GATE SIZE (EA LEAF)	MATL	FRAME	DETAIL	REMARKS
1	4'-0"X6'-0"	CL	CL	15/AS	MAINTENANCE GATE
2	4'-0"X6'-0"	CL	CL	15/AS	MAINTENANCE GATE
3	4'-0"X6'-0"	CL	CL	15/AS	MAINTENANCE GATE
4	10'-0"X6'-0" PAIR	CL	CL	17/AS	FIRE ACCESS GATE, W/ KNOX LOCK
5	3'-0"X6'-0"	CL	CL	10/AS	-

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PARTIAL SITE PLAN & PARTIAL DEMO SITE PLAN

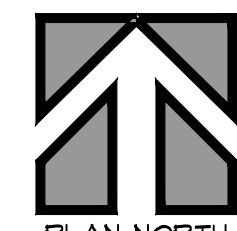
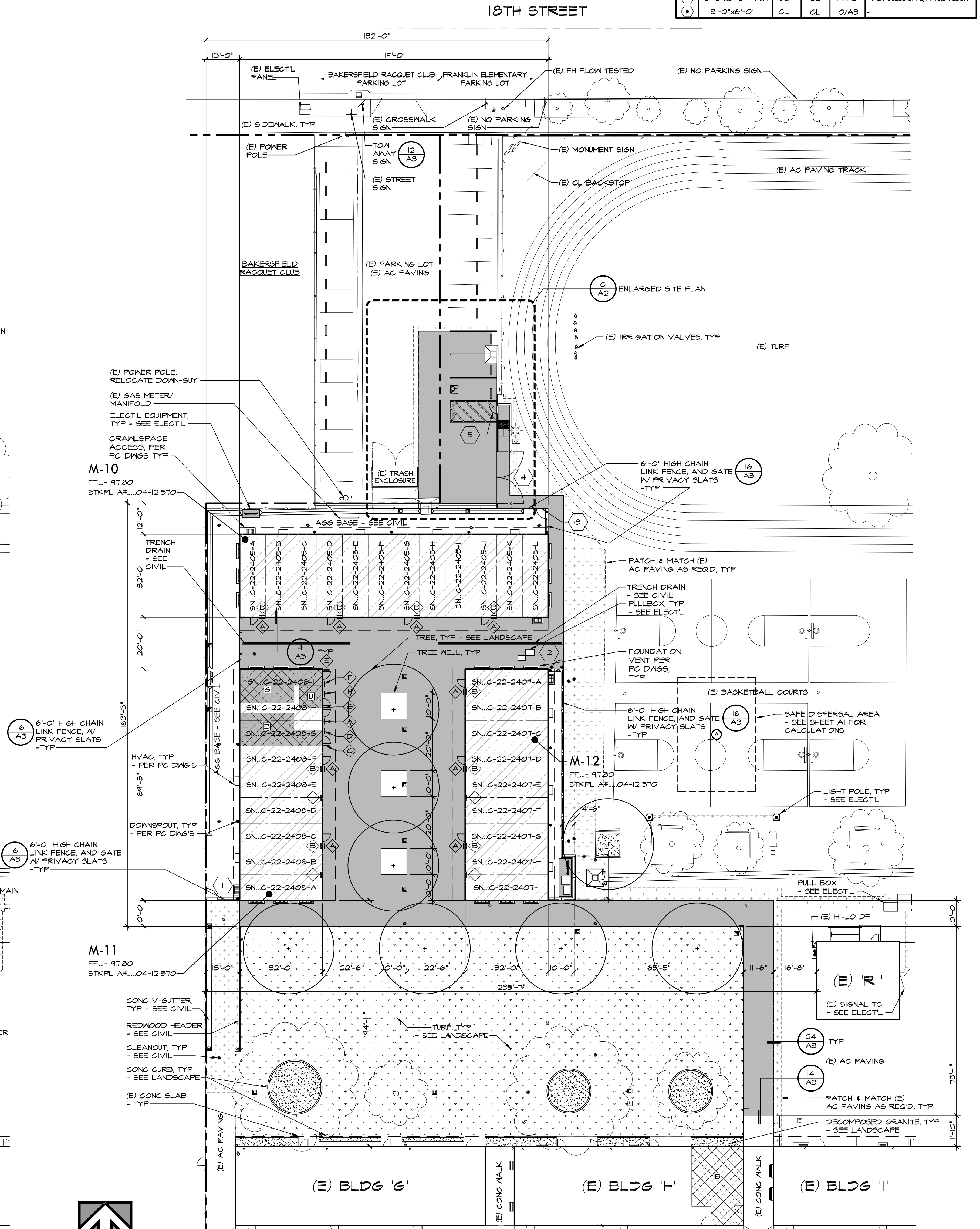
MARK	DATE	REVISIONS
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2		
3		

JOB NO. 1348
DRAWN: ED, FS
CHECKED: BCW
DATE: 6/5/24
2 OF 95 SHEETS



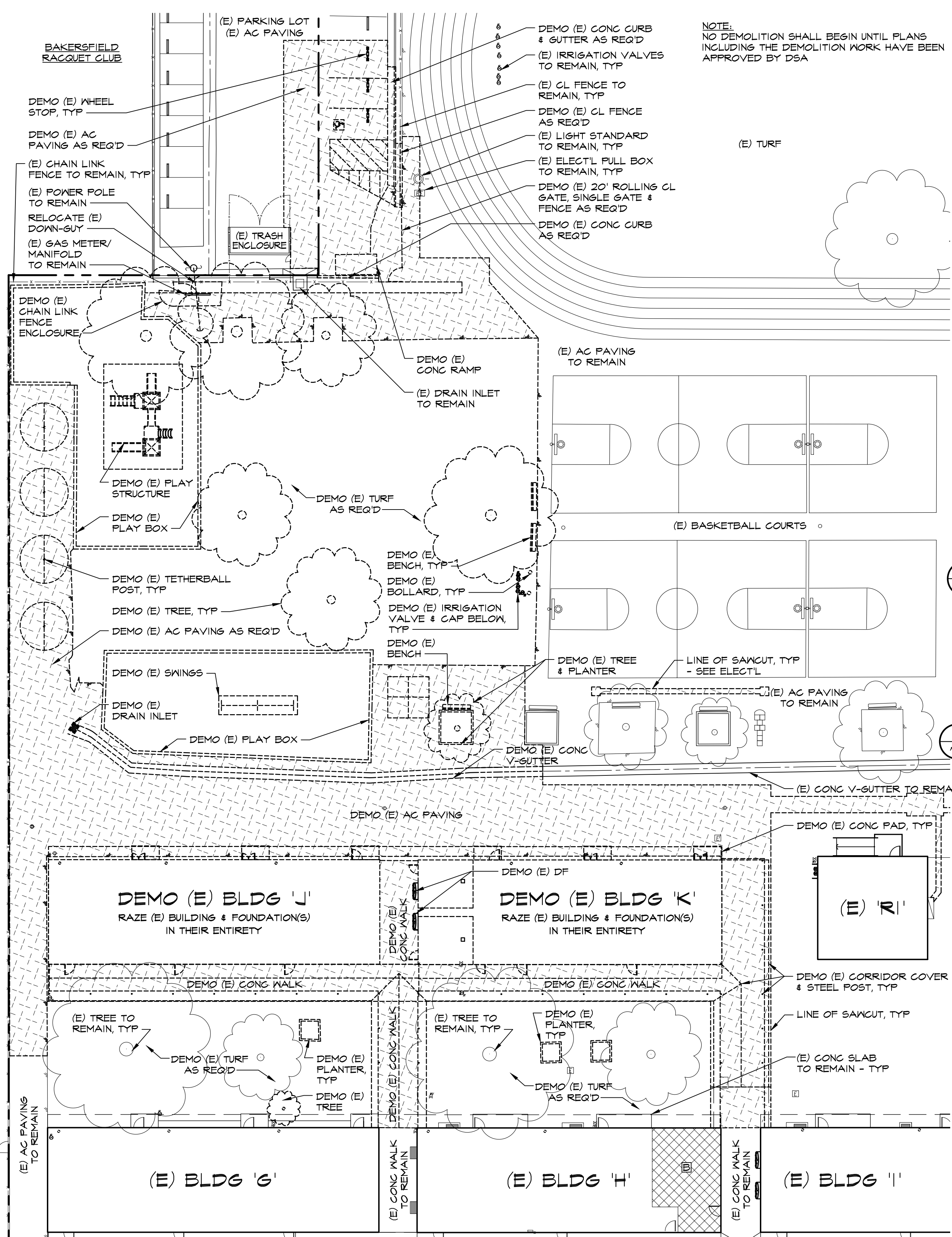
PARTIAL SITE PLAN

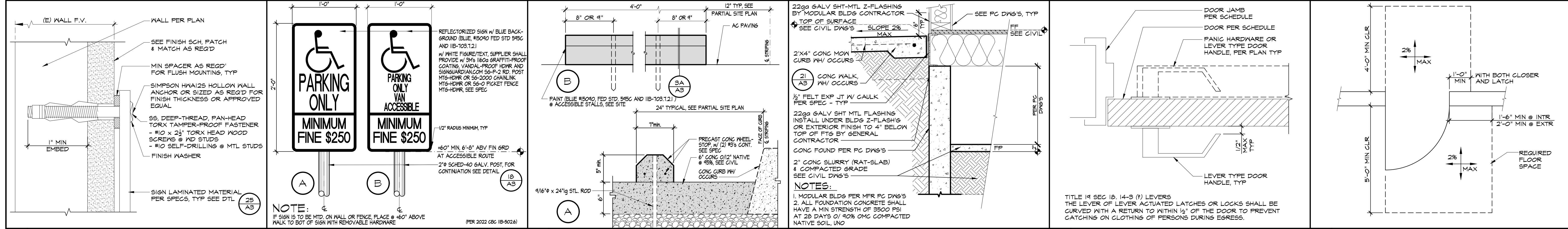
SCALE: 1" = 20'-0"



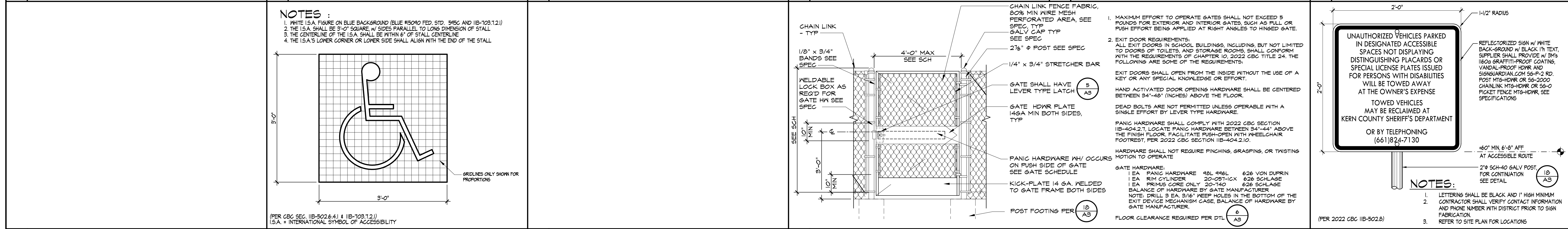
PARTIAL DEMO SITE PLAN

SCALE: 1" = 20'-0"

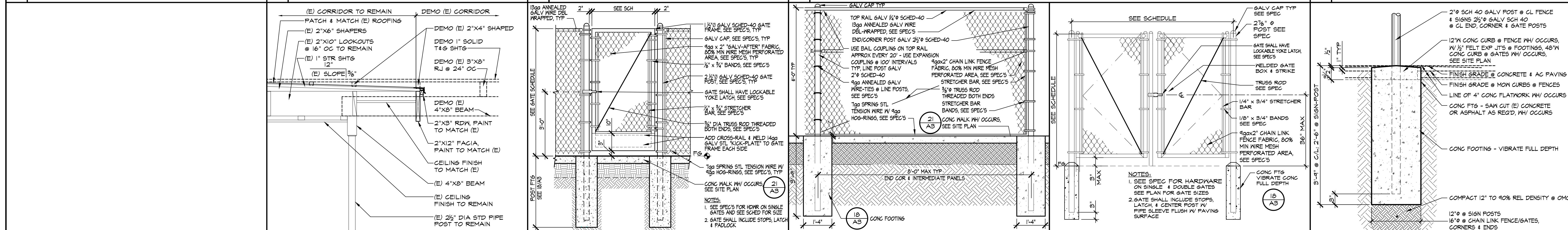




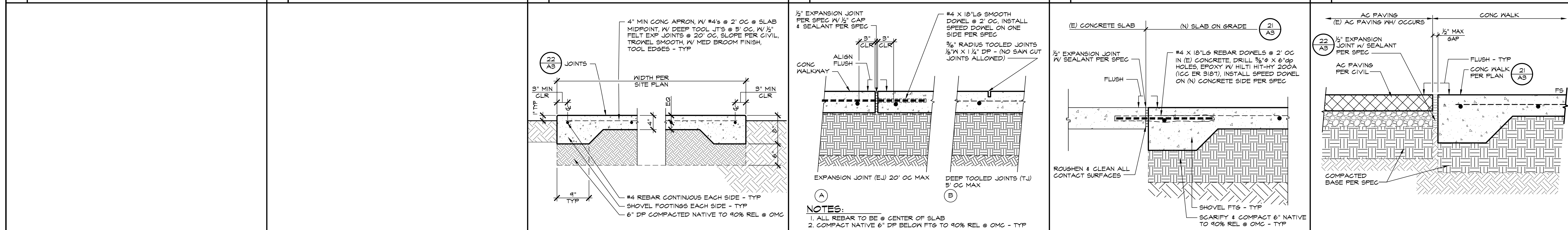
1 SIGN ATTACHMENT SCALE: 6" = 1'-0" 2 ACCESSIBLE PARKING SIGNS SCALE: 1/2" = 1'-0" 3 CONCRETE WHEEL STOP DTL. SCALE: 1/2" = 1'-0" 4 MODULAR PERIMETER FOOTING SCALE: 1" = 1'-0" 5 DOOR / GATE LEVER SCALE: 5" = 1'-0" 6 REQ'D FLOOR CLARENCE SCALE: 1/2" = 1'-0"



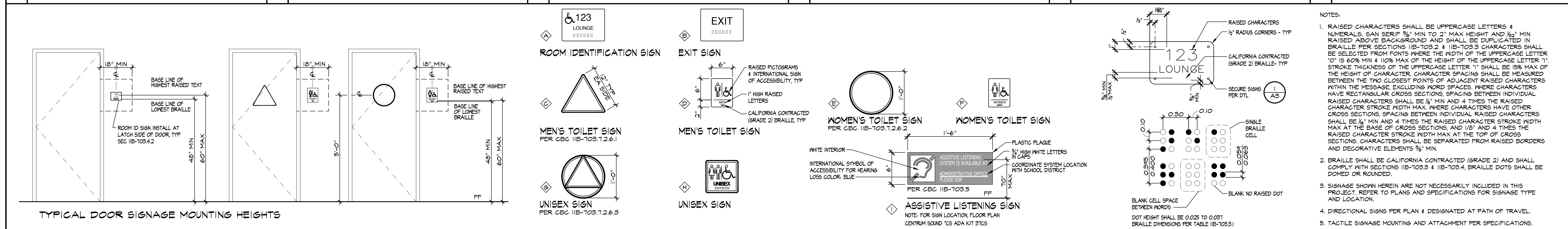
7 NOT USED SCALE: 1/2" = 1'-0" 8 ACCESSIBLE SYMBOL DETAIL SCALE: 1" = 1'-0" 9 NOT USED SCALE: 1/2" = 1'-0" 10 CHAIN LINK GATE SCALE: 1/2" = 1'-0" 11 PARKING AUTHORIZATION SIGN SCALE: 1/2" = 1'-0"



12 CORRIDOR END SCALE: 3/4" = 1'-0" 13 CHAIN-LINK GATE SCALE: 1/2" = 1'-0" 14 CHAIN LINK FENCE SCALE: 1/2" = 1'-0" 15 DOUBLE C/L GATE SCALE: 1/2" = 1'-0"



16 POST FOOTING SCALE: 1" = 1'-0" 17 JOINTS SCALE: 1/2" = 1'-0" 18 CONCRETE WALK SCALE: 1/2" = 1'-0" 19 CONCRETE JOINT DETAILS SCALE: 1/2" = 1'-0" 20 CONCRETE WALK @ (E) CONC SCALE: 1/2" = 1'-0" 21 AC PAVING TO CONC WALK SCALE: 1/2" = 1'-0"



22 TYPICAL DOOR SIGNAGE MOUNTING HEIGHTS SCALE: 1/2" = 1'-0" 23 DETAILS SCALE: NTS

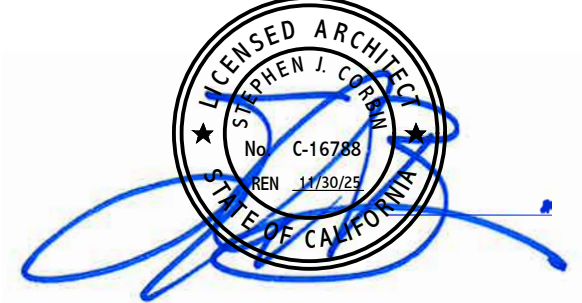
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STEPHEN J. CORBIN, N.C.A.R.B., AIA, LEED AP
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ARCHITECT. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.



DETAILS

MARK	DATE	REVISIONS
1		
2		
3		

JOB NO.
1348
DRAWN:
ED, FS
CHECKED:
BCW
DATE:
6/14/24

3
OF 95 SHEETS

1. PROVIDE MINIMUM 36" WORK CLEARANCE IN FRONT OF PANELS, SERVICE OR EQUIPMENT RATED AT 120/208V 30 4W (PER CEC-110.26).
2. PROVIDE MINIMUM 42" WORK CLEARANCE IN FRONT OF PANELS, SERVICE OR EQUIPMENT RATED AT 480/277V 30 4W (PER CEC-110.26).
3. PROVIDE MINIMUM 30" WIDE WORK SPACE FOR PANELS, SERVICE OR EQUIPMENT (PER CEC-110.26).
4. SPECIFY THAT ONLY LISTED OR LABELED EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH INSTRUCTIONS INCLUDED IN THE LISTING AND LABELING (PER CEC-110.3(B)).
5. ALL SERVICE EQUIPMENT TO BE SUITABLE FOR AVAILABLE SHORT CIRCUIT CURRENT PER CEC ART 110.9.
6. PERMANENTLY DELINEATE ON THE FLOOR WORKING CLEARANCE IN FRONT OF ALL ELECTRICAL EQUIPMENT WITH THE WORDING "NO STORAGE IN THIS AREA". APPLIES TO ELECTRICAL ROOMS AND CLOSETS ONLY.
7. PRIOR TO ORDERING THE SWITCHGEAR, THE ELECTRICAL CONTRACTOR SHALL COORDINATE A.I.C. RATINGS OF SWITCHBOARDS AND PANEL BOARDS PER UTILITY COMPANY REQUIREMENTS. EVIDENCE OF SUCH COORDINATION SHALL BE AVAILABLE ON SITE FOR REVIEW BY INSPECTOR OF RECORD (IOR).
8. SWITCHBOARDS AND PANEL BOARDS THAT ARE LIKELY TO BE ENERGIZED WHILE BEING MAINTAINED OR SERVICED BY QUALIFIED PERSONNEL SHALL BE LABELED WARNING OF POSSIBLE ARC FLASH HAZARDS AND IDENTIFIED WITH THE APPROPRIATE ARC FLASH PROTECTION RATING PERSONAL PROTECTIVE EQUIPMENT (PPE) SIGNAGE (PER CEC ART. 110.16).
9. CONTRACTOR IS TO PROVIDE ENGRAVED NAMEPLATES ON EACH SERVICE PANEL, TRANSFORMER, DISCONNECT SWITCH MOTOR STARTER, ETC. (PER CEC-110.3).
10. CONTRACTOR WILL BE REQUIRED TO PROVIDE A LABEL PER CEC ARTICLE 408.4(A). PROVIDE TYPE PANEL BOARD DIRECTORY. PANEL BOARDS SHALL ALSO BE MARKED COMPLIANT WITH CEC 408.4(B) FOR ORIGINATED SOURCE OF POWER.
11. NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN 6 FEET OF THE FLOOR OR TO THE STRUCTURAL CEILING ABOVE THE SPACE OF ELECTRICAL EQUIPMENT (PER CEC ART. 110.26).
12. THE DISCONNECTING MEANS FOR EACH SERVICE, FEEDER OR BRANCH CIRCUIT ORIGINATING ON A SWITCHBOARD OR PANELBOARD SHALL BE LEGIBLY AND DURABLY MARKED TO INDICATE ITS PURPOSE UNLESS SUCH PURPOSE IS CLEARLY EVIDENT (CFC-605.3.1).
13. ALL WORK SHALL MEET THE LATEST ADOPTED ADDITIONS OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 24 AND ALL OTHER APPLICABLE REGULATIONS, WHICH INCLUDE:

2°C-DATA / TEL.

TO POW. PULLBOX FOR CONTINUATION SEE SITE PLAN

(2)2°C-DATA/TEL. TO SIG. PULLBOX FOR CONTINUATION SEE SITE PLAN

2°C-DATA / TEL.

①

3°C. STUB FOR PHASE 2

(2) 2°C-DATA / TEL.

(2) 2°C-DATA / TEL.

← FROM S.P.B. SEE SITE PLAN

← FROM P.P.B. SEE SITE PLAN

① PROVIDE TELEPHONE HANDSET. PROVIDE 4 PAIR TELEPHONE CABLE TO HEAD IN EQUIPMENT UTILIZING EXISTING CONDUITS. FIELD VERIFY.

SCALE: 1/4"=1'-0" E1.00

All mechanical, plumbing, and electrical components shall be anchored and installed per the details on the DSA approved construction documents. Where no detail is indicated, 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 or movable equipment that is permanently attached (e.g., hard, wired) to the building utility services such as electricity, gas or water. "Permanently attached" shall include all electrical connections except plugs for 110/220 volt receptacles having flexible cable.
3. Temporary, movable equipment or mobile equipment which is heavier than 400 lbs 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 traverse and longitudinal directions

A.Components weighing less than 400 pounds and have a center of mass located 4 feet or less above the adjacent floor or roof level that directly support the component.

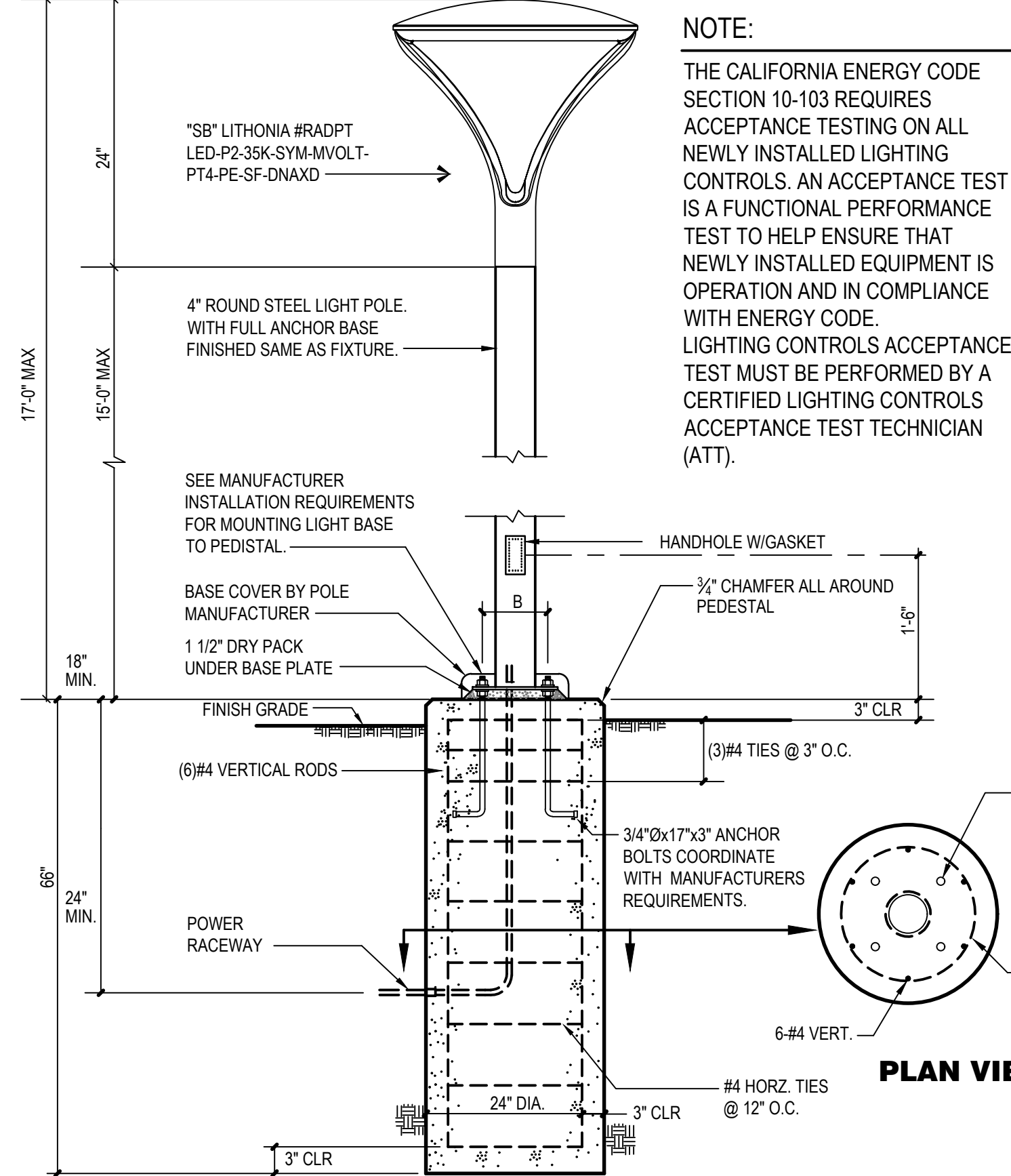
The anchorage for all mechanical, electrical and plumbing components shall be subject to approval of the design professional in general responsible charge or Structural Engineer delegated responsibility and acceptance by DSA. The project inspector will verify that all components and equipment have been anchored in accordance with the above requirements.

Piping, ductwork, and electrical distribution systems shall be braced to comply with the forces and displacements prescribed in ASCE 7-16 Section 13.3 as defined in ASCE 7-16 Sections 13.6.5., 13.6.6, 13.6.7, 13.6.8 and 2022 CBC Sections 1617A.1.24, 1617A.1.25 and 1617A.1.26.

The method of showing bracing and attachments to the structure for the identified distribution system are as noted below. When bracing and attachments are based on a pre-approved installation guide (e.g. OSHPD OPM for 2013 CBC or later), Copies of the bracing system installation guide or manual shall be available on the jobsite prior to the start of and during the hanging and bracing of the distribution systems. The Structural Engineer of Record shall verify the adequacy of the structure to support the hanger and brace loads.

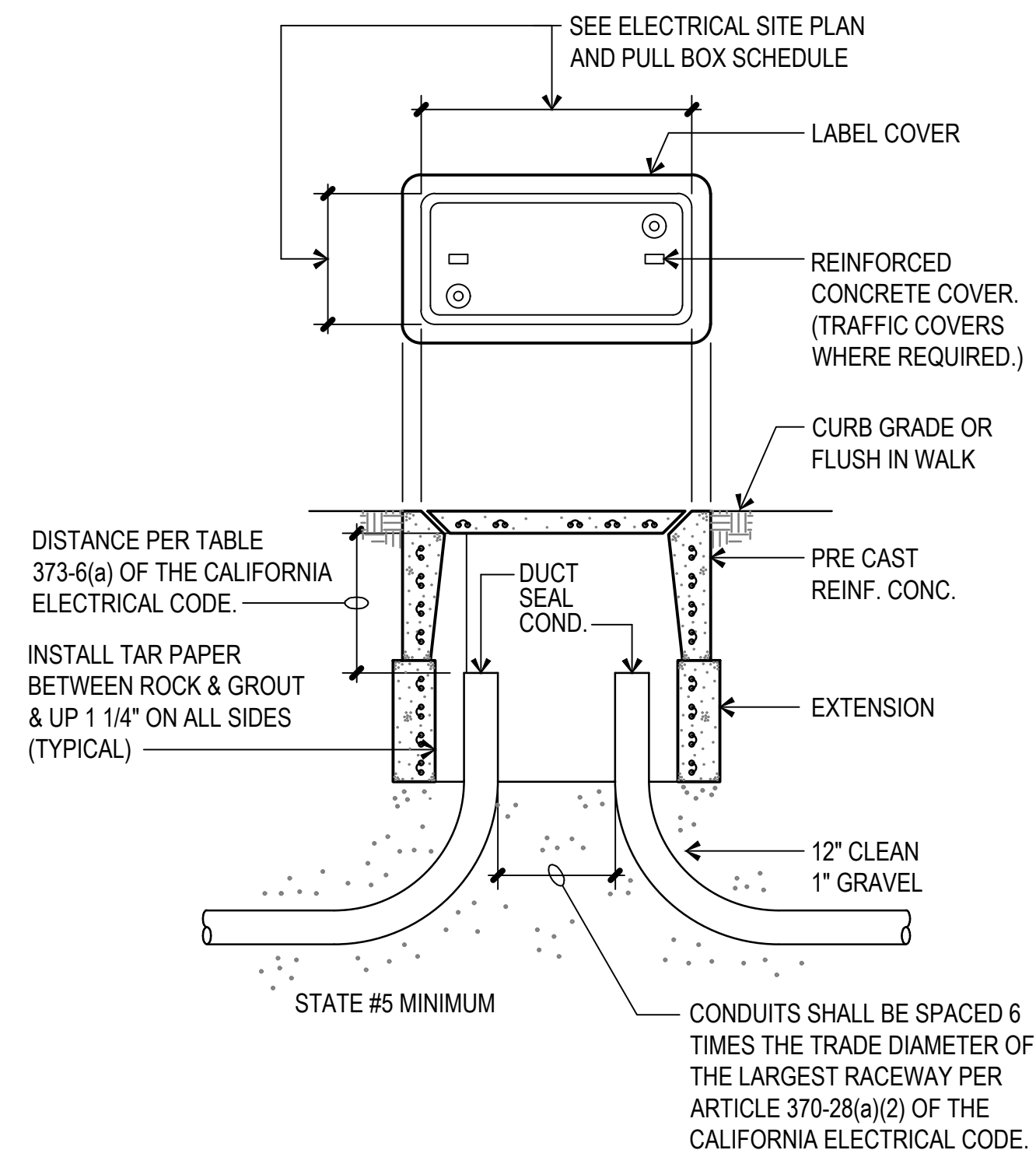
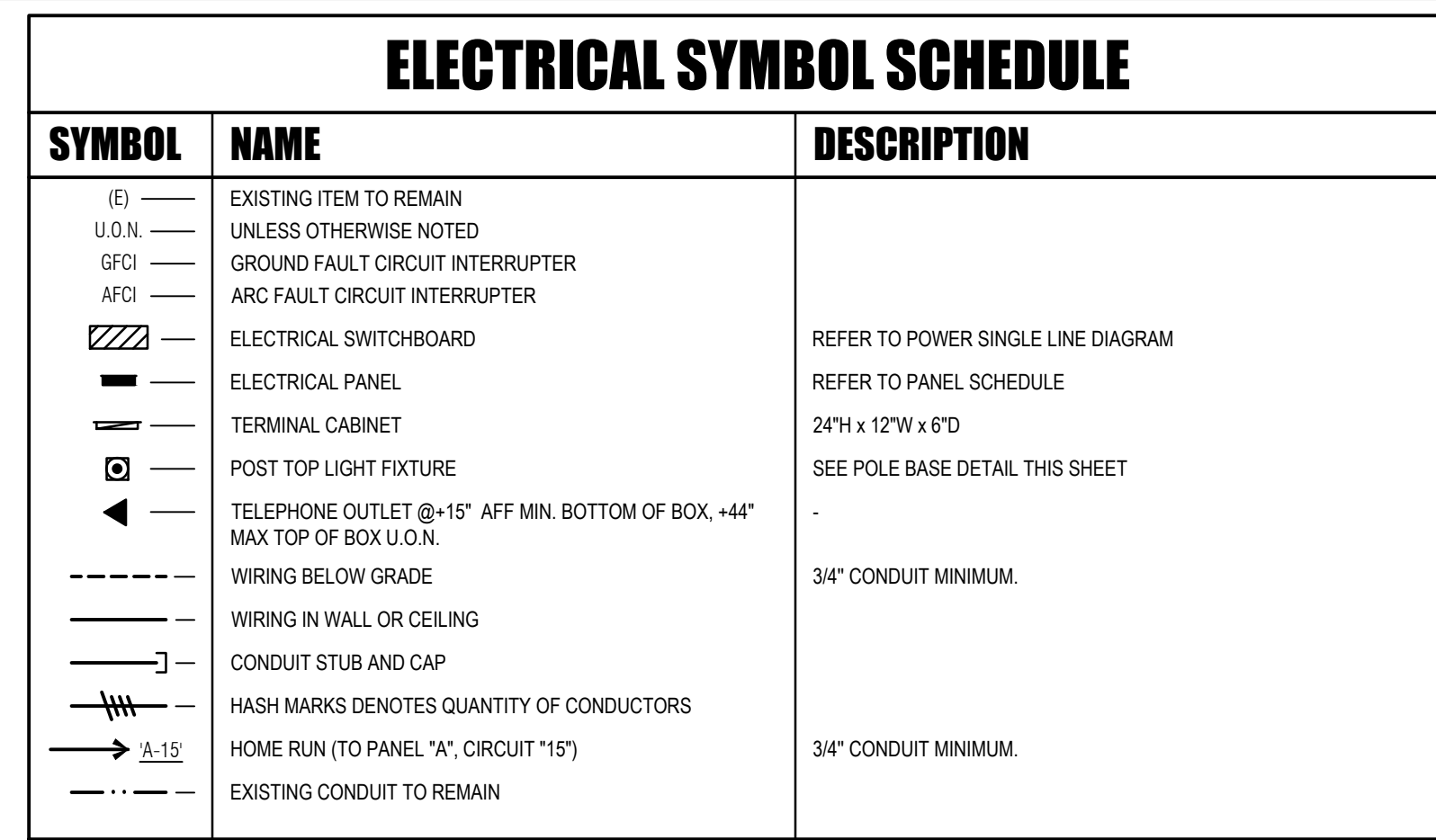
MP ☐ MD ☐ PP ☐ E ☒ Option 1: Detailed on the approved drawings with project specific notes and details.

MP ☐ MD ☐ PP ☐ E ☐ Option 2: Shall comply with the applicable OSHPD Pre-Approval (OPM#) #OPM-0052-13

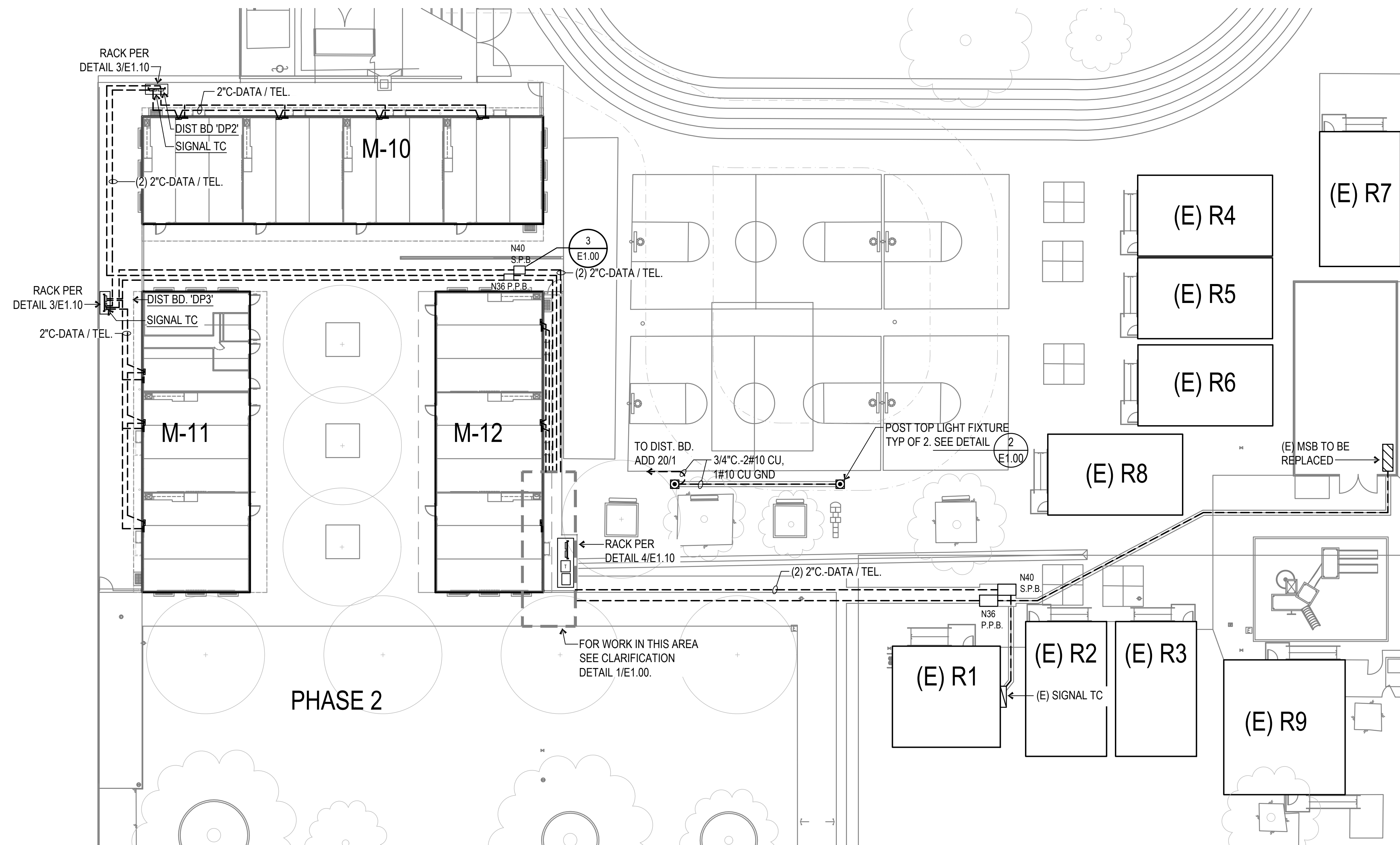


NOTE: NOT PART OF DSA REVIEW AND APPROVAL

NOTED ITEM, INCLUDING GATES, SHALL NOT IMPEDE EGRESS OR REDUCE REQUIRED EGRESS WIDTH, OR BE LOCATED IN, OR IMPEDE DESIGNATED FIRE LANE(S) OR EMERGENCY ACCESS ROUTES



NOT TO SCALE E1.00



SCALE : 1" = 20'-0"



PTN: 63321-393 FILE: 15-6

FRANKLIN ELEMENTARY SCHOOL
THREE (3) MODULAR BUILDINGS
2400 TRUXTUN AVENUE
FOR
BAKERSFIELD CITY SCHOOL DISTRICT
BAKERSFIELD, KERN COUNTY, CALIFORNIA

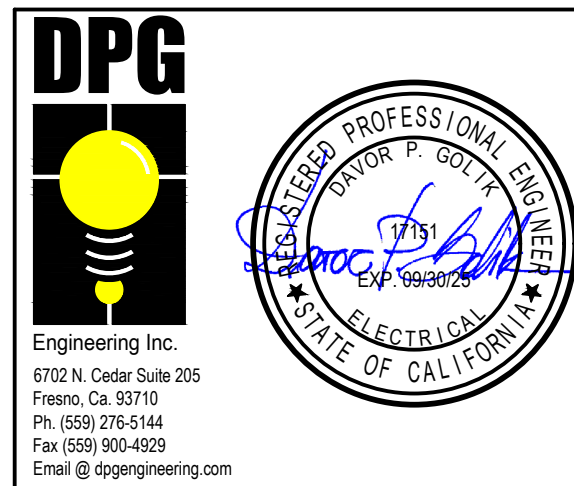


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CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ARCHITECT. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.



ELECT. SITE PLAN,
SYMBOL LEGEND,
DETAILS AND
NOTES

MARK	DATE	REVISIONS
1		
2		
3		

JOB NO.

1348

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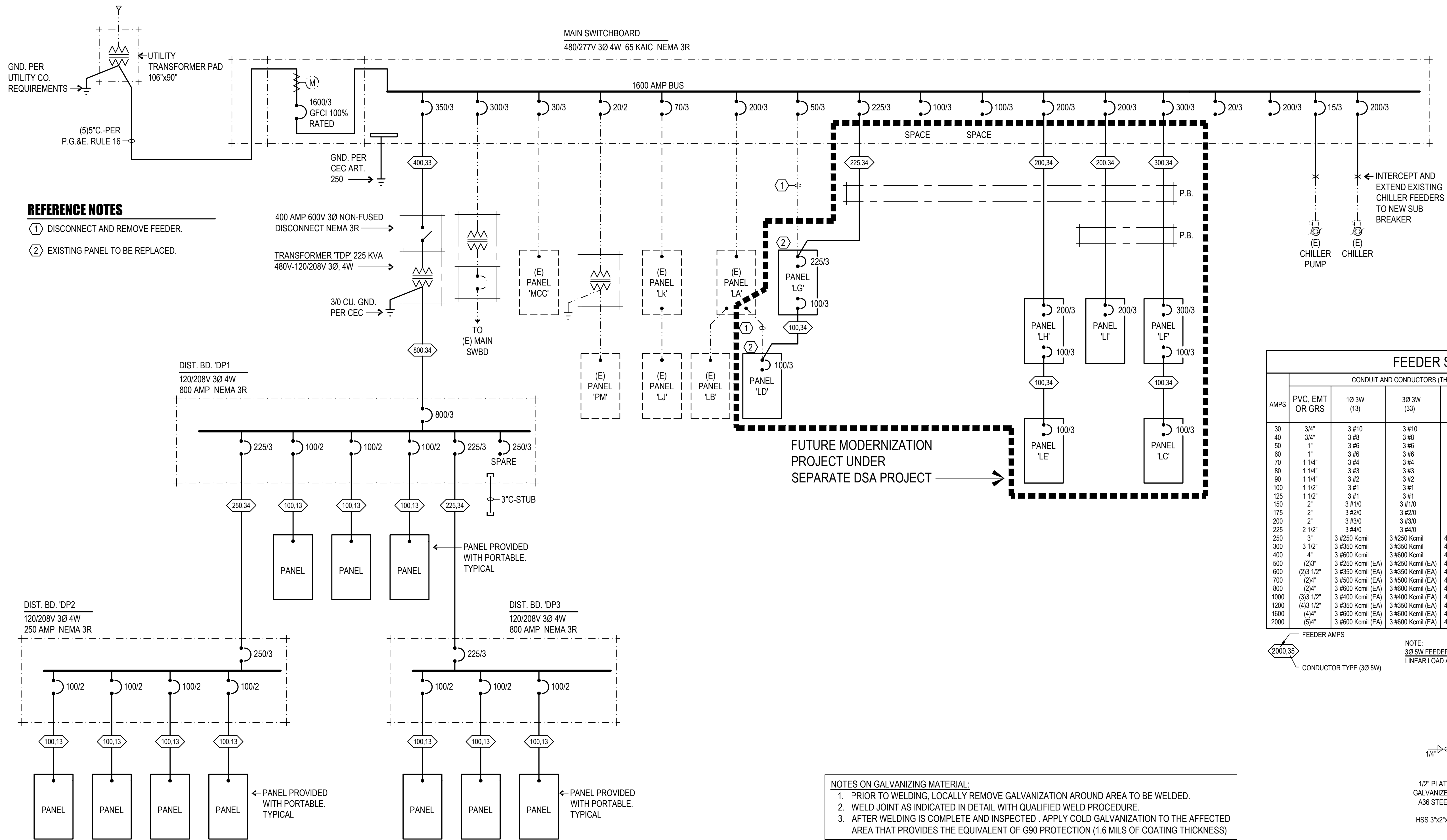
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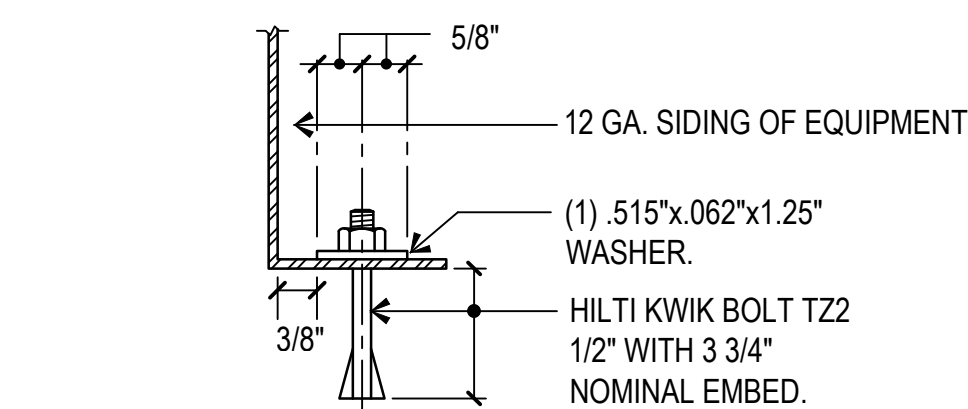
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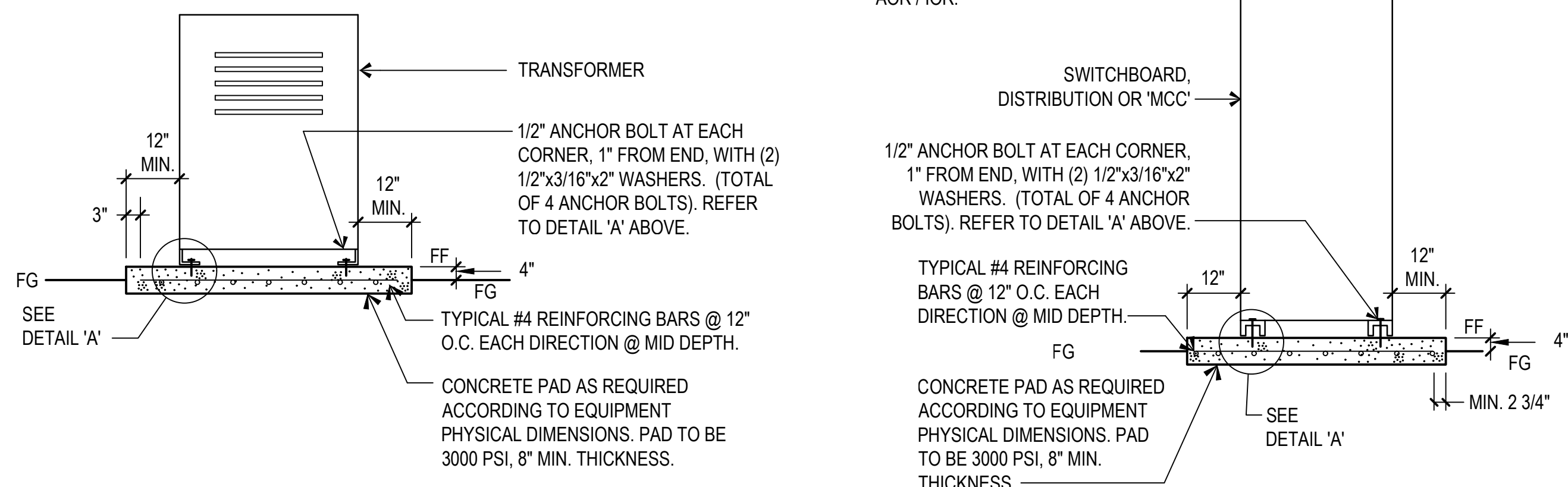


ELECTRICAL SINGLE LINE DIAGRAM



ICCS-ES
(INTERNATIONAL CODE COUNCIL)
ESR-4266

NOTE:
PERIODIC SPECIAL INSPECTION REQUIRED PER CBC SECTION 1617A.1.19 AND TABLE 1705.3 ITEM 4B. TEST 50% OF ANCHORS PER 1910A.5 USING A TORQUE WRENCH TO 40 FT-LBS. IF ANY ANCHOR FAILS, NOTIFY AOR / IOR.



TRANSFORMER MOUNTING DETAIL

NOT TO SCALE

1a

SWITCHBOARD MOUNTING DETAIL

NOT TO SCALE

1b

EQUIPMENT RACK DETAIL

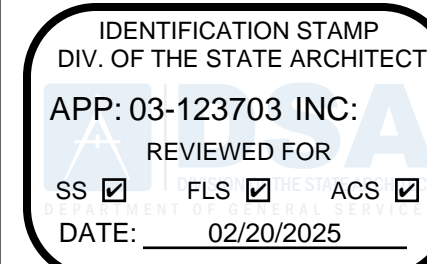
NOT TO SCALE

3

EQUIPMENT RACK DETAIL

NOT TO SCALE

4



PTN: 63321-393 FILE: 15-6

FRANKLIN ELEMENTARY SCHOOL
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ELECT. SINGLE LINE
DETAILS AND
SCHEDULES

MARK	DATE	REVISIONS
△		
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JOB NO.
1348
DRAWN:
R.L.M.
CHECKED:
D.P.G.
DATE:
12/6/21

1.10
OF SHEETS

FIRE DETECTION SYSTEM NOTES:

- ALL WIRING IS SHOWN DIAGRAMMATICALLY. CONTRACTOR MAY VARY SEQUENCE OR CIRCUITRY; HOWEVER, ALL CIRCUITS SHALL BE CONTINUOUS AND SUPERVISED FROM DEVICE TO DEVICE OR FATC TO DEVICE OR FACP TO FATC OR FATC TO FATC. NO PARALLEL BRANCHING SHALL BE ALLOWED. ANY CONNECTION OF ANY BREAK IN ANY CONDUCTOR SHALL BE BY TERMINAL CONNECTION AT A DEVICE OR AT A FATC ONLY.
- ALL CONNECTIONS SHALL BE PROPERLY LABELED BY CONDUCTOR AND SHALL HAVE STAKE ON LUG CONNECTORS. PANDUIT TAG (TIE WRAP) SEPARATE.
- FIRE ALARM TERMINAL CABINETS SHALL HAVE SUFFICIENT SPACE. TERMINAL BOARDS AND SCREW TERMINAL CONNECTORS TO ALLOW CONNECTION OF ALL CONDUCTORS SHOWN. CONTRACTOR SHALL BE REQUIRED TO SUBMIT WITH HIS OTHER SHOP DRAWINGS, DETAILED DRAWINGS OF HIS PROPOSED CONNECTIONS AT EACH FIRE ALARM TERMINAL CABINET PRIOR TO COMMENCING ANY WORK.
- FIRE ALARM PANEL, REMOTES AND COMPONENTS SHALL BE SECURED TO MOUNTING SURFACES PER MANUFACTURERS SPECIFICATIONS. NO SINGLE DEVICE SHALL EXCEED 20 LBS WITHOUT SPECIAL MOUNTING DETAILS. FIRE ALARM CONTROL PANELS AND REMOTE ANNUNCIATORS SHALL BE INSTALLED WITH THEIR BOTTOMS AT +48" ABOVE FINISHED FLOOR.
- ALL FIRE ALARM WIRING SHALL BE FPLOR FPLP (FIRE POWER LIMITED OR FIRE POWER LIMITED PLENUM AS REQUIRED FOR APPLICATION. WIRING IN CONDUIT ABOVE GROUND MAY BE TYPE #12 & #14 AWG, STRANDED (19 STRANDS OR LESS) COPPER THIN OR THWN OR #16/2 SLC LOOP UNLESS OTHERWISE NOTED. UNDERGROUND AND EXTERIOR CONDUITS TO HAVE WATER TIGHT FITTINGS AND WIRE TO BE APPROVED FOR WET LOCATIONS.
- ALL PENETRATIONS THROUGH RATED ASSEMBLIES REQUIRING OPENING PROTECTION SHALL BE PROVIDED WITH A PENETRATION FIRE STOP SYSTEM AS IDENTIFIED IN CBC CHAPTER 7. UL OR OTHER APPROVED LAB TESTING CRITERIA. APPROVED TYPES OF MATERIALS SHALL BE IDENTIFIED WITHIN THE PROJECT SPECIFICATIONS WITHIN THE FIRE ALARM SECTION.
- INSTALLATION OF F.A. EQUIPMENT SHALL BE BY AN AUTHORIZED ENGINEERED SYSTEM DISTRIBUTOR FOR THE EQUIPMENT SPECIFIED BY THE MANUFACTURER FOR SALES, SERVICE, INSTALLATION AND MAINTENANCE. PROVIDE CERTIFICATIONS WITH EQUIPMENT SUBMITTALS. SUBMITTALS BY FIRMS NOT FULFILLING THIS REQUIREMENT WILL BE AUTOMATICALLY REJECTED. INSTALLER SHALL BE NICET LEVEL 3 CERTIFIED. INSTALLATION OF THE SYSTEMS SHALL NOT BE STARTED UNTIL DETAILED DESIGN DOCUMENTS AND SPECIFICATION, INCLUDING STATE FIRE MARSHAL LISTING NUMBERS FOR EACH COMPONENT OF THE SYSTEM, HAS BEEN APPROVED BY DSA. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE CODE OR RECOGNIZED STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF DSA AND THE ARCHITECT / ENGINEER OF THE PROJECT.
- A STAMPED SET OF APPROVED FIRE ALARM DESIGN DOCUMENTS SHALL BE ON THE JOB SITE AND USED FOR INSTALLATION
- WRITTEN CERTIFICATION USING NFPA 72 INSPECTION AND TESTING FORM BY THE FIRE ALARM EQUIPMENT DISTRIBUTOR (OR VENDOR OR MANUFACTURER) SHALL BE SUBMITTED TO DSA (WITH COPIES TO THE ELECTRICAL ENGINEER AND THE ARCHITECT OF RECORD) AND THE INSTALLATION INCLUDES TESTING AND OPERATION THAT CONFORMS IN ALL RESPECTS TO THE REQUIREMENTS AS SET FORTH IN C.B.C. SECTION 907.8. THE CONTRACTOR SHALL COMPLETE A FIRE ALARM SYSTEM RECORD AND COMPLETION FORM AND SUBMIT TO DSA.
- UPON COMPLETION OF THE INSTALLATION OF THE FIRE ALARM SYSTEM, A SATISFACTORY TEST OF THE ENTIRE SYSTEM SHALL BE MADE IN THE PRESENCE OF THE ENFORCING AGENCY AND INSPECTOR OF RECORD. DSA, ARCHITECT/ENGINEER AND OWNER SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE FINAL INSPECTION AND OR TESTING.
- THE CERTIFIED INSTALLER WILL BE REQUIRED TO PROVIDE ALL FACTORY WARRANTIES AT THE CLOSE UP OF THE PROJECT.
- SMOKE DETECTORS SHALL BE MOUNTED MINIMUM 36" FROM SUPPLY AND RETURN AIR VENTS PER MANUFACTURER'S RECOMMENDATIONS AND NFPA72, 17.7.4.1.(2022 EDITION WITH SFM AMENDMENTS).
- THE CONTRACTOR SHALL ARRANGE A MEETING WITH F.A. INSTALLER PRIOR TO ROUGH-IN TO COORDINATE THE INSTALLATION.
- AUTOMATIC FIRE ALARM SYSTEMS SHALL TRANSMIT THE ALARM, SUPERVISORY AND TROUBLE SIGNALS TO AN APPROVED SUPERVISING STATION AS REQUIRED BY CBC 907.6.5. THE SUPERVISING STATION SHALL BE LISTED AS EITHER UUXF OR UJUS BY UNDERWRITERS LABORATORY OR SHALL MEET THE REQUIREMENTS OF FACTORY MUTUAL RESEARCH APPROVAL STANDARD 3011. SUPERVISION OF SYSTEM AND LEASED TELEPHONE LINES SHALL BE ARRANGED BY OWNER.
- ALARM INDICATING DEVICES OF A FIRE ALARM SYSTEM INTENDED TO ALERT ALL OCCUPANTS SHALL CAUSE A LEVEL OF AUDIBILITY OF NOT LESS THAN 15 DBA ABOVE THE AVERAGE AMBIENT NOISE LEVELS OR 5DBA ABOVE MAXIMUM SOUND LEVEL HAVING A DURATION OF 60 SECONDS WHICH EVER IS GREATER. MEASURED 5' ABOVE THE FLOOR. AMBIENT NOISE LEVELS MEANS THE LEVEL WHICH CAN NORMALLY BE EXPECTED WHEN THE FACILITY, BUILDING, ROOM OR AREA IS FUNCTIONING UNDER NORMAL OPERATING OR WORKING CONDITIONS PER CFC 907.5.2.1.1. THE FIRE ALARM EVACUATION SIGNAL SHALL SOUND A SYNCHRONIZED THREE PULSE TEMPORAL PATTERN AS DESCRIBED IN NFPA 72 (CBC 907.5.2.1.3 AND NFPA 18.4.2.1.
- THE CARBON MONOXIDE SIGNAL SHALL SOUND A FOUR PULSE TEMPORAL PATTERN PER NFPA 720 5.8.6.5.1
- MICROPHONE ACCESSIBILITY SHALL COMPLY WITH CBC 11B-305 AND 11B-308
- THE ALARM SYSTEM SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNINGS SHALL HAVE A FLASH RATE NOT EXCEEDING TWO FLASHES PER SECOND (2 HZ) NOR BE LESS THAN ONE FLASH EVERY SECOND (1 HZ). STROBE SIGNALING DEVICES FOR THE HEARING IMPAIRED SHALL BE STATE FIRE MARSHALL APPROVED AND LISTED. VISUAL NOTIFICATION APPLIANCES SHALL BE SYNCHRONIZED.
- THE AUTOMATIC ALARM SYSTEM SHALL BE INSTALLED, TESTED, AND MAINTAINED IN ACCORDANCE WITH STATE FIRE MARSHAL'S REGULATIONS AS ADOPTED AND AMENDED IN THE 2022 EDITION, CBC CHAPTER 35 (CBC SEC. 907.7, 907.8) & NFPA 72, 2022 EDITION.
- PROVIDE ACCESS HOLE FOR ALL ATTIC HEAT DETECTORS LOCATED IN NON-ACCESSIBLE CRAWL OR ATTIC SPACES.
- ALL BATTERIES SHALL BE STAMPED WITH DATE PUT INTO SERVICE.
- MANUAL PULL STATIONS SHALL NOT REQUIRE TIGHT GRIPPING, OR TWISTING OF THE WRIST TO OPERATE.
- SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH 2022 CBC, 2022 CFC, 2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE AND NFPA 720, STANDARD FOR THE INSTALLATION OF CARBON MONOXIDE DETECTION AND WARNING EQUIPMENT (2015)
- THE CONTRACTOR SHALL ADJUST/INSTALL ALL DEVICES TO MAXIMIZE PERFORMANCE AND TO MINIMIZE FALSE ALARMS.
- A DEDICATED BRANCH CIRCUIT SHALL BE PROVIDED FOR FIRE ALARM EQUIPMENT. THIS CIRCUIT SHALL BE ENERGIZED FROM THE COMMON USE AREA PANEL AND SHALL HAVE NO OTHER OUTLETS. THE BREAKER SHALL HAVE A RED LOCKING DEVICE TO BLOCK THE HANDLE IN THE "ON" POSITION. THE CIRCUIT BREAKER SHALL BE LABELED "FIRE ALARM CIRCUIT CONTROL" CIRCUIT ID TO BE LABELED AT FIRE PANEL/EXTENDERS.
- ALL FIRE ALARM CIRCUITS SHALL BE IN CONDUIT, SURFACE RACEWAY OR OPEN RUN ABOVE CEILINGS, UNDER FLOORS AND IN WALLS IN A NEAT AND PROTECTED MANNER AS INDICATED ON DESIGN DOCUMENTS. EXPOSED EXPOSED CIRCUITS ARE ONLY PERMITTED WHEN NOTED AS EXPOSED ON DESIGN DOCUMENTS.
- PROVIDE FIRE WATCH TO COMPLY WITH DSA IRF-2 IF DURING CONSTRUCTION THE FIRE ALARM SYSTEM IS NOT OPERATIONAL AND STUDENTS ARE PRESENT IN CAMPUS.
- VERIFY ALL ADDRESSES OF EXISTING FIRE ALARM INITIATION DEVICES. PRIOR TO INSTALLING AND PROGRAMING. ANY DISCREPANCIES FROM THE ESTABLISHED PLAN SHALL BE REFLECTED ON THE ONE LINE DIAGRAM OF THE SUBMITTAL.

FIRE ALARM ACCEPTANCE TEST

- TESTING OF ALL DEVICES AND APPLIANCES, INCLUDING THE BATTERY-(IES), SHALL BE PERFORMED. ALL MANUFACTURER OPERATING RANGES SHALL BE MET.
- INSPECTION TESTING AND MAINTENANCE OF SYSTEMS, THEIR INITIATING DEVICES AND NOTIFICATION APPLIANCES SHALL COMPLY WITH CHAPTER 14 OF NFPA 72 AND DOCUMENTATION WITH NFPA 72, CHAPTER 7.
- TESTING OF THE SUPERVISING STATION SIGNALS, AS WELL AS RELAY TO THE APPROPRIATE RESPONDING AGENCY, SHALL BE INCLUDED IN THE ACCEPTANCE TESTING. THE PROJECT INSPECTOR SHALL WITNESS THE ACCEPTANCE INSPECTION AND SHALL SIGN AS THE AHJ REPRESENTATIVE ON THE "SYSTEM RECORD OF COMPLETION" AT SECTION 12.3 (NFPA 72, FIGURE 7.8.2(a)), AND THE "SYSTEM RECORD OF INSPECTION AND TESTING" AT SECTION 10.1 (NFPA 72, FIGURE 7.8.2 (g)).
- ALL SUPPLEMENTARY RECORDS SHALL BE ATTACHED AS APPLICABLE. THE PROJECT INSPECTOR SHALL VERIFY THAT THE FIRE ALARM SYSTEM IS IN SERVICE PRIOR TO COMPLETION OF THE "SYSTEM RECORD OF COMPLETION" FORM.
- ALL ORIGINAL DOCUMENTATION SHALL BE RETAINED IN THE REQUIRED DOCUMENTATION CABINET. (NFPA 72, 7.7.2).

GENERAL NOTES

907.2.3.1 OF THE 2022 CALIFORNIA FIRE CODE STATES:

WHERE MORE THAN ONE FIRE ALARM CONTROL UNIT IS USED AT THE SCHOOL CAMPUS, THEY SHALL BE INTERCONNECTED AND SHALL OPERATE ALL NOTIFICATION APPLIANCES.

EXCEPTIONS:

- BUILDINGS ARE SEPARATED A MINIMUM OF 20 FEET
- THERE IS A METHOD OF TWO WAY COMMUNICATION BETWEEN EACH CLASSROOM AND THE SCHOOL ADMINISTRATIVE OFFICE APPROVED BY THE FIRE ENFORCING AGENCY.
- A METHOD OF MANUAL ACTIVATION OF EACH FIRE ALARM SYSTEM IS PROVIDED.

ALL THREE EXCEPTIONS HAVE BEEN MET.

FIRE ALARM RECORD DOCUMENTS CABINET
NFPA 72, 7.7.2

- EVERY NEW FIRE ALARM SYSTEM SHALL PROVIDE A DOCUMENTATION CABINET, INSTALLED AT THE SYSTEM CONTROL PANEL OR APPROVED LOCATION.
- THE DOCUMENTATION CABINET SHALL BE PROMINENTLY LABELED, "SYSTEM RECORD DOCUMENTS".
- ALL RECORD AND TESTING DOCUMENTATION SHALL BE STORED IN THE CABINET.
- CONTENTS SHALL BE ACCESSIBLE BY AUTHORIZED PERSONNEL ONLY.
- WHERE CABINET IS INSTALLED IN A LOCATION OTHER THAN THE SYSTEM CONTROL UNITS, ITS LOCATION SHALL BE IDENTIFIED AT THE SYSTEM CONTROL UNIT.

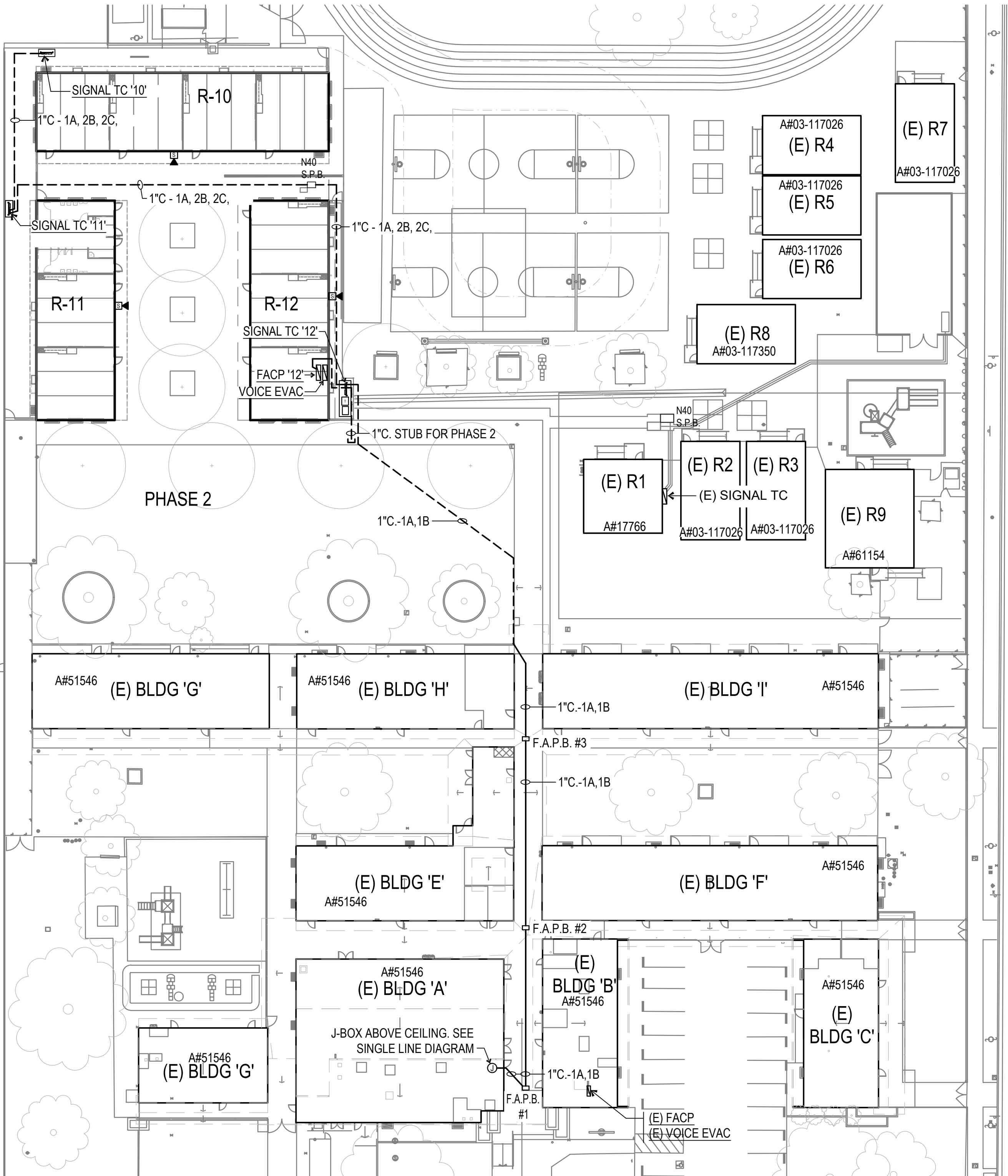
SYSTEM DOCUMENTS AS APPLICABLE:

- RECORD DRAWINGS / AS-BUILTS.
- EQUIPMENT CUT SHEETS & CA SFM LISTINGS.
- ALTERNATIVE MEANS AND METHODS.
- PERFORMANCE BASED DESIGN DOCUMENTATION (NFPA 72, 7.3.7).
- SYSTEM RECORD OF COMPLETION & ANY SUPPLEMENTAL INSPECTION AND TESTING DOCUMENTATION (NFPA 72, 7.8.2).
- EMERGENCY RESPONSE PLAN (NFPA 72, 7.3.8).
- EVALUATION DOCUMENTATION (NFPA 72, 7.3.9).
- RISK ANALYSIS DOCUMENTATION (NFPA 72, 7.3.6).
- SOFTWARE & FIRMWARE CONTROL DOCUMENTATION (NFPA 72, 23.2.2).

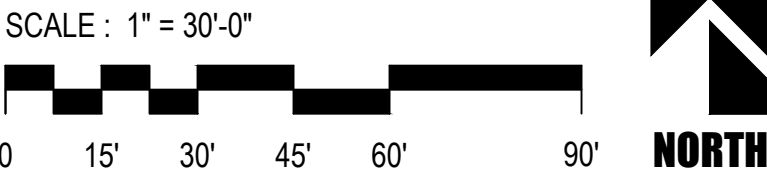
FIRE ALARM SYMBOL SCHEDULE			
SYMBOL	NAME	DESCRIPTION	CSFM #
(E) U.O.N.	EXISTING ITEM UNLESS OTHERWISE NOTED	34°C MIN U.O.N.	
---	WIRING UNDERGROUND OR IN WALL		
---	EXISTING CONDUIT TO REMAIN		
FACP	FIRE ALARM CONTROL PANEL	HOCHIKI # LATITUDE LA203K2-10	7165-0410:0506
FATC	FIRE ALARM TERMINAL CABINET		
EVAC	FIRE ALARM VOICE EVACUATION	HOCHIKI # EVAX-50	6911-0410:0176
A	ATTIC HEAT DETECTOR WITH BASE	HOCHIKI #ATJ-EA BASE #YBN-NSA-4	7270-0410:0203 7270-0410:0203
⊗	PHOTOELECTRIC SMOKE DETECTOR WITH BASE	HOCHIKI #ALN-V BASE #ISB-NSA-6	7272-0410:0204 7272-0410:0204
□	FIRE ALARM PULL STATION	HOCHIKI DCP-AMS	7150-0410:0169
⊗ xW CMC/d	F.A. SPEAKER / STROBE. (CEILING MTD.) xW = WATTAGE	HOCHIKI #HSSPKCLPW (SEE PLANS FOR SETTINGS)	7320-0410:0194
⊗ xW	FIRE ALARM EXTERIOR SPEAKER. (WALL MTD.) xW = WATTAGE	GENTEX #WSSPKR (SEE PLANS FOR SETTINGS)	
⊗	END-OF-LINE RESISTOR	PER MANUFACTURER SPECIFICATION	7320-0569:0141

FIRE ALARM DEVICE SEQUENCE OF OPERATION MATRIX

SYSTEM INPUT	AREA SMOKE OR HEAT DETECTORS	POWER FAILURE GROUND FAULT	TROUBLE	ELECTRICAL SUPERVISION	MANUAL PULL STATION
ANNUNCIATE AT ADMINISTRATION OFFICE	•	•	•	•	•
ACTIVATE AUDIOVISUAL THRU-OUT CAMPUS	•				•
CENTRAL STATION MONITORING	•	•			•
SHUT DOWN HVAC UNIT	•	•			
ACTIVATE VOICE EVACUATION PANEL	•				



FIRE ALARM SITE PLAN



IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123703 INC:
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

PTN: 63321-393 FILE: 15-6

FRANKLIN ELEMENTARY SCHOOL
THREE (3) MODULAR BUILDINGS
2400 TRUXTON AVENUE
FOR
BAKERSFIELD CITY SCHOOL DISTRICT
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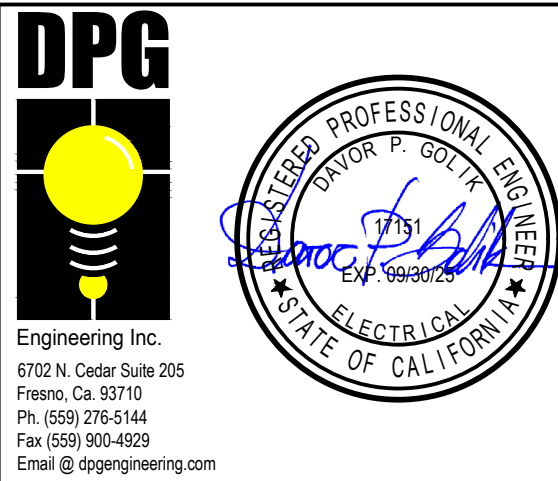


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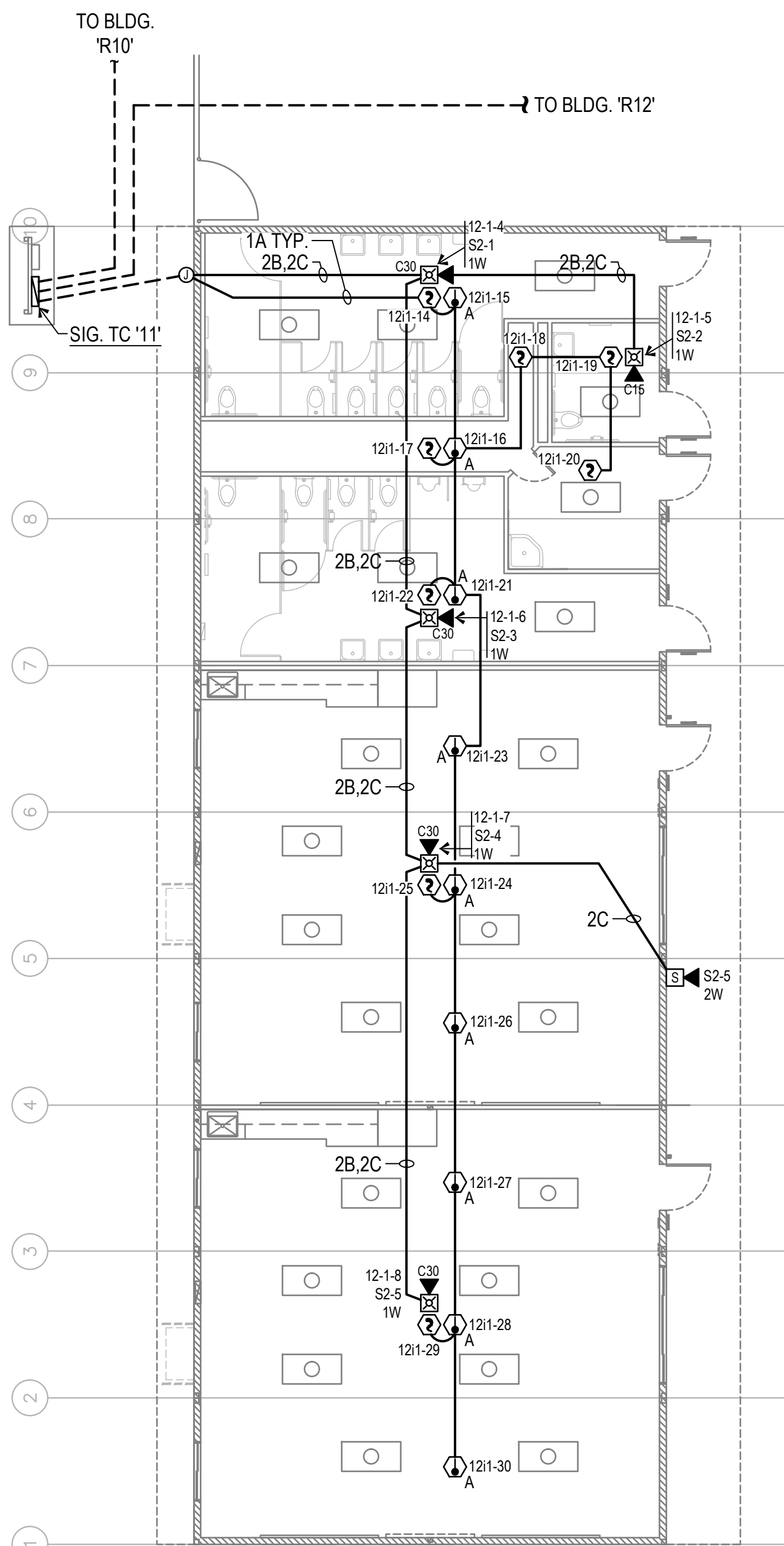
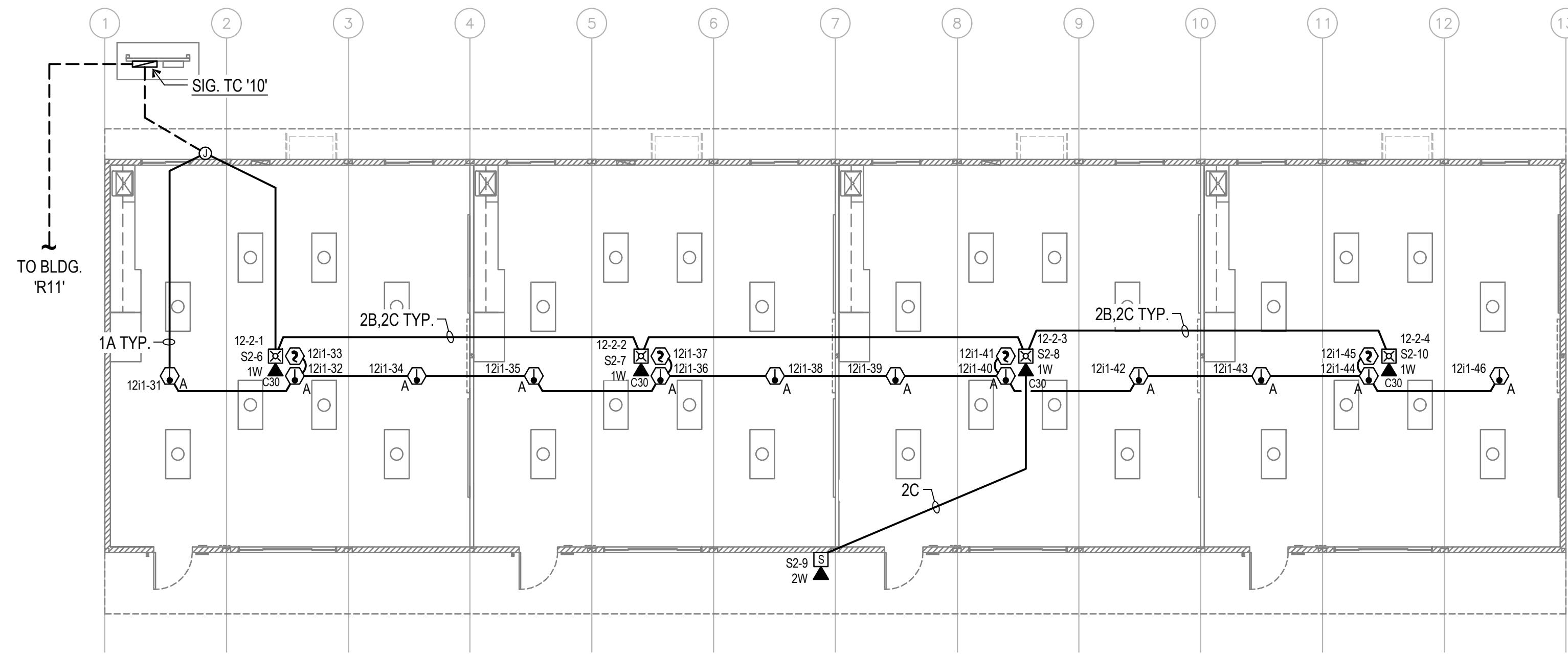
FIRE ALARM
SITE PLAN,
SYMBOL LEGEND,
NOTES AND
SCHEDULES

MARK	DATE	REVISIONS
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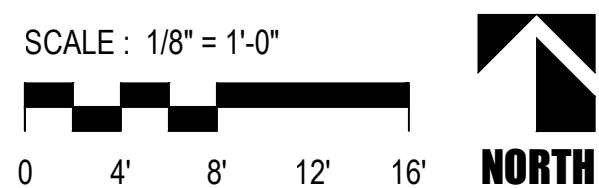
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OF SHEETS

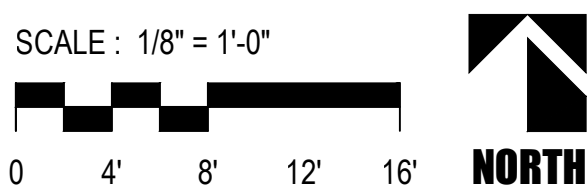
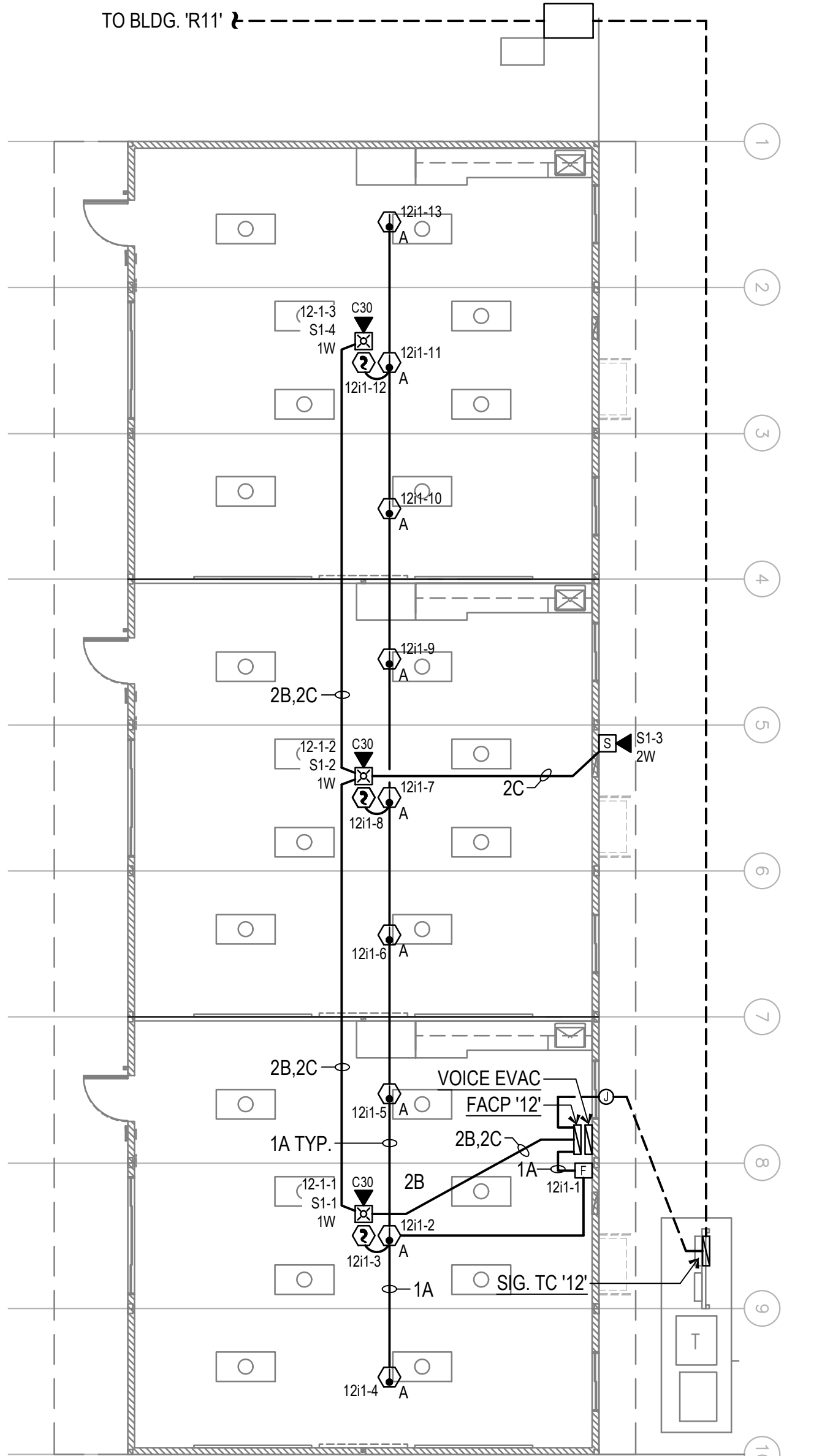
F.A. FLOOR PLAN
BUILDING 'R-10'



F.A. FLOOR PLAN
BUILDING 'R-11'

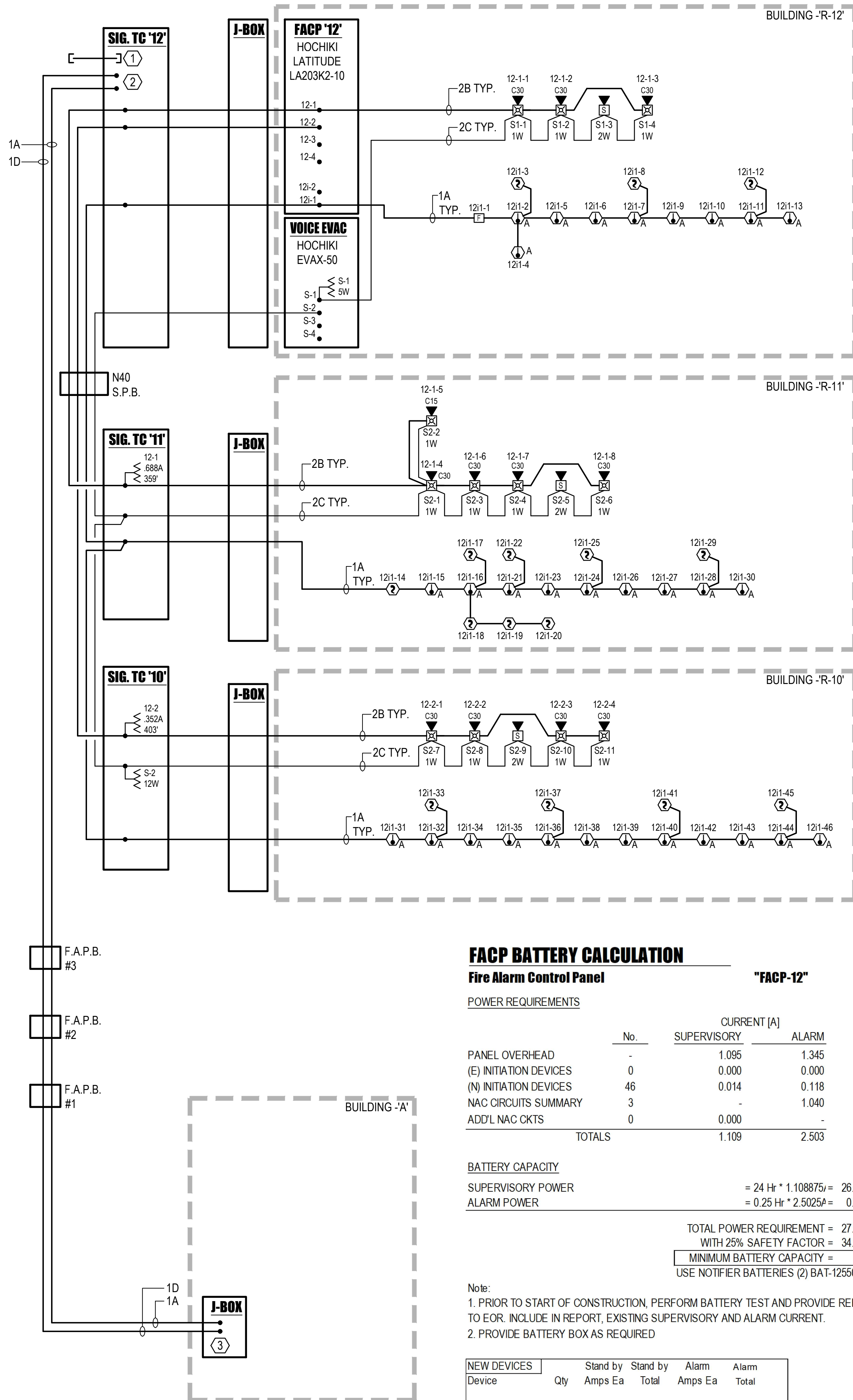


F.A. FLOOR PLAN
BUILDING 'R-12'



FA CABLE SCHEDULE			
'A'	ADDRESSABLE FA COMMUNICATION CABLE	WEST PENN #D990 (INDOOR)	WEST PENN #AQ225 (OUTDOOR)
'B'	2#12 CU.	WEST PENN #998 (INDOOR)	WEST PENN #AQ227 (OUTDOOR)
'C'	SPEAKER CABLE 14/2	WEST PENN #972 (INDOOR)	WEST PENN #AQ295 (OUTDOOR)
'D'	MICROPHONE CABLE 22/4	WEST PENN #355 (INDOOR)	WEST PENN #AQ355 (OUTDOOR)

FIRE ALARM SINGLE LINE DIAGRAM



FACP BATTERY CALCULATION

Fire Alarm Control Panel

"FACP-12"

POWER REQUIREMENTS

	No.	CURRENT [A]	
		SUPERVISORY	ALARM
PANEL OVERHEAD	-	1.095	1.345
(E) INITIATION DEVICES	0	0.000	0.000
(N) INITIATION DEVICES	46	0.014	0.118
NAC CIRCUITS SUMMARY	3	-	1.040
ADD'L NAC CKTS	0	0.000	-
TOTALS		1.109	2.503

BATTERY CAPACITY

SUPERVISORY POWER = 24 Hr * 1.108875 = 26.613 Ahr
ALARM POWER = 0.25 Hr * 2.5025A = 0.626 Ahr

TOTAL POWER REQUIREMENT = 27.239 Ahr
WITH 25% SAFETY FACTOR = 34.048 Ahr

MINIMUM BATTERY CAPACITY = 55 Ahr
USE NOTIFIER BATTERIES (2) BAT-12550-BP

Note:

1. PRIOR TO START OF CONSTRUCTION, PERFORM BATTERY TEST AND PROVIDE REPORT TO EOR. INCLUDE IN REPORT, EXISTING SUPERVISORY AND ALARM CURRENT.
2. PROVIDE BATTERY BOX AS REQUIRED

NEW DEVICES	Qty	Stand by Amps Ea	Stand by Total	Alarm Amps Ea	Alarm Total
HEAT DET.	30	0.0003	0.009	0.0005	0.015
SMOKE DET.	15	0.0003	0.0045	0.0065	0.0975
PULL STA	1	0.000375	0.000375	0.005	0.005
TOTAL	46		0.013875		0.1175

BATTERY CALCULATION

Voice Evac. Amplifier Cabinet 'EVAX-50'

POWER REQUIREMENTS

	CURRENT [A]	
	STANDBY	ALARM
PANEL OVERHEAD	0.130	1.000
SPEAKER LOAD	-	1.164
TOTALS	0.130	2.164

BATTERY CAPACITY

SUPERVISORY POWER = 24 Hr * 0.13A = 3.120 Ahr
SPEAKER LOAD = 0.25 Hr * 2.164A = 0.541 Ahr

TOTAL POWER REQUIREMENT = 3.661 Ahr
WITH 20% SAFETY FACTOR = 4.393 Ahr

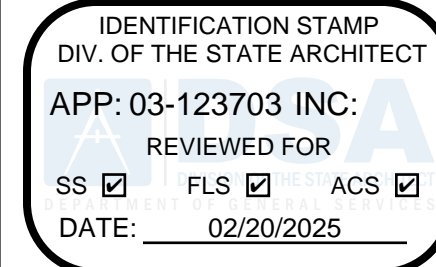
MINIMUM BATTERY CAPACITY = 5 Ahr

USE NOTIFIER BATTERIES (2) BAT-1250-BP

NOTE: PROVIDE BATTERY BOX AS REQUIRED

REFERENCE NOTES

- 1'C. FOR FUTURE "PHASE 2" BUILDING. SEE SITE PLAN FOR LOCATION.
- 1A (FOR NETWORK CONNECTION) AND 1D (FOR REMOTE MICROPHONE) FOR FUTURE FACP NETWORK CONNECTION.
- EXTEND CONDUIT AND INSTALL 1A AND 1D CABLES IN J-BOX ABOVE CEILING. LEAVE ENOUGH CABLE COILED IN J-BOX FOR NETWORK CONNECTION TO FUTURE FACP.



PTN: 63321-393 FILE: 15-6

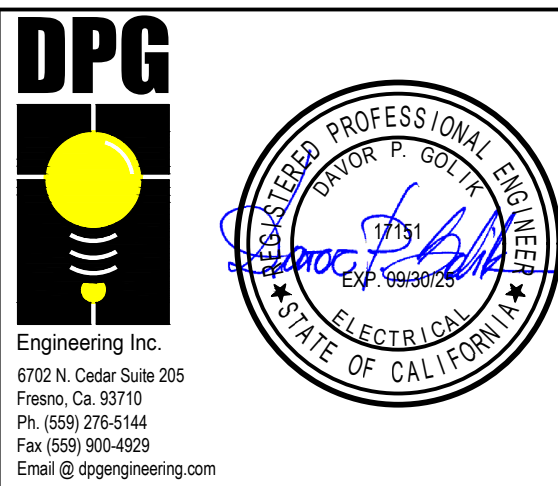
FRANKLIN ELEMENTARY SCHOOL
THREE (3) MODULAR BUILDINGS
2400 TRUXTON AVENUE
FOR
BAKERSFIELD CITY SCHOOL DISTRICT
BAKERSFIELD, KERN COUNTY, CALIFORNIA



1601 NEW STINE ROAD, SUITE 280
BAKERSFIELD, CA 93309
PH: (661) 397-4377
FAX: (661) 397-4378
WWW.SCARCHITECT.COM



CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ARCHITECT. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.



FIRE ALARM
SINGLE LINE
DIAGRAM, NOTES
AND SCHEDULES

MARK	DATE	REVISIONS
△		
△		
△		

JOB NO.
1348
DRAWN:
R.L.M.
CHECKED:
D.P.G.
DATE:
12/6/21

2.10
OF
SHEETS

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NOTE: VISUAL DEVICES PER UL STANDARD 1971

THIS PC HAS NOT BEEN "PRE-DESIGNED" FIRE SPRINKLER SYSTEM INSTALLED.
SEE BELOW FOR SITE REQUIREMENTS BY OWNER FOR SITE SPECIFIC SPRINKLER
DESIGN.

IT IS THE OWNERS RESPONSIBILITY TO ENSURE THE MINIMUM FLOW (GPM) AND PRESSURE (PSI) CAN BE ATTAINED AT THE BASE OF THE RISER AT THE PROPOSED SITE FOR EACH PROPOSED BUILDING.
SEE FIRE SPRINKLER DRAWINGS UNDER SEPARATE SUBMISSION

*Geo-hazard site specific report must be provided and approved by CGS for building area more than 4000 sf
ALLOWABLE SOIL PRESSURE: ☐ WOOD FTG -1000PSF ☒ CONCRETE FTG 1500PSF

- Within the 65 CNEL noise contour of a airport;
- Within the 65 CNEL or Ldn noise contour of a freeway, expressway, railroad, or industrial source guideway;
- Or in a location exposed to a noise level of 65 dB Leq-1Hr, during any hour of operation.

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

SHEET NO. **A0.0**

C:\Users\User\Documents\RS720137 - Class Leasing - 30X32 Foundation Plan - Franklin ES_CCSAR24D3.rvt

5/9/2024 11:06:02 AM

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8/16/2021 10:46:42 PM

ARCHITECTURAL

⑥ General Architectural Sheets 1/4" = 1'-0"	GENERAL ARCHITECTURAL SHEETS	Sheet
COVER SHEET		A0.0
PROJECT OPTIONS SCHEDULE		A0.0.1
TYPICAL KEY PLAN AND SCHEDULE, GEN NOTES		A0.1
SIGNAGE AND SYMBOLS		A0.2
DSA-103 T&I CONCRETE FLOORS		A0.3
DSA-103 T&I CONCRETE FLOORS		A0.4
CALGREEN SPEC'S		A0.5

⑤ Floor Plan Details 1/4" = 1'-0"	ARCHITECTURAL FLOOR PLANS	Sheet
x Floor Plans	— Floor Plan - 30'x32'	A4.4
	x Floor Plan - 40'x32' to 150'x32'	A1.2

② Wall Schedule 1/4" = 1'-0"	ARCHITECTURAL WALL DETAILS	Sheet
x Wood Studs	Detail	
	Door ML Window Corner HVAC Top PLT6" SEP 1/4" HR OPT 1 1/4" HR OPT 2 EXT. RDR INT. RDR	
— Sheeting	8 9 2 3 4 5 11 1 1 16 17 5 x x 10A 10B	A2.1
x Plaster	8 9 2 3 4 5 11 1 1 16 17 5 x x 10A 10B	A2.2
— 1-HR Sheeting	8 9 2 3 4 5 11 1 1 16 17 5 x x 10A 10B	A2.5
— 1-HR Plaster	8 9 2 3 4 5 11 1 1 16 17 5 x x 10A 10B	A2.6
— Metal Studs		
— Wood Sheeting	8 9 2 3 4 5 11 1 1 10 16 5 x x 10A 10B	A2.3
— Wood Plaster	8 9 2 3 4 5 11 1 1 10 16 5 x x 10A 10B	A2.4
— 1-HR Sheeting	8 9 2 3 4 5 11 1 1 16 17 5 x x 10A 10B	A2.7
— 1-HR Plaster	8 9 2 3 4 5 11 1 1 16 17 5 x x 10A 10B	A2.8
— ARCHITECTURAL DETAILS (WOOD FRAMING SHTG FINISH)		A2.4(A)
— ARCHITECTURAL WUI DETAILS (WOOD FRAMING SHTG FINISH)		A2.4(B)
x ARCHITECTURAL DETAILS (WOOD FRAMING PLASTER FINISH)		A2.2
— ARCHITECTURAL DETAILS (MTL FRAMING SHTG FINISH)		A2.3(A)
— ARCHITECTURAL WUI DETAILS (MTL FRAMING SHTG FINISH)		A2.3(B)
— ARCHITECTURAL DETAILS (MTL FRAMING PLASTER FINISH)		A2.4
— ARCHITECTURAL DETAILS (1-HR WOOD FRAMING SHTG FINISH)		A2.5(A)
— ARCHITECTURAL WUI DETAILS (1-HR WOOD FRAMING SHTG FINISH)		A2.5(B)
— ARCHITECTURAL DETAILS (1-HR WOOD FRAMING PLASTER FINISH)		A2.6
— ARCHITECTURAL DETAILS (1-HR MTL FRAMING SHTG FINISH)		A2.7(A)
— ARCHITECTURAL WUI DETAILS (1-HR MTL FRAMING SHTG FINISH)		A2.7(B)
— ARCHITECTURAL DETAILS (1-HR MTL FRAMING PLASTER FINISH)		A2.8
— Additional Fire Rating Details and Notes		A3.0
— Fire Separation & Penetration Details		A3.0.1

ARCHITECTURAL ROOF DETAILS	Sheet
x BATHROOM	x SINGLE OOC. BATHROOM A3.1
	x SINGLE OOC. BATHROOM AGE GROUP A3.1.1
	— Parapet A4.5
— ADDITIONAL OPTION DETAILS	x ADDITIONAL OPTION DETAILS A7.0
	x ADDITIONAL OPTION DETAILS A7.1
	x ADDITIONAL OPTION DETAILS A7.2

① Arch Floor Framing Details 1/4" = 1'-0"	ARCHITECTURAL FLOOR FRAMING DETAILS	Sheet
— Wood Floor		A2.9
x Concrete Floor		A2.9
— DETEIORATION PRO. NON-WOOD FINISH SIDING CONC FLOOR -WD STUDS		A2.9.1
x DETEIORATION PRO. STUCCO EXTERIOR FINISH CONC FLOOR-WD STUDS		A2.9.2
— DETEIORATION PRO. NON-WOOD FINISH SIDING WOOD FLOOR -WD STUDS		A2.9.3
x DETEIORATION PRO. STUCCO EXTERIOR FINISH WOOD FLR-WD STUDS		A2.9.4
— DETEIORATION PRO. NON-WOOD FINISH SIDING CONC. FLR-STL STUDS		A2.9.5
x DETEIORATION PRO. STUCCO EXTERIOR FINISH CONC. FLR-STL STUDS		A2.9.6
— DETEIORATION PRO. NON-WOOD FINISH SIDING WOOD FLR-STL STUDS		A2.9.7
x DETEIORATION PRO. STUCCO EXTERIOR FINISH WOOD FLR -STL STUDS		A2.9.8
— DETEIORATION T-111 EXTERIOR FINISH WOOD FLR -STL STUDS		A2.9.9

④ Ceiling Plans 1/4" = 1'-0"	ARCHITECTURAL CEILING PLANS	Sheet
Reflected Ceiling Plans:	— 30' x 32' — 12 (2'x4') Recessed Light Fixture	A3.2
	— 16 (1'x8') Pendant Light w/ 4 (1'x16') Recessed Light	A3.2
	x 40' x 32' — 16 (2'x4') Recessed Light Fixture	A3.2
	— 18 (1'x8') Pendant Light w/ 4 (1'x16') Recessed Light	A3.2
Celing Notes		A3.2.1

③ Ceiling Details 1/4" = 1'-0"	ARCHITECTURAL CEILING DETAILS	Sheet
Celing Framing	Detail	
	Wall Joists Access BLK'G	
x T-GRID	SEE PLAN SEE PLAN SEE PLAN	A3.3
x Wood	1 2 5 Typ	A3.4
— MTL	6 7 10 11	A3.4

ARCHITECTURAL

⑦ Roof Plans 1/4" = 1'-0"		ARCHITECTURAL ROOF PLANS	
x Mono			Sheet
		— EPDM	A4.2.1
		x Standing Seam	A4.0.1
— Dual		— Parapet	A4.4.1
		— EPDM	A4.2.2
		— Standing Seam	A4.0.2

② Roof Details 1/4" = 1'-0"		ARCHITECTURAL ROOF DETAILS	
<input checked="" type="checkbox"/> Mono	<input type="checkbox"/> EPDM		Sheet A4.3
	<input checked="" type="checkbox"/> Standing Seam		A4.1
	<input type="checkbox"/> Parapet		A4.5
<input type="checkbox"/> Dual	<input type="checkbox"/> EPDM		A4.3
	<input type="checkbox"/> Standing Seam		A4.1

⑧ Arch Building Section 1/4" = 1'-0"		ARCHITECTURAL BUILDING SECTION		Sheet
X Mono		<input checked="" type="checkbox"/> EPDM		A6.3
		<input checked="" type="checkbox"/> Standing Seam		A6.0
<input type="checkbox"/> Dual		<input checked="" type="checkbox"/> EPDM		A6.1
		<input type="checkbox"/> Standing Seam		A6.0.1
Section				A6.2

⑬ Exterior Elevations 1/4" = 1'-0"	ARCHITECTURAL EXTERIOR ELEVATIONS	Sheet
Exterior Elevations:	Detail Left Right Front Rear	
— 30'x32'		
— Mono Slope	1 2 A5.0 5 6 A5.1	
— Parapet Roof - Mono Slope	3 4 A6.0 7 8 A5.1	
— Dual Slope	5 6 A5.0 5 6 A5.1	
x 40'x32' to 150'x32'		
— Mono Slope	1 2 A5.0 9 10 A5.1	
— Parapet Roof - Mono Slope	3 4 A5.0 11 12 A5.1	
— Dual Slope	5 6 A5.0 9 10 A5.1	

⑭ Interior Elevations 1/4" = 1'-0"	ARCHITECTURAL INTERIOR ELEVATIONS	Sheet
Interior Elevations:	Detail Left Right Front Rear	
— 30'x32'	2 5 6 A6.2	
x 40'x32' to 150'x32'	1 2 8 7 A5.2	

MEP

⑪ Electrical 1/4" = 1'-0"	ELECTRICAL	Sheet
Reflected Ceiling Plans:	— 30'x32' — 12 (2'x4') Recessed Light Fixture	
	— 16 (1'x8') Pendant Light w/ 4 (1'x16') Recessed Light	E1.2 E1.3
	x 40'x32' to 150'x32' — 16 (2'x4') Recessed Light Fixture	
	— 18 (1'x8') Pendant Light w/ 4 (1'x16') Recessed Light	E1.4 E1.5

⑩ Mechanical 1/4" = 1'-0"	MECHANICAL	Sheet
x MISCELLANEOUS NOTES & DETAILS		M0.1
x MISCELLANEOUS NOTES & DETAILS		M0.2
— TITLE-24 32x30 CZ 16 (WALL AC)		M2.1.9
		M2.1.10
— TITLE-24 32x40 CZ 16 (WALL AC)		M2.1.21
		M2.1.22
— TITLE-24 32x50 CZ 16 (WALL AC)		M2.1.33
		M2.1.34
Mechanical Plans:	— 30'x32' — Wall Mount M6.1	M6.2
	— Roof Mount M6.1	M6.2
	x 40'x32' to 150'x32' — Wall Mount M7.1	M7.2
	— Roof Mount M7.1	M7.2

⑨ Plumbing 1/4" = 1'-0"	PLUMBING	Sheet
x Plumbing Details and Schedules		P1.0

STRUCTURAL

⑬ Foundations Plans 1/4" = 1'-0"	FOUNDATION	Sheet
— WOOD FOUNDATION NOTES SCHED FOR BLDG W/ 50+15		F1.10
— Wood Foundation Plan:	— Modline "B" w/ Exterior Walls Back-to-Back 50+15 psf	F1.14
	— 30'x32' (50+15 PSF)	F1.12
	— 30'x32' (100 PSF)	F1.22
	— 30'x32' (150 PSF)	F1.32
	— Modline "B" w/ Exterior Walls Back-to-Back 100 psf	F1.24
	— 40'x32' (50+15 PSF)	F1.13
	— 40'x32' (100 PSF)	F1.23
	— 40'x32' (150 PSF)	F1.33
	— Modline "B" w/ Exterior Walls Back-to-Back 150 psf	F1.34
	— 60'x32' (50+15 PSF)	F1.13
	— 60'x32' (100 PSF)	F1.23
	— 60'x32' (150 PSF)	F1.33
	— Wood Foundation Details	F1.40

— Concrete Foundation Plan		F2.10
— Concrete Above Grade Foundation Details		F2.20
— Concrete Below Grade Foundation Details		F2.22
		F2.23

⑬ General Structural Sheets 1/4" = 1'-0"	GENERAL STRUCTURAL SHEETS	Sheet
STRUCTURAL GEN NOTES		S0.1

⑰ Floor Framing Plans 1/4" = 1'-0"	STRUCTURAL FLOOR FRAMING PLANS	Sheet
— Wood Sheathing Floor:	— (50+15 PSF)	S1.01
	— (100 PSF)	S1.02
	— (150 PSF)	S1.03
x Concrete Framing Floor:	— (50+15 PSF)	S1.1.1
	x (100 PSF)	S1.1.2
	— (150 PSF)	S1.1.3

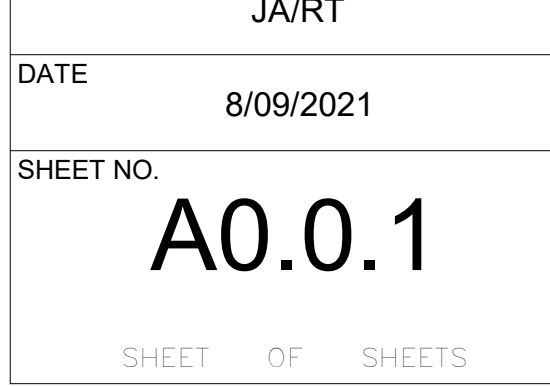
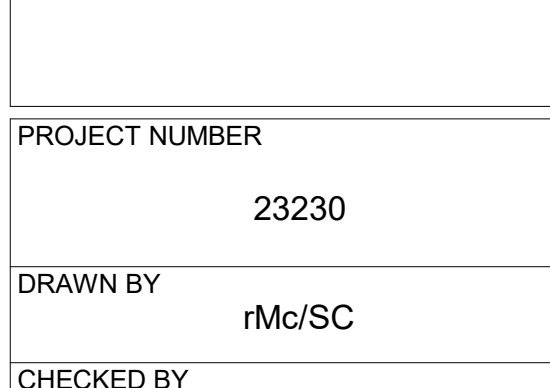
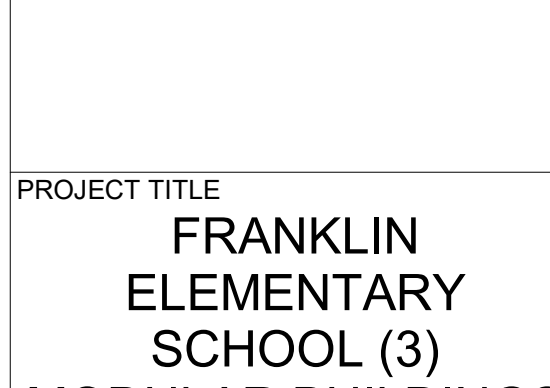
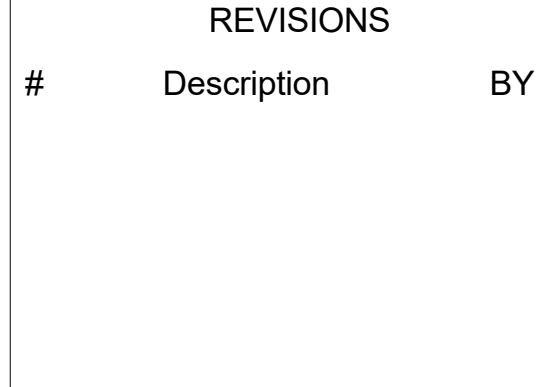
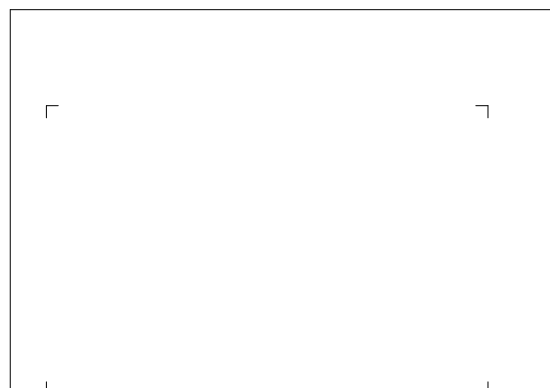
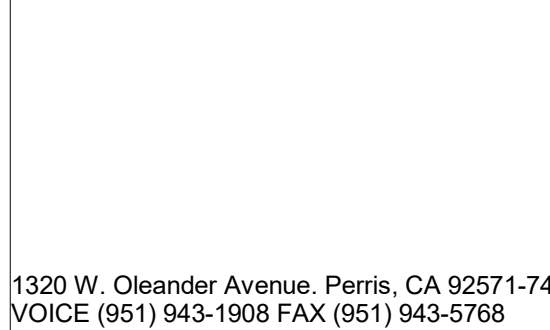
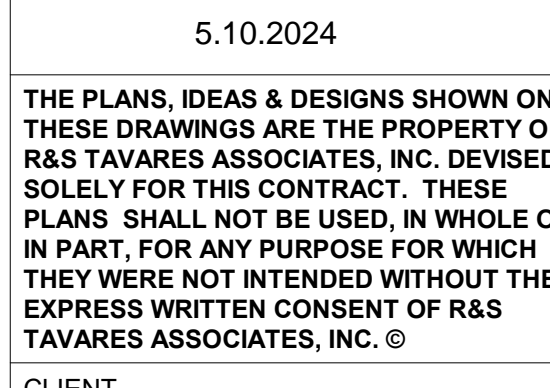
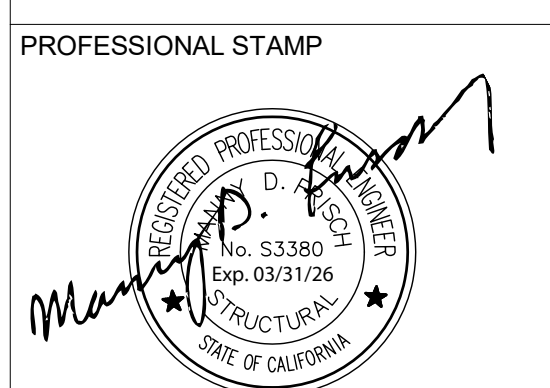
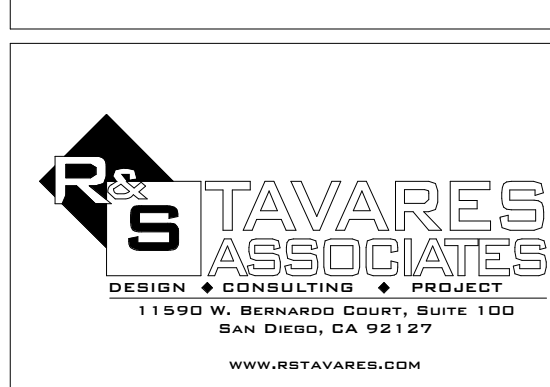
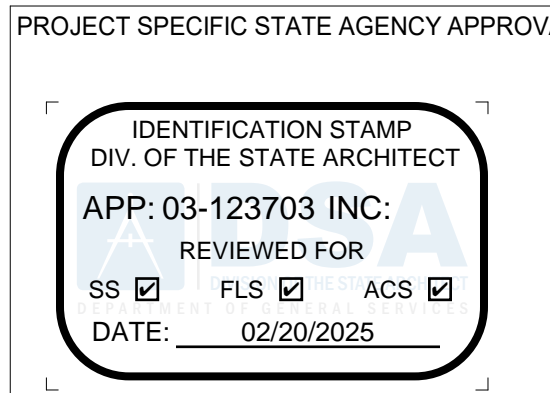
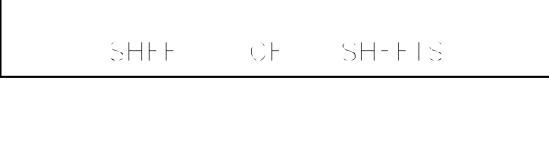
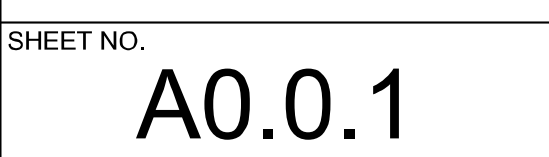
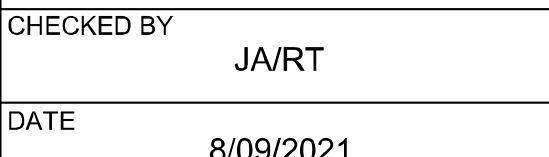
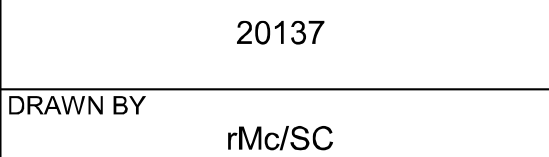
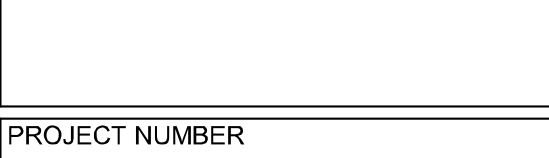
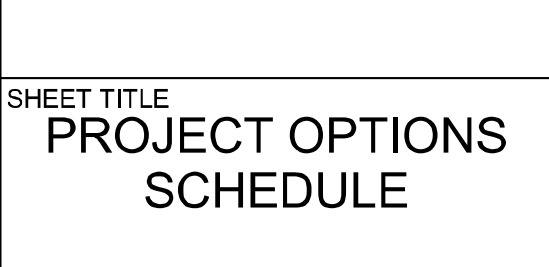
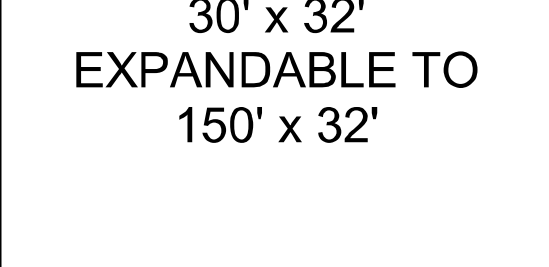
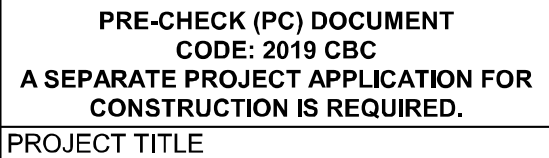
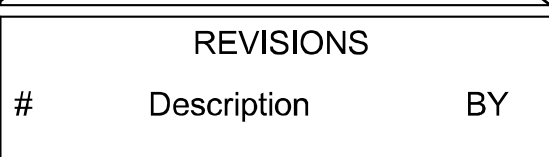
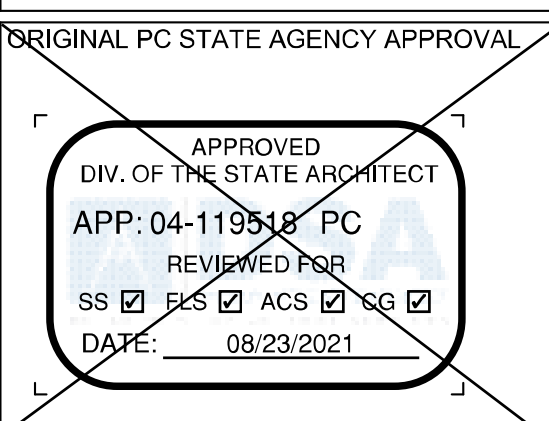
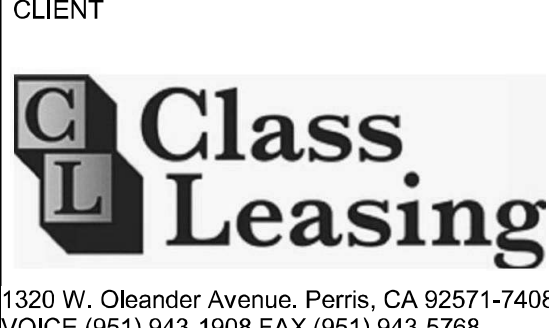
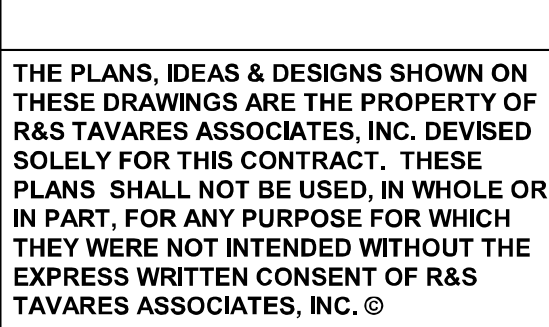
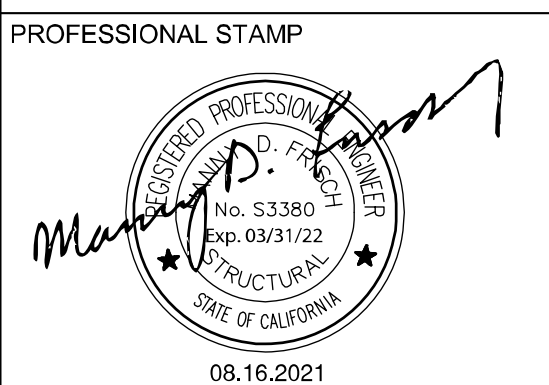
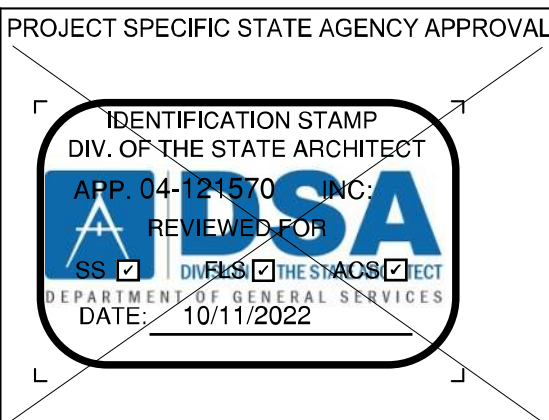
⑰ Floor Framing Details 1/4" = 1'-0"	STRUCTURAL FLOOR FRAMING DETAILS	Sheet
— Wood Framing		S1.2
x Concrete Framing		S1.2

⑰ Roof Framing Plans 1/4" = 1'-0"	STRUCTURAL ROOF FRAMING PLANS	Sheet
x Mono Slope Roof Framing		S3.0.1
— Dual Slope Roof Framing		S3.0.2
x Structural Details (Roof)		S3.1
x Roof Details (Soffit/Parapet)		S3.2
x Roof Perimeter Truss		S3.3

⑳ Wall Framing Details 1/4" = 1'-0"	STRUCTURAL WALL FRAMING DETAILS	Sheet
x Wood:	x Framing Elevation	S4.1
	x Wall Details	S4.2
— Metal:	— Framing Elevation	S4.0
	— Wall Details	S4.3
x Typ Framing:		S4.4
x Framing Schedule:		S4.5

㉑ Building Section 1/4" = 1'-0"	STRUCTURAL BUILDING SECTION	Sheet
x Mono		S5.0
— Dual		S5.1

STRUCTURAL RAMP DETAILS	Sheet
— Module Plan and Notes	SR0
— Ramp Landing	SR1
— Landing Frame	SR2
— Foundation Plan	SR3
— Ramp Elevation	SR4
— Ramp Details	SR5
— Ramp Details	SR6
— Stair Conn	SR7



Door Schedule

Mark	Type	Width	Height	Door Material	Frame Type	Wall Thickness	Hardware
1	D1	3'-0"	7'-0"	18GA Hollow Metal	Knock Down	5 1/4"	HW1
2	D	3'-0"	7'-0"	18GA Hollow Metal	Knock Down	5 1/4"	HW2
3	D	3'-0"	7'-0"	Solid Core Wood Legacy	Knock Down	5 1/2"	HW3
5	D2	3'-0"	7'-0"	18GA Hollow Metal	Knock Down	4 7/8"	HW3

Window Schedule

Mark	Type	Height x Width	Function	Type Comments	Glazing	Source
A	W1	4'-0" x 8'-0"	XOX	Clear Anodized Alum. Frame	*DP	Manufacturer
B	W2	4'-0" x 4'-0"	XO	Clear Anodized Alum. Frame	*DP	Manufacturer
C	W3	21ø	O	SOLATUBE		Manufacturer
D	W4	21ø	O	SOLATUBE		Manufacturer

Windows

8A

1. ALL DOORS SHALL COMPLY WITH CBC SECTION 11B-404 AND BE 1 3/4" THK (UNO). CENTER ALL DOOR LEVERS FOR ACCESS AND LOCKING @ 40" ABOVE FINISH FLOOR. ALL HARDWARE SHALL OPEN FROM THE INTERIOR AND NOT REQUIRE ANY SPECIFIC KNOWLEDGE OF THE HARDWARE OR REQUIRE ANY SPECIAL EFFORT FOR EGRESS. THE LEVER OF LEVER-ACTUATED LEVERS OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2" OF THE FACE OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING (etc.) OF PERSONS DURING EGRESS. THE LEVER OF LEVER-ACTUATED LEVERS OR LOCKS SHALL EXTEND AT A MINIMUM OF ONE-HALF THE DOOR WIDTH.

2. PER CBC 108.1.10 FOR ANY ROOM CONFIGURATION WHICH PROVIDES AN OCCUPANT LOAD OF 50 OR GREATER SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE AND COMPLY WITH ALL REQUIREMENTS OF SECTION 11B-309 OF THE CBC. ALL HARDWARE SHALL COMPLY WITH HARDWARE SCHEDULE THIS SHEET.

3. PER CBC 11B-309.4 THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAX.

4. PER CBC 11B-404.2.8.2 DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSE POSITION IN 1.5 SECONDS MINIMUM. ALL CLOSER MUST COMPLY WITH CBC 11B-404.2.8.1 - DOOR CLOSER AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS OR LESS.

5. THE MAXIMUM AREA OF EXTERIOR WALL OPENING PER CBC TABLE 705.8 AND THE FIRE PROTECTION FOR EXTERIOR WALL PER CBC TABLE 602. ALL FIRE PROTECTION BASED ON THE FIRE SEPARATION DISTANCE. DOOR LOCATION MAY VARY BASED ON PROJECT REQUIREMENTS.

6. (PH) ON PLANS THE SHEET INDICATES REQUIRED PANIC HARDWARE.

7. PROVIDE EXIT SIGNS AS REQUIRED PER CBC SECTION 1013.4. SEE DETAILS PER A0.2

8. ALL EXIT DOORS SHALL BE OPENABLE FROM INSIDE W/O ANY USE OF SPECIAL TOOLS, KNOWLEDGE OR EFFORT.

2. VINYL TACKBOARD TO HAVE A CLASS 1 FLAME SPREAD RATING AND COMPLY WITH A SMOKE DENSITY OF 175

3. VERIFIED ALL DIMENSIONS PRIOR TO CONSTRUCTION

4. SEE INTERIOR ELEVATIONS FOR ALL REQUIRED EGRESS SIGNAGE AND FIRE ALARM SYSTEM COMPONENTS

5. WHEN RELOCATING OR REMOVING INTERIOR PARTITIONS (2) EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED. EXIT DOORS MUST BE SEPARATED BY A DISTANCE APART EQUAL TO OR NOT LESS THAN ONE-HALF OF THE MAXIMUM OVERALL DIAGONAL DIMENSION FOR ALL NONSPRINKLERED BUILDINGS. EXIT DOORS MUST BE SEPARATED BY A DISTANCE APART EQUAL TO OR NOT LESS THAN ONE-THIRD OF THE MAXIMUM OVERALL DIAGONAL DIMENSION FOR ALL SPRINKLERED BUILDINGS. ALL EXIT AND EXIT ACCESS DOORWAYS MUST COMPLY WITH CBC SECTION 1015 EXIT AND EXIT ACCESS DOORWAYS AND CBC SECTION 1016 EXIT ACCESS TRAVEL DISTANCE.

6. OCCUPANCY LOAD SIGNS SHALL BE POSTING AND COMPLY WITH CBC SECTION 1004.

7. SEE ADDITIONAL PC FOR ACCESS RAMPS AND STAIRS. WHERE RAMP IS AGAINST THE WALL AT PLASTER EXTERIOR OR ADJACENT TO ANY ABRASIVE SURFACE THEN A SMOOTH TROWEL SURFACE MUST BE PROVIDED AT THESE LOCATIONS OR AN ALTERNATIVE APPLICATION THAT COMPLIES WITH CBC SECTION 11B-205.8

8. ALL SURFACES ADJACENT TO HANDRAILS SHALL NOT HAVE ANY SHARP, ABRASIVE, OR PROTRUDING COMPONENTS

9. ALL METAL RAILINGS AND CONNECTIONS SHALL HAVE A SMOOTH SURFACE WHICH EXTENDS 8" ABOVE THE HANDRAIL

10. FOR PLASTER WALLS PROVIDE CONTROL JOINTS AT ALL MODLINES, ENDWALLS @ 2'-0" FROM EDGE, 10'-0" o/c @ SIDEWALLS, AND ABOVE AND BELOW ALL OPENING. SEE EXTERIOR ELEVATIONS. ALL MATERIALS, MEANS, METHODS, AND PROCEDURES OF CONSTRUCTION USED TO PROTECT JOINTS SHALL COMPLY WITH FIRE RATED WALL ASSEMBLY PER CBC SECTION 703.2 - FIRE RESISTANCE RATING AND CBC SECTION 705 - EXTERIOR WALLS

11. FOR HVAC UNITS WHICH HEIGHT FROM GRADE TO BOTTOM OF UNIT EXCEEDS 27" AND LOCATED IN PEDESTRIAN CIRCULATION AREAS, A PROTECTION RAIL AROUND THE HVAC UNIT WILL BE PROVIDED. PER MNF INSTALLATION INSTRUCTIONS

9 Doors

WINDOW LOCATION MAY VARY BASED ON PROJECT REQUIREMENTS.

WINDOW - 3/4" INSULATING GLASS UNIT PERFORMANCE
U-VALUE: 0.35
SHGC: 0.24
VT: 0.5

ABBREVIATIONS:
DP - DUAL PANE
T - TEMPERED GLASS

NEW BUILDINGS THAT ARE INCLUDED IN PUBLIC SCHOOLS (KINDERGARTEN THROUGH 12TH GRADE) SHALL INCLUDE LOCKS THAT ALLOW DOORS TO CLASSROOMS AND ANY ROOM WITH AN OCCUPANCY OF FIVE OR MORE PERSONS TO BE LOCKED FROM THE INSIDE. THE LOCKS SHALL CONFORM TO THE SPECIFICATION AND REQUIREMENTS FOUND IN SECTION 1010.1.9 Education Code 17075.50.

NOTE: ALL FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS SHALL COMPLY WITH THE PROVISIONS OF SECTION 716 CBC.

8A

OPERABLE CONTROL DEVICE

2

A0.1 GENERAL NOTES

10

50x32 (Total Area 1600sf)

11

60x32 (Total Area 1920sf)

12

70x32 (Total Area 2240sf)

1

110x32 (Total Area 3520sf)

15

100x32 (Total Area 3200sf)

14

90x32 (Total Area 2880sf)

13

80x32 (Total Area 2560sf)

19

150x32 (Total Area 4800sf)

18

3/64" = 1'-0"
140x32 (Total Area 4480sf)

17

130x32 (Total Area 4160sf)

16

120x32 (Total Area 3840sf)

Finish Schedule

Room Number	Flooring	Wall Finish	Ceiling	Notes					
	Floor	Base	Front	Left	Rear	Right	Type	Ht.	
CLASSROOM	Carp.	4" TS	Tack	Tack	Tack	Tack	CP	8'-6"	
CLASSROOM w/ PH	SV	6" TS	FRP	FRP	FRP	FRP	CP	8'-6"	
SINGLE OCC.	SV	6" TS	FRP	FRP	FRP	FRP	CP	8'-0"	
SINGLE OCC.	SV	SC	FRP	FRP	FRP	FRP	GBP	8'-0"	

Abbreviations:

FLOORING:
Carp.: COMPLYING WITH GROUP 1; TYPE 'A' OR TYPE 'B'; CLASS 2; DENSITY 4600; DIRECT GLUE DOWN
SV: SHEET VINYL FLOORING
VCT: VINYL COMPOSITION TILE

BASE:
4" TS: 4" TOP SET BASE
6" TS: 6" TOP SET BASE

WALLS:
TACK: 1/2" VINYL TACKBOARD CLASS 1 OVER 1/2" GYPSUM BOARD BACKING
FRP: 1/8" FIBER REINFORCED PANEL OVER 1/2" WATER RESISTANT GYPSUM BOARD
GYP: 1/2" GYPSUM BOARD; TAPE; TEXTURE; PAINTED FINISH
PLY: 1/2" PLYWOOD FINISH
NF: NO FINISH SC: 6" SELF-COVE BASE

CEILING:
CP: ACOUSTICAL LAY IN GRID CEILING PANELS
HC: 5/8" GYPSUM BOARD; TAPE; TEXTURE; PAINTED FINISH
GBP: 1/2" GYPSUM BOARD WASHABLE PANELS (PAINTED)

Finishes Notes

1. ALL FINISHES SHALL COMPLY WITH CBC, TITLE 19, AND C.F.C

2. PER ASTM D2047 ALL FLOORING WITH A COEFFICIENT OF FRICTION OF A MINIMUM OF 0.5 WILL BE CONSIDERED TO OBTAIN THE INTENT OF A SLIP RESISTANCE SURFACE.

3. FLOORING CONTRACTOR IS RESPONSIBLE FOR SUB-FLOORING PREPARATION. ALL PLYWOOD TO BE APA RATED AND COMPLY WITH PS1-09. PLYWOOD SURFACE TO BE CARPETED IS TO BE PUGHED AND SANDED BY FLOORING CONTRACTOR. ALL DEFORMITIES OCCURRING DUE TO STANDARD CONSTRUCTION PRACTICES SHALL BE PUGHED AND SANDED BY FLOOR CONTRACTOR. MATELINE JOINTS TO BE A MAX OF 1/8" AND SHALL BE PUGHED AND SANDED BY FLOORING CONTRACTORS.

4. ALL CARPET AND FLOOR FINISH MUST COMPLY PER CBC SECTION 11B-302 FLOOR AND GROUND SURFACES. ALL CHANGES IN ELEVATION SHALL COMPLY WITH CBC SECTION 11B-303 CHANGES IN LEVELS

EMERGENCY EXIT AND PANIC HARDWARE: INDICATE ON DRAWINGS AND SPECIFICATIONS COMPLIANCE WITH SFM STANDARD 12-103 SECTION 12-10-302. (a) THE CROSS BAR SHALL EXTEND ACROSS NOT LESS THAN ONE-HALF THE WIDTH OF THE DOORGATE. (b) THE ENDS OF THE CROSS-BAR SHALL BE CURVED, GUARDED OR OTHERWISE DESIGNED TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS. PROVIDE CUT-SHEETS OF PANIC HARDWARE PROVIDE THE ASSEMBLY DESIGN NUMBER FOR ALL FIRE-RATED CONSTRUCTION COMPONENTS. INSTALLATION DETAILS MUST BE COORDINATED WITH THE DESIGN NUMBERS, CUSTOM DESIGNS WHICH COMBINE COMPONENTS FROM VARIOUS DESIGNS BUT HAVE NOT BEEN TESTED AS A LISTED ASSEMBLY WILL NOT BE ACCEPTABLE.

INTERIOR PARTITION MAY BE ADDED AND LOCATION MAY VARY BASED ON PROJECT REQUIREMENTS. SEE GENERAL NOTES THIS SHEET.
ALL PARTITION ADDED TO BE SUBMITTED FOR APPROVAL WITH SITE SPECIFIC STATE AGENCY APPROVAL.

ABBREVIATIONS:
PH - SEE HARDWARE SCHEDULE ABOVE - NO.2
APPROVAL

INTERIOR PARTITION MAY BE ADDED AND LOCATION MAY VARY BASED ON PROJECT REQUIREMENTS. SEE GENERAL NOTES THIS SHEET.
ALL PARTITION ADDED TO BE SUBMITTED FOR APPROVAL WITH SITE SPECIFIC STATE AGENCY APPROVAL.

ABBREVIATIONS:
PH - SEE HARDWARE SCHEDULE ABOVE - NO.2

HARDWARE SCHEDULE

EXT CLASSROOM DOORS W/ PANIC

LOCKSET - SCHLAGE RIM CYLINDER 2002Z C123 626 1-BITTED
EXIT DEVICE - VON DUFRIN AX-PA 99L-2 626
BUTTS - TAH FB179 4.5 X 4.5 NRP 626
CLOSER - NORTON 8501DA 689
WEATHER STRIP - HAGER 891SAV 3684
THRESHOLD - HAGER 413SA 36
DOOR BOTTOM - PEMCO 315CN 36

Finish Alum or equal
Finish 260 or equal
Finish 689 or equal
Finish Alum or equal
Finish Alum or equal
Finish Alum or equal

EXT CLASSROOM DOORS

LOCKSET - LEVER
LOCKSET - CYLINDER
BUTTS
CLOSER
WEATHER STRIP
THRESHOLD
DOOR BOTTOM

TAH LHV 75 SAT 626
SCHLAGE 23-065 626 W/ SPECIAL TAIL
TAH FB179 4.5 X 4.5 NRP 626
NORTON 8501DA 689
HAGER 891SAV 3684
HAGER 413SA 36
PEMCO 315CN 36

Finish Alum or equal
Finish 260 or equal
Finish 260 or equal
Finish 689 or equal
Finish Alum or equal
Finish Alum or equal
Finish Alum or equal

INT BOYS & GIRLS RESTROOM DOORS

LOCKSET - LEVER
LOCKSET - CYLINDER
BUTTS
CLOSER
WEATHER STRIP
THRESHOLD
DOOR BOTTOM
DOOR PROTECTION PLATE

TAH LHV 75 SAT 626
SCHLAGE 23-065 626 W/ SPECIAL TAIL
TAH FB179 4.5 X 4.5 NRP 626
NORTON 8501DA 689
HAGER 891SAV 3684
HAGER 413SA 36
PEMCO 315CN 36
HAGER 1905 10 X 34 630

Finish 26D or equal
Finish 26D or equal
Finish 26D or equal
Finish 689 or equal
Finish Alum or equal
Finish Alum or equal
Finish Alum or equal

NOTE: ALL CLASSROOM DOORS AND ANY ROOM WITH AN OCCUPANCY OF FIVE OR MORE SHALL BE LOCKABLE FROM INSIDE RAW 1010.1.11

7

Door Hardware

MOISTURE PROTECTION INSULATION:

MATERIAL:
INSULATING MATERIAL FOR WALLS, CEILINGS, AND FLOORS SHALL BE FIBERGLASS BATTS (UNFACED) & SHALL COMPLY WITH CBC 2019:
(CLASS A - 0.25 FLAME SPREAD-) SMOKE DEVELOPMENT DENSITY LESS THAN 450.

INSULATION VALUES
SEE TITLE 24 SHEETS FOR REQUIRED INSULATION VALUES PER CLIMATE ZONE

EXTERIOR WALL INSULATION (MIN.)
R-19 (2x6 STUD)
R-19, CONTINUOUS R-10 (METAL STUD)

INTERIOR WALL INSULATION (MIN.)
R-13

FLOOR INSULATION (MIN.)
WOOD SMITH'S JOHNS MANVILLE "OR EQUAL"
CONCRETE SLAB WITH R-19 FIBERGLASS INSULATION

ROOF INSULATION (MIN.)
R-30 (EPDM)
R-30 CONTINUOUS R-4 (STANDING SEAM)

NOTE: ROOF RIGID INSULATION (FOR CONDITIONED UNITS ONLY)
IN ACCORDANCE WITH CBC 2019 TABLE 1202.3 & SECTION 1202.3. SEE 1/44.1
RIGID R-5/1" @ CLIMATE ZONE 3-15
RIGID R-10/2" @ CLIMATE ZONE 1-2
RIGID R-15/4" @ CLIMATE ZONE 16

TABLE 1202.3
INSULATION FOR CONDENSATION CONTROL

CLIMATE ZONE	MINIMUM R-VALUE OF AIR-IMPERMEABLE INSULATION*
6-15 (hot-dry only)	0 (none required)
1-15	R-5
1-2	R-10
16	R-15

* Assemblies do, but does not supersede thermal resistance requirements for joist and roof assemblies in the California Energy Code.

8

Windows

8A

REVISIONS

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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
TYPICAL KEY PLAN
AND SCHEDULES,
GEN NOTES,

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A0.1

REVISIONS

#	Description	BY
---	-------------	----

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
TYPICAL KEY PLAN
AND SCHEDULES,
GEN NOTES,

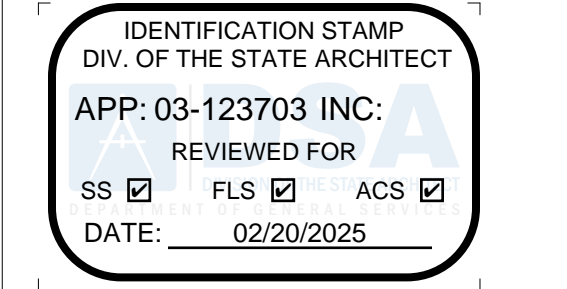
PROJECT NUMBER
23230

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A0.1



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1320 W. Oleander Avenue, Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5768

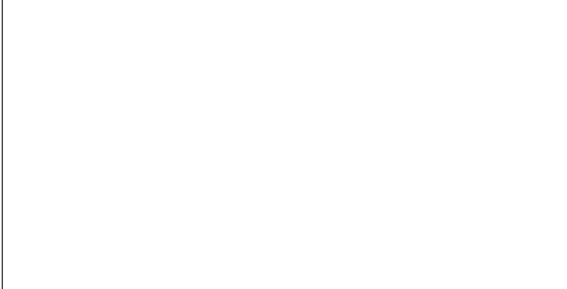


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ORIGINAL PC STATE AGENCY APPROVAL



REVISIONS

REVISIONS

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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
TYPICAL KEY PLAN
AND SCHEDULES,
GEN NOTES,

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A0.1

11B.703.2.6 Stroke Thickness for raised characters. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

11B.703.2.7 Character Spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch (1.6 mm) minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch (9.5 mm) minimum.

11B.703.2.8 Line Spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

11B.703.3 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.

11B.703.3.1 Dimensions and Capitalization. Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.

11B.703.3.2 Position. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.

11B.703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4.

11B.703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest braille character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

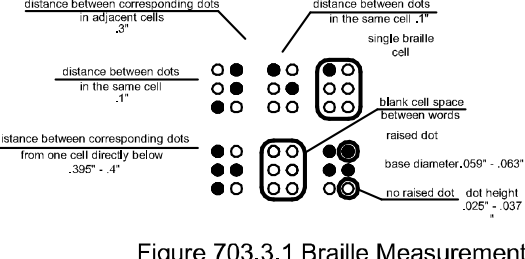


Figure 703.3.1 Braille Measurement

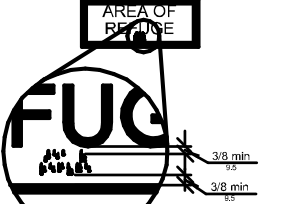


Figure 703.3.2 Position of Braille

11B.703.4.1 Height of Tactile Characters Above Finish Floor or Ground

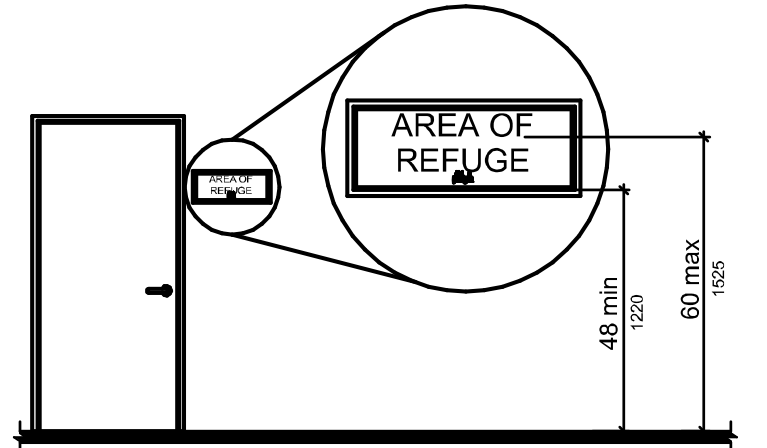


Figure 703.4.1 Height of Tactile Characters Above Finish Floor or Ground

11B.703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

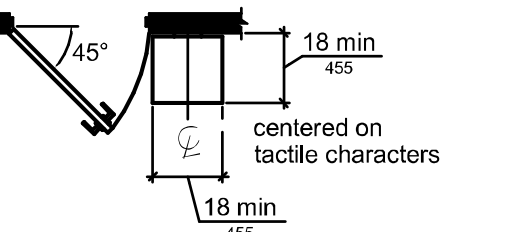


Figure 703.4.2 Location of Tactile Signs at Doors

11B.703.5 Visual Characters. Visual characters shall comply with 703.5.

11B.703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

11B.703.5.2 Case. Characters shall be uppercase or lowercase or a combination of both.

11B.703.5.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

11B.703.5.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "T".

11B.703.5.5 Character Height. Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "T".

11B.703.5.6 Height From Finish Floor or Ground. Visual characters shall be 40 inches (1015 mm) minimum above the finish floor or ground.

11B.703.5.7 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 20 percent maximum of the height of the character.

11B.703.5.8 Character Spacing. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

11B.703.5.9 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

11B.703.6 Pictograms. Pictograms shall comply with 703.6.

11B.703.6.1 Pictogram Field. Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

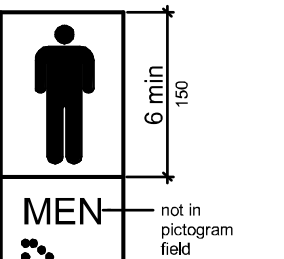


Figure 703.6.1 Pictogram Field

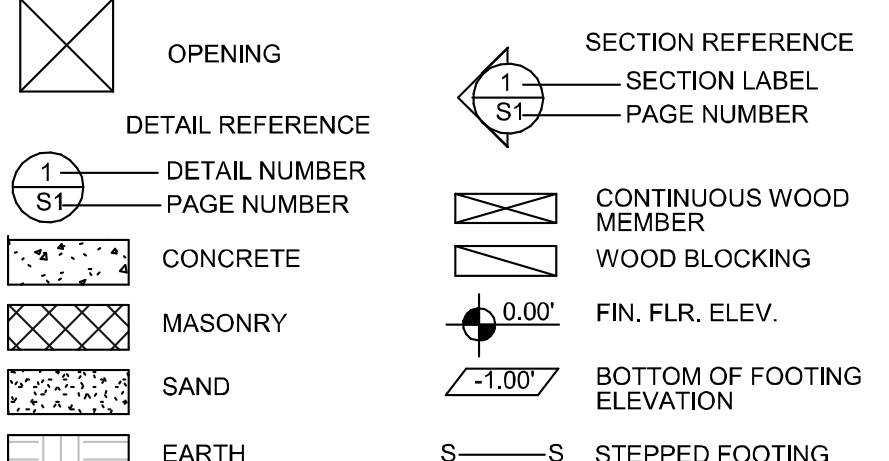


Figure 703.6.1 Pictogram Field

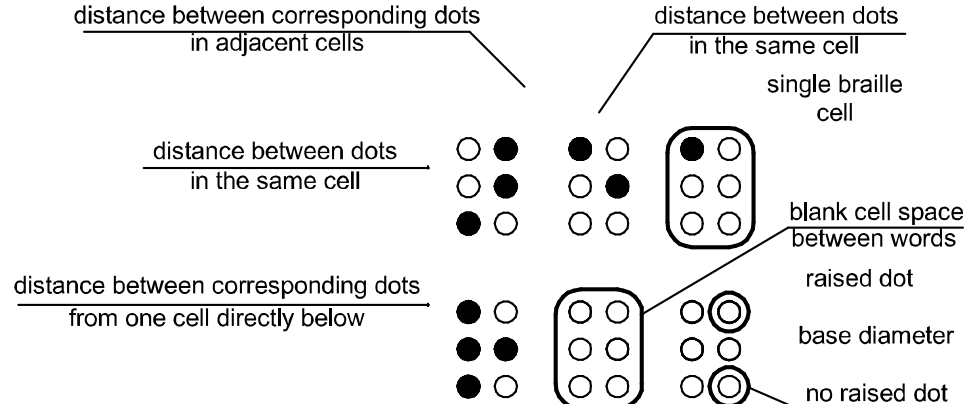
MAXIMUM OCCUPANCY PERSONS

OCCUPANT LOAD SIGN REQUIRED PER DSA 9011-106. EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY.

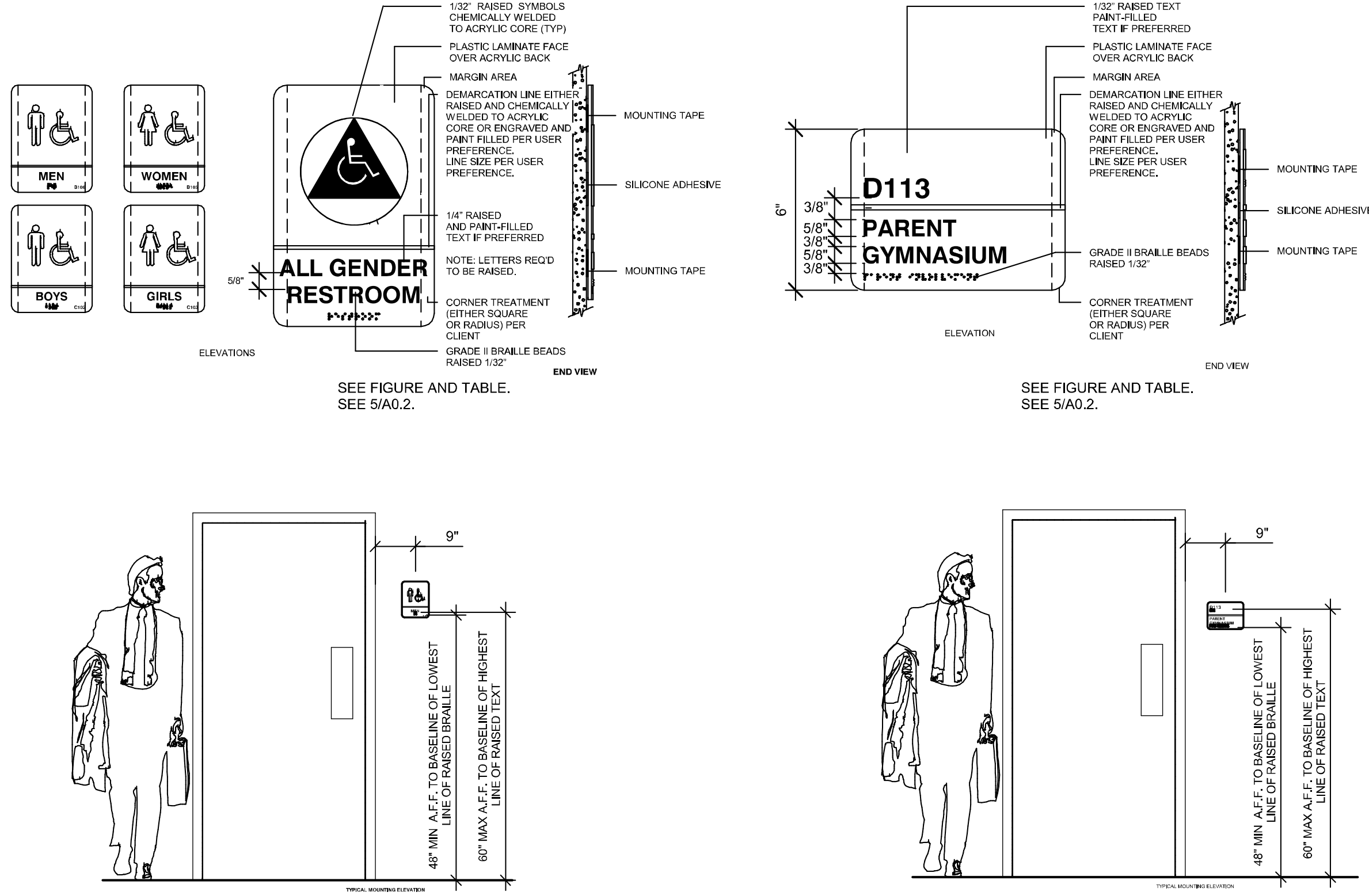
7 EQUIPMENT ANCHORAGE

8 EQUIPMENT ANCHORAGE

BRAILLE DIMENSIONS	
MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES
Dot base diameter	0.059 (1.5 mm) to 0.063 (1.6 mm)
Distance between two dots in the same cell ¹	0.100 (2.5 mm)
Distance between corresponding dots in adjacent cells ²	0.300 (7.6 mm)
Dot height	0.025 (0.6 mm) to 0.037 (0.9 mm)
Distance between corresponding dots from once cell directly below ¹	0.395 (10 mm) to 0.400 (10.2 mm)

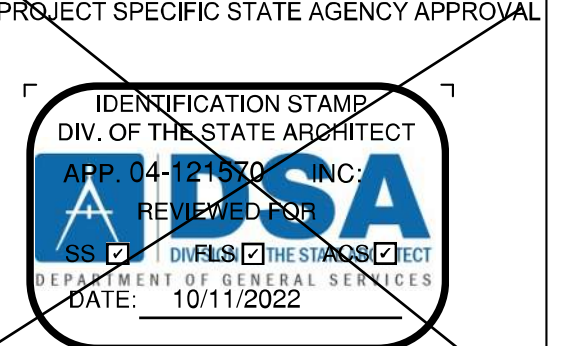


5 BRAILLE DIMENSIONS

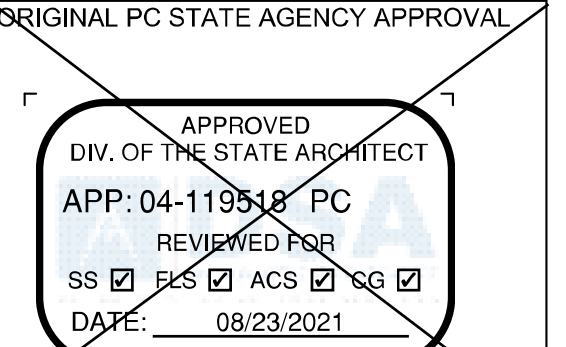


- CHARACTERS ON SIGNS SHALL BE RAISED 1/32 INCH MIN. AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2.
- RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8 INCH AND A MAXIMUM OF 2 INCHES HIGH.
- CONTRAST BETWEEN CHARACTERS, SYMBOLS AND THEIR BACKGROUND MUST BE 70% MINIMUM AND HAVE A NON-GLARE FINISH. 11B-703-5.1.
- TRIANGLE OR CIRCLE SHALL CONTRAST WITH DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. 11B-703.7.2.6.1 AND 11B-703.2.2.6.2.
- CHARACTERS HEIGHT MEASURE VERTICALLY FROM THE BASELINE OF THE CHARACTERS SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "T" SEE 11B-703.2.4 AND 703.2.5.
- 11B-703.2.6 STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" MIN. 10% AND 15% MAX FOR BOTH TYPES OF ACCESSIBLE TEXT.

CALIFORNIA CONTRACTED BRAILLE SHALL BE USED WHENEVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 110 INCH ON CENTERS IN EACH CELL WITH 2/10 INCH SPACE BETWEEN CELLS, MEASURED THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCHES ABOVE THE BACKGROUND. SEE FIGURE AND TABLE. SEE 2/10.2



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REVISIONS

#	Description	BY

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

PROJECT TITLE 30' x 32' EXPANDABLE TO 150' x 32'

SHEET TITLE SIGNAGE AND SYMBOLS

PROJECT NUMBER 20137

DRAWN BY rMc/SC

CHECKED BY JA/RT

DATE 8/09/2021

SHEET NO. A0.2

SHEET OF SHEETS



PROFESSIONAL STAMP



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REVISIONS

#	Description	BY

PROJECT TITLE FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS

SHEET TITLE SIGNAGE AND SYMBOLS

PROJECT NUMBER 23230

DRAWN BY rMc/SC

CHECKED BY JA/RT

DATE 8/09/2021

SHEET NO. A0.2

SHEET OF SHEETS

NOT IN USE

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

Application Number: School Name: School District: DSA File Number: Increment Number: Date Created:

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 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 CBC 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.

DGS DSA 103-19 (Revised 07/16/2020)

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

Table 1705A.3, ACI 318-14 Sections 26.12 & 26.13

Test or Special Inspection	Type	Performed By	Code References and Notes
Material Verification and Testing:			
a. Verify use of required design mix.	Periodic	SI	Table 1705A.3 Item 5, 1910A.1.
b. Identify, sample, and test reinforcing steel.	Test	LOR	1910A.2, ACI 318-14 Section 26.6.1.2; DSA IR 17-10. (See Appendix for exemptions.)
c. During concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	Test	LOR	Table 1705A.3 Item 6; ACI 318-14 Sections 26.5 & 26.12.
d. Test concrete (f'c).	Test	LOR	1905A.1.15; ACI 318-14 Section 26.12.
Inspection:			
a. Batch plant inspection: Continuous	See Notes	SI	Default of 'Continuous' per 1705A.3.3. If approved by DSA, batch plant inspection may be reduced to 'Periodic' subject to requirements in Section 1705A.3.3.1.1, or eliminated per 1705A.3.3.2. (See Appendix for exemptions.)

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

1705A.2.1, Table 1705A.2.1; AISI 303-16, AISI 341-16, AISI 358-16, AISI 360-16; AISI S100-16

Test or Special Inspection	Type	Performed By	Code References and Notes
Material Verification and Testing:			
a. Verify identification of all materials and: • Mill certificates indicate material properties that comply with requirements. • Material sizes, types and grades comply with requirements.	Periodic	*	Table 1705A.2.1 Item 3a-3c, 2202A.1; AISI S100-16 Section A3.1 & A3.2, AISI S240-15 Section A3 & A5, AISI S220-15 Sections A4 & A6. * By special inspector or qualified technician when performed off-site.
b. Test unidentified materials	Test	LOR	2202A.1.
c. Examine seam welds of HSS shapes	Periodic	SI	DSA IR 17-3.
Inspection:			
a. Verify and document steel fabrication per DSA-approved construction documents.	Periodic	SI	Not applicable to cold-formed steel light-frame construction, except for trusses (1705A.2.4).
19. WELDING:			
Verification of Materials, Equipment, Welders, etc.:			
a. Verify weld filler material identification markings per AWS designation listed on the DSA-approved documents and the WPS.	Periodic	SI	DSA IR 17-3.
b. Verify weld filler material manufacturer's certificate of compliance.	Periodic	SI	DSA IR 17-3.
c. Verify WPS, welder qualifications and equipment.	Periodic	SI	DSA IR 17-3.
19.1 SHOP WELDING:			
a. Inspect groove welds, multi-pass fillet welds, single pass fillet welds > 5/16", plug and slot welds.	Continuous	SI	Table 1705A.2.1 Items 5a.1-4; AISI 360-16 (and AISI 341-16 as applicable); DSA IR 17-3.
b. Inspect single-pass fillet welds ≤ 5/16" for and roof deck welds.	Periodic	SI	1705A.2.2, Table 1705A.2.1 Items 5a.5 & 5a.6; AISI 360-16 (and AISI 341-16 as applicable); DSA IR 17-3.
c. Inspect welding of stairs and railing systems.	Periodic	SI	1705A.2.1; AISI 360-16 (and AISI 341-16 as applicable); AWS D1.1 & D1.3; DSA IR 17-3.
20. NONDESTRUCTIVE TESTING:			
1705A.2.1, Table 1705A.2.1; AISI 303-16, AISI 341-16, AISI 358-16, AISI 360-16; AISI S100-16			
a. Ultrasonic	Test	LOR	1705A.2.1, 1705A.2.5; AISI 341-16 J6.2, AISI 360-16 N5.5; ANSI/ASTM CP-189, SNT-TC-1A; AWS D1.1, AWS D1.6; DSA IR 17-2.
b. Magnetic Particle	Test	LOR	1705A.2.1, 1705A.2.5; AISI 341-16 J6.2, AISI 360-16 N5.5; ANSI/ASTM CP-189, SNT-TC-1A; AWS D1.1, AWS D1.6; DSA IR 17-2.

NOTE: THE EXAMPLE OF FORM DSA-103s SHOWN ON THIS SHEET ARE FOR ILLUSTRATION PURPOSE ONLY. A FORM DSA-103 IS TO BE COMPLETED FOR EACH APPLICATION THAT THIS PC BEING INCORPORATED INTO AND EXAMPLE FORM DSA-103s ARE TO BE CROSSED OUT ON THIS DRAWING.

2 DSA-103 CONCRETE FLOOR (STOCKPILE)

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

Application Number: School Name: School District: DSA File Number: Increment Number: Date Created:

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 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 CBC 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.

DGS DSA 103-19 (Revised 07/16/2020)

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

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

1. GENERAL	Table 1705A.6
a. Verify that site has been prepared properly prior to placement of controlled fill and/or excavations for foundations. Foundation excavations are extended to proper depth and have reached proper material.	See Notes
b. Connection testing.	Test

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

Table 1705A.3, ACI 318-14 Sections 26.12 & 26.13

Test or Special Inspection	Type	Performed By	Code References and Notes
Material Verification and Testing:			
a. Verify use of required design mix.	Periodic	SI	Table 1705A.3 Item 5, 1910A.1.
b. Identify, sample, and test reinforcing steel.	Test	LOR	1910A.2, ACI 318-14 Section 26.6.1.2; DSA IR 17-10. (See Appendix for exemptions.)
c. During concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	Test	LOR	Table 1705A.3 Item 6; ACI 318-14 Sections 26.5 & 26.12.
d. Test concrete (f'c).	Test	LOR	1905A.1.15; ACI 318-14 Section 26.12.
Inspection:			
a. Batch plant inspection: Continuous	See Notes	SI	Default of 'Continuous' per 1705A.3.3. If approved by DSA, batch plant inspection may be reduced to 'Periodic' subject to requirements in Section 1705A.3.3.1.1, or eliminated per 1705A.3.3.2. (See Appendix for exemptions.)
17.1 POST-INSTALLED ANCHORS:			
a. Inspect installation of post-installed anchors	See Notes	SI*	1617A.1.15; Table 1705A.3 Item 4a; (see Appendixes B & 4b) (DSAC01), 1705A.3.8 (See Appendix for exemptions); ACI 308-14 Sections 17.8 & 18.1.5. * May be performed by the structural engineer when specifically approved by DSA.
b. Test post-installed anchors.	Test	LOR	1705A.5 (See Appendix for exemptions.)

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

1705A.2.1, Table 1705A.2.1; AISI 303-16, AISI 341-16, AISI 358-16, AISI 360-16; AISI S100-16

Test or Special Inspection	Type	Performed By	Code References and Notes
Material Verification and Testing:			
a. Verify identification of all materials and: • Mill certificates indicate material properties that comply with requirements. • Material sizes, types and grades comply with requirements.	Periodic	*	Table 1705A.2.1 Item 3a-3c, 2202A.1; AISI S100-16 Section A3.1 & A3.2, AISI S240-15 Section A3 & A5, AISI S220-15 Sections A4 & A6. * By special inspector or qualified technician when performed off-site.
b. Test unidentified materials	Test	LOR	2202A.1.
c. Examine seam welds of HSS shapes	Periodic	SI	DSA IR 17-3.
Inspection:			
a. Verify and document steel fabrication per DSA-approved construction documents.	Periodic	SI	Not applicable to cold-formed steel light-frame construction, except for trusses (1705A.2.4).
19. WELDING:			
Verification of Materials, Equipment, Welders, etc.:			
a. Verify weld filler material identification markings per AWS designation listed on the DSA-approved documents and the WPS.	Periodic	SI	DSA IR 17-3.
b. Verify weld filler material manufacturer's certificate of compliance.	Periodic	SI	DSA IR 17-3.
c. Verify WPS, welder qualifications and equipment.	Periodic	SI	DSA IR 17-3.
19.1 SHOP WELDING:			
a. Inspect groove welds, multi-pass fillet welds, single pass fillet welds > 5/16", plug and slot welds.	Continuous	SI	Table 1705A.2.1 Items 5a.1-4; AISI 360-16 (and AISI 341-16 as applicable); DSA IR 17-3.
b. Inspect single-pass fillet welds ≤ 5/16" for and roof deck welds.	Periodic	SI	1705A.2.2, Table 1705A.2.1 Items 5a.5 & 5a.6; AISI 360-16 (and AISI 341-16 as applicable); DSA IR 17-3.
c. Inspect welding of stairs and railing systems.	Periodic	SI	1705A.2.1; AISI 360-16 (and AISI 341-16 as applicable); AWS D1.1 & D1.3; DSA IR 17-3.
d. Verification of reinforcing steel weldability other than ASTM A306.	Periodic	SI	1705A.3.1; AWS D1.1; AWS D1.3; AWS D1.6; AWS D1.7; AWS D1.8; AWS D1.9; AWS D1.10; AWS D1.11; AWS D1.12; AWS D1.13; AWS D1.14; AWS D1.15; AWS D1.16; AWS D1.17; AWS D1.18; AWS D1.19; AWS D1.20; AWS D1.21; AWS D1.22; AWS D1.23; AWS D1.24; AWS D1.25; AWS D1.26; AWS D1.27; AWS D1.28; AWS D1.29; AWS D1.30; AWS D1.31; AWS D1.32; AWS D1.33; AWS D1.34; AWS D1.35; AWS D1.36; AWS D1.37; AWS D1.38; AWS D1.39; AWS D1.40; AWS D1.41; AWS D1.42; AWS D1.43; AWS D1.44; AWS D1.45; AWS D1.46; AWS D1.47; AWS D1.48; AWS D1.49; AWS D1.50; AWS D1.51; AWS D1.52; AWS D1.53; AWS D1.54; AWS D1.55; AWS D1.56; AWS D1.57; AWS D1.58; AWS D1.59; AWS D1.60; AWS D1.61; AWS D1.62; AWS D1.63; AWS D1.64; AWS D1.65; AWS D1.66; AWS D1.67; AWS D1.68; AWS D1.69; AWS D1.70; AWS D1.71; AWS D1.72; AWS D1.73; AWS D1.74; AWS D1.75; AWS D1.76; AWS D1.77; AWS D1.78; AWS D1.79; AWS D1.80; AWS D1.81; AWS D1.82; AWS D1.83; AWS D1.84; AWS D1.85; AWS D1.86; AWS D1.87; AWS D1.88; AWS D1.89; AWS D1.90; AWS D1.91; AWS D1.92; AWS D1.93; 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CAL GREEN NOTES

CONSTRUCTION PHASE

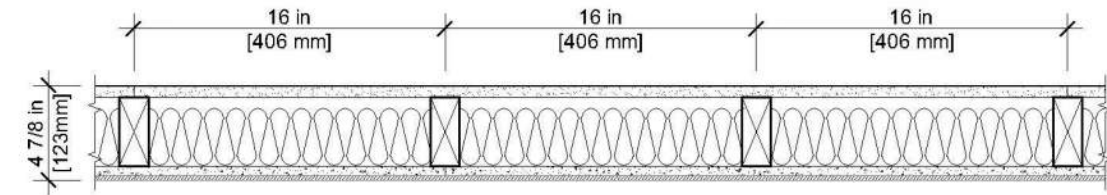
- FILTERS**
I. ALL MECHANICAL EQUIPMENT WHICH REQUIRES A FILTER SHALL NOT BE OPERATED WITHOUT A FILTER IN PLACE.
II. ALL FILTERS SHALL HAVE A MERV RATING OF 13 AND 2" DEPTH PER ENERGY CODE 120.1 (c) 1.

*SEE MECHANICAL SCHEDULE FOR ADDITIONAL INFORMATION

SECTION 5.404.3 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
I. AT THE END OF THE EACH WORK DAY AND DURING SHIPMENT OF RELOCATABLE, ALL EXPOSED DUCTWORK AND EQUIPMENT SHALL BE COVERED.

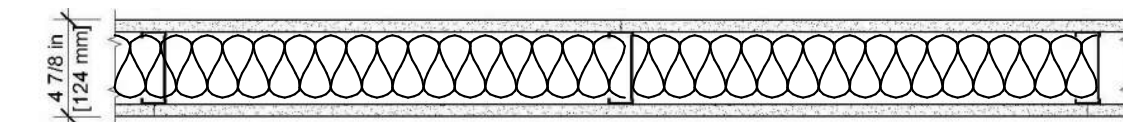
ACOUSTIC CONTROL

- I. WHEN THE PRE-CHECK BUILDING IS SITE ADAPTED, THE BUILDING AND SITE FEATURES NEED TO COMPLY WITH THE CALGREEN CODE, SECTION 5.507.4 FOR THE SPECIFIC SITE LOCATION.
II. WHEN PRE-CHECK BUILDING IS PLACED ADJACENT TO ANOTHER PRE-CHECK BUILDING, THE ADJOINING WALL SECTION FOR INTERIOR SOUND TRANSMISSION MUST MEET THE MINIMUM REQUIREMENT OF A STC RATING OF 40, PER 2019 CALGREEN CODE, SECTION 507.4.3



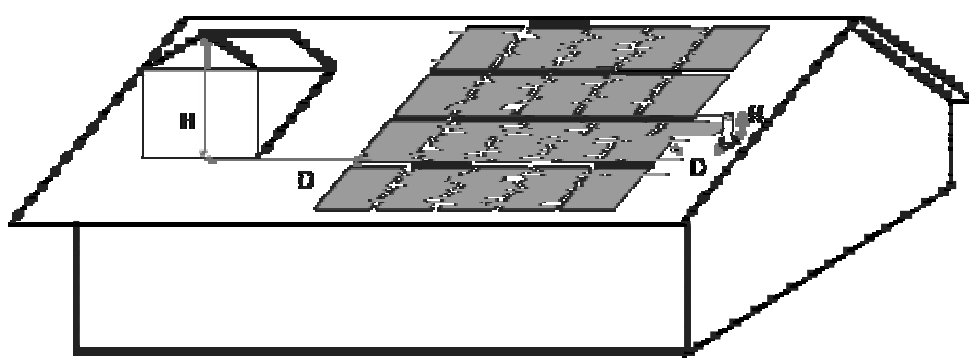
UL U329 or GAP WP 3441
Interior Partitions - Wood Stud

- * Gypsum Board - 5/8 in. thick board, applied horizontally or vertically
- * Wood Studs - 2 in. x 4 in. wood studs spaced max. 16 in. o/c
- * Batts and Blankets - Min. 3-1/2 in. thick mineral wool batt insulation
- * Cement Board - 1/2 in. thick board, applied horizontally or vertically
- * Bond Coat for Setting Tile - Latex modified portland cement mortar or . 1 type I organic adhesive applied with a notched trowel
- * Ceramic Tile - 1/4 in. thick ceramic tile



Fire Test
UL U465
Steel Stud (Non-loadbearing)
Interior Partitions
Sound Test: RAL-TL11-125

- * Gypsum Board - 5/8 in. thick board, applied vertically, attached to studs with 1 in. long, Type S-12 screws, spaced 8 in. o/c along the edges and 12 in. o/c of the board - SHEETROCK Brand Firecode Core (Type X)
- * Steel Studs - 3-5/8 in. wide min. 25 gauge steel. Attached to floor and ceiling with fasteners, 24 in o/c - 3625125-18
- * Gypsum Board - 5/8 in. thick gypsum board applied vertically or horizontally - SHEETROCK Brand FIRECODE Core (Type X)

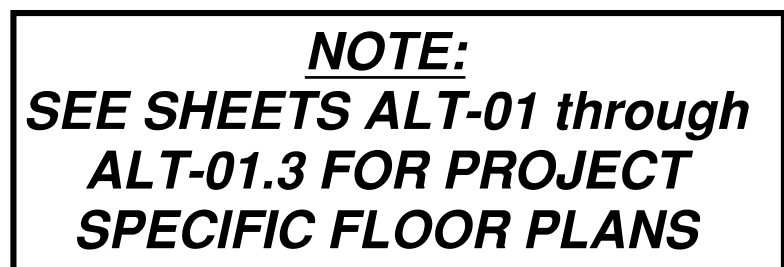


Any obstruction, located on the roof or any other part of the building that projects above the solar zone shall be located at a sufficient horizontal distance away from the solar zone, in order to reduce the resulting shading of the solar zone. For each obstruction, the horizontal distance ("D") from the obstruction to the solar zone shall be at least two times the height difference ("H") between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone.

$$D \geq 2 \times H$$

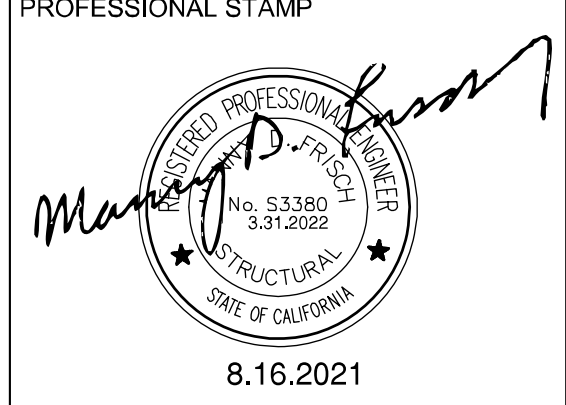
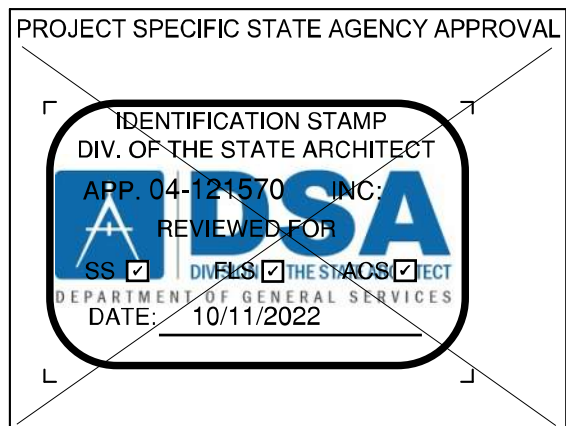
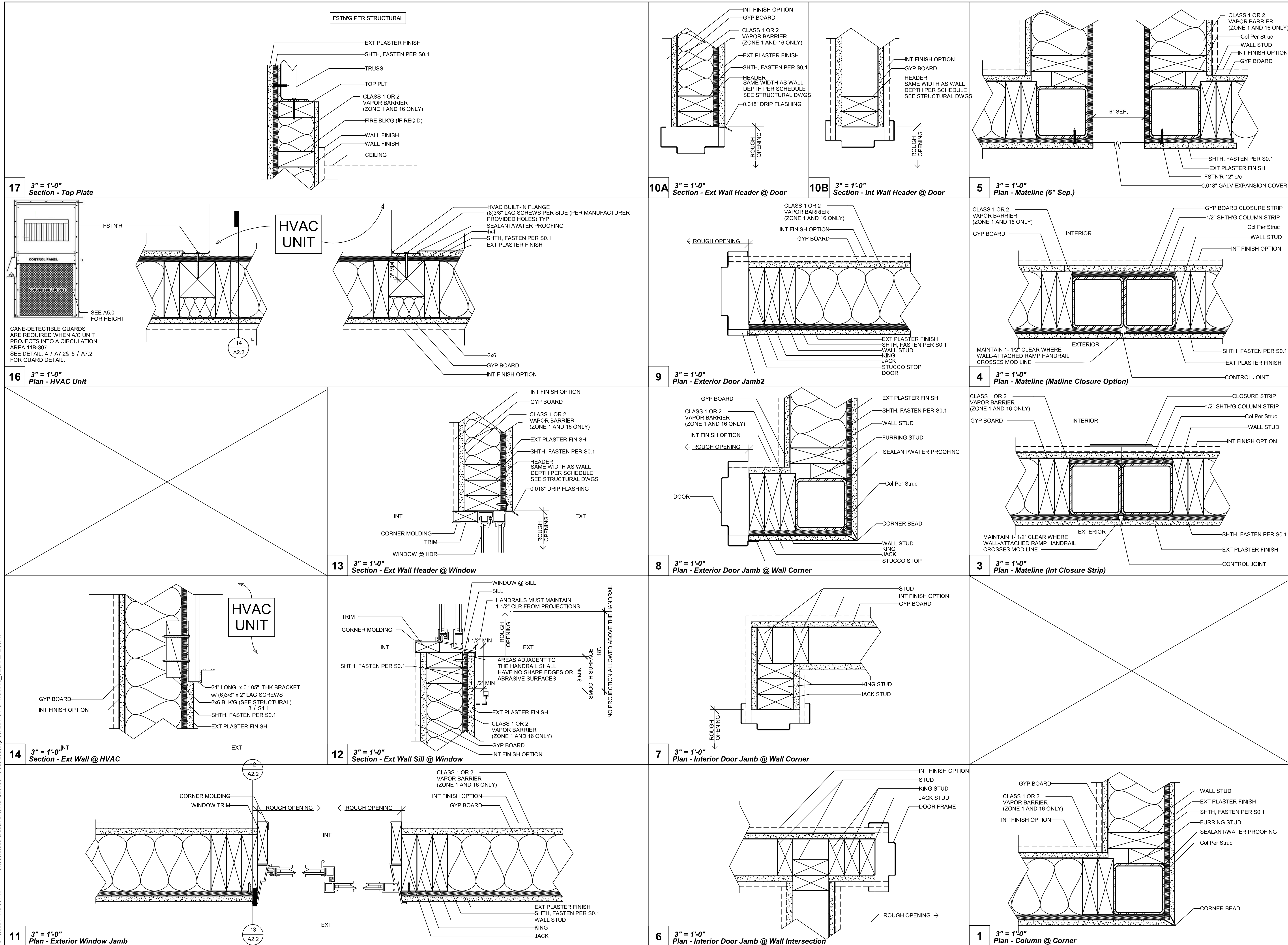
SOLAR ZONE DIAGRAM

CALGREEN VOC LIMITS (TABLES 5.504.4.1 & 5.504.4.2)						FORMALDEHYDE LIMITS (TABLE 5.504.4.5)						CARPET & RESILIENT FLOORING SYSTEMS SEE SECTIONS (5.504.4.4 & 5.504.4.6)			
ADHESIVES															
FRESH	WHERE USED (TYPE)	MANUFACTURER/SPECIFICATION	VOC	VOC LIMIT (GPA)	CALGREEN CODE REFERENCE	FRESH	WHERE USED (TYPE)	MANUFACTURER/SPECIFICATION	FORMALDEHYDE EMISSIONS	FORMALDEHYDE LIMIT	CALGREEN CODE REFERENCE	FRESH	MANUFACTURER	CERTIFICATION ORGANIZATION	CALGREEN CODE REFERENCE
ADHESIVES (ARCHITECTURAL APPLICATION)						COMPOSITE WOOD PRODUCTS									
Indoor Carpet Adhesives	Nalco/Lock, Mohawk Inc.	Nalco/Lock, Mohawk Inc.	0	50	5.504.4.1	N/A						Carpet	Mohawk Carpets	Carpet & Rug Institute - Green Label Plus Program	5.504.4.1
Carpet Pad Adhesives	N/A											Indoor Laminate Tile	Emerson Resilient	California Green Building Council (CGBC) Green Label Plus Program	5.504.4.1
Coat Base Adhesives	Interior Base	Henry 440	0	50	5.504.4.1							Floor Coatings	Marming's	California Green Building Council (CGBC) Green Label Plus Program	5.504.4.1
Multi-purpose Construction Adhesives 1	General	Liquid Nails - Heavy Duty construction adhesive	70	70	5.504.4.1							Hot melt flooring	Glenn	California Green Building Council (CGBC) Green Label Plus Program	5.504.4.1
ADHESIVES (ARCHITECTURAL APPLICATION)												Hardwax	Craftwell Coatings	California Green Building Council (CGBC) Green Label Plus Program	5.504.4.1
Contract Adhesives	General	Harbort - Lucite Light Cure	20	70	5.504.4.1										
ADHESIVES (ARCHITECTURAL APPLICATION)															
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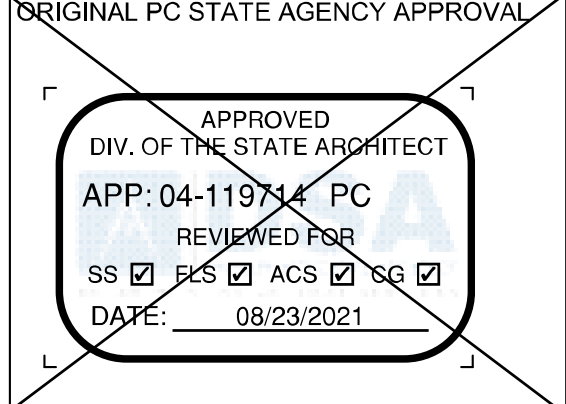


915.3 Detection equipment. Carbon monoxide detection required by Sections 915.1 through 915.2.3 shall be provided by carbon monoxide alarms complying with Section 915.4 or carbon monoxide detection systems complying with Section 915.5.

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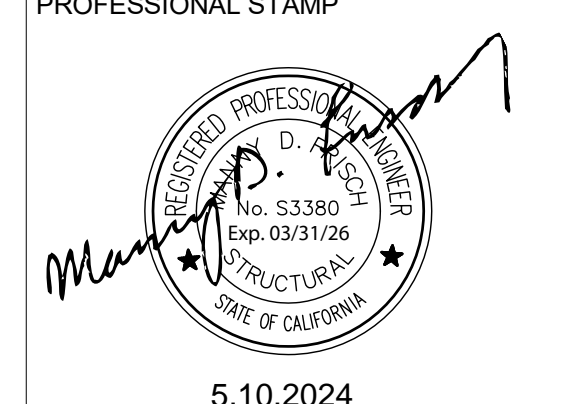
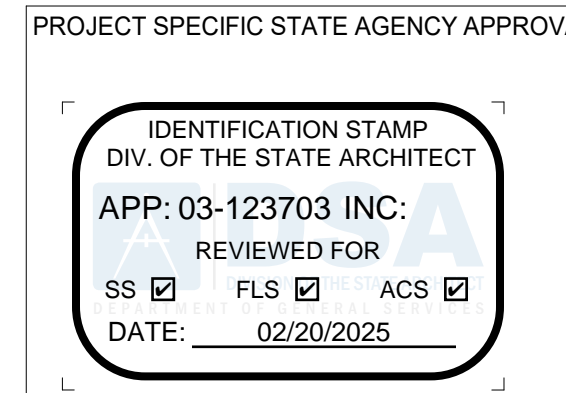


Revision Schedule		
#	Description	Date

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
ARCHITECTURAL
DETAILS
(WOOD FRAMING
PLASTER FINISH)

PROJECT NUMBER	20136
DRAWN BY	rMc/SC
CHECKED BY	RH/RT
DATE	8/16/2021
SHEET NO.	A2.2
SHEET OF	



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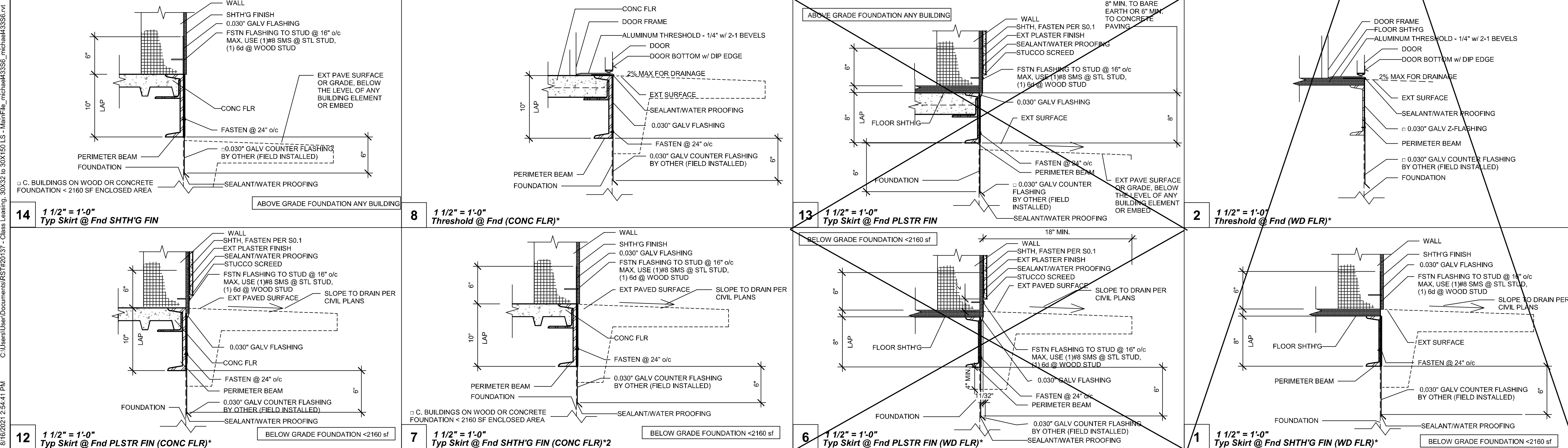


REVISIONS		
#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
ARCHITECTURAL
DETAILS
(WOOD FRAMING
PLASTER FINISH)

PROJECT NUMBER	23230
DRAWN BY	rMc/SC
CHECKED BY	RH/RT
DATE	8/09/2021
SHEET NO.	A2.2
SHEET OF SHEETS	



Revision Schedule		
#	Description	Date
<p>PRE-CHECK (PC) DOCUMENT CODE: 2019 GSC A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.</p>		
<p>PROJECT TITLE</p> <p>30' x 32' EXPANDABLE TO 150' x 32'</p>		
<p>SHEET TITLE</p> <p>ARCHITECTURAL DETAILS (FLOOR)</p>		
<p>PROJECT NUMBER</p> <p>20137</p>		
<p>DRAWN BY</p> <p>rMc/SC</p>		
<p>CHECKED BY</p> <p>RH/RT</p>		
<p>DATE</p> <p>8/09/2021</p>		
<p>SHEET NO.</p> <p>A2.9</p>		
<p>SHEET OF</p>		

[illegible]

MOISTURE AND TERMITE BARRIER MEMBRANE FLASHING INSTALLATION REQUIREMENTS

- ALL SURFACES SHALL BE CLEAN (FREE OF DIRT, DUST, OIL AND OTHER DEBRIS) PRIOR TO APPLICATION OF THE ADHESIVE AND MEMBRANE.
- ALL SURFACE VOIDS GREATER THAN 1/8" IN WIDTH SHALL BE FILLED WITH SEALANT PRIOR TO INSTALLATION.
- APPLY LIQUID ADHESIVE TO ALL SURFACES WHICH WILL RECEIVE THE FLASHING BARRIER.
- CUT PIECES OF MEMBRANE TO LENGTH AS NEEDED AND APPLY TO SUBSTRATE ONCE THE INSTALLER SHALL VERIFY THAT THE ADHESIVE IS STILL TACKY TO THE TOUCH, IF NECESSARY A SECOND LAYER OF ADHESIVE SHALL BE PROVIDED.
- INSTALL MEMBRANE IN A HORIZONTAL ORIENTATION.
- WHERE A HORIZONTAL LAP OCCURS, THE JOINTS SHALL BE LAPPED 2 1/2 INCHES MINIMUM.
- AT BUILDING CORNERS THE MEMBRANE SHALL BE WRAPPED AROUND THE CORNER AND SHALL EXTEND NO LESS THAN 6" BEYOND THE CORNER PRIOR TO LAPPING ANOTHER SHEET. SEE 5A.
- WHERE ARE MODULE JOINT (MODLINE) OCCURS THE FACTORY INSTALLED MEMBRANE SHALL BE TERMINATED WITHIN 1" OF THE EDGE OF THE MODULE. A FIELD INSTALLED MEMBRANE PIECE SHALL BE APPLIED FOLLOWING THE INSTALLATION OF THE MODULES ON THE FOUNDATION. THE FIELD INSTALLED MEMBRANE PIECE SHALL LAP THE FACTORY INSTALLED MEMBRANE 3" MINIMUM AT EACH END.
- WHERE A VERTICAL LAP OCCURS THE UPPER MEMBRANE LAYER SHALL BE LAPPED OVER THE LOWER MEMBRANE LAYER 6" MINIMUM.
- THE MEMBRANE SHALL BE ROLLED FIRMLY INTO PLACE USING HAND ROLLER.
- APPLY MASTIC OR SEALANT TO TERMINATING EDGES AND AROUND PIPES OR OTHER PENETRATIONS.
- WHERE THE SURFACES ARE OFFSET MORE THAN 1/8" OUT-OF-PLANE PROVIDE SEALANT OR ANOTHER STABLE MATERIAL TO TRANSITION BETWEEN THE SURFACES.
- WHERE A HORIZONTAL LAP OCCURS IN THE GALVANIZED FLASHING THE JOINTS SHALL BE LAPPED 2 1/2" MINIMUM.
- REFER TO 6A- DETAIL FOR MODLINE DETERIORATION PROTECTION

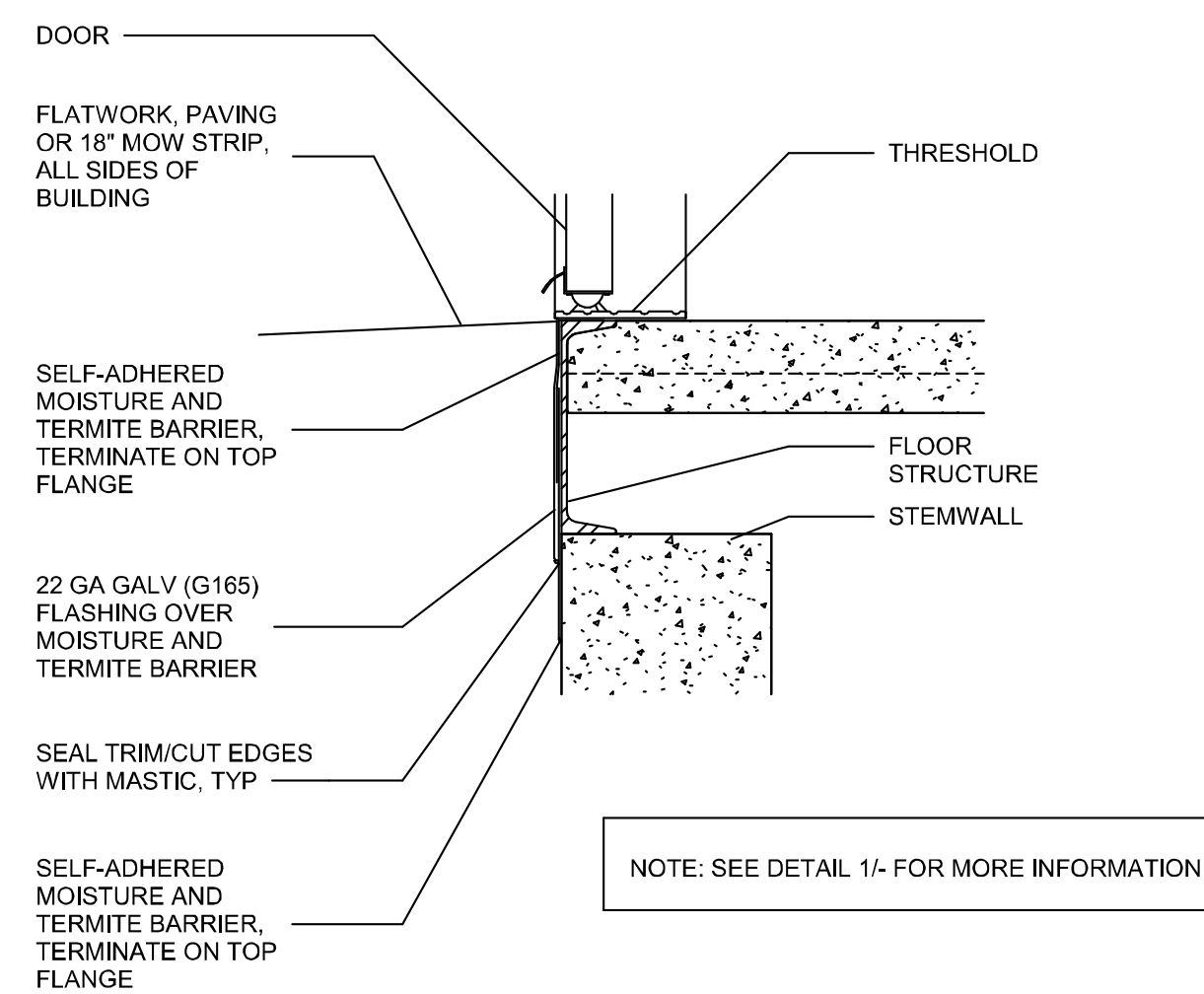
REPAIR REQUIREMENTS

- WHERE DAMAGE OCCURS, THE REPAIRS SHALL BE AS FOLLOWS:
- WHERE THE DAMAGE MEASURES LESS THAN 1/2" IN ANY DIRECTION THE PUNCTURE SHALL BE SEALED WITH MASTIC
 - WHERE THE DAMAGE MEASURE MORE THAN 1/2" BUT LESS THAN 2", IN ANY DIRECTION PATCH SHALL BE INSTALLED OVER THE DAMAGE USING THE SAME MEMBRANE MATERIAL. THE PATCH SHALL OVERLAP 2" MINIMUM IN ALL DIRECTION.
 - WHERE THE DAMAGE MEASURES MORE THAN 2" IN ANY DIRECTION THE DAMAGED PORTION SHALL BE REMOVE AND A PIECE OF MEMBRANE SHALL BE INSTALLED. THE PATCH SHALL OVERLAP 2" MINIMUM IN ALL DIRECTIONS.

INSPECTION REQUIREMENTS

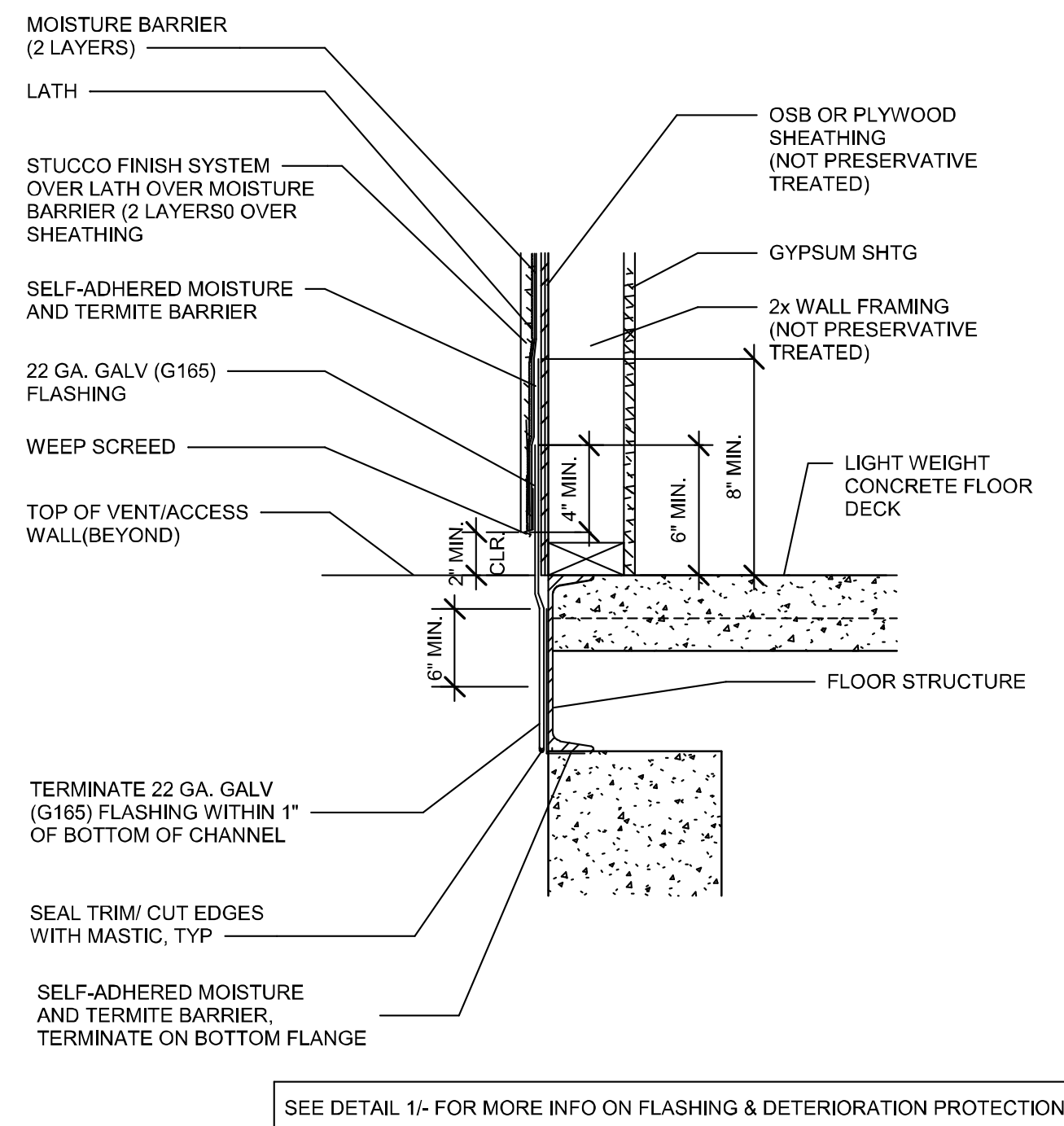
THE IN-PLANT INSPECTOR SHALL OBSERVE THE INSTALLATION OF FACTORY INSTALLED PORTION OF THE MEMBRANE FLASHING. THE ADHESIVE AND MEMBRANE SHALL BE INSTALLED IN ACCORDANCE WITH THESE INSTALLATION INSTRUCTIONS. ALL OVERLAPS SHALL BE AS INDICATED WITHIN THIS DRAWING PACKAGE. THE MEMBRANE SHALL BE CONTINUOUS UP THE WALL TO A MINIMUM HEIGHT ABOVE FINISH FLOOR AS INDICATED WITHIN THIS DRAWING PACKAGE. THE ON-SITE INSPECTOR SHALL OBSERVE THE INSTALLATION OF THE SITE INSTALLED PORTION OF THE MEMBRANE FLASHING. THE FACTORY INSTALLED MEMBRANE SHOULD BE INVESTIGATED TO DETERMINE IF ANY DAMAGE OCCURRED DURING MODULE SHIPMENT/INSTALLATION PRIOR TO PROCEEDING WITH THE SITE INSTALLED MEMBRANE PLACEMENT. THE ADHESIVE AND MEMBRANE SHALL BE INSTALLED IN ACCORDANCE WITH THESE INSTALLATION INSTRUCTIONS. ALL OVERLAPS SHALL BE AS INDICATED WITHIN THIS DRAWING PACKAGE. THE MEMBRANE SHALL BE LAPPED ONTO THE FOUNDATION WALL AS INDICATED WITHIN THIS DRAWING PACKAGE. THE GALVANIZED FLASHING SHALL BE CONTINUOUS UP THE WALL TO A MINIMUM HEIGHT ABOVE FINISH FLOOR AS INDICATED WITHIN THIS DRAWING PACKAGE AND SHALL CONTINUE BELOW THE BOTTOM OF THE FLATWORK OR MOW STRIP AS INDICATED WITHIN THIS DRAWING PACKAGE.

7 DETERIORATION PROTECTION REQUIREMENTS

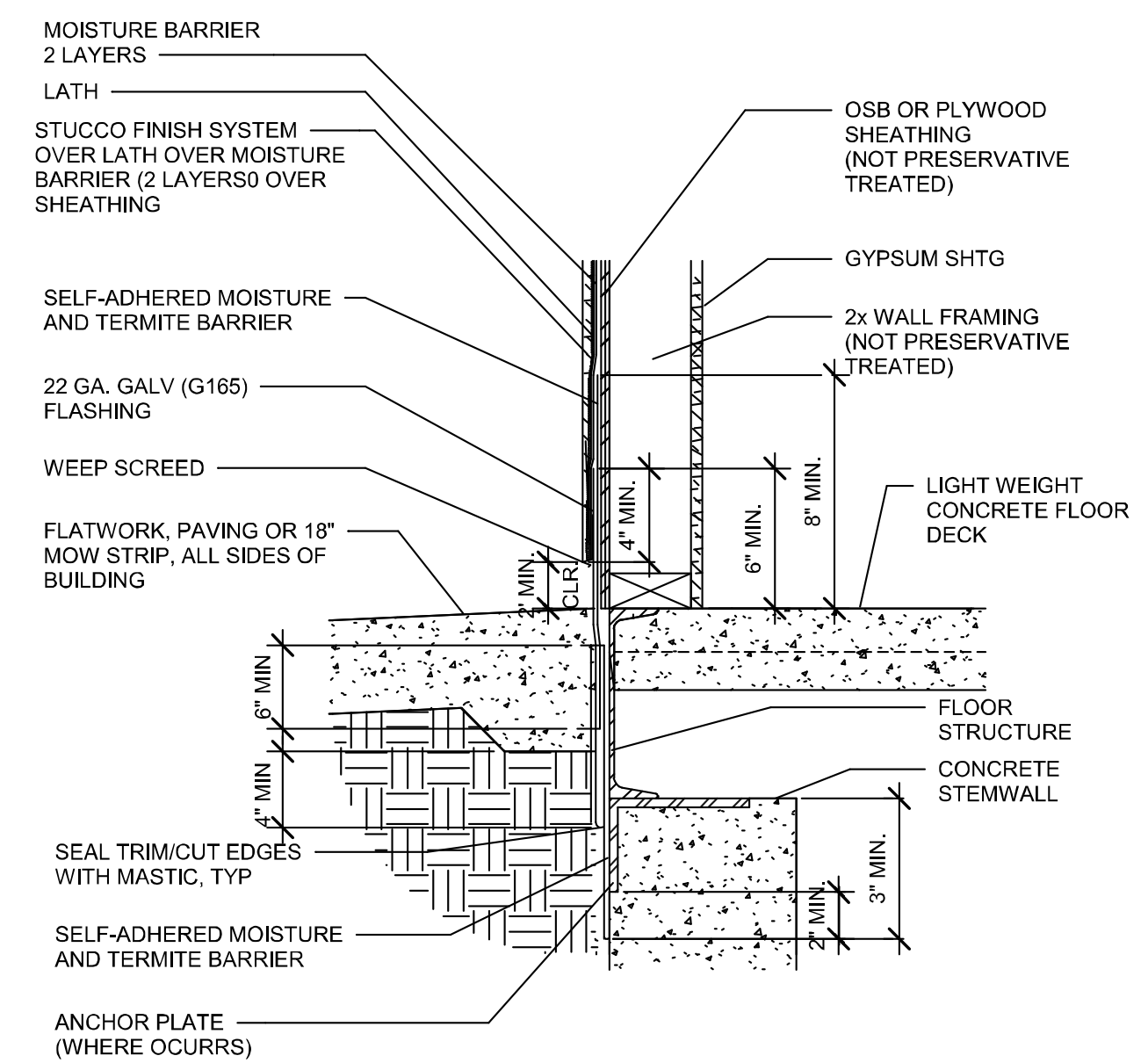


3 DETERIORATION PROTECTION @ THRESHOLD

6 DETERIORATION PROTECTION @ MODLINES

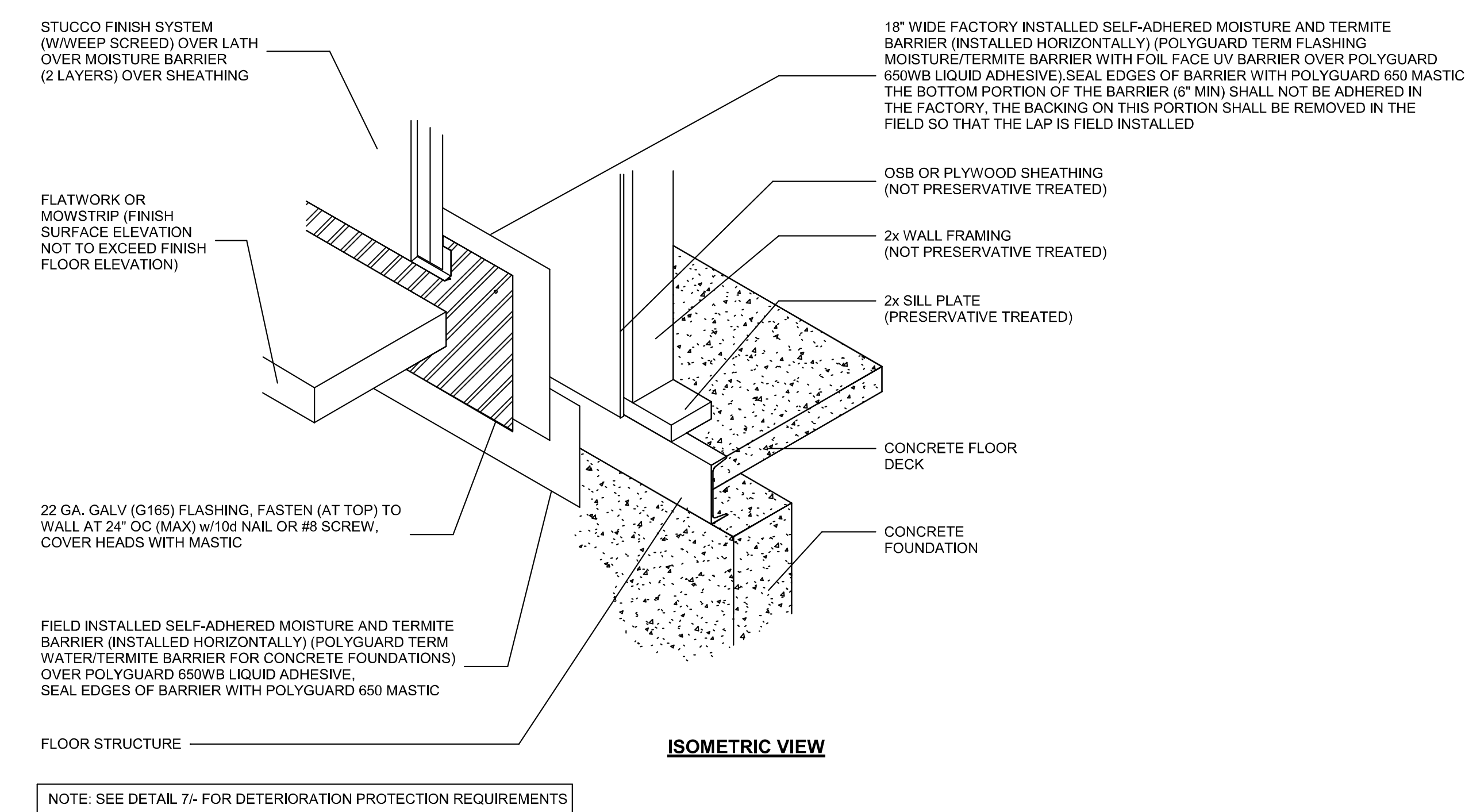


4 EXTERIOR WALL SILL @ VENT/ACCESS

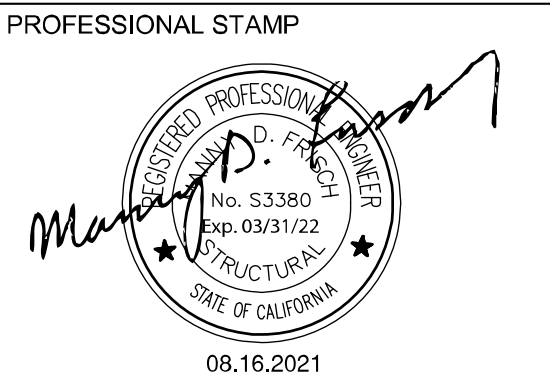
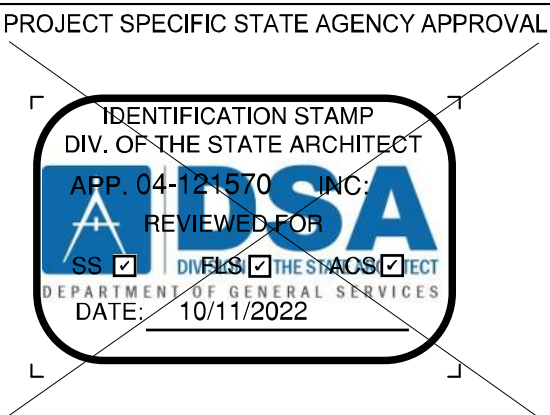
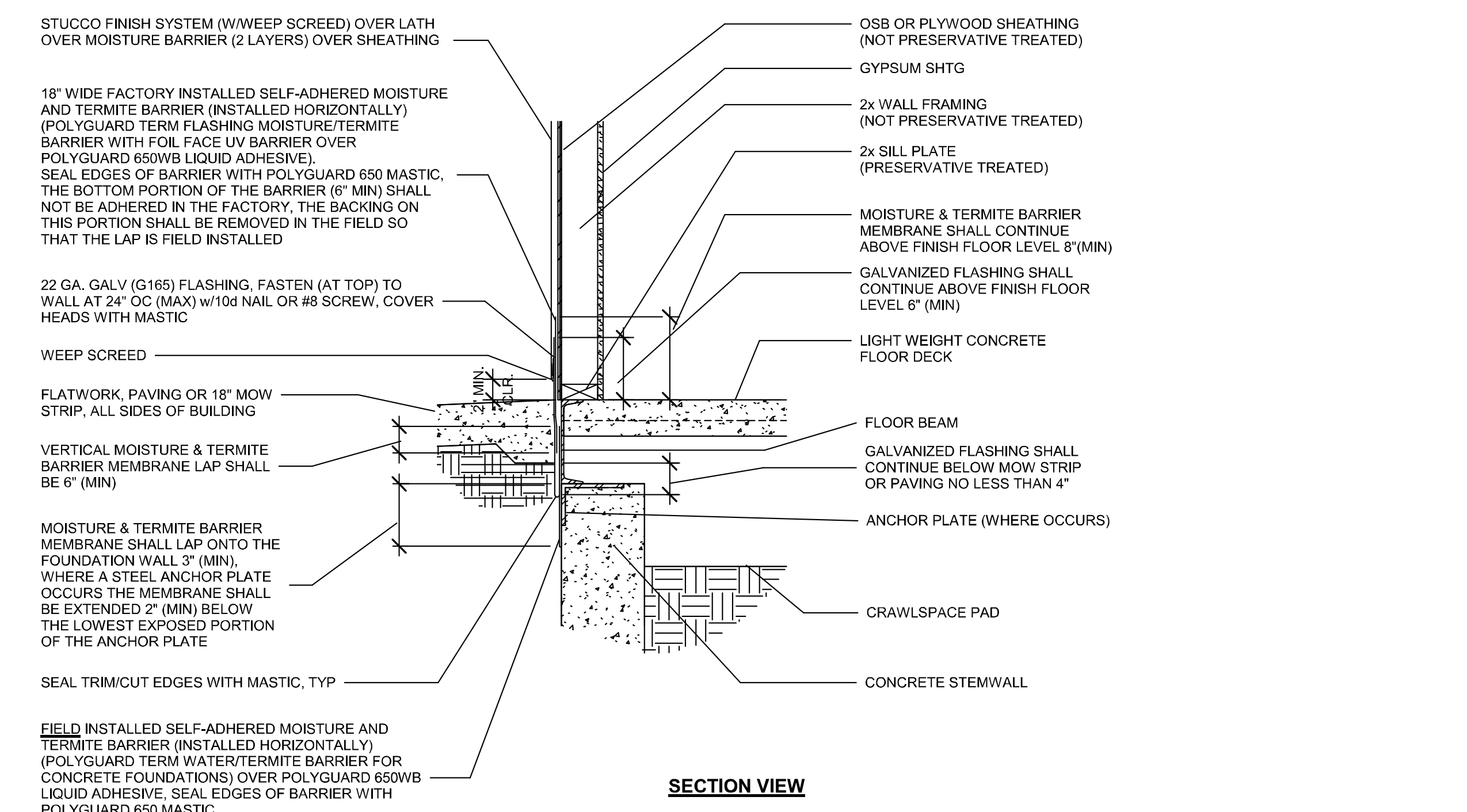


2 TYPICAL EXTERIOR WALL SILL

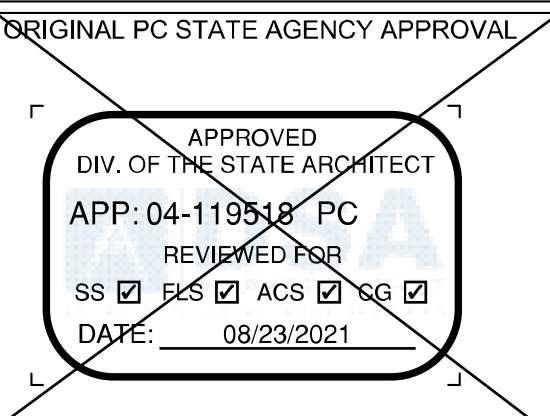
5 DETERIORATION PROTECTION- CORNER CONDITIONS



1 DETERIORATION PROTECTION



THE PLANS, IDEAS & DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF R&S TAVARES ASSOCIATES, INC. DEvised SOLELY FOR THIS CONTRACT. THESE PLANS SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE FOR WHICH THEY WERE NOT INTENDED WITHOUT THE EXPRESS WRITTEN CONSENT OF R&S TAVARES ASSOCIATES, INC. ©



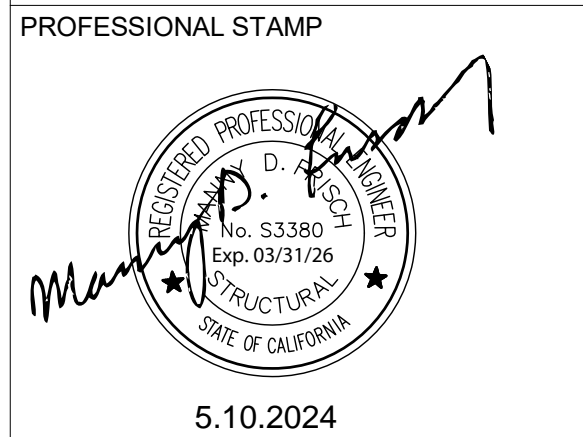
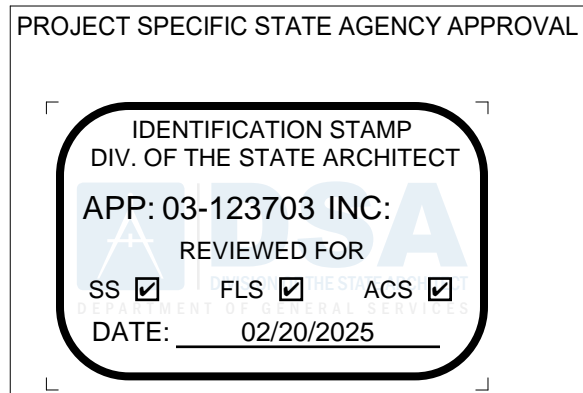
Revision Schedule		
#	Description	Date

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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
DETORIORATION
PRO. STUCCO
EXTERIOR RINISH
CONC FLOOR-WD
STUDS

PROJECT NUMBER	20137
DRAWN BY	rMc/CG
CHECKED BY	RH/RT
DATE	8/09/2021
SHEET NO.	A2.9.2
SHEET	OF



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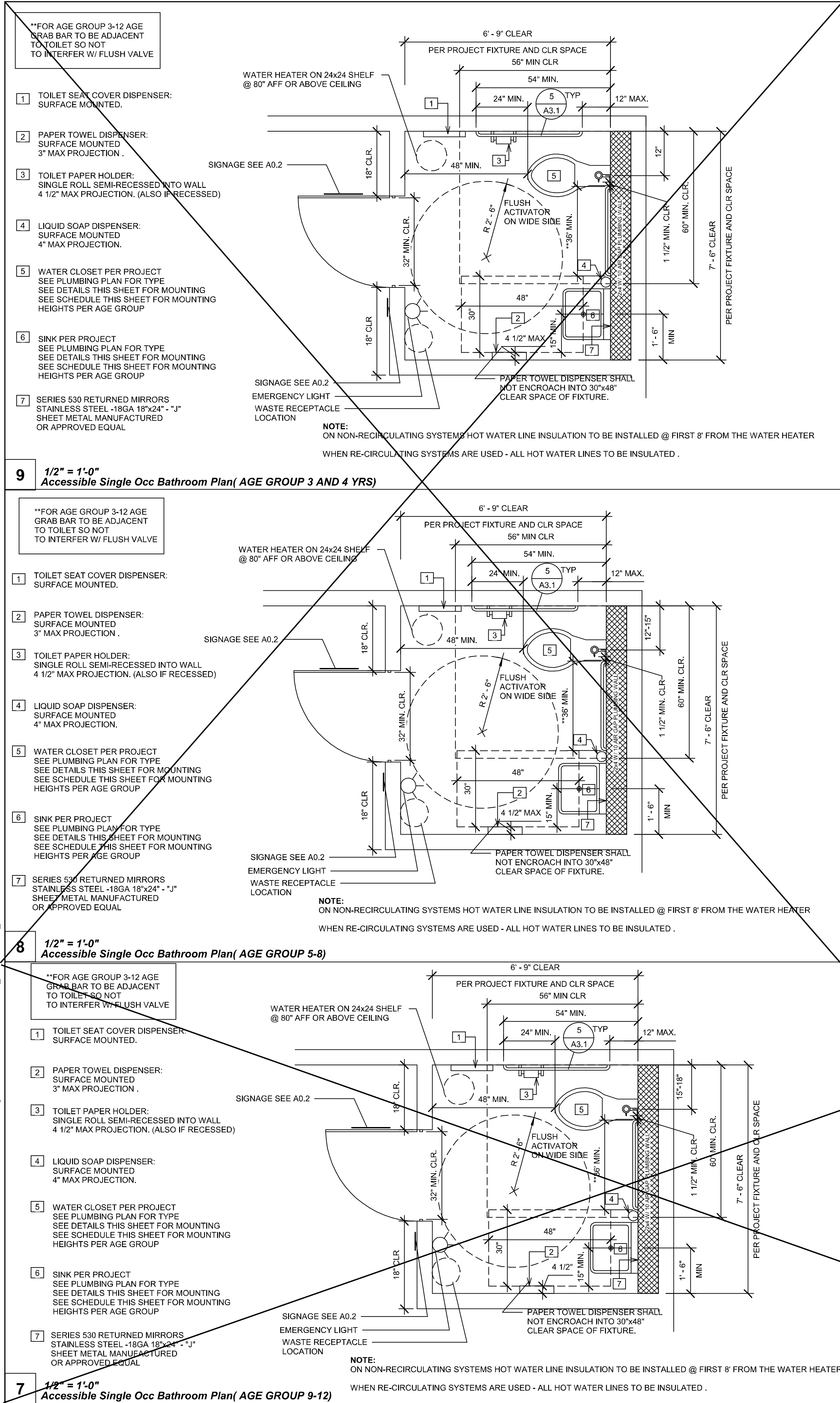
1320 W. Oleander Avenue, Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5768

REVISIONS		
#	Description	BY

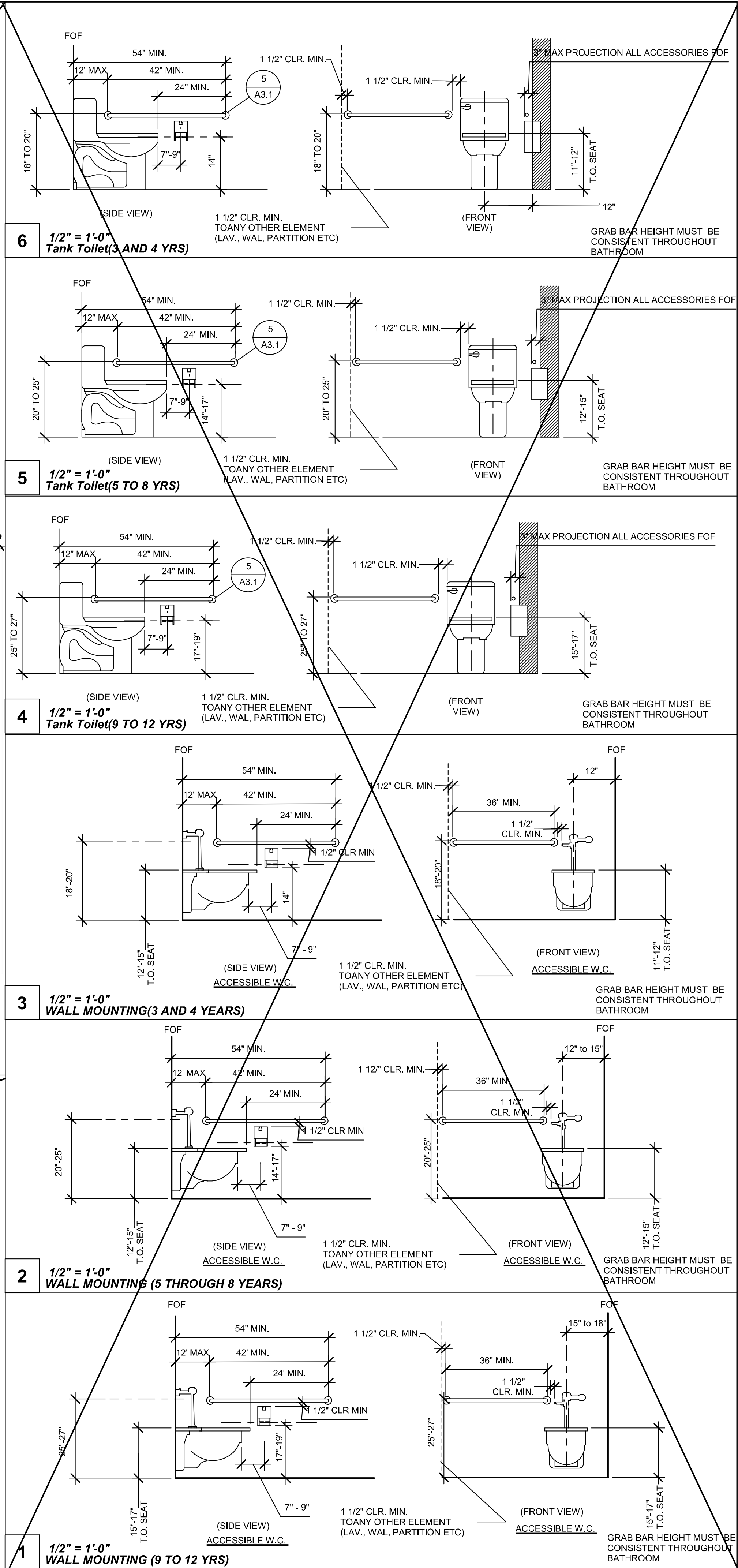
PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
DETORIORATION
PRO. STUCCO
EXTERIOR RINISH
CONC FLOOR-WD
STUDS

PROJECT NUMBER	23230
DRAWN BY	rMc/CG
CHECKED BY	RH/RT
DATE	8/09/2021
SHEET NO.	A2.9.2
SHEET	OF



DIMENSIONS FOR WATER CLOSETS SERVING COMBINED AGE GROUPS		
	AGES 3 THROUGH 8	AGES 5 THROUGH 12
CENTERLINE OF WC TO ADJACENT WALL	12"	15"
TOILET SEAT HEIGHT TO WC	12"	15"
GRAB BAR HEIGHT TO TOP GRIPPING SURFACE	20"	25"
TP DISPENSER HEIGHT	14"	17"



PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

PROFESSIONAL STAMP

APPROVED
D. J. ...
No. S3380
Exp. 03/01/26
STATE OF CALIFORNIA
DATE: 5.10.2024

THE PLANS, IDEAS & DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF R&S TAVARES ASSOCIATES, INC. DEvised SOLELY FOR THIS CONTRACT. THESE PLANS SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE FOR WHICH THEY WERE NOT INTENDED WITHOUT THE EXPRESS WRITTEN CONSENT OF R&S TAVARES ASSOCIATES, INC. ©

CLIENT

R&S TAVARES ASSOCIATES
DESIGN • CONSULTING • PROJECT MGMT
11590 W. BERNARDINO COUNTY, SUITE 100
SAN DIEGO, CA 92127
WWW.R&STAVARES.COM

PROFESSIONAL STAMP

APPROVED
D. J. ...
No. S3380
Exp. 03/31/22
STATE OF CALIFORNIA
DATE: 08.16.2021

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1320 W. Oleander Ave. Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5768

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119548 PC
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒ SE ☒
DATE: 09/23/2021

Revision Schedule

#	Description	Date
---	-------------	------

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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
SINGLE OCC.
BATHROOM AGE
GROUP

PROJECT NUMBER
20137

DRAWN BY
CG

CHECKED BY
RH/RT

DATE
8/09/2021

SHEET NO.
A3.1.1

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

PROFESSIONAL STAMP

APPROVED
D. J. ...
No. S3380
Exp. 03/01/26
STATE OF CALIFORNIA
DATE: 5.10.2024

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R&S TAVARES ASSOCIATES
DESIGN • CONSULTING • PROJECT MGMT
11590 W. BERNARDINO COUNTY, SUITE 100
SAN DIEGO, CA 92127
WWW.R&STAVARES.COM

PROFESSIONAL STAMP

APPROVED
D. J. ...
No. S3380
Exp. 03/31/22
STATE OF CALIFORNIA
DATE: 08.16.2021

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Class Leasing
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ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119548 PC
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒ SE ☒
DATE: 09/23/2021

Revision Schedule

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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
SINGLE OCC.
BATHROOM AGE
GROUP

PROJECT NUMBER
20137

DRAWN BY
CG

CHECKED BY
RH/RT

DATE
8/09/2021

SHEET NO.
A3.1.1

REVISIONS

#	Description	BY
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PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
SINGLE OCC.
BATHROOM AGE
GROUP

PROJECT NUMBER
23230

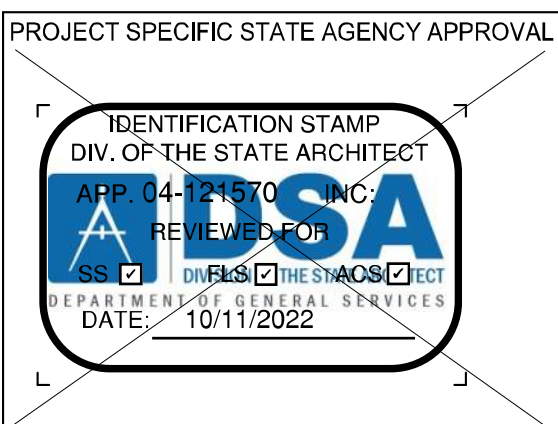
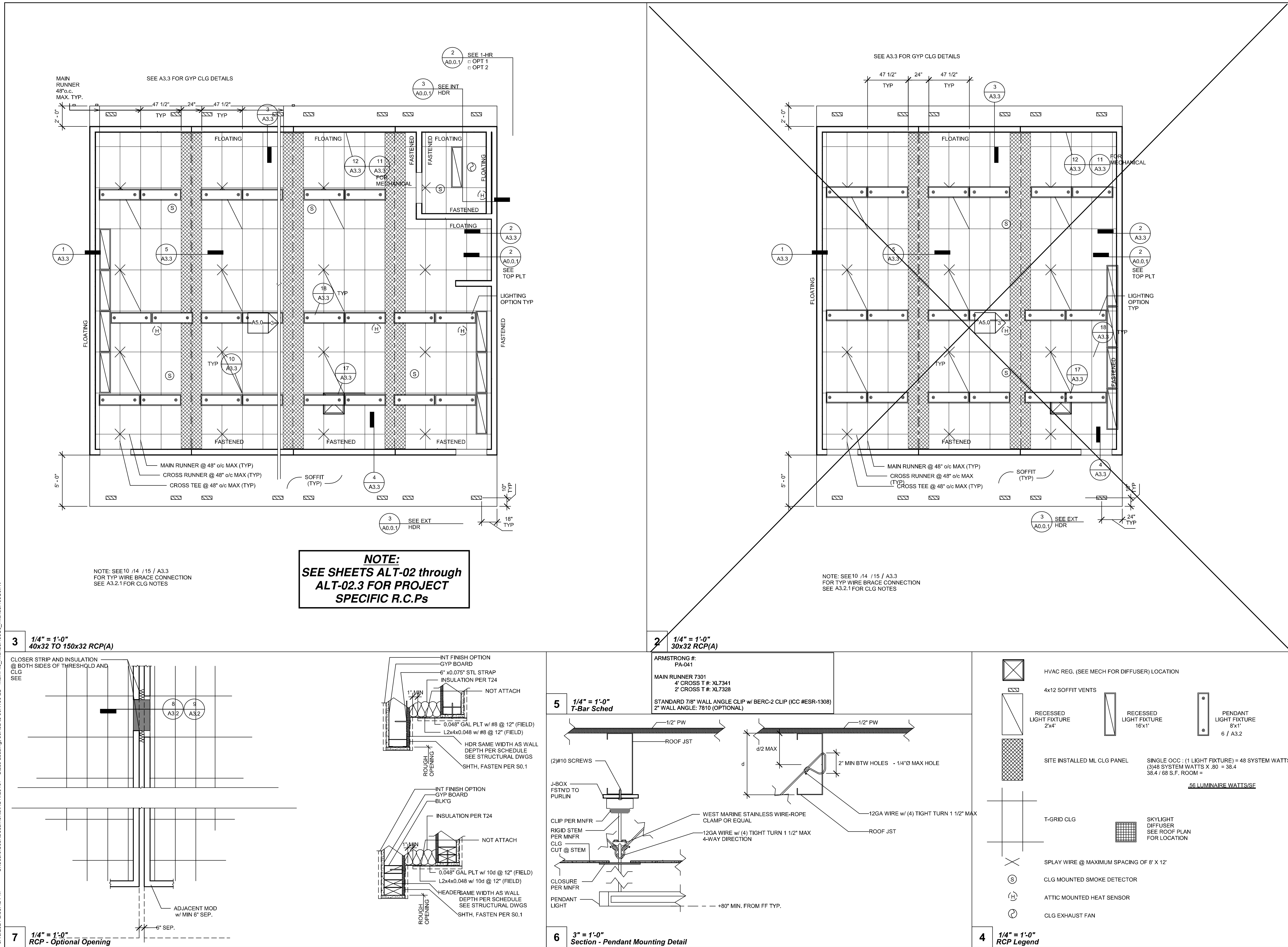
DRAWN BY
CG

CHECKED BY
RH/RT

DATE
8/09/2021

SHEET NO.
A3.1.1

SHEET OF SHEETS

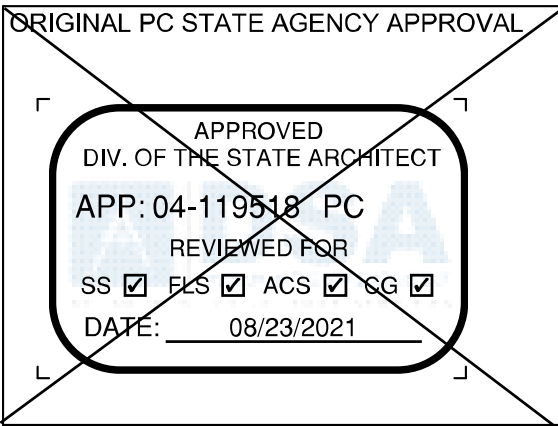


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VOICE (951) 943-1908 FAX (951) 943-5768



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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
RCP

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

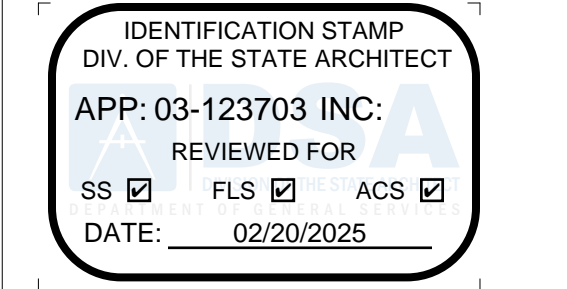
CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A3.2

5011 CI 5011 S

PROJECT SPECIFIC STATE AGENCY APPROVAL



PROFESSIONAL STAMP

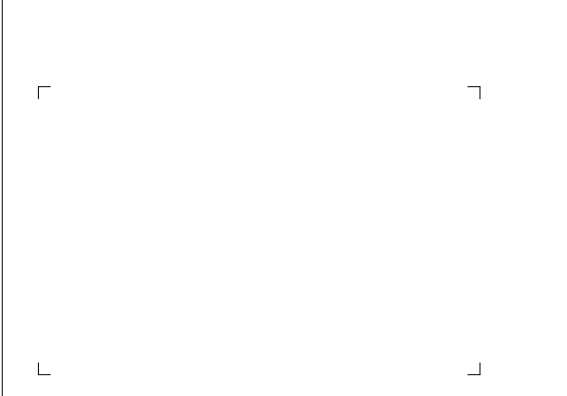


5.10.2024

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VOICE (951) 943-1908 FAX (951) 943-5768



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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
RCP

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A3.2

5011 CI 5011 S

DSA IR 25-2.13 - Appendix A (rev 09/21/15) 3 of 51

DSA IR 25-2.13 - Appendix A (rev 09/21/15) 4 of 5

DSA IR 25-2.13 - Appendix A (rev 09/21/15) 5 of 5

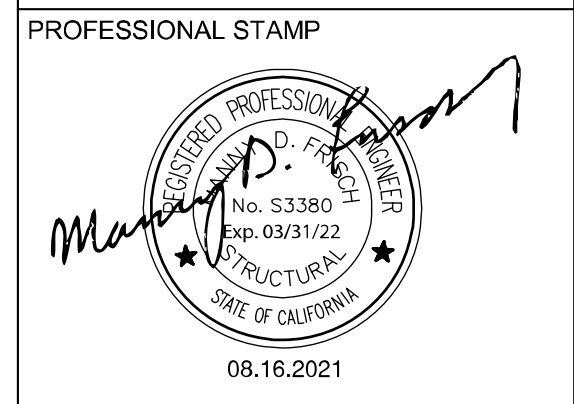
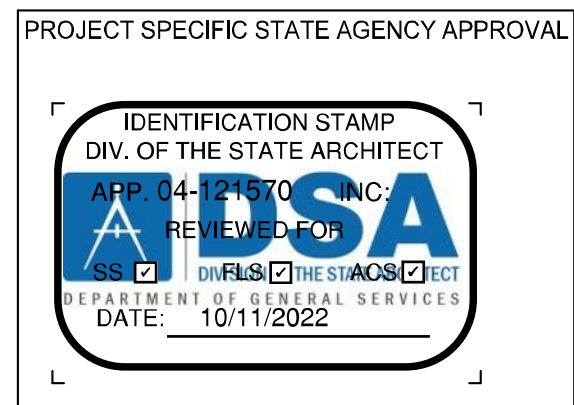
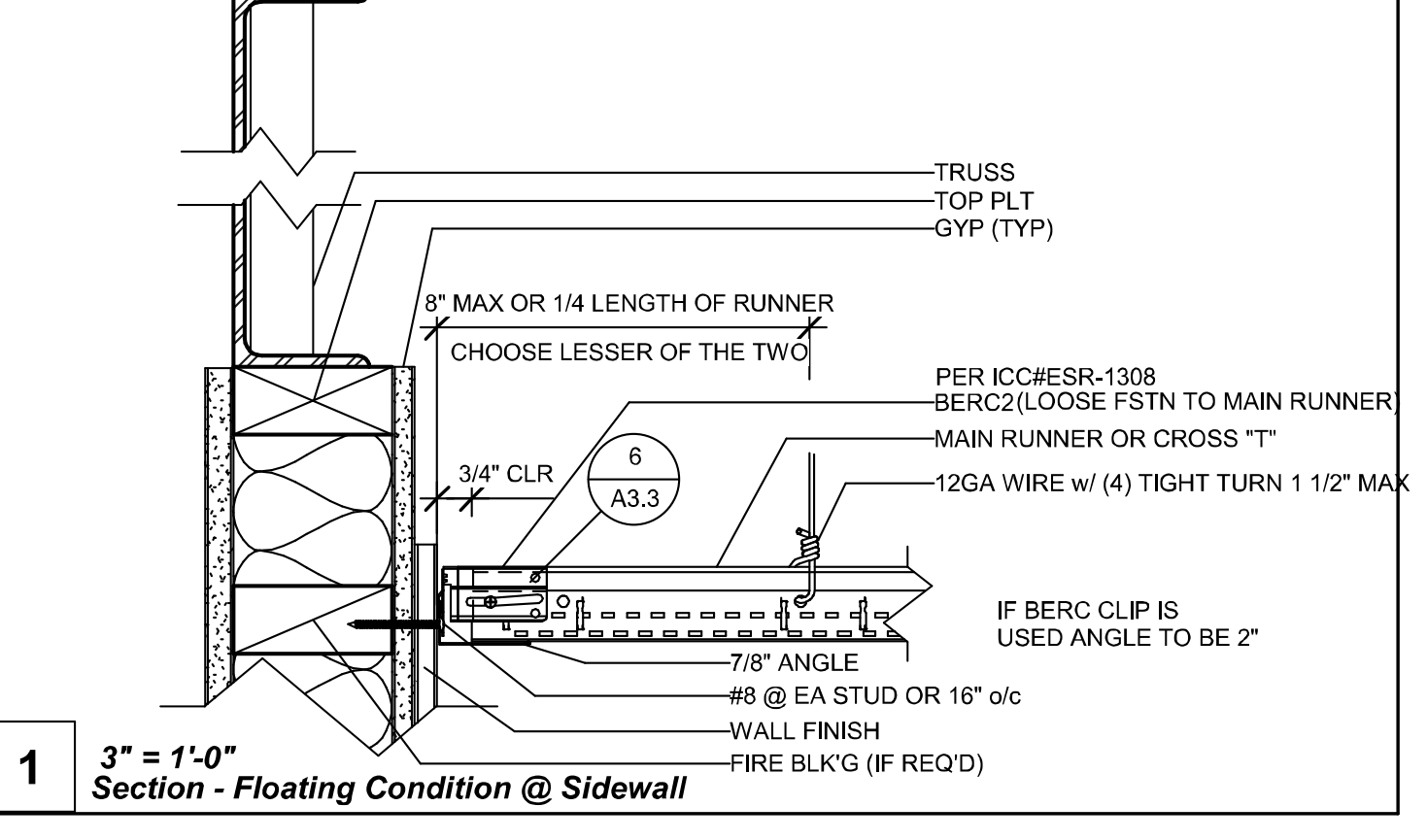
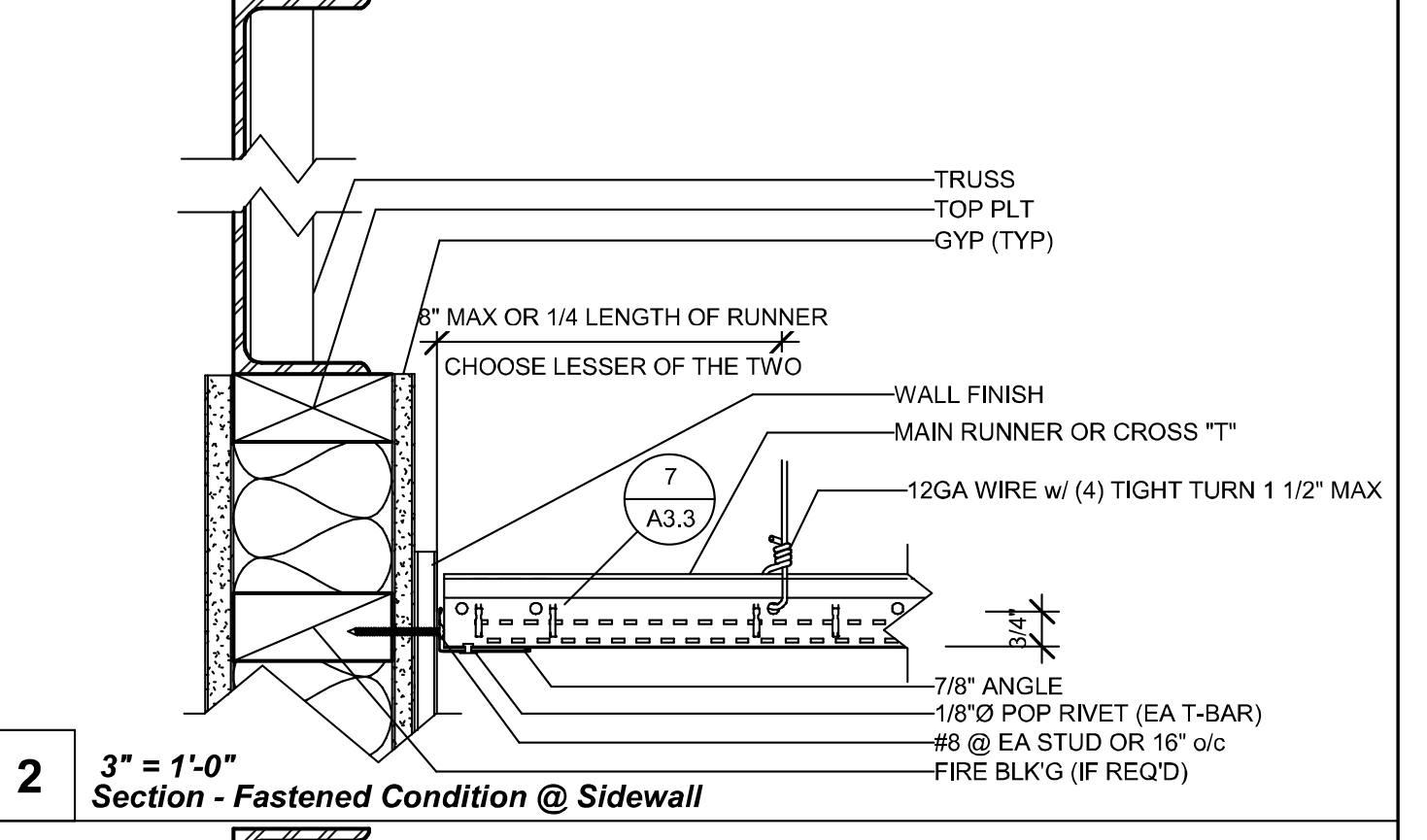
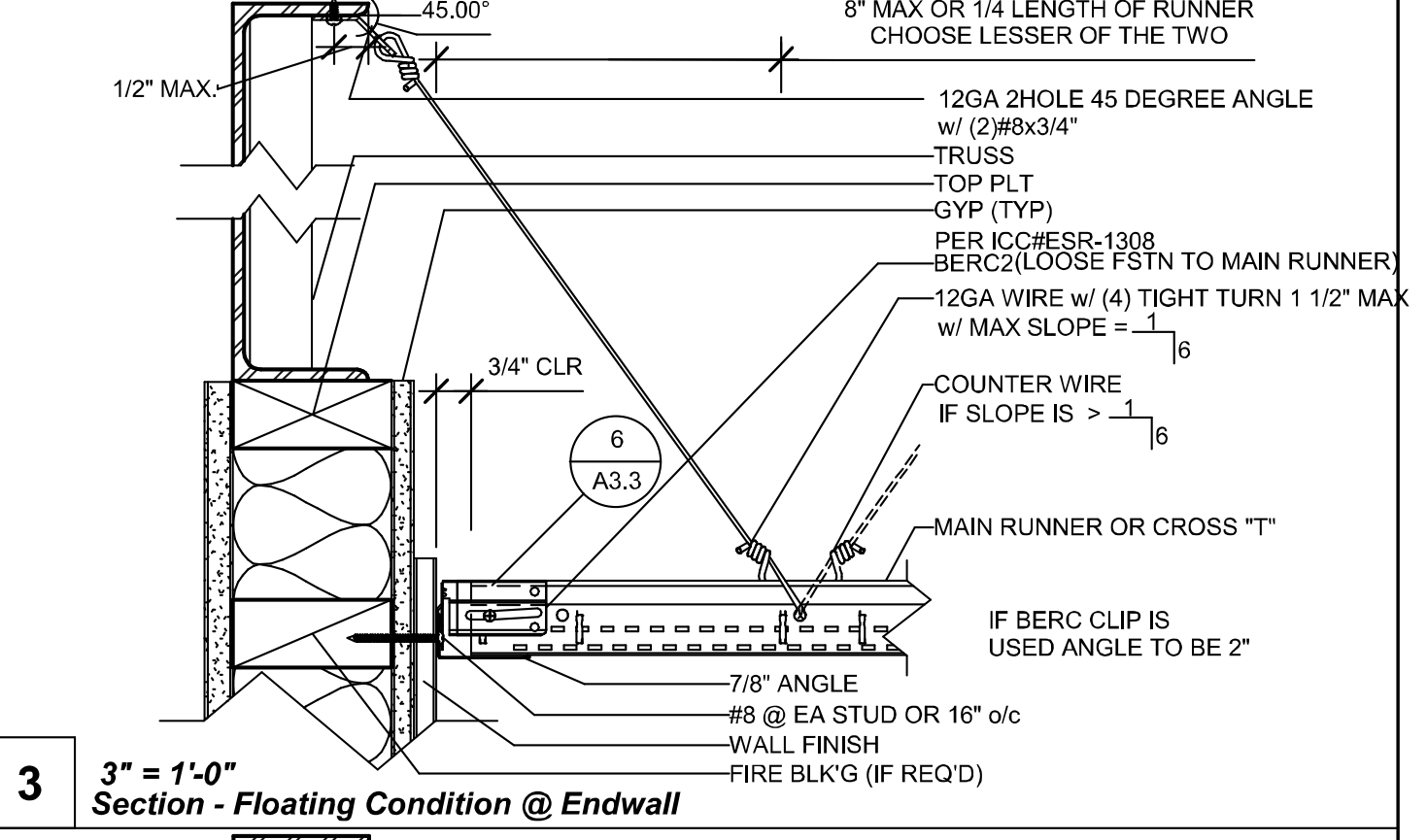
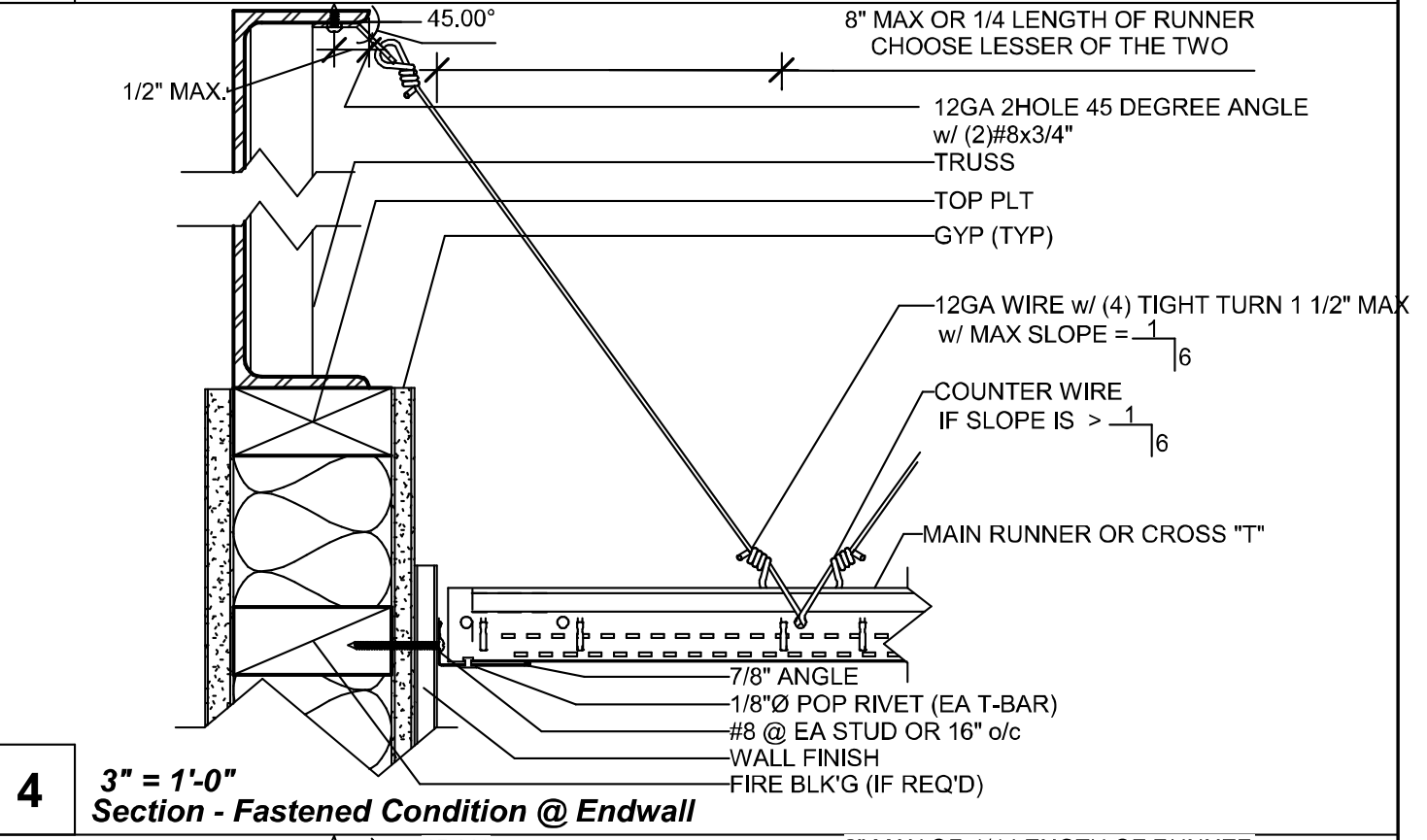
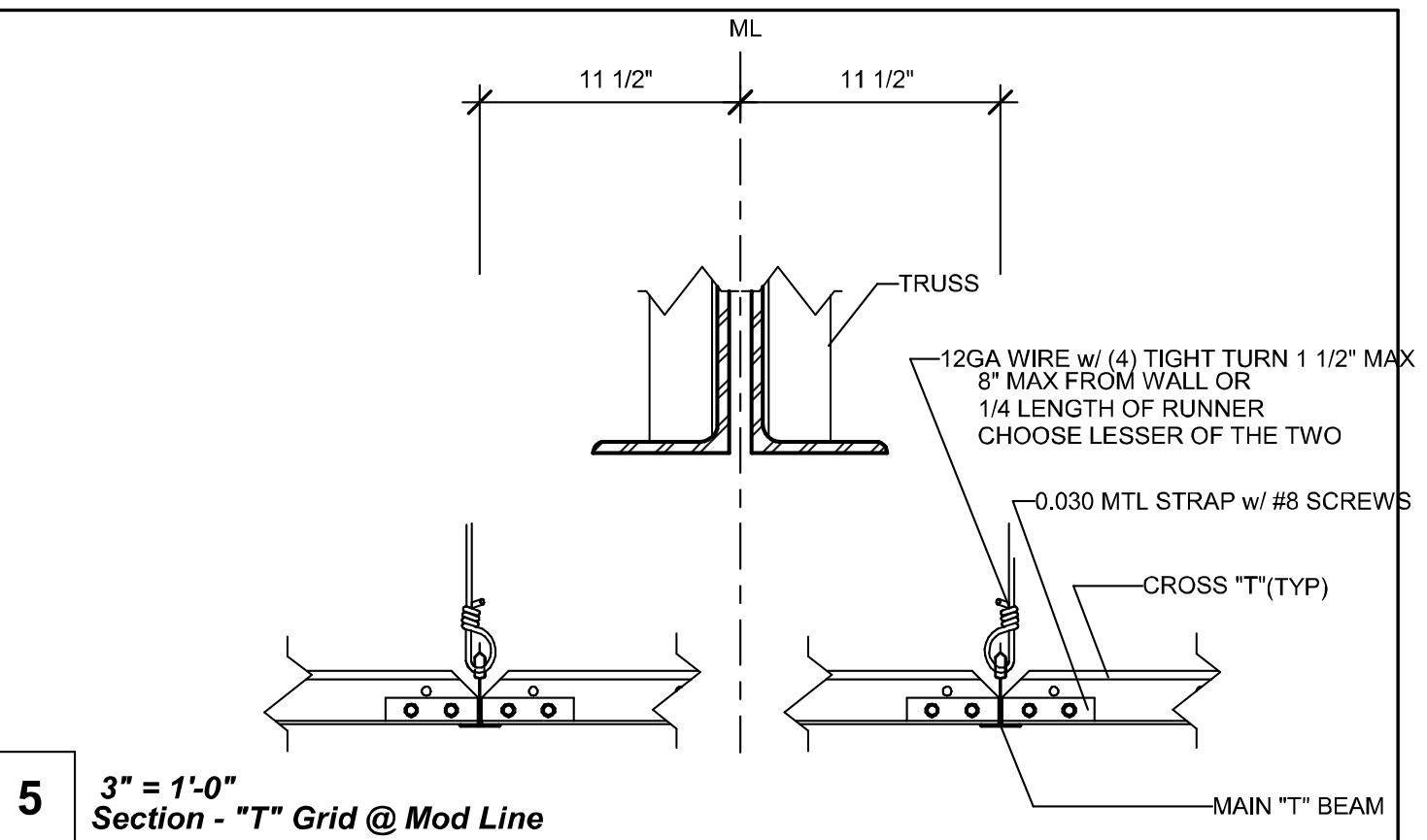
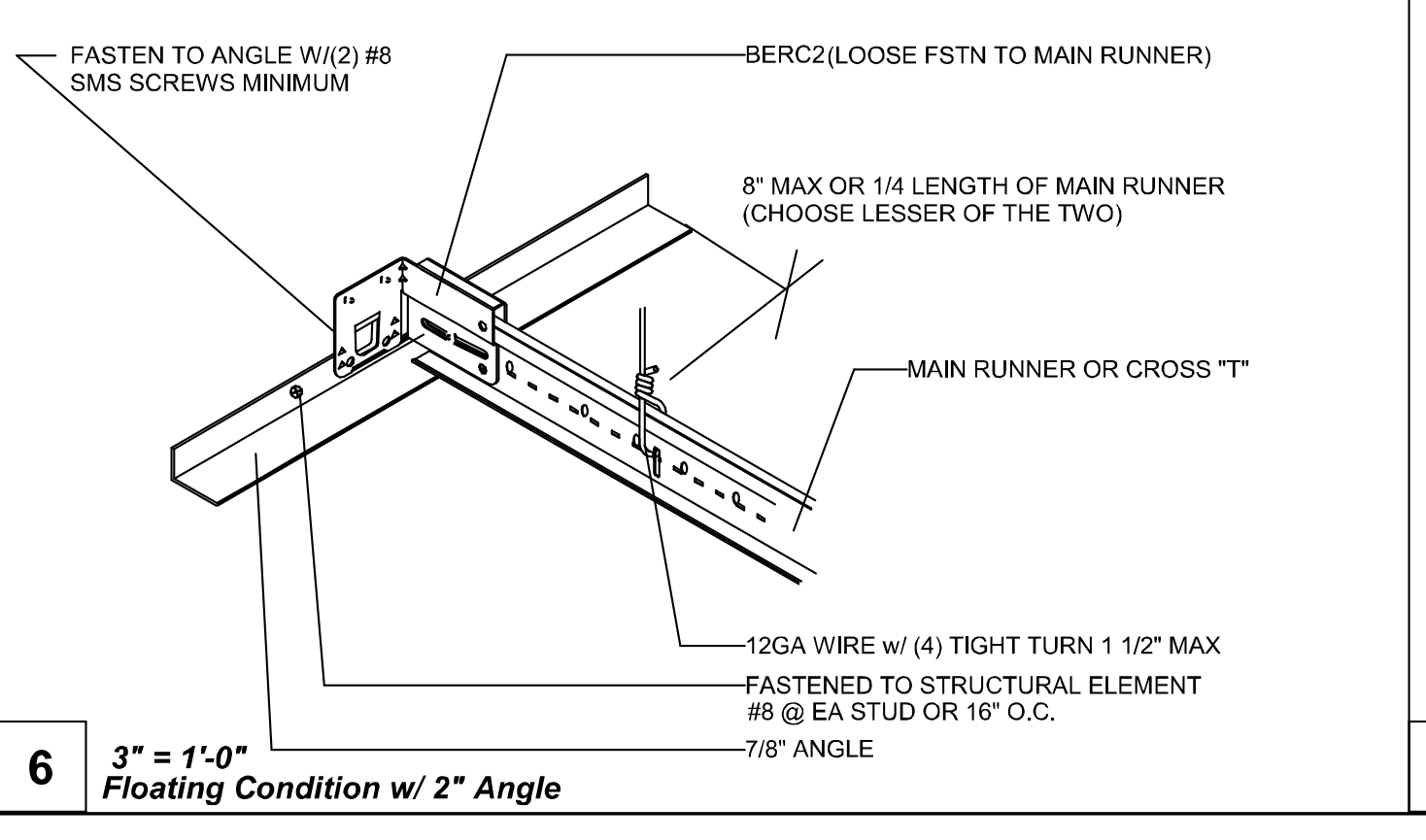
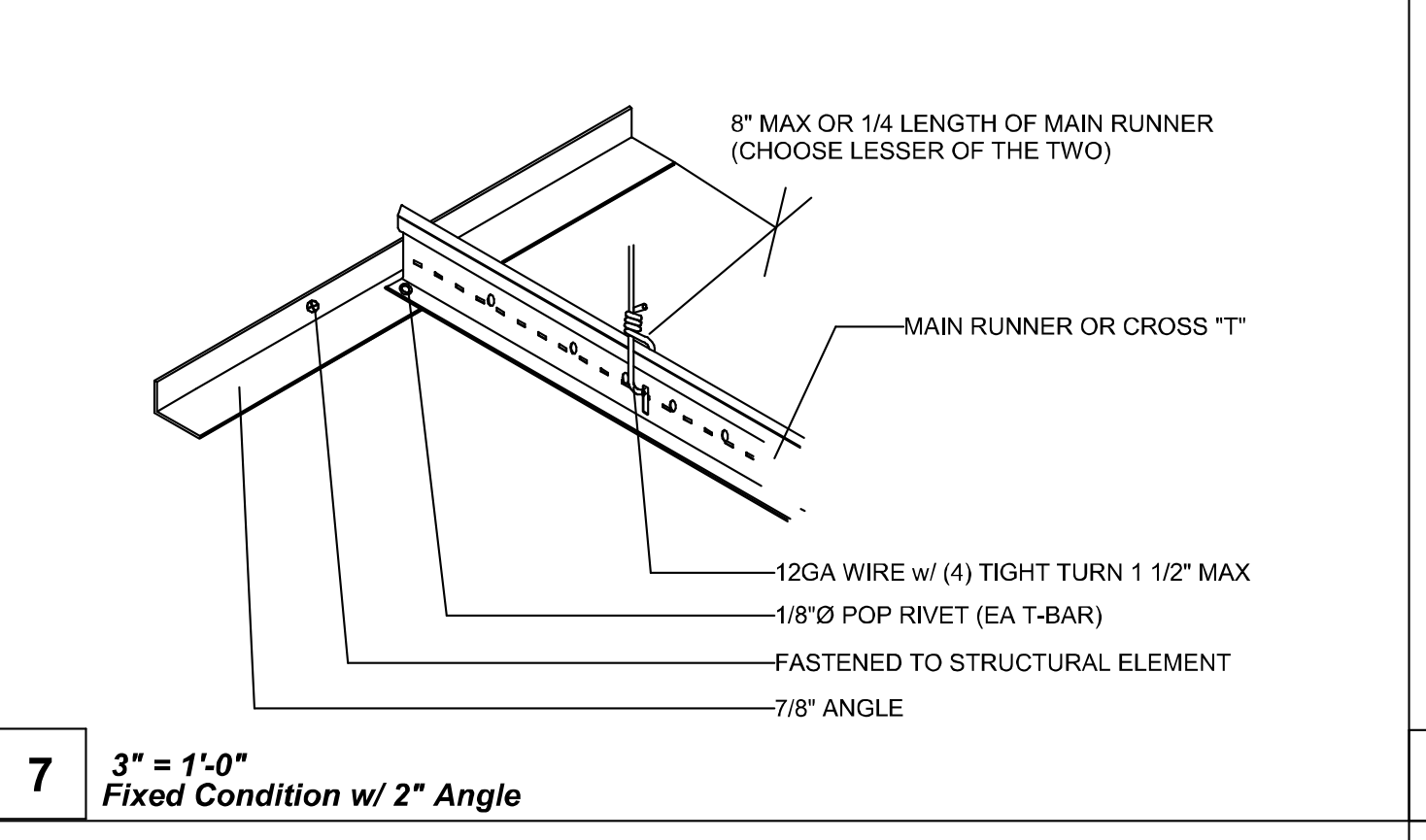
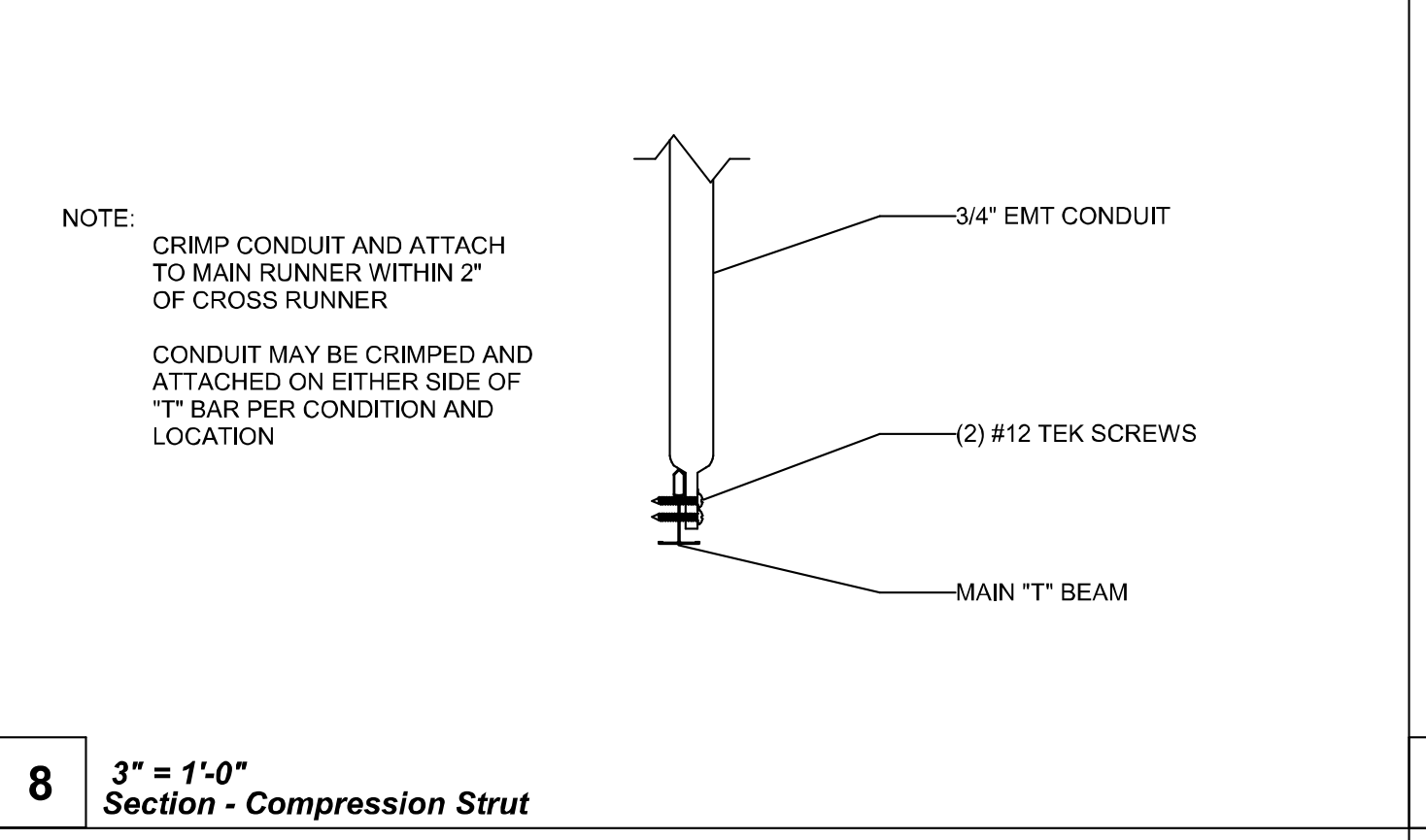
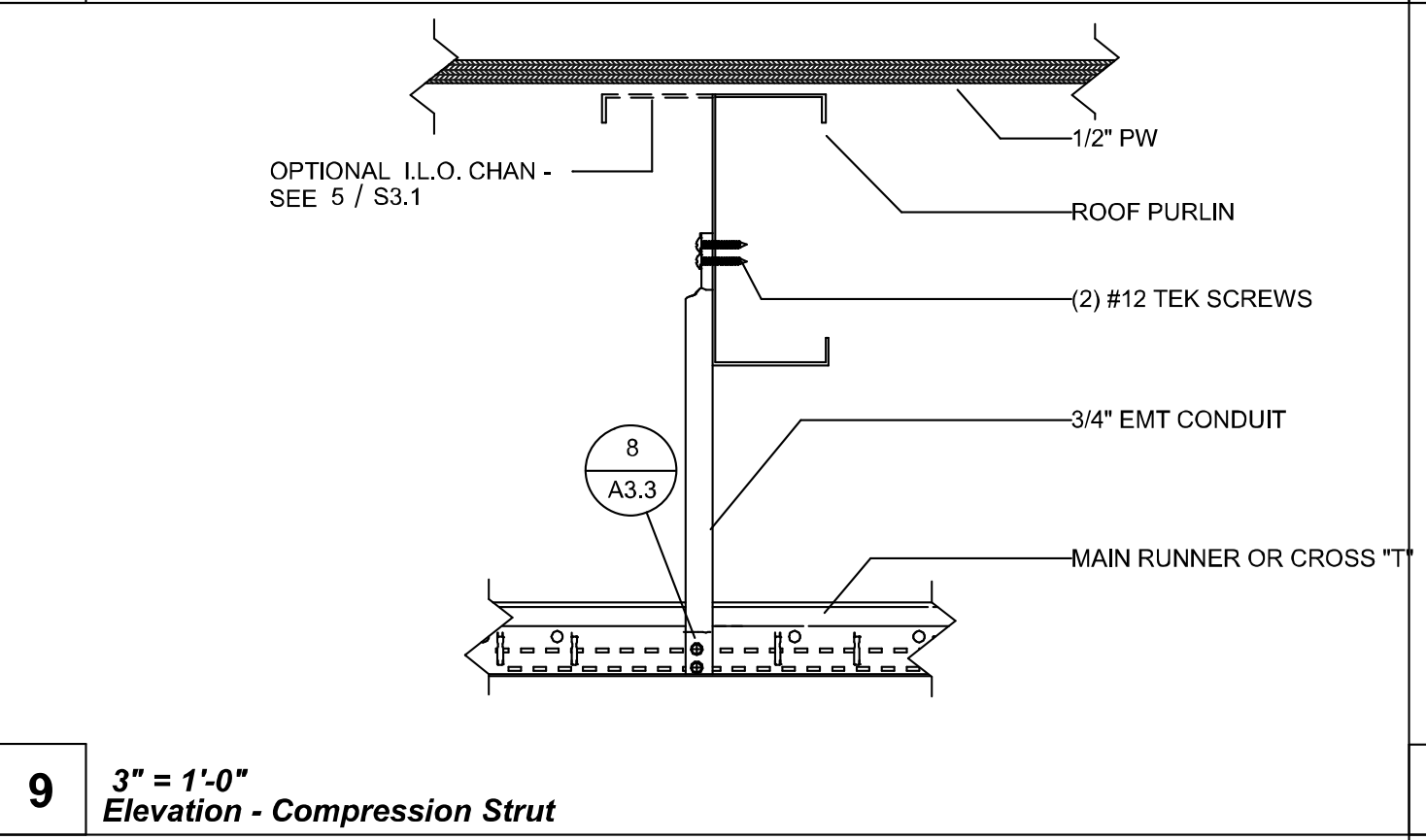
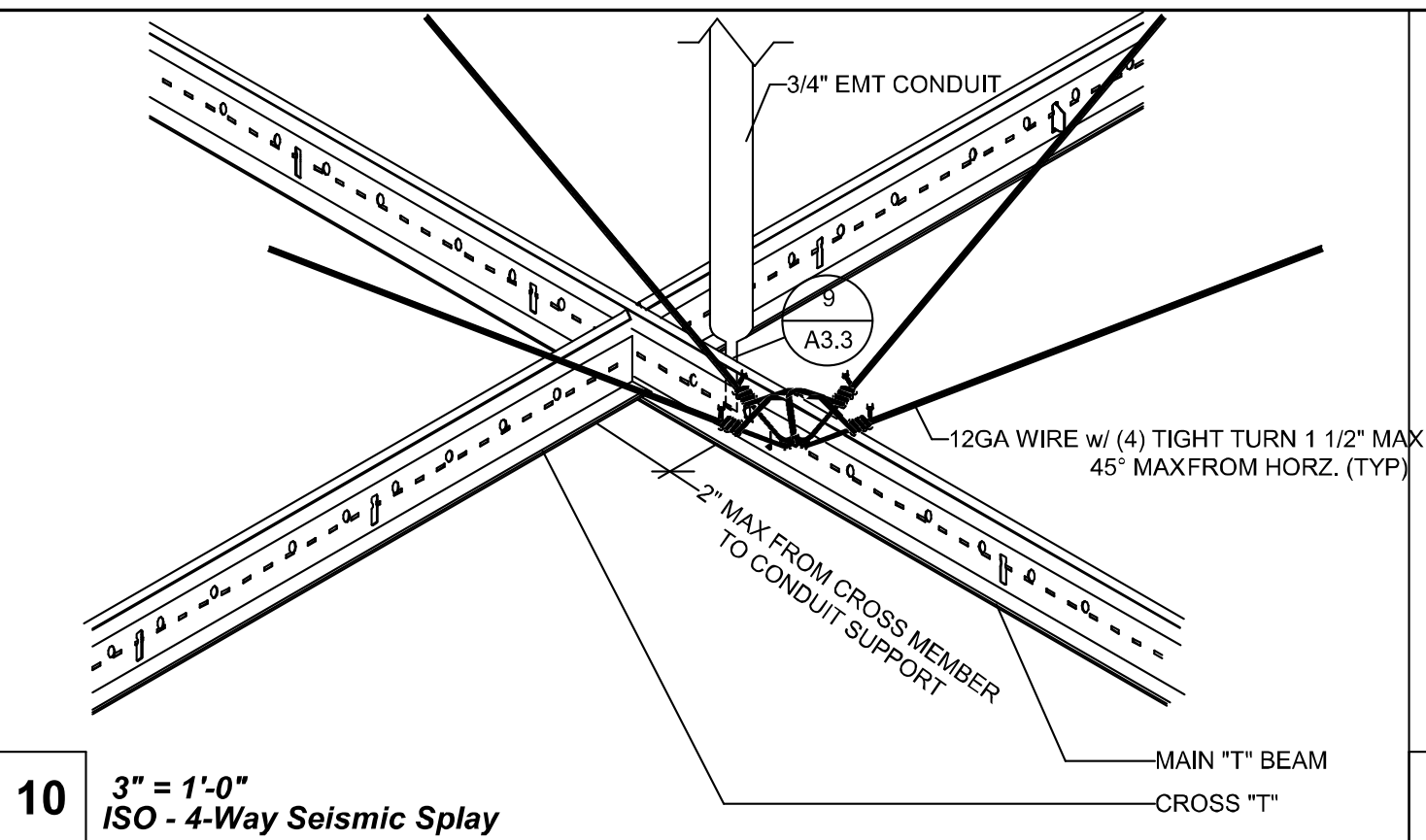
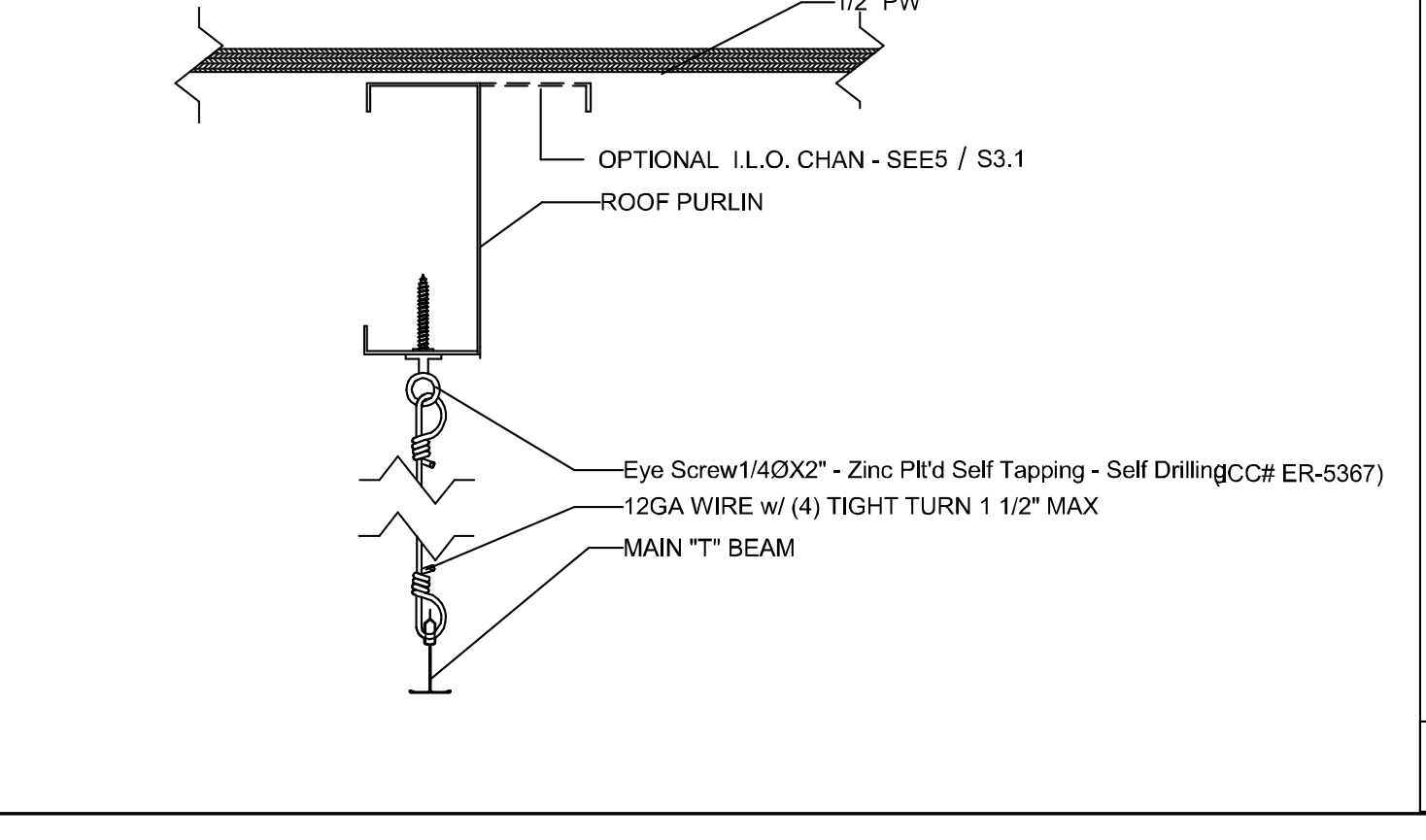
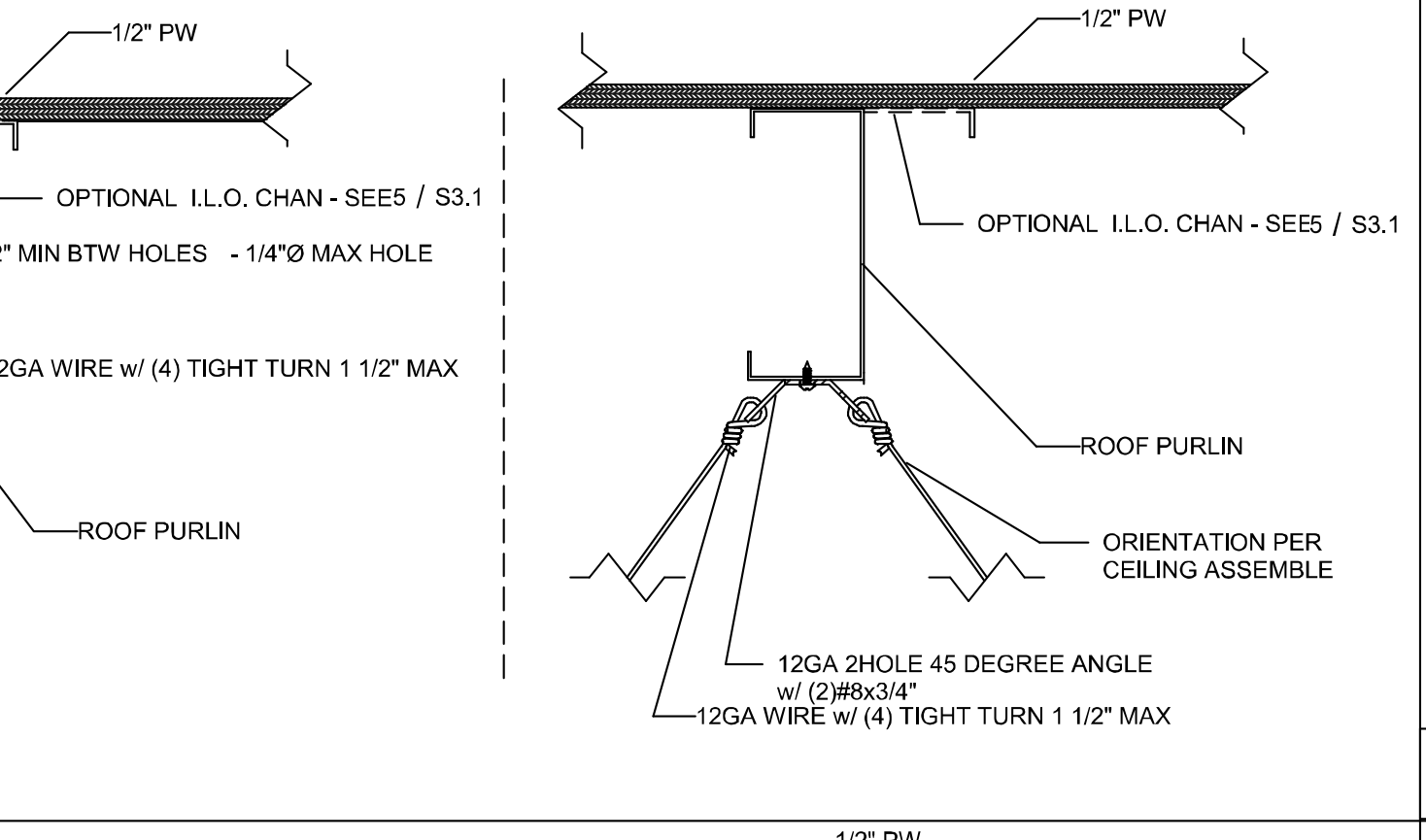
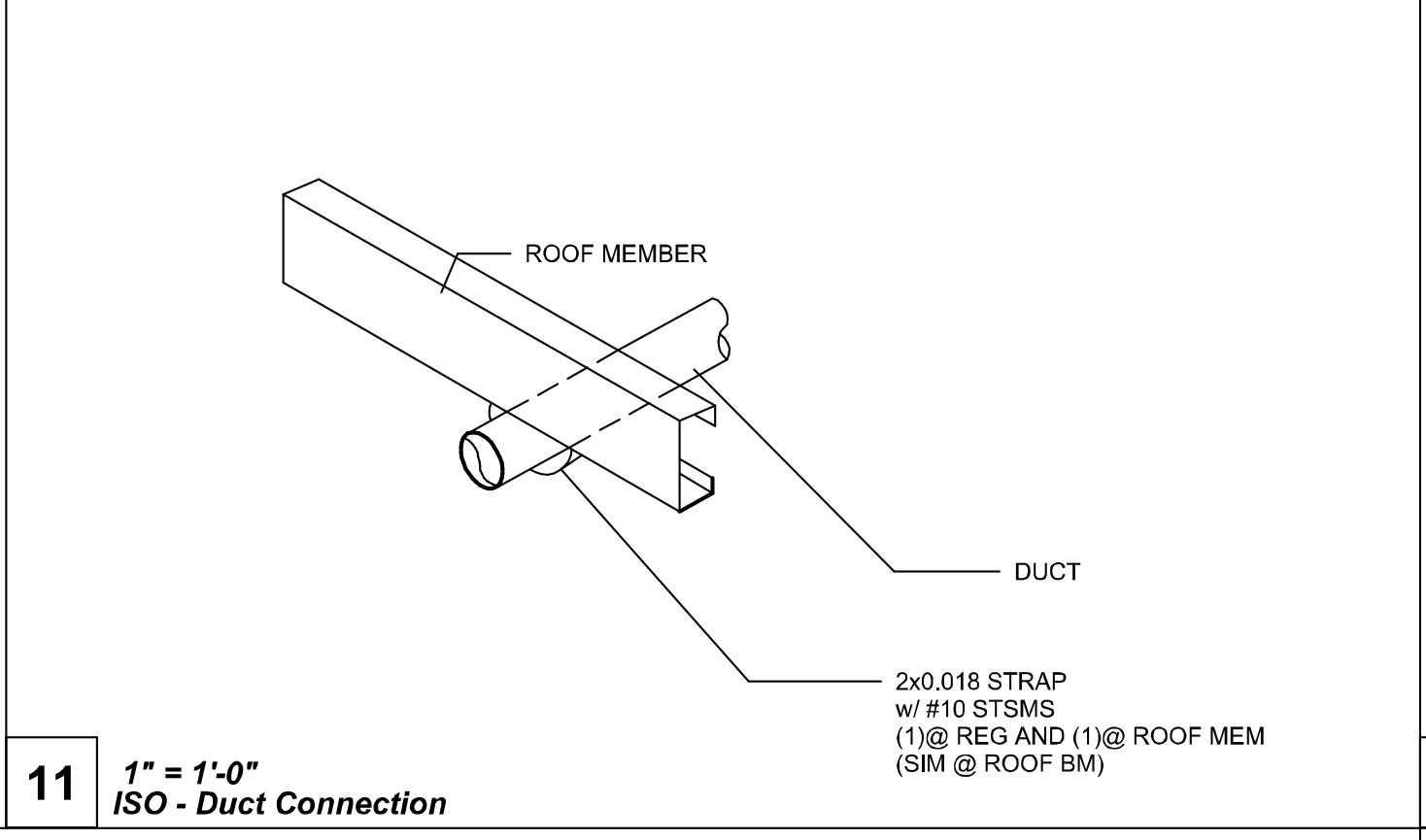
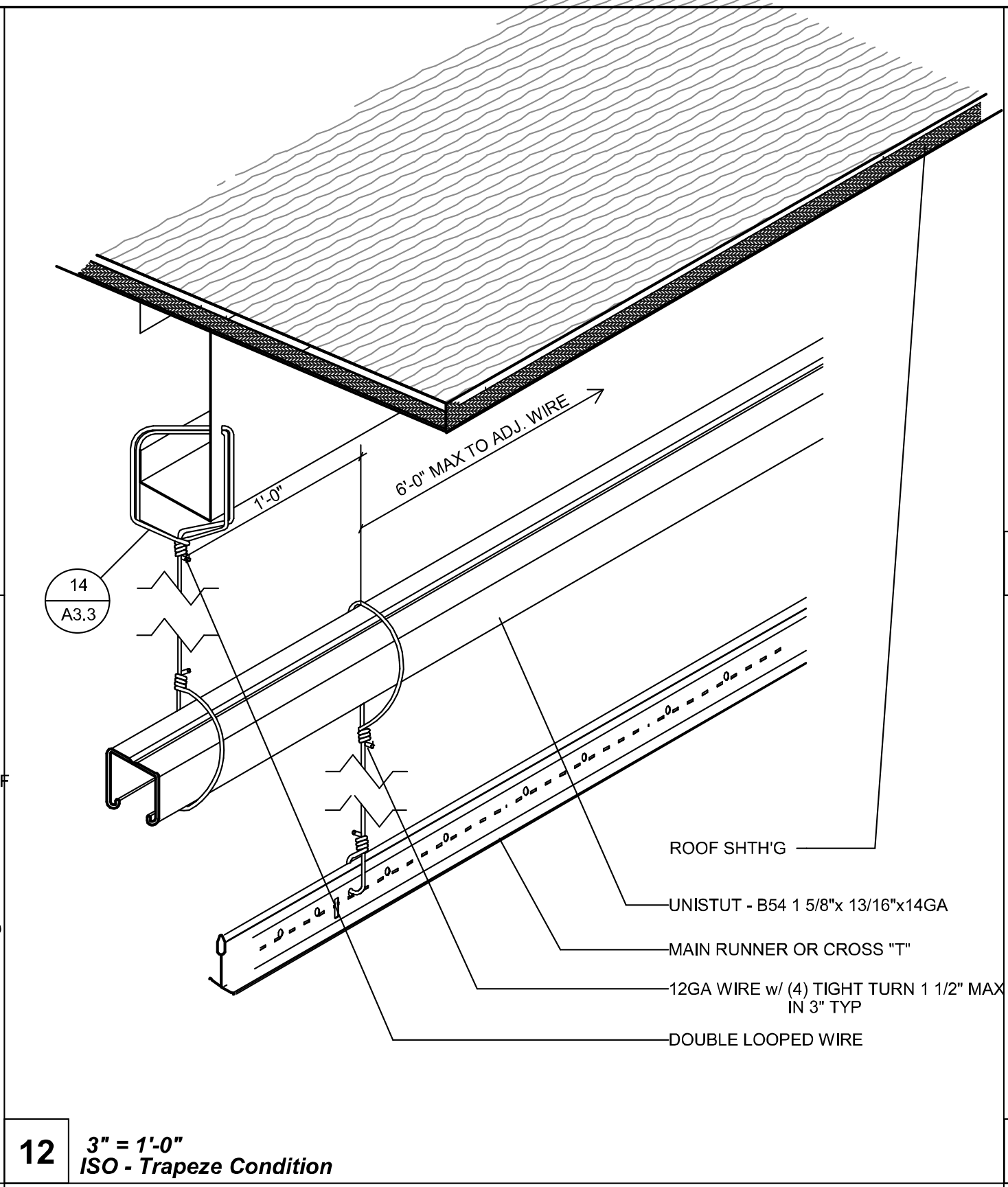
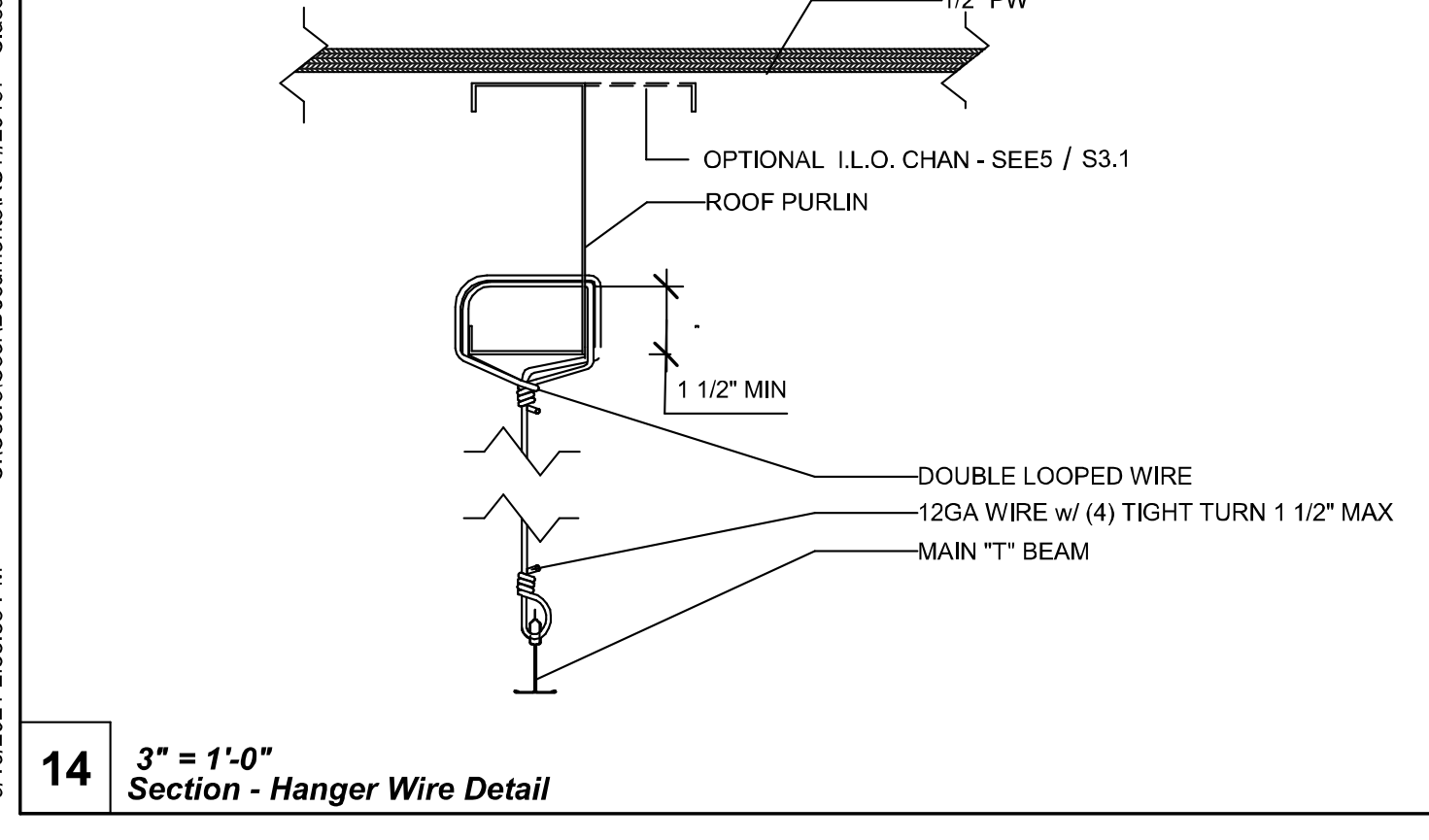
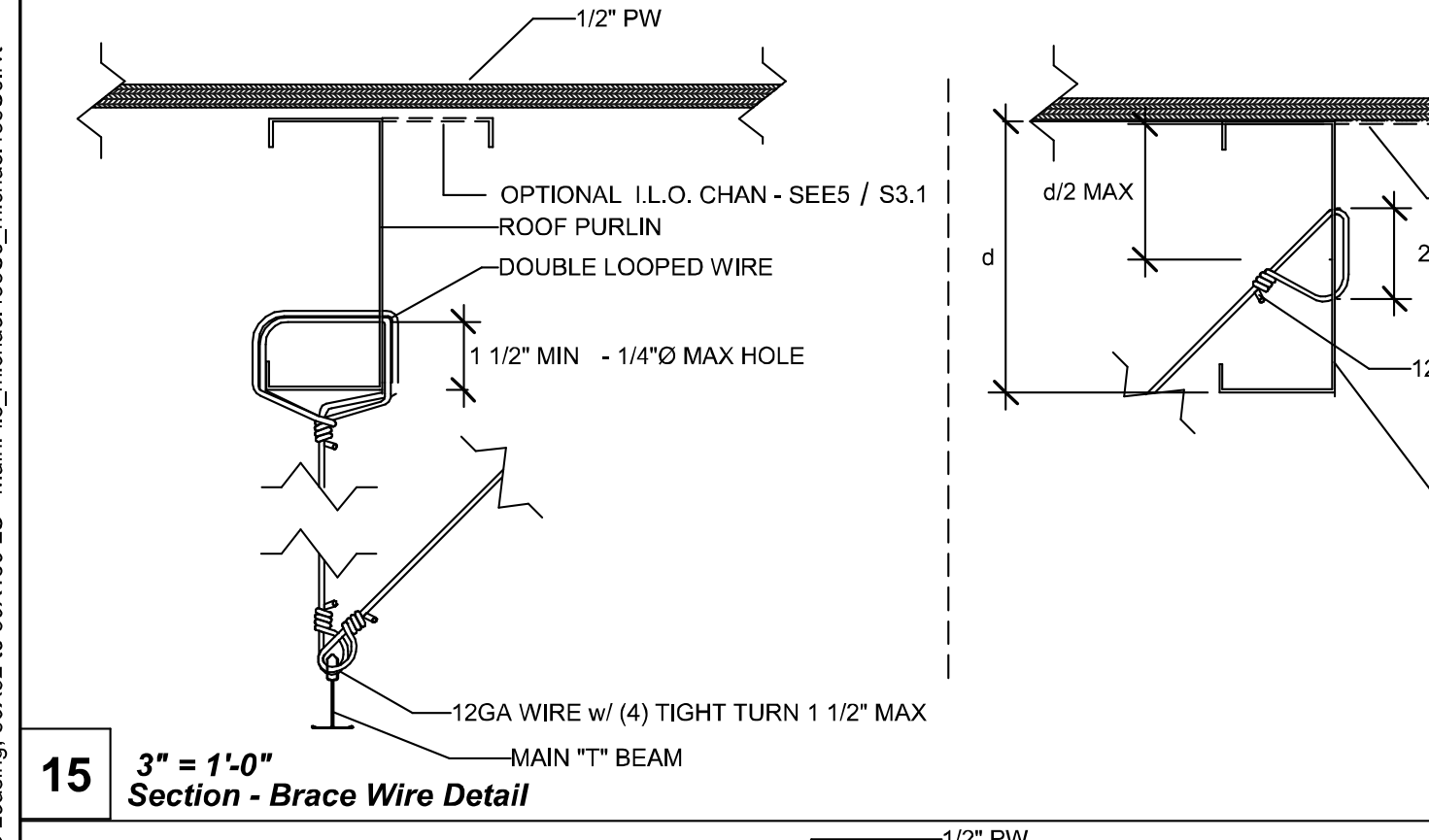
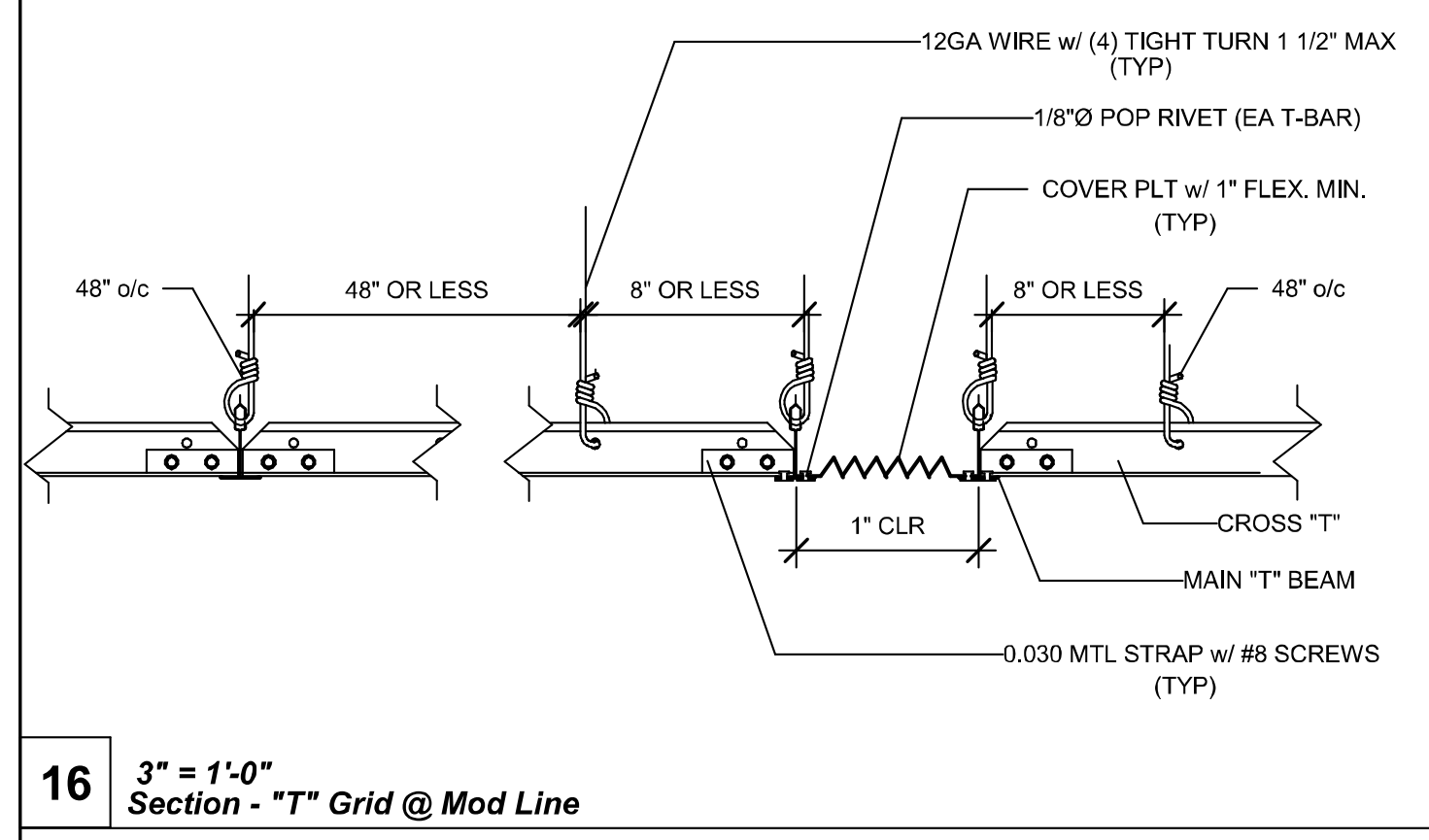
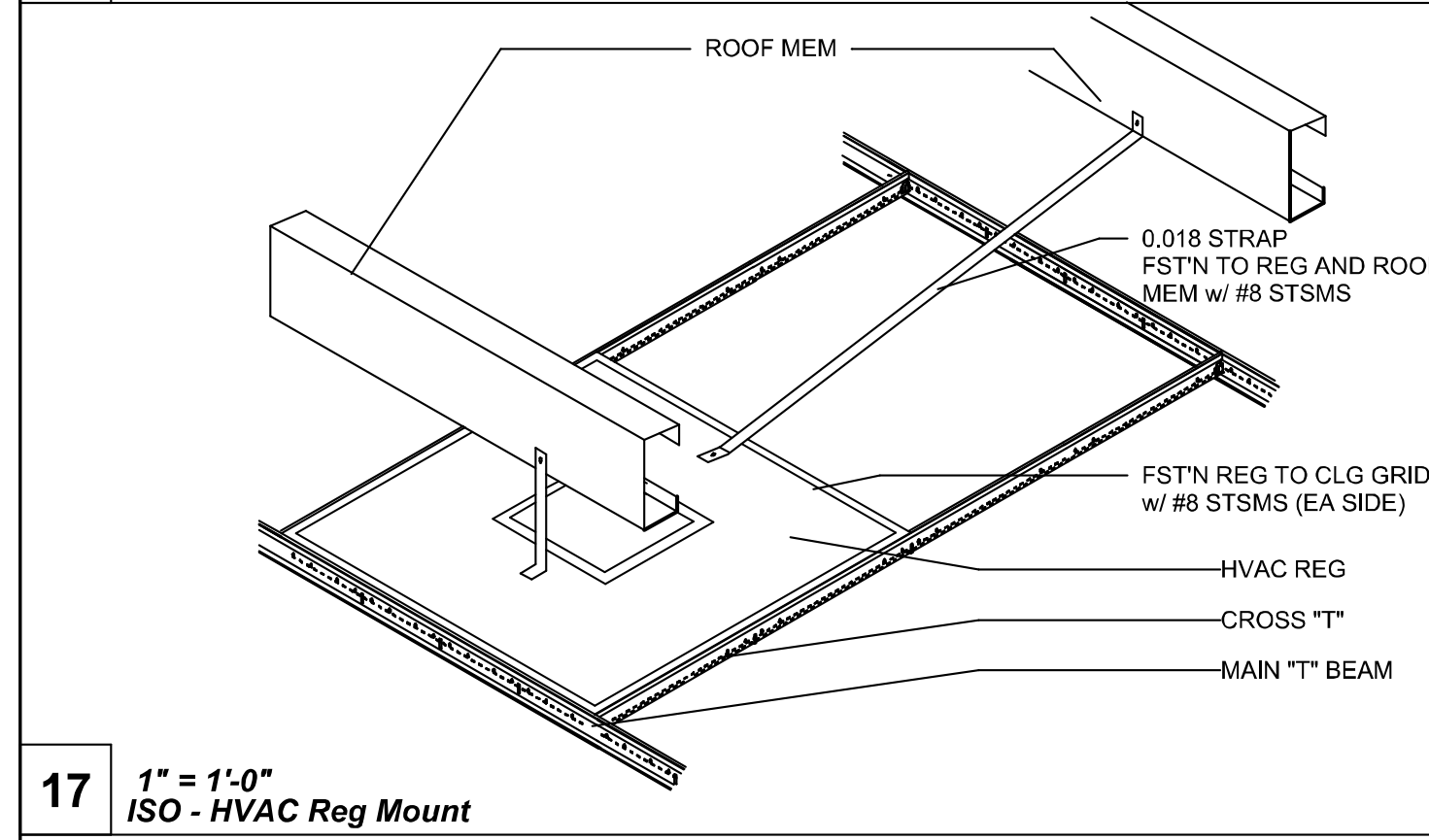
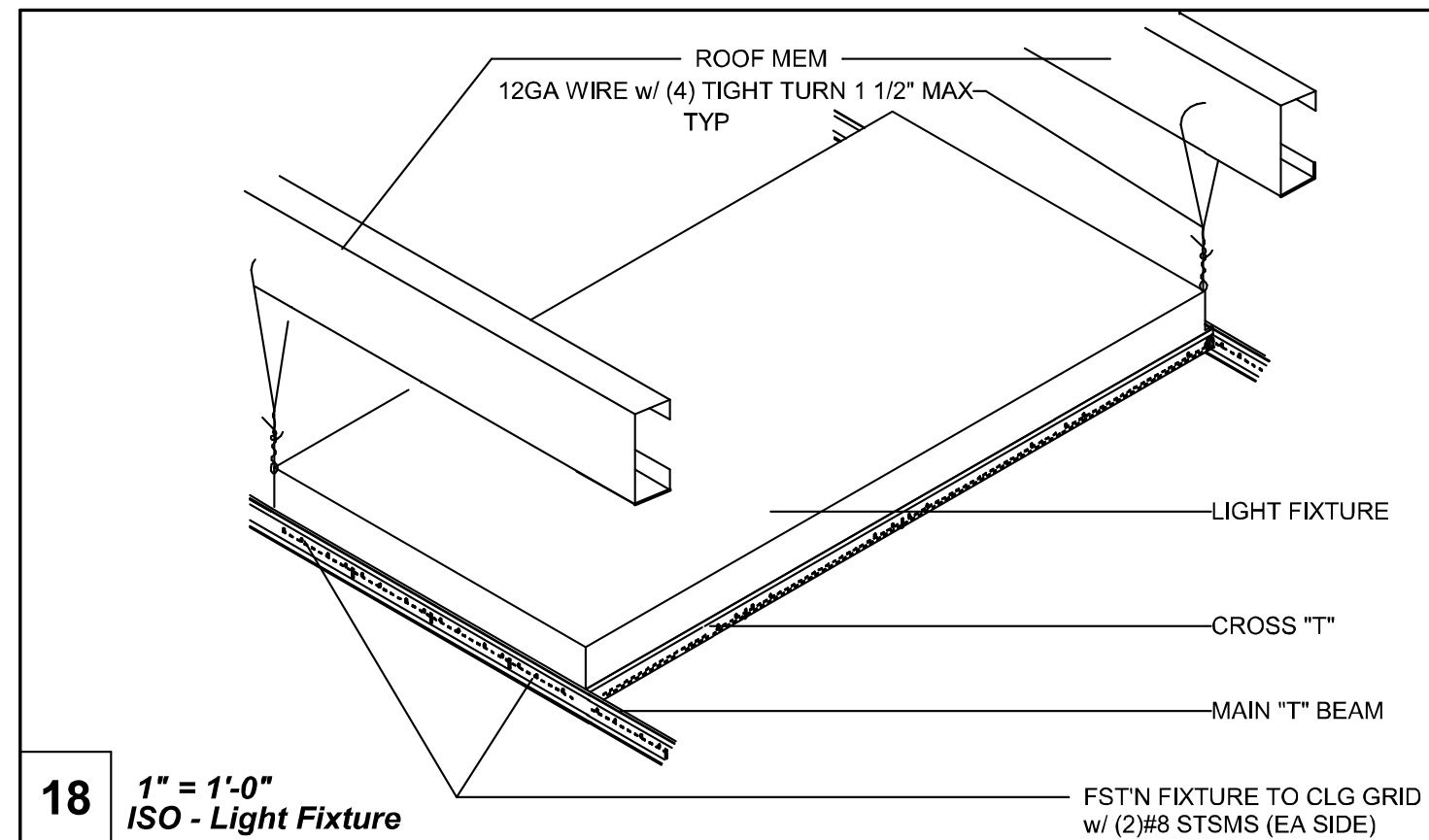
DSA IR 25-2.13 - Appendix A (rev 09/21/15) 6 of 5

A5.2.1

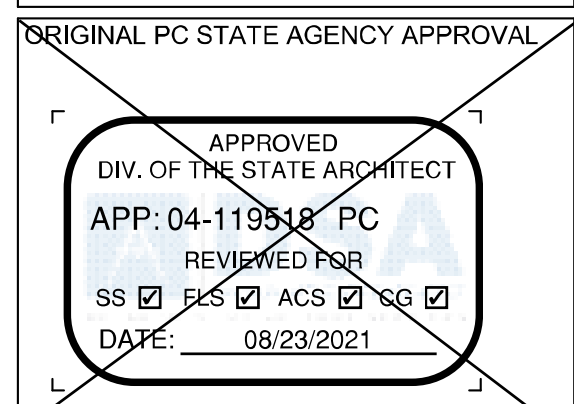
SHIFT	CL	SHIFTS
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VOICE (951) 943-1908 FAX (951) 943-5768

A3.2.1



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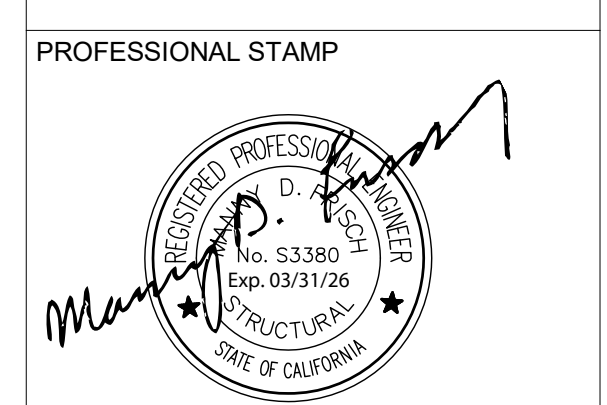
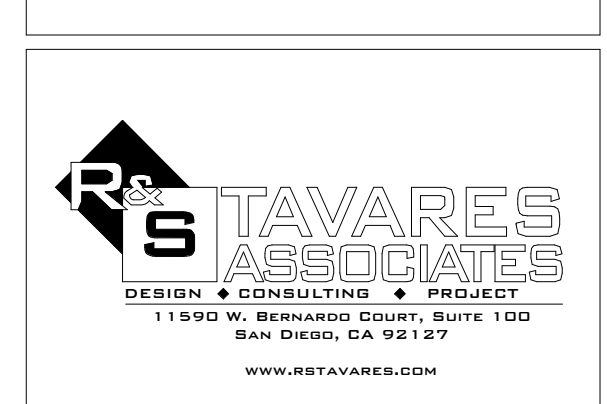
REVISIONS		
#	Description	BY

PRE-CHECK (PC) DOCUMENT CODE: 0010 CHC A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

PROJECT TITLE
30' x 32' EXPANDABLE TO 150' x 32'

SHEET TITLE
CEILING DETAILS (T-GRID)

PROJECT NUMBER	20137
DRAWN BY	rMc/SC
CHECKED BY	JA/RT
DATE	8/09/2021
SHEET NO.	A3.3



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CLIENT
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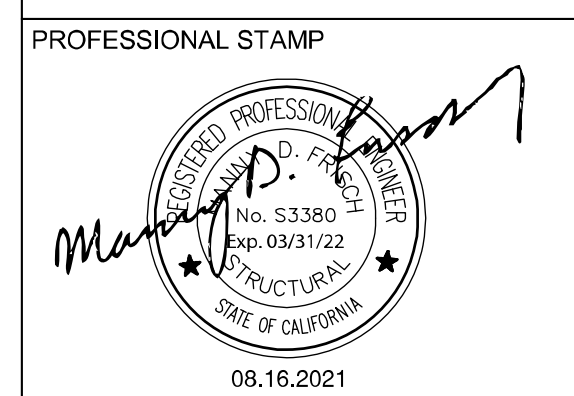
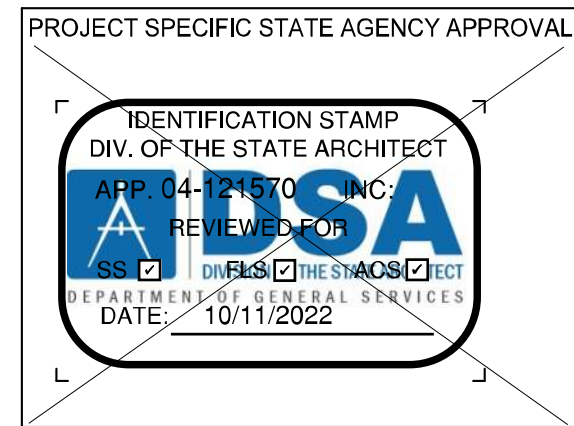
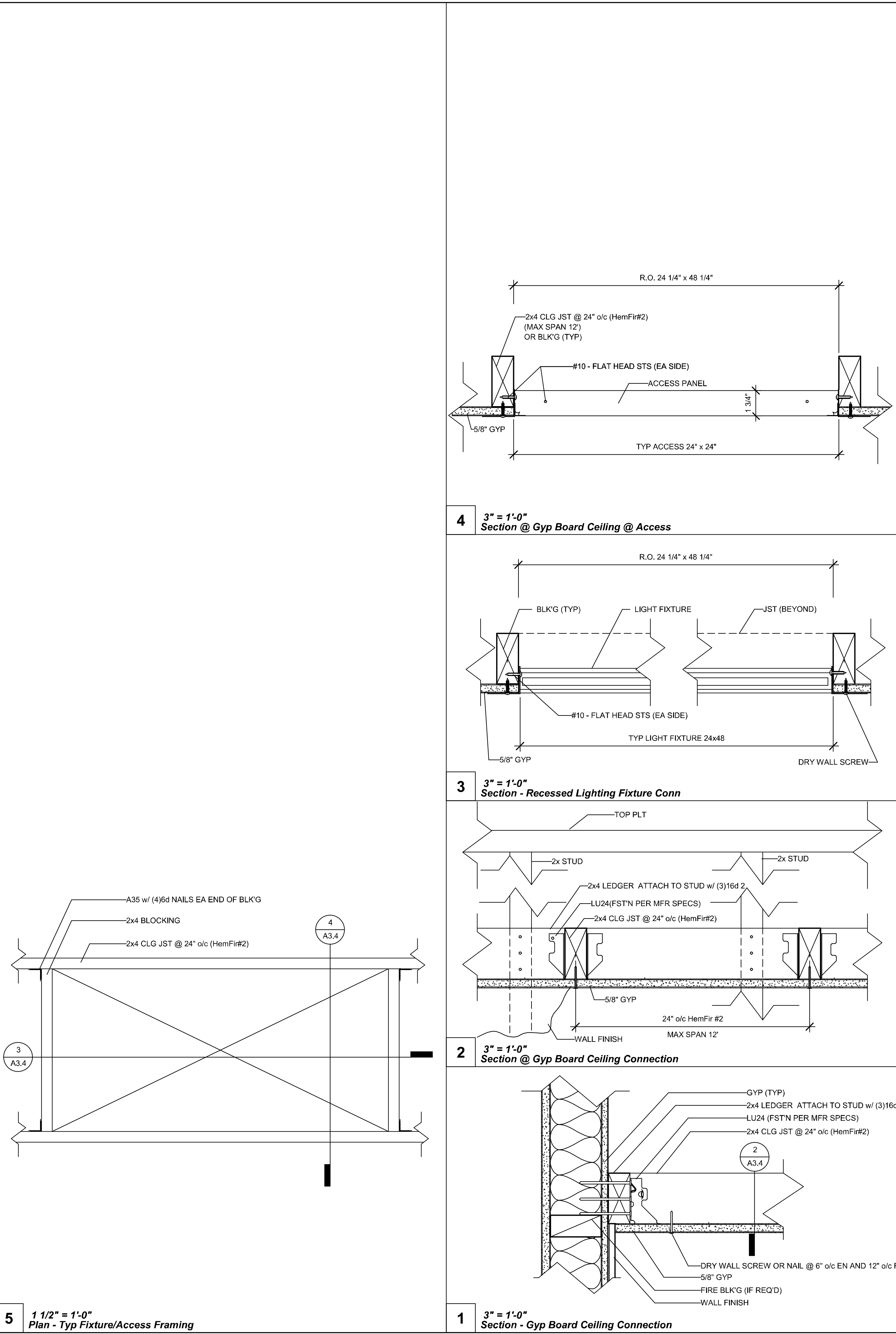
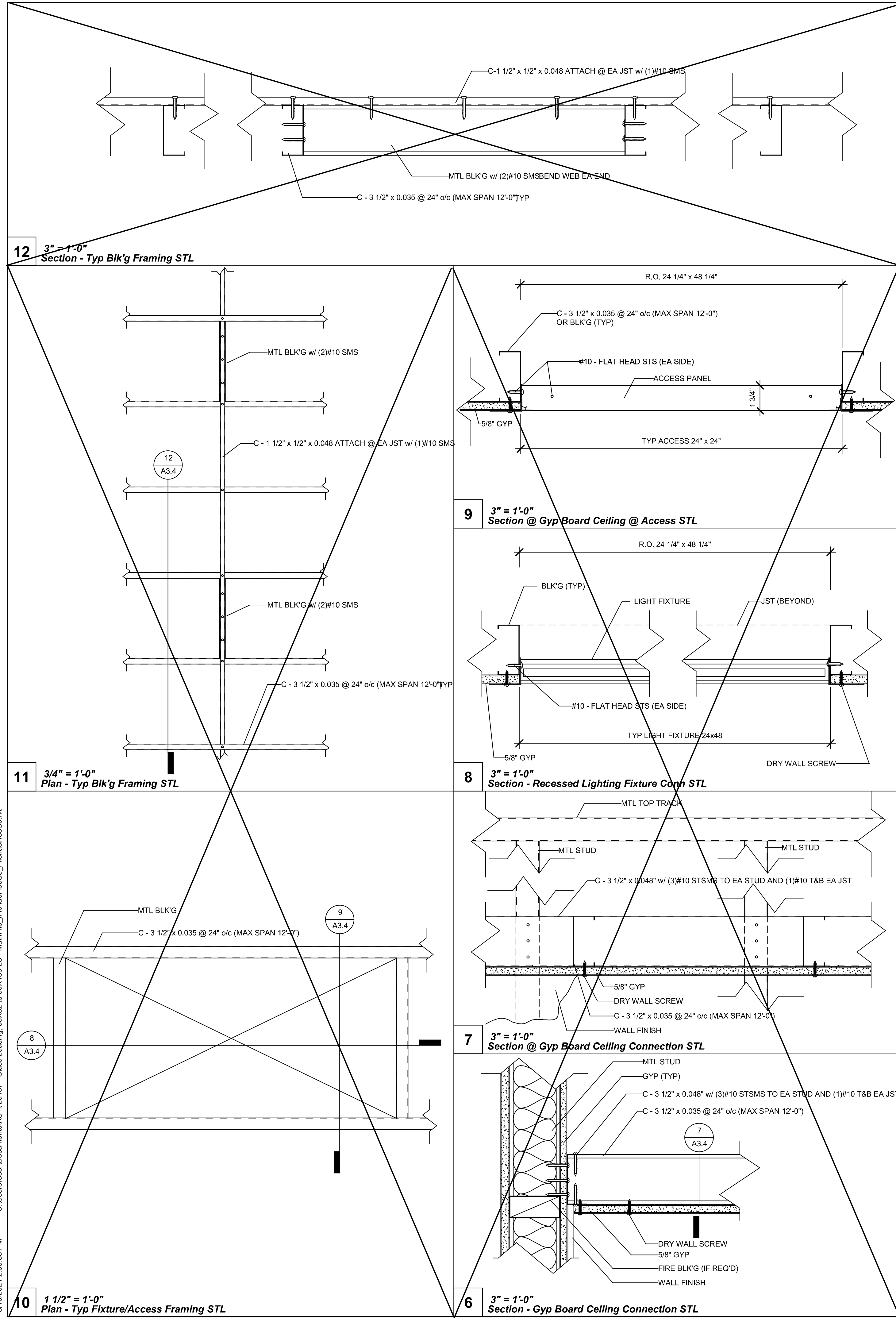


REVISIONS		
#	Description	BY

PROJECT TITLE
FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS

SHEET TITLE
CEILING DETAILS (T-GRID)

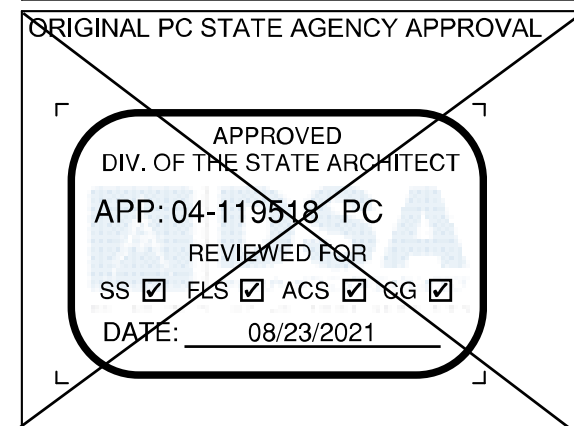
PROJECT NUMBER	23230
DRAWN BY	rMc/SC
CHECKED BY	JA/RT
DATE	8/09/2021
SHEET NO.	A3.3



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CLIENT

Class Leasing
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VOICE (951) 943-1908 FAX (951) 943-5768



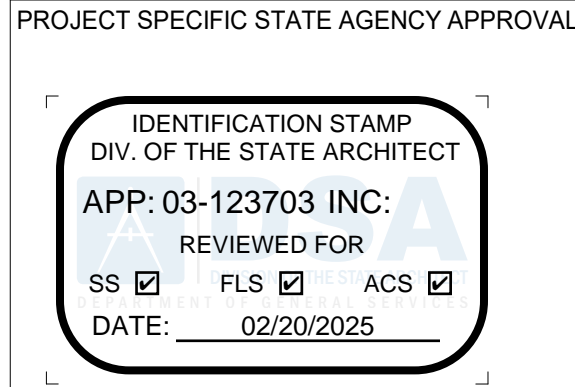
REVISIONS

#	Description	BY
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PRE-CHECK (PC) DOCUMENT
CODE: 2019 CBC
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.
PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
CEILING DETAILS
(GYP BOARD)

PROJECT NUMBER
20137
DRAWN BY
rMc/SC
CHECKED BY
JA/RT
DATE
8/09/2021
SHEET NO.
A3.4



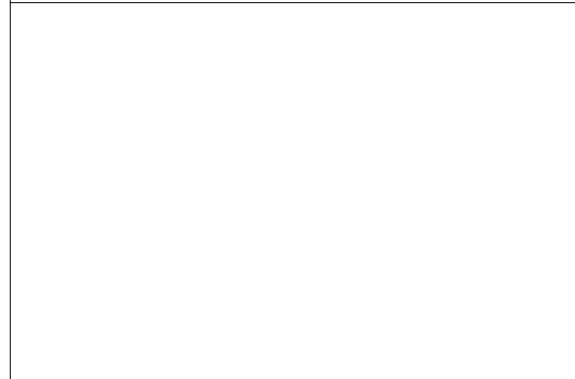
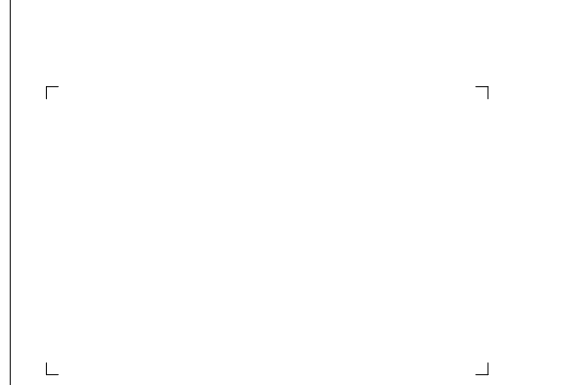
PROFESSIONAL STAMP



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CLIENT

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VOICE (951) 943-1908 FAX (951) 943-5768



REVISIONS

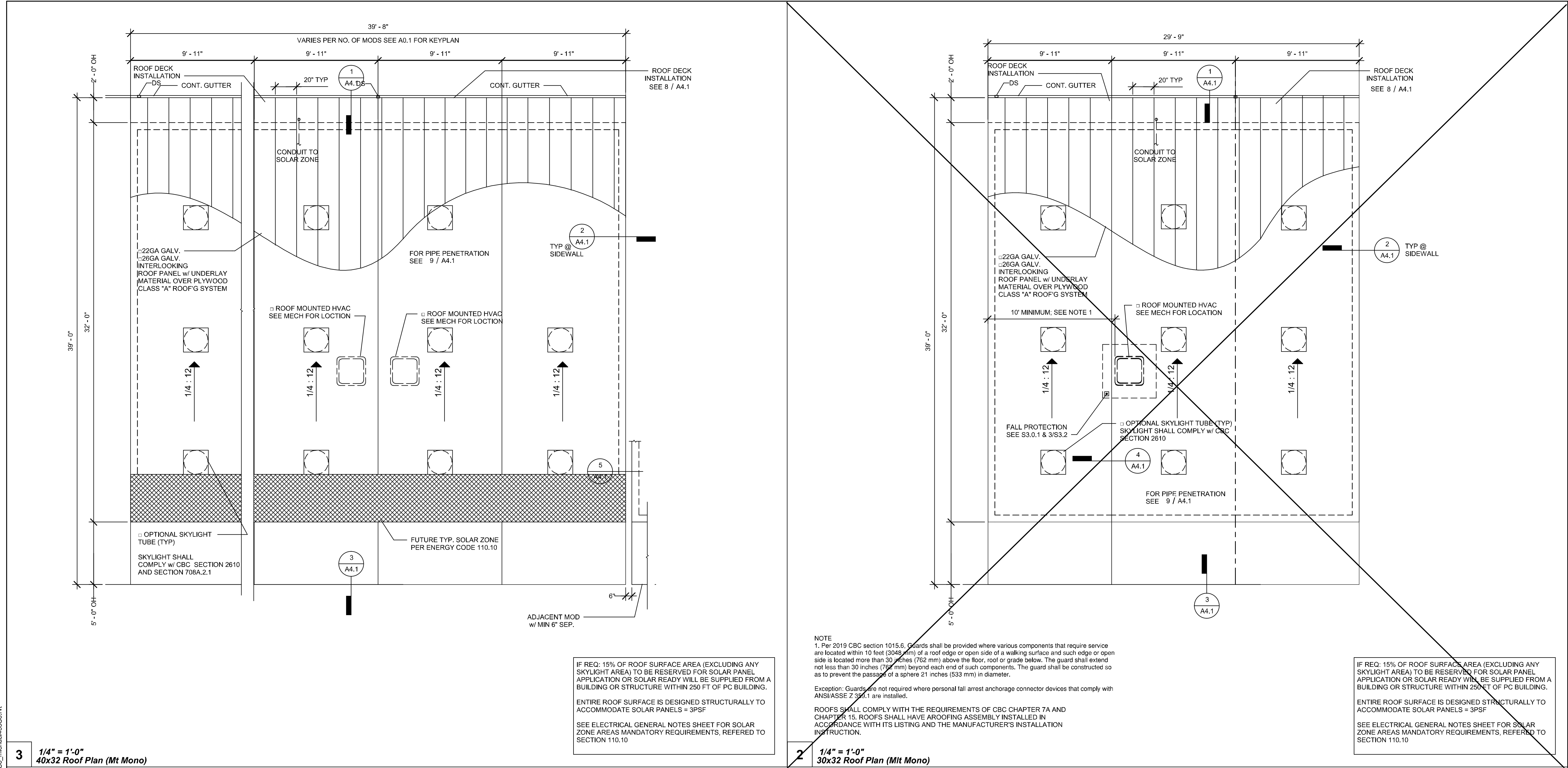
#	Description	BY
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PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
CEILING DETAILS
(GYP BOARD)

PROJECT NUMBER
23230
DRAWN BY
rMc/SC
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JA/RT
DATE
8/09/2021
SHEET NO.
A3.4

SHEET OF SHEETS



PV AREA FOR FIRE ACCESS REQ'D (PER IIR 16-8)

3.2.1 General Requirements. A PV System shall be typically considered equipment. There is typically not an occupancy group classification, building area limitation, or type of construction assignment to a PV system.

a) PV equipment supported by non-combustible framing installed in locations dedicated for building frontage used for area increases per California Building Code (CBC), Chapter 5, Section 506, shall be limited in size and may be allowed on a case by case basis. Maximum area that may be allowed for such systems shall not exceed 1/3 of the horizontal projected area of each frontage.

b) Open sided PV systems and framing that are non-combustible and without use underneath may be considered equipment and may be placed next to DSA IR 16-8 Solar Photovoltaic and Thermal (updated 01-25-17) Systems Review and Approval Requirements Page 11 of 19 property lines. Signs may be required on or near the system prohibiting any use or storage underneath the equipment.

c) Combustible PV systems and framing and those with use underneath such as for assembly or parking, may need to comply with 2019 CBC, Table 602. These structures may include those that do and that do not have a roof underneath the PV system.

d) PV systems (both the frame and the array) shall not be placed in fire department access roads. (Per Title 24 CCR, Division 1, Chapter 1, Section 3.05 and 2019 CBC Chapter 5, Section 503.)

e) Access to a public way or safe dispersal area shall not be obstructed by the system or system framing. (CBC sections 1028.5 and 452.1.3)

f) PV systems that cover a lunch area or similar (occupant load less than 50), that are not used for assembly purposes shall be considered equipment. Playgrounds would also fall into this category regardless of total occupant load.

g) Any PV system that is installed above an assembly use (i.e. Group A-3 or A-5 occupancy classification) shall be considered an open sided building structure and all or portions of CBC provisions apply on a case by case basis. Such areas might include an outdoor amphitheater, bleacher or grandstand seating with concentrated occupant loads and heavy use.

h) Fire Department consent for the installation of roof mounted PV systems will be addressed by DSA review to the State Fire Marshal Solar Photovoltaic Installation Guideline available at: <http://osfm.fire.ca.gov/pdf/reports/solarphotovoltaicguideline.pdf>

i) When a PV system, without riser framework, is installed directly on a rated roof assembly with a required classification greater than "Class C" found in CBC, Chapter 15, and f

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<div>PROFESSIONAL STAMP D. J. TAVARES No. 53380 Exp. 03/31/26 STRUCTURAL STATE OF CALIFORNIA 5.10.2024</div>		
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PROFESSIONAL STAMP		
<div>PROFESSIONAL STAMP D. J. TAVARES No. 53380 Exp. 03/31/22 STRUCTURAL STATE OF CALIFORNIA 08.16.2021</div>		
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<div>APPROVED DIV. OF THE STATE ARCHITECT APP: 04-119518 PC REVIEWED FOR SS <input checked="" type="checkbox"/> FLS <input checked="" type="checkbox"/> ACS <input checked="" type="checkbox"/> CG <input checked="" type="checkbox"/> DATE: 08/23/2021</div>		
REVISIONS		
#	Description	BY
PRE-CHECK (PC) DOCUMENT CODE: 2019 CBC A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.		
PROJECT TITLE		
30' x 32' EXPANDABLE TO 150' x 32'		
SHEET TITLE		
ROOF PLAN MONO SLOPE (STANDING SEAM)		
PROJECT NUMBER		
20137		
DRAWN BY		
rMc/SC/AM		
CHECKED BY		
JA/RT		
DATE		
8/09/2021		
SHEET NO.		
A4.0.1		

PROJECT SPECIFIC STATE AGENCY APPROVAL		
<div>IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT APP: 03-123703 INC: REVIEWED FOR SS <input checked="" type="checkbox"/> FLS <input checked="" type="checkbox"/> ACS <input checked="" type="checkbox"/> DATE: 02/20/2025</div>		
<div>R&S TAVARES ASSOCIATES DESIGN & CONSULTING & PROJECT 11550 W. BERNARDINO COUNTY, SUITE 100 SAN DIEGO, CA 92127 WWW.RSTAVARES.COM</div>		
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ORIGINAL PC STATE AGENCY APPROVAL		
<div>APPROVED DIV. OF THE STATE ARCHITECT APP: 04-119518 PC REVIEWED FOR SS <input checked="" type="checkbox"/> FLS <input checked="" type="checkbox"/> ACS <input checked="" type="checkbox"/> CG <input checked="" type="checkbox"/> DATE: 08/23/2021</div>		
REVISIONS		
#	Description	BY
PRE-CHECK (PC) DOCUMENT CODE: 2019 CBC A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.		
PROJECT TITLE		
30' x 32' EXPANDABLE TO 150' x 32'		
SHEET TITLE		
ROOF PLAN MONO SLOPE (STANDING SEAM)		
PROJECT NUMBER		
23230		
DRAWN BY		
rMc/SC/AM		
CHECKED BY		
JA/RT		
DATE		
8/09/2021		
SHEET NO.		
A4.0.1		

Metal Inside Closure

PART #	USE SYSTEM	WIDTH	HEIGHT	THICKNESS	WEIGHT (LBS)	PRICE
HW-426	LD & DL	1/2"	18"	0.030"	228	✓

Clip - 2" Sliding (Low)

Note:
• Specify S&S system
• Clip fasteners must be ordered separately
• 1 1/2" movement in each direction

PART #	USE SYSTEM	WIDTH	HEIGHT	THICKNESS	WEIGHT (LBS)	PRICE
HW-2102	Ultra-Deck®	3 1/2"	5/8"	0.030"	58	✓
HW-2102	Double Lock®	3 1/2"	5/8"	0.030"	58	✓

TRI-BEAD TAPE SEALER [HW-504]
CONT. ACROSS PANEL OVER
PRE-PUNCHED HOLES
NOTE:
APPLY TRI-BEAD TAPE SEALER
OVER THE NOTCHED PORTION
OF THE MALE LEGS
1/4" x 1 1/4" LONG-LIFE
SELF-DRILLER WWASHER
[FASTENER #1E] (2) PER ENLAP
DOUBLE-LOK PANEL
(PRE-PUNCHED)
METAL INSIDE CLOSURE
[HW-426]
MOISTURE BARRIER
(NOT BY MBCI)
5/8" PLYWOOD MIN.
(NOT BY MBCI)
3/8" PLYWOOD SPACER
(NOT BY MBCI)
HW-2102
@ 24" o/c
w/ (2) #14-10 x 1"

PANEL INSTALLATION SEQUENCE

1/4-14 x 1 1/4 LONG-LIFE
SELF-DRILLER WWASHER
[FASTENER #1E] (2) PER ENLAP
UPPER PANEL
LOWER PANEL
VISE GRIP
LOCKING PLIERS
1/4-14 x 1 1/4 LONG-LIFE
SELF-DRILLER WWASHER
[FASTENER #1E] (2) PER ENLAP
1" - 6"
1" - 2 1/2"
1" - 6"
1" - 2 1/2"

18" DOUBLE-LOK 22GA STANDING SEAM PANEL BY MBCI

NEG	POS
$I_{NEG} = 0.0299$	$I_{POS} = 0.0299$
$S_x = 0.1846$ IN ²	$S_y = 0.2154$ IN ²
$I_x = 0.2718$ IN ⁴	$I_y = 0.4968$ IN ⁴
$F_y = 50$ KSI	$F_x = 50$ KSI

14 6" = 1'-0" FLASHING @ ROOF HIGH SIDE

13 6" = 1'-0" FLASHING @ ROOF LOW SIDE

12 6" = 1'-0" ROOF FLASHING

11 6" = 1'-0" ROOF FLASHING @ SIDEWALL

10 6" = 1'-0" ROOF CAP @ MODLINE

10A 6" = 1'-0" FLASHING @ MODLINE WALL

9 3" = 1'-0" Pipe Penetration Standing Seam

8 3" = 1'-0" Downspout Mount

6 3" = 1'-0" Gutter and Strap1

5 3" = 1'-0" Roof @ Mateline Std'g Seam w/ 6" Sep

4 3" = 1'-0" Roof @ Standing Seam Mateline

3 3" = 1'-0" Roof @ Endwall Std'g Seam (High End)

2 3" = 1'-0" Roof @ Standing Seam Sidwall

1 3" = 1'-0" Roof @ Endwall Std'g Seam (Low End)

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

PROFESSIONAL STAMP

5.10.2024

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DIV. OF THE STATE ARCHITECT
APP: 04-123703 INC.
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DATE: 10/11/2022

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Class Leasing

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ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119818 PC
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 08/23/2021

REVISIONS

#	Description	BY
---	-------------	----

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

PROJECT TITLE

30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE

ROOF DETAILS
(STANDING SEAM)

PROJECT NUMBER

20137

DRAWN BY

rMc/SC

CHECKED BY

JA/RT

DATE

8/09/2021

SHEET NO.

A4.1

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

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DIV. OF THE STATE ARCHITECT
APP: 04-119818 PC
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 08/23/2021

REVISIONS

#	Description	BY
---	-------------	----

PROJECT TITLE

FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE

ROOF DETAILS
(STANDING SEAM)

PROJECT NUMBER

23230

DRAWN BY

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JA/RT

DATE

8/09/2021

SHEET NO.

A4.1

Ext. Finish Schedule			Fire Rating Schedule		
Finishes	Sheet	Notes	Rating	Sheet	Notes
<input type="checkbox"/> SIDING OVER WD STUDS	A2.1		<input type="checkbox"/> 1 HOUR - SIDING OVER WD STUDS	A2.5	
<input checked="" type="checkbox"/> PLASTER OVER 1/2" OSB OR 1/2" CDX PLY w/ WD STUDS	A2.2		<input type="checkbox"/> 1 HOUR - PLASTER OVER 1/2" OSB OR 1/2" CDX PLY w/ WD STUDS	A2.6	
<input type="checkbox"/> SIDING OVER STL STUDS	A2.3		<input type="checkbox"/> 1 HOUR - SIDING OVER STL STUDS	A2.7	
<input type="checkbox"/> PLASTER OVER 1/2" OSB OR 1/2" CDX PLY w/ STL STUDS	A2.4		<input type="checkbox"/> 1 HOUR - PLASTER OVER 1/2" OSB OR 1/2" CDX PLY w/ STL STUDS	A2.8	

SEE A3.0 FOR ADDITIONAL FIRE ASSEMBLY NOTES AND DETAILS
WALL ASSEMBLIES TO COMPLY WITH CBC SECTIONS 707A, 708A & 704A.

9 1/4" = 1'-0"
Ext. Finish Schedule

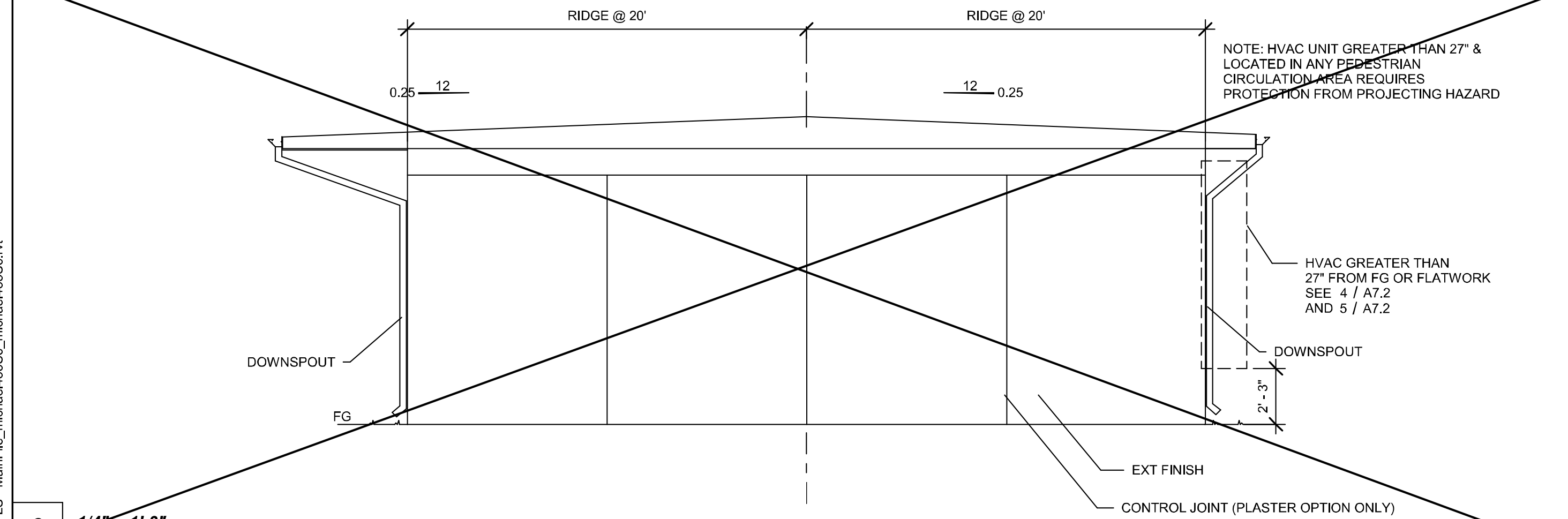
SEE A0.1 FOR GENERAL NOTES

10 1/4" = 1'-0"
Fire Rating Schedule

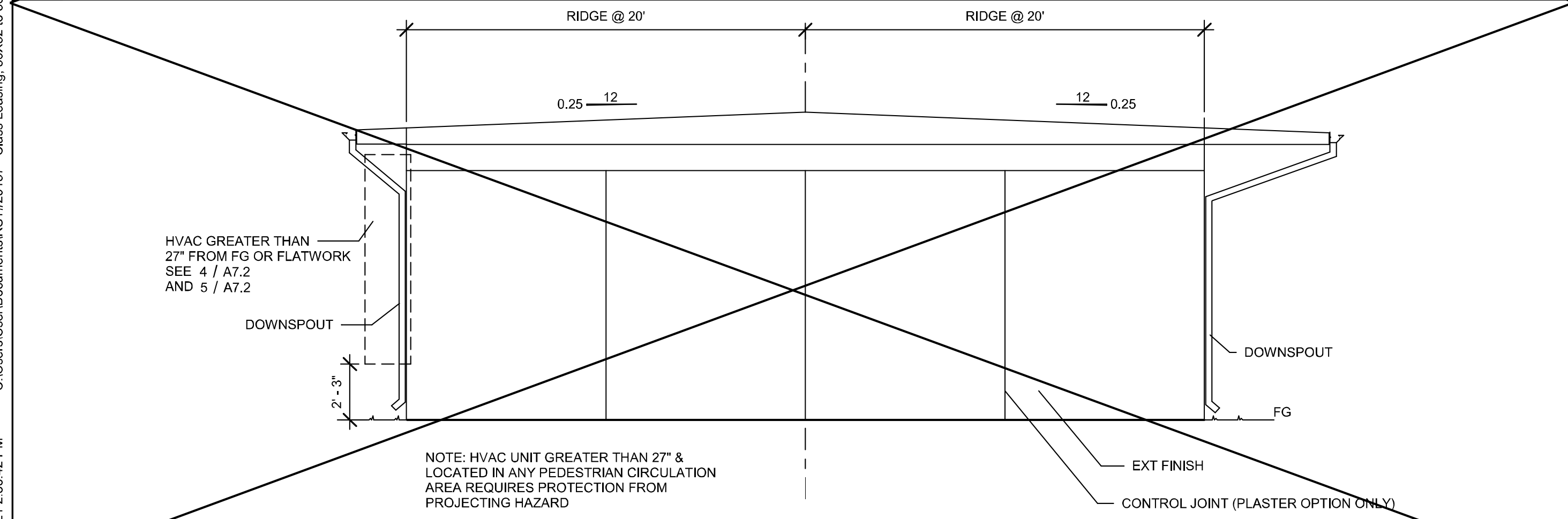
Wall Schedule			
Stud Size	Sheet	Notes	
<input checked="" type="checkbox"/> Wood Wall Stud	S4.5		
<input type="checkbox"/> MB Wall Stud	S4.6	CONTINUOUS EXTERIOR INSULATION	

7 3" = 1'-0"
Notes A5.0

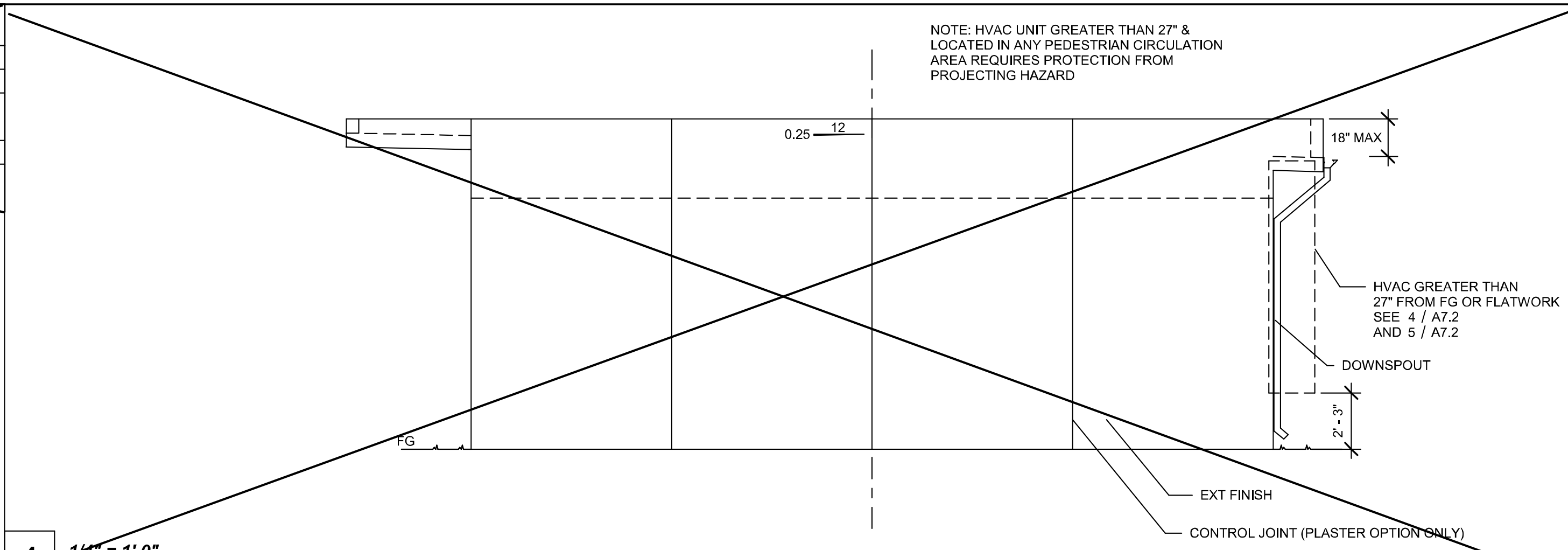
8 1/4" = 1'-0"
Wall Schedule



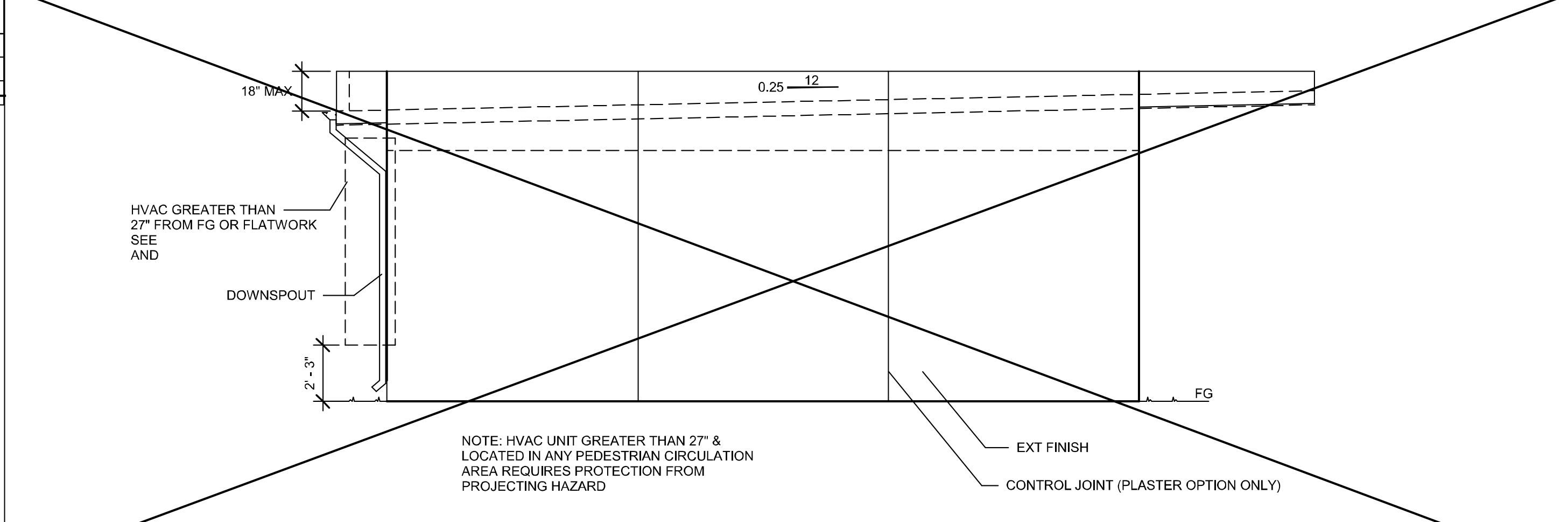
6 1/4" = 1'-0"
Right Elevation (Dual)



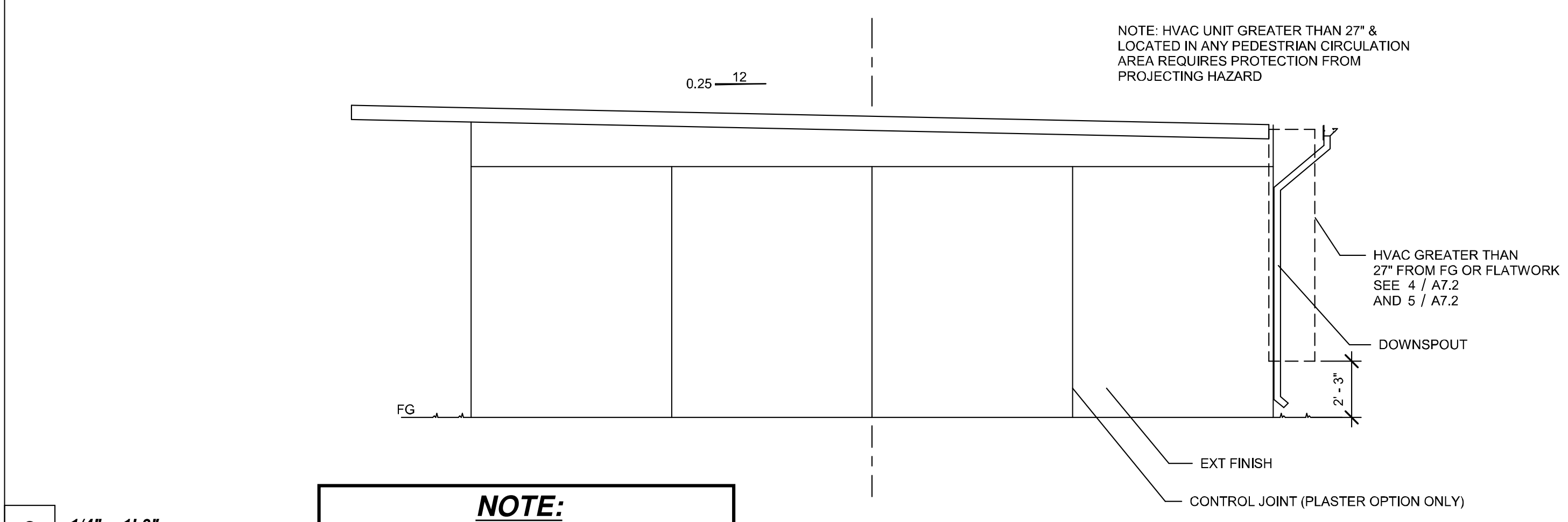
5 1/4" = 1'-0"
Left Elevation (Dual)



4 1/4" = 1'-0"
Right Elevation (Mono w/ Parapet)

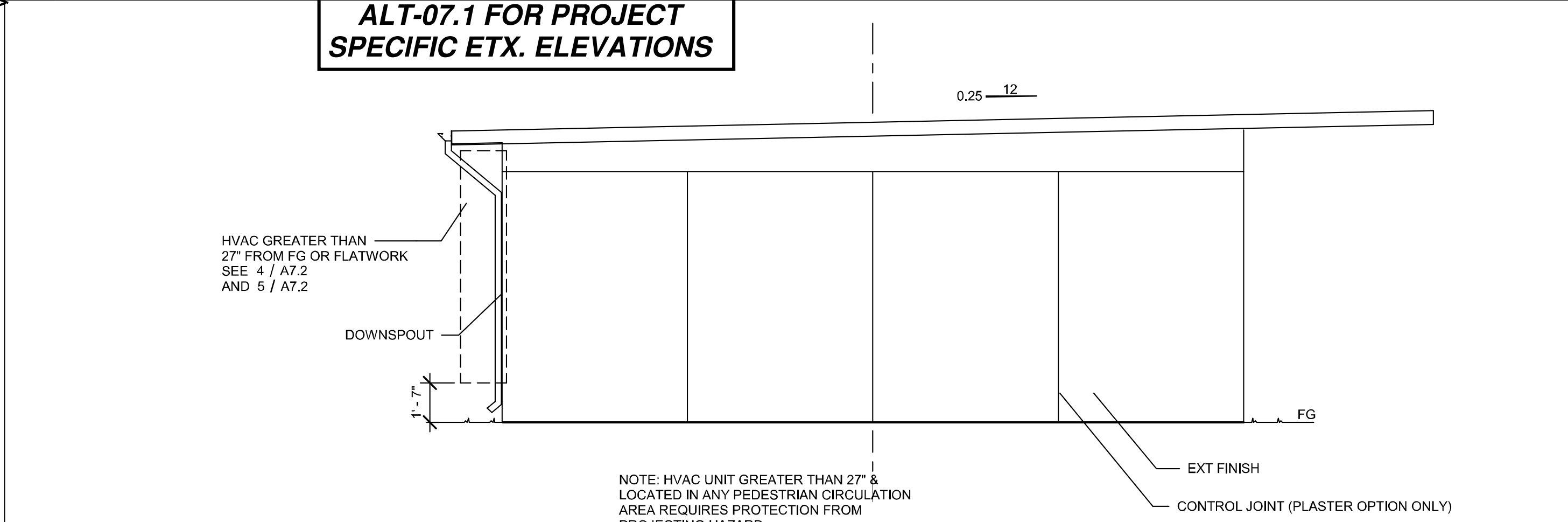


2 1/4" = 1'-0"
Right Elevation (Mono)

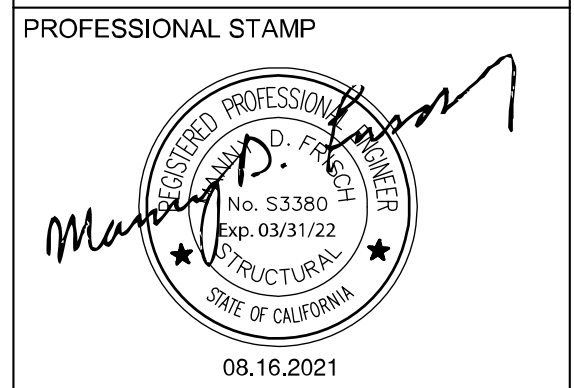
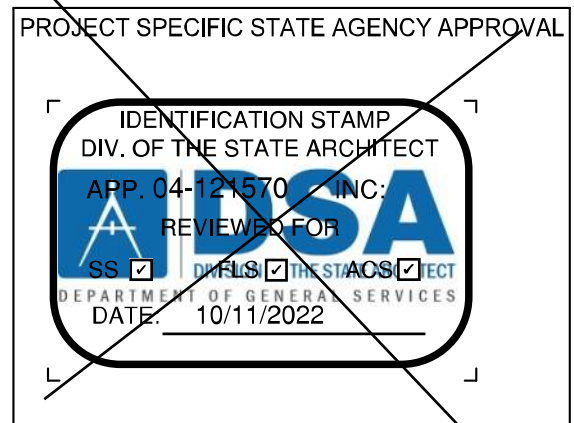


NOTE:
SEE SHEETS ALT-07 through
ALT-07.1 FOR PROJECT
SPECIFIC ETX. ELEVATIONS

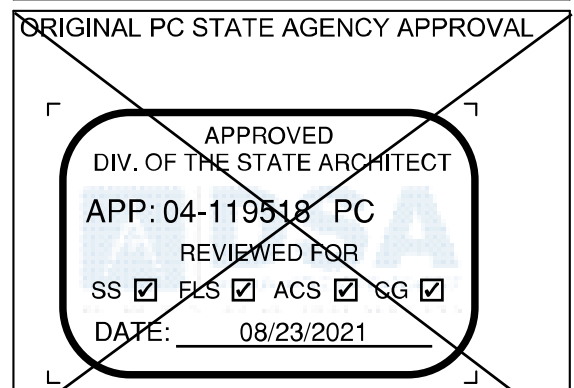
2 1/4" = 1'-0"
Right Elevation (Mono)



1 1/4" = 1'-0"
Left Elevation (Mono)



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#	Description	BY

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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
SIDEWALL
ELEVATION

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

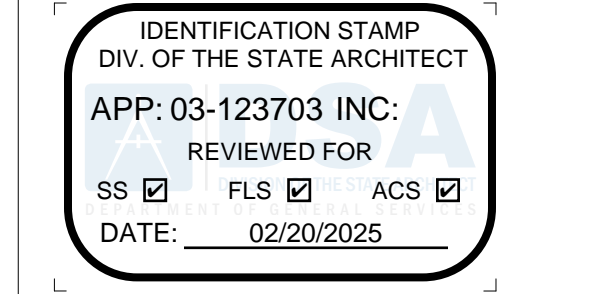
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JA/RT

DATE
8/09/2021

SHEET NO.
A5.0

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PROJECT SPECIFIC STATE AGENCY APPROVAL



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5.10.2024

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150' x 32'

SHEET TITLE
SIDEWALL
ELEVATION

PROJECT NUMBER
20137

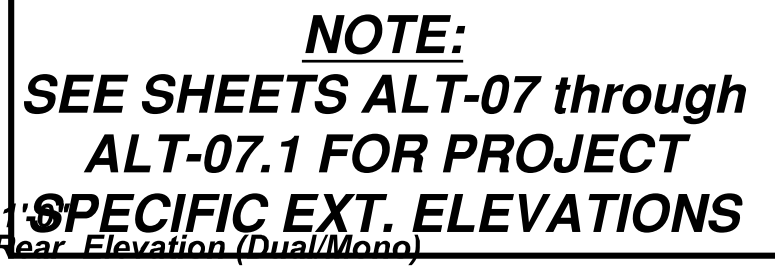
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rMc/SC

CHECKED BY
JA/RT

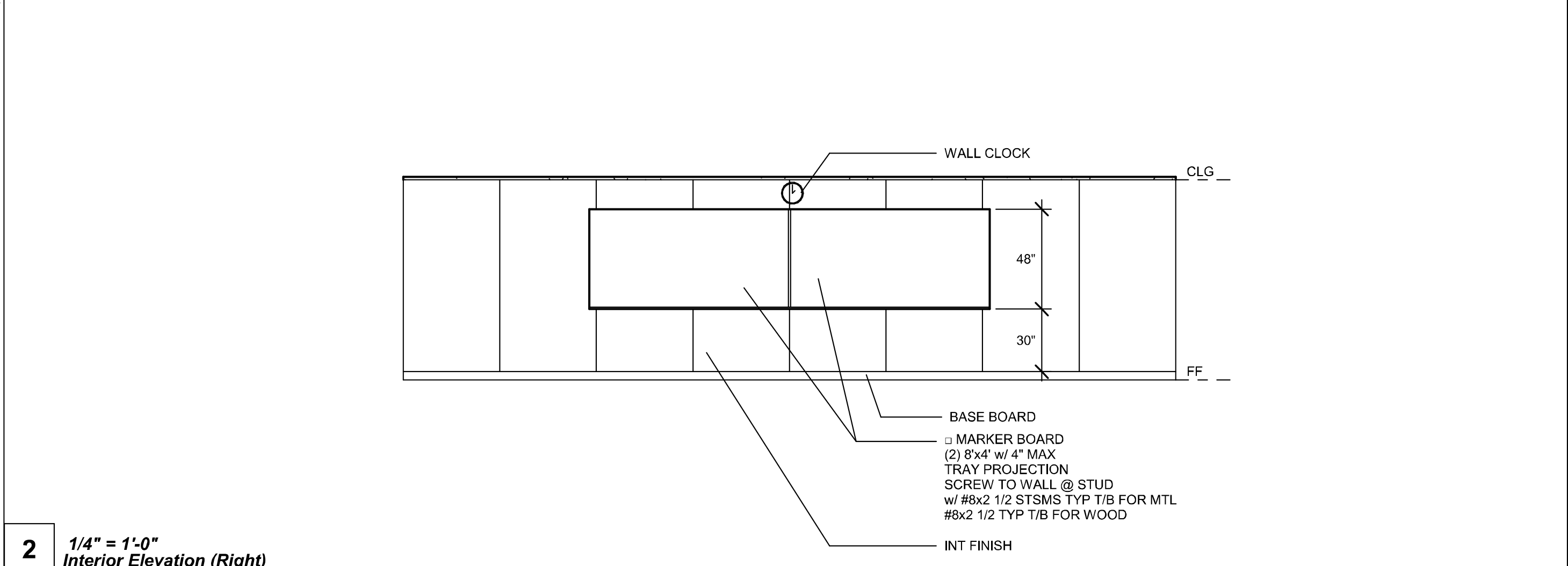
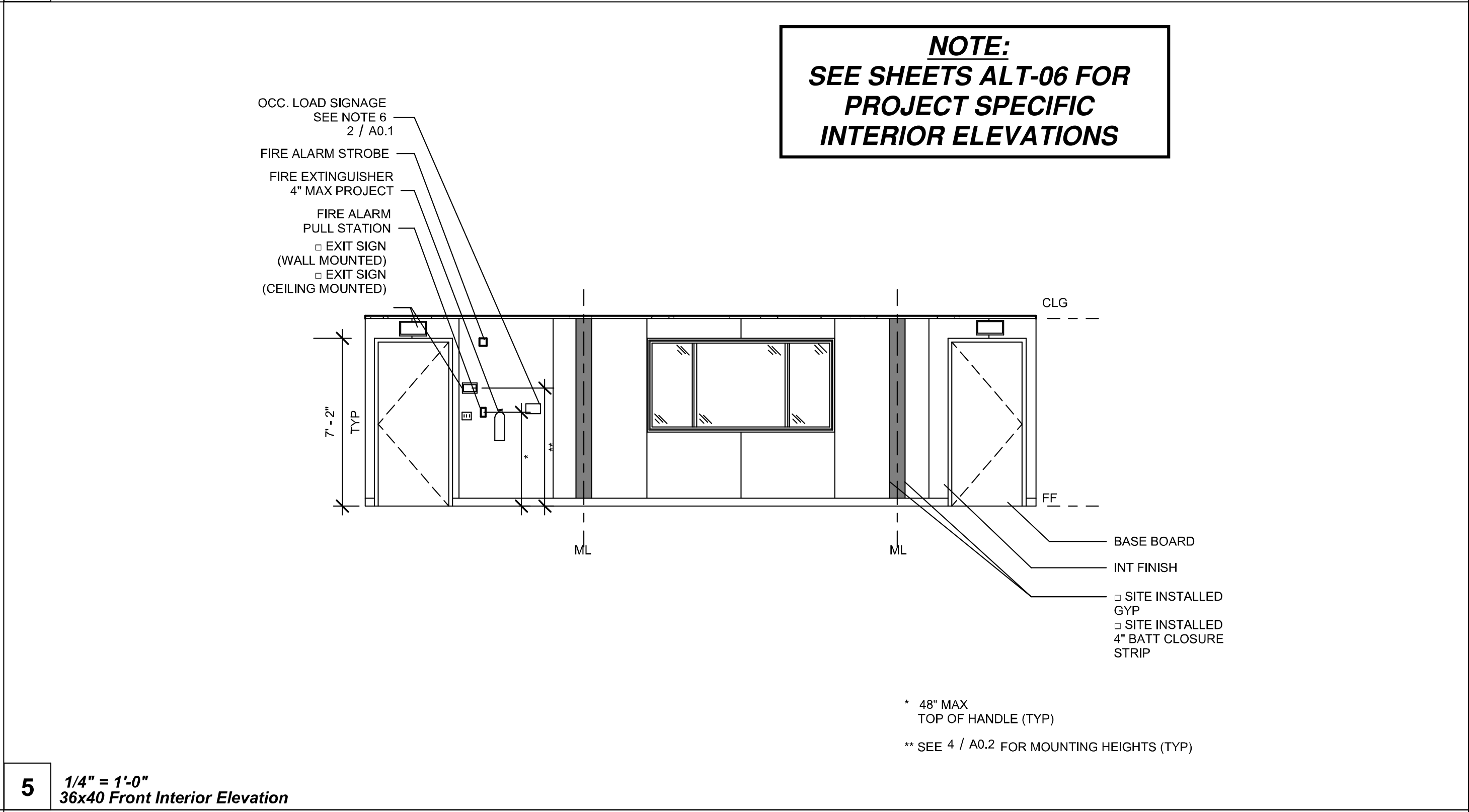
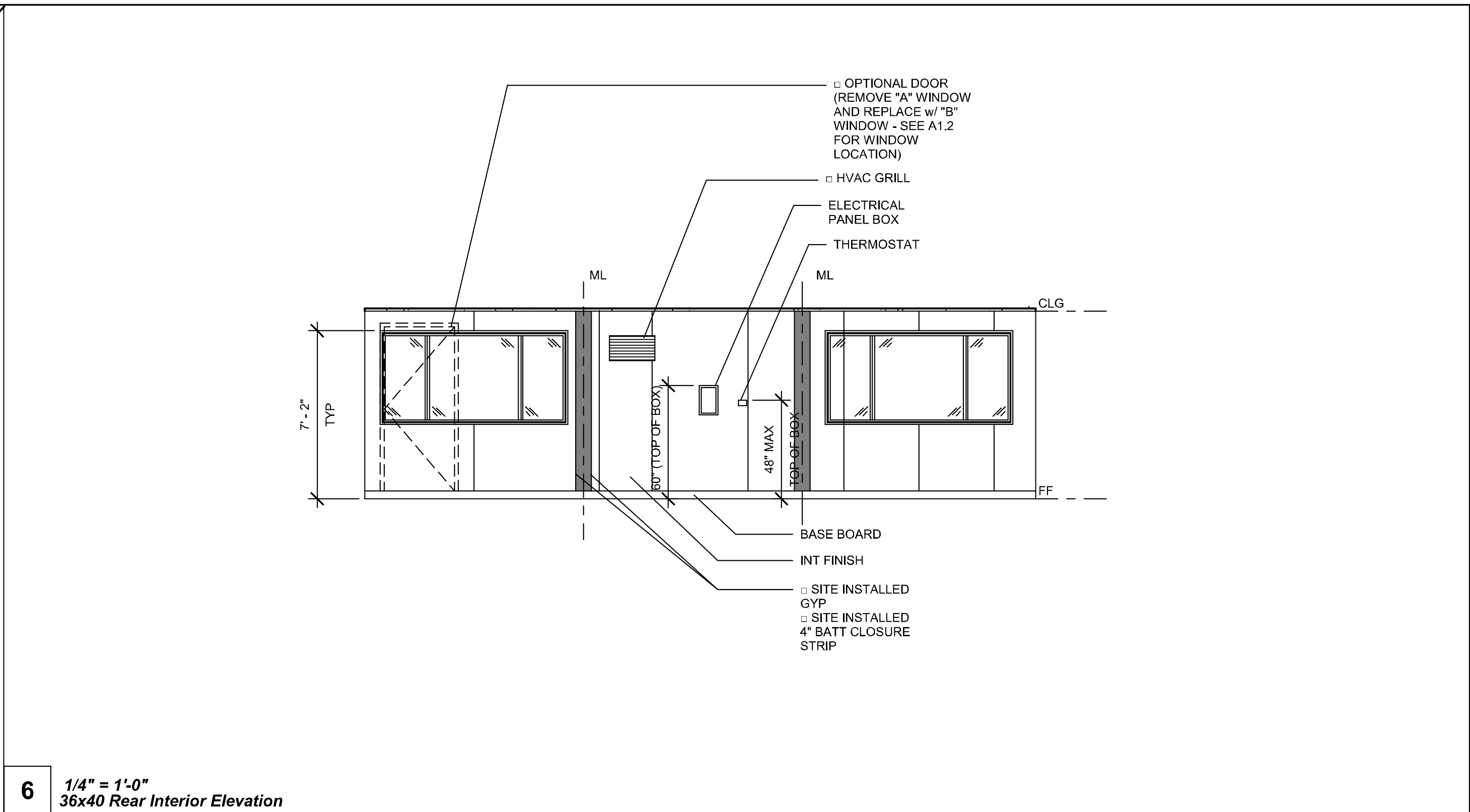
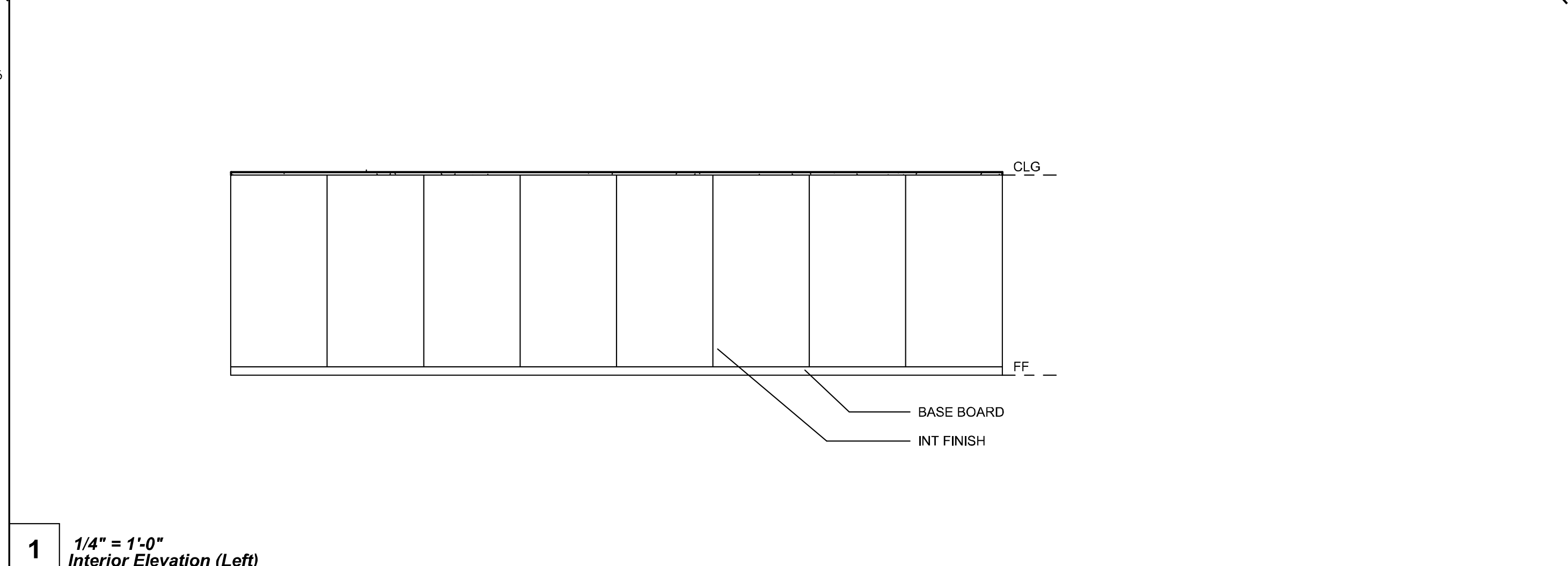
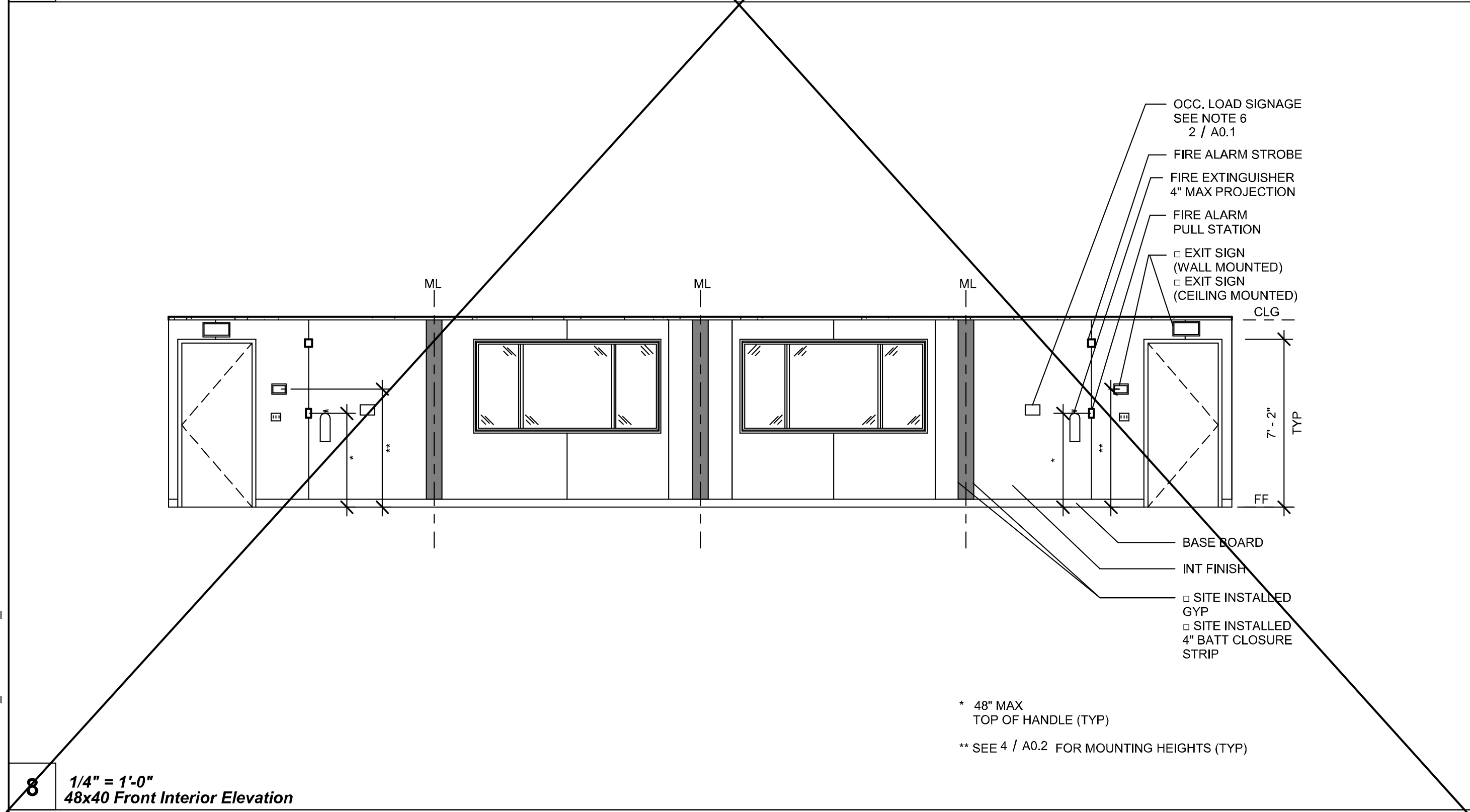
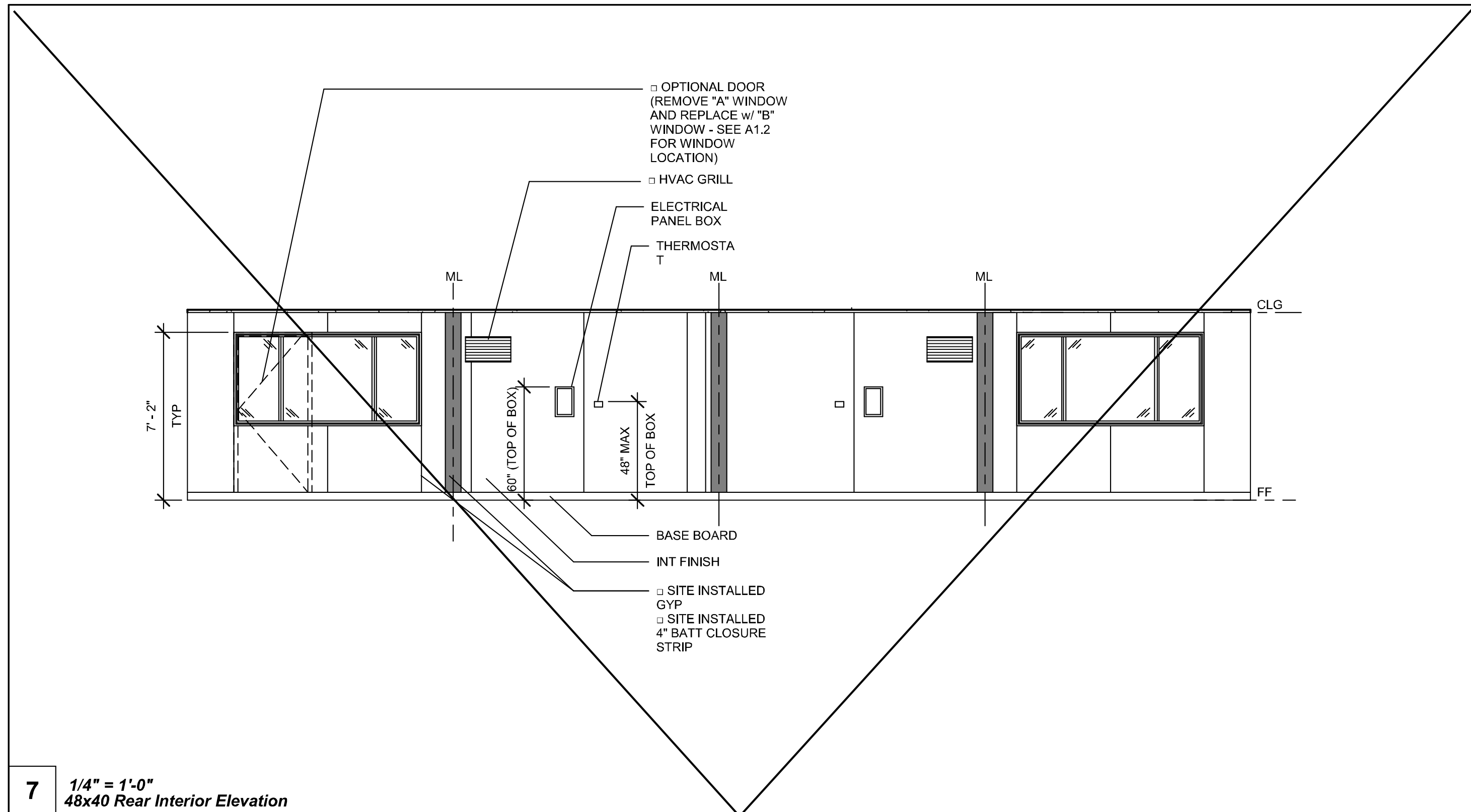
DATE
8/09/2021

SHEET NO.
A5.0

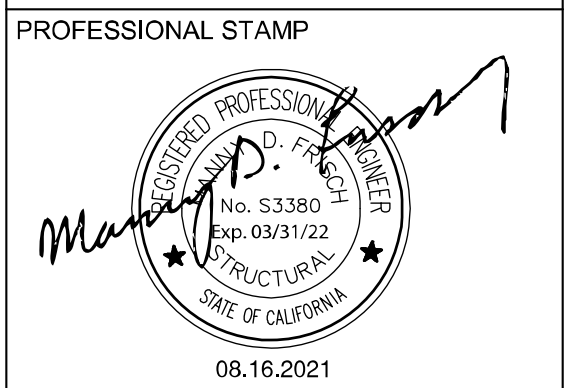
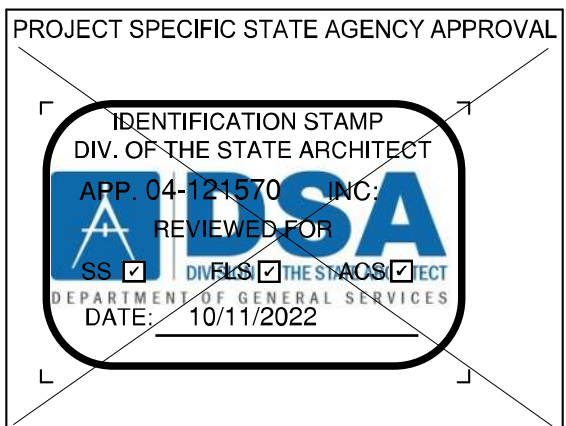
SHEET OF SHEETS



PROJECT SPECIFIC STATE AGENCY APPROVAL		
<div><div>IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT APP: 03-123703 INC: REVIEWED FOR SS <input checked="" type="checkbox"/> FLS <input checked="" type="checkbox"/> DATE: 02/20/2025 ACS <input checked="" type="checkbox"/></div></div>		
<div>RSTAVARES ASSOCIATES DESIGN • CONSULTING • PROJECT 11500 R. BERNARD COURT, SUITE 100 SAN DIEGO, CA 92127 WWW.RSTAVARES.COM</div>		
PROFESSIONAL STAMP		
<div>Manning P. REGISTERED PROFESSIONAL ARCHITECT No. S3380 Exp. 03/31/26 STRUCTURAL DIVISION OF CALIFORNIA</div> <div>5.10.2024</div>		
<p>THE PLANS, IDEAS & DESIGNATIONS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF R&S TAVARES ASSOCIATES, INC. DEvised SOLELY FOR THIS CONTRACT. THESE PLANS SHALL NOT BE USED IN WHOLE OR IN PART, FOR ANY PURPOSE FOR WHICH THEY WERE NOT INTENDED WITHOUT THE EXPRESS WRITTEN CONSENT OF R&S TAVARES ASSOCIATES, INC. ©</p>		
CLIENT		
320 W. Oleander Avenue, Perris, CA 92571-7408 VOICE (951) 943-1908 FAX (951) 943-5768		
#	Description	BY
PROJECT TITLE		
FRANKLIN ELEMENTARY SCHOOL (3)		
MODULAR BUILDINGS		
SHEET TITLE		
ENDWALL ELEVATIONS		
PROJECT NUMBER		
23230		
DRAWN BY	rMc/SC	
CHECKED BY	JA/RT	
DATE	8/09/2021	
SHEET NO.	A5.1	
SHEET	OF	SHEETS

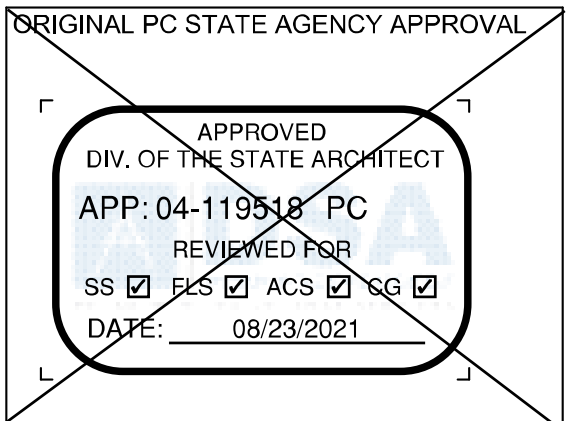


NOTE:
SEE SHEETS ALT-06 FOR
PROJECT SPECIFIC
INTERIOR ELEVATIONS



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150' x 32'**

SHEET TITLE
**INTERIOR
ELEVATIONS**

PROJECT NUMBER
20137

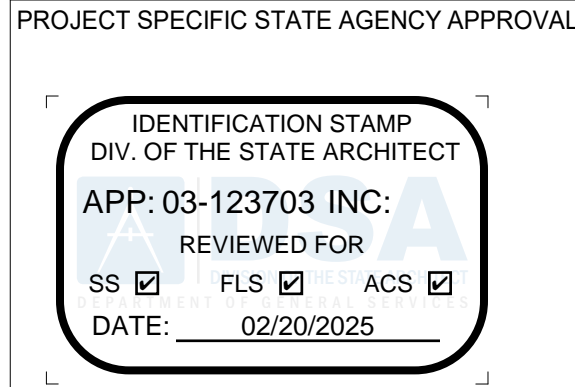
DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A5.2

SHEET 1 OF 1



PROFESSIONAL STAMP

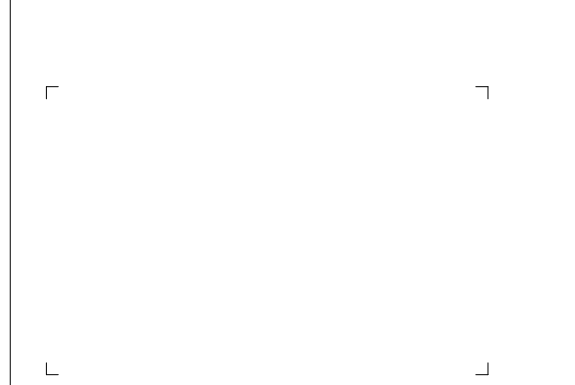


5.10.2024

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CLIENT

1320 W. Oleander Avenue, Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5768



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REVISIONS		
#	Description	BY

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

PROJECT TITLE
**30' x 32'
EXPANDABLE TO
150' x 32'**

SHEET TITLE
**INTERIOR
ELEVATIONS**

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A5.2

SHEET 1 OF 1

NOTE: FOR CONDITIONED STRUCTURES, ROOFING MUST BE INSTALLED IAW 2019 CBC SECTION 1202.3

SEE 3/A0.1 & A4.0.1 FOR ROOF INSULATION (CONDITIONED UNITS ONLY)

3
A3.3
XT-GRID
XYP BOARD

SEE ARCH FLOOR FRAMING

STANDING SEAM ROOF

707A.9 UNDERSIDE OF APPENDAGES

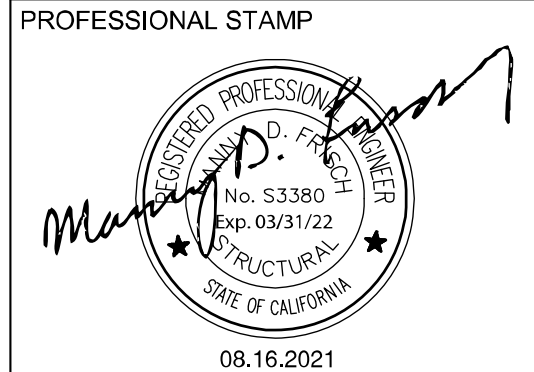
WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDER-FLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
NONCOMBUSTIBLE MATERIAL
IGNITION-RESISTANT MATERIAL
ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER OF THE FOLLOWING:
5.1. SFM STANDARD 12-7A-3; OR
5.2. ASTM E2957

WID EXTERIOR FINISH
PLSTR EXTERIOR FINISH

FOR WUI DETAILS SEE SHEETS: A2.1(B)
A2.3(B)
A2.5(B)
A2.7(B)

SEE ARCH FLOOR FRAMING

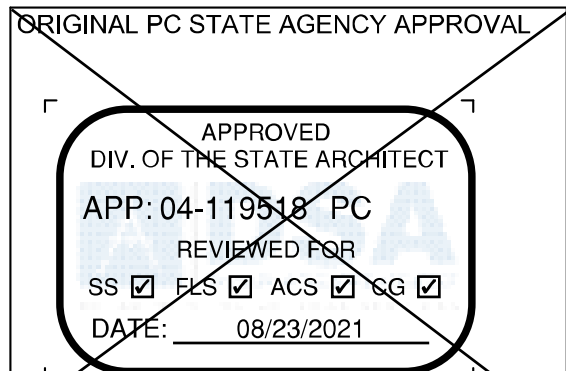


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#	Description	BY
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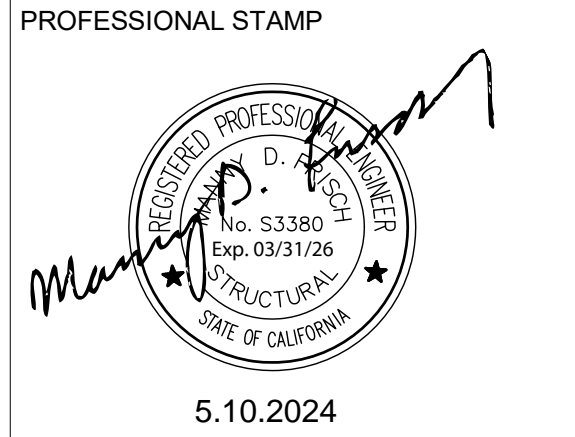
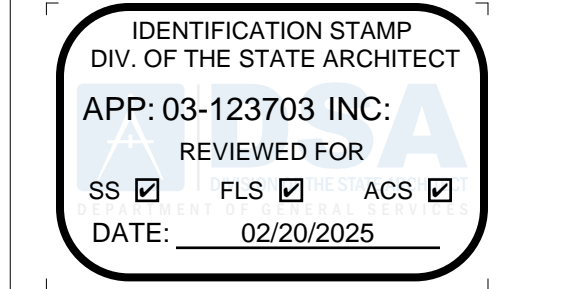
PRE-CHECK (PC) DOCUMENT CODE: 2019 CBC
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
SECTION -
STANDING SEAM
(MONO)

PROJECT NUMBER	20137
DRAWN BY	rMc/SC
CHECKED BY	JA/RT
DATE	8/09/2021
SHEET NO.	A6.0

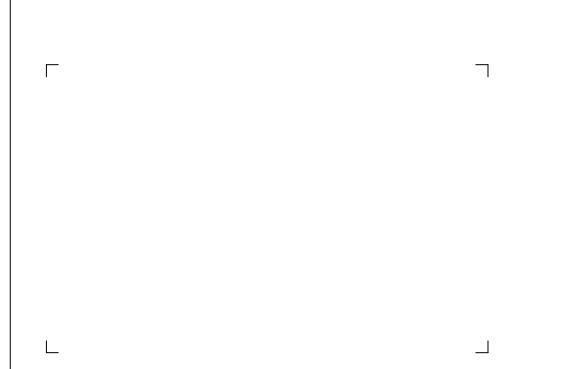
PROJECT SPECIFIC STATE AGENCY APPROVAL



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#	Description	BY
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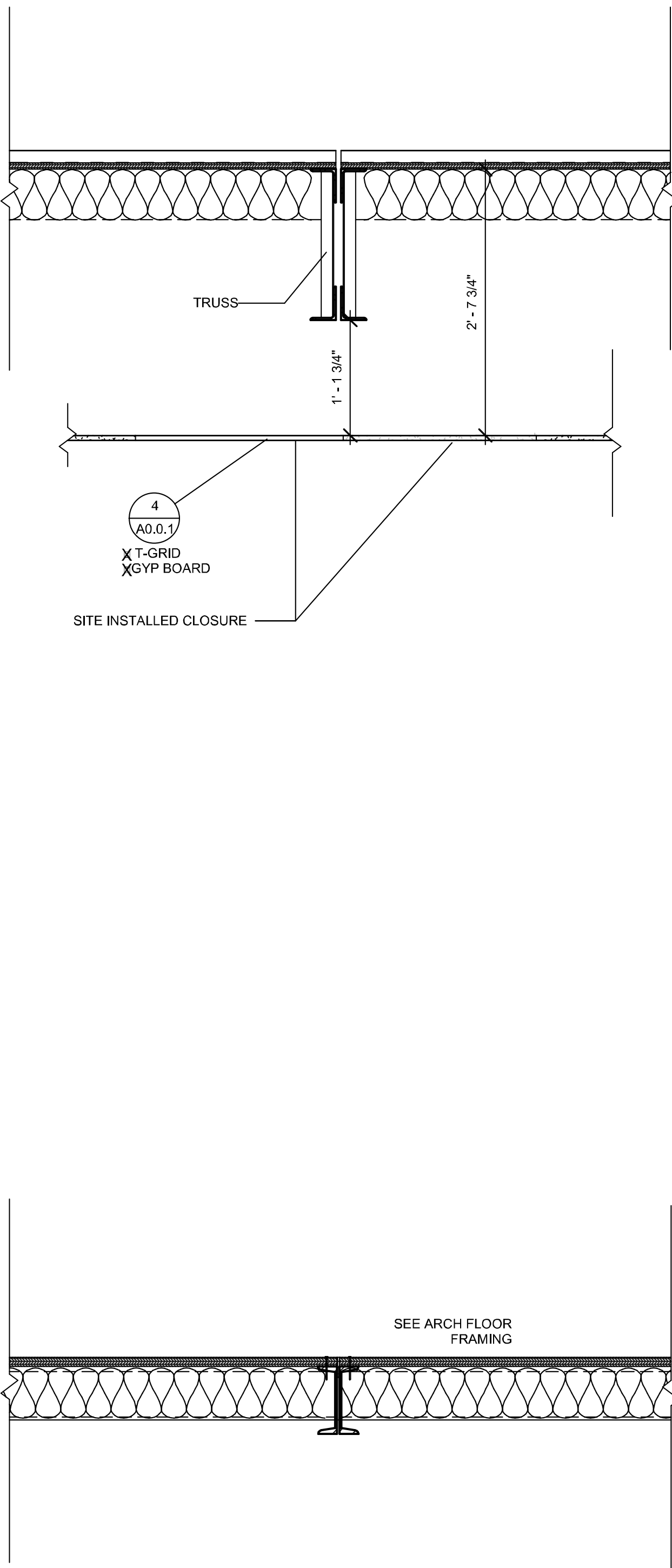
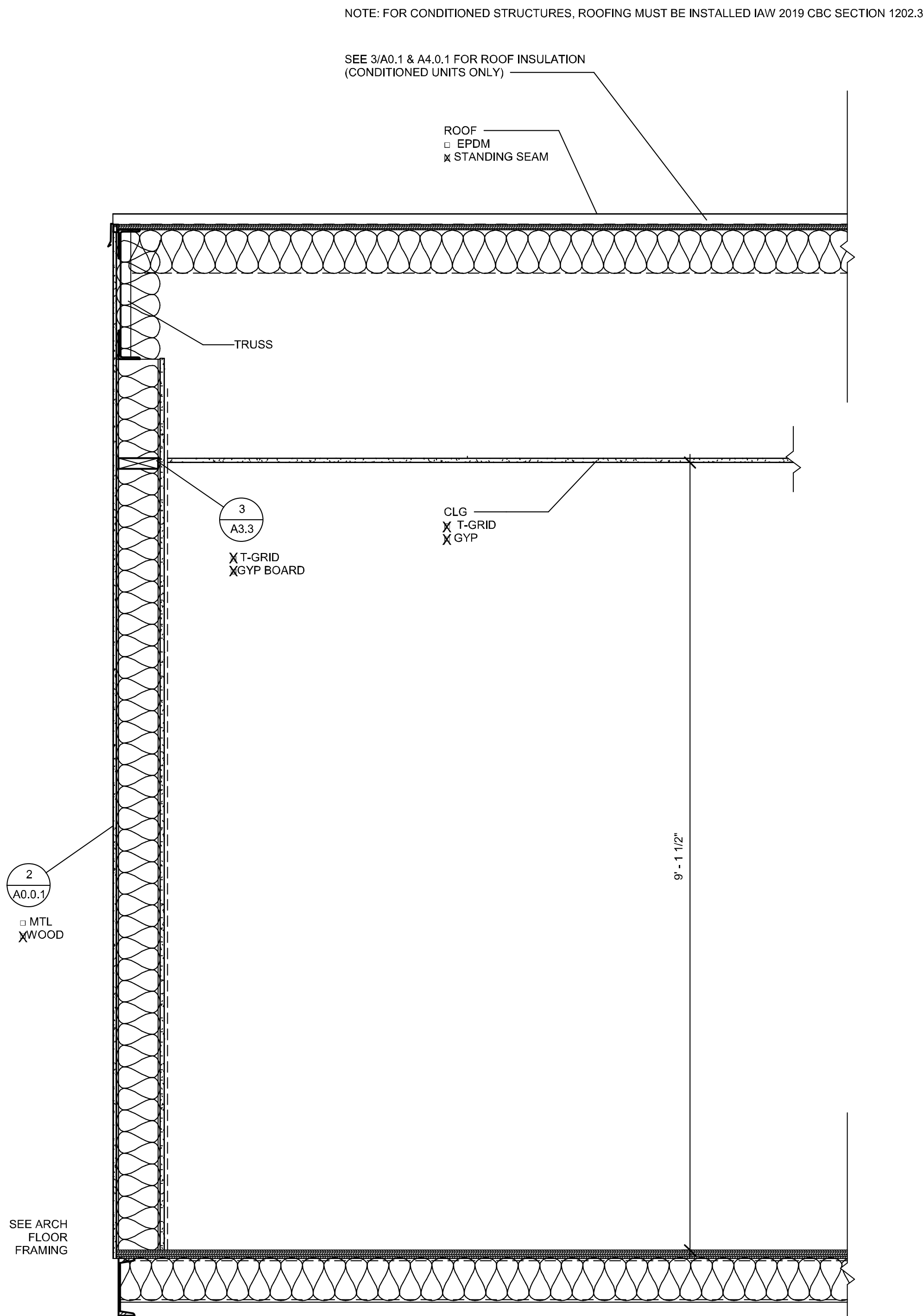
#	Description	BY
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PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
SECTION -
STANDING SEAM
(MONO)

PROJECT NUMBER	23230
DRAWN BY	rMc/SC
CHECKED BY	JA/RT
DATE	8/09/2021
SHEET NO.	A6.0

SHEET OF SHEETS

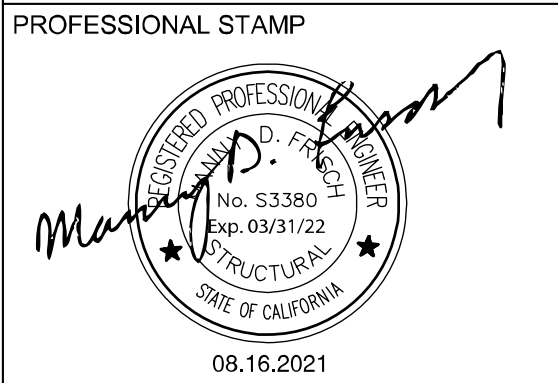
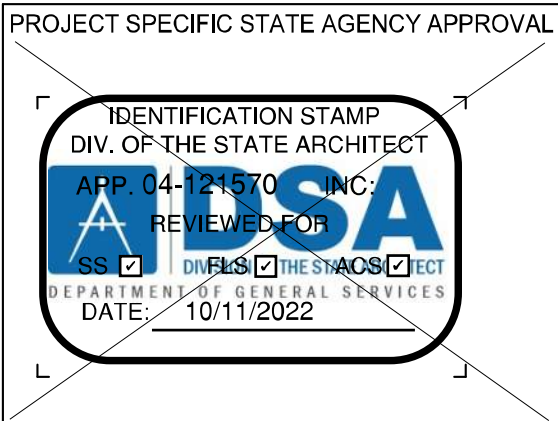


707A.9 UNDERSIDE OF APPENDAGES

WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDER-FLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
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IGNITION-RESISTANT MATERIAL
ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

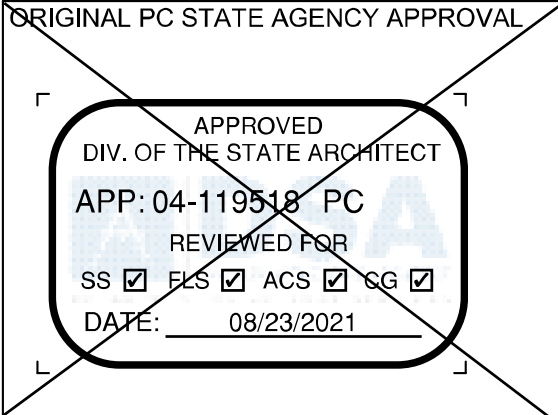
THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER OF THE FOLLOWING:
5.1. SFM STANDARD 12-7A-3, OR
5.2. ASTM E2857

FOR WUI DETAILS SEE
SHEETS: A2.1(B)
A2.3(B)
A2.5(B)
A2.7(B)



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CLIENT



REVISIONS		
#	Description	BY

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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
SECTION

PROJECT NUMBER
20137

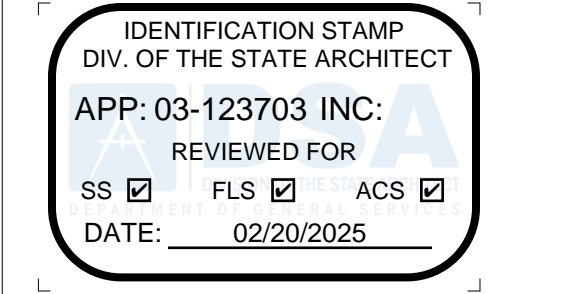
DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A6.2
SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL



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VOICE (951) 943-1908 FAX (951) 943-5768



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REVISIONS		
#	Description	BY

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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
SECTION

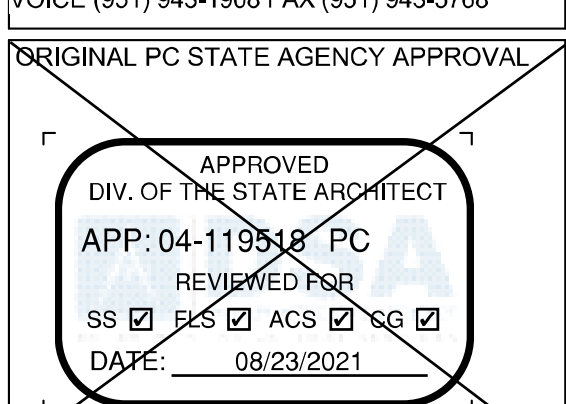
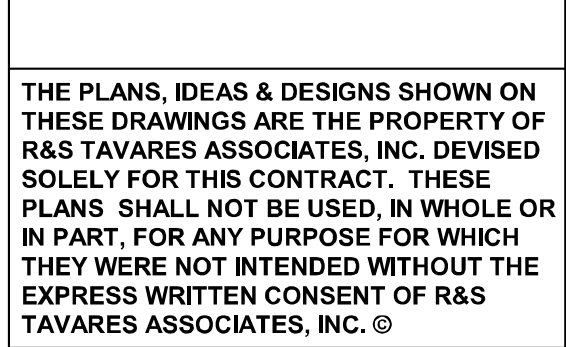
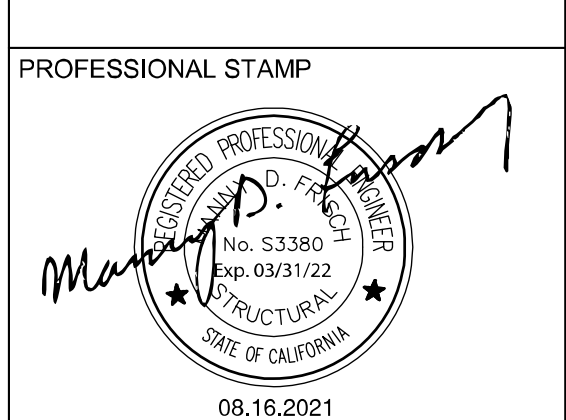
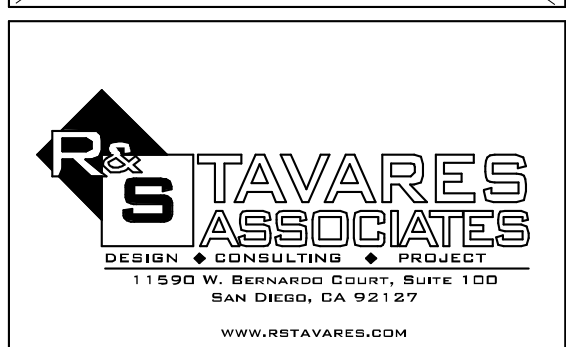
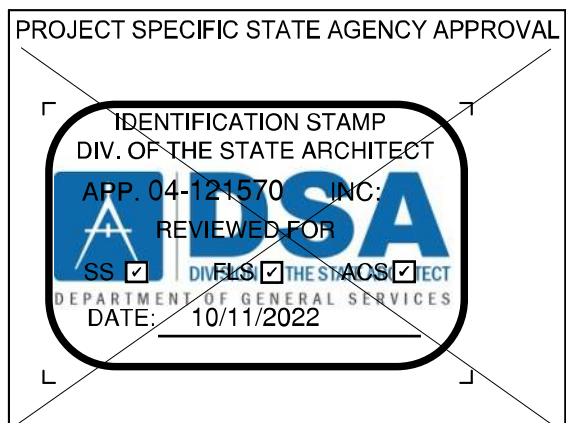
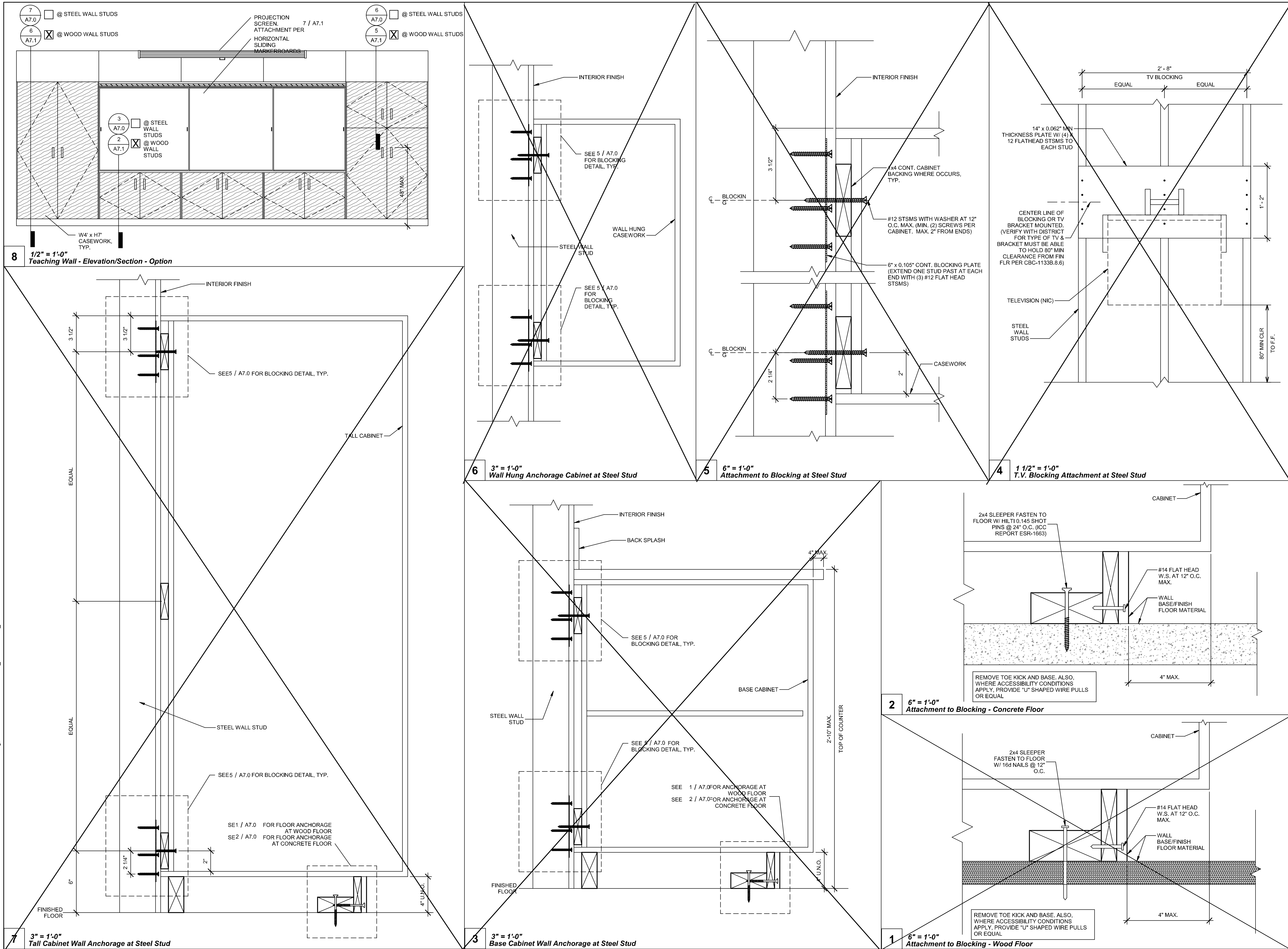
PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A6.2
SHEET OF SHEETS



REVISIONS		
#	Description	BY

PRE-CHECK (PC) DOCUMENT
CODE: 2019 CBC
A SEPARATE PROJECT APPLICATION FOR
CONSTRUCTION IS REQUIRED.
PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
ADDITIONAL
OPTION DETAILS

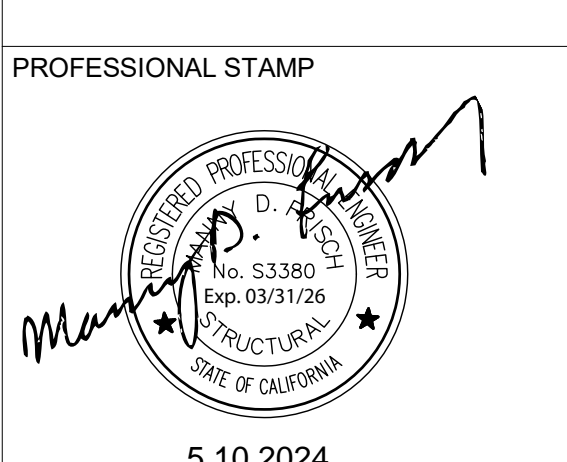
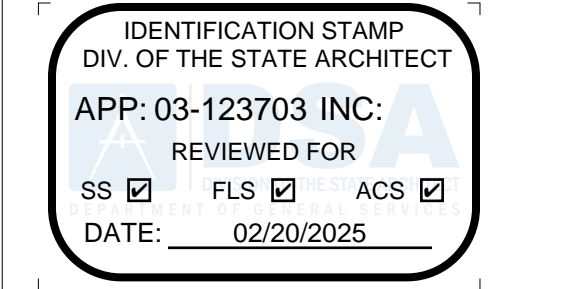
PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

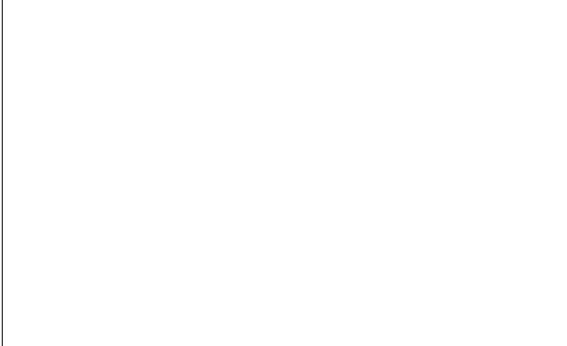
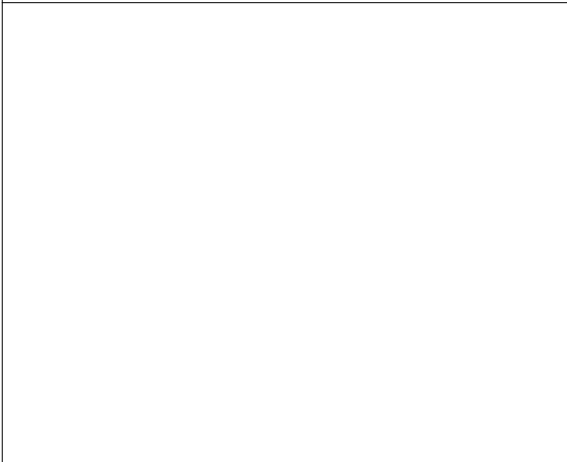
DATE
8/09/2021

SHEET NO.
A7.0



THE PLANS, IDEAS & DESIGNS SHOWN ON
THESE DRAWINGS ARE THE PROPERTY OF
R&S TAVARES ASSOCIATES, INC. DEVISED
SOLELY FOR THIS CONTRACT. THESE
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IN PART, FOR ANY PURPOSE FOR WHICH
THEY WERE NOT INTENDED WITHOUT THE
EXPRESS WRITTEN CONSENT OF R&S
TAVARES ASSOCIATES, INC. ©

CLIENT
1320 W. Oleander Avenue, Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5768



REVISIONS		
#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
ADDITIONAL
OPTION DETAILS

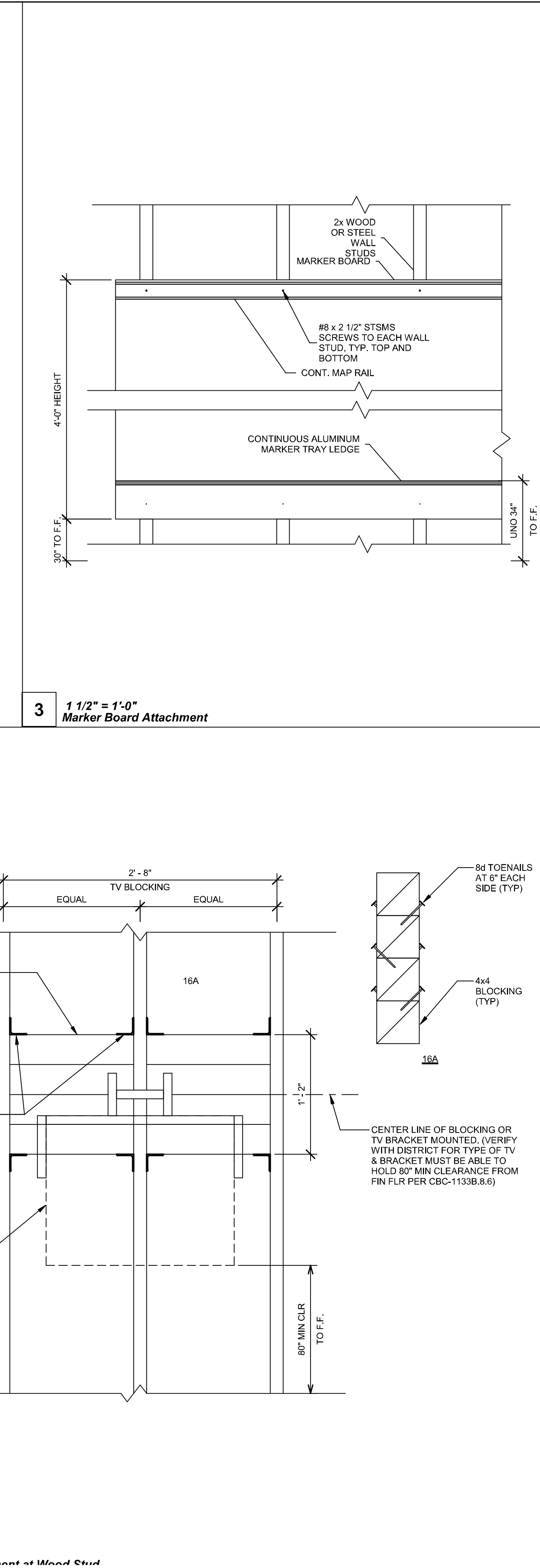
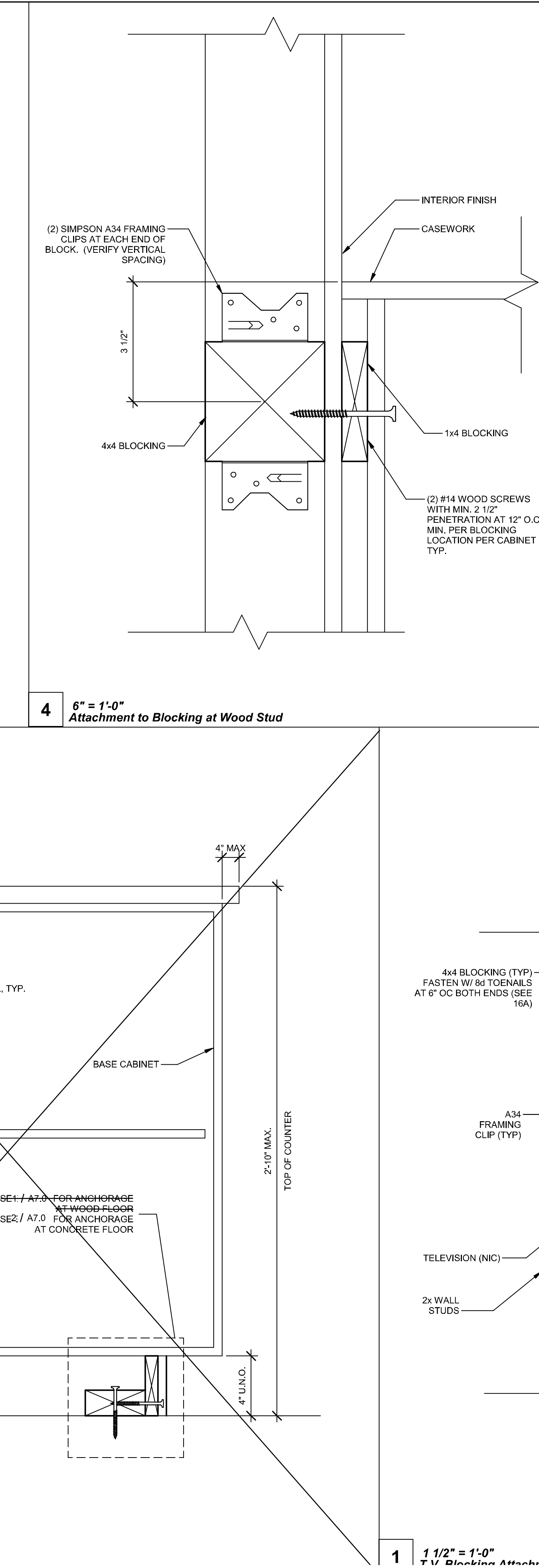
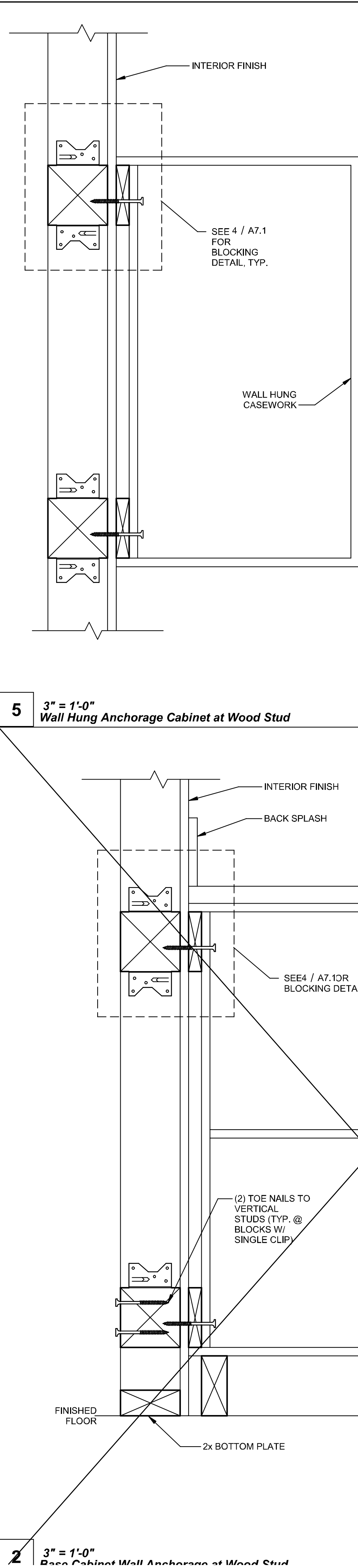
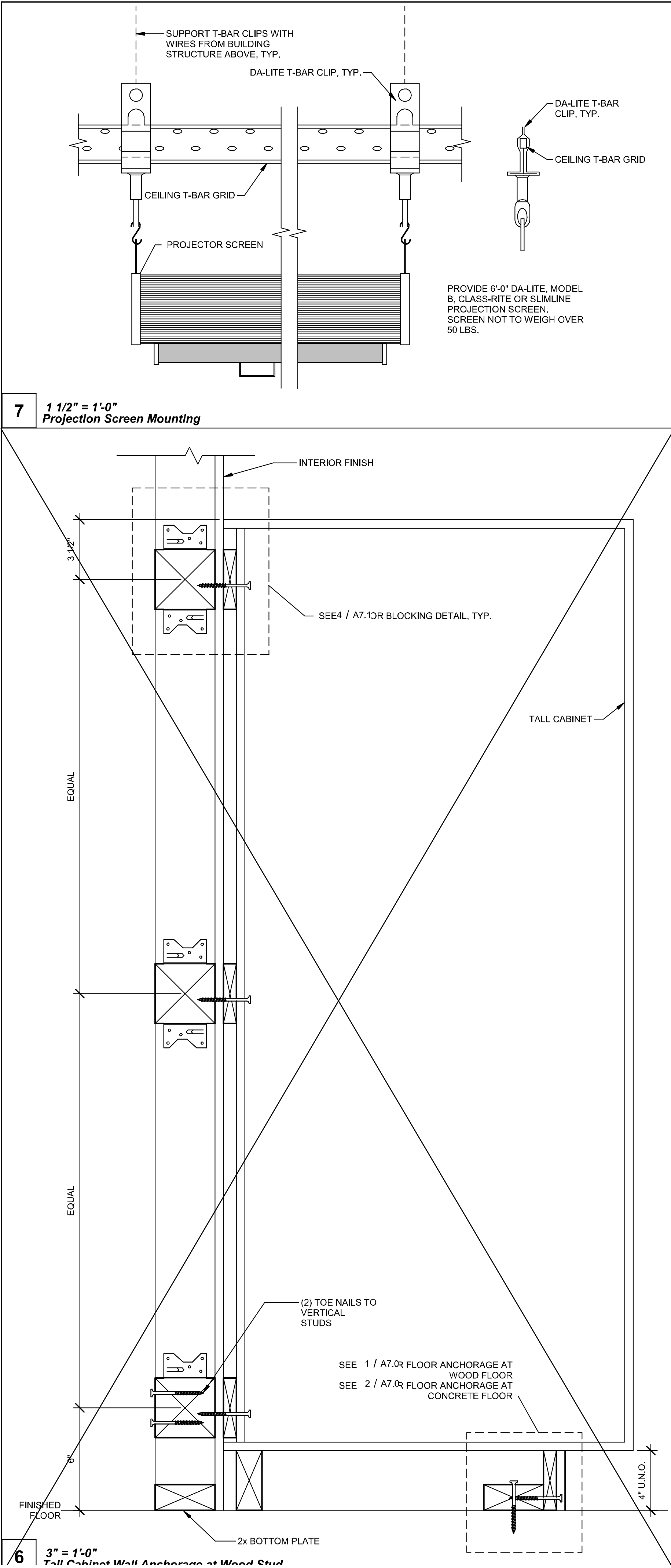
PROJECT NUMBER
23230

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A7.0



PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

PROFESSIONAL STAMP

5.10.2024

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VOICE (951) 943-1908 FAX (951) 943-5768

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒ CG ☒
DATE: 08/23/2021

PROFESSIONAL STAMP

08.16.2021

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CLIENT

Class Leasing

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VOICE (951) 943-1908 FAX (951) 943-5768

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒ CG ☒
DATE: 08/23/2021

REVISIONS

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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
ADDITIONAL
OPTION DETAILS

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A7.1

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

PROFESSIONAL STAMP

5.10.2024

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PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
ADDITIONAL
OPTION DETAILS

PROJECT NUMBER
23230

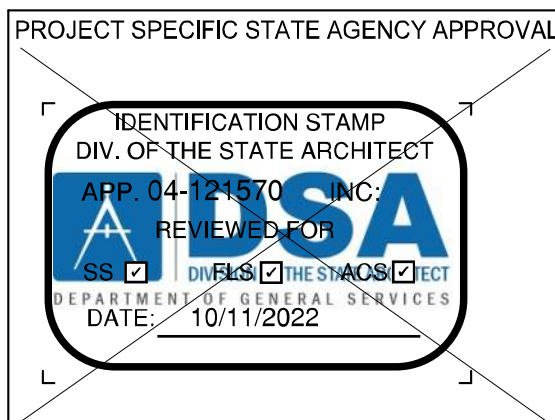
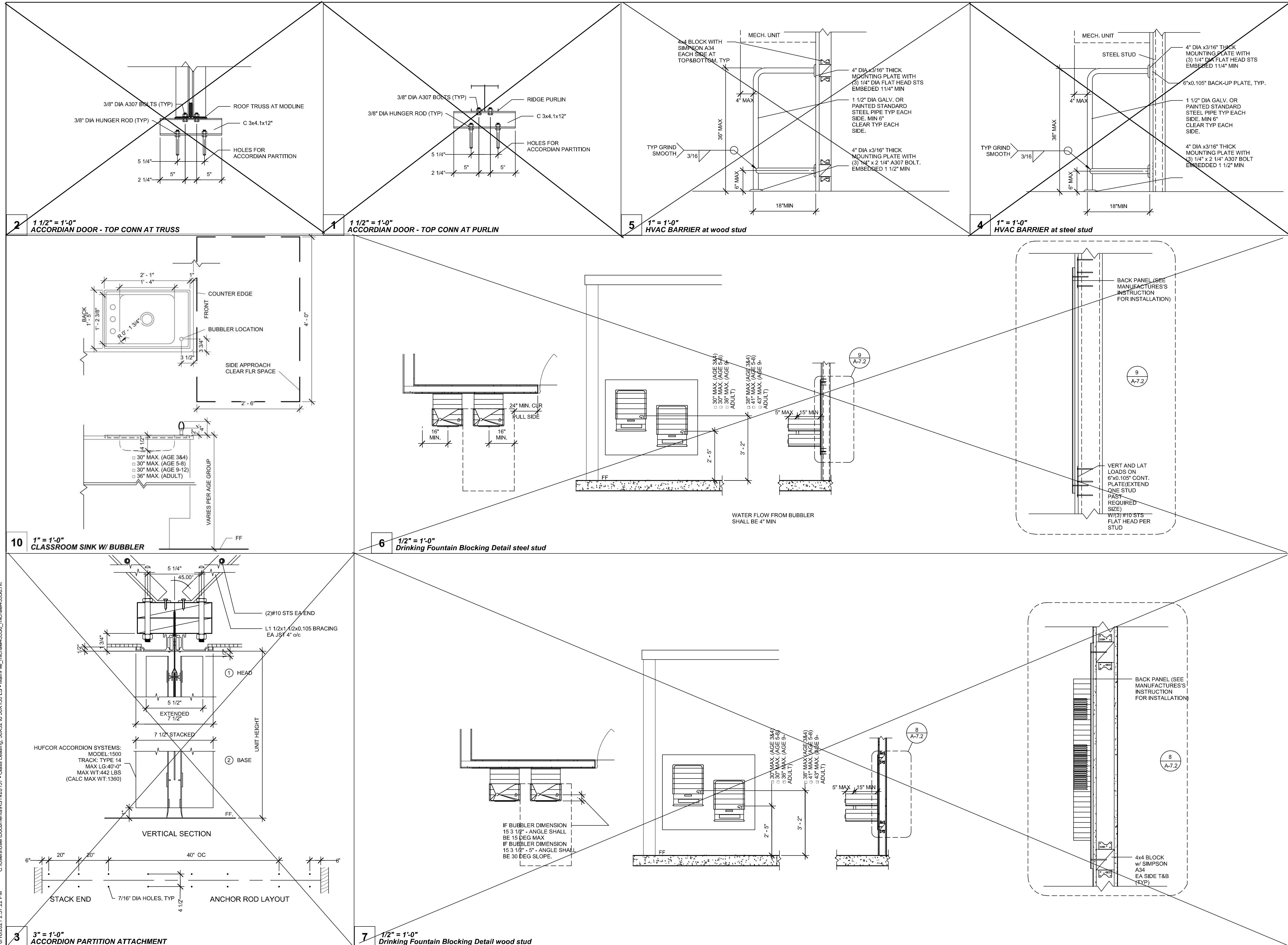
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rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

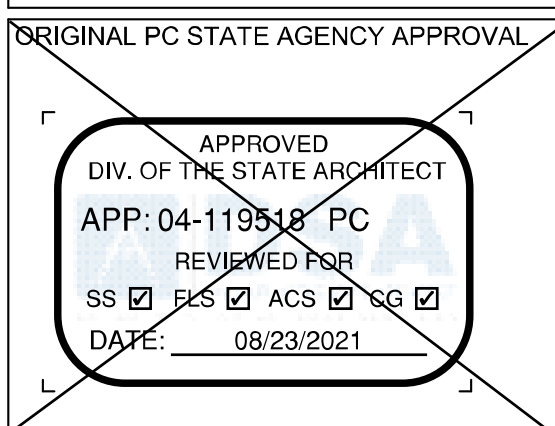
SHEET NO.
A7.1

SHEET OF SHEETS



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Class Leasing
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VOICE (951) 943-1908 FAX (951) 943-5768



REVISIONS		
#	Description	BY

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PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
ADDITIONAL
OPTION DETAILS

PROJECT NUMBER
20137

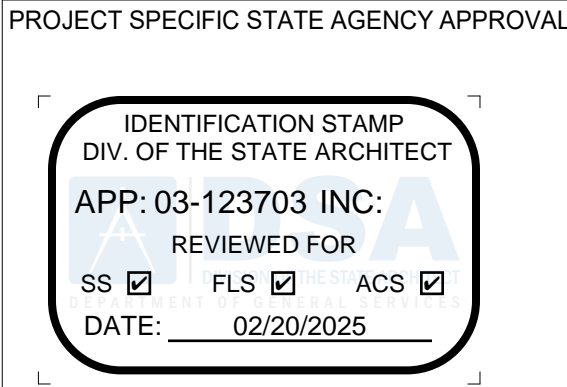
DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A7.2

SHEET 1 OF 115



PROFESSIONAL STAMP



5.10.2024

THE PLANS, IDEAS & DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF R&S TAVARES ASSOCIATES, INC. DEvised SOLELY FOR THIS CONTRACT. THESE PLANS SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE FOR WHICH THEY WERE NOT INTENDED WITHOUT THE EXPRESS WRITTEN CONSENT OF R&S TAVARES ASSOCIATES, INC. ©

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SHEET TITLE
ADDITIONAL
OPTION DETAILS

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

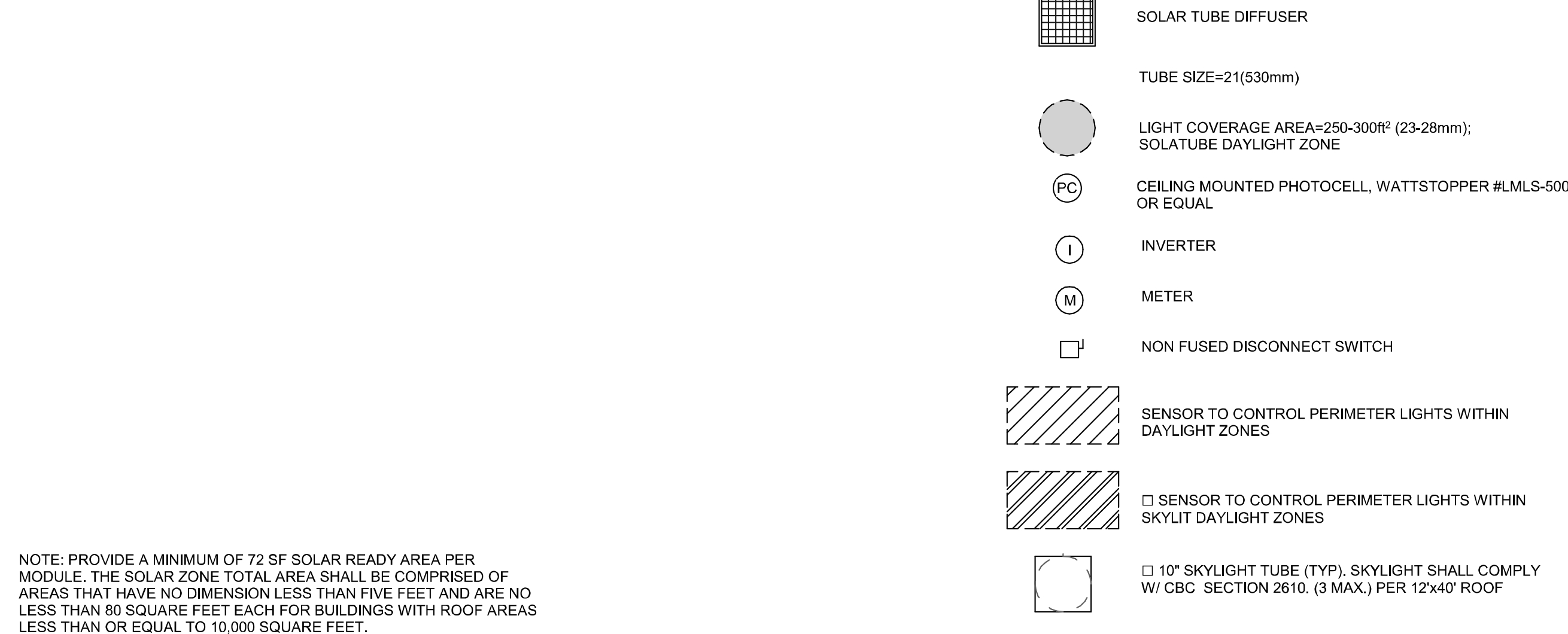
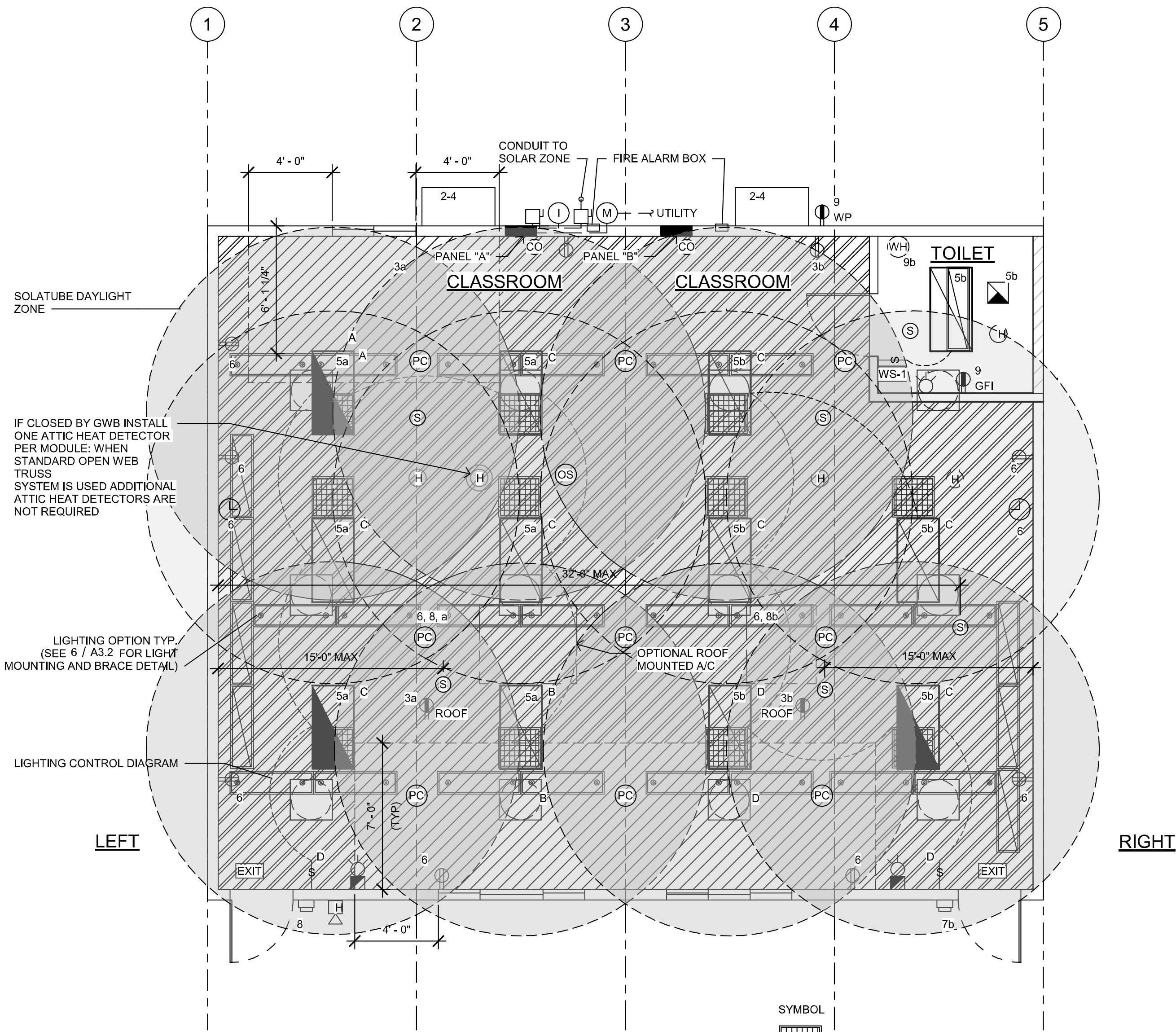
CHECKED BY
JA/RT

DATE
8/09/2021

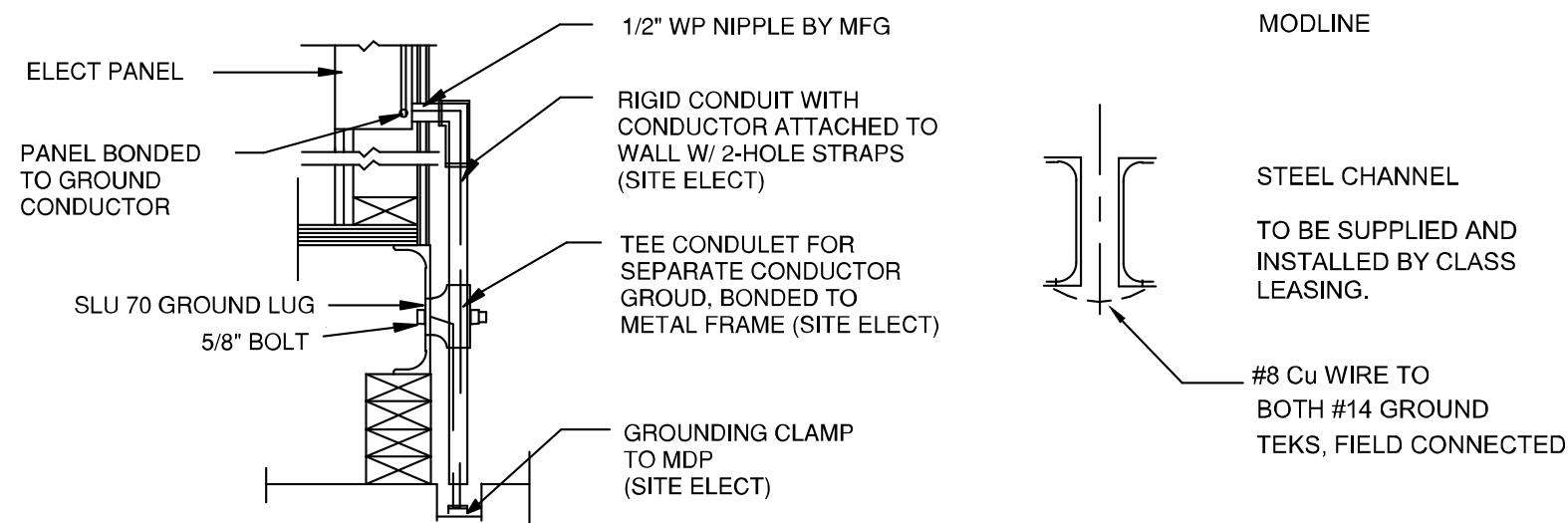
SHEET NO.
A7.2

SHEET 1 OF 115

NOTE:
SEE SHEETS ALT-03 through
ALT-03.3 FOR PROJECT
SPECIFIC ELECTRICAL PLANS

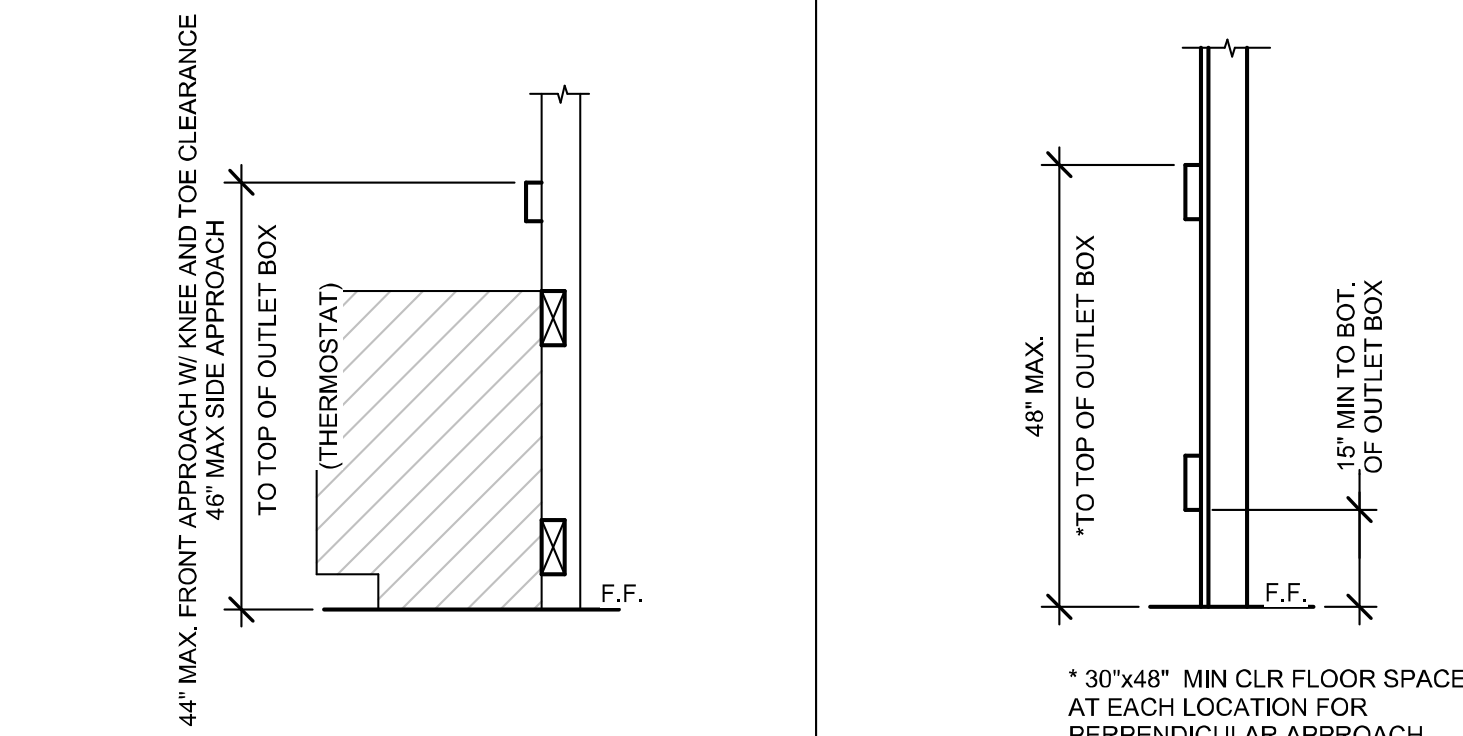


NOTE: PROVIDE A MINIMUM OF 72 SF SOLAR READY AREA PER MODULE. THE SOLAR ZONE TOTAL AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000 SQUARE FEET.



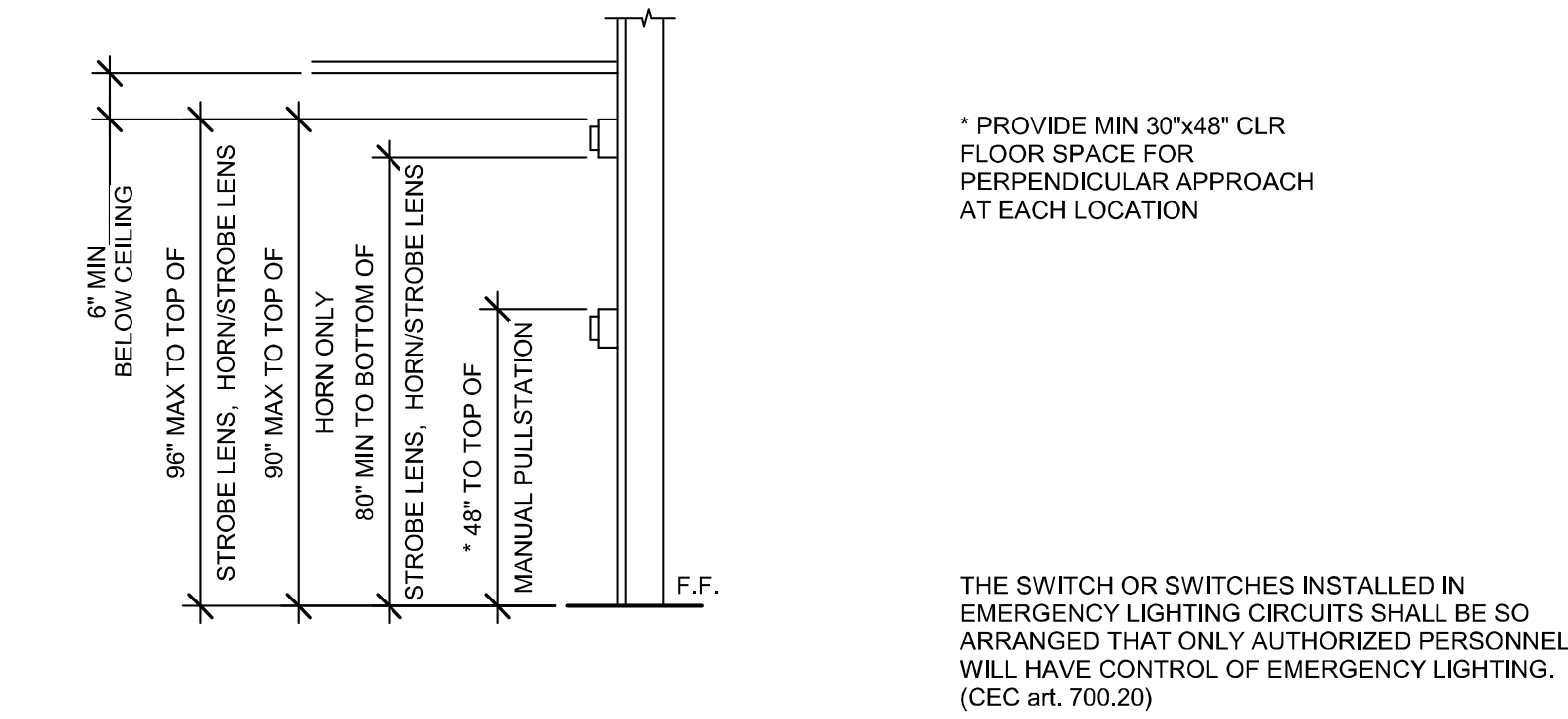
NOTES:

1. BOND SEPARATE CONDUCTORS FROM GROUND ROD TO ELECT. PANEL & TO METAL BUILDING FRAME (CEC 250.52) IN ADDITION TO THE DETAIL SHOWN ABOVE. BOND THE ELECTRICAL GROUND TO METAL UNDERGROUND WATER PIPE IN DIRECT CONTACT WITH THE EARTH FOR 10 FT. OR MORE, IF AVAILABLE (CEC 250.52)
2. CHECK RESISTANT TO GROUND ROD. IF RESISTANCE EXCEEDS 25 OHMS, INSTALL ADDITIONAL GROUND RODS WITH CONDUCTORS AS SHOWN SEPARATED AT LEAST 6'-0" UNTIL RESISTANCE IS REDUCED TO 25 OHMS OR LESS (CEC 250.56).
3. ELEC. TRADE SHALL CHECK AREA FOR EXISTING CONDUITS, SEWER, GAS & WATER PIPING BEFORE DRIVING GROUND RODS.
4. ALL MODULES OF STEEL FRAME BLDGS. SHALL BE ELECTRICALLY BONDED TOGETHER (BOLTING ONLY IS NOT ACCEPTABLE BONDING). BONDING SHALL INCLUDE METAL RAMP & STAIRS.
5. SIZE OF CONDUCTORS SHALL COMPLY WITH CEC TABLE 250.66



3 1" = 1'-0" ELEV. @ WORKSTATION

4 1" = 1'-0" MOUNTING ELEV.



GENERAL GROUNDING NOTES

EACH BUILDING SHALL BE GROUNDED SEPARATELY WITH A 3/4" ROUND X 8 FEET COPPERCLAD STEEL GROUND ROD, WHERE ROCK BOTTOM IS FOUND, DRIVE ROD AT 45 DEGREES MAXIMUM FROM THE VERTICAL OR HAVE IT BURIED IN A TRENCH 30" DEEP MINIMUM.

TESTING FOR RESISTANCE TO GROUND, IF RESISTANCE EXCEEDS 25 OHMS INSTALL ADDITIONAL GROUND RODS SEPARATED AT LEAST 6 FEET, UNTIL RESISTANCE REDUCES TO 25 OHMS OR LESS. GROUND TEST MUST BE DONE IN THE PRESENCE OF THE PROJECT INSPECTOR AND ALL GROUNDING SHALL BE IN ACCORDANCE WITH CEC ARTICLE 250

EQUIPMENT ANCHORAGE

ALL MECHANICAL, PLUMBING AND ELECTRICAL COMPONENTS SHALL BE ANCHORED AND INSTALLED PER THE DETAILS ON THE OSA APPROVED CONSTRUCTION DOCUMENTS. WHERE NO DETAIL IS INDICATED, THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN THE 2019 CBC, SECTIONS 1616A.1.18 THROUGH 1616A.1.26 AND ASCE 7-10 CHAPTER 15, 26 AND 30.

1. ALL PERMANENT EQUIPMENT AND COMPONENTS.
2. TEMPORARY OR MOVABLE EQUIPMENT THAT IS PERMANENTLY ATTACHED (E.G. HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICITY, GAS OR WATER.
3. MOVABLE EQUIPMENT WHICH IS STATIONED IN ONE PLACE FOR MORE THAN 8 HOURS AND HEAVIER THAN 400 POUNDS ARE REQUIRED TO BE ANCHORED WITH TEMPORARY ATTACHMENTS.

THE ATTACHMENT OF THE FOLLOWING MECHANICAL AND ELECTRICAL COMPONENTS SHALL BE POSITIVELY ATTACHED TO THE STRUCTURE, BUT NEED NOT BE DETAILED ON THE PLANS. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT.

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

FOR THOSE ELEMENTS THAT DO NOT REQUIRE DETAILS ON THE APPROVED DRAWINGS, THE INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD AND THE OSA DISTRICT STRUCTURAL ENGINEER. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH ABOVE REQUIREMENTS.

PIPING, DUCTWORK AND ELECTRICAL SYSTEM BRACING

PIPING, DUCTWORK AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-10 SECTION 13.3 AS DEFINED IN ASCE 7-10 SECTION 13.8, 13.8.1, 13.8.5.6 AND 2019 CBC SECTIONS 1616A.1.23, 1616A.1.24, 1616A.1.25 AND 1616A.1.26

THE BRACING AND ATTACHMENTS TO THE STRUCTURE SHALL BE DETAILED ON THE APPROVED DRAWINGS OR THEY SHALL COMPLY WITH ONE OF THE OSHD PRE-APPROVALS (OPA #) AS MODIFIED TO SATISFY ANCHORAGE REQUIREMENTS OF ACI 318, APPENDIX D.

COPIES OF THE MANUAL SHALL BE AVAILABLE ON THE JOBSITE PRIOR TO THE START OF HANGING AN BRACING OF THE PIPE, DUCTWORK AND ELECTRICAL DISTRIBUTION SYSTEMS.

THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS.

FIRE ALARM NOTES

PROVIDE SPACE ON ELECTRICAL PANEL FOR LOCK-ON BREAKER, IDENTIFIED WITH RED MARKING, FOR 120 VOLTS FIRE ALARM CIRCUIT, WITH BREAKER LABELED AS FIRE ALARM CIRCUIT, CEC 700.41 (B).

BREAKER AND CIRCUIT PROVIDED AND INSTALLED ON SITE BY OTHERS.

SMOKE AND HEAT DETECTOR CONDUIT AND DEVICES TO BE PROVIDED AND INTERCONNECTED TO THE FIRE ALARM SYSTEMS ON SITE BY OTHERS

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF THIS FIRE ALARM SYSTEM FOR ALL SITES. THE FIRE ALARM SYSTEM AND COMPONENTS MAYBE REQUIRED TO BE CHANGED DUE TO EXISTING CONDITIONS OR INCOMPATIBLE COMPONENTS.

CONDUIT FILL AND CONDUCTOR CAPACITY TABLE

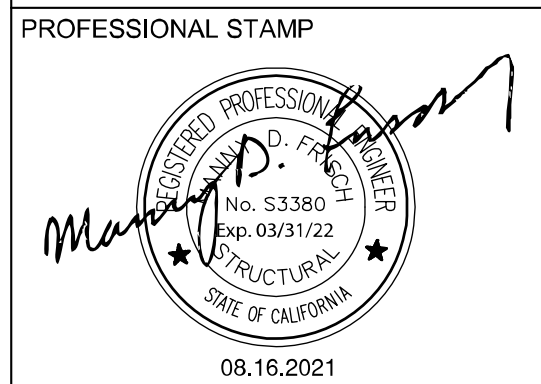
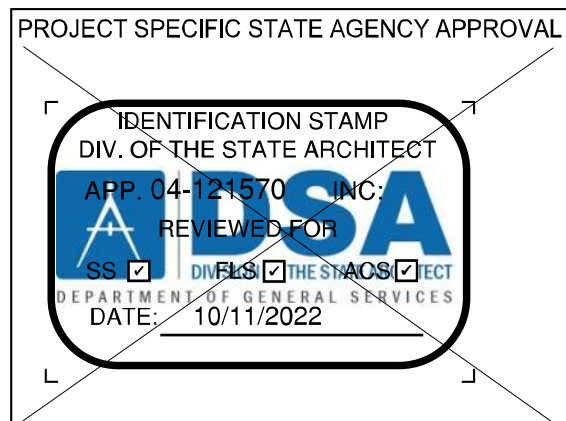
(ALL CONDUCTORS SHALL BE TYPE THHN/THWN 75 DEG. C. COPPER)

WIRE SIZE	CAPACITY	WIRE TYPE	NO. OF CONDUCTOR PERMITTED			
			1/2" C	3/4" C	1" C	1 1/4" C
#12	20A	THHN	9	16	25	45
#10	30A	THHN	5	10	16	28
#8	45A	THHN	2	5	8	14
#6	65A	THHN	1	3	5	10
#4	85A	THHN	1	2	4	7

JUNCTION BOX SIZE TABLE

BOX	SIZE	CU. IN.	MAX. NO. OF CONDUCTORS			
			#12	#10	#8	#6
4SS	1 1/4"x4" SQ	18.0	8	7	6	0
4S	1 1/2"x4" SQ	21.0	9	8	7	0
4SD	2 1/8"x4" SQ	30.3	13	12	10	6
4SX	2 7/8"x4" SQ	43.5	23	21	17	10
5SD	2 1/8"x4-11/16" SQ	42.0	18	16	14	6
5SX	3 7/8"x4-11/16" SQ	86.0	38	34	28	17
664	4"x6" SQ	144.0	64	57	48	28

* DEDUCT ONE CONDUCTOR FOR (1) OR MORE GROUNDING CONDUCTORS ENTERING THE BOX

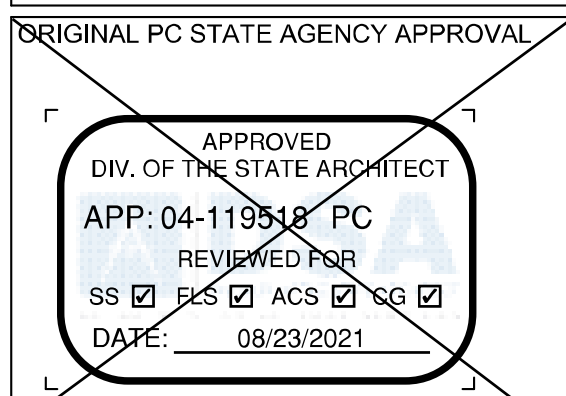


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CLIENT



1320 W. Oleander Avenue, Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5766



REVISIONS		
#	Description	BY

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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
ELECTRICAL PLAN
40x32

PROJECT NUMBER
20137

DRAWN BY
rMc/SC/AM

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
E1.4

SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

R&S TAVARES ASSOCIATES
DESIGN • CONSULTING • PROJECT
11590 W. BERNARDSON COURT, SUITE 100
SAN DIEGO, CA 92127
WWW.R&STAVARES.COM

PROFESSIONAL STAMP

APPROVED
D. J. TAVARES
No. 53380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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VOICE (951) 943-1908 FAX (951) 943-5766

REVISIONS		
#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
ELECTRICAL PLAN
40x32

PROJECT NUMBER
23230

DRAWN BY
rMc/SC/AM

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
E1.4

SHEET OF SHEETS

2 1" = 1'-0"
ELECTRICAL PANEL_A

PANEL A= 100A	120/240 VOLTS, 1ø, 3 WIRE					MAIN LUGS ONLY		AMP BUS	
	LOAD CENTER			RECESSED MOUNTED		GRD & NEUTRAL BARS			
	VOLTAMPS			10000 AIC		VOLTAMPS			
	ø A	ø B	C/B	CKT	ø A	CKT	C/B		ø A
DESCRIPTION									DESCRIPTION
AC WALL MOUNTED- 4 TON	7360		30	1	A	2	20	1080	OUTLETS
		7360	30	3	B	4	20	180	EXTERIOR GFI WP/GC
GENERAL LIGHTING/FAN	1020		20	5	A	6	20	180	ROOF GFI WPGC
EXTERIOR LIGHTING		40	20	7	B	8	20		
			20	9	B	10	20		
DED SOLAR READY									
DED SOLAR READY									
DED FIRE BELL/ALARM READY									
SUBTOTAL	ø A 8560	ø B 7400					ø A 1260	ø B 180	SUBTOTAL
TOTAL	9820	7580	9820/120 VOLTS= 81.84 A 81.84 * 1.07= 91.91						

NOTE: PROVIDE A DEDICATED CIRCUIT W/ LOCK-ON DEVICE FOR THE FIRE SPRINKLER BELL AND FIRE ALARM CONTROL PANEL

PANEL A= 100A	120/240 VOLTS, 1ø, 3 WIRE						MAIN LUGS ONLY			
	LOAD CENTER			RECESSED MOUNTED			GRD & NEUTRAL BARS			
	VOLTAMPS			10000 AIC			VOLTAMPS			
	φ A	φ B	C/B	CKT	φ	CKT	C/B	φ A	φ B	DESCRIPTION
AC ROOF MOUNTED- 4 TON	7360		30	1	A	2	20	1080		OUTLETS
		7360	30	3	B	4	20		180	EXTERIOR GFI WP/GC
GENERAL LIGHTING/FAN	1020		20	5	A	6	20	180		ROOF GFI WPGC
EXTERIOR LIGHTING		40	20	7	B	8	20			
BATH GFI	180		20	9	B	10	20			
DED SOLAR READY										
DED SOLAR READY										
DED FIRE BELL/ALARM READY										
SUBTOTAL	φ A 8560	φ B 7400						φ A 1260	φ B 180	SUBTOTAL
TOTAL	9820	7580	9820/120 VOLTS= 81.84 A 81.84 * 1.07= 91.91							

NOTE: PROVIDE A DEDICATED CIRCUIT W/ LOCK-ON DEVICE FOR THE FIRE BELL AND FIRE ALARM CONTROL PANEL

3 1" = 1'-0"
ELECTRICAL PANEL_B

- LEGEND
- ELECTRICAL PANEL AT +60" AFF TO TOP OF ELECTRICAL PANEL WITH 1 1/2" DIA POWER STUB OUT
 - ROOF MOUNTED HVAC UNIT-SEE MECHANICAL DWGS
 - WALL MOUNTED HVAC UNIT, SEE MECHANICAL DWGS

- 100 CFM CEILING MOUNTED EXHAUST FAN, INTERLOCKED WITH LIGHT SWITCH

- 4SD J-BOX FOR WATER HEATER LOCATE ABOVE CEILING W/ COVER PLATE, HARD WIRE TO UNIT
- 4SD J-BOX IN ATTIC FOR ATTIC MOUNTED HEAT DETECTOR (DEVICE BY OTHERS), MAXIMUM 35'-0" FROM ANY POINT IN ATTIC BUT NOT MORE THAN 25'-0" FROM TWO PERPENDICULAR WALL AND 50'-0" BETWEEN THEM, PROVIDE A 6'-0" CONDUIT FROM EACH J-BOX TO HEAT DETECTOR LOCATION, CONDUIT & CONNECTION TO CEILING DEVICE & DEVICE BY OTHERS (ALARM NOTE #1)

- 4SD J-BOX IN ATTIC FOR CEILING MOUNTED SMOKE DETECTOR (DEVICE BY OTHERS), MAXIMUM 21'-0" FROM ANY POINT IN ROOM BUT NOT MORE THAN 15'-0" TO A PERPENDICULAR WALL AND 30'-0" BETWEEN THEM, PROVIDE A 6'-0" CONDUIT FROM EACH J-BOX TO SMOKE DETECTOR LOCATION, CONDUIT & CONNECTION TO CEILING DEVICE & DEVICE BY OTHERS (ALARM NOTE #1)

- RECESSED 4SD J-BOX W/ COVER PLATE FOR FUTURE FIRE ALARM SYSTEM BY OTHERS, MOUNT AT +18" AFF U.O.N. TO CENTERLINE OF BOX AND PROVIDE 1" CO STUB TO ATTIC SPACE WITH PULLSTRING

- 4SD J-BOX FOR EXTERIOR FIRE ALARM HORN (DEVICE BY OTHERS), MOUNT AT +80" AFF TO TOP OF DEVICE WITH 3/4" CONDUIT STUBBED TO ATTIC WITH PULLSTRING

- 4SD J-BOX FOR FIRE ALARM STROBE (DEVICE BY OTHERS), BOTTOM OF LENS 80" MIN TOP OF LENS 96" MAX AFF WITH 3/4" CONDUIT TO EXTERIOR FIRE ALARM HORN WITH PULLSTRING

- 4SD J-BOX FOR FIRE ALARM PULLSTATION (DEVICE BY OTHERS), MOUNT AT +48" AFF TO TOP OF CONTROL BOX WITH 3/4" CONDUIT TO FIRE ALARM STROBE WITH PULLSTRING

- EXIT SIGN WITH BATTERY BACK UP, EXIT SIGN REQUIRED FOR CLASSROOMS WITH TWO OR MORE EXTERIOR DOORS, CLASSROOMS WITH ONE EXTERIOR DOOR-OPTIONAL, FLS, 90" BACK UP

- CLOCK OUTLET AT +90" AFF TO CENTERLINE OF DEVICE
- EXTERIOR LED LIGHT FIXTURE, 30w MAX WITH PHOTOCCELL, MOUNT AT +93" AFF

- ROOF MOUNTED WEATHER PROOF GFI RECEPTACLE
- GFI
- WP

- DUPLEX (WALL MOUNTED) RECEPTACLE 15A-125V-3 WIRE, MOUNT AT +15" AFF U.O.N. TO BOTTOM OF OUTLET BOX

- 3-WAY LIGHT SWITCH, MOUNT AT+48" AFF TO TOP OF SWITCH BOX

- LIGHT SWITCH, MOUNT AT+48" AFF TO TOP OF SWITCH BOX

- SINGLE BUTTON DIMMER SWITCH, AT +48" AFF, TO TOP OF SWITCH BOX, WATTSTOPPER #LMCM-101 OR EQUAL

- SINGLE SWITCH WALL OCCUPANCY SENSOR, WATTSTOPPER PW-100 OR EQUAL, SENSOR TO BE MOUNTED AT +44" AFF AND USE FOR OPEN ROOM (OR RESTROOM) LESS THAN 100 SQ FT W/ (1) CIRCUIT.

- ULTRASONIC CEILING OCCUPANCY SENSOR, WATTSTOPPER W-500A OR EQUAL, SENSOR TO BE CONNECTED TO KEYED LIGHT SWITCHES FOR MANUAL OVERRIDE AND USE FOR RESTROOM W/ PARTITIONS.

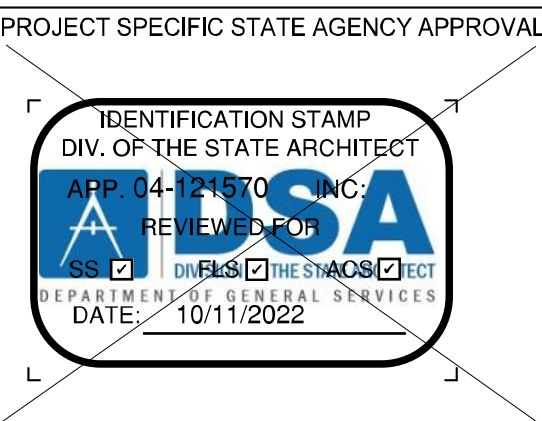
- CEILING MOUNTED PHOTOCCELL, WATTSTOPPER #LMCS-500 OR EQUAL

- CEILING MOUNTED OCCUPANCY SENSOR, WATTSTOPPER #LMPC-100 OR EQUAL

- 2x4 CEILING LIGHT LED PANEL, LAY-IN, LED LIGHT FIXTURE WITH DIMMABLE DRIVER SHENZHEN DIM LIGHTING CO., LTD. -MODEL DM-P72448W-40K-ZZ, WATTAGE: 48W (48" LG) OR EQUAL, SEE SPECIFICATION SHEETS FOR DETAILS

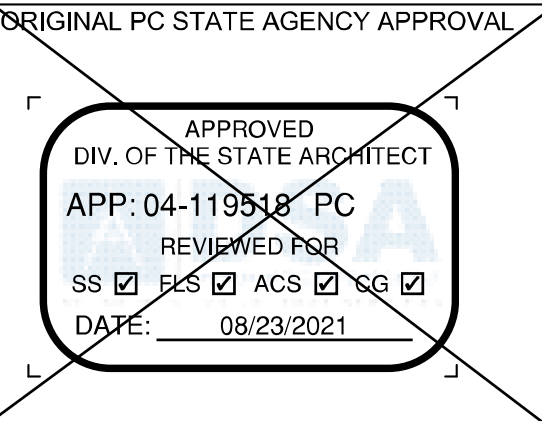
- 2x4 CEILING LIGHT LED PANEL, LAY-IN, LED LIGHT FIXTURE WITH DIMMABLE DRIVER SHENZHEN DIM LIGHTING CO., LTD. -MODEL DM-P72448W-50K-ZZ, WATTAGE: 48W (48" LG) OR EQUAL, SEE SPECIFICATION SHEETS FOR DETAILS
- EACH LIGHT FIXTURE WHICH IS INDICATED AS BEING AN EMERGENCY LIGHT SHALL HAVE AN EMERGENCY POWER SUPPLY INSTALLED ON THE FIXTURE, THE EMERGENCY POWER SUPPLY SHALL PROVIDE POWER TO A SINGLE LED PANEL WITHIN THE FIXTURE FOR NO LESS THAN 90 MINUTES, ANY LIGHT FIXTURE EQUIPPED WITH AN EMERGENCY POWER SUPPLY SHALL BE WIRED IN SUCH A MANNER THAT THE BATTERY WILL BE ACTIVATED IMMEDIATELY UPON LOSS OF POWER TO THE FIXTURE, ADDITIONALLY THE EMERGENCY POWER SUPPLY SHALL BE OPERATED USING BATTERY POWER LIGHTING CONTROL SWITCHES AND SENSORS SHALL NOT BE ABLE TO SHUT THE FIXTURE OFF.

NOTE: SEE 4/A3.2 FOR PHOTOMETRIC DATA



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REVISIONS		
#	Description	BY

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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
ELECTRICAL
SCHEDULE 40x32

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

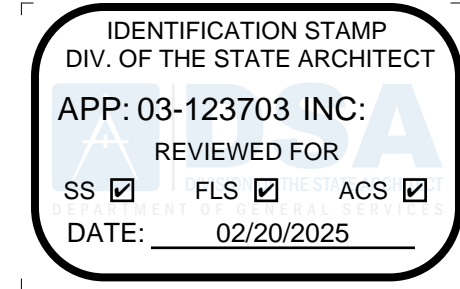
CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
E1.5

SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL



PROFESSIONAL STAMP



5.10.2024

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CLIENT

1320 W. Oleander Avenue, Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5768



REVISIONS

Description BY

PROJECT TITLE

FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE

ELECTRICAL
SCHEDULE 40x32

PROJECT NUMBER

23230

DRAWN BY

rMc/SC

CHECKED BY

JA/RT

DATE

8/09/2021

SHEET NO.

E1.5

SHEET OF SHEETS

[illegible]

ATTACHMENT 3: Mechanical Equipment List

This attachment summarizes all the HVAC equipment and controls required for each size modular building. Indicate NA for all non-applicable boxes.

LIST OF MECHANICAL EQUIPMENT					
Any substitutions of equipment made to the approved PC must be equal or better than the equipment listed below.					
Modular size and equipment type	4.0 TON WM HVAC	5.0 TON WM HVAC	3.5 TON WM HVAC	4.0 TON PACKAGED HVAC	Responsible for programming/commissioning (builder or HVAC contractor)
HVAC Equipment Make and Model	BARD W48HC-A	BARD W60H1	BARD W42H1	CARRIER 50VTC48	NA
BTUH Heating Cooling	41,500 45,500	51,000 55,500	38,500 40,000	48,000 48,000	NA
Indoor/Blower Fan BHP/HP CFM @ at 7 inch WC	1/3-825-2 2.5 24"-2900	1/3-825-2 4.1 24"-3700	1/3-825-2 2.5 24"-2900		NA
Strip Heating Maximum allowed or Not Allowed if not modeled	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NA
Minimum allowed SEER, EER, HSPF and/or COP, and Phase	14, 11, 3.40, 3	14, 11, 3.30, 3	14, 11, 3.40, 3	14, 12, 2.40 or 8, 3	NA
Thermostat Make and Model Setback - § 120.2(c) Heat Pumps - § 120.2(b)	BARD #8403-061 C18H1	BARD #8403-061 C60H1	BARD #8403-061 C42H1	Corporate Thermostat	(Responsible Person) Required Acceptance Test NRCA-MCH-03-A
Shut-off and Reset Make and Model Occupancy Sensor or 4 hr override - § 120.2(e)	STANDARD BUILT-IN	STANDARD BUILT-IN	STANDARD BUILT-IN	STANDARD BUILT-IN	(Responsible Person) Required Acceptance Test NRCA-MCH-03-A
Economizer Equipment Make and Model - § 140.4(e)	N/A	N/A	N/A	N/A	(Responsible Person) Required Acceptance Test NRCA-MCH-02-A and 05-A
Economizer Controls Make and Model - § 140.4(e)	N/A	N/A	N/A	N/A	(Responsible Person) Required Acceptance Test NRCA-MCH-02-A and 05-A
Economizer Fault Detection Software Make and Model - § 120.2(i)	N/A	N/A	N/A	N/A	(Responsible Person) Required Acceptance Test NRCA-MCH-12-A or 13-A
Outside Air in CFM - § 120.1(c)3	1500	1650	1250	4000	(Responsible Person) Required Acceptance Test NRCA-MCH-02-A
Ventilation Kit If economizer is not installed specify Make and Model.	CRV-F5	CRV-F5	CRV-F5	N/A	(Responsible Person) Required Acceptance Test NRCA-MCH-02-A
Demand Control Ventilation Co2 Sensor with ppm display Make and Model - § 120.1(i)4					(Responsible Person) Required Acceptance Test NRCA-MCH-06-A
Minimum Designed Outside Air in CFM - § 120.1(c)3	1500	1650	1250	4000	(Responsible Person) Required Acceptance Test NRCA-MCH-02-A
Demand Shed Thermostat Make Model If DDC to the zone § 120.2(h)					(Responsible Person) Required Acceptance Test NRCA-MCH-11-A

NOTE: SEE M0.1 AND CUT SHEETS FOR ADDITIONAL EQUIPMENT OPTIONS

120.1(D)
THERMOSTAT SHALL BE PROGRAMED WITH EXPECTED OCCUPIED TIMES. AIR HANDLER FAN WILL BE PROGRAMED TO RUN DURING ALL OCCUPIED TIMES. PRE-OCCUPANCY PURGE SHALL BE PROGRAMED ONE HOUR PRIOR TO THE MODULAR BUILDING BEING NORMALLY OCCUPIED.

FOR ROOF MOUNTED HVAC UNITS A GASKET SHALL BE PLACED BETWEEN THE CURB AND THE HVAC UNIT. MASTIC SEALANT SHALL BE USED TO SEAL ALL SEAMS BETWEEN THE HVAC UNIT AND THE CURB. THE SUPPLY AND RETURN DUCTS SHALL BE ATTACHED TO THE CURB AND MASTIC SHALL BE USED TO SEAL THE DUCTS TO THE CURB. THE SUPPLY AND RETURN DUCTS SHALL BE THE SAME SIZE AND ALIGN WITH THE HVAC UNIT.

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

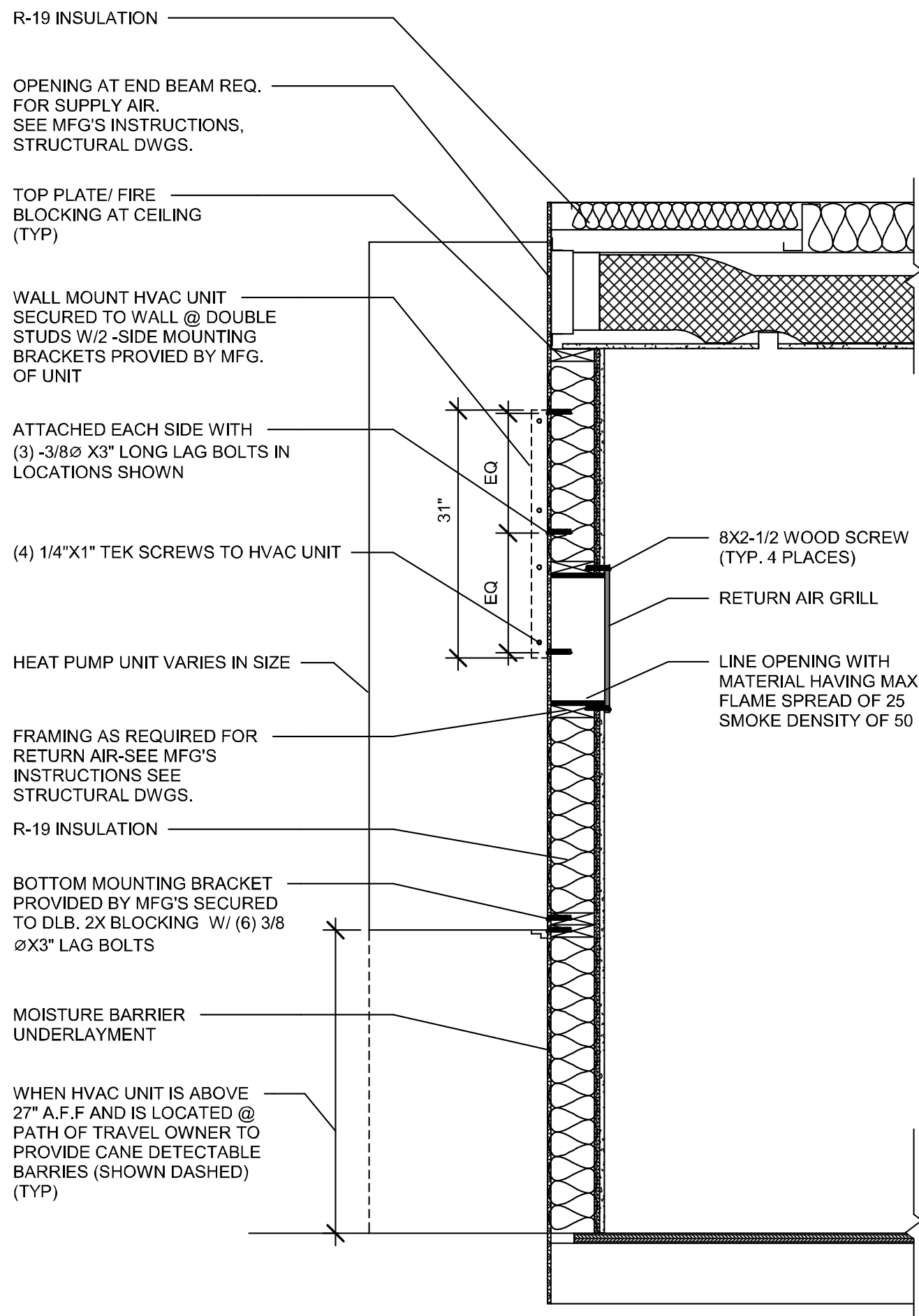
DUCT INSTALLATION AND PLENUMS SHALL MEET THE REQUIREMENTS OF ENERGY CODE SECTION 120.4 AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS. HORIZONTAL FLEX DUCT SHALL BE SUPPORTED AT A MAXIMUM 4 FT INTERVALS, WITH HANGING STRAPS A MINIMUM 1 1/2 IN. WIDE. DUCTS MUST BE PULLED TIGHT WITH A MAXIMUM SAG OF 1/2" PER FOOT OF HORIZONTAL RUN. DUCT SHALL NOT BE KINKED OR CRUSHED. BEND RADIUS EQUAL TO THE DUCT DIAMETER OR GREATER.

Section 10-103 of the Energy Code requires Acceptance Test on all newly installed lighting controls, mechanical systems and process equipment.

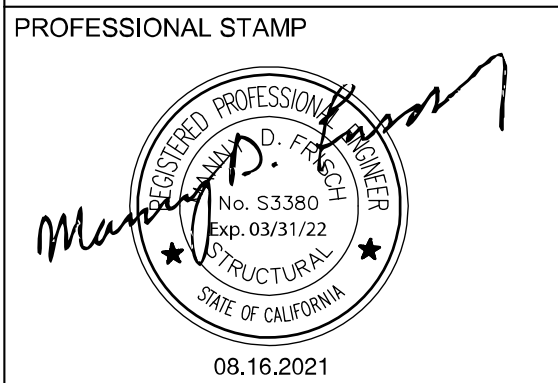
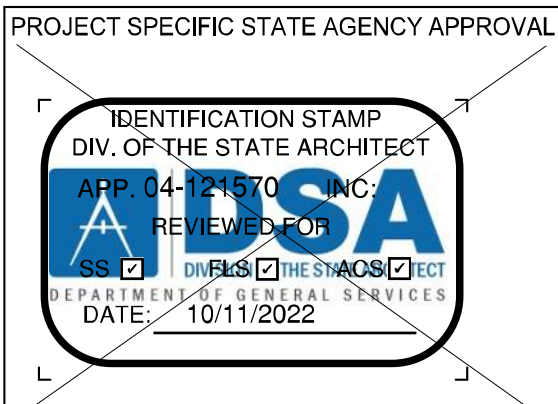
Lighting acceptance tests must be performed by a certified Acceptance Test Technician (ATT).

Mechanical acceptance test must be performed by a certified ATT starting October 1, 2021.

The acceptance testing procedures must be repeated, and deficiencies must be corrected by the builder or installing contractor until the construction/installation of the specified systems conform and pass the required acceptance criteria.

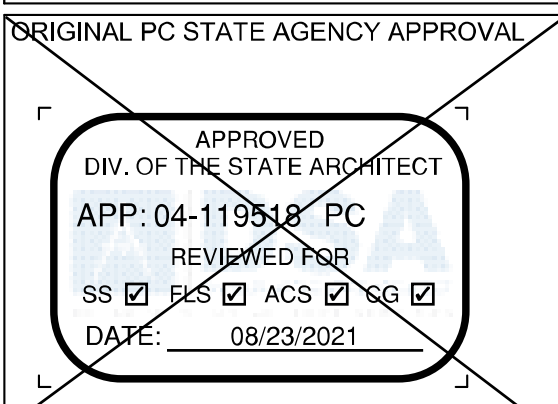


2 3/4" = 1'-0" HVAC @ WALL SECTION



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CLIENT
Class Leasing
1320 W. Oleander Ave. Perris CA 92571-7408
VOICE (951) 943-1908 Fax (951) 943-5768



Revision Schedule		
#	Description	Date

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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
MISCELLANEOUS
NOTES & DETAILS

PROJECT NUMBER
20137

DRAWN BY
rMc/CG

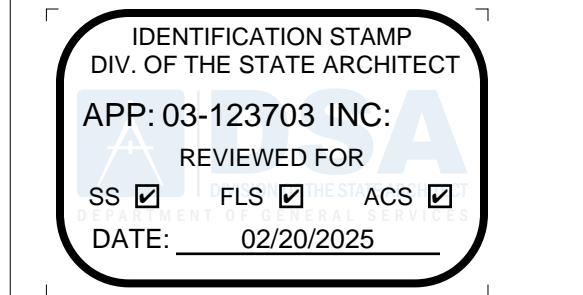
CHECKED BY
RH/RT

DATE
8/09/2021

SHEET NO.
M0.2

SHEET CF

PROJECT SPECIFIC STATE AGENCY APPROVAL



PROFESSIONAL STAMP



5.10.2024

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REVISIONS		
#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
MISCELLANEOUS
NOTES & DETAILS

PROJECT NUMBER
23230

DRAWN BY
rMc/CG

CHECKED BY
RH/RT

DATE
8/09/2021

SHEET NO.
M0.2

SHEET OF SHEETS

BUILDING ENERGY ANALYSIS REPORT	
<p>PROJECT: 30X32 (PC 04-119518) - Wall AC Climate Zone 16 Blue Canyon, CA</p> <p>Project Designer: R & S Tavares Associates 11590 Bernardo Cl. #100 San Diego, Ca. 92127</p> <p>Report Prepared by: LAL SAHGAL LSA CONSULTING ENGINEERS 83, WINDSWEEP WAY MISSION VIEJO, CA. 92692 (949) 830-4746</p> <p>Job Number: Date: 8/18/2021</p> <p><small>The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2019 Building Energy Efficiency Standards. This program developed by EnergySoft Software - www.energysoft.com</small></p>	

Project Name:	30X32 (PC 04-119518) - Wall AC	NRCC-PRF-01-E	Page 2 of 12
Project Address:	Climate Zone 16 Blue Canyon	Calculation Date/Time:	15:15, Wed, Aug 18, 2021
Input File Name:	30X32 PC - CZ16(Wall AC) 8-18-21.cbd19x		
C1. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kWh/ft²-yr)			
COMPLIES			
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ¹
Space Heating	55.06	133.64	-78.58
Space Cooling	50.12	42.47	7.65
Indoor Fans	191.40	86.79	104.61
Heat Rejection	—	—	—
Pumps & Misc.	—	—	—
Domestic Hot Water	25.90	—	25.90
Indoor Lighting	40.08	25.76	14.32
ENERGY STANDARDS COMPLIANCE TOTAL	362.56	314.56	48.00 (13.2%)
¹ Notes: The number in parenthesis following the Compliance Margin in column 4, represents the Percent better than Standard.			
C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS¹			
<input type="checkbox"/> This project is pursuing CalGreen Tier 1 <input type="checkbox"/> This project is pursuing CalGreen Tier 2			
Miscellaneous Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ¹
Receptacle	72.32	72.32	—
Process	—	—	—
Other Ltg	—	—	—
Process Motors	—	—	—
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	434.88	386.88	48.00 (11.0%)
¹ Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.			

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-18 15:15:43

Project Name:	30X32 (PC 04-119518) - Wall AC	NRCC-PRF-01-E	Page 5 of 12						
Project Address:	Climate Zone 16 Blue Canyon	Calculation Date/Time:	15:15, Wed, Aug 18, 2021						
Input File Name:	30X32 PC - CZ16(Wall AC) 8-18-21.cbd19x								
G3. OPAQUE SURFACE ASSEMBLY SUMMARY									
	2	3	4	5	6	7	8	9	10
Surface Name	Surface Type	Area (ft ²)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	U-Factor
Standing Seam R-38 Metal16	Roof	960	NA	36	4	U-Factor	0.048	Metal Standing Seam - 1/16 in. Expanded Polystyrene - EPS - 1 in. R-2 Metal standing seam roof, R-36	N
¹ Status: N - New, A - Altered, E - Existing									

G5. FENESTRATION ASSEMBLY SUMMARY									
1	2	3	4	5	6	7	8	9	10
Fenestration Assembly Name / Tag or I.D.	Fenestration Type / Product Type / Frame Type	Certification Method ¹	Assembly Method	Area ft ²	Overall U-Factor	Overall SHGC	Overall VT	Shading Coefficient	Status
Sierra Pacific Windows	VerticalFenestration FixedWindow N/A	NFRC Rated	Manufactured	96	0.35	0.24	0.50	N	
Solutube	Skylight FixedWindow NonMetalFraming	Default Performance	Manufactured	22	0.84	0.67	1.00	N	
¹ Newly installed fenestration shall have a certified NFRC label Certificate or use the CEC Adjusted U-factor in Table 110.5-B and Table 110.5-B, Center of Glass (COG) values are for the glass only, determined by the manufacturer, and are shown for ease of verification. See both fenestration values are calculated per Nonresidential Appendix A6B and are used in the analysis.									
² Status: N - New, A - Altered, E - Existing									

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HVAC System Heating and Cooling Loads Summary	15

Project Name:	30X32 (PC 04-119518) - Wall AC	NRCC-PRF-01-E	Page 3 of 12			
Project Address:	Climate Zone 16 Blue Canyon	Calculation Date/Time:	15:15, Wed, Aug 18, 2021			
Input File Name:	30X32 PC - CZ16(Wall AC) 8-18-21.cbd19x					
C3. ENERGY USE SUMMARY						
Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	---	4.1	---	26.8	---	---
Space Cooling	1.6	1.4	0.2	---	---	---
Indoor Fans	6.3	2.9	3.4	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	---	---	---	---	---	---
Domestic Hot Water	---	---	---	13.8	13.8	0.0
Indoor Lighting	1.4	0.9	0.5	---	---	---
Compliance Total	9.3	9.3	0.0	40.6	13.8	26.8
Receptacle	2.5	2.5	0.0	---	---	---
Process	---	---	---	---	---	---
Other Ltg	---	---	---	---	---	---
Process Motors	---	---	---	---	---	---
TOTAL	11.8	11.8	0.0	40.6	13.8	26.8

D. EXCEPTIONAL CONDITIONS	
The building does not include service water heating. Verify that service water heating is not required and is not included in the design.	
This project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-UI-Q2-4) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.	
E. HERS VERIFICATION	
This Section Does Not Apply	
F. ADDITIONAL REMARKS	
Standard Building (Compliance)	

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Project Name:	30X32 (PC 04-119518) - Wall AC	NRCC-PRF-01-E	Page 6 of 12								
Project Address:	Climate Zone 16 Blue Canyon	Calculation Date/Time:	15:15, Wed Aug 18, 2021								
Input File Name:	30X32 PC - CZ16(Wall AC) 8-18-21.cbd19x										
H1. DRY SYSTEM EQUIPMENT (furnaces, air handling units, heat pumps, VRs, economizers etc.)											
1	2	3	4	5	6	7	8	9	10	11	12
			Heating				Cooling				
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Notes
AC-1	SPVHP (Packaged)Phase	1	34	0	COP	3.30	35	EER	11.10	NoEconomiizer	N
Status: N - New, A - Altered, E - Existing											

H2. FAN SYSTEMS SUMMARY¹												
1	2	3	4	5	6	7	8	9	10	11	12	13
Name or Item Tag	System Type	Design OA	CFM	CFM	BHP	Watts	Control	CFM	BHP	Watts	Control	Economizer Type (if present)
AC-1	SPVHP	367	1100	0.500	436.0	ConstantVolume	NA	NA	NA	NA	NA	NoEconomiizer
¹ Status: N - New, A - Altered, E - Existing												

H3. EXHAUST FAN SUMMARY	
This Section Does Not Apply	
H4. Wet System Equipment(boilers,chillers,cooling towers,etc.)	
This Section Does Not Apply	

H5. SYSTEM SPECIAL FEATURES					
1	2	3	4	5	6
System Name	Optimum Start	Window Interlocks per §140.4(n)	Evaporative Cooling	Heat Recovery	Other Controls
AC-1	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DDC Controls, No DDC No Economizer, No Supply Air Temp. Control

Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-AN-E

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Project Name:	30X32 (PC 04-119518) - Wall AC	NRCC-PRF-01-E	Page 1 of 12
Project Address:	Climate Zone 16 Blue Canyon	Calculation Date/Time:	15:15, Wed, Aug 18, 2021
Input File Name:	30X32 PC - CZ16(Wall AC) 8-18-21.cbd19x		

A. GENERAL INFORMATION			
1	Project Location (city)	Blue Canyon	8
2	CA Zip Code		9
3	Climate Zone	16	10
4	Total Conditioned Floor Area in Scope	960 ft ²	11
5	Total Unconditioned Floor Area	0 ft ²	12
6	Total # of Stories (Habitable Above Grade)	1	13
7	Total # of dwelling units	0	14
	Standards Version	Compliance2019	
	Compliance Software (version)	EnergyPro 8.2	
	Weather File	BLUE-CANYON_725845_CZ010.epw	
	Building Orientation (deg)	[E] 75 deg	
	Permitted Scope of Work	NewComplete	
	Building Type(s)	Nonresidential	
	Gas Type	NaturalGas	

B. PROJECT SUMMARY			
Table Instructions: Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively (if within permit application).			
Building Components Complying via Performance			
Envelope (see Table G)	<input checked="" type="checkbox"/> Performance	Covered Process: Commercial Kitchens	<input type="checkbox"/> Performance
	<input type="checkbox"/> Not Included		<input checked="" type="checkbox"/> Not Included
Mechanical (see Table H)	<input checked="" type="checkbox"/> Performance	Covered Process: Computer Rooms	<input type="checkbox"/> Performance
	<input type="checkbox"/> Not Included		<input checked="" type="checkbox"/> Not Included
Domestic Hot Water (see Table I)	<input checked="" type="checkbox"/> Performance	Covered Process: Laboratory Exhaust	<input type="checkbox"/> Performance
	<input type="checkbox"/> Not Included		<input checked="" type="checkbox"/> Not Included
Building Components Complying Prescriptively			
The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).			
Indoor Lighting (Unconditioned)		\$140.6	NRCC-LTI-E
Indoor Lighting		Unconditioned	NRCC-LTI-E
Outdoor Lighting		\$140.7	NRCC-LTI-E
Sign Lighting		\$140.8	NRCC-LTI-E
Mandatory Measures			
Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E).			
Electrical Power Distribution		\$110.11	NRCC-ELC-E
Commissioning		\$110.8	NRCC-CM-E
Solar Ready		\$110.10	NRCC-SRA-E

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Project Name:	30X32 (PC 04-119518) - Wall AC	NRCC-PRF-01-E	Page 4 of 12																
Project Address:	Climate Zone 16 Blue Canyon	Calculation Date/Time:	15:15, Wed, Aug 18, 2021																
Input File Name:	30X32 PC - CZ16(Wall AC) 8-18-21.cbd19x																		
G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)																			
1		2		3		4													
Opaque Surfaces & Orientation		Total Gross Surface Area (ft²)		Total Fenestration Area (ft²)		Window to Wall Ratio (%)													
North-Facing¹		300 ft²		64 ft²		21.3%													
East-Facing²		320 ft²		0 ft²		00.0%													
South-Facing³		320 ft²		32 ft²		10.7%													
West-Facing⁴		320 ft²		0 ft²		00.0%													
Total		1,240 ft²		96 ft²		07.7%													
Roof		960 ft²		22 ft²		02.3%													
Notes:																			
¹ North-Facing is oriented to within 45 degrees of true north, including 45°00'00" east of north (NE), but excluding 45°00'00" west of north (NW).																			
² East-Facing is oriented to within 45 degrees of true east, including 45°00'00" south of east (SE), but excluding 45°00'00" north of east (NE).																			
³ South-Facing is oriented to within 45 degrees of true south, including 45°00'00" west of south (SW), but excluding 45°00'00" east of south (SE).																			
⁴ West-Facing is oriented to within 45 degrees of true west, including 45°00'00" north of due west (NW), but excluding 45°00'00" south of west (SW).																			
G3. OPAQUE SURFACE ASSEMBLY SUMMARY																			
1		2		3		4		5		6		7		8		9		10	
Surface Name		Surface Type		Area (ft²)		Framing Type		Cavity R-Value		Continuous R-Value		Units		Value		Description of Assembly Layers		U-Factor	
R-21 Metal Wall w/2 EPS7		ExteriorWall		1240		Metal		21		10		U-Factor		0.064		Stucco - 7/8 in. Vapor permeable mat - 1/8 in. Expanded Polystyrene - EPS - 2 1/2 in. R21 Metal framed wall, 16in. OC, 5.5in., R-21 Gypsum Board - 1/2 in.		N	
R-19 Metal Floor Crawlspace14		ExteriorFloor		960		Metal		19		NA		U-Factor		0.059		Vented Crawl Space Metal framed floor, 16in. OC, 5.5in., R-19 Plywood - 1/2 in. Carpet - 3/4 in.		N	

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Project Address:	Climate Zone 16 Blue Canyon	Calculation Date/Time:	15:15, Wed, Aug 18, 2021								
Input File Name:	30X32 PC - CZ16(Wall AC) 8-18-21.cbd19x										
H6. MECHANICAL VENTILATION											
1	2	3	4	5	6	7	8	9			
Zone Name	Mechanical Ventilation							DCV or Occupant Sensor Controls, or Both			
	Ventilation Function	# hotel rooms	# of people	# of bedrooms	Supply OA CFM	Exhaust CFM	Conditioned Area (ft ²)				
1-First Floor	Education - Classrooms (ages 9-18)	0	24.48	0	367	0	960	NA			
Multifamily or Hotel/Motel Occupancy? (If "Yes", see DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY)								No			
Does the Project include Zonal Systems?								No			
H7. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY											
1	2	3	4	5	6	7	8	9	10	11	12
System ID	Zone Name	System Type	Rated Capacity (kBtu/h)		Airflow (cfm)			Fan			
			Heating	Cooling	Design	Min.	Min. Ratio	BHP	Watts	Cycles	ECM Motor
1-First Floor-Trm	1-First Floor	Uncontrolled	NA	NA	1100	NA	0.00	NA	NA	NA	<input type="checkbox"/>
H8. EVAPORATIVE COOLER SUMMARY											
This Section Does Not Apply											

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PROJECT SPECIFIC STATE AGENCY APPROVAL	
IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT APP: 04-119518 - INC. REVIEWED FOR SS <input checked="" type="checkbox"/> FLS <input checked="" type="checkbox"/> ACS <input checked="" type="checkbox"/> DATE: 02/20/2025	

PROFESSIONAL STAMP	
DESIGN & CONSTRUCTION PROJECT R & S TAVARES ASSOCIATES 11590 W. BERNARDINO COUNTY, SUITE 100 SAN DIEGO, CA 92127 www.rstavares.com	
PROFESSION	

Project Name:	30X32 (PC 04-119518) - Wall AC	NRCC-PRF-01-E	Page 8 of 12		
Project Address:	Climate Zone 16 Blue Canyon	Calculation Date/Time:	15:15, Wed, Aug 18, 2021		
Input File Name:	30X32 PC - CZ16(Wall AC) 8-18-21.cbd13h				
K1. INDOOR CONDITIONED LIGHTING GENERAL INFO					
1	2	3	4	5	6
Occupancy Type ¹	Conditioned Floor Area ² (ft ²)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance	
				Area Category Footnotes (Watts)	Tailored Method (Watts)
Classroom, Lecture, Training, Vocational Areas	960	432	0	0	0
Building Totals:	960	432	0	0	0

¹ See Table 140.6-C
² See NRCC-CH-02-E for unconditioned space
Lighting information for existing space modeled is not included in the table

K2. INDOOR CONDITIONED LIGHTING SCHEDULE					
Luminaire Schedule (includes all permanent installed lighting in conditioned space, and portable lighting over 0.3 w/ft ² in offices)		Installed Watts (Conditioned)			
1	2	3	4	5	6
Name or Item Tag	Complete Luminaire Description (i.e., 3-lamp fluorescent troffer, F32TL, one dimmable electronic ballast)	Watts per luminaire	How Wattage is Determined	Total Number Luminaires	Installed Watts
L-1	2X4 LED Panel Light	48	CEC Default from NAB	9	432

K3. INDOOR CONDITIONED LIGHTING CONTROL CREDITS								
Lighting Control Credits Schedule (includes all lighting controls installed in conditioned space for compliance credit per §140.6(a)(2) and Table 140.6-A)								
1	2	3	4	5	6	7	8	9
Area Description	Primary Function Area (must meet requirements of Table 140.6-A)	Type of Lighting Control	Power Adjustment Factor (PAF)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Lighting Controlled (Watts)	Control Credit (Watts)
S-1-First floor	Classroom, Lecture, Training, Vocational Areas	NA	0.00 0.00 0.00 0.00	L-1	432.0	9	432	0

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Project Address:	Climate Zone 16 Blue Canyon	Calculation Date/Time:	15:15, Wed, Aug 18, 2021
Input File Name:	30X32 PC - CZ16(Wall AC) 8-18-21.cbd13h		
M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE			
Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCC/			
Building Component	Form/Title		
Envelope	NRCA-ENV-02-F - NRRC label verification for fenestration		
Indoor Lighting	NRCA-LI-02-A - Occupancy Sensors and Automatic Time Switch Controls		
Mechanical	NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap		

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Project Name:	30X32 (PC 04-119518) - Wall AC	NRCC-PRF-01-E	Page 9 of 12			
Project Address:	Climate Zone 16 Blue Canyon	Calculation Date/Time:	15:15, Wed, Aug 18, 2021			
Input File Name:	30X32 PC - CZ16(Wall AC) 8-18-21.cbd13h					
K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROLS						
Building Level Controls						
1		2				
Mandatory Demand Response §110.12(c)		Shut-Off Controls §130.1(c)				
Required		Required				
Area Level Controls (includes all lighting controls installed in conditioned space to meet mandatory requirements per §130.1)						
4	5	6	7	8	9	10
Area Description	Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary Daylighting §130.1(d)	Secondary Daylighting §140.5(d)

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Project Name:	30X32 (PC 04-119518) - Wall AC	NRCC-PRF-01-E	Page 12 of 12
Project Address:	Climate Zone 16 Blue Canyon	Calculation Date/Time:	15:15, Wed, Aug 18, 2021
Input File Name:	30X32 PC - CZ16(Wall AC) 8-18-21.cbd13h		

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: LSA SAHGAJ	Signature:
Company: LSA CONSULTING ENGINEERS	Signature Date: 2021-08-18
Address: 83, WINDSWEEP WAY	CEA/HERS Certification Identification (if applicable): M26885
City/State/Zip: MISSION VIEJO CA, 92692	
Phone: (949) 830-4746	

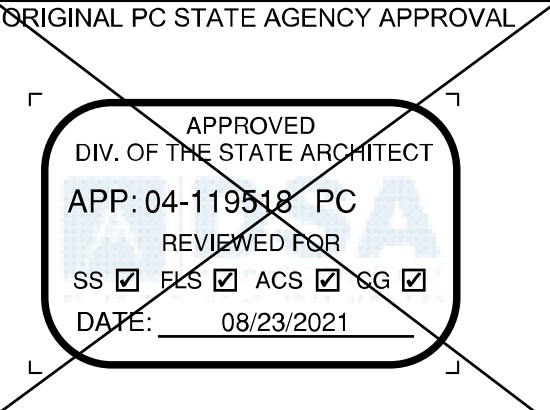
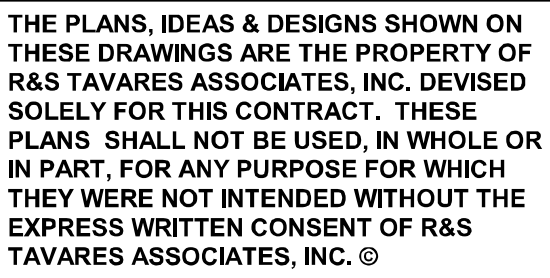
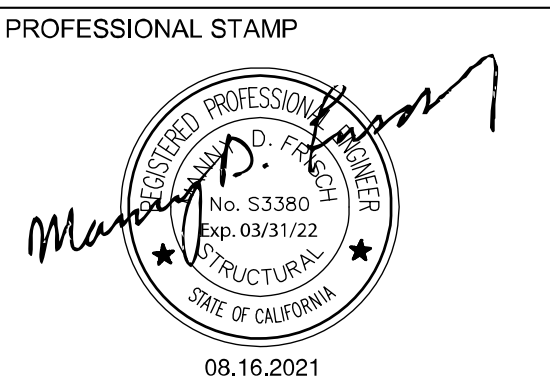
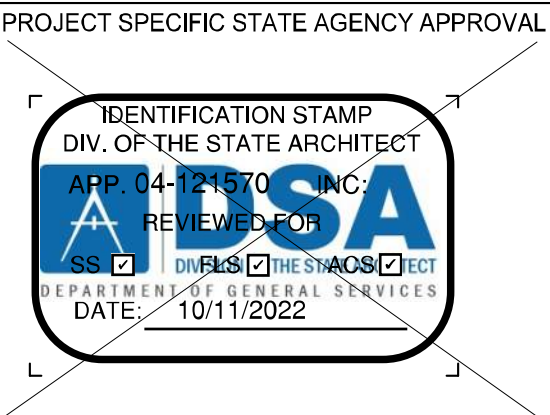
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. The information provided on this Certificate of Compliance is true and correct.	
2. I am eligible under Division 8 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).	
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.	
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.	
Responsible Envelope Designer Name:	Signature:
Company: R & S TAVARES ASSOCIATES	Date Signed:
Address: 11590 BERNARDO CL #100	Title:
City/State/Zip: San Diego Ca, 92127	License #:
Phone:	
Responsible Lighting Designer Name:	Signature:
Company: R & S TAVARES ASSOCIATES	Date Signed:
Address: 11590 BERNARDO CL #100	Title:
City/State/Zip: San Diego Ca, 92127	License #:
Phone:	
Responsible Mechanical Designer Name: Lal Sahgal	Signature:
Company: LSA Consulting Engineers	Date Signed:
Address: 83, Windswept Way	Title:
City/State/Zip: Mission Viejo Ca, 92692	License #: M26885
Phone:	

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-18 15:15:43

Project Name:	30X32 (PC 04-119518) - Wall AC	NRCC-PRF-01-E	Page 10 of 12
Project Address:	Climate Zone 16 Blue Canyon	Calculation Date/Time:	15:15, Wed, Aug 18, 2021
Input File Name:	30X32 PC - CZ16(Wall AC) 8-18-21.cbd13h		
L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION			
Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCC/			
Building Component	Form/Title		
Envelope	NRCC-ENV-01-E - Must be submitted for all buildings		
Mechanical	NRCC-MCH-01-E - Must be submitted for all buildings		
Indoor Lighting	NRCC-LI-01-E - Must be submitted for all buildings		

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-18 15:15:43

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY													
30X32 (PC 04-119518) - Wall AC						Date: 8/18/2021 Floor Area: 960							
AC-1													
ENGINEERING CHECKS		SYSTEM LOAD											
Number of Systems		COIL COOLING PEAK				COIL HTG. PEAK							
Heating System		CFM				CFM				Sensible			
Output per System		1,106				288				255			
Total Output (Btu/h)													
Output (Btu/h/ft²)													
Cooling System		Return Total Loads				Return Ventilated Lighting				Return Air Ducts			
Output per System		367				314				37			
Total Output (Btu/h)		1,432				1,432				1,432			
Output (Btu/h/ft²)		1.5				1.5				1.5			
Supply Fan		1,100				1,100				1,100			
Total Output (Btu/h)		1,432				1,432				1,432			
Output (Btu/h/ft²)		1.5				1.5				1.5			
Total Output (kW/ft²)		0.44				0.44				0.44			
Air System		TOTAL SYSTEM LOAD				36,119				9,525			
CFM per System		1,100				36,119				9,525			
Airflow (cfm/ft²)		1.14				3.73				9.93			
HVAC EQUIPMENT SELECTION		TIME OF SYSTEM PEAK											
Bad WSHB-A		33,967				0				13,777			
Airflow (cfm/ft²)		366.7				0				14.44			
Outside Air (ft³/s)		23.5				0				1.44			
Outside Air (cfm/ft²)		2.35				0				1.44			
Outside Air (kW/ft²)		0.23				0				0.23			
Airflow (cfm/ft²)		2.35				0				1.44			
Airflow (kW/ft²)		0.23				0				0.23			
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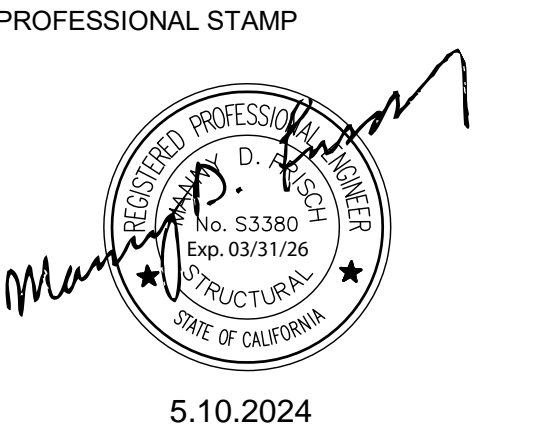
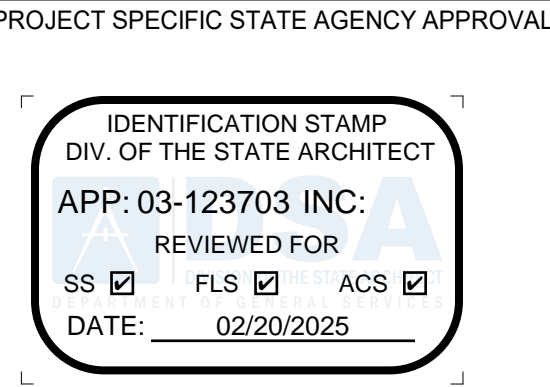
REVISIONS		
#	Description	BY

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

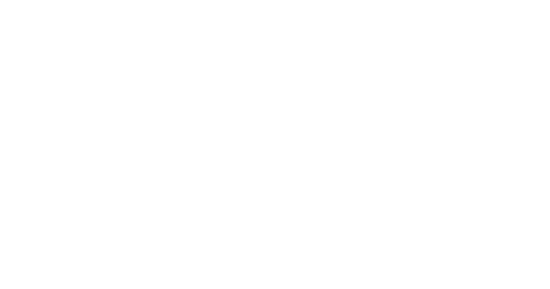
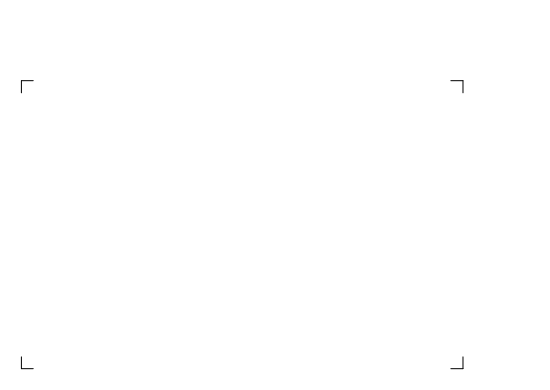
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
TITLE-24 32x30 CZ
16 (WALL AC)

PROJECT NUMBER	
20137	
DRAWN BY	rMc/CG
CHECKED BY	RH/RT
DATE	8/09/2021
SHEET NO.	M2.1.10



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REVISIONS		
#	Description	BY

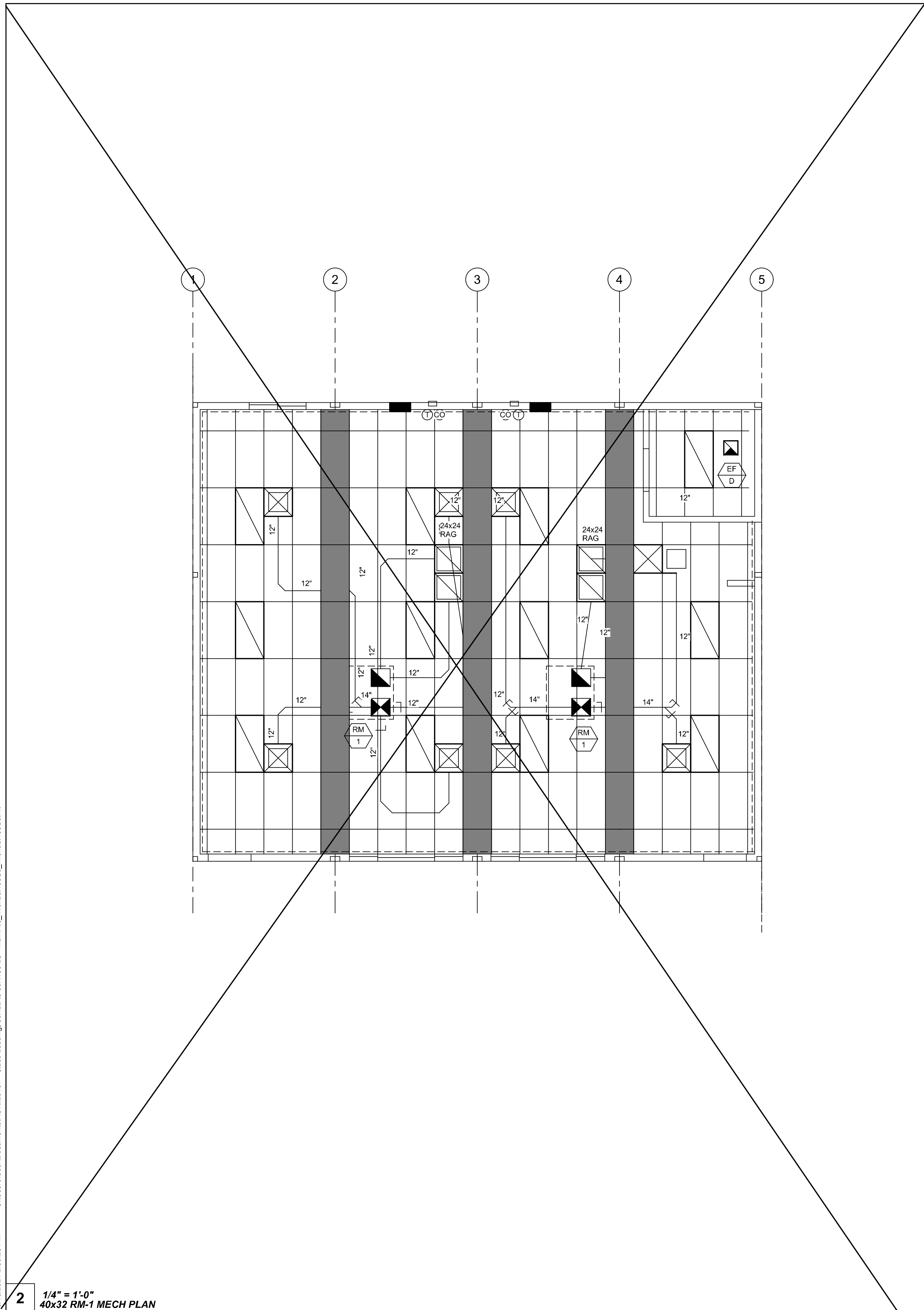
PRE-CHECK (PC) DOCUMENT CODE: 2019 CBC A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.	
PROJECT TITLE	

FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
TITLE-24 32x30 CZ
16 (WALL AC)

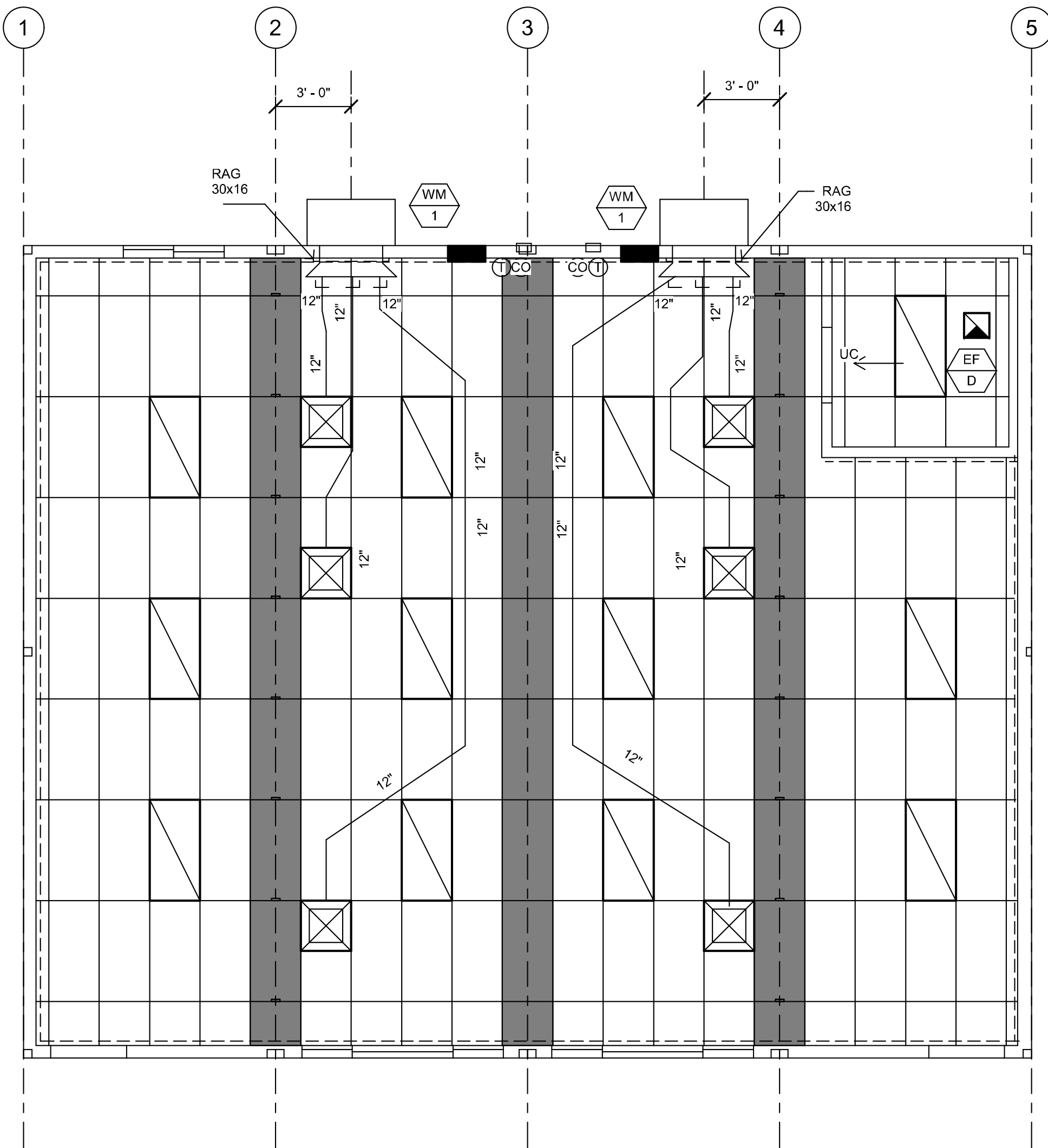
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23230	
DRAWN BY	rMc/CG
CHECKED BY	RH/RT
DATE	8/09/2021
SHEET NO.	M2.1.10

SHEET OF SHEETS

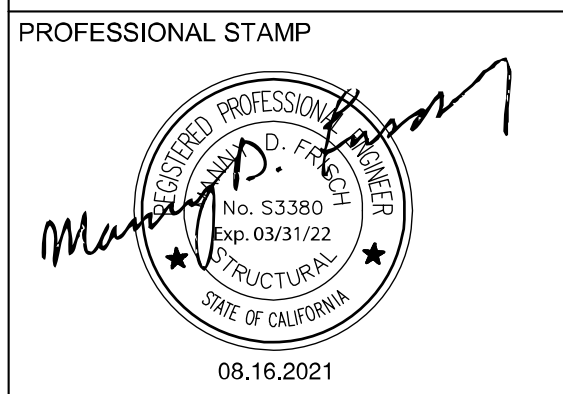
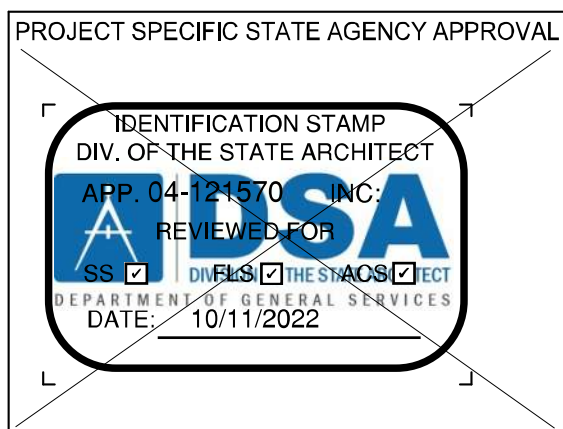


2 1/4" = 1'-0"
40x32 RM-1 MECH PLAN

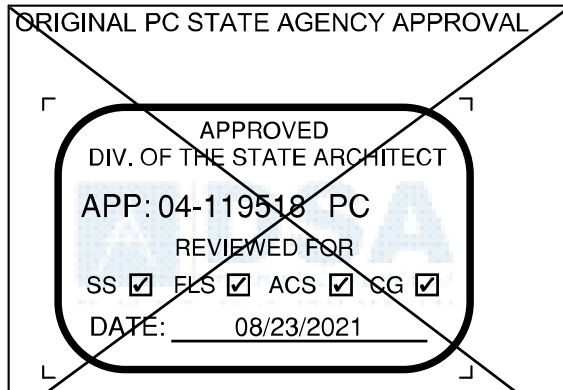
NOTE:
SEE SHEETS ALT-04 through
ALT-04.3 FOR PROJECT
SPECIFIC MECHANICAL PLANS



1 1/4" = 1'-0"
40x32 WM-1 MECH PLAN



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#	Description	BY

PRE-CHECK (PC) DOCUMENT
CODE: 2013 CBC
A SEPARATE PROJECT APPLICATION FOR
CONSTRUCTION IS REQUIRED.

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
MECHANICAL
CEILING PLAN
40x32

PROJECT NUMBER
20137

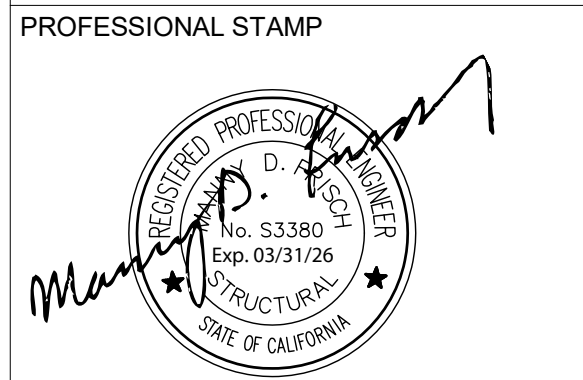
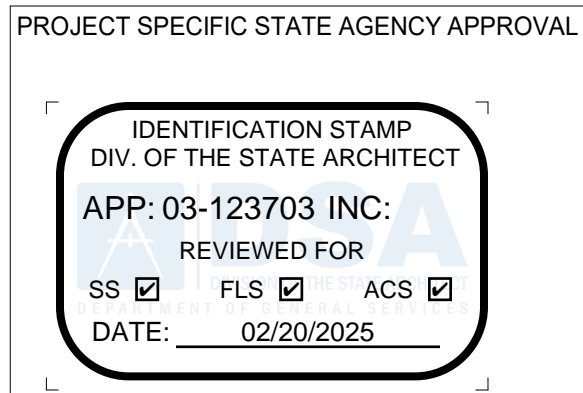
DRAWN BY
rMc/SC

CHECKED BY
JA/RT

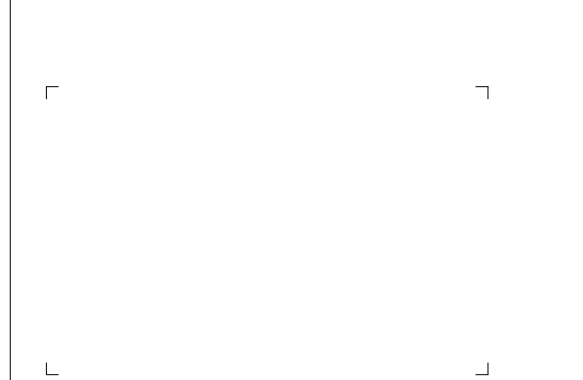
DATE
8/09/2021

SHEET NO.
M7.1

SHEET OF SHEETS



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#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
MECHANICAL
CEILING PLAN
40x32

PROJECT NUMBER
23230

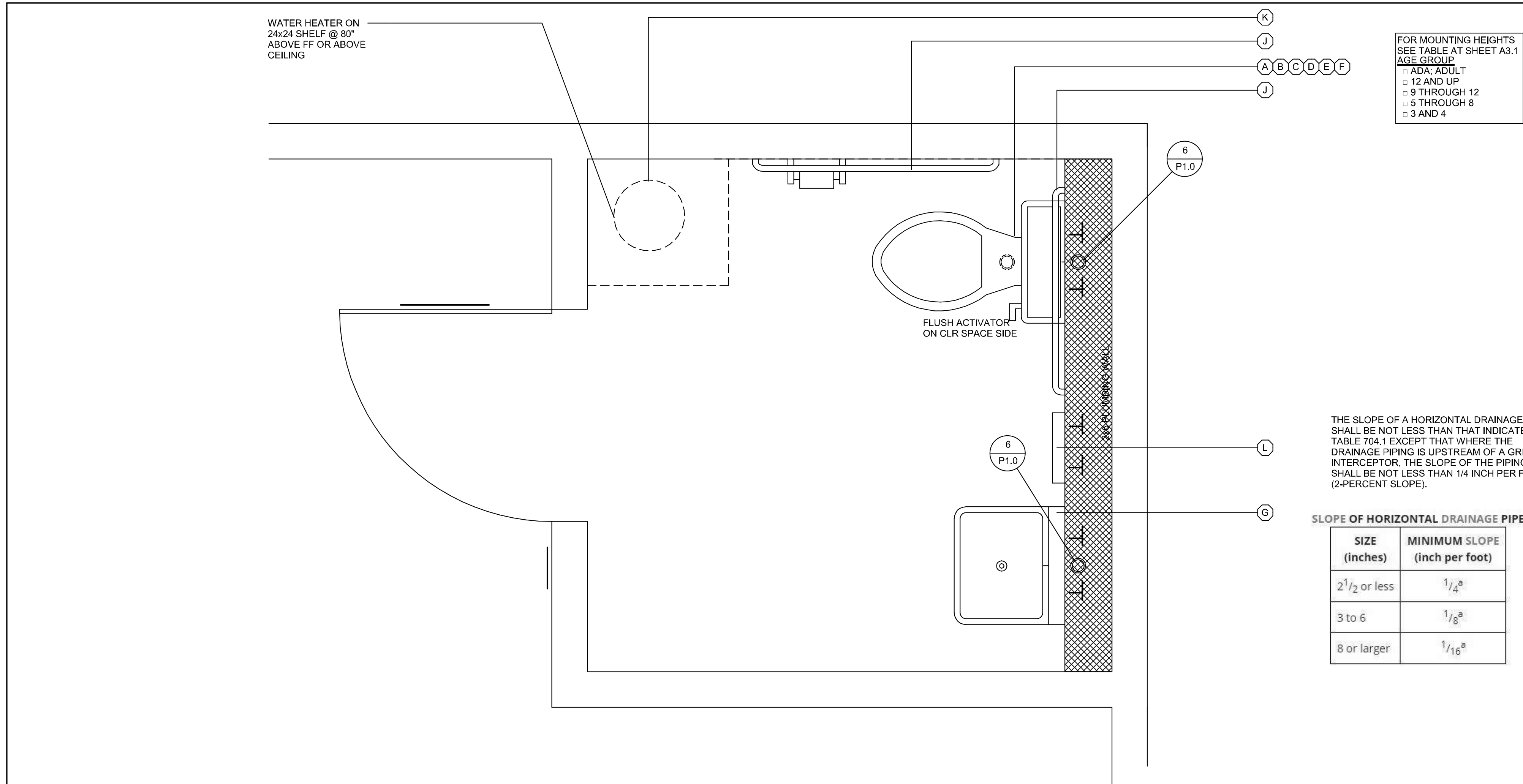
DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

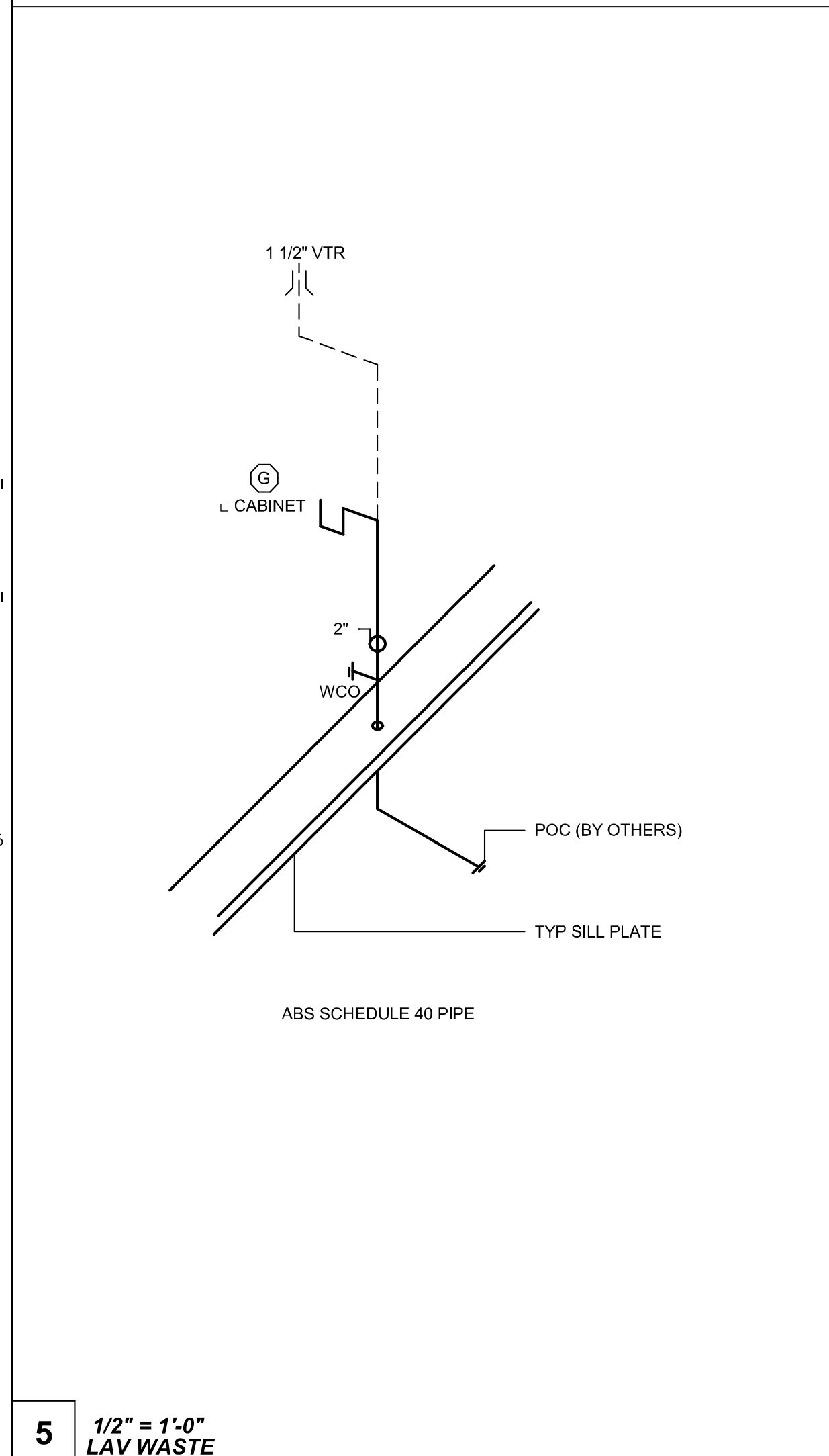
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SHEET OF SHEETS

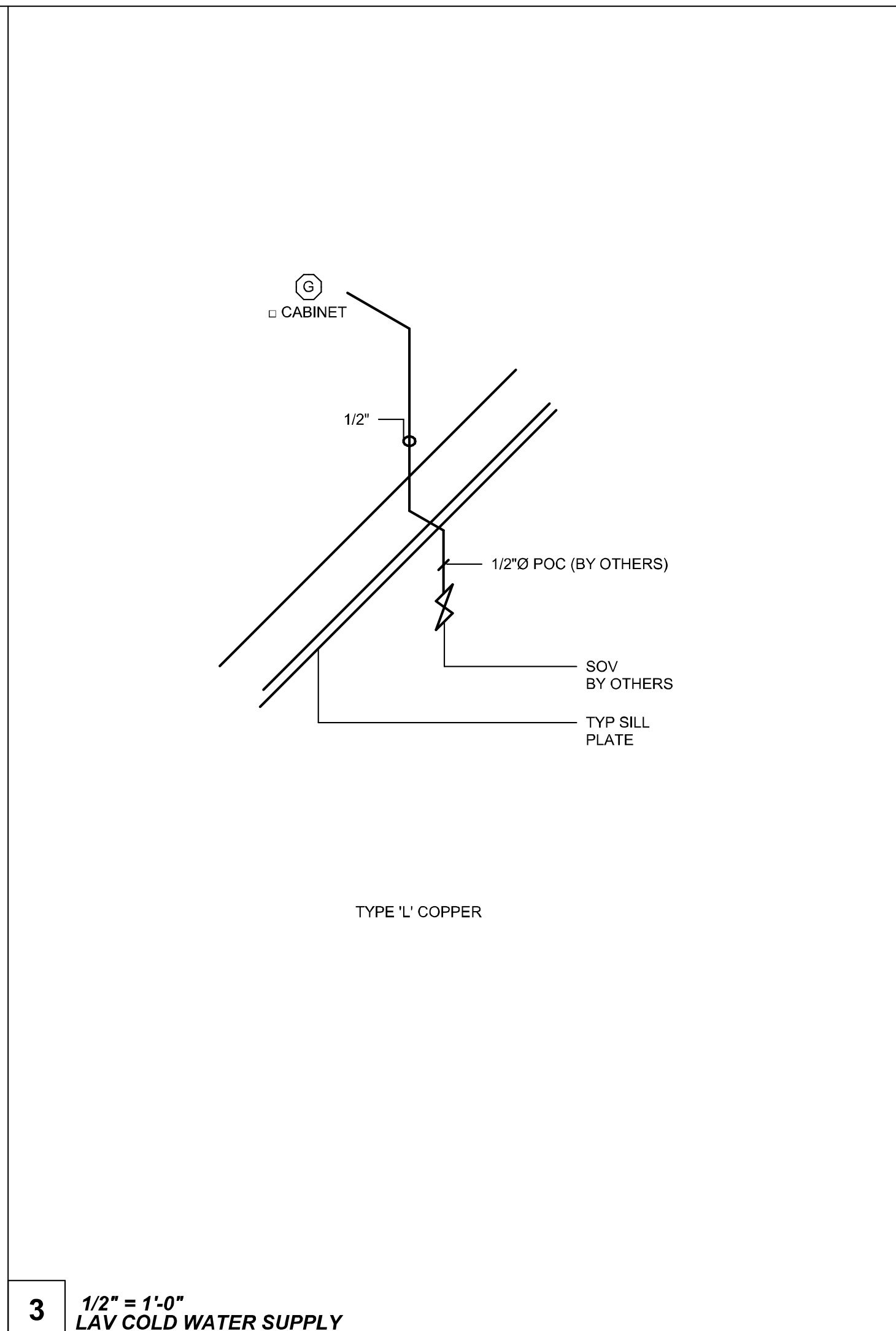


PLUMBING FIXTURE SCHEDULE						
SYMBOL	FIXTURE	COLD WATER	HOT WATER	WASTE	VENT	FIXTURE DESCRIPTION (AS CALLED OUT OR APPROVED EQUAL)
A	[ADULT] WATER CLOSET	1/2"	-	3"	2"	STD: PROFLO ADA PF9403, (1.28 GPF) ALT: AMERICAN STANDARD ADA 2758, 128, 17" HIGH, VITREOUS CHINA ELONGATED RIM, TANK TYPE: 12" ROUGH-IN; OLSONITE 10CC SOLID OPEN WHITE ELONGATED PLASTIC SEAT
B	[AGE 9 - 12] WATER CLOSET	1/2"	-	3"	2"	STD: PROFLO STANDARD PF300, (1.28 GPF) ALT: AMERICAN STANDARD 2832, 128, 16" HIGH, VITREOUS CHINA ELONGATED RIM, TANK TYPE: 12" ROUGH-IN; OLSONITE 10CC SOLID OPEN WHITE ELONGATED PLASTIC SEAT
C	[AGE 3 - 8] WATER CLOSET	1/2"	-	3"	2"	STD: PROFLO PF170AB8, (1.28 GPF) ALT: AMERICAN STANDARD 2315, 016 BABY DEVORO 10" HIGH, 10" ROUGH-IN, VITREOUS CHINA ELONGATED RIM, TANK TYPE: OLSONITE 10CC SOLID OPEN WHITE ELONGATED PLASTIC SEAT
D	[ADULT] WATER CLOSET FLOOR MTD/FLUSH (ACCESSIBLE)	1"	-	3"	2"	STD: PROFLO ADA PF1723, (1.28 GPF) ALT: AMERICAN STANDARD ADA 3043,001 "MADERA", 16 3/4" HIGH, VITREOUS CHINA ELONGATED RIM, SIPHON JET, 10" ROUGH-IN; OLSONITE 10CC SOLID OPEN WHITE ELONGATED PLASTIC SEAT; SLOAN ROYAL #111-1.28 LOW CONSUMPTION FLUSHMETER VALVE
E	[AGE 9 - 12] WATER CLOSET FLOOR MTD/FLUSH (ACCESSIBLE)	1"	-	3"	2"	STD: PROFLO STANDARD PF1721, (1.28 GPF) ALT: AMERICAN STANDARD 2234,001 "MADERA", 15" HIGH, VITREOUS CHINA ELONGATED RIM, SIPHON JET, 12" ROUGH-IN; OLSONITE 10CC SOLID OPEN WHITE ELONGATED PLASTIC SEAT; SLOAN ROYAL #111-1.28 LOW CONSUMPTION FLUSHMETER VALVE
F	[AGE 3 - 8] WATER CLOSET FLOOR MTD/FLUSH (ACCESSIBLE & NON-ACCESSIBLE)	1"	-	3"	2"	STD: PROFLO PF1700B8 (1.28 GPF) ALT: AMERICAN STANDARD BABY DEVORO 2282,010 VITREOUS CHINA ELONGATED RIM, 10" ROUGH-IN LOW CONSUMPTION CLOSET BOWL; OLSONITE 126CC SOLID OPEN WHITE ELONGATED PLASTIC SEAT; SLOAN ROYAL #111-1.28 LOW CONSUMPTION FLUSH VALVE
G	LAV (ACCESSIBLE)	1/2"	-	2"	1 1/2"	STD: AMERICAN STANDARD 0385,012 LUCERNE ALT: CRANE 1412-20 "HARWHIT" 20x18" VITREOUS CHINA JAY R SMITH #722 CONCEALED HANGER; VALLEY #NL805PS SINGLE HANDLE FAUCET (AMERICAN STANDARD 9141,011 TO BE USED FOR AGES 5-8) (0.5 GPM)
H	FLOOR DRAIN	-	-	2"	1 1/2"	JAY R SMITH #2005YA-02-P050-NB, FLOOR DRAIN TAPPED FOR PRIMER, 9" NICKEL BRONZE STRAINER w/ 1/2" MAX. STRAINER OPENINGS IN ALL DIRECTIONS
I	TRAP PRIMER	1/2"	-	-	-	PR-500 WITH 8"x12" LOCKABLE BOX, 1/2" BALL SHUT-OFF VALVE, AND PPP DUJ FRESH WATER DISTRIBUTION SYSTEM
J	GRAB BAR	-	-	-	-	BOBRICK B-6806-1-1/2 OC STAINLESS STEEL GRAB BAR - STAIN FINISH; 36" LONG ON BACK AND 42" ON SIDE
K	WATER HEATER	3/4"	3/4"	-	-	<input type="checkbox"/> A.O. SMITH #DEL-6 (6 GALLON) <input type="checkbox"/> A.O. SMITH #DEL-10 (10 GALLON)
L	INSTANT WATER HEATER	1/2"	1/2"	-	-	EEMAX #SP3012, 120V, 3.0KW, 25A SEE SECTION DETAIL 8 / A3.1

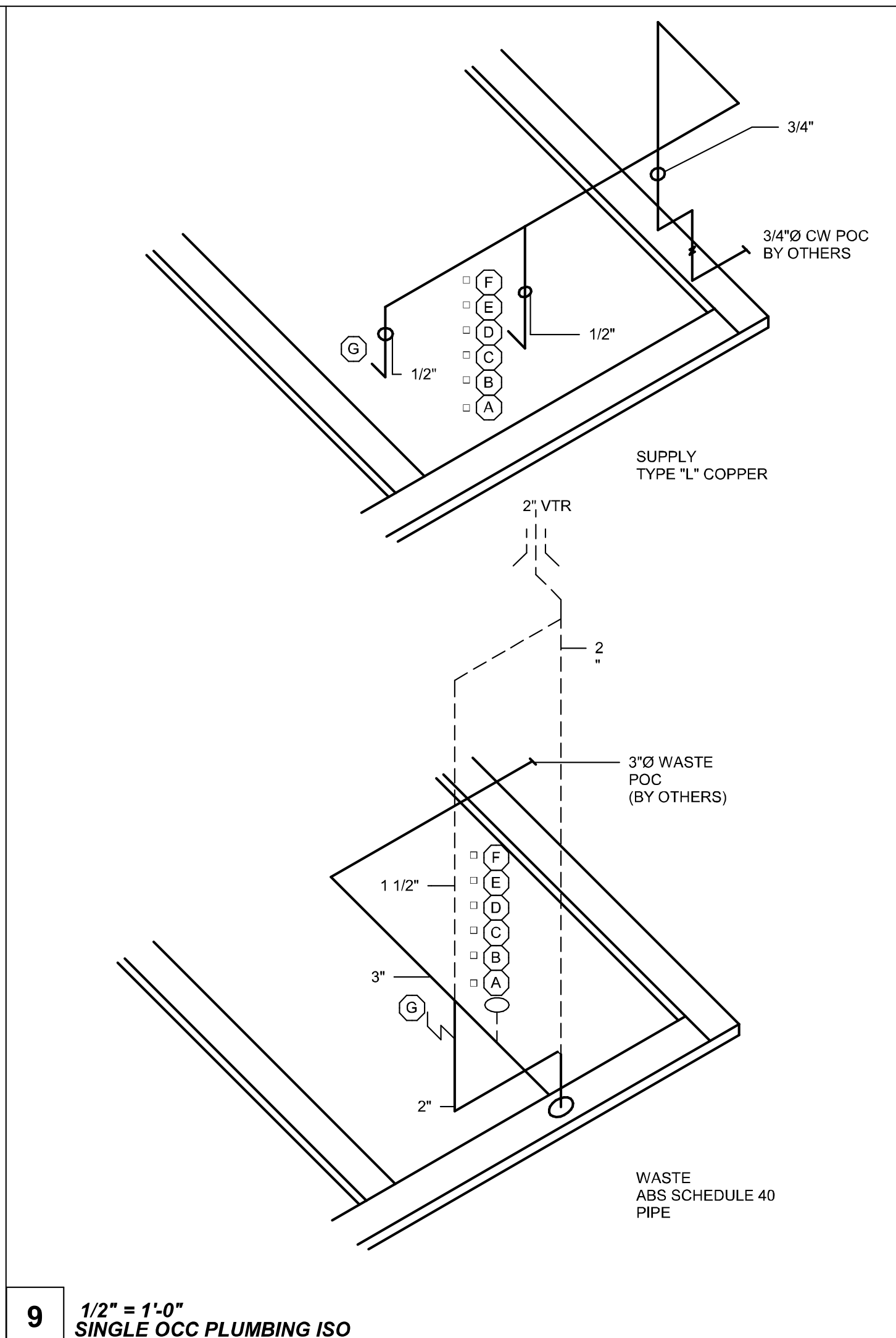
GENERAL NOTE:
UTILITIES THAT SPAN BETWEEN UNITS OR ACROSS SEISMIC SEPARATION JOINTS MUST BE DESIGNED WITH A FLEXIBLE CONNECTION THAT CAN ACCOMMODATE DIFFERENTIAL MOVEMENTS



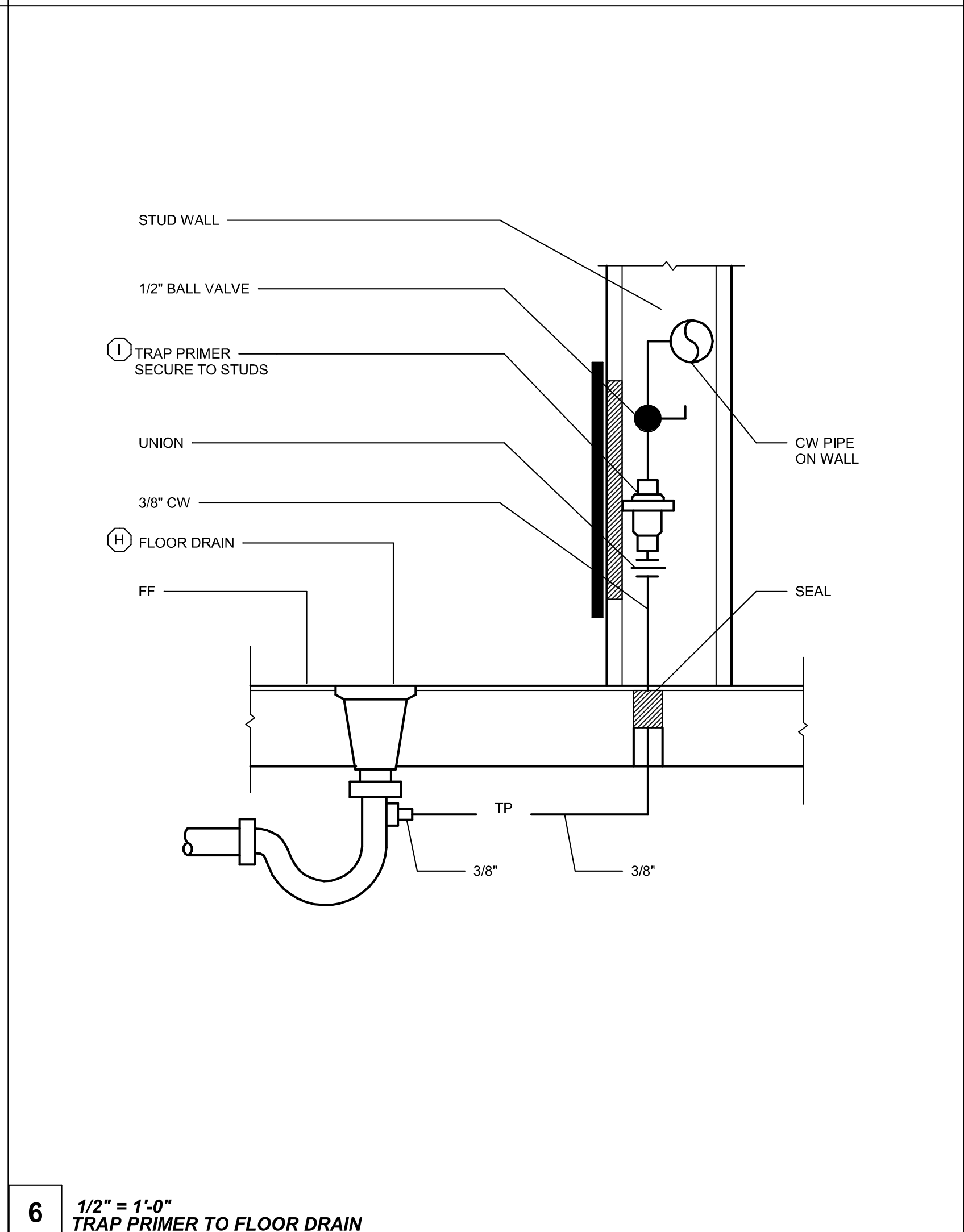
5 1/2" = 1'-0" LAV WASTE



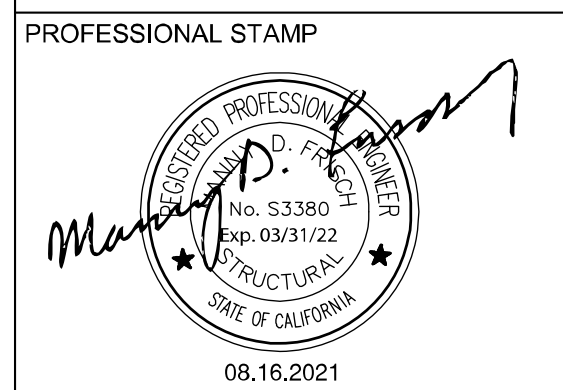
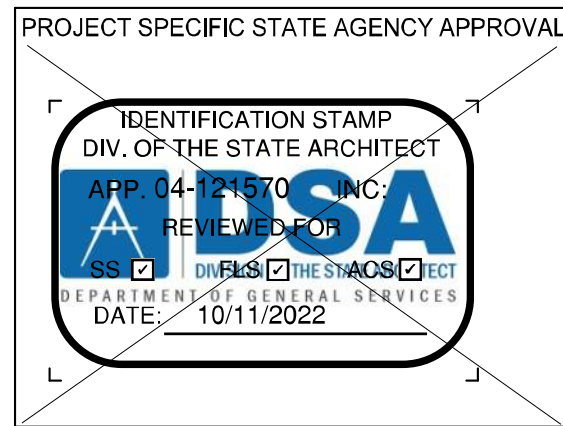
3 1/2" = 1'-0" LAV COLD WATER SUPPLY



9 1/2" = 1'-0" SINGLE OCC PLUMBING ISO



6 1/2" = 1'-0" TRAP PRIMER TO FLOOR DRAIN

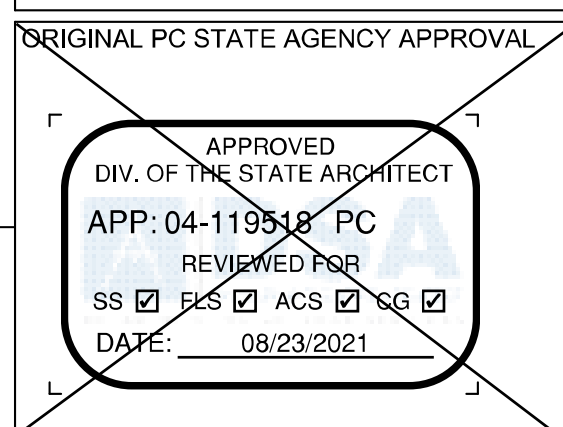


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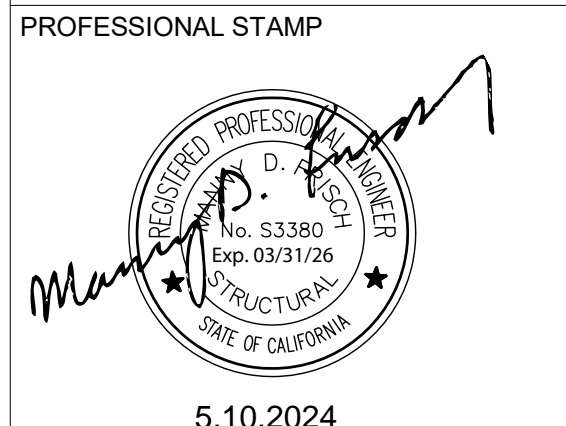
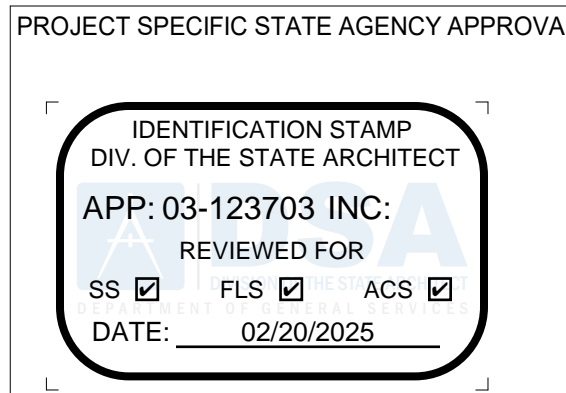
CLIENT

Class Leasing

1320 W. Oleander Avenue, Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5768



REVISIONS		
#	Description	BY
PRE-CHECK (PC) DOCUMENT CODE: 2019 CBC A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.		
PROJECT TITLE 30' x 32' EXPANDABLE TO 150' x 32'		
SHEET TITLE TYPICAL PLUMBING DETAILS		
PROJECT NUMBER 20137		
DRAWN BY rMc/SC		
CHECKED BY JA/RT		
DATE 8/09/2021		
SHEET NO. P1.0		



5.10.2024

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CLIENT

1320 W. Oleander Avenue, Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5768



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CLIENT

Class Leasing

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REVISIONS		
#	Description	BY
PROJECT TITLE FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS		
SHEET TITLE TYPICAL PLUMBING DETAILS		
PROJECT NUMBER 23230		
DRAWN BY rMc/SC		
CHECKED BY JA/RT		
DATE 8/09/2021		
SHEET NO. P1.0		

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STRUCTURAL STEEL

- A. ALL WORK, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS, SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT AISC SPECIFICATIONS AND STANDARDS.
- B. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING STANDARD:
- a. STRUCTURAL HSS COLUMNS: ASTM A500 GRADE B
 - b. STRUCTURAL W-SHAPES: ASTM A992 GRADE 50
 - c. TUBE STEEL: ASTM A500 GRADE B
 - d. ALL OTHER: ASTM A36
- C. FABRICATION, ERECTION, AND SHOP PAINTING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDING AND BRIDGES.
- D. HOLES IN STRUCTURAL STEEL SHALL NOT BE PERMITTED, UNLESS SPECIFIED IN THE STRUCTURAL DRAWINGS

CONCRETE

- A. ALL CONCRETE WORK, UNLESS MODIFIED BY CONTRACT DOCUMENTS, SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 19A, CBC 2019 AND ACI 318-11.
- B. TESTS AND INSPECTION SHALL BE PERFORMED BY A TESTING LABORATRY CONTRACTED BY THE DISTRICT.
- C. MIX DESIGN SHALL BE SUBMITTED FOR QUALIFICATION AND PROVIDE A 28-DAY COMPRESSIVE STRENGTH f'_{c} OF 3500 PSI, COMPOSED OF NORMAL WEIGHT TYPE I PORTLAND CEMENT IN CONFORMANCE WITH ASTM C150.
- D. FORMWORK SHALL RESULT IN FINAL STRUCTURE THAT CONFORMS TO SHAPES, LINES, AND DIMENSIONS AS REQUIRED BY THE CONTRACT DOCUMENTS
- E. LOCATIONS OF VENTS AND OPENINGS FOR MECHANICAL AND ELECTRICAL USE SHALL BE VERIFIED BY ARCHITECT.
- F. EMBEDMENT OF MATERIALS NOT HARMFULL TO CONCRETE AND WITHIN LIMITATIONS OF SECTION 6.3, ACI-318-11 SHALL BE PERMITTED. REFER TO OTHER DISCIPLINES FOR LOCATION OF CONDUIT, PIPES, FITTINGS, SLEEVES, ETC.
- G. CONTINUOUS BATCH PLANT INSPECTION WAIVED PER CBC 1705A3.3. WHEN CONTINUOUS BATCH PLANT INSPECTION IS WAIVED, THE FOLLOWING PERIODIC INSPECTION SHALL BE REQUIRED:(INSPECTIONS PROVIDED BY DISTRICT)
- 1. QUALIFIED TECHNICIAN OF THE TESTING LABORATORY SHALL CHECK THE FIRST BATCH AT THE START OF THE DAY.
 - 2. LICENSED WEIGHMASTER TO POSITIVELY IDENTIFY MATERIALS AS TO QUANTIFY AND CERTIFY TO EACH LOAD BY A BATCH TICKET.
 - 3. BATCH TICKETS, INCLUDING MATERIAL, QUANTITIES AND WEIGHTS SHALL ACCOMPANY THE LOAD. SHALL BE TRANSMITTED TO THE INSPECTOR OF RECORD BY A TRUCK DRIVER WITH THE LOAD IDENTIFIED THEREON. THE LOAD SHALL NOT BE PLACED WITHOUT A BATCH TICKET IDENTIFYING THE MIX. THE INSPECTOR WILL KEEP A DAILY RECORD OF PLACEMENTS, IDENTIFYING EACH TRUCK, ITS LOAD, AND TIME OF RECEIPT, AND APPROXIMATE LOCATION OF DEPOSIT IN THE STRUCTURE AND WILL TRANSMIT A COPY OF THE DAILY RECORD TO THE ENFORCEMENT AGENCY.
- H. ANCHOR BOLTS, AND REINFORCING STEEL SHALL BE SECURELY TIED BEFORE CONCRETE IS POURED.

STEEL REINFORCEMENT

- A. DEFORMED BARS SHALL CONFORM TO ASTM A615.
- B. f_y 40,000 PSI. FOR ALL BARS EXCEPT FOR #3 BARS, f_y 60,000 PSI.
- C. PROVIDE A MINIMUM CONCRETE COVER FOR REINFORCEMENT EMBEDDED IN:
- a. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3"
 - b. CONCRETE EXPOSED TO EARTH OR WEATHER FOR #5 BARS OR SMALLER = 1.5"
- D. SPLICE LENGTHS SHALL BE A MINIMUM OF 48" FOR #5 BARS, AND 30" FOR #4 BARS UNLESS OTHERWISE SPECIFIED IN DRAWINGS.

BOLTS

- A. ALL BOLTS AND ANCHOR BOLTS SHALL CONFORM ATO ASTM A-307
- B. BOLTS EXPOSED TO THE ELEMENTS SHALL BE GALVANIZED BY THE HOT-DIP OR MECHANICAL PROCESS

WELDING

- A. ALL WELDING SHALL BE IN CONFORMANCE TO:
- a. AWS D1.1, EXCEPT AS MODIFIED IN SECTION J2, AISC-360 FOR STEEL
 - b. AWS D1.3 FOR LIGHT GAUGE STEEL
 - c. AWS D1.4 FOR REINFORCING STEEL
- B. ELECTRODE CLASSIFICATION:
- a. E70XX FOR STEEL AND CONCRETE STEEL REINFORCEMENT
 - b. E60XX FOR LIGHT GAUGE STEEL
- C. WELDS SHALL BE CAPABLE OF PRODUCING THE FOLLOWING V-NOTCH TOUGHNESS AS DETERMINED BY APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MANUFACTURER CERTIFICATION:
- a. LATERAL FORCE RESISTING SYSTEM (LFRS) = 20 FT-LB AT 0 DEGREE F
 - b. COMPLETE JOINT PENETRATION GROOVE WELD = 20 FT-LB AT 40 DEGREE F
- D. SHOP AND FIELD WELDING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS.
- E. INSPECTION:
- a. PERIODIC INSPECTION OF FILLET WELDS LESS THAN OR EQUAL TO 5/16", FLOOR AND ROOF DECK WELDS.
 - b. CONTINUOUS INSPECTION FOR OTHER WELDS.
- F. NONDESTRUCTIVE TESTING (NDT):
- a. ULTRASONIC TESTING SHALL BE PERFORMED ON 100 PERCENT OF CJP GROOVE WELDS IN MATERIALS 5/16" OR THICK OR GREATER. ULTRASONIC TESTING NOT REQUIRED FOR MATERIALS LESS THAN 5/16" THICK. TESTING FREQUENCY MAY BE REDUCED TO 25%, PROVIDED PROVISIONS SET FORTH IN SECTION A-5.5a, AISC-360 IS MET.
 - b. MAGNETIC PARTICLE TESTING SHALL BE PERFORMED ON 25 PERCENT OF ALL BEAM-TO-COLUMN CJP GROOVE WELDS. TESTING FREQUENCY MAY BE REDUCED TO 10%, PROVIDED PROVISIONS SET FORTH IN J6.2g, AISC-341 IS MET.

FOUNDATIONS

GEOTECHNICAL INVESTIGATION SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 1803A.1 THROUGH 1803A.8 BY A GEOTECHNICAL ENGINEER CONTRACTED BY THE DISTRICT. ALLOWABLE FOUNDATION AND LATERAL SOIL PRESSURE VALUES MAY BE DETERMINED FROM TABLE 1806A.2, WHERE GEOTECHNICAL REPORTS IS NOT REQUIRED PER SECTION 1803A.2, A MAXIMUM ALLOWABLE SOIL PRESSURE OF 1000 PSF AND 1500 PSF SHALL BE PERMITTED FOR TEMPORARY WOOD AND PERMANENT CONCRETE FOUNDATIONS RESPECTIVELY IN ACCORDANCE WITH SECTION 4.6, IR 16-1.13

A PREVIOUS REPORT FOR A SPECIFIC SITE MAY BE RESUBMITTED. THE ALLOWABLE FOUNDATION AND LATERAL SOIL PRESSURE VALUES ARE ALLOWED A 33% INCREASE FOR SHORT TERM WIND AND SEISMIC LOADS.

THE DISTRICT SHALL BE RESPONSIBLE FOR EXCAVATION, BACKFILL, SETTING ELEVATIONS, CRANING AND RIGGING. PROVIDE SHIMS TO LEVEL BUILDING WITHIN 1/2" TOLERANCE.

COLD-FORMED STEEL

- A. ALL WORK SHALL, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS, SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT AISI SPECIFICATIONS AND STANDARDS.
- B. MATERIAL SPECIFICATION:
- a. ASTM A-1011/A, GRADE 33 FOR MATERIALS THICKNESS 0.120 OR LESS UNLESS OTHERWISE NOTED
 - b. ASTM A-1003, GRADE 33 TYPE H FOR LIGHT GAUGE STUDS AND TRACKS
 - c. SHAPES SHALL BE DIMENSIONED TO SSMA SPECIFICATIONS.
- C. SCREWS EXPOSED TO THE ELEMENTS SHALL BE GALVANIZED

STEEL DECK

MINIMUM THICKNESS PERMITTED FOR FLOOR STEEL DECKS IS 26GA. PER DSA IR 16-1.13, 1.2.1. MINIMUM THICKNESS OF NON-STRUCTURAL STEEL ROOF DECKING IS 26GA. STANDING SEAM ROOF PANELS ARE GRADE 40 SHEET STEEL WITH AN ALUMINUM ZINC COATING CONFORMING TO ASTM A792 AND AZ55.

CHANGES

CHANGES AFFECTING STRUCTURAL PORTION OF THE APPROVED PC SHALL NEED DSA APPROVAL AND SHALL BE CLASSIFIED AS CCD CATEGORY A.

WOOD

ALL FRAMING LUMBER SHALL BE GRADE MARKED BY AN APPROVED GRADING AGENCY

SHEATHING:

EACH SHEET SHALL BE GRADE MARKED BY THE AMERICAN PLYWOOD ASSOCIATION IN ACCORDANCE WITH THE PROCEDURES AND QUALIFICATIONS SET FORTH BY PS 1-07.

- SUB FLOOR: 1 1/8" T&G UNBLOCKED PLYWOOD, SHALL PROVIDE A SMOOTH AND UNIFORM SURFACE
- CAPABLE OF ACCEPTING CARPET FINISH
- PLYWOOD ROOF DECK OPTION: APA RATED 3/4" T&G OSB OR EQUIVALENT RATED SHEATHING
- EXTERIOR WALL SIDING:
 - STANDARD: 5/8" DURATEMP OR 5/8" SMART PANEL
 - OPTION: 5/8" MOD
 - OPTION: 1/2" OSB OR CDX PLYWOOD FOR PLASTER/STUCCO FINISH
 - OPTION: 1/2" OSB OR CDX PLYWOOD FOR HARDIE BOARD (LAP SIDING) FINISH
- EXTERIOR WALL SIDING ATTACHMENT:

FASTENERS USED FOR THE ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE HOT-DIPPED GALVANIZED, MECHANICALLY DEPOSITED ZINC-COATED, STAINLESS, SILICON BRONZE OR COPPER PER CBC SECTION 2304.9.1.1

FASTEN TO WOOD FRAMING WITH 8D BOX NAILS @ 6" E.N., 12" F.N.
FASTEN TO LIGHT GAGE METAL FRAMING WITH #8 WAFER HEAD STSMS @ 6" E.N., 12" F.N.
FASTEN TO STRUCTURAL STEEL WITH #12 STSMS OR 0.145 DMM SHOT PINS @ 12" O.C.

TREATED WOOD:

ALL WOOD LOCATED WITHIN 6" OF EXPOSED EARTH SHALL BE "PRESERVATIVE TREATED" OR SHALL BE "NATURALLY DURABLE" MATERIAL IN ACCORDANCE WITH CBC SECTION 2304.11.2.2.

- ALL ROUGH LUMBER SHALL BE DF #2 OR BETTER.
- ALL POWER DRIVEN FASTENERS SHALL BE HILTI FASTENERS ICC# ESR-1663, AND RAMSET POWER DRIVEN FASTENERS (ICC # ESR-1799), OR SIMPSON POWER DRIVEN FASTENERS ICC #ESR-2138, OR OTHER EQUIVALENT PRODUCTS WITH ICC REPORTS AND APPROVED BY DSA.
- FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER PER CBC 2304.9.5.1

ROOF DIAPHRAGM:

3/4" T&G RATED SHEATHING, EXPOSURE 1, 48/24 SPAN RATING

FASTEN AT METAL SUPPORTS W/ #10 x 1 1/4" SELF-TAPPING PHILLIPS FLAT-HEAD ZINC COATED TEKs SCREWS @ 4" O.C. EN, 6" O.C. EN, AND 12" O.C. FN. PROVIDE A MINIMUM OF 3/8" EDGE DISTANCE FOR FASTENERS TO PLYWOOD EDGE PER CBC SECTION 2306.2.

FLOOR DIAPHRAGM:

1 1/8" PLYWOOD - STURD-I-FLOOR T&G RATED SHEATHING, EXTERIOR, 48" oc SPAN RATING

FASTEN AT METAL SUPPORTS W/ #10 x 24 x 1 3/4" SELF-TAPPING PHILLIPS FLAT-HEAD ZINC COATED TEKs @ 6" O.C. EN, 6" O.C. EN, 12" FN. PROVIDE A MINIMUM OF 3/8" EDGE DISTANCE FOR FASTENERS TO PLYWOOD EDGE PER CBC SECTION 2306.2

CONCRETE FLOOR DATA:

LIGHTWEIGHT CONCRETE FLOOR

STRENGTH: 3500 PSI

TYPE: 1 OR II

DENSITY: 110 PCF - MAX

DIMENSION LUMBER ATTACHMENT TO STEEL FRAMING:

2 x STUDS AT CORNER STEEL COLUMNS (NAILING STUD)

USE: #10 x 24 x 2 1/2" LG. SELF-DRILLING SELF-TAPPING PHILLIPS FLAT-HEAD WITH WASHER ZINC COATED TEK SCREWS AT 24" OC.

NAILING NOTES:

- ALL NAILS SHALL BE COMMON UNLESS OTHERWISE NOTED
- MACHINE APPLIED 16D FASTENERS SHALL HAVE AN EMBEDMENT OF NOT LESS THAN 1 1/2" INTO THE SECOND MEMBER, AND SHALL NOT BE LESS THAN 5" IN OVERALL LENGTH.
- NAILS SHALL BE ACCEPTABLE FOR HAND NAILING, PROVIDED THE REQUIREMENT EMBEDMENT IS MAINTAINED.

CONNECTIONS AND FASTENERS:

ALL CONNECTIONS AND FASTENERS IN DRAWINGS CAN BE SUBSTITUTED BY AN EQUIVALENT PRODUCT PROVIDING ICC REPORTS ARE SUBMITTED TO AND APPROVED BY DSA.

CONNECTIONS LAG SCREWS:

LAG SCREWS SHALL BE INSTALLED WITH WASHER AND TURNED BY WRENCH. OVER-TORQUING SHALL BE AVOIDED. A PRE-DRILLED CLEARANCE AND LEAD HOLE SHALL BE REQUIRED AS DESCRIBED BELOW:

a) THE CLEARANCE HOLE FOR THE UNTHREADED PORTION OR THE SHANK SHALL HAVE SAME DEPTH AND DIAMETER.

b) THE LEAD HOLE FOR THE THREADED PORTION OF THE SHANK SHALL HAVE SAME DEPTH AND

65% TO 85% OF SHANK DIAMETER FOR LUMBER WITH SPECIFIC GRAVITY OF, $G \geq 0.6$

60% TO 75% OF SHANK DIAMETER FOR LUMBER WITH SPECIFIC GRAVITY OF, $0.5 < G \leq 0.6$

40% TO 70% OF SHANK DIAMETER FOR LUMBER WITH SPECIFIC GRAVITY OF, $G \leq 0.5$

LEAD OR CLEARANCE HOLES SHALL NOT BE REQUIRED FOR 3/8" DIAMETER OR SMALLER LAG SCREWS.

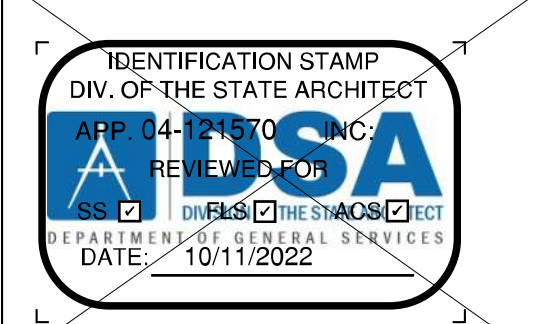
BALLISTIC PINS OPTIONS

- HILTI X-CR PIN WITH 0.145 SHANK DIAMETER, ICC ESR-1663
- RAMP SET 1500 PIN WITH 0.145 SHANK DIAMETER, ICC ESR-1799
- SIMPSON STRONG TIE PDP PIN WITH 0.145 SHANK DIAMETER, ICC ESR-2138

NAILING SCHEDULE: (ALL NAILS SHALL BE COMMON, GALVANIZED WHERE EXPOSED)
PER C.B.C. TABLE 2304.9.1

CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3-8d	TOENAIL
2. BRIDGING TO JOIST	2-8d	TOENAIL EA. END
3. 1X8 OR LESS SUBFLOOR TO EA. JOIST	2-8d	FACE NAIL
4. WIDER THAN 1X6 SUBFLOOR TO EA. JOIST	3-8d	FACE NAIL
5. 2" SUBFLOOR TO JOIST	2-16d	BLIND & FACE NAIL
6. SOLE PLT. TO JOIST OR BLK'G. TO EA. JOIST	16d@16"	TYP. FACE NAIL
SOLE PLT. TO JOIST OR BLK'G. @ BRACED WALL PANEL	3-16d@16"	TYP. FACE NAIL
7. TOP PLT. TO STUD	2-16d	END NAIL
8. STUD TO SOLE PLT. OR	2-16d	END NAIL
9. DOUBLE STUDS	4-8d	TOENAIL
10. DOUBLE TOP PLT. DOUBLE TOP PLT.	16d@24"	END NAIL
11. BLKG. BTW. JOIST OR RAFTERS TO TOP PLT.	16d@16"	TYP. FACE NAIL
12. RIM JOIST TO TOP PLT.	8d@6"	TOENAIL
13. TOP PLT., LAPS & INTERSECTIONS	2-16d	FACE NAIL
14. CONT. HDR. 2 PIECES	16d@16"	ALONG EDGE
15. CLG. JOIST TO PLT.	3-8d	TOENAIL
16. CONT. HDR. TO STUD	4-8d	TOENAIL
17. CLG. JOIST LAP OVER PARTITIONS	3-16d	FACE NAIL
18. CLG. JOIST PARALLEL TO RAFTERS	3-16d	FACE NAIL
19. RAFTER TO PLT.	3-8d	TOENAIL
20. 1" DIA. BRACE TO EA. STUD & PLT.	2-8d	FACE NAIL
21. 1X8 SHT'G. TO EA. BRG. TO BRG.	3-8d	FACE NAIL
22. WIDER THAN 1X8 SHT'G.	3-8d	FACE NAIL
23. BUILT-UP CORNER STUDS	16d@24"	FACE NAIL
24. BUILT-UP GIRDERS & BEAMS	20d@32"	FACE NAIL @ TOP & BTM. STAGR. ON OPP. SIDES
25. 2" PLANKS	2-16d	FACE NAIL @ ENDS & @ EA. SPLICE
26. COLLAR TIE TO RAFTER	3-10d	FACE NAIL
27. JACK RAFTER TO HIP	3-10d	TOENAIL
28. ROOF RAFTER TO 2X RIDGE	2-16d	TOENAIL
29. JOIST TO BAND JOIST	2-16d	FACE NAIL
30. 4X BLOCKING TO STUDS	3-16d	FACE NAIL
	1-A34	FACE NAIL

PROJECT SPECIFIC STATE AGENCY APPROVAL



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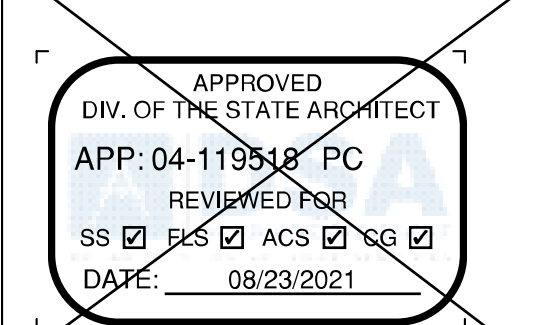


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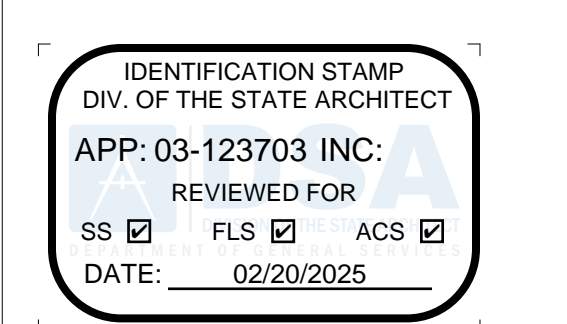
ORIGINAL PC STATE AGENCY APPROVAL



REVISIONS		
#	Description	BY
PRE-CHECK (PC) DOCUMENT CODE: 2019 CBC A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.		
PROJECT TITLE		
30' x 32' EXPANDABLE TO 150' x 32'		
SHEET TITLE		
STRUCTURAL GEN NOTES		
PROJECT NUMBER		
20137		
DRAWN BY		
rMc/SC		
CHECKED BY		
JA/RT		
DATE		
8/09/2021		
SHEET NO.		
S0.1		

PROJECT NUMBER
20137
DRAWN BY
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DATE
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PROJECT SPECIFIC STATE AGENCY APPROVAL



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5.10.2024

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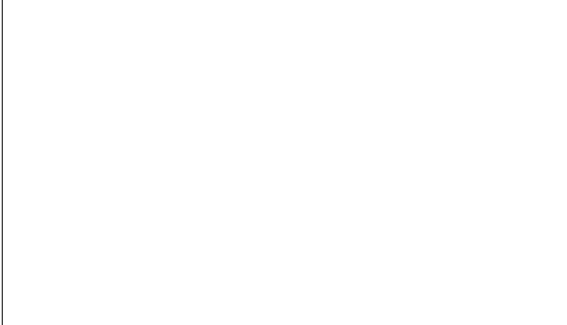


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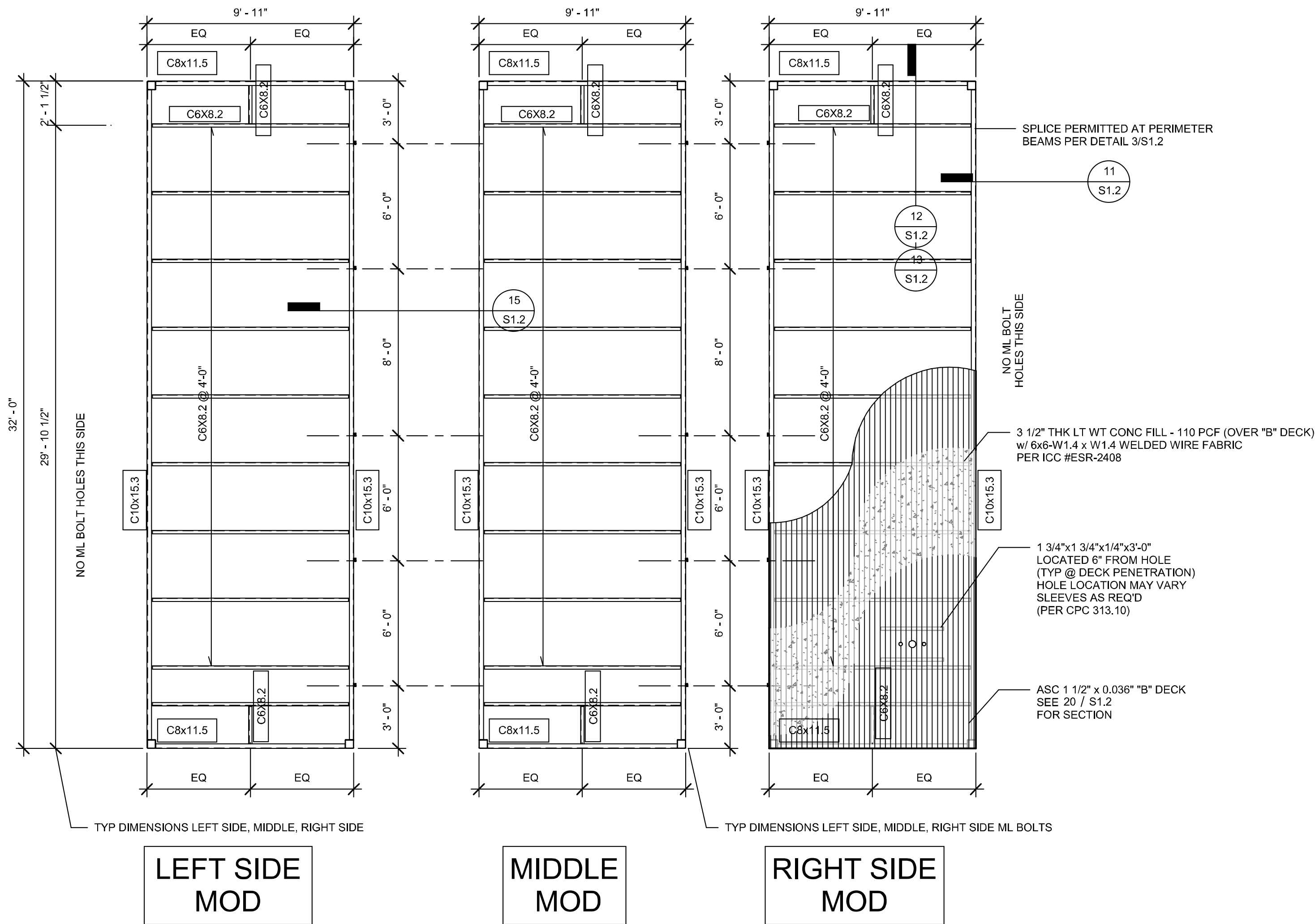


REVISIONS		
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PROJECT TITLE		
FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS		
SHEET TITLE		
STRUCTURAL GEN NOTES		
PROJECT NUMBER		
23230		
DRAWN BY		
rMc/SC		
CHECKED BY		
JA/RT		
DATE		
8/09/2021		
SHEET NO.		
S0.1		

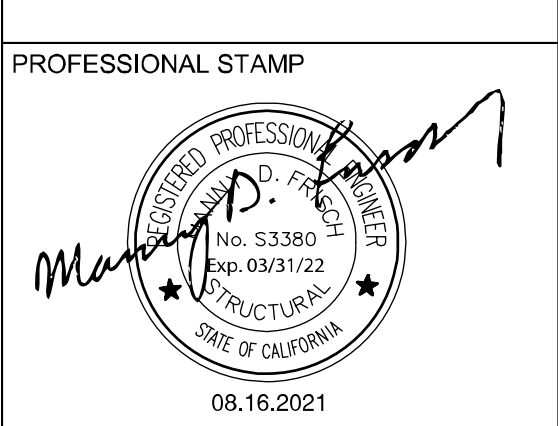
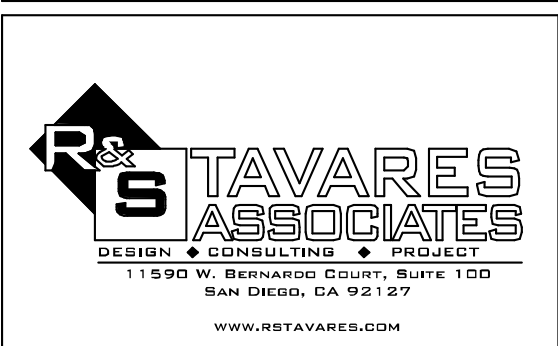
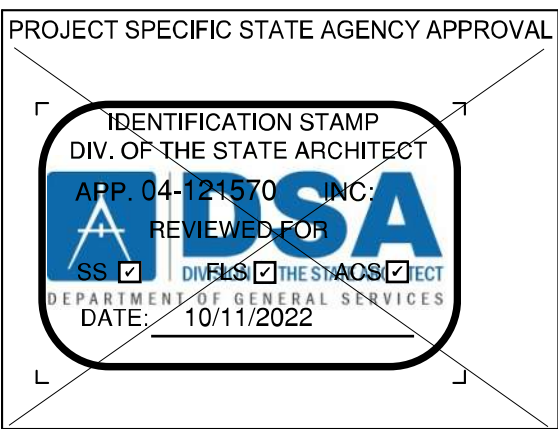
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23230
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DATE
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SHEET NO.
S0.1

SHEET OF SHEETS

12" = 1'-0"
STRUCTURAL NOTES

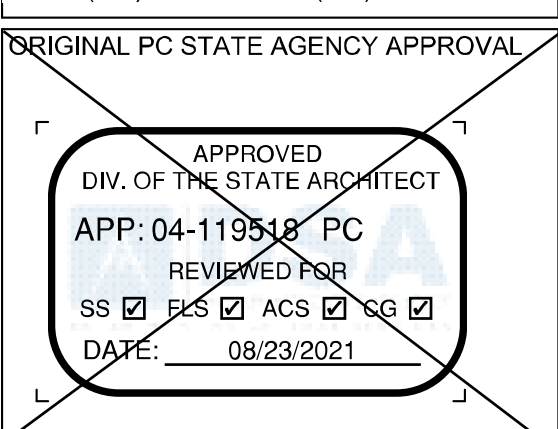


Column Schedule			
HT	No Plaster Walls	Plaster Walls	w/ Parapet, 18" max
0'	5x5X1/4	5x5X1/4	5x5X1/4
10'	5x5X1/4	5x5X1/4	5x5X1/4



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PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
CONC FLR
FRM'G PLAN
(100 PSF)

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

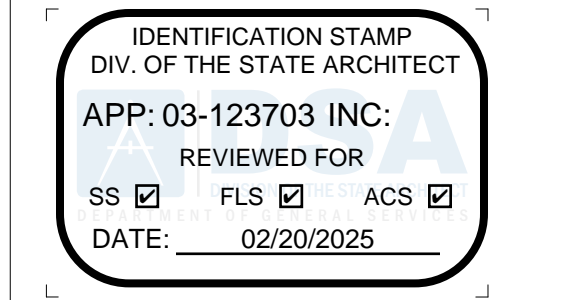
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8/09/2021

SHEET NO.
S1.1.2

SHEET OF SHEETS

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SHEET TITLE
CONC FLR
FRM'G PLAN
(100 PSF)

PROJECT NUMBER
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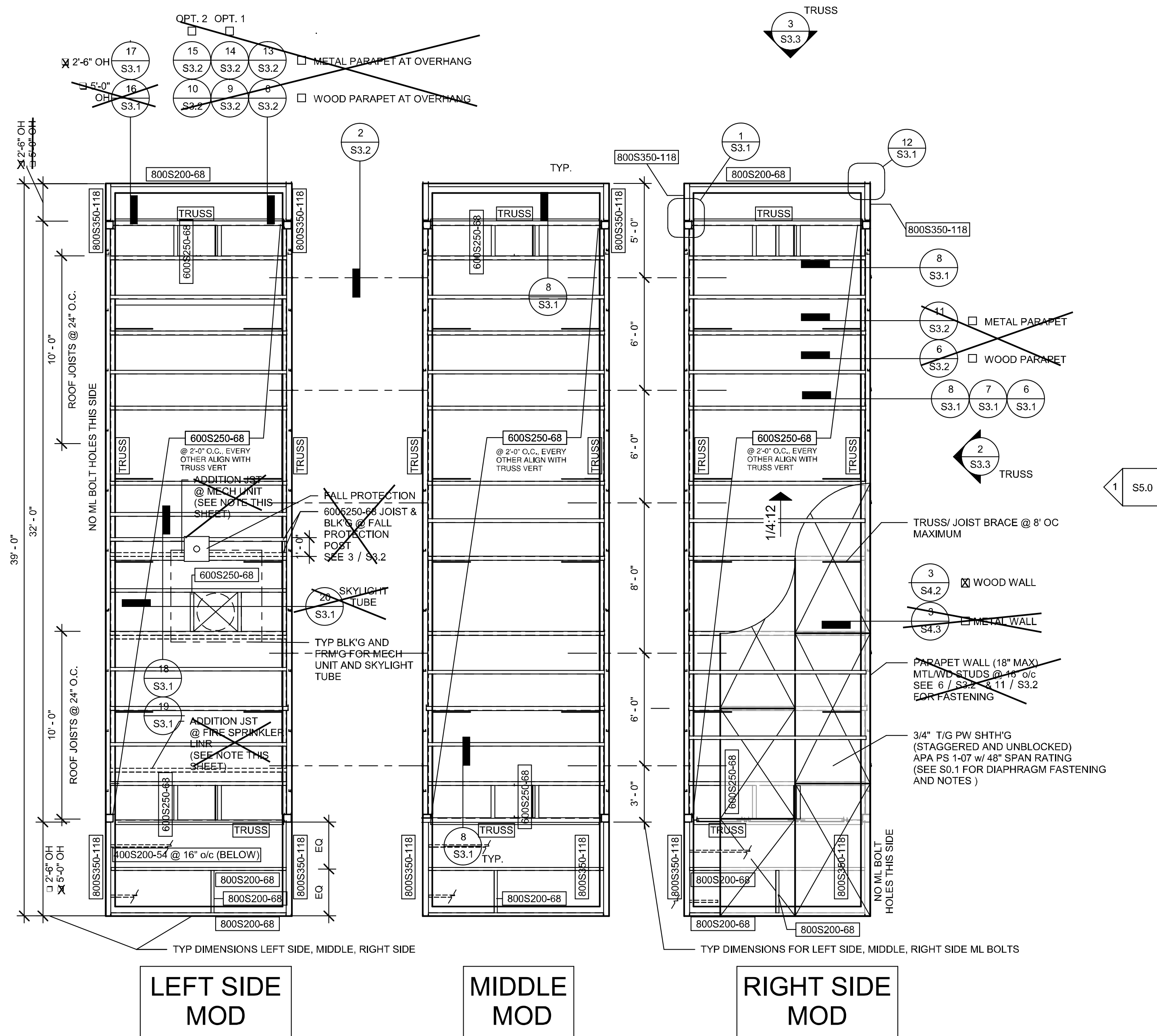
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S1.1.2

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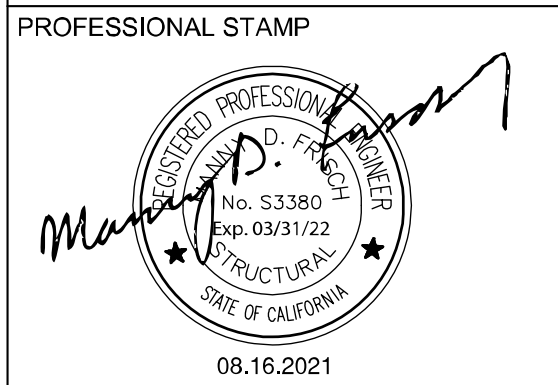
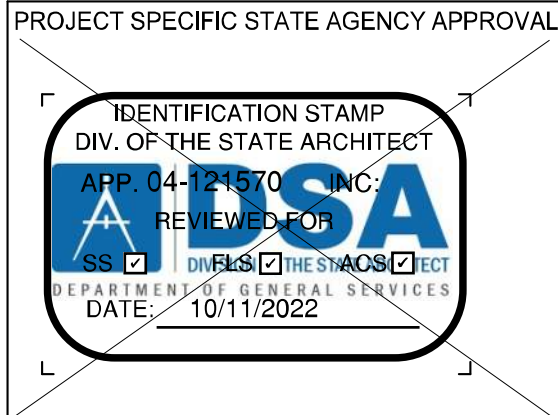
PROJECT SPECIFIC STATE AGENCY APPROVAL		
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<div>RSTAVARES ASSOCIATES DESIGN • ARCHITECTURE • INTERIOR 11500 W. OLEANDER AVE. • SUITE 120 SAN DIEGO, CA 92117 WWW.RSTAVARES.COM</div>		
PROFESSIONAL STAMP		
<div>MADEIRA ARCHITECT No. 53380 Exp. 08/31/22 STATE OF CALIFORNIA</div> <p>08.16.2021</p>		
<p>THE PLANS, IDEAS & DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF RSTAVARES ASSOCIATES, INC. DEVISED SOLELY FOR THIS CONTRACT. THESE PLANS SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE FOR WHICH THEY WERE NOT INTENDED WITHOUT THE EXPRESS WRITTEN CONSENT OF RSTAVARES ASSOCIATES, INC. ©</p>		
CLIENT		
<div>Class Leasing 1320 W. Oleander Avenue, Perris, CA 92571-7406 VOICE (951) 943-1900 FAX (951) 943-6768</div>		
ORIGINAL PC STATE AGENCY APPROVAL		
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REVISIONS		
#	Description	BY
PRE-CHECK (PC) DOCUMENT CODE: 2019 CBC A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.		
PROJECT TITLE		
30' x 32' EXPANDABLE TO 150' x 32'		
SHEET TITLE		
STRUCTURAL DETAILS (FLOOR)		
PROJECT NUMBER		
20137		
DRAWN BY		
rMc/SC		
CHECKED BY		
JA/RT		
DATE		
8/09/2021		
SHEET NO.		
S1.2		



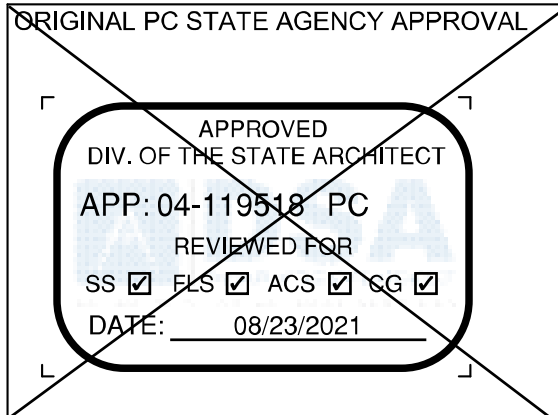
NOTES:

FIRE SPRINKLER
ADDITIONAL ROOF JOIST FOR FIRE SPRINKLER LINE AS REQ'D
LOCATION OF FIRE SPRINKLER AND ADDITIONAL JOIST TO BE DETERMINED.

MECHANICAL UNIT (HVAC)
ALL MECHANICAL UNITS SHALL BE FRAMED WITH ITS OWN ROOF JOISTS
IN ADDITIONAL TO THE REGULAR ROOF FRAMING.
FOR ANY MECHANICAL UNIT 750P OR MORE (MAX. 1500P),
PROVIDE AN ADDITIONAL JOIST ON EITHER SIDE OF THE UNIT.



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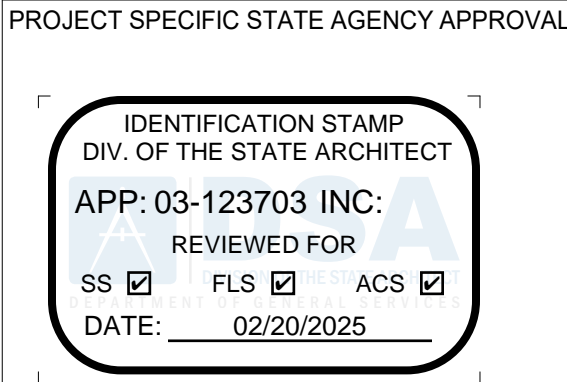
#	Description	BY
1	S5.0	

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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

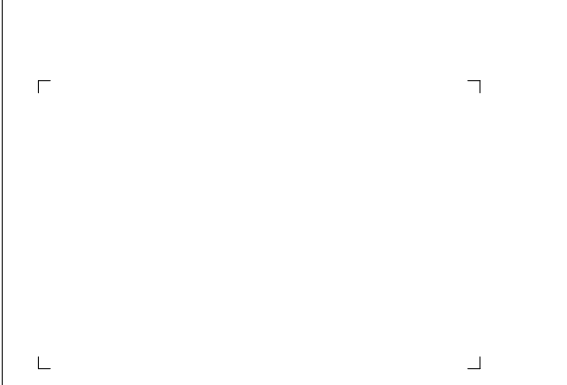
SHEET TITLE
MONO SLOPE
ROOF FRM'G PLAN

PROJECT NUMBER	20137
DRAWN BY	rMc/SC
CHECKED BY	JA/RT
DATE	8/09/2021
SHEET NO.	S3.0.1



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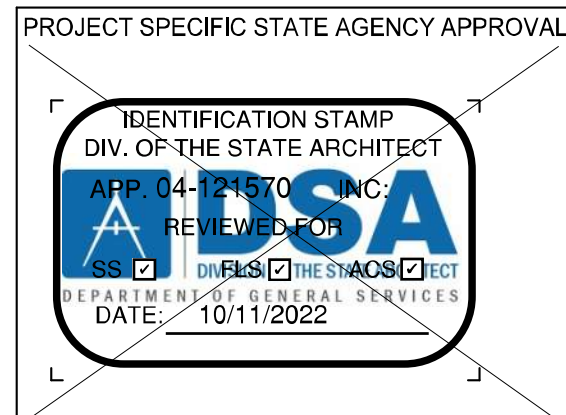
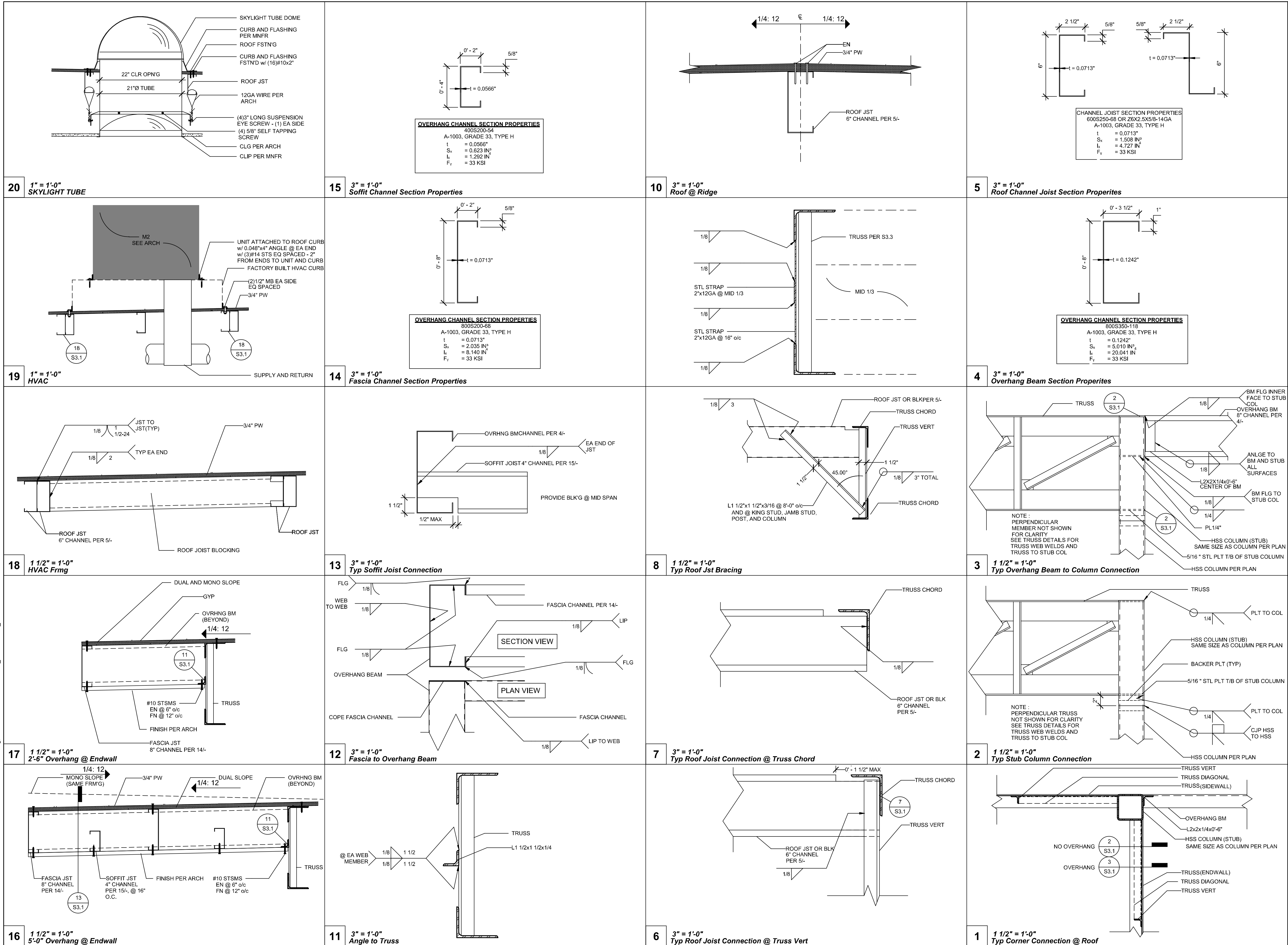
#	Description	BY
1	S5.0	

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

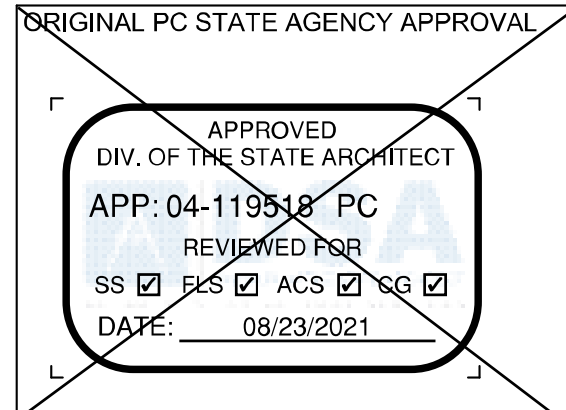
PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
MONO SLOPE
ROOF FRM'G PLAN

PROJECT NUMBER	23230
DRAWN BY	rMc/SC
CHECKED BY	JA/RT
DATE	8/09/2021
SHEET NO.	S3.0.1



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REVISIONS		
#	Description	BY

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

PROJECT TITLE

**30' x 32'
EXPANDABLE TO
150' x 32'**

SHEET TITLE

**STRUCTURAL
DETAILS
(ROOF)**

PROJECT NUMBER

20137

DRAWN BY

rMc/SC

CHECKED BY

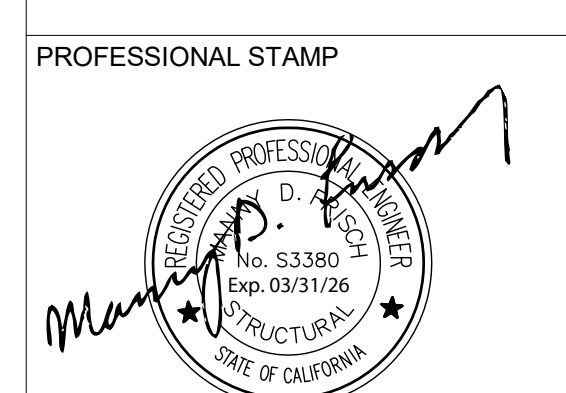
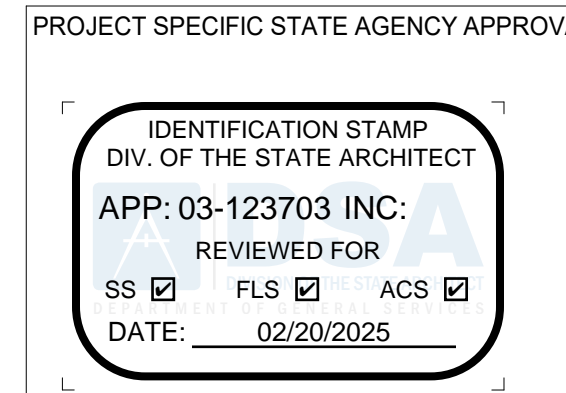
JA/RT

DATE

8/09/2021

SHEET NO.

S3.1



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PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025



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REVISIONS		
#	Description	BY

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

PROJECT TITLE

**FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS**

SHEET TITLE

**STRUCTURAL
DETAILS
(ROOF)**

PROJECT NUMBER

23230

DRAWN BY

rMc/SC

CHECKED BY

JA/RT

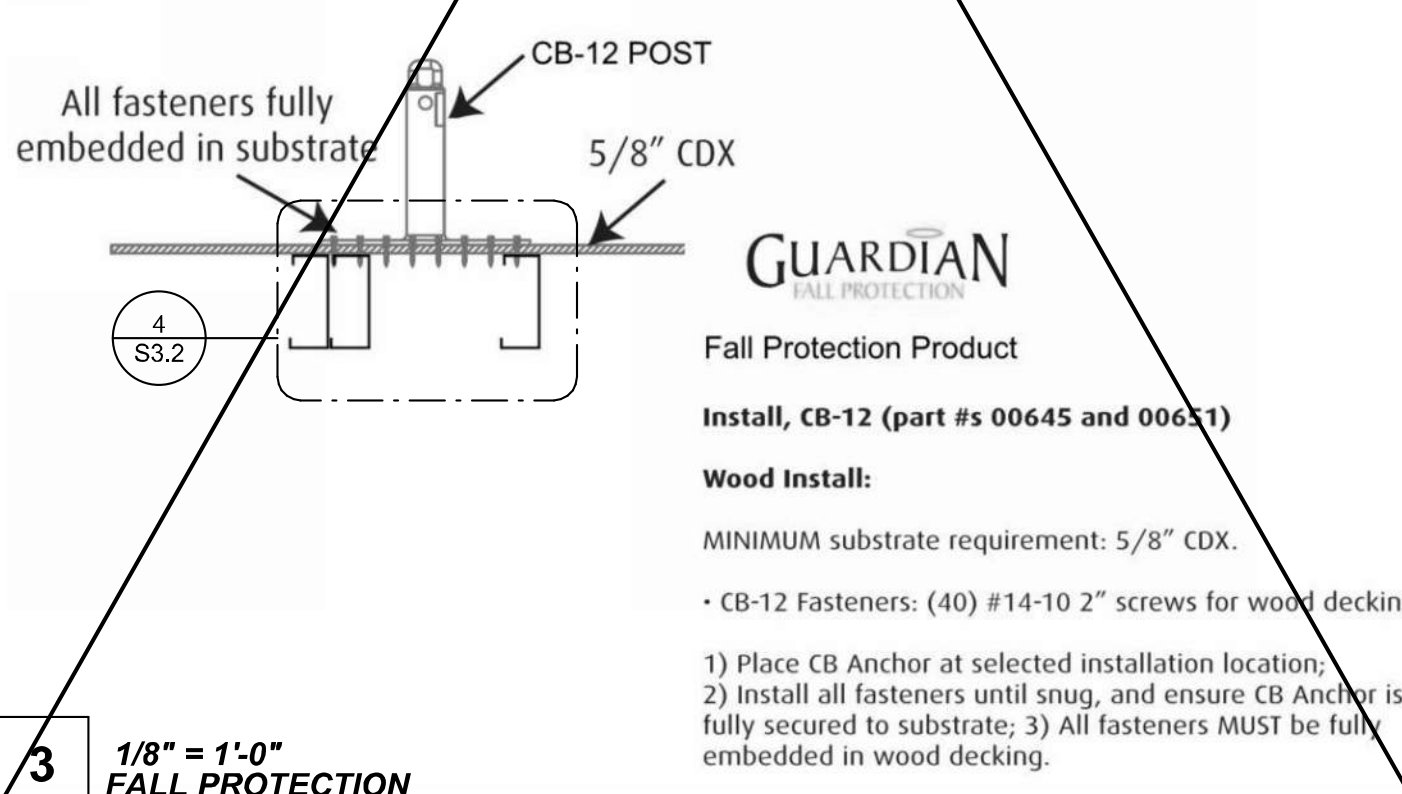
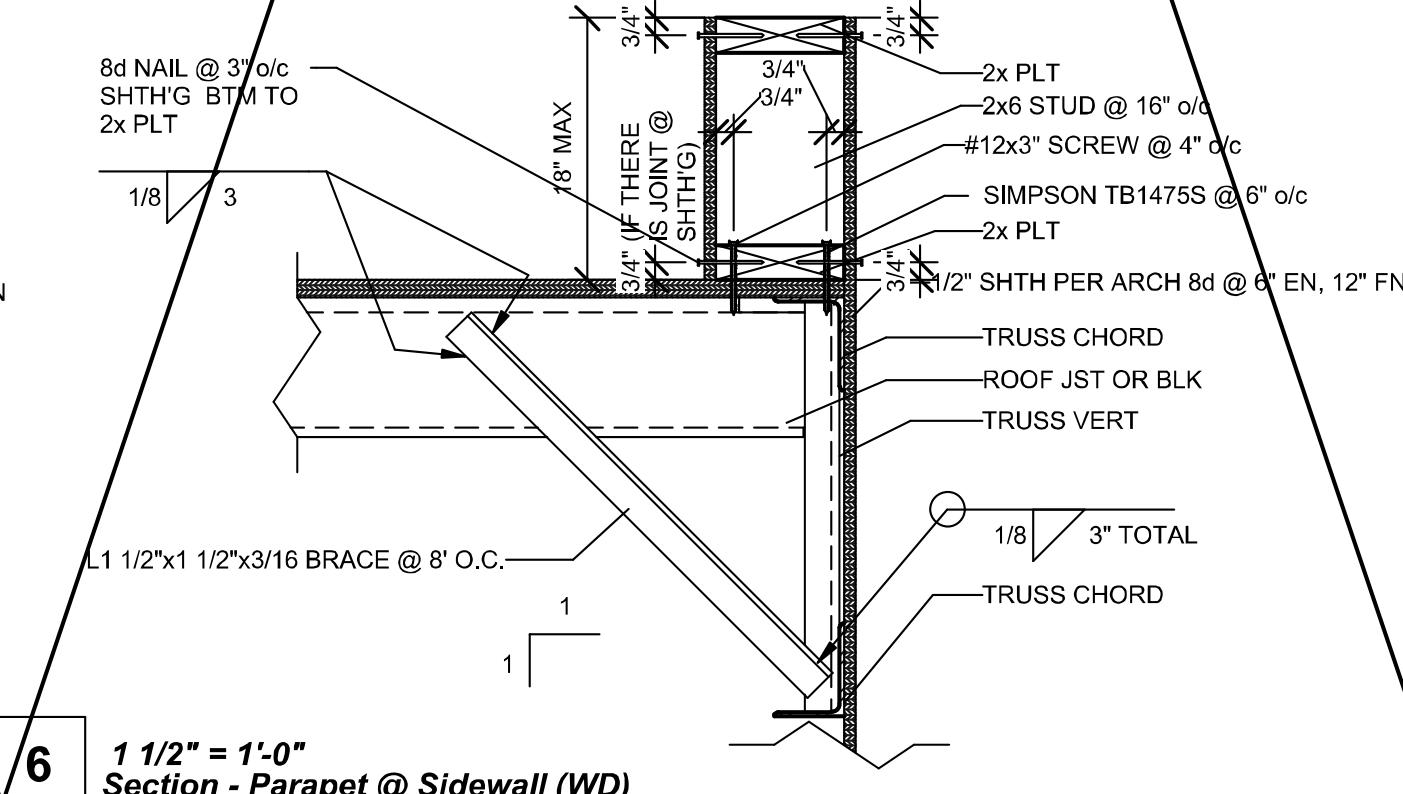
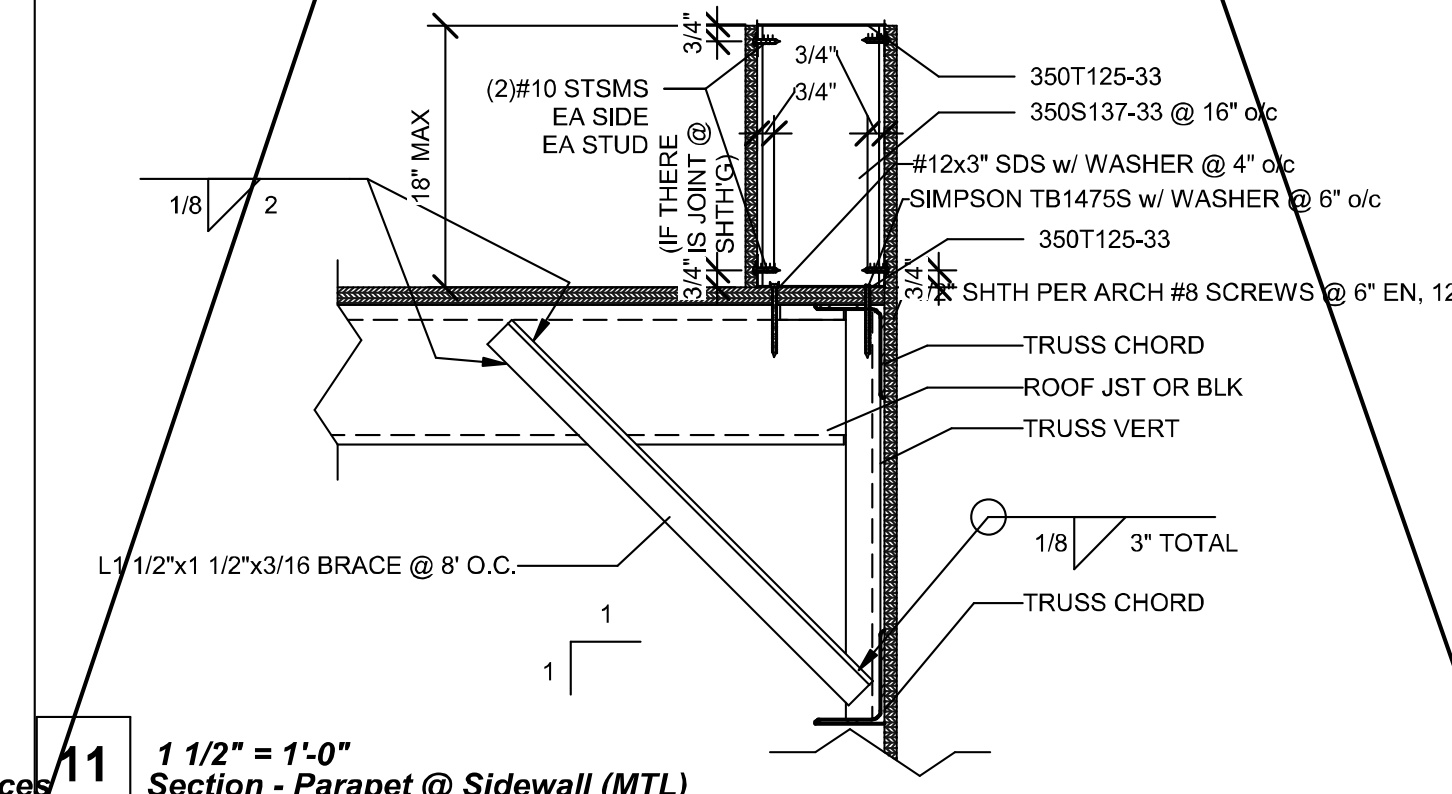
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8/09/2021

SHEET NO.

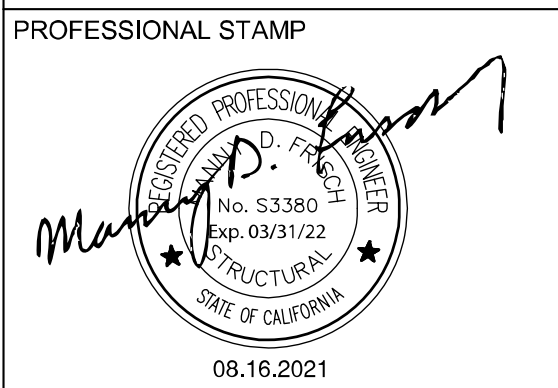
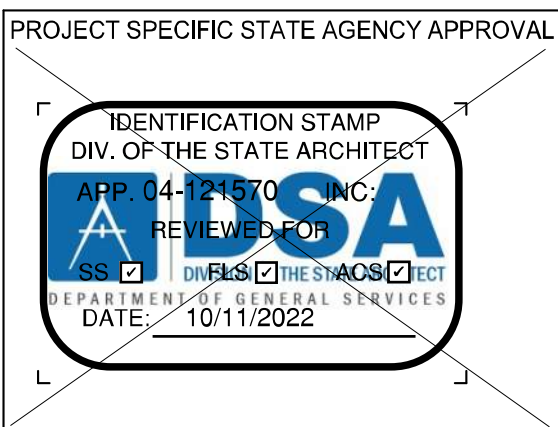
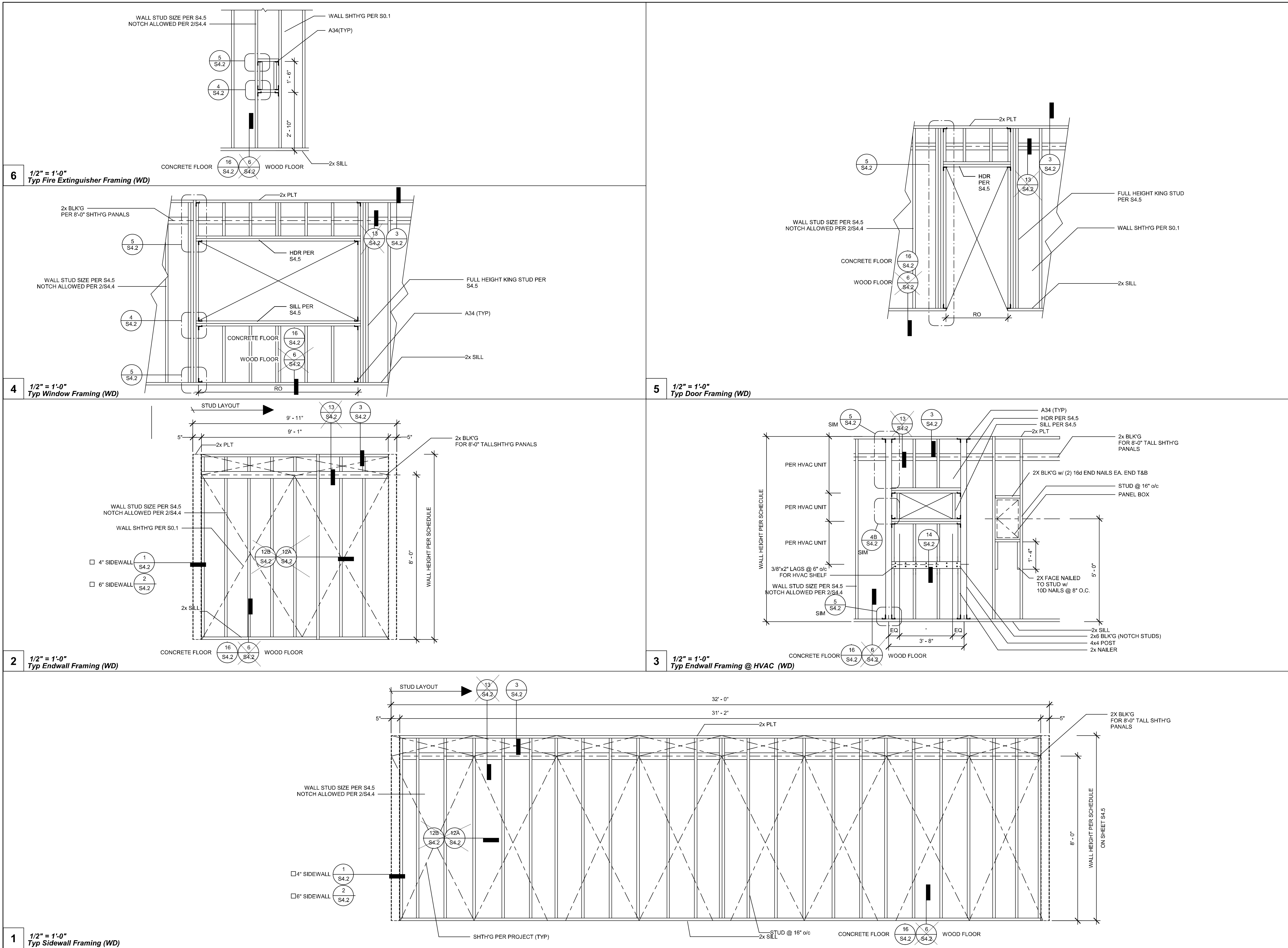
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SHEET OF SHEETS



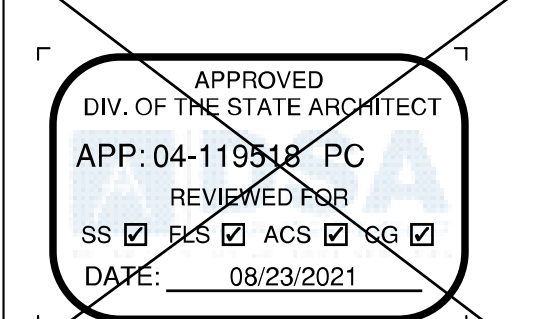
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VOICE (951) 943-1908 FAX (951) 943-5768

ORIGINAL PC STATE AGENCY APPROVAL



#	Description	BY
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#	Description	BY
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PRE-CHECK (PC) DOCUMENT
CODE: 2019 GBC
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
WD WALL
FRAMING
ELEVATIONS

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

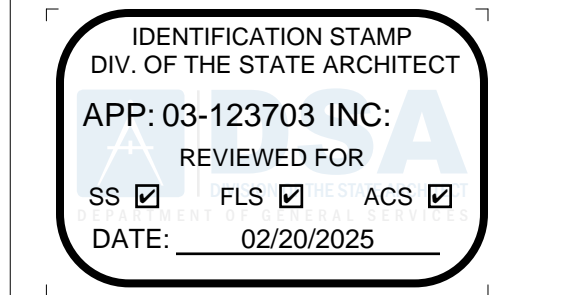
CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
S4.1

SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL



PROFESSIONAL STAMP



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VOICE (951) 943-1908 FAX (951) 943-5768

ORIGINAL PC STATE AGENCY APPROVAL



#	Description	BY
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#	Description	BY
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PRE-CHECK (PC) DOCUMENT
CODE: 2019 GBC
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
WD WALL
FRAMING
ELEVATIONS

PROJECT NUMBER
20137

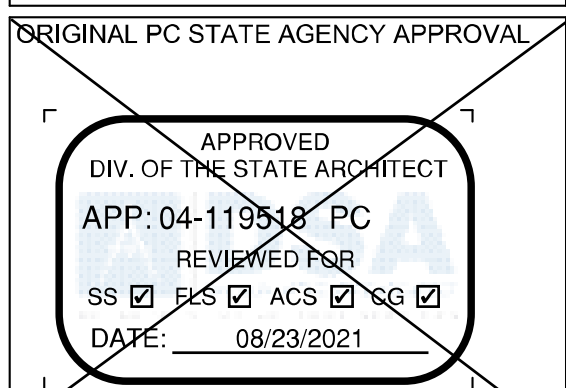
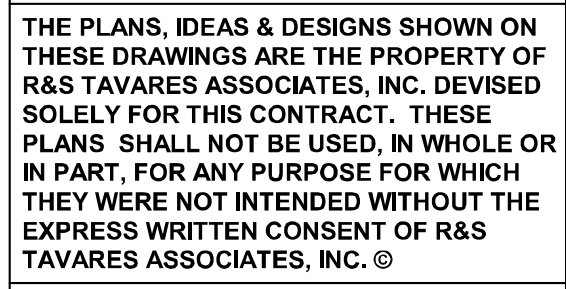
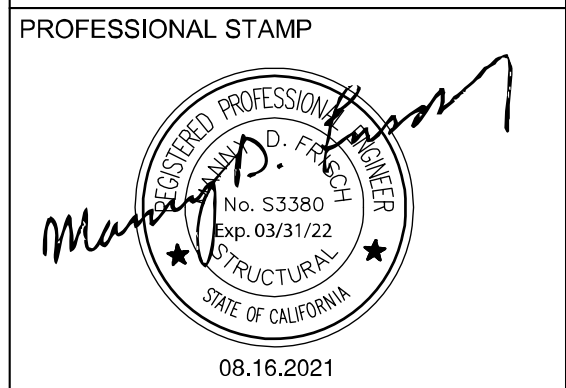
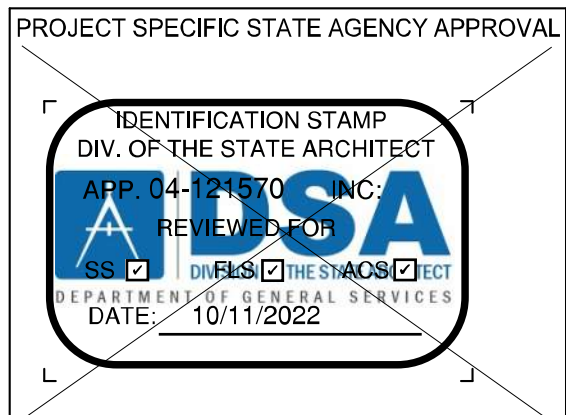
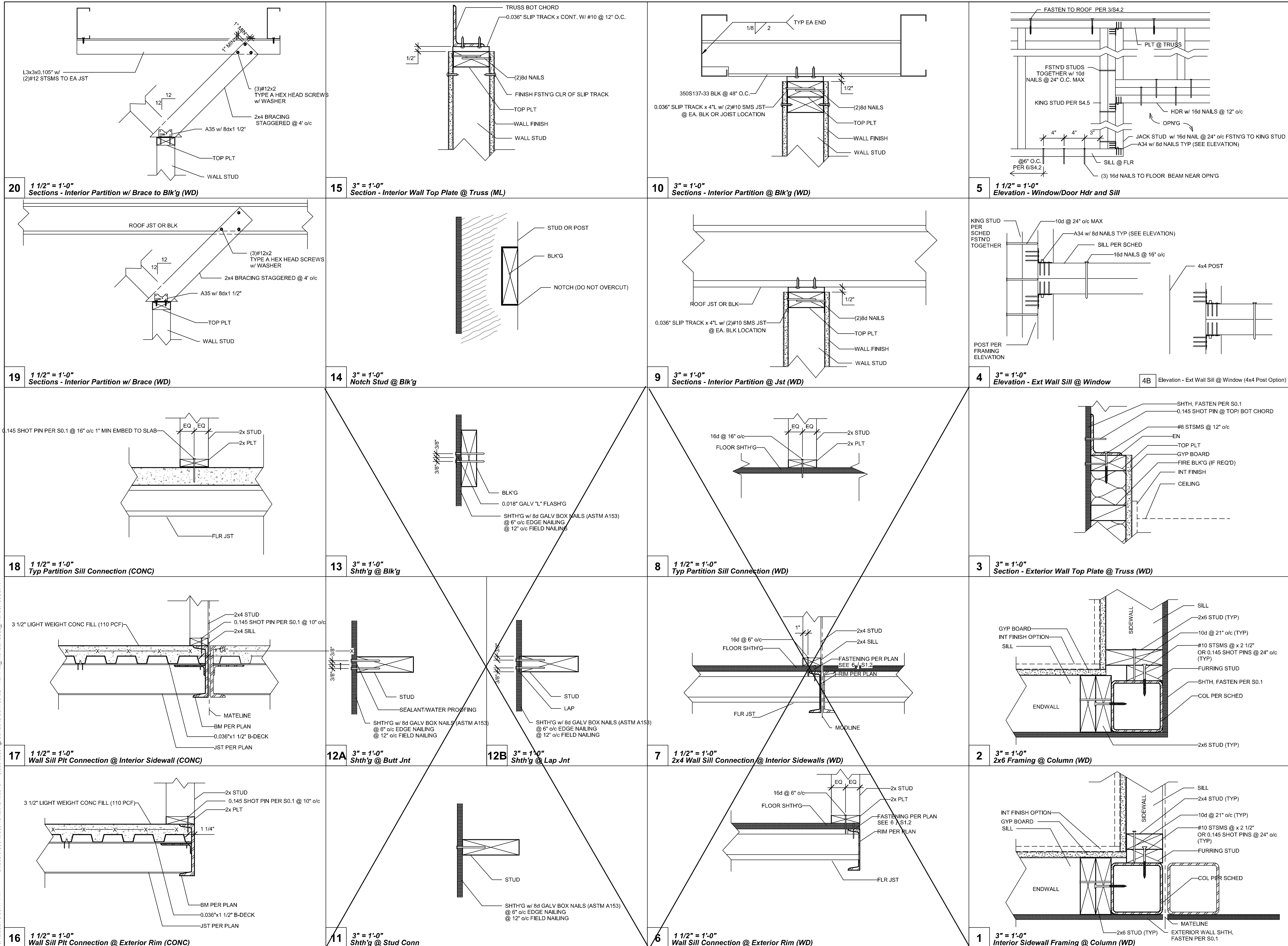
DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
S4.1

SHEET OF SHEETS

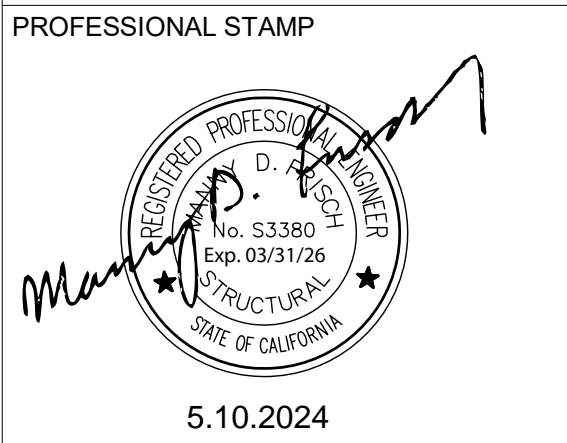
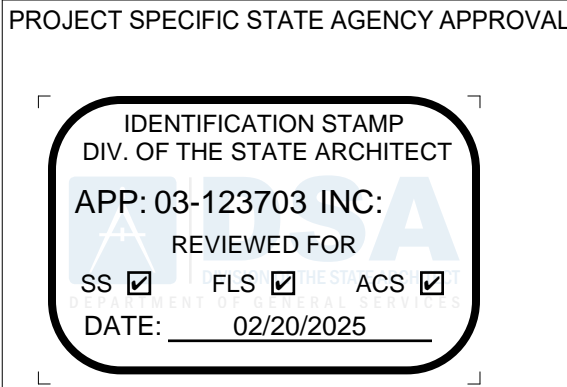


REVISIONS		
#	Description	BY

PRE-CHECK (PC) DOCUMENT
CODE: 2019 CBC
A SEPARATE PROJECT APPLICATION FOR
CONSTRUCTION IS REQUIRED.
PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
WALL DETAILS
(WOOD FRAMING)

PROJECT NUMBER	20137
DRAWN BY	rMc/SC
CHECKED BY	JA/RT
DATE	8/09/2021
SHEET NO.	S4.2



THE PLANS, IDEAS & DESIGNS SHOWN ON
THESE DRAWINGS ARE THE PROPERTY OF
R&S TAVARES ASSOCIATES, INC. DEVISED
SOLELY FOR THIS CONTRACT. THESE
PLANS SHALL NOT BE USED, IN WHOLE OR
IN PART, FOR ANY PURPOSE FOR WHICH
THEY WERE NOT INTENDED WITHOUT THE
EXPRESS WRITTEN CONSENT OF R&S
TAVARES ASSOCIATES, INC. ©

CLIENT
1320 W. Oleander Avenue, Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5768

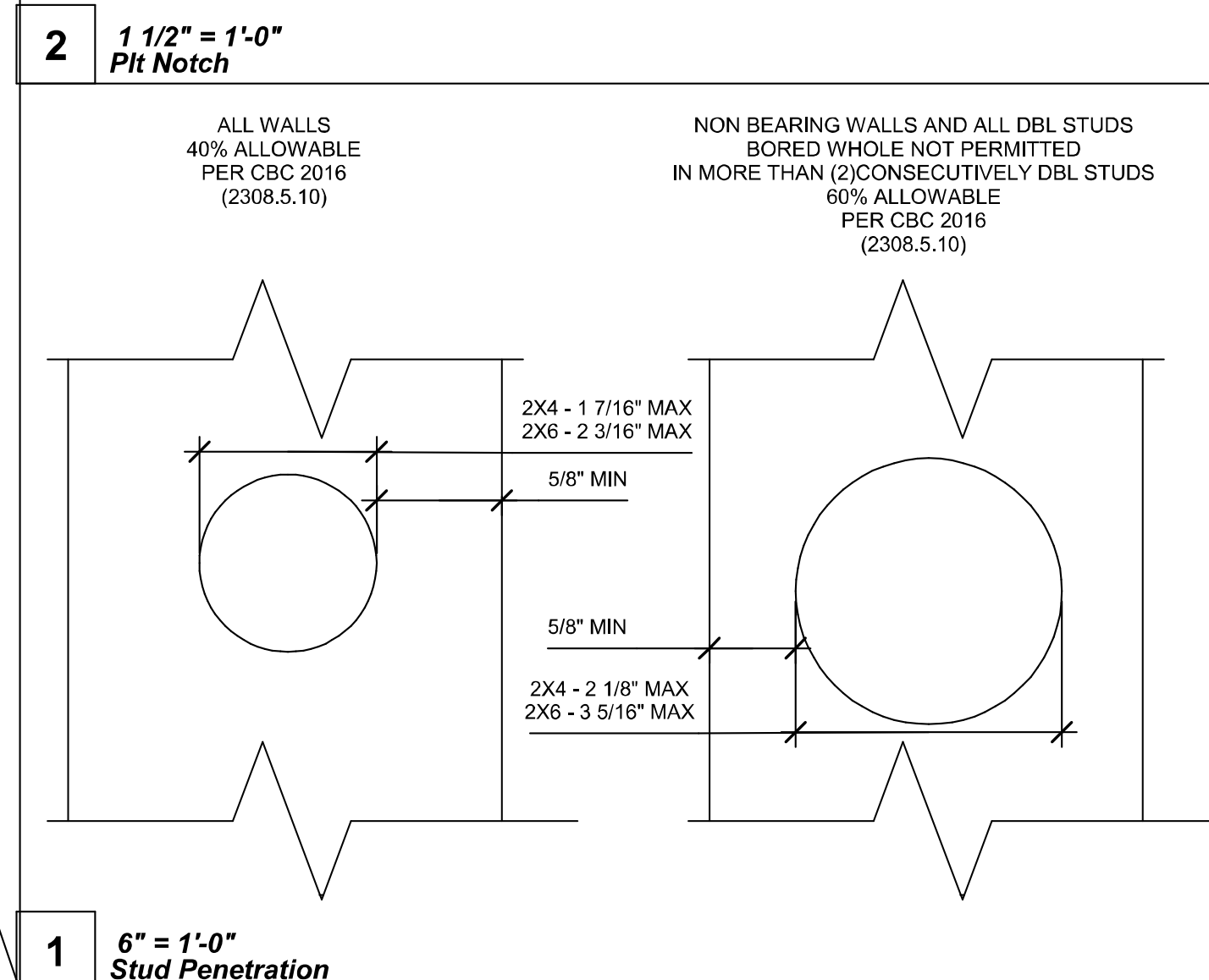
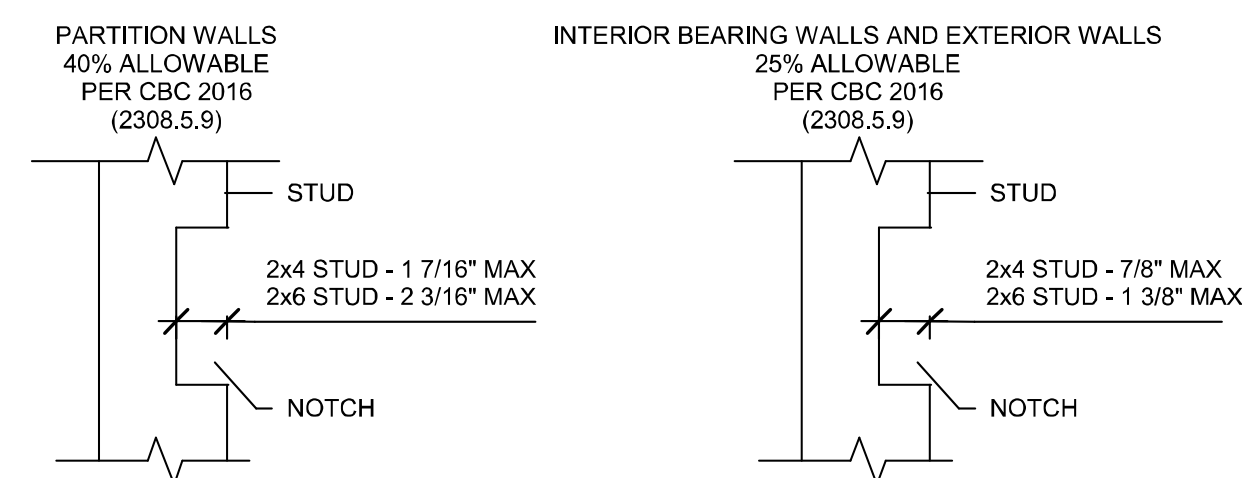
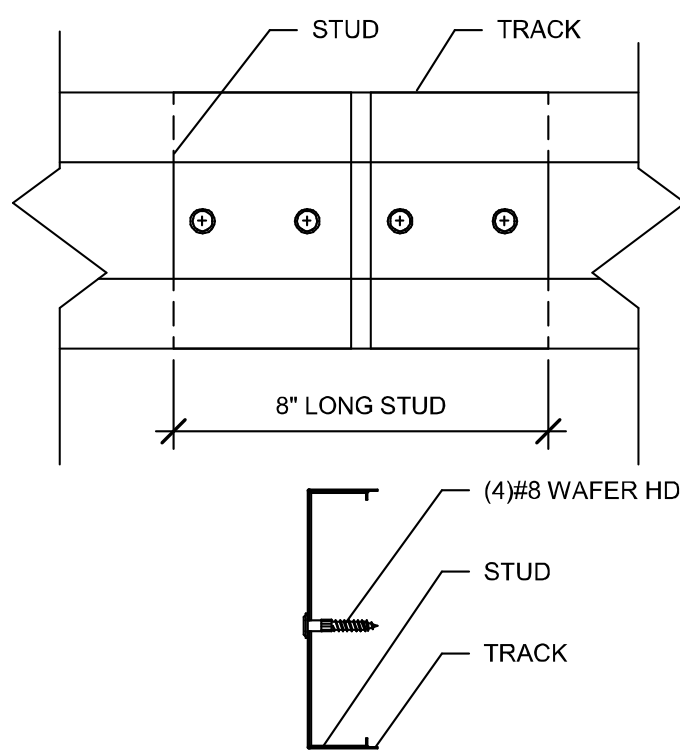


REVISIONS		
#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
WALL DETAILS
(WOOD FRAMING)

PROJECT NUMBER	23230
DRAWN BY	rMc/SC
CHECKED BY	JA/RT
DATE	8/09/2021
SHEET NO.	S4.2



PROJECT SPECIFIC STATE AGENCY APPROVAL		
<div>IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT APP: 03-123703 INC: REVIEWED FOR SS <input checked="" type="checkbox"/> FLS <input checked="" type="checkbox"/> ACS <input checked="" type="checkbox"/> DATE: 02/20/2025</div>		
<div>R&S TAVARES ASSOCIATES DESIGN • CONSTRUCTION • PROJECTS 11550 W. BERNHARD COURT, SUITE 100 SAN DIEGO, CA 92117 WWW.RSTAVARES.COM</div>		
PROFESSIONAL STAMP		
<div> 5.10.2024</div>		
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CLIENT		
1320 W. Cleander Avenue, Perris, CA 92571-7408 VOICE (951) 943-1908 FAX (951) 943-5768		
<div><div></div><div></div><div></div><div></div></div>		
REVISIONS		
#	Description	BY
PROJECT TITLE		
FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS		
SHEET TITLE		
TYP FRAMING		
PROJECT NUMBER		
23230		
DRAWN BY		
rMc/SC		
CHECKED BY		
JA/RT		
DATE		
8/09/2021		
SHEET NO.		
S4.4		
SHEET OF SHEETS		

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8/16/2021 3:01:01 PM

2x4 Interior Wall Opening Schedule										
COL HEIGHT	OPN'G SIZE	HDR			SILL			FULL HEIGHT KING STUD		
		Lumber	Number	Type	Lumber	Number	Type	Lumber	Number	Type
9FT	3070	HF	1	#2	-	-	-	HF	2	#2
		DF	1	#2	-	-	-	DF	2	#2
	4070	HF	1	#2	-	-	-	HF	2	#2
		DF	1	#2	-	-	-	DF	2	#2
10FT	6040	HF	2	#2	DF	2	#2	HF	2	#2
		DF	2	#2	DF	2	#2	DF	2	#2
	8040	HF	3	#2	HF	3	#2	HF	2	#2
		DF	3	#2	DF	3	#2	DF	2	#2
10FT	3070	HF	1	#2	-	-	-	HF	2	#2
		DF	1	#2	-	-	-	DF	2	#2
		HF	1	#2	-	-	-	HF	2	#2
	4070	DF	1	#2	-	-	-	DF	2	#2
		HF	1	#2	-	-	-	HF	2	#2
		DF	1	#2	-	-	-	DF	2	#2
	6040	HF	2	#2	HF	2	#2	HF	2	#2
		DF	2	#2	DF	2	#2	DF	2	#2
8040	HF	3	#2	HF	3	#2	HF	2	#2	
	DF	3	#2	DF	3	#2	DF	2	#2	

2x4 Interior Wall Framing Schedule								
COL HEIGHT	Typical Location				4ft From Building Corner			
	Lumber	Number	Type	Spacing	Lumber	Number	Type	Spacing
9	HF	1	#2	16" O.C.	-	-	-	-
	DF	1	#2	16" O.C.	-	-	-	-
10	HF	1	#2	16" O.C.	-	-	-	-
	DF	1	#2	16" O.C.	-	-	-	-

2x6 Exterior Wall Opening Schedule (SHTH'G FINISH)										
COL HEIGHT	OPN'G SIZE	HDR			SILL			FULL HEIGHT KING STUD		
		Lumber	Number	Type	Lumber	Number	Type	Lumber	Number	Type
9FT	3070	HF	(2) 2X6 FLAT	#2	HF	1	#2	HF	1	#2
		DF	(1) 2x6 FLAT	#2	DF	1	#2	DF	1	#2
	4070	HF	(3) 2x4 ON EDGE	#2	HF	1	#2	HF	1	#2
		DF	(2) 2X6 FLAT	#2	DF	1	#2	DF	1	#2
	6040	HF	(3) 2x6 ON EDGE	#2	HF	1	#2	HF	1	#2
		DF	(3) 2x6 ON EDGE	#2	DF	1	#2	DF	1	#2
	8040	HF	(1) 6x6 ON EDGE	#2	DF	(2) 2X6 FLAT	#2	HF	2	#2
		DF	(1) 6x6 ON EDGE	#2	DF	(2) 2X6 FLAT	#2	DF	2	#2
10FT	3070	HF	(2) 2X6 FLAT	#2	HF	1	#2	HF	1	#2
		DF	(1) 2x6 FLAT	#2	DF	1	#2	DF	1	#2
	4070	HF	(3) 2x4 ON EDGE	#2	HF	1	#2	HF	1	#2
		DF	(2) 2X6 FLAT	#2	DF	1	#2	DF	1	#2
	6040	HF	(3) 2x6 ON EDGE	#2	HF	1	#2	HF	2	#2
		DF	(3) 2x6 ON EDGE	#2	DF	1	#2	DF	2	#2
	8040	HF	(1) 6x6 ON EDGE	#2	HF	(2) 2X6 FLAT	#2	HF	2	#2
		DF	(1) 6x6 ON EDGE	#2	DF	(2) 2X6 FLAT	#2	DF	2	#2

2x6 Exterior Wall Framing Schedule (SHTH'G FINISH)								
COL HEIGHT	Typical Location				4ft From Building Corner			
	Lumber	Number	Type	Spacing	Lumber	Number	Type	Spacing
9	HF	1	#2	24" O.C.	HF	1	#2	24" O.C.
	DF	1	#2	24" O.C.	DF	1	#2	24" O.C.
10	HF	1	#2	24" O.C.	HF	1	#2	24" O.C.
	DF	1	#2	24" O.C.	DF	1	#2	24" O.C.

2x6 Exterior Wall Opening Schedule (PLASTER FINISH)										
COL HEIGHT	OPN'G SIZE	HDR			SILL			FULL HEIGHT KING STUD		
		Lumber	Number	Type	Lumber	Number	Type	Lumber	Number	Type
9FT	3070	HF	(2) 2X6 FLAT	#2	HF	1	#2	HF	1	#2
		DF	(1) 2x6 FLAT	#2	DF	1	#2	DF	1	#2
	4070	HF	(3) 2x4 ON EDGE	#2	HF	1	#2	HF	1	#2
		DF	(3) 2x6 FLAT	#2	DF	1	#2	DF	1	#2
	6040	HF	(2) 3x12 ON EDGE	#2	HF	1	#2	HF	2	#2
		DF	(2) 2x12 ON EDGE	#2	DF	1	#2	DF	1	#2
10FT	8040	HF	(3) 6x6 ON EDGE	#2	HF	(2) 2X6 FLAT	#2	HF	2	#2
		DF	(3) 6x6 ON EDGE	#2	DF	(2) 2X6 FLAT	#2	DF	2	#2
	3070	HF	(2) 2X6 FLAT	#2	HF	1	#2	HF	2	#2
		DF	(1) 2x6 FLAT	#2	DF	1	#2	DF	1	#2
	4070	HF	(3) 2x4 ON EDGE	#2	HF	1	#2	HF	2	#2
		DF	(3) 2x6 FLAT	#2	DF	1	#2	DF	1	#2
6040		HF	(3) 2x12 ON EDGE	#2	HF	1	#2	HF	2	#2
		DF	(3) 2x12 ON EDGE	#2	DF	1	#2	DF	2	#2
	8040	HF	(1) 6x6 ON EDGE	#2	HF	(2) 2X6 FLAT	#2	HF	2	#2
		DF	(1) 6x6 ON EDGE	#2	DF	(2) 2X6 FLAT	#2	DF	2	#2

2x6 Exterior Wall Framing Schedule (PLASTER FINISH)								
COL HEIGHT	Typical Location				4ft From Building Corner			
	Lumber	Number	Type	Spacing	Lumber	Number	Type	Spacing
9	HF	1	#2x4	0' C 16" O.C.	HF	1	#2x4	0' C 24" O.C.
	DF	1	#2x4	0' C 16" O.C.	DF	1	#2x4	0' C 24" O.C.
10	HF	1	#2x4	0' C 16" O.C.	HF	1	#2x4	0' C 24" O.C.
	DF	1	#2x4	0' C 16" O.C.	DF	1	#2x4	0' C 24" O.C.

NOTE: SEE DETAIL 1 ON SHEETS A2.1 - A2.8

350 Interior Wall Opening Schedule --Studs = 350S137-33 --Track = 350T125-33							
Col Ht	Opn'g Size	HDR		SILL		FULL HEIGHT KING STUD	
		Type	Reference See S4.4	Type	Reference See S4.4	Type	Num. Size
9'-0"	3070	1	5	N/A	N/A	Stud	(2) 350S137-33
	4070	1	5	N/A	N/A	Stud	(2) 350S137-33
	6040	2	6	2	6	Stud	(3) 350S137-33
	8040	3	7	3	7	Stud	(3) 350S137-33
10'-0"	3070	1	5	N/A	N/A	Stud	(2) 350S137-33
	4070	1	5	N/A	N/A	Stud	(2) 350S137-33
	6040	2	6	2	6	Stud	(3) 350S137-33
	8040	4	8	4	8	Stud	(3) 350S137-33

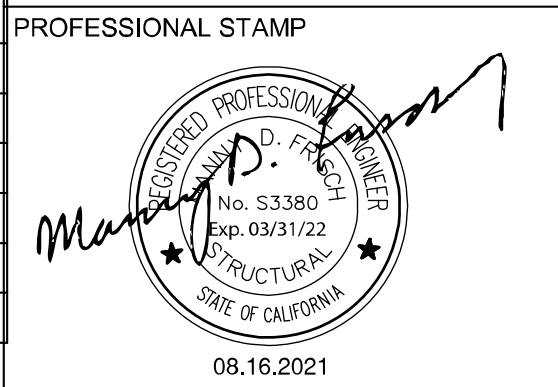
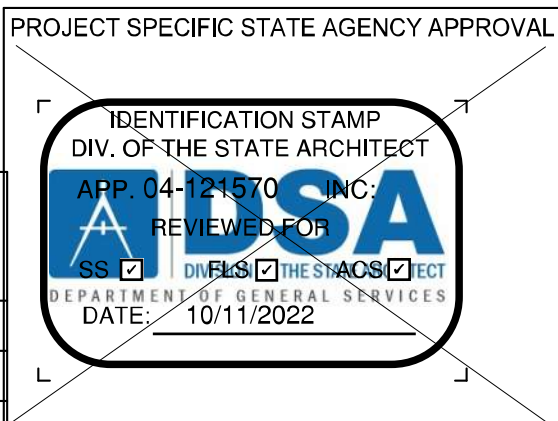
350 Interior Wall Framing Schedule							
Column Height	Size	Typ Wall Framing			4' From Corner Stud		
		Number	Type	Spacing	Number	Type	Spacing
9'-0"	350S137-33	(1)	Stud	16" o/c	-	-	-
10'-0"	350S137-33	(1)	Stud	16" o/c	-	-	-

550 Exterior Wall Opening Schedule (SHTH'G FINISH) --Studs = 550S137-33 --Track = 550T125-33							
Col Ht	Opn'g Size	HDR		SILL		FULL HEIGHT KING STUD	
		Type	Reference See S4.4	Type	Reference See S4.4	Type	Num. Size
9'-0"	3070	1	5	N/A	N/A	Stud	(2) 550S137-33
	4070	1	5	N/A	N/A	Stud	(2) 550S137-33
	6040	2	6	2	6	Stud	(3) 550S137-33
	8040	3	7	3	7	Stud	(3) 550S137-33
10'-0"	3070	1	5	N/A	N/A	Stud	(2) 550S137-33
	4070	1	5	N/A	N/A	Stud	(2) 550S137-33
	6040	2	6	2	6	Stud	(3) 550S137-33
	8040	4	8	4	8	Stud	(3) 550S137-33

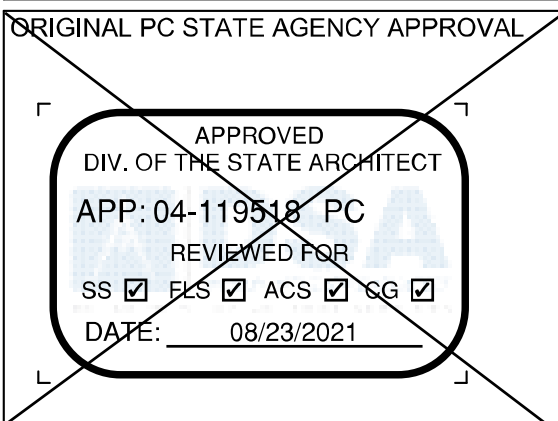
550 Exterior Wall Framing Schedule (SHTH'G FINISH)							
Column Height	Size	Typ Wall Framing			4' From Corner Stud		
		Number	Type	Spacing	Number	Type	Spacing
9'-0"	550S137-33	(1)	Stud	16" o/c	550S137-33	(1)	Stud 16" o/c
10'-0"	550S137-33	(1)	Stud	16" o/c	550S137-33	(1)	Stud 16" o/c

550 Exterior Wall Opening Schedule (PLASTER FINISH) --Stud = 550S137-33 --Track = 550T125-33							
Col Ht	Opn'g Size	HDR		SILL		FULL HEIGHT KING STUD	
		Type	Reference See S4.4	Type	Reference See S4.4	Type	Num. Size
9'-0"	3070	1	5	N/A	N/A	Stud	(2) 550S137-33
	4070	1	5	N/A	N/A	Stud	(2) 550S137-33
	6040	2	6	2	6	Stud	(3) 550S137-33
	8040	3	7	3	7	Stud	(3) 550S137-33
10'-0"	3070	1	5	N/A	N/A	Stud	(2) 550S137-33
	4070	1	5	N/A	N/A	Stud	(2) 550S137-33
	6040	2	6	2	6	Stud	(3) 550S137-33
	8040	4	8	4	8	Stud	(3) 550S137-33

550 Exterior Wall Framing Schedule (PLASTER FINISH)							
Column Height	Size	Typ Wall Framing			4' From Corner Stud		
		Number	Type	Spacing	Number	Type	Spacing
9'-0"	550S137-33	(1)	Stud	16" o/c	550S137-33	(1)	Stud 16" o/c
10'-0"	550S137-33	(1)	Stud	16" o/c	550S137-33	(1)	Stud 16" o/c

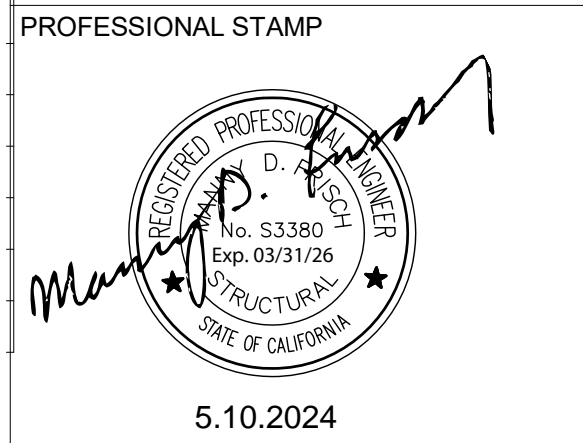
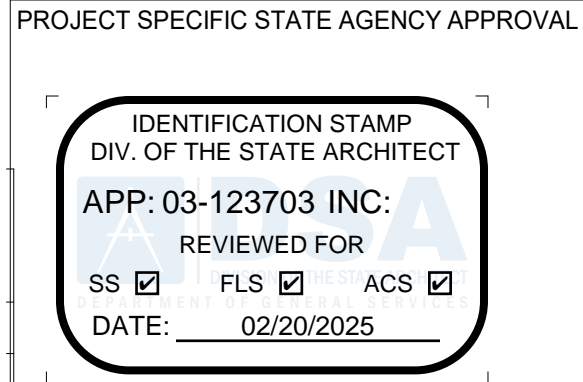


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REVISIONS		
#	Description	BY
PRE-CHECK (PC) DOCUMENT CODE: 2019 CBC A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.		
PROJECT TITLE 30' x 32' EXPANDABLE TO 150' x 32'		
SHEET TITLE FRAMING SCHEDULES		
PROJECT NUMBER 20137		
DRAWN BY rMc/SC		
CHECKED BY JA/RT		
DATE 8/09/2021		
SHEET NO. S4.5		

PROJECT NUMBER 20137		
DRAWN BY rMc/SC		
CHECKED BY JA/RT		
DATE 8/09/2021		
SHEET NO. S4.5		

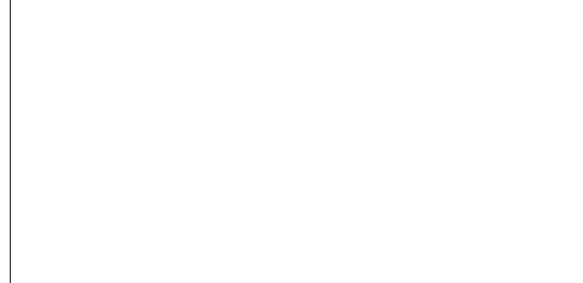


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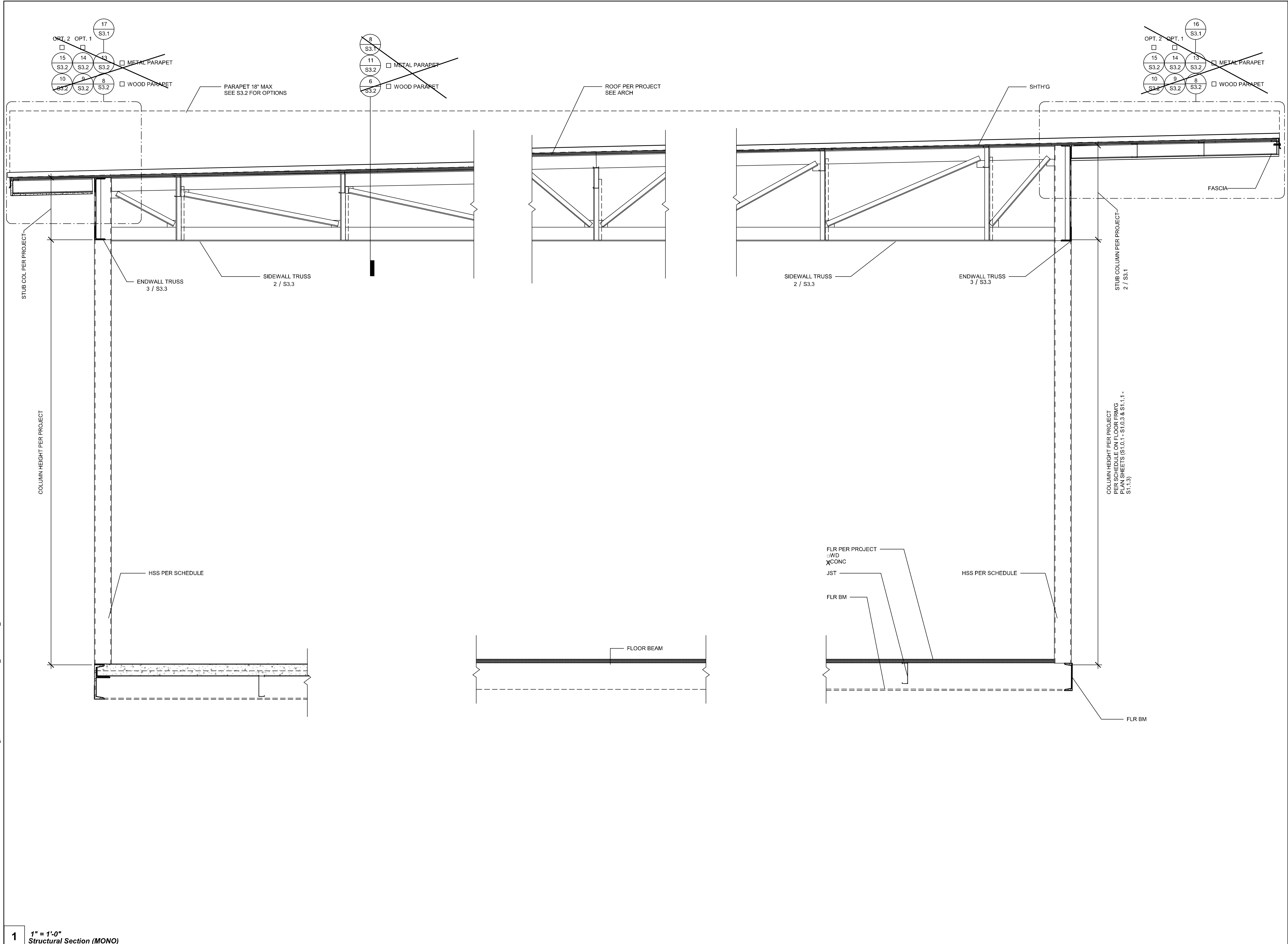


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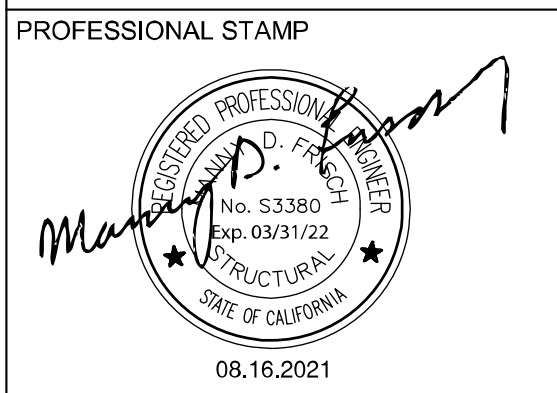
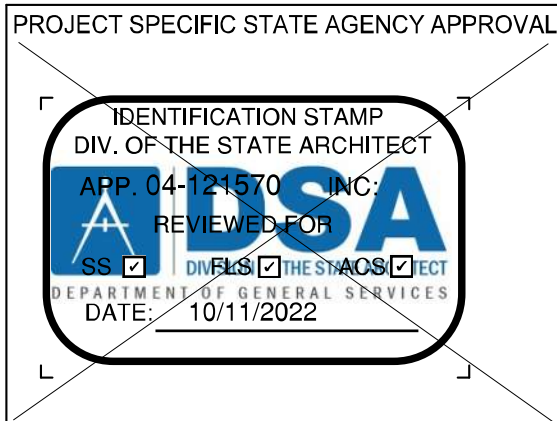


REVISIONS		
#	Description	BY
PRE-CHECK (PC) DOCUMENT CODE: 2019 CBC A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.		
PROJECT TITLE 30' x 32' EXPANDABLE TO 150' x 32'		
SHEET TITLE FRAMING SCHEDULES		
PROJECT NUMBER 20137		
DRAWN BY rMc/SC		
CHECKED BY JA/RT		
DATE 8/09/2021		
SHEET NO. S4.5		

PROJECT NUMBER 20137		
DRAWN BY rMc/SC		
CHECKED BY JA/RT		
DATE 8/09/2021		
SHEET NO. S4.5		

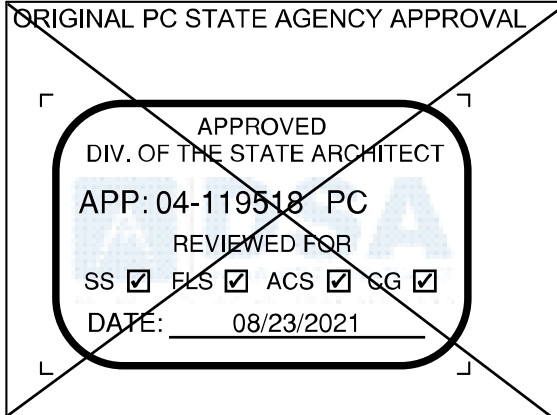


1 1" = 1'-0" Structural Section (MONO)



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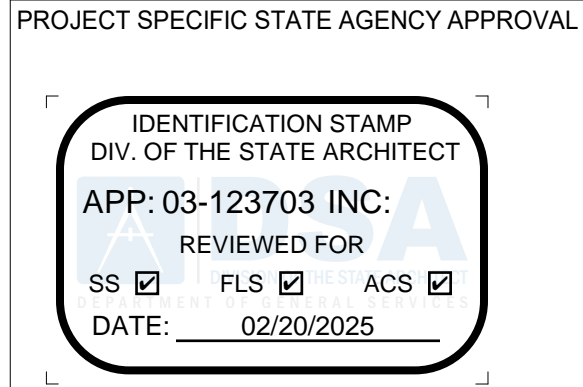
CLIENT
Class Leasing
1320 W. Oleander Avenue, Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5768



REVISIONS		
#	Description	BY
PRE-CHECK (PC) DOCUMENT CODE: 2019 CBC A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.		
PROJECT TITLE 30' x 32' EXPANDABLE TO 150' x 32'		

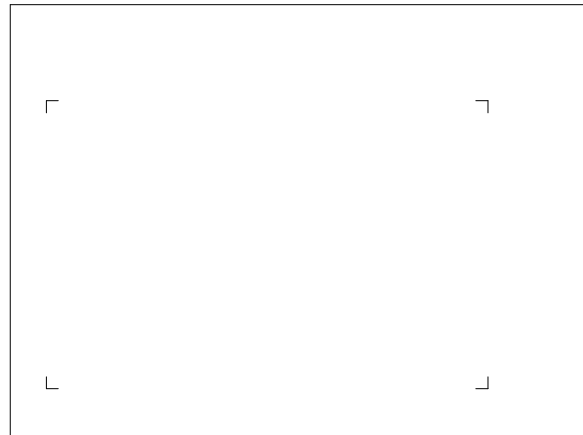
SHEET TITLE
LONG. SECTION -
(MONO)

PROJECT NUMBER	20137
DRAWN BY	rMc/SC
CHECKED BY	JA/RT
DATE	8/09/2021
SHEET NO.	S5.0



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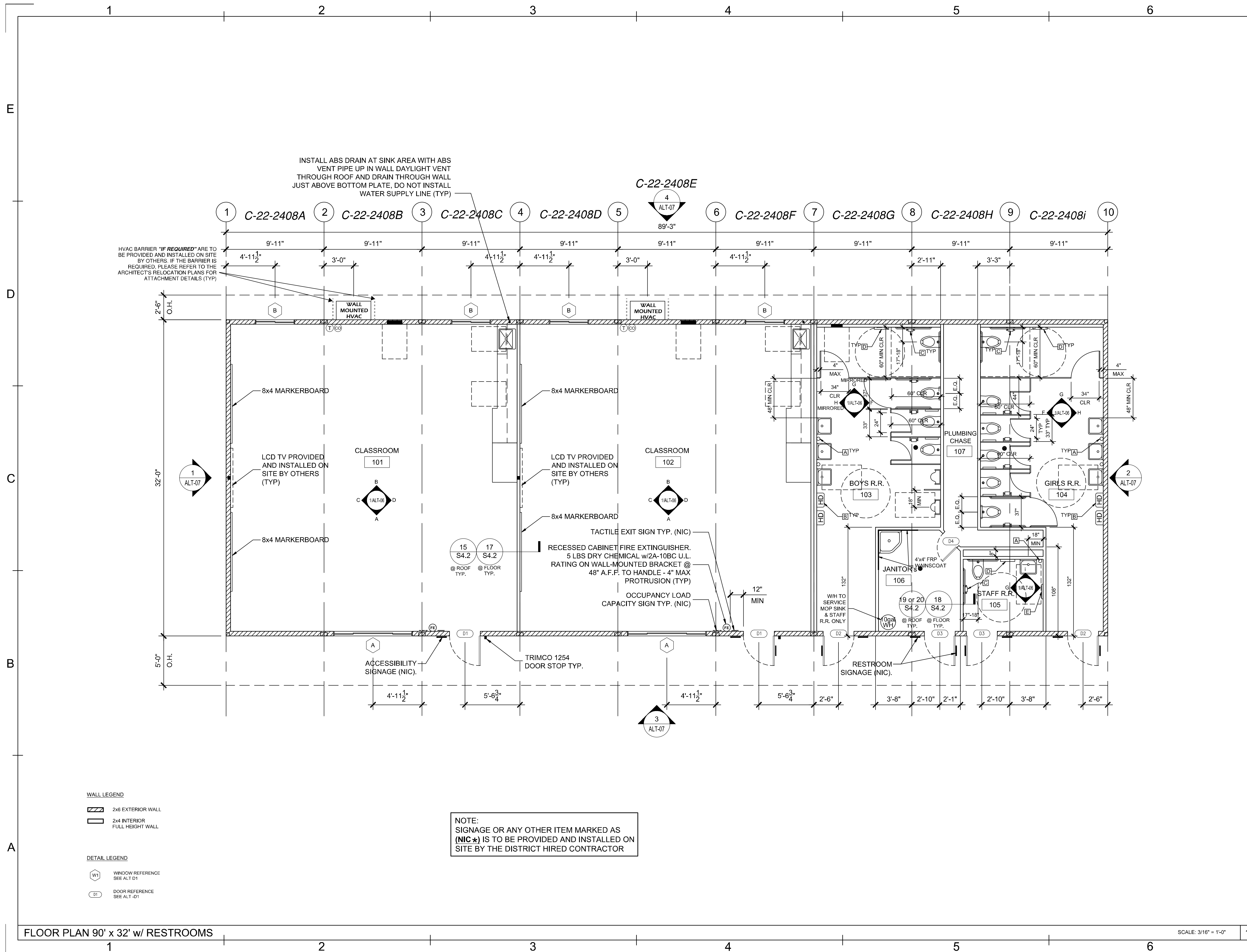


REVISIONS		
#	Description	BY
PRE-CHECK (PC) DOCUMENT CODE: 2019 CBC A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.		
PROJECT TITLE 30' x 32' EXPANDABLE TO 150' x 32'		

SHEET TITLE
LONG. SECTION -
(MONO)

PROJECT NUMBER	23230
DRAWN BY	rMc/SC
CHECKED BY	JA/RT
DATE	8/09/2021
SHEET NO.	S5.0

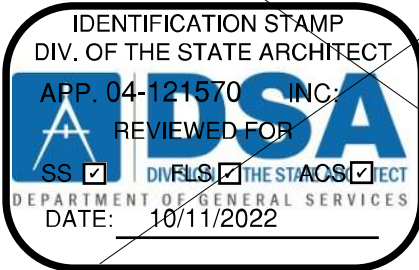
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WALL LEGEND
2x6 EXTERIOR WALL
2x4 INTERIOR FULL HEIGHT WALL

DETAIL LEGEND
W1 WINDOW REFERENCE SEE ALT-D1
D1 DOOR REFERENCE SEE ALT-D1

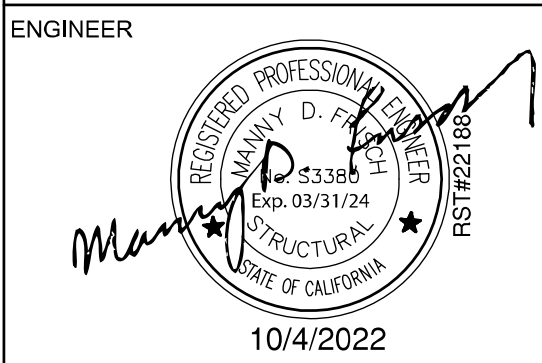
NOTE:
SIGNAGE OR ANY OTHER ITEM MARKED AS (NIC*) IS TO BE PROVIDED AND INSTALLED ON SITE BY THE DISTRICT HIRED CONTRACTOR



REVISIONS	BY	DATE



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VOICE (951) 943-1908 FAX (951) 943-5768



AOR

SHEET TITLE:
FLOOR PLAN
90' x 32' w/ RESTROOMS

DATE: 09-29-2022

DRAWN BY: fc

SCALE: AS SHOWN

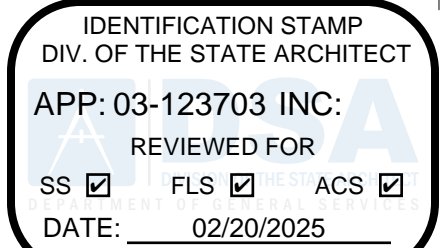
JOB:

SHEET NO:

ALT-01

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

PROJECT SPECIFIC STATE AGENCY APPROVAL



PROFESSIONAL STAMP



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VOICE (951) 943-1908 FAX (951) 943-5768

REVISIONS
Description BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
FLOOR PLAN
90'x32' w/
RESTROOMS

PROJECT NUMBER
23230

DRAWN BY Author

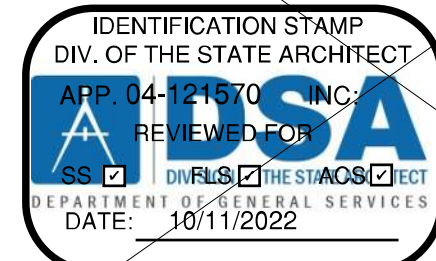
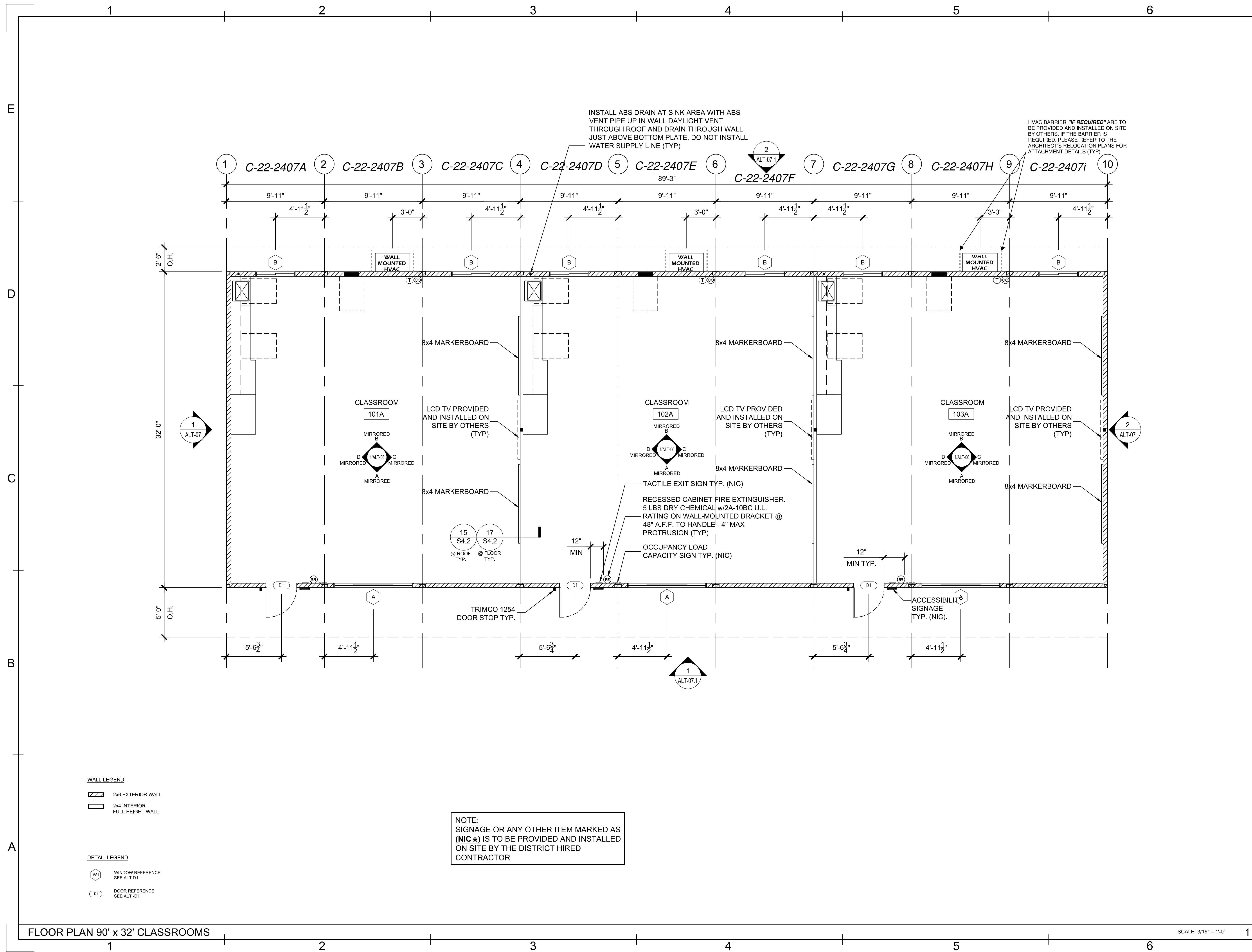
CHECKED BY Checker

DATE 5/10/2024

SHEET NO.
ALT-01

SHEET OF SHEETS

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REVISIONS	BY	DATE

Class Leasing

1651 S. JUANITA ST. SAN JACINTO CA. 92583
VOICE [951]943-1908 FAX [951]943-5768

ENGINEER

Class Leasing

1651 S. JUANITA ST. SAN JACINTO CA. 92583
VOICE [951]943-1908 FAX [951]943-5768

10/4/2022

AOR

SHEET TITLE:

FLOOR PLAN
90' x 32' CLASSROOMS

DATE: 09-29-2022

DRAWN BY: fc

SCALE: AS SHOWN

JOB:

SHEET NO:

ALT-01.1

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123703 INC:
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

R&S TAVARES ASSOCIATES

11590 W. BERNARD COUNTY, SUITE 100
SAN DIEGO, CA 92127
WWW.R&STAVARES.COM

PROFESSIONAL STAMP

R&S TAVARES ASSOCIATES

11590 W. BERNARD COUNTY, SUITE 100
SAN DIEGO, CA 92127
WWW.R&STAVARES.COM

5.10.2024

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Class Leasing

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VOICE (951) 943-1908 FAX (951) 943-5768

PROJECT TITLE

FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE

FLOOR PLAN
90'x32'
CLASSROOMS

PROJECT NUMBER

23230

DRAWN BY

Author

CHECKED BY

Checker

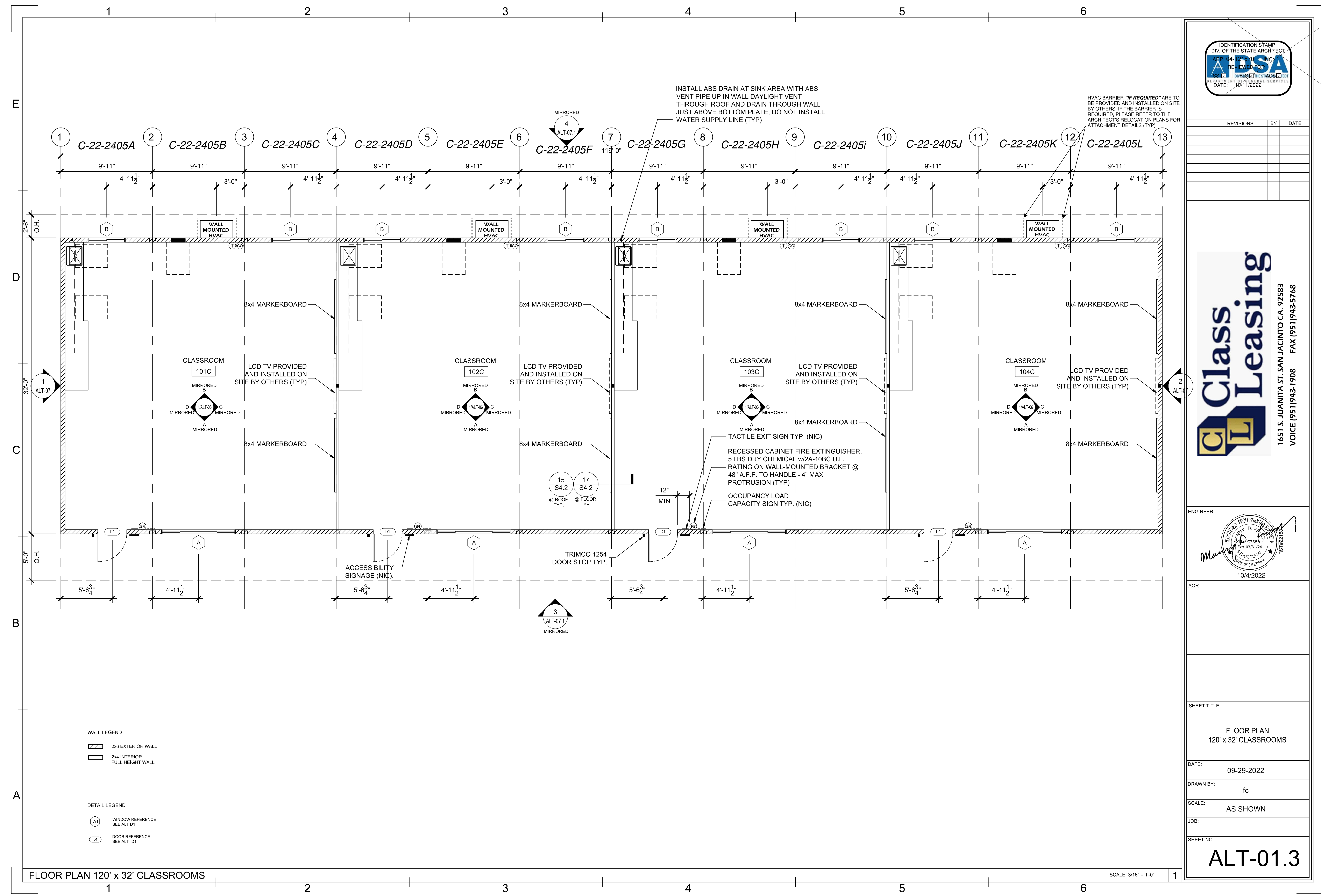
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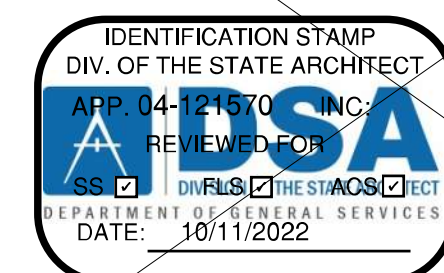
5/10/2024

SHEET NO.

ALT-01.1

SHEET OF SHEETS



[illegible]

Class Leasing

1651 S. JUANITA ST. SAN JACINTO CA. 92583
VOICE (951)943-1908 FAX (951)943-5768

ENGINEER

AOR

REVISIONS

#	Description	BY
---	-------------	----

PROJECT TITLE

FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE

REFLECTED
CEILING PLAN
90x32
CLASSROOMS &
R.Rs

PROJECT NUMBER

23230

DRAWN BY

CHECKED BY _____

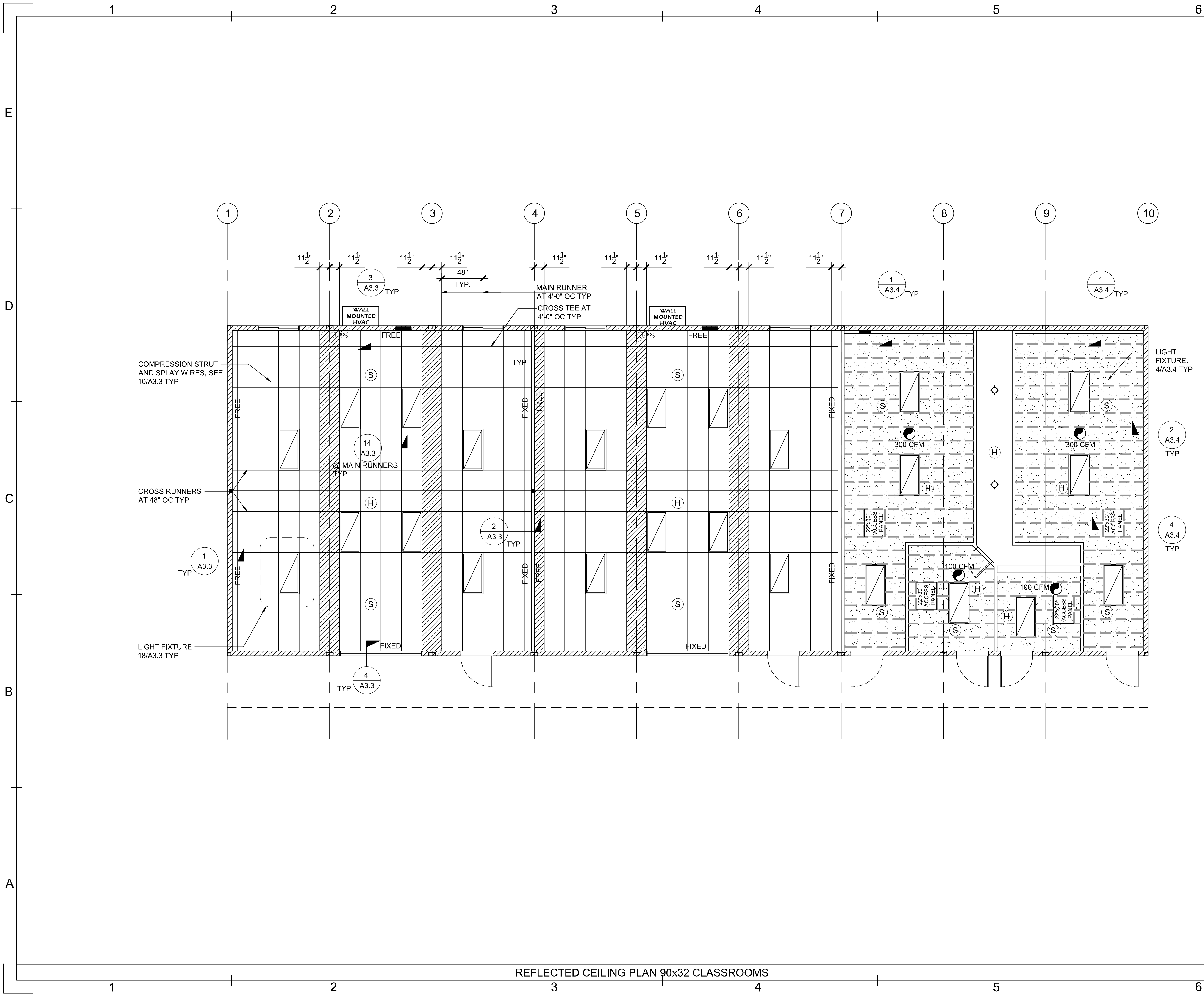
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5/10/2024

SHEET NO.

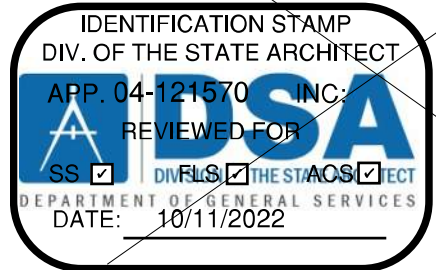
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REFLECTED CEILING PLAN 90x32 CLASSROOMS

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

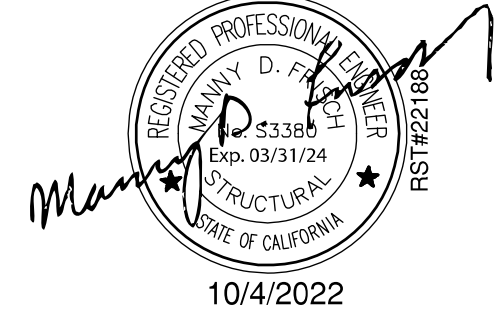


REVISIONS	BY	DATE



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VOICE (951)943-1908 FAX (951)943-5768

ENGINEER



AOR

SHEET TITLE:

REFLECTED CEILING PLAN
90x32 CLASSROOMS

DATE:

09-29-2022

DRAWN BY:

fc

SCALE:

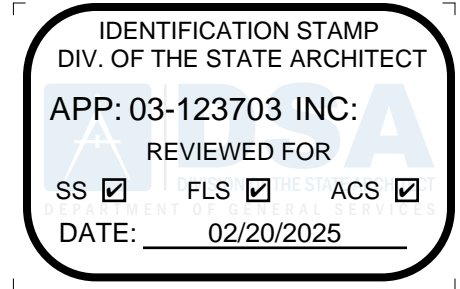
AS SHOWN

JOB:

SHEET NO:

ALT-02.1

PROJECT SPECIFIC STATE AGENCY APPROVAL



PROFESSIONAL STAMP



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REVISIONS

Description BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
REFLECTED
CEILING PLAN
90x32
CLASSROOMS

PROJECT NUMBER

23230

DRAWN BY

Author

CHECKED BY

Checker

DATE

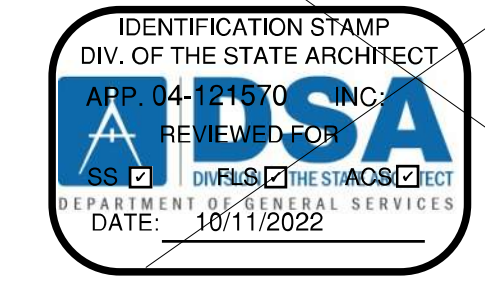
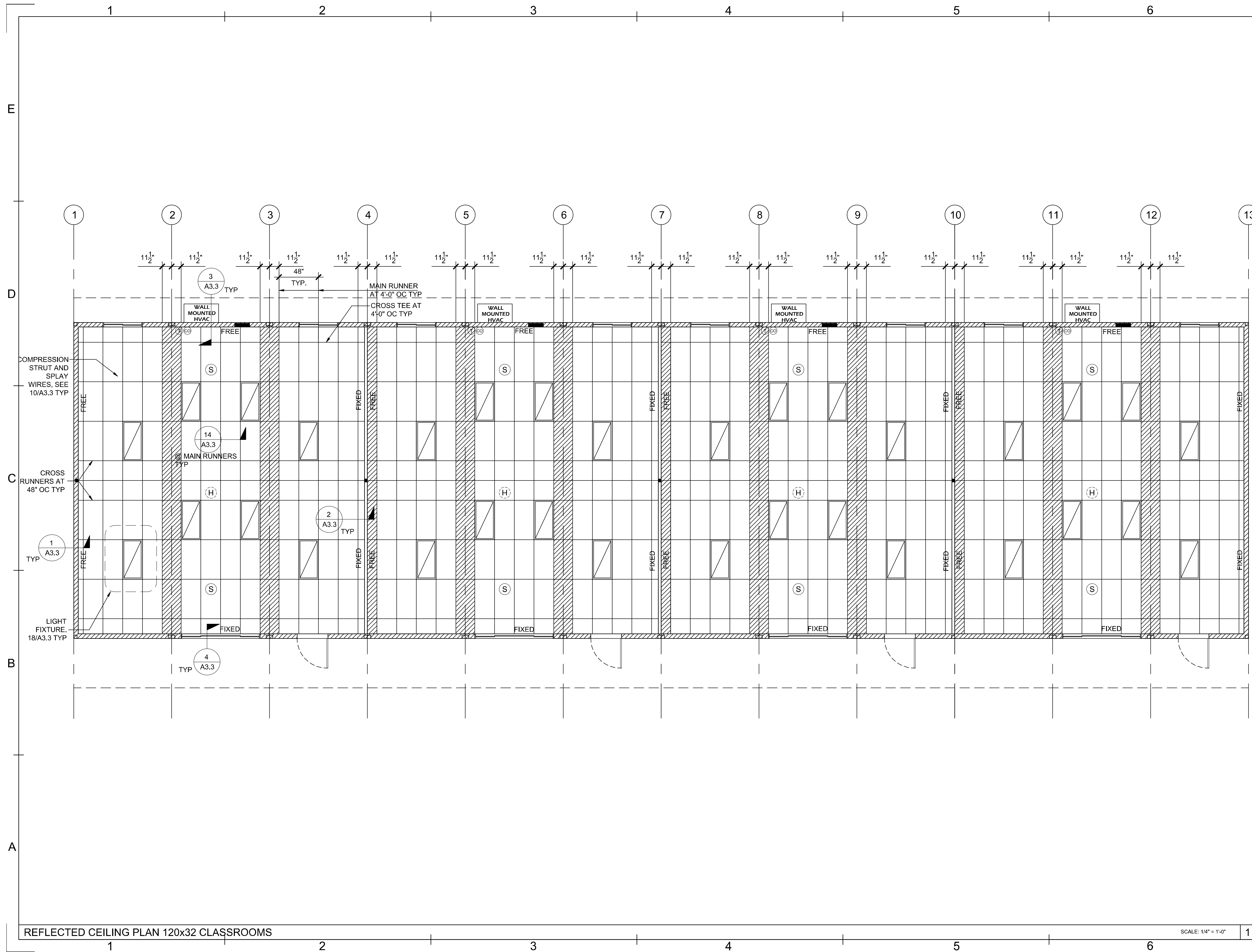
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SHEET NO

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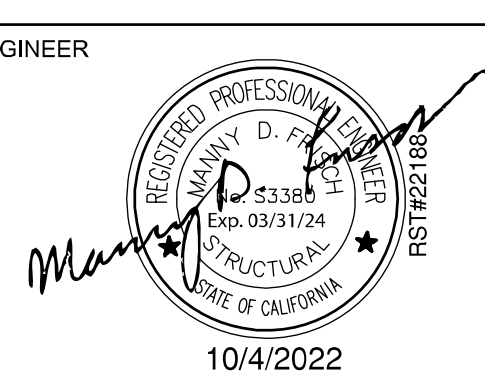
SHEET OF SHEETS

C:\Users\j\Documents\RS\160137 - Class Leasing - 30X32 Foundation Plan - Franklin ES_CES3AR24D63.rvt 5/10/2024 3:41:02 PM



REVISIONS	BY	DATE

Class Leasing
1651 S. JUANITA ST. SAN JACINTO CA. 92583
VOICE (951) 943-1908 FAX (951) 943-5768



AOR

SHEET TITLE:
REFLECTED CEILING PLAN
120x32 CLASSROOMS

DATE: 09-29-2022

DRAWN BY: fc

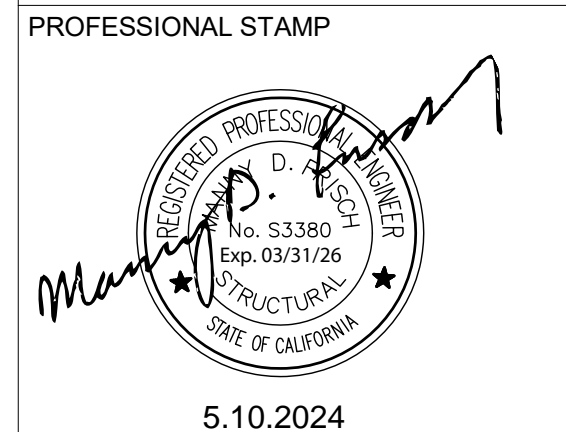
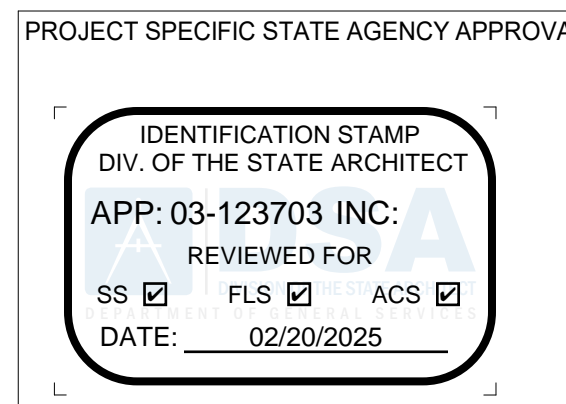
SCALE: AS SHOWN

JOB:

SHEET NO:

ALT-02.2

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



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Class Leasing
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VOICE (951) 943-1908 FAX (951) 943-5768

REVISIONS	Description	BY
-----------	-------------	----

PROJECT TITLE:
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE:
REFLECTED
CEILING 120x32
CLASSROOMS

PROJECT NUMBER:
23230

DRAWN BY: Author

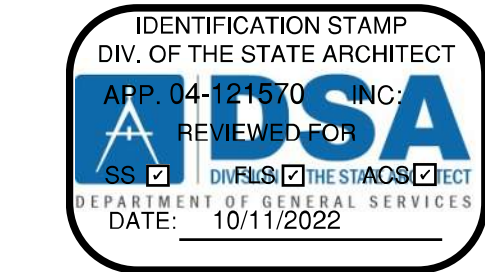
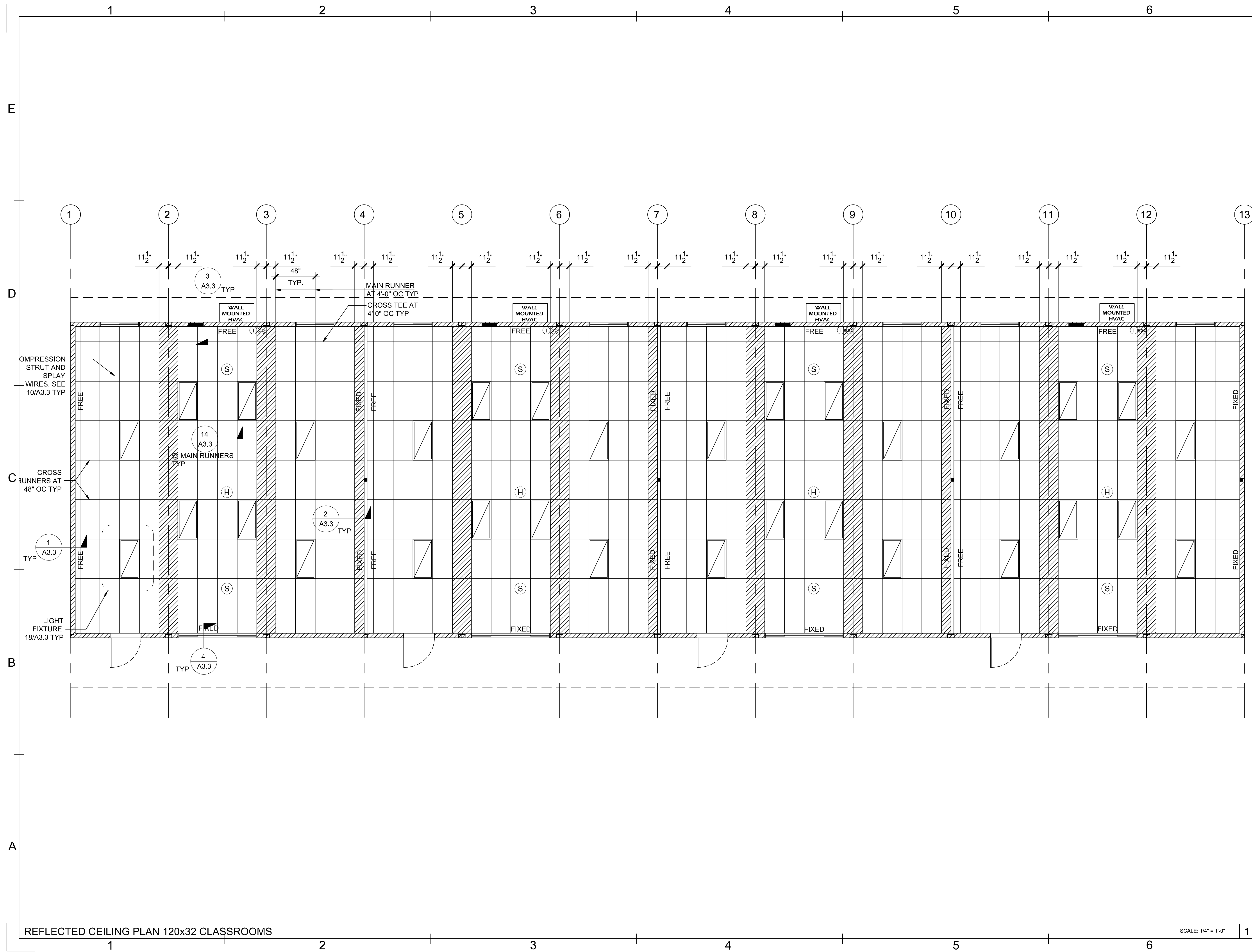
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DATE: 5/10/2024

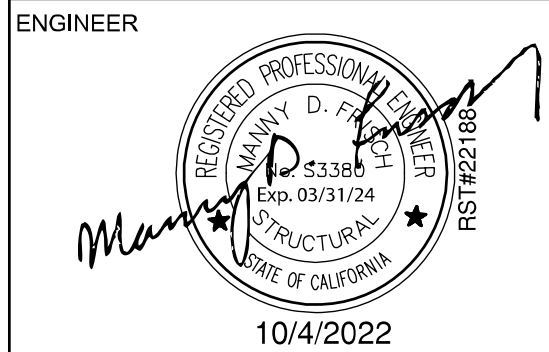
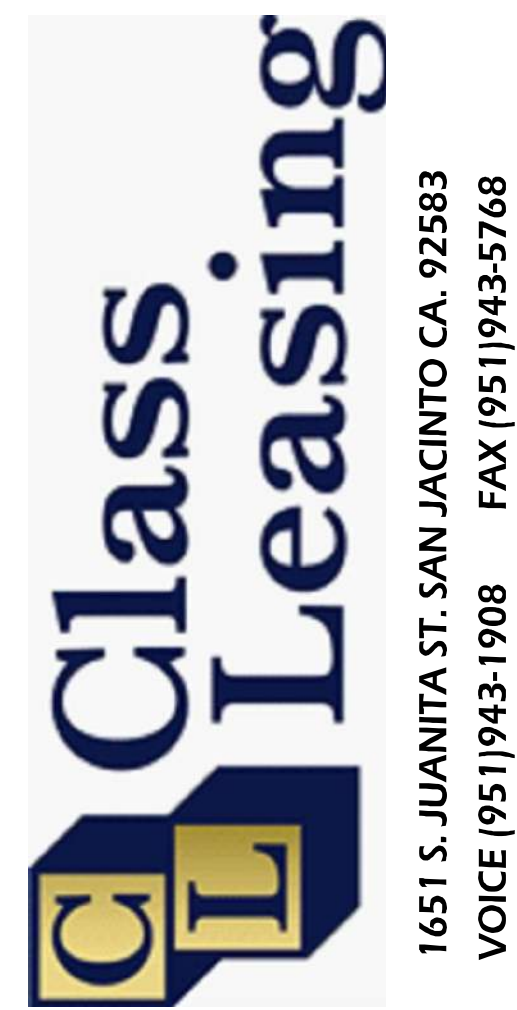
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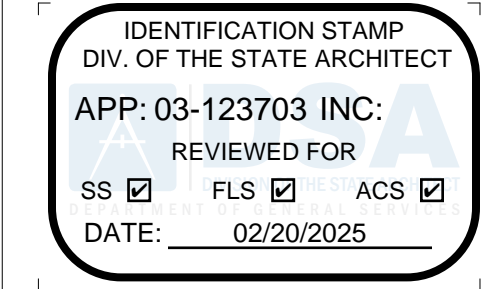


REVISIONS	BY	DATE



ENGINEER	10/4/2022
AOR	
SHEET TITLE:	REFLECTED CEILING PLAN 120x32 CLASSROOMS
DATE:	09-29-2022
DRAWN BY:	fc
SCALE:	AS SHOWN
JOB:	
SHEET NO:	ALT-02.3

PROJECT SPECIFIC STATE AGENCY APPROVAL



PROFESSIONAL STAMP



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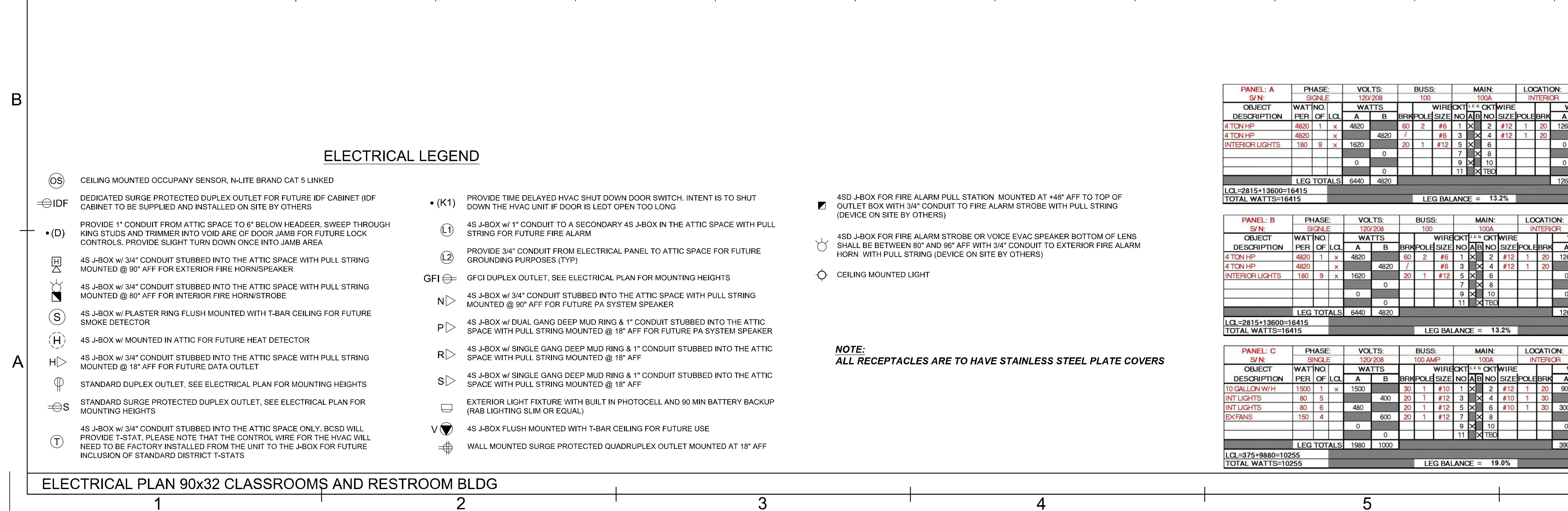


REVISIONS	BY
#	Description

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
REFLECTED
CEILING PLAN
120x32
CLASSROOMS

PROJECT NUMBER	23230
DRAWN BY	Author
CHECKED BY	Checker
DATE	5/10/2024
SHEET NO	ALT-02.3
SHEET OF SHEETS	



SCALE: 3/16

5 | 6

1

PROJECT NUMBER	00000
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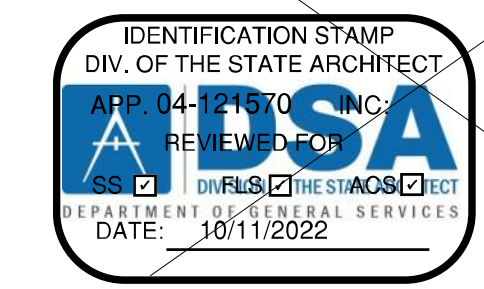
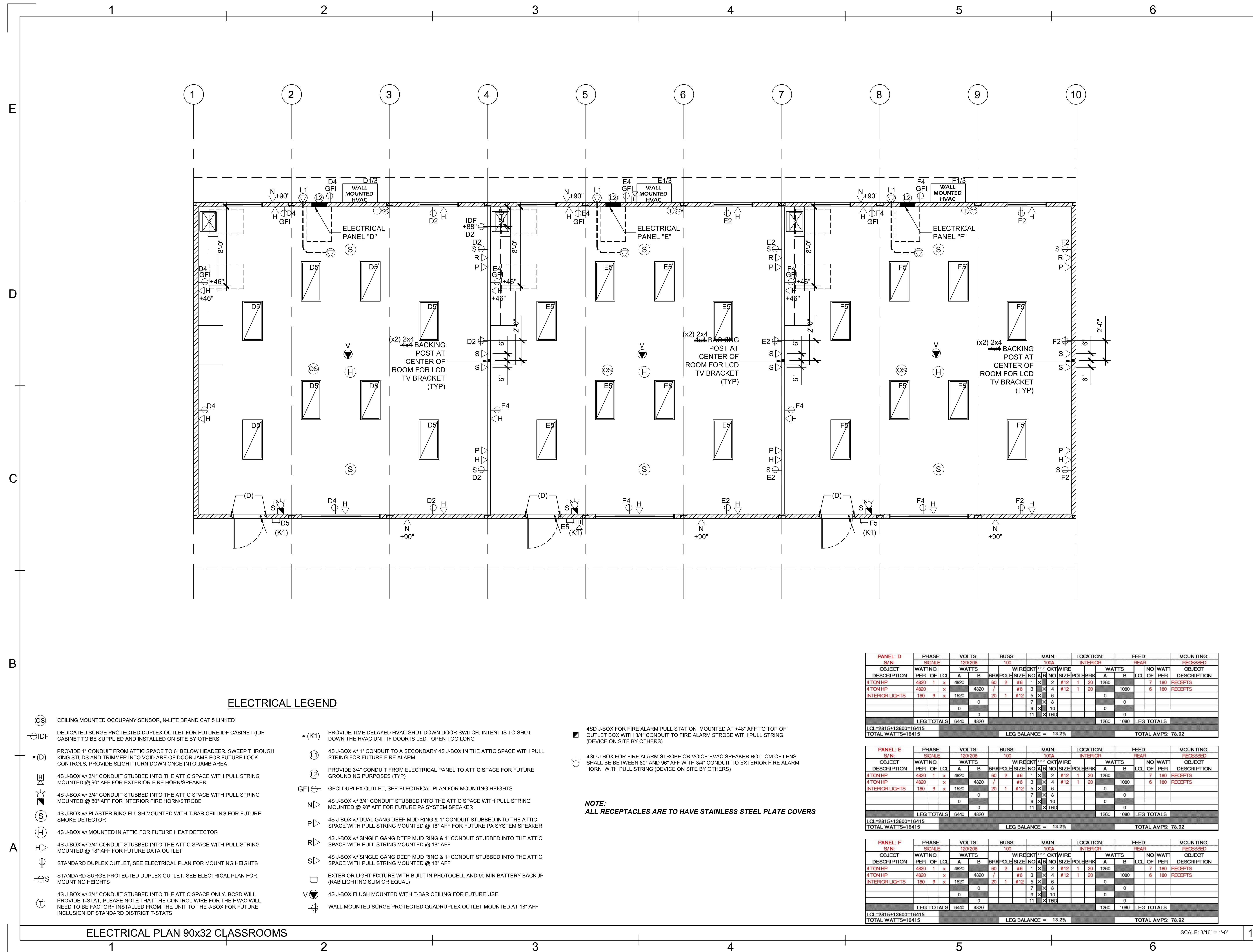
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SHEET NO.

ALT 03

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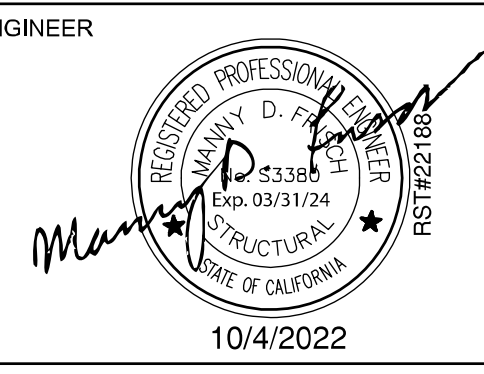
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REVISIONS	BY	DATE

Class Leasing

1651 S. JUANITA ST. SAN JACINTO CA. 92583
VOICE (951)943-1908 FAX (951)943-5768



SHEET TITLE:
**ELECTRICAL PLAN
90x32 CLASSROOMS**

DATE:
09-29-2022

DRAWN BY:
fc

SCALE:
AS SHOWN

JOB:

SHEET NO:
ALT-03.1

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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

R&S TAVARES ASSOCIATES
DESIGN & ENGINEERING & PROJECT
11590 W. BERNARDINO COUNTY, SUITE 100
SAN DIEGO, CA 92127
WWW.R&STAVARES.COM

PROFESSIONAL STAMP

5.10.2024

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CLIENT
Class Leasing
1320 W. Oleander Avenue, Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5768

REVISIONS

#	Description	BY

PROJECT TITLE
**FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS**

SHEET TITLE
**ELECTRICAL PLAN
90x32
CLASSROOMS**

PROJECT NUMBER
23230

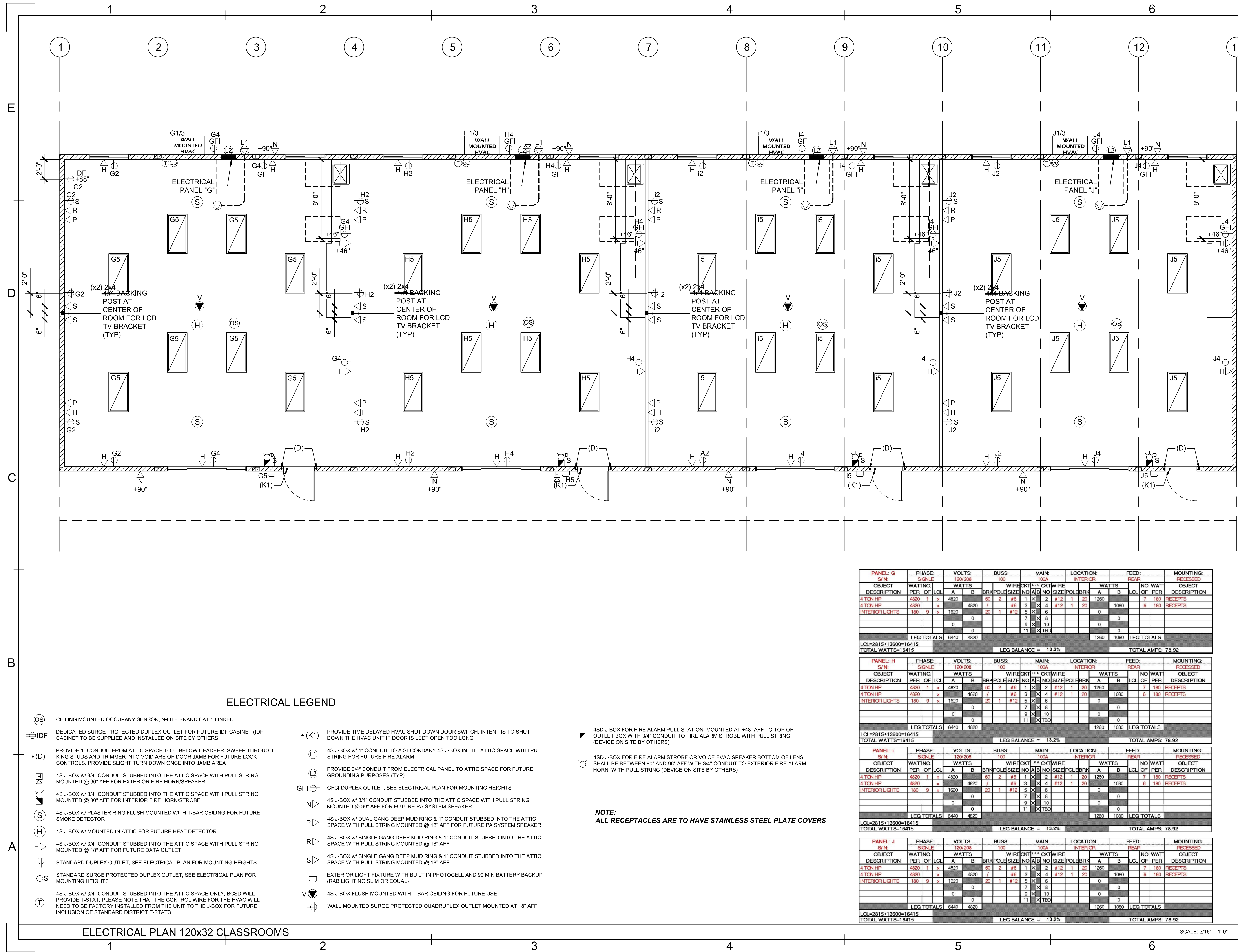
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Author

CHECKED BY
Checker

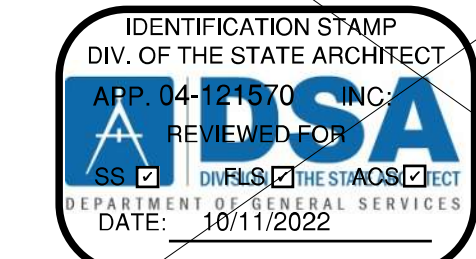
DATE
5/10/2024

SHEET NO
ALT-03.1

SHEET OF SHEETS



PANEL: G		PHASE:		VOLTS:		BUSS:		MAIN:		LOCATION:		FEED:		MOUNTING:	
S/N		SCNLE		120/208		100		100A		INTERIOR		REAR		RECESSED	
OBJECT	WAT	NO	WATTS	WIRE	NO	WATTS	WIRE	NO	WATTS	WIRE	NO	WATTS	WIRE	NO	WATTS
DESCRIPTION	PER	OF	L	A	B	RK	POL	SIZE	NO	A	B	RK	POL	SIZE	NO
4TON HP	4820	1	x	4820	60	2	#6	1	x	2	#12	1	20	1260	7
4TON HP	4820	1	x	4820	60	2	#6	1	x	2	#12	1	20	1260	7
INTERIOR LIGHTS	180	9	x	1620	20	1	#12	5	x	6		0	1080	6	
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REVISIONS	BY	DATE

Class Leasing
1651 S. JUANITA ST. SAN JACINTO CA 92583
VOICE (951) 943-1908 FAX (951) 943-5768



AOR

SHEET TITLE:
ELECTRICAL PLAN
120x32 CLASSROOMS

DATE: 09-29-2022

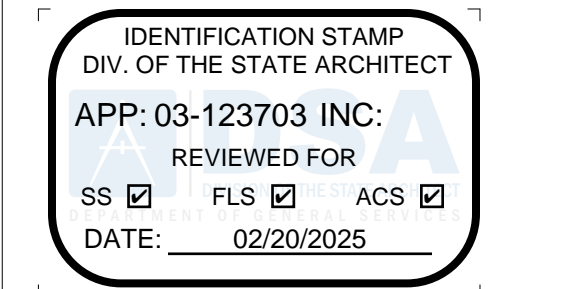
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SCALE: AS SHOWN

JOB:

SHEET NO:

ALT-03.2



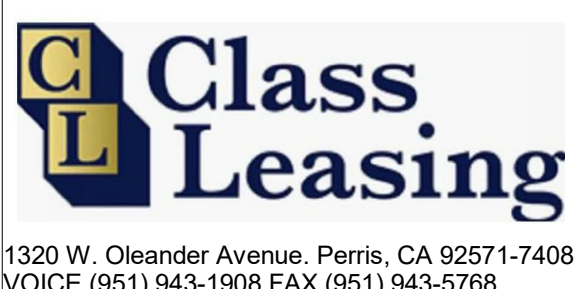
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VOICE (951) 943-1908 FAX (951) 943-5768

REVISIONS

Description BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
ELECTRICAL PLAN
120x32
CLASSROOMS

PROJECT NUMBER
23230

DRAWN BY
Author

CHECKED BY
Checker

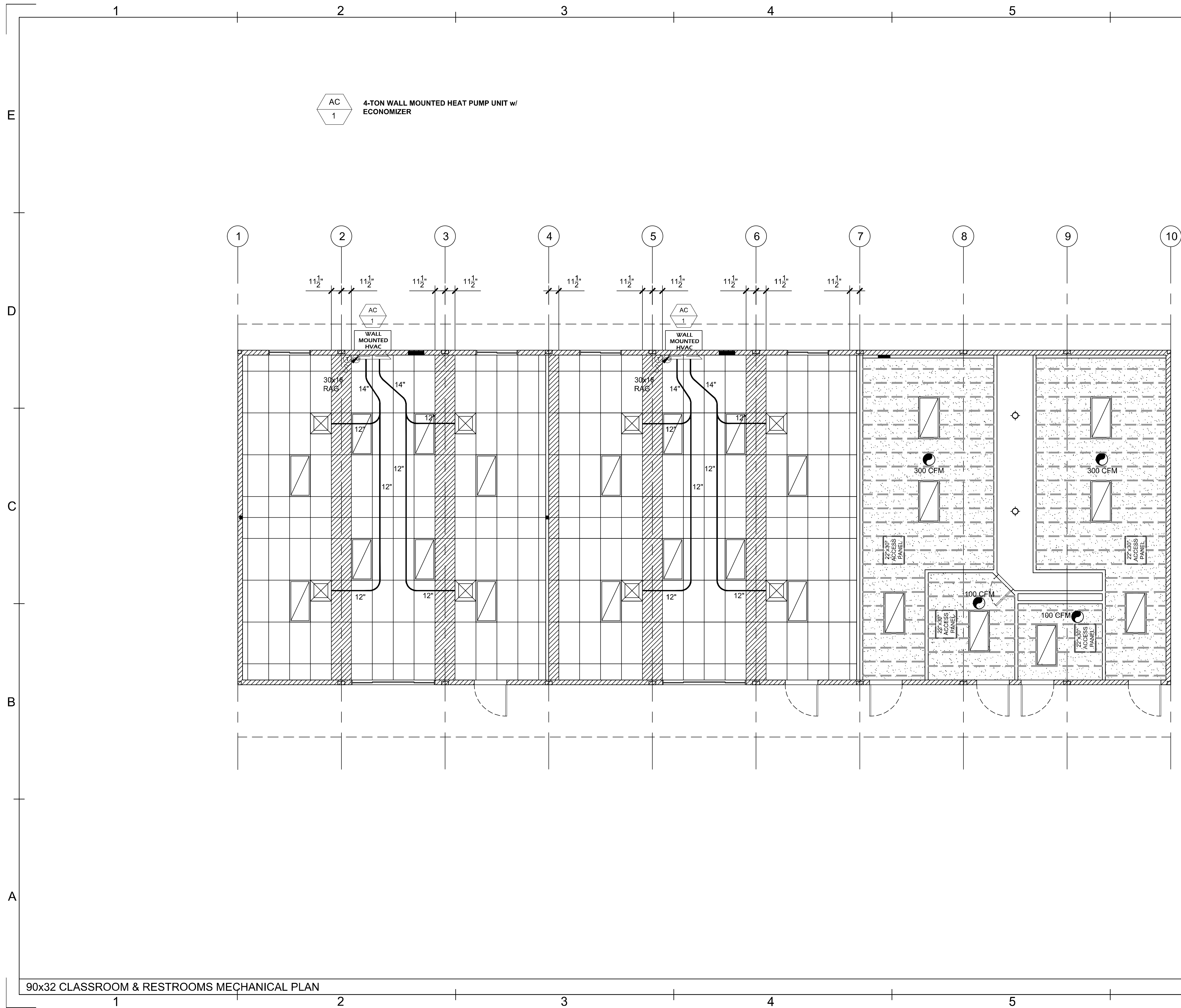
DATE
5/10/2024

SHEET NO
ALT-03.2

SHEET OF SHEETS



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90x32 CLASSROOM & RESTROOMS MECHANICAL PLAN

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

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APSA
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

REVISIONS
BY
DATE

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APSA
APP: 04-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 10/11/2022

REVISIONS
BY
DATE

Class Leasing
1651 S. JUANITA ST. SAN JACINTO CA. 92583
VOICE (951) 943-1908 FAX (951) 943-5768

ENGINEER

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APSA
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 10/4/2022

AOR

SHEET TITLE:
90x32 CLASSROOM & RESTROOMS
MECHANICAL PLAN

DATE:
09-29-2022

DRAWN BY:
fc

SCALE:
AS SHOWN

JOB:

SHEET NO:
ALT-04

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APSA
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

R&S TAVARES ASSOCIATES
DESIGN • ENGINEERING • PROJECT
11590 W. BERNARDUS COURT, SUITE 100
SAN DIEGO, CA 92127
WWW.R&STAVARES.COM

PROFESSIONAL STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APSA
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

5.10.2024

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1320 W. Oleander Avenue, Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5768

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APSA
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

REVISIONS		
#	Description	BY

PROJECT TITLE
FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS

SHEET TITLE
90x32 CLASSROOM & RESTROOMS MECHANICAL PLAN

PROJECT NUMBER
23230

DRAWN BY
Author

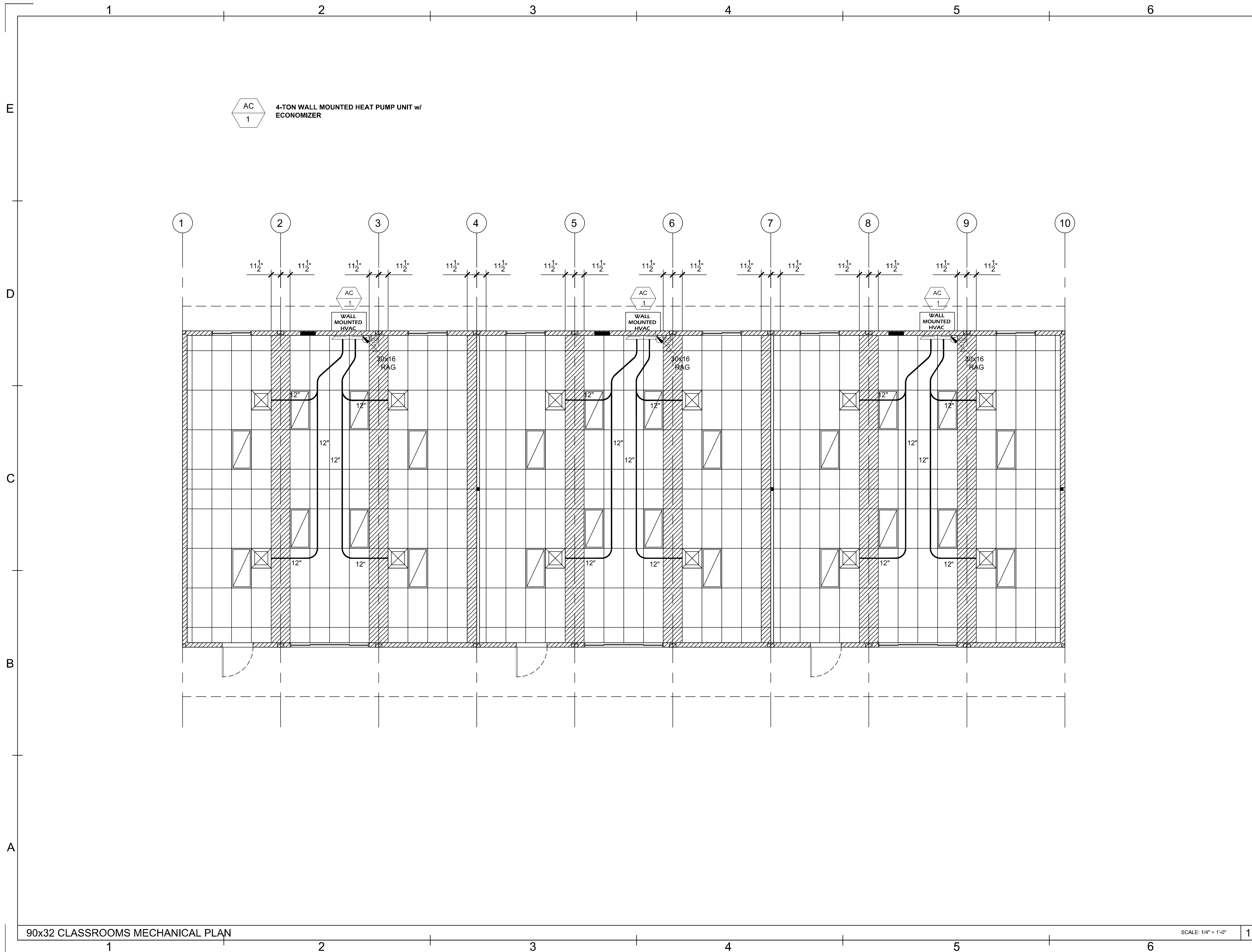
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Checker

DATE
5/10/2024

SHEET NO.
ALT-04

SHEET OF SHEETS

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90x32 CLASSROOMS MECHANICAL PLAN

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

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

REVISIONS
BY
DATE

Class Leasing
1651 S. JUANITA ST. SAN JACINTO CA. 92583
VOICE (951) 943-1908 FAX (951) 943-5768

ENGINEER

10/4/2022

AOR

SHEET TITLE:
90x32 CLASSROOMS
MECHANICAL PLAN

DATE:
09-29-2022

DRAWN BY:
fc

SCALE:
AS SHOWN

JOB:

SHEET NO:
ALT-04.1

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123703 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

R&S TAVARES ASSOCIATES
DESIGN • ENGINEERING • PROJECT
11590 W. BERNARDUS COURT, SUITE 100
SAN DIEGO, CA 92127
WWW.R&STAVARES.COM

PROFESSIONAL STAMP

5.10.2024

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Class Leasing
1320 W. Oleander Avenue, Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5768

REVISIONS		
#	Description	BY

PROJECT TITLE
**FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS**

SHEET TITLE
**90x32
CLASSROOMS
MECHANICAL PLAN**

PROJECT NUMBER
23230

DRAWN BY
Author

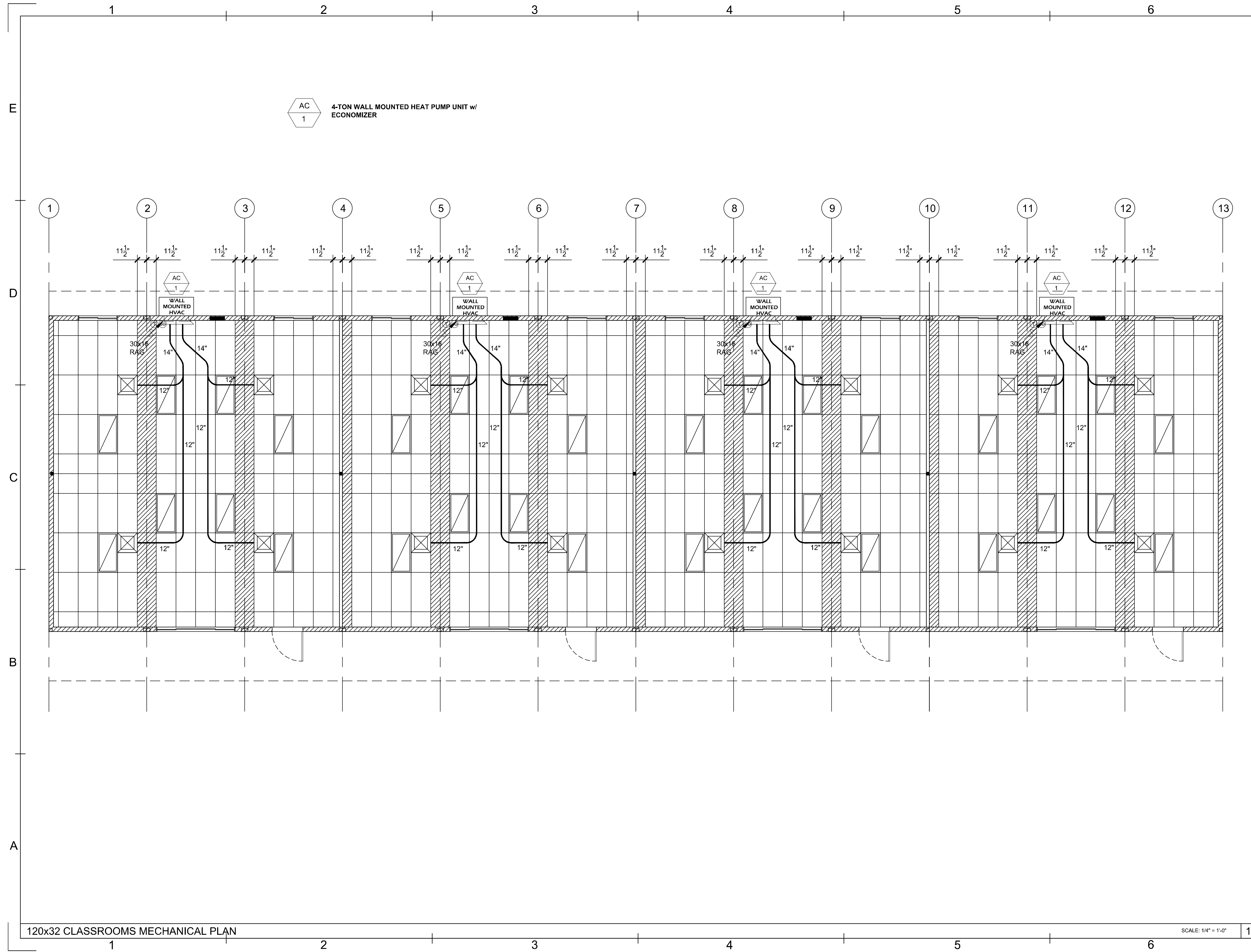
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Checker

DATE
5/10/2024

SHEET NO.
ALT-04.1

SHEET OF SHEETS

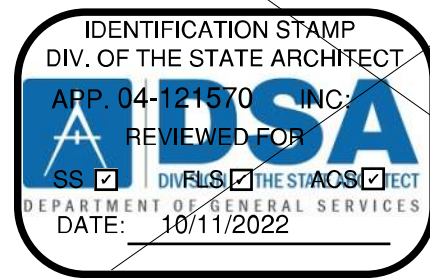
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120x32 CLASSROOMS MECHANICAL PLAN

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

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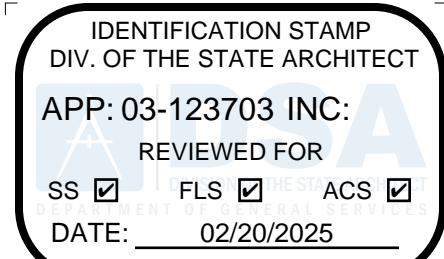


REVISIONS	BY	DATE



ENGINEER	AOR
PROJECT TITLE 120x32 CLASSROOMS MECHANICAL PLAN	
DATE: 09-29-2022	
DRAWN BY: fc	
SCALE: AS SHOWN	
JOB:	
SHEET NO. ALT-04.2	

PROJECT SPECIFIC STATE AGENCY APPROVAL



PROFESSIONAL STAMP



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CLIENT



REVISIONS	BY
#	Description

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
120x32
CLASSROOMS
MECHANICAL PLAN

PROJECT NUMBER
23230

DRAWN BY
Author

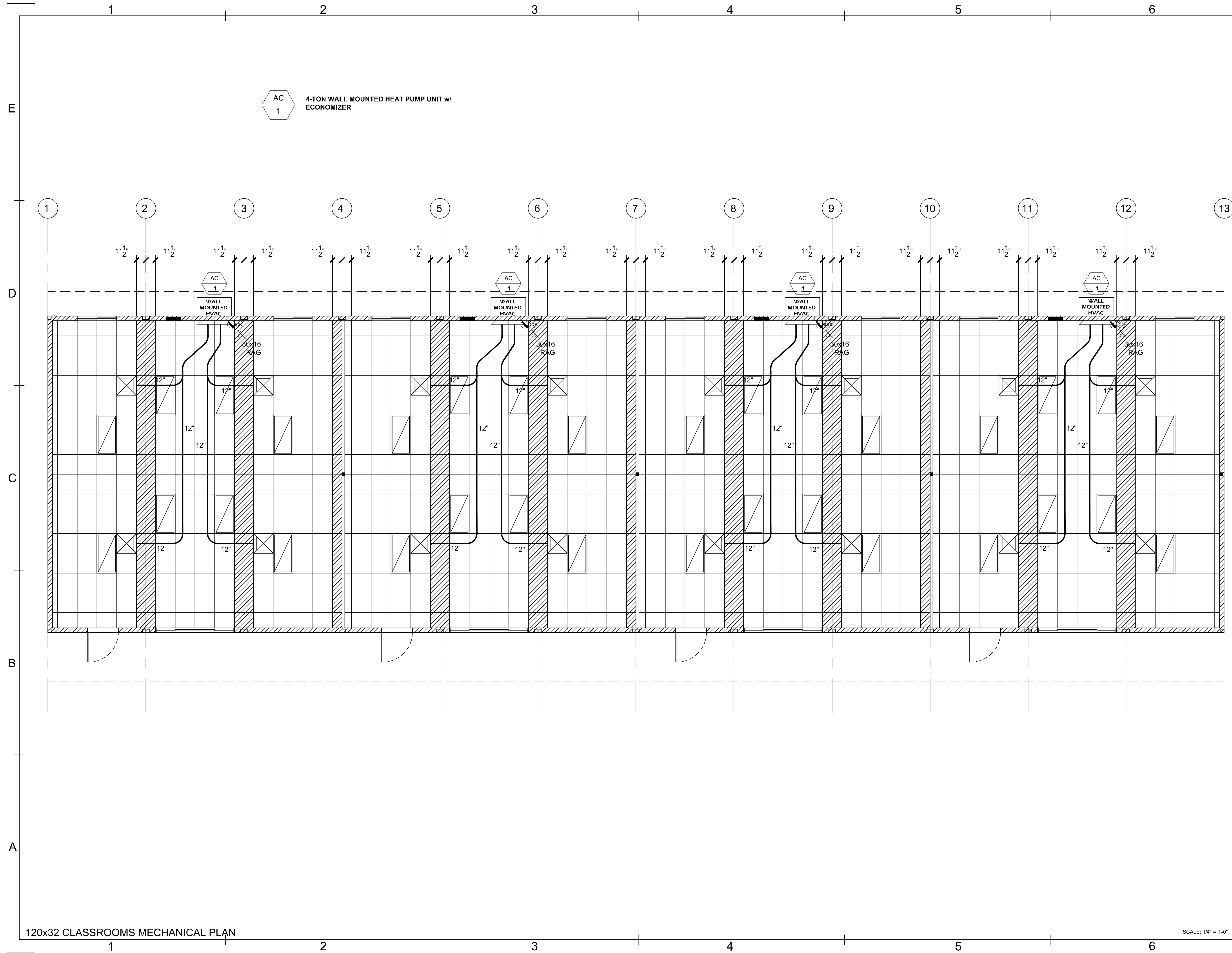
CHECKED BY
Checker

DATE
5/10/2024

SHEET NO.
ALT-04.2

SHEET OF SHEETS

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IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
ALSA
APP: 03-123703 INC:
REVIEWED FOR:
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

REVISIONS

BY

DATE

CLASS LEASING
1651 S. JUANITA ST. SAN JACINTO CA. 92583
VOICE (951) 943-1908 FAX (951) 943-5768

ENGINEER

10/4/2022

AOR

SHEET TITLE:
120x32 CLASSROOMS
MECHANICAL PLAN

DATE:
09-29-2022

DRAWN BY:
fc

SCALE:
AS SHOWN

JOB:

SHEET NO:
ALT-04.3

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
ALSA
APP: 03-123703 INC:
REVIEWED FOR:
SS ☒ FLS ☒ ACS ☒
DATE: 02/20/2025

PROFESSIONAL STAMP

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CLIENT

1320 W. Oleander Avenue, Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5768

REVISIONS

#

Description

BY

PROJECT TITLE
**FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS**

SHEET TITLE
**120x32
CLASSROOMS
MECHANICAL PLAN**

PROJECT NUMBER
23230

DRAWN BY
Author

CHECKED BY
Checker

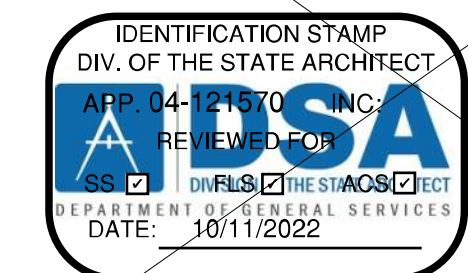
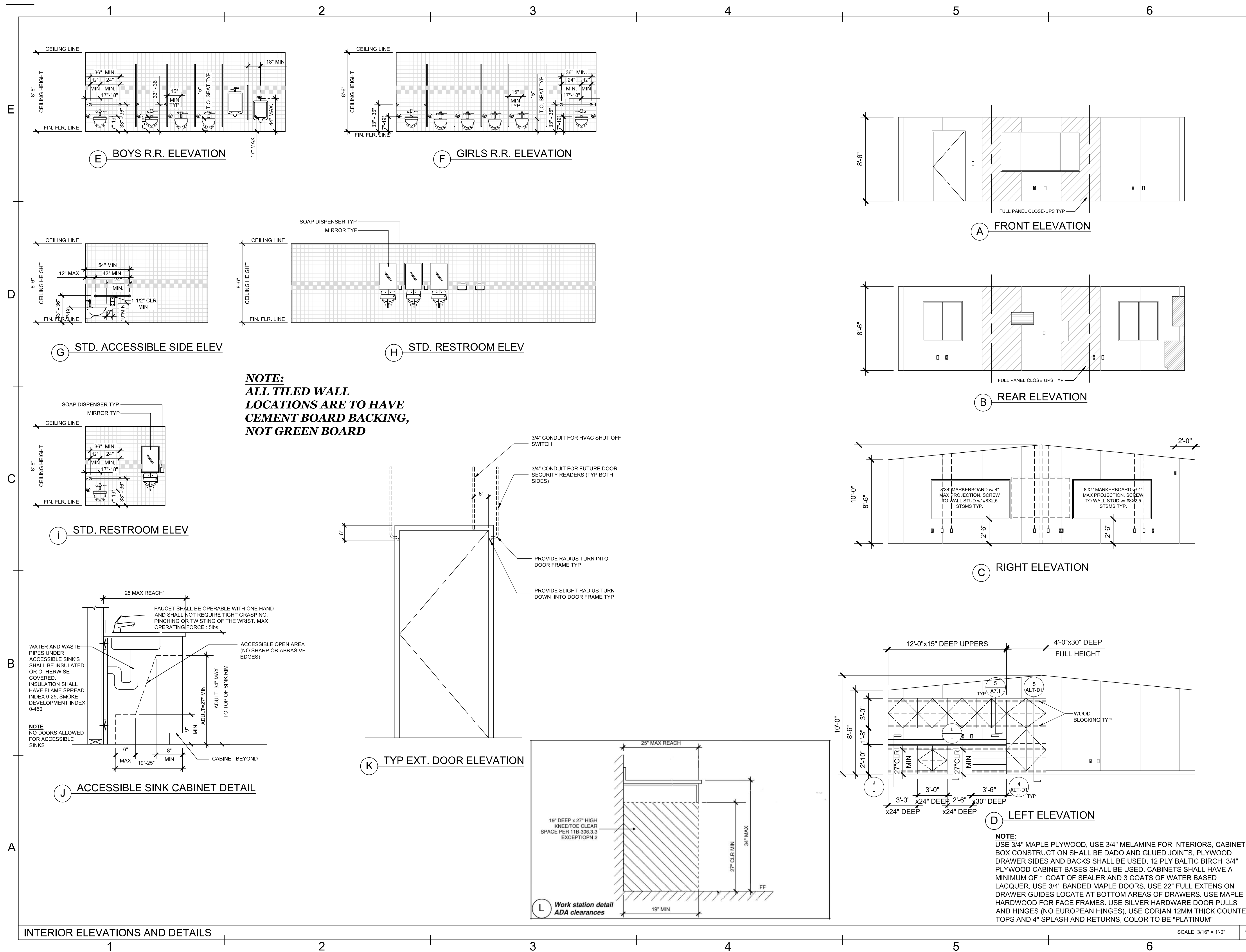
DATE
5/10/2024

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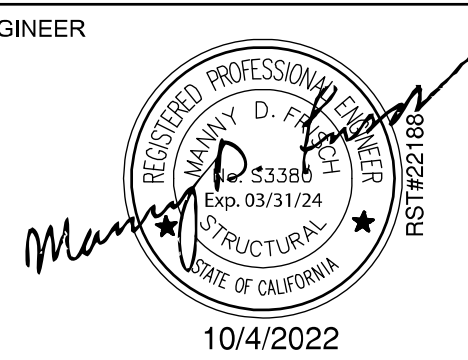
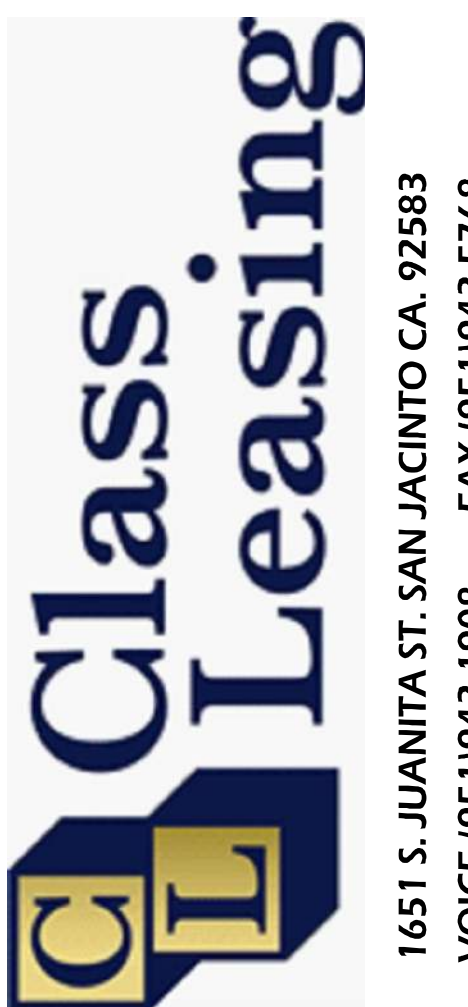
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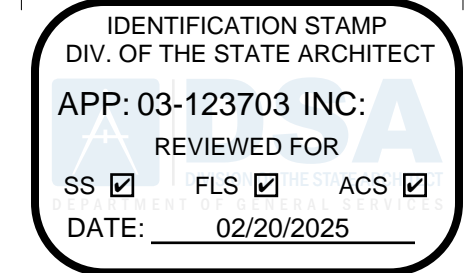


REVISIONS	BY	DATE



SHEET TITLE:	INTERIOR ELEVATIONS
DATE:	09-29-2022
DRAWN BY:	fc
SCALE:	AS SHOWN
JOB:	
SHEET NO:	ALT-06

PROJECT SPECIFIC STATE AGENCY APPROVAL



PROFESSIONAL STAMP



5.10.2024

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VOICE (951) 943-1908 FAX (951) 943-5768

REVISIONS	BY
#	Description

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
INTERIOR
ELEVATIONS

PROJECT NUMBER
23230

DRAWN BY
Author

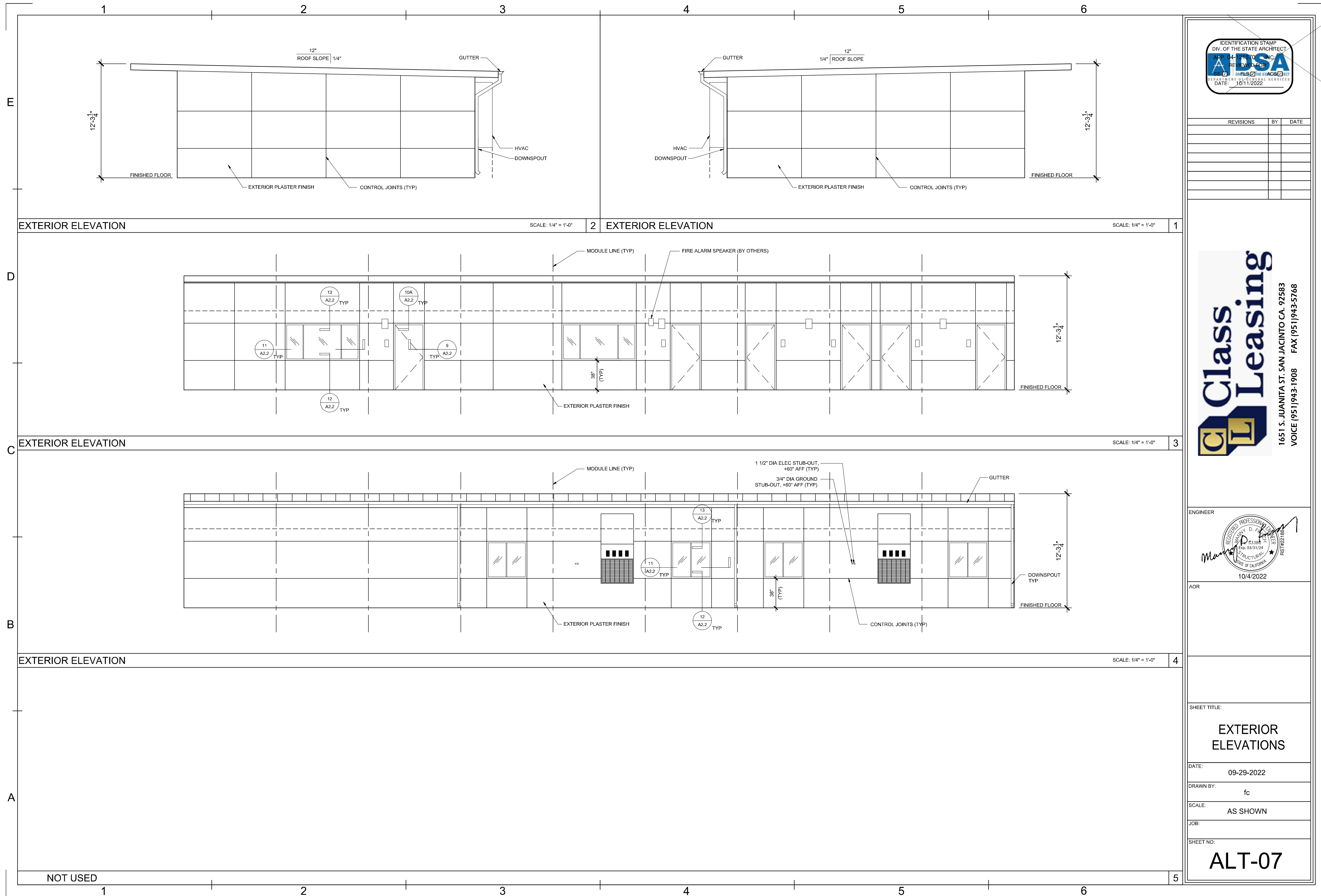
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Checker

DATE
5/10/2024

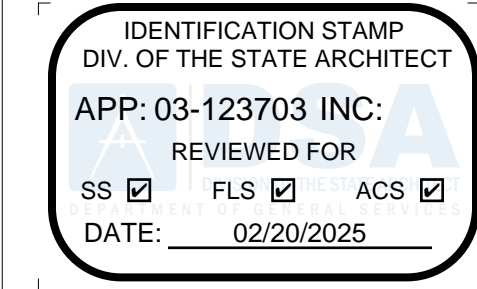
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ALT-06

SHEET OF SHEETS

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PROJECT SPECIFIC STATE AGENCY APPROVAL



PROFESSIONAL STAMP



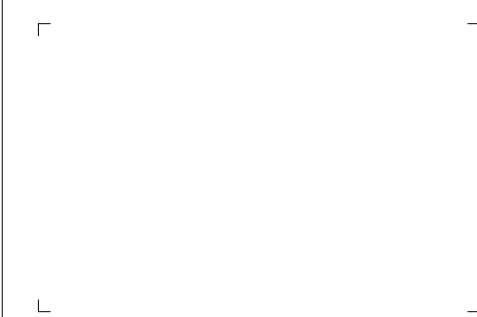
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PROJECT TITLE
FRANKLIN
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MODULAR BUILDINGS

SHEET TITLE
EXTERIOR
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PROJECT NUMBER

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Author

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DATE

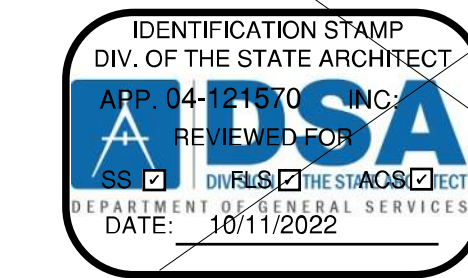
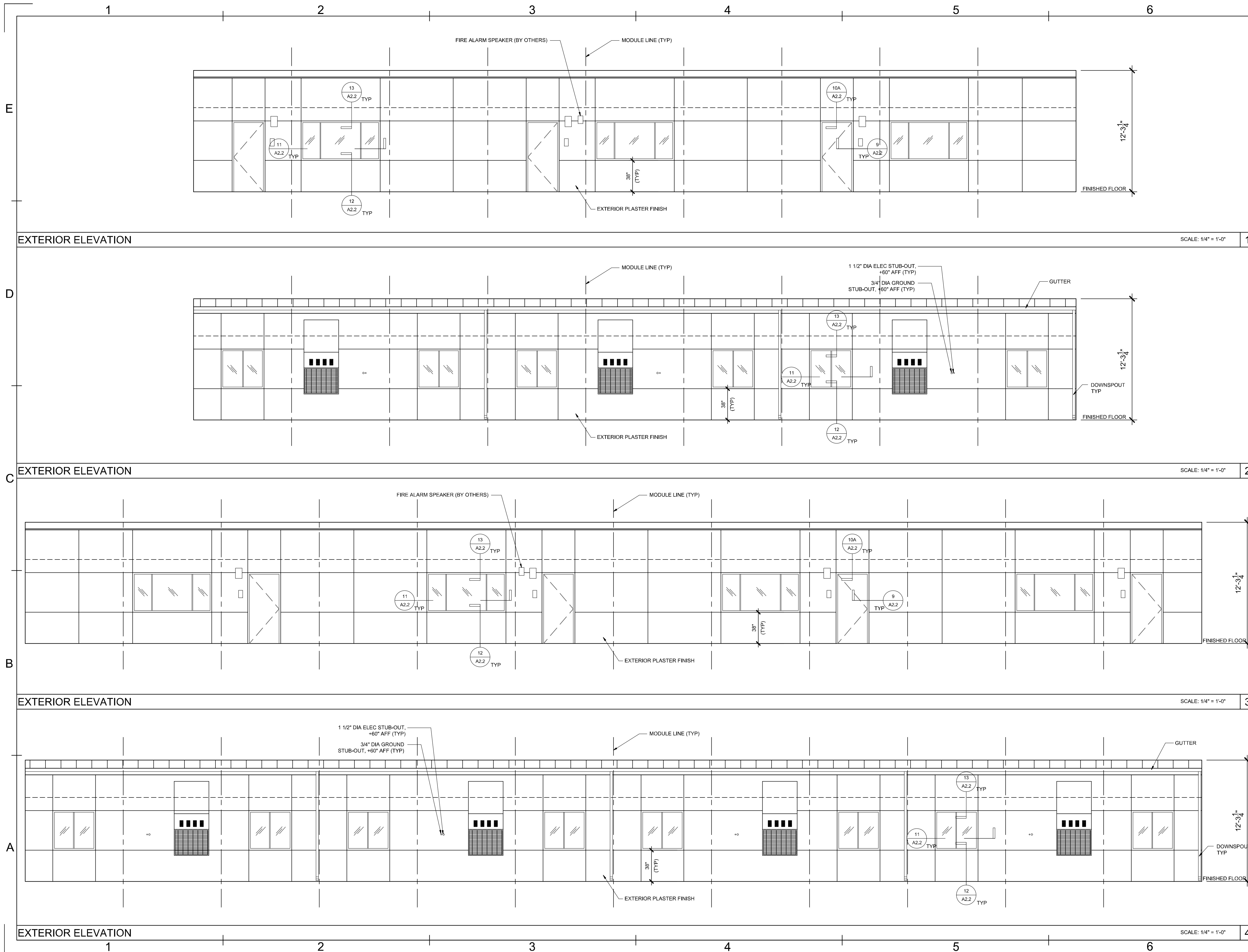
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SHEET NO.

ALT-07

SHEET OF SHEETS

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REVISIONS	BY	DATE

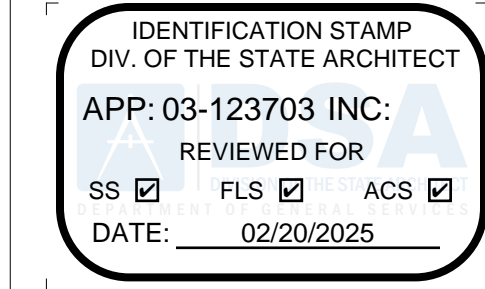


EXTERIOR ELEVATIONS

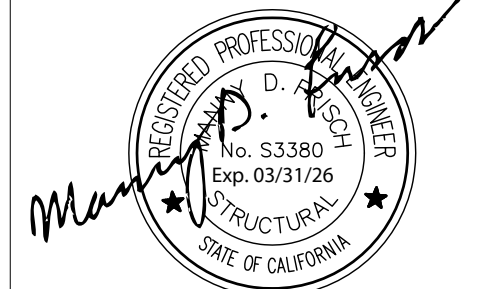
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DRAWN BY: fc
SCALE: AS SHOWN
JOB:
SHEET NO:

ALT-07.1

PROJECT SPECIFIC STATE AGENCY APPROVAL



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REVISIONS	BY
#	Description

PROJECT TITLE
FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER
23230

DRAWN BY
Author

CHECKED BY
Checker

DATE
5/10/2024

SHEET NO.
ALT-07.1

SHEET OF SHEETS

1 DOOR SCHEDULE						
MARK	TYPE	WIDTH	HEIGHT	DOOR MATERIAL	FRAME TYPE	WALL THICKNESS
B1	A	3'-0"	7'-0"	HOLLOW METAL	KD	PER PLAN
B2	B	3'-0"	7'-0"	HOLLOW METAL	KD	PER PLAN
B3	B	3'-0"	7'-0"	HOLLOW METAL	KD	PER PLAN
B4	C	2'-0"	7'-0"	HOLLOW METAL	KD	PER PLAN

1. ALL DOORS SHALL COMPLY WITH CBC SECTION 11B-404 AND 1-3/4" THK (UND)
2. CENTER ALL DOOR LEVERS FOR ACCESS AND LOCKING @ 40" ABOVE FINISH FLOOR. ALL HARDWARE SHALL OPEN FROM THE INTERIOR AND NOT REQUIRE ANY SPECIAL KNOWLEDGE OF THE HARDWARE OR REQUIRE ANY SPECIAL EFFORT FOR EGRESS. THE LEVER OF LEVER-ACTUATED LEVERS OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2" OF THE FACE OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING (ETC.) OF PERSONS DURING EGRESS. THE LEVER OF LEVER-ACTUATED LEVERS OR LOCKS SHALL EXTEND AT A MINIMUM OF ONE-HALF THE DOOR WIDTH.
3. PER CBC 10B8.1.10 FOR ANY ROOM CONFIGURATION WHICH PROVIDES AN OCCUPANT LOAD OF 50 OR GREATER SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE AND COMPLY WITH ALL REQUIREMENTS OF SECTION 11B-309 OF THE CBC. ALL HARDWARE SHALL COMPLY WITH HARDWARE SCHEDULE THIS SHEET.
4. PER CBC 11B-309.4 THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2N) MAX.
5. PER CBC 11B-404.2.8.2 DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSE POSITION IN 1.5 SECONDS MINIMUM. ALL CLOSER MUST COMPLY WITH CBC 11B-404.2.8.1 - DOOR CLOSER AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS OR LESS.
6. THE MAXIMUM AREA OF EXTERIOR WALL OPENING PER CBC TABLE 705.6 AND THE FIRE PROTECTION FOR EXTERIOR WALL PER CBC TABLE 602. ALL FIRE PROTECTION BASED ON THE FIRE SEPARATION DISTANCE.
7. DOOR LOCATION MAY VARY BASED ON PROJECT REQUIREMENTS.
8. (PH) ON PLANS THE SHEET INDICATED REQUIRED PANIC HARDWARE.
9. PROVIDE EXIT SIGNS AS REQUIRED PER CBC SECTION 1013.4. SEE DETAILS PER A02
10. ALL EXIT DOORS SHALL BE OPENABLE FROM INSIDE W/O ANY USE OF SPECIAL TOOLS, KNOWLEDGE OR EFFORT.

DOORS

STD CLASSROOM -				HW-1
LOCKSET	SCHLAGE ND75PDRHO626 (cylindrical)	Finish 26D	or equal	
BUTTS	HAGER BB1191 4 1/2" x 4 1/2" NRP	Finish 26D	or equal	
CLOSER	NORTON 8501 BFDZ	Finish 689	or equal	
WEATHER STRIP	HAGER 891SAV 3684	Finish Alum	or equal	
THRESHOLD	HAGER 413SA 36	Finish Alum	or equal	
DOOR BOTTOM	HAGER 783SAV 35N	Finish Alum	or equal	

BOYS & GIRLS RESTROOM -				HW-2
LOCKSET	SCHLAGE ND75PDRHO626 (cylindrical)	Finish 26D	or equal	
BUTTS	HAGER BB1191 4 1/2" x 4 1/2" NRP	Finish 26D	or equal	
CLOSER	NORTON 8501 BFDZ (OPTIONAL)	Finish 689	or equal	
WEATHER STRIP	HAGER 891SAV 3684	Finish Alum	or equal	
THRESHOLD	HAGER 413SA 36	Finish Alum	or equal	
DOOR BOTTOM	HAGER 783SAV 35N	Finish Alum	or equal	
LOUVER	ANEMO 24 x 12	Finish Bronze	or equal	

STAFF RESTROOM & JANITORS CLOSET-				HW-3
LOCKSET	SCHLAGE ND85PDRHO626 (cylindrical)	Finish 26D	or equal	
BUTTS	HAGER BB1191 4 1/2" x 4 1/2" NRP	Finish 26D	or equal	
WEATHER STRIP	HAGER 891SAV 3684	Finish Alum	or equal	
THRESHOLD	HAGER 413SA 36	Finish Alum	or equal	
DOOR BOTTOM	HAGER 783SAV 35N	Finish Alum	or equal	
LOUVER	ANEMO 24 x 12	Finish Bronze	or equal	

NOTE:
PREP. ALL DOORS FOR CYLINDRICAL LOCK-SETS (DISTRICT TO INSTALL ALL LOCK SETS)

CHASE EXTERIOR DOOR -				HW-4
LOCKSET	SCHLAGE ND75PDRHO626 (cylindrical)	Finish 26D	or equal	
BUTTS	HAGER BB1191 4 1/2" x 4 1/2" NRP	Finish 26D	or equal	
THRESHOLD	HAGER 413SA 36	Finish Alum	or equal	
DOOR BOTTOM	HAGER 783SAV 35N	Finish Alum	or equal	

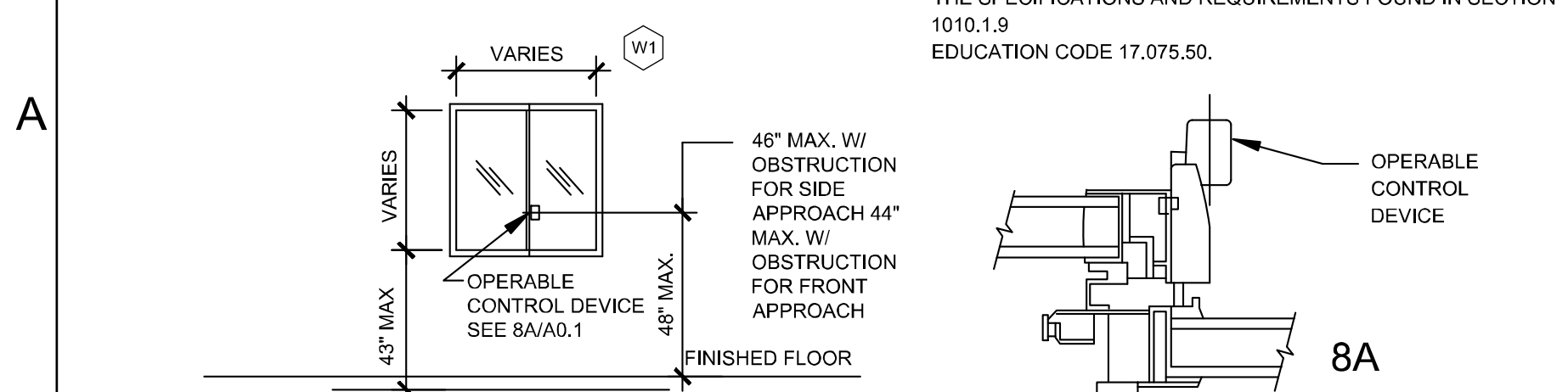
DOOR HARDWARE

WINDOW SCHEDULE						
TYPE MARK	HEIGHT x WIDTH	FUNCTION	TYPE COMMENTS	GLAZING	WALL THICKNESS	QTY.
A	8'-0" X 4'-0"	XX	CLEAR ANODIZED ALUM. FRAME	*DP		
B	4'-0" X 4'-0"	XO	CLEAR ANODIZED ALUM. FRAME	*DP		

WINDOW LOCATION MAY VARY BASED ON PROJECT REQUIREMENTS.

*DP DUAL PANE TEMPERED GLASS

WINDOW - 3/4" INSULATING GLASS UNIT PERFORMANCE
U-VALUE: 0.35
SHGC: 0.24
VT: 0.5



WINDOWS

3 FINISH SCHEDULE					
ROOM		FLOORING		WALL FINISH	
		BASE	TYPE	CEILING	
CLASSROOM	101	CARP. BY OTHERS	4" TS	TACK @ EXT. WALLS	CPVAULTED 8'-6" / 10'-0"
CLASSROOM	102	CARP. BY OTHERS	4" TS	TACK @ EXT. WALLS	CPVAULTED 8'-6" / 10'-0"
CLASSROOM	101A	CARP. BY OTHERS	4" TS	TACK @ EXT. WALLS	CPVAULTED 8'-6" / 10'-0"
CLASSROOM	102A	CARP. BY OTHERS	4" TS	TACK @ EXT. WALLS	CPVAULTED 8'-6" / 10'-0"
CLASSROOM	103A	CARP. BY OTHERS	4" TS	TACK @ EXT. WALLS	CPVAULTED 8'-6" / 10'-0"
CLASSROOM	101B	CARP. BY OTHERS	4" TS	TACK @ EXT. WALLS	CPVAULTED 8'-6" / 10'-0"
CLASSROOM	102B	CARP. BY OTHERS	4" TS	TACK @ EXT. WALLS	CPVAULTED 8'-6" / 10'-0"
CLASSROOM	103B	CARP. BY OTHERS	4" TS	TACK @ EXT. WALLS	CPVAULTED 8'-6" / 10'-0"
CLASSROOM	103B	CARP. BY OTHERS	4" TS	TACK @ EXT. WALLS	CPVAULTED 8'-6" / 10'-0"
CLASSROOM	101C	CARP. BY OTHERS	4" TS	TACK @ EXT. WALLS	CPVAULTED 8'-6" / 10'-0"
CLASSROOM	102C	CARP. BY OTHERS	4" TS	TACK @ EXT. WALLS	CPVAULTED 8'-6" / 10'-0"
CLASSROOM	103C	CARP. BY OTHERS	4" TS	TACK @ EXT. WALLS	CPVAULTED 8'-6" / 10'-0"
CLASSROOM	103C	CARP. BY OTHERS	4" TS	TACK @ EXT. WALLS	CPVAULTED 8'-6" / 10'-0"
BOYS R.R.	103	CERAMIC TILE	TILE	FULL HEIGHT CERAMIC TILE OVER CEMENT BR.	HC 8'-6"
GIRLS R.R.	104	CERAMIC TILE	TILE	FULL HEIGHT CERAMIC TILE OVER CEMENT BR.	HC 8'-6"
STAFF R.R.	105	CERAMIC TILE	TILE	FULL HEIGHT CERAMIC TILE OVER CEMENT BR.	HC 8'-6"
JANITOR	106	SV	SELF COVE	FRP OVER GYP	HC 8'-6"
PLUMBING CHASE	107	NONE	NONE	EXPOSED STUDS	OPEN OPEN

ABBREVIATIONS:

FLOORING

CARP: COMPLYING WITH GROUP 1; TYPE "A" OR TYPE "B"; CLASS 2; DENSITY 4600; DIRECT GLUE

DOWN

SV: SHEET VINYL FLOORING

VCT:

VINYL COMPOSITION TILE

BASE

4" TS: 4" TOP SET BASE

6" TS: 6" TOP SET BASE

WALL

TACK: 1/2" VINYL TACKBOARD CLASS 1 OVER 1/2" GYPSUM BOARD BACKING (COLOR PATTERN TO BE DETERMINED)

FRP: 1/2" FIBER REINFORCED PANEL OVER 1/2" WATER RESISTANT GYPSUM BOARD

GYP: 1/2" GYP BOARD (TAPE, TEXTURE & PAINT TO BE DONE ON SITE BY OTHERS, NOT CLASS LEASING)

PLY: 1/2" PLYWOOD FINISH

NF: NO FINISH SC. 6" SELF-COVE BASE

CEILING

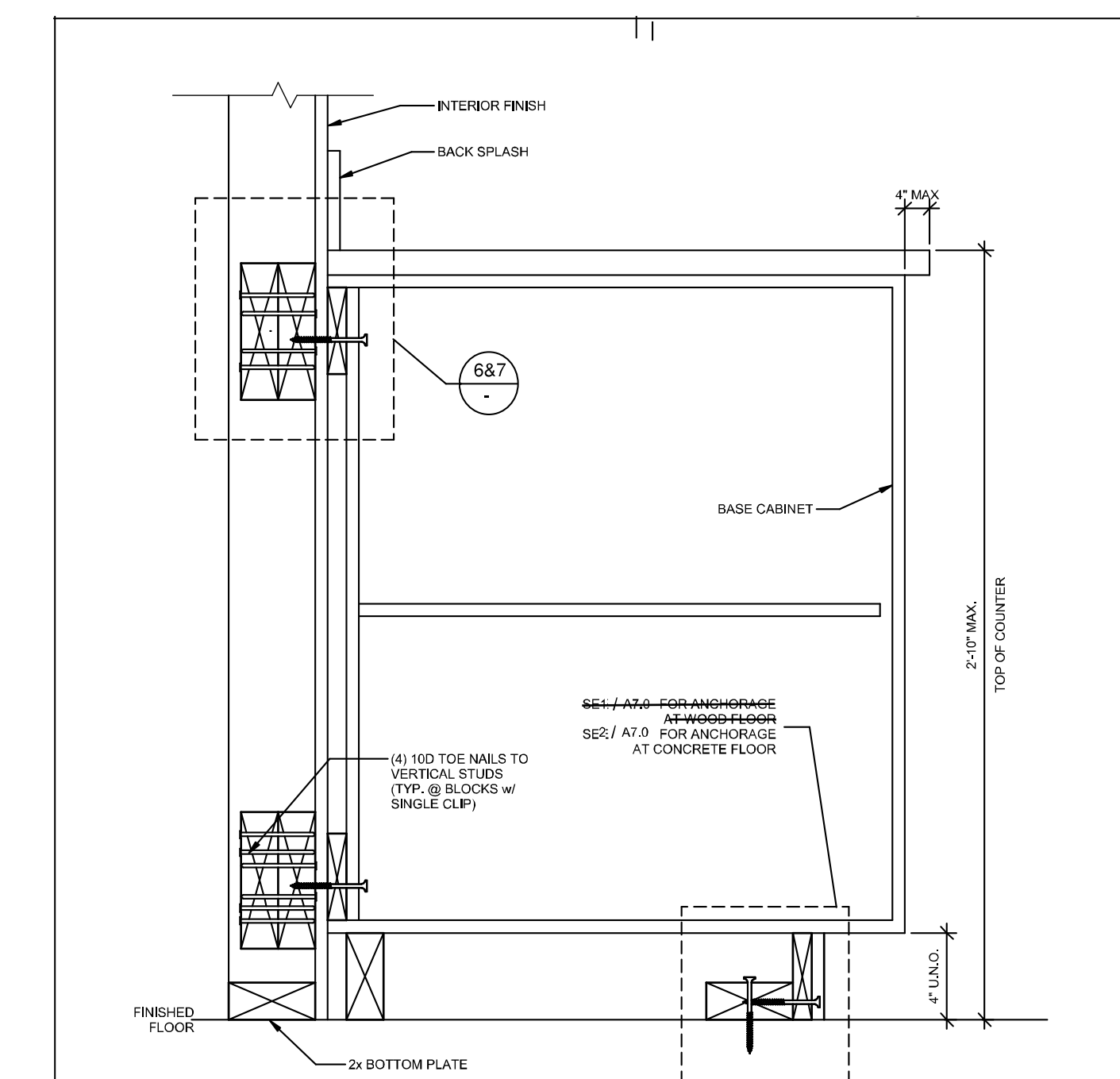
CP: ACOUSTICAL LAY IN GRID CEILING PANELS

HC: 1/2" GYPSUM BOARD; TAPE; TEXTURE; PAINTED FINISH

GBP: 1/2" GYPSUM BOARD WASHABLE PANELS (PAINTED)

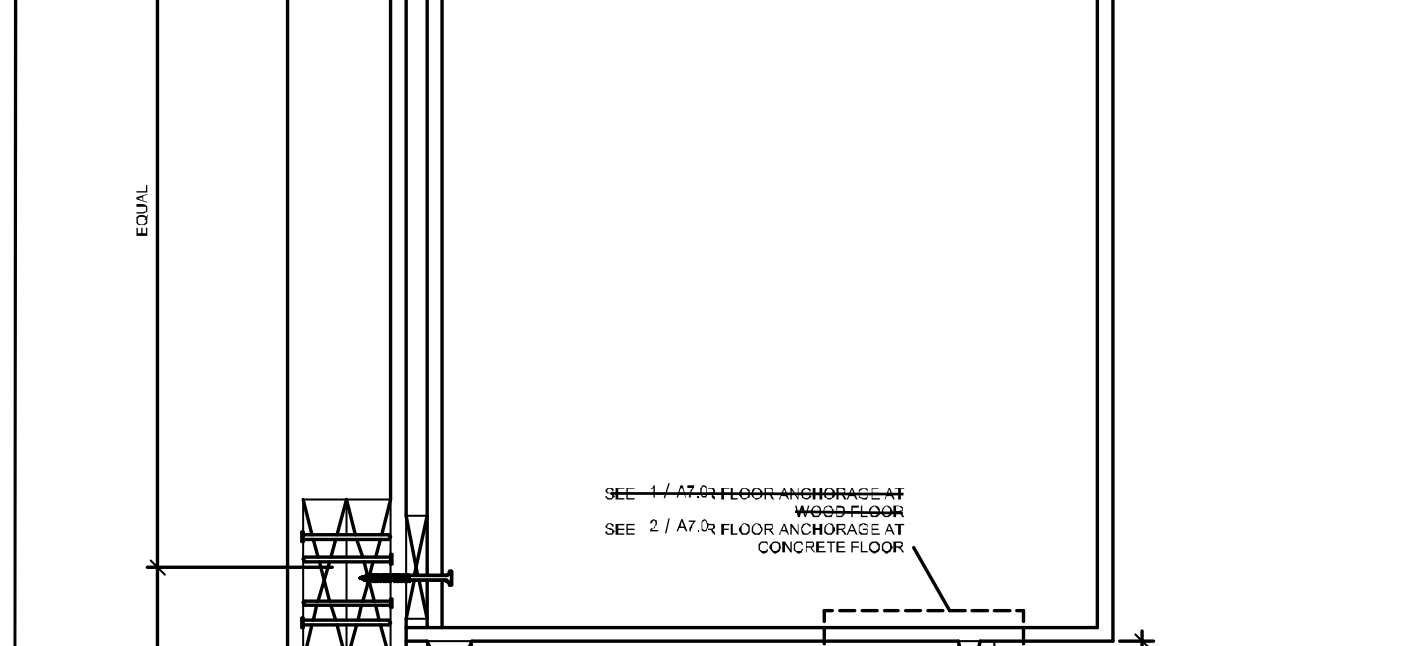
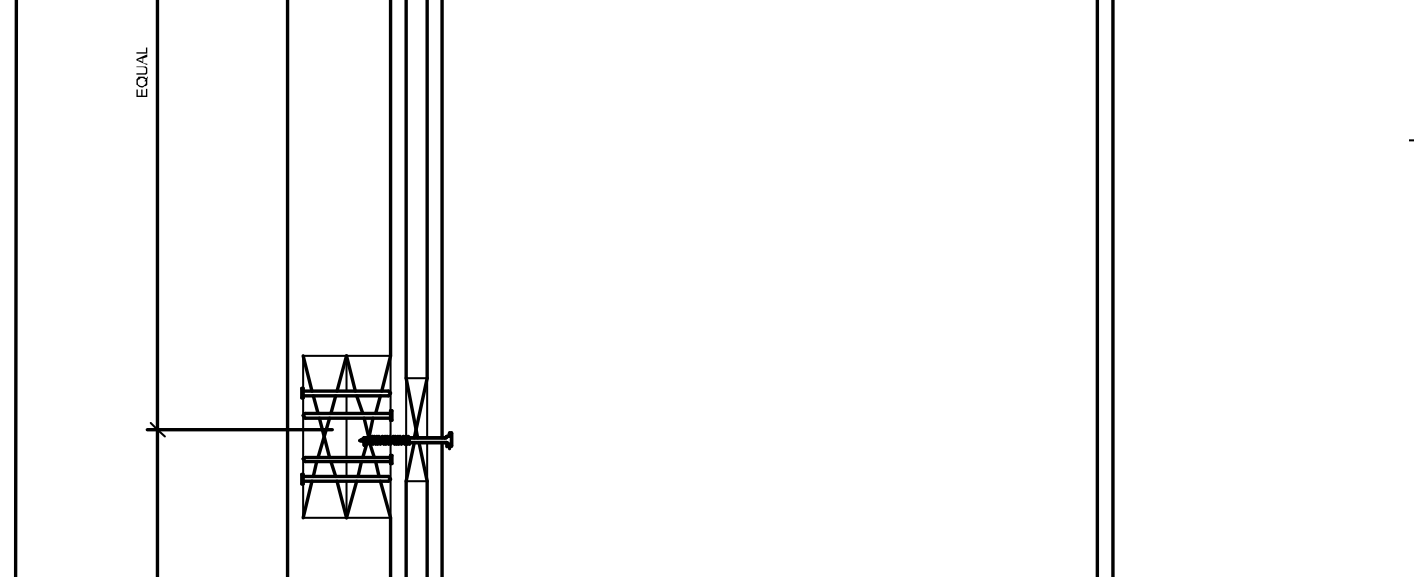
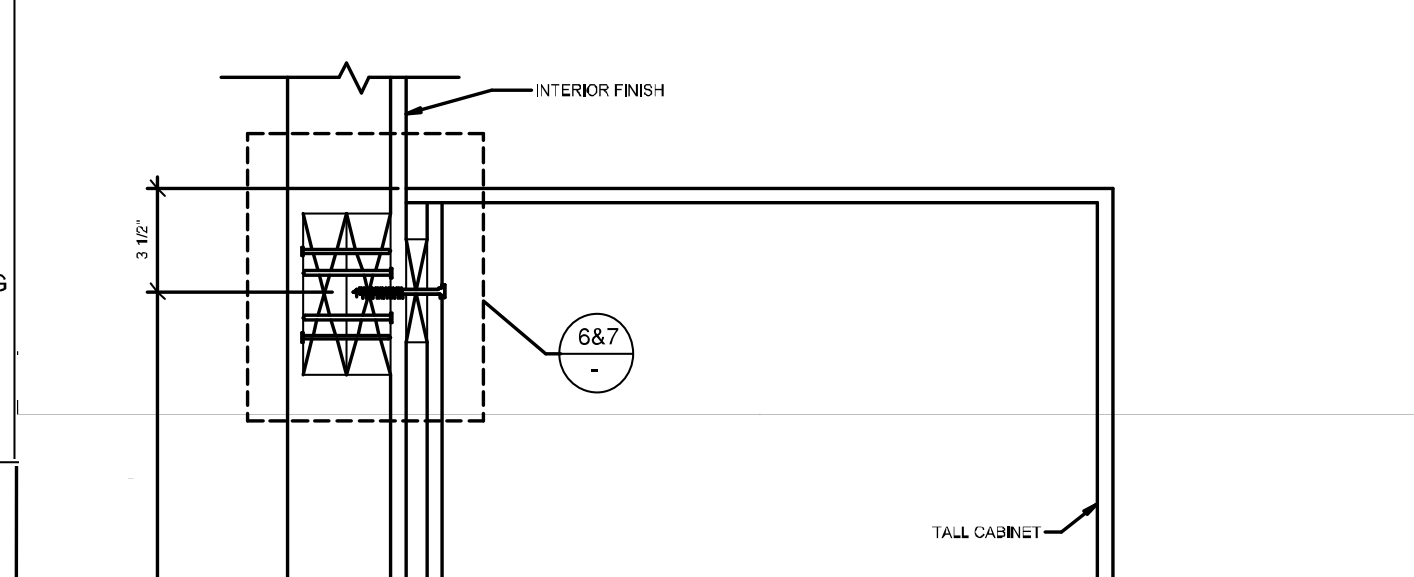
FINISHES NOTES

- ALL FINISHES SHALL COMPLY WITH CBC, TITLE 19, AND C.F.C.
- PER ASTM D2047 ALL FLOORING WITH A COEFFICIENT OF FRICTION OF A MINIMUM OF 0.6 WILL BE CONSIDERED TO OBTAIN THE INTENT OF A SLIP RESISTANT SURFACE.
- FLOORING CONTRACTOR IS RESPONSIBLE FOR SUB-FLOORING PREPARATION. ALL PLYWOOD TO BE APA RATED AND COMPLY WITH PS1-09. PLYWOOD SURFACE TO BE CARPETED IS TO BE PLUGGED AND SANDED BY FLOORING CONTRACTOR. ALL DEFORMITIES OCCURRING DUE TO STANDARD CONSTRUCTION PRACTICES SHALL BE PLUGGED AND SANDED BY FLOOR CONTRACTOR. MATELINE JOINTS TO BE A MAX OF 1/8" AND SHALL BE PLUGGED AND SANDED BY FLOOR CONTRACTORS.
- ALL CARPET AND FLOOR FINISH MUST COMPLY PER CBC SECTION 11B-302 FLOOR AND GROUND SURFACES. ALL CHANGES IN ELEVATION SHALL COMPLY WITH CBC SECTION 11B-303 CHANGES IN LEVELS.

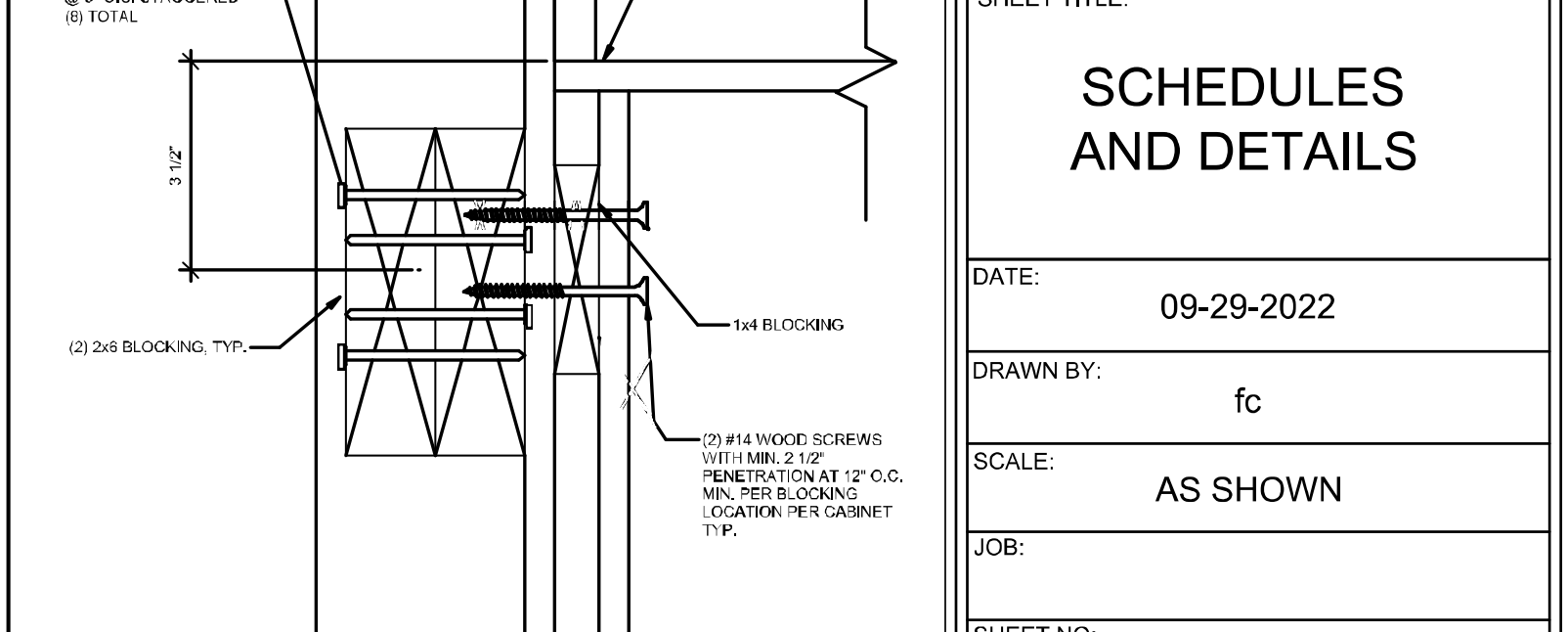
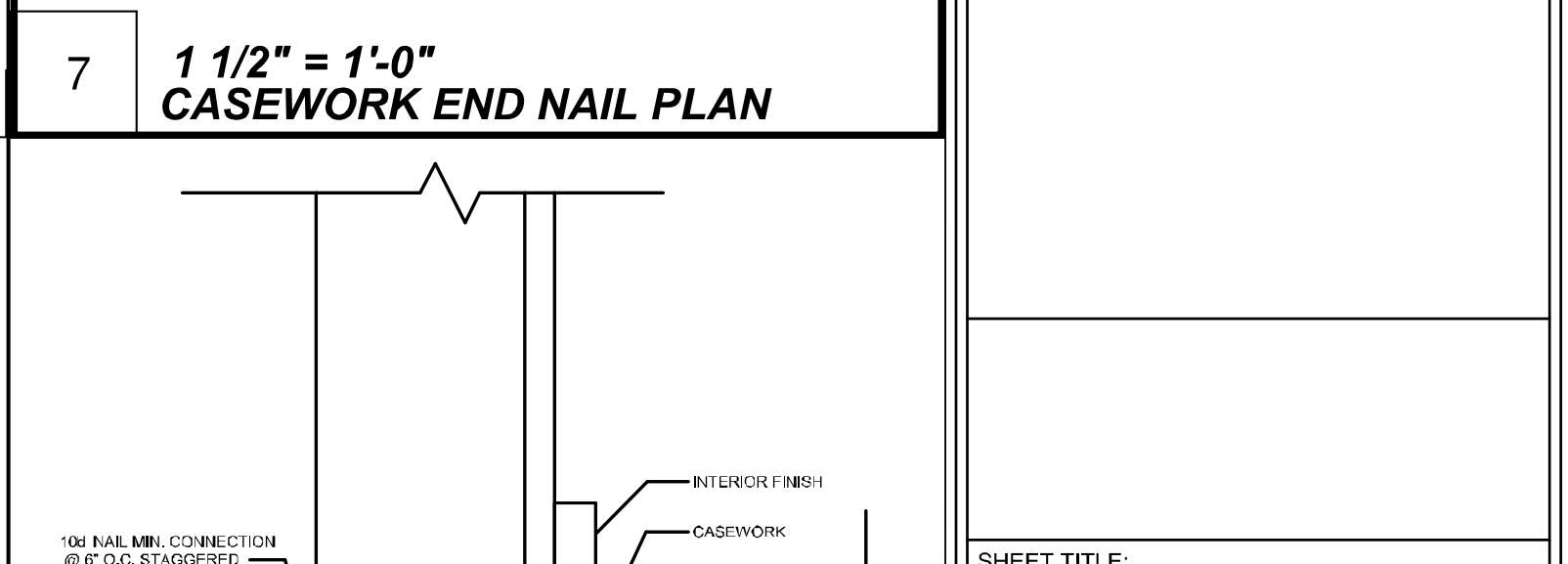
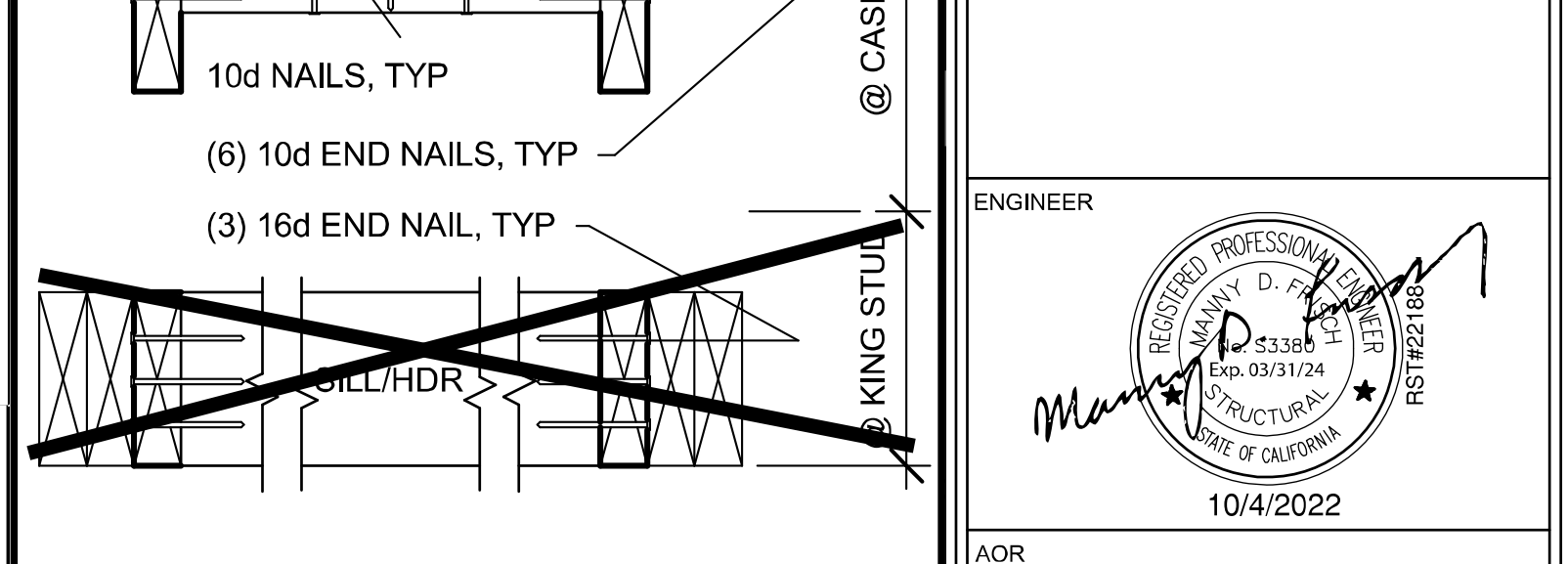
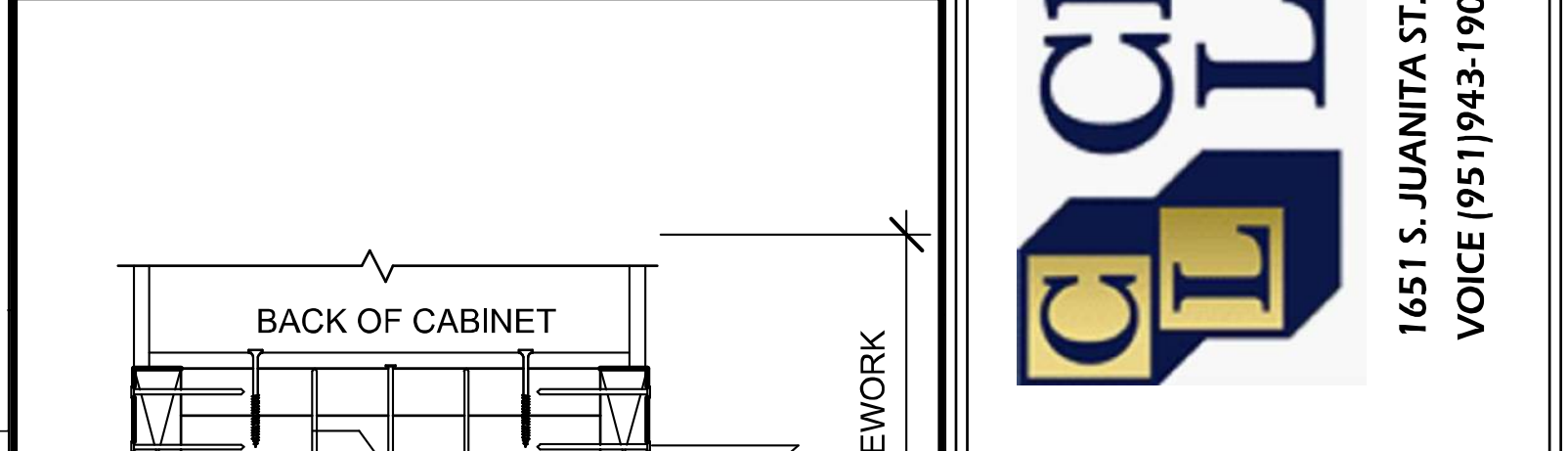
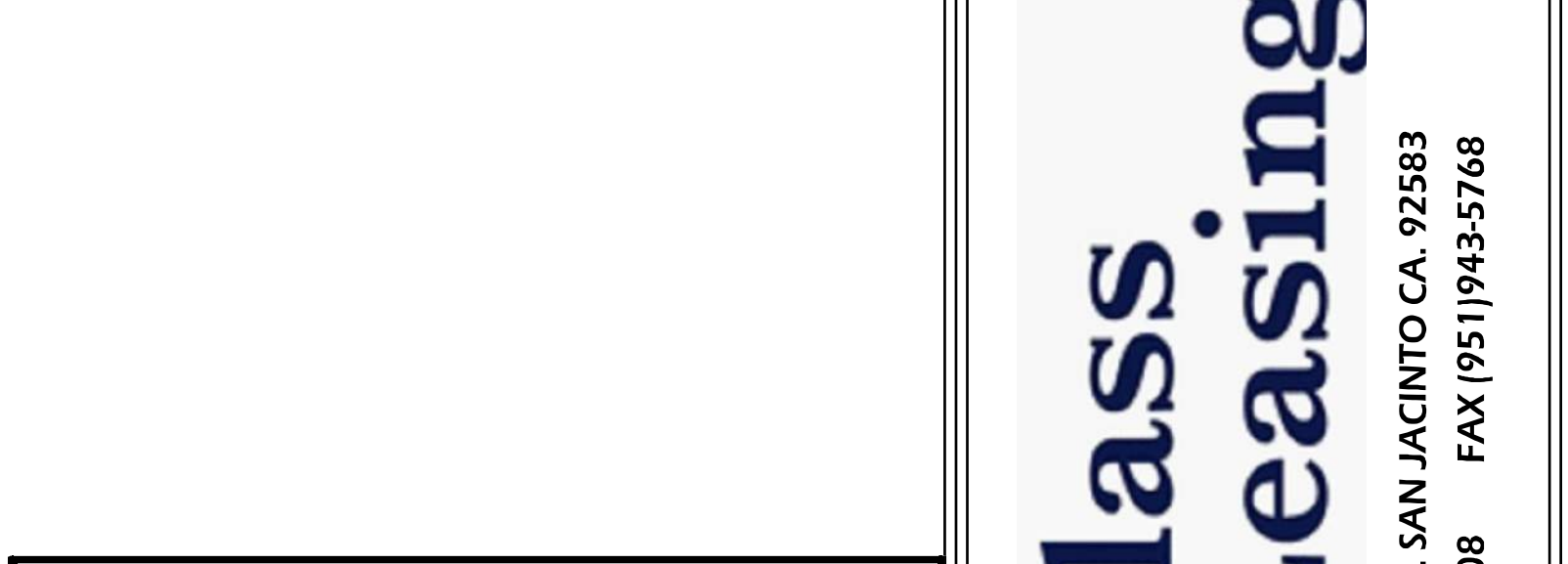
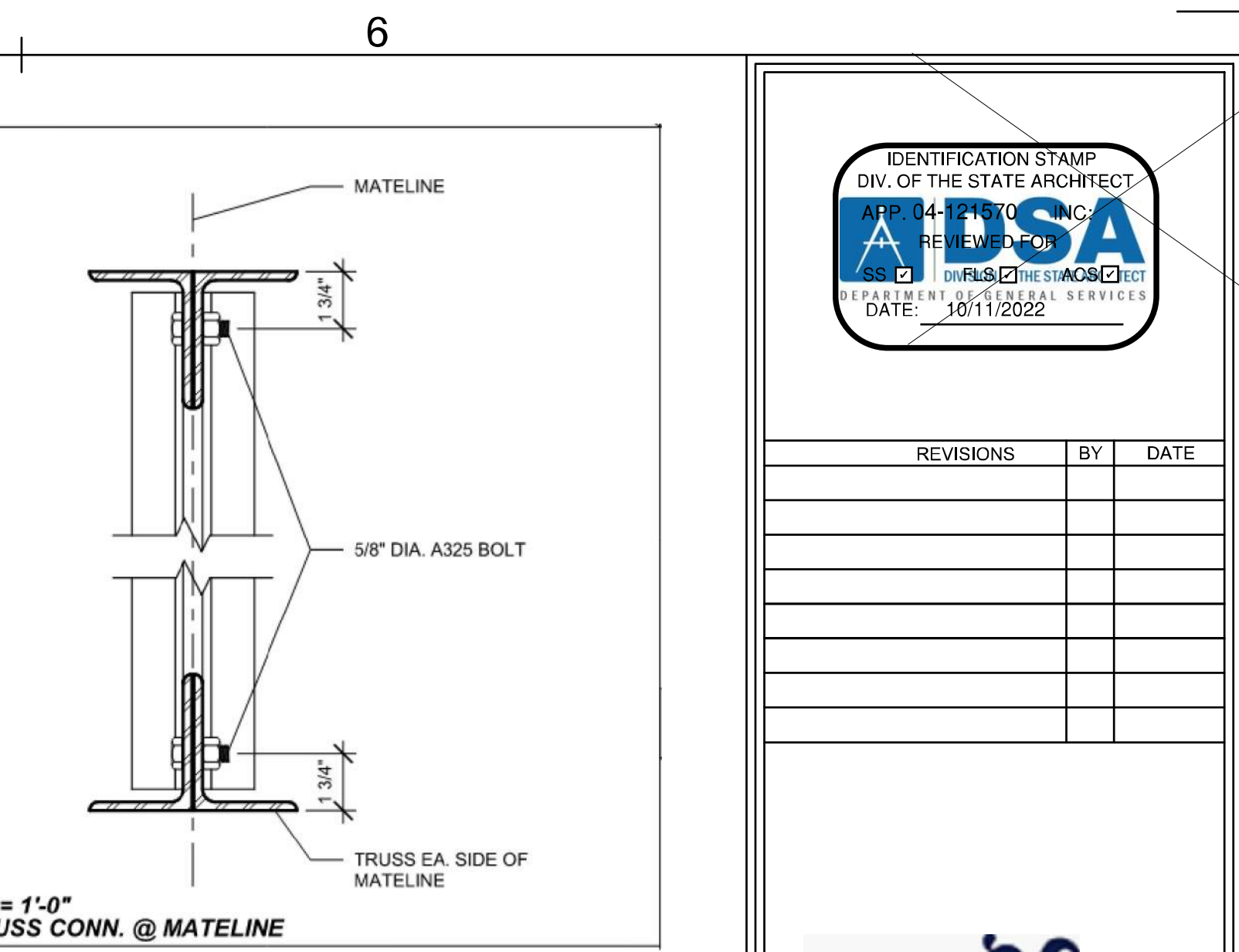


3" = 1'-0" Base Cabinet Wall Anchorage at Wood Stud

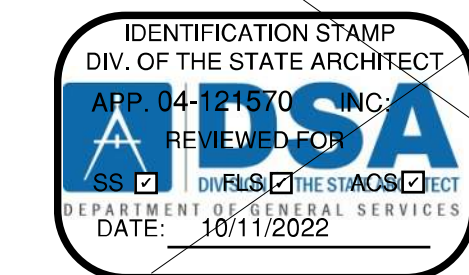
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5					
6					



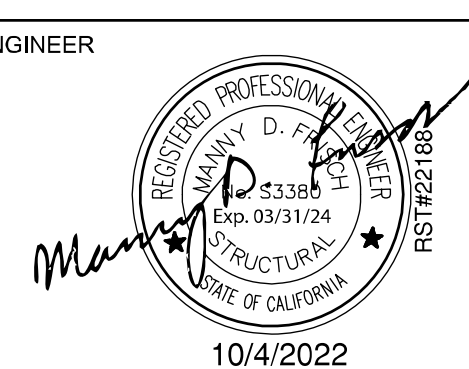
6" = 1'-0" Attachment to Blocking at Wood Stud



6" = 1'-0" Attachment to Blocking at Wood Stud



REVISIONS	BY	DATE



AOR

SHEET TITLE:

SCHEDULES AND DETAILS

DATE:

09-29-2022

DRAWN BY:

fc

SCALE:

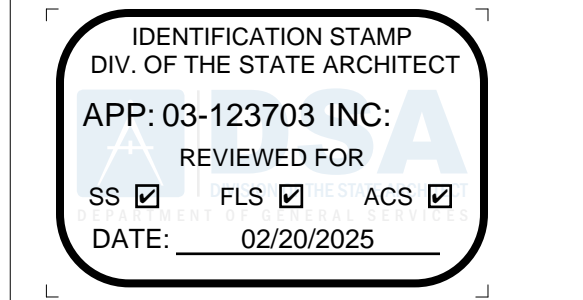
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SHEET NO:

ALT-D1

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REVISIONS

Description BY

PROJECT TITLE
FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS

SHEET TITLE
SCHEDULES AND DETAILS

PROJECT NUMBER

23230

DRAWN BY

Author

CHECKED BY

Checker

DATE

5/10/2024

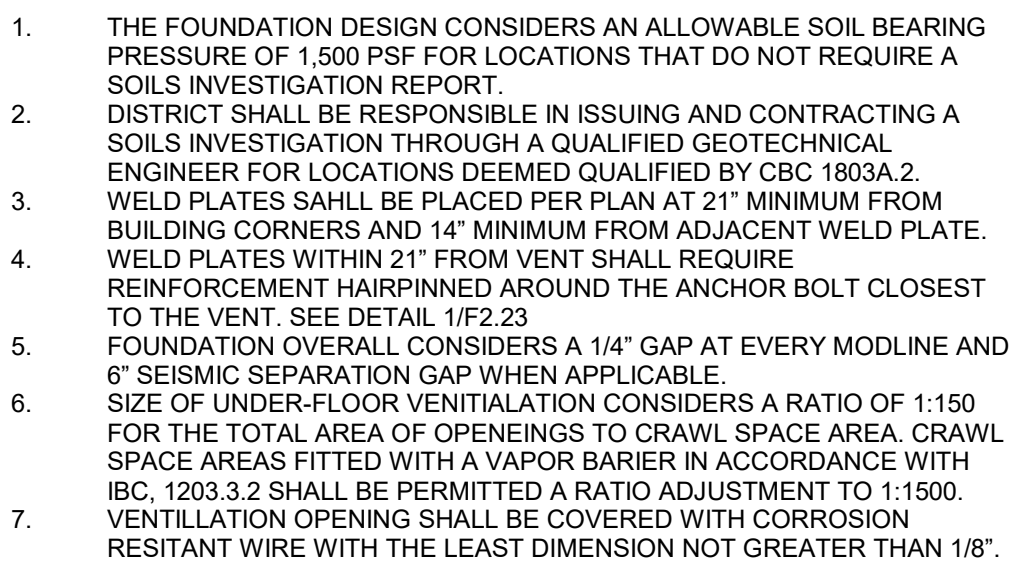
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SHEET OF SHEETS

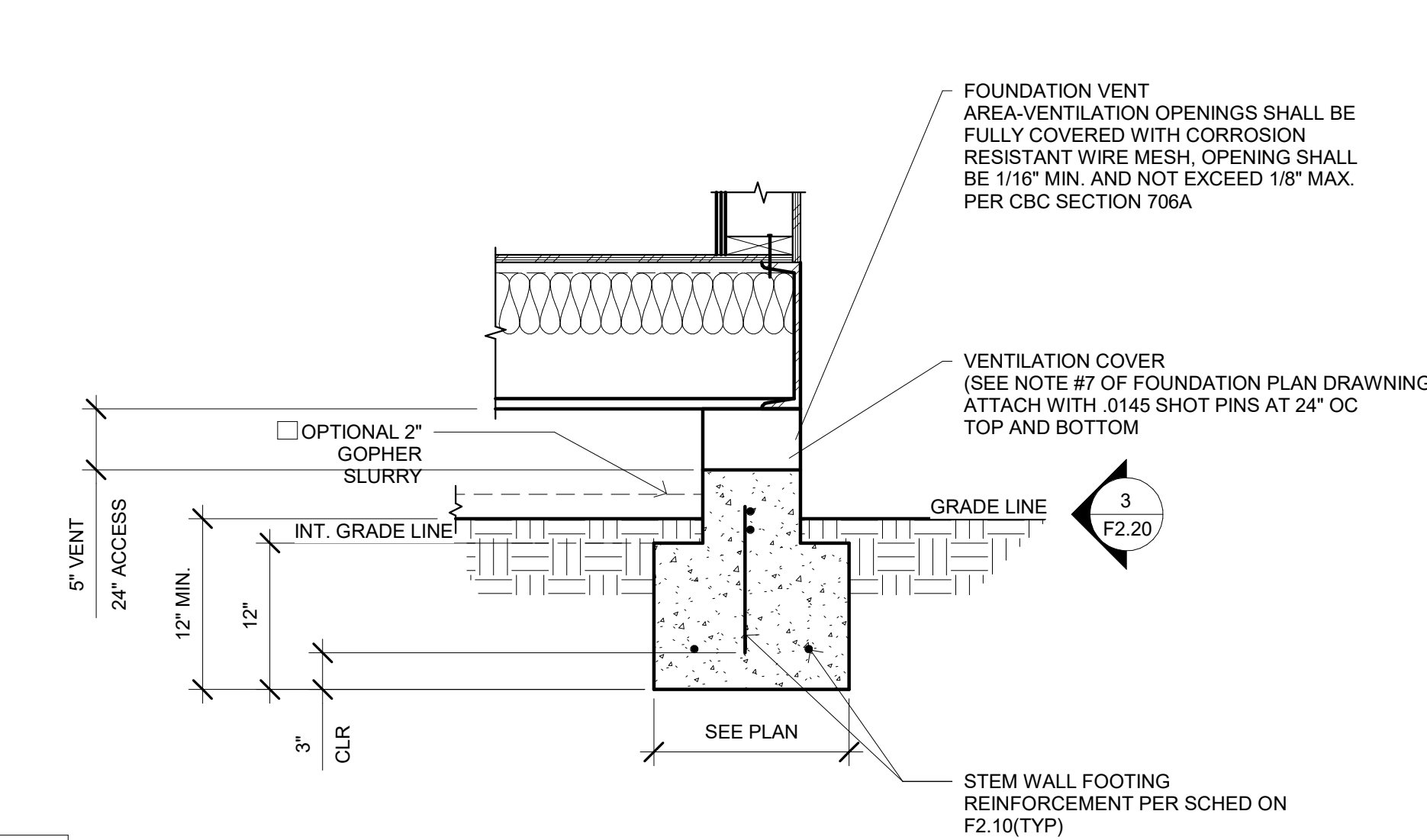


FOOTING SCHEDULE (CONCRETE FLOOR)				
DESIGN FLOOR LIVE LOAD	SIDEWALL FOOTING	ENDWALL FOOTING	INTERIOR PAD FOOTING	PAD SEPARATION @ FEEDPANE
<input type="checkbox"/> 50 + 15 PSF	12" WIDE (2) 2" #5 CONT T&B	12" WIDE (2) #5 CONT T&B	3' - 0" SQ (3) #5 EW	3' - 6" SQ (3) #5 EW
<input checked="" type="checkbox"/> 100 PSF	12" WIDE 2" #5 CONT T&B	12" WIDE 2" #5 CONT T&B	3' - 3" SQ (3) #5 EW	4' - 0" SQ (4) #5 EW
<input type="checkbox"/> 150 PSF	12" WIDE 2" #5 CONT T&B	14" WIDE (3) #5 CONT T&B	3' - 9" SQ (4) #5 EW	4' - 6" SQ (4) #5 EW

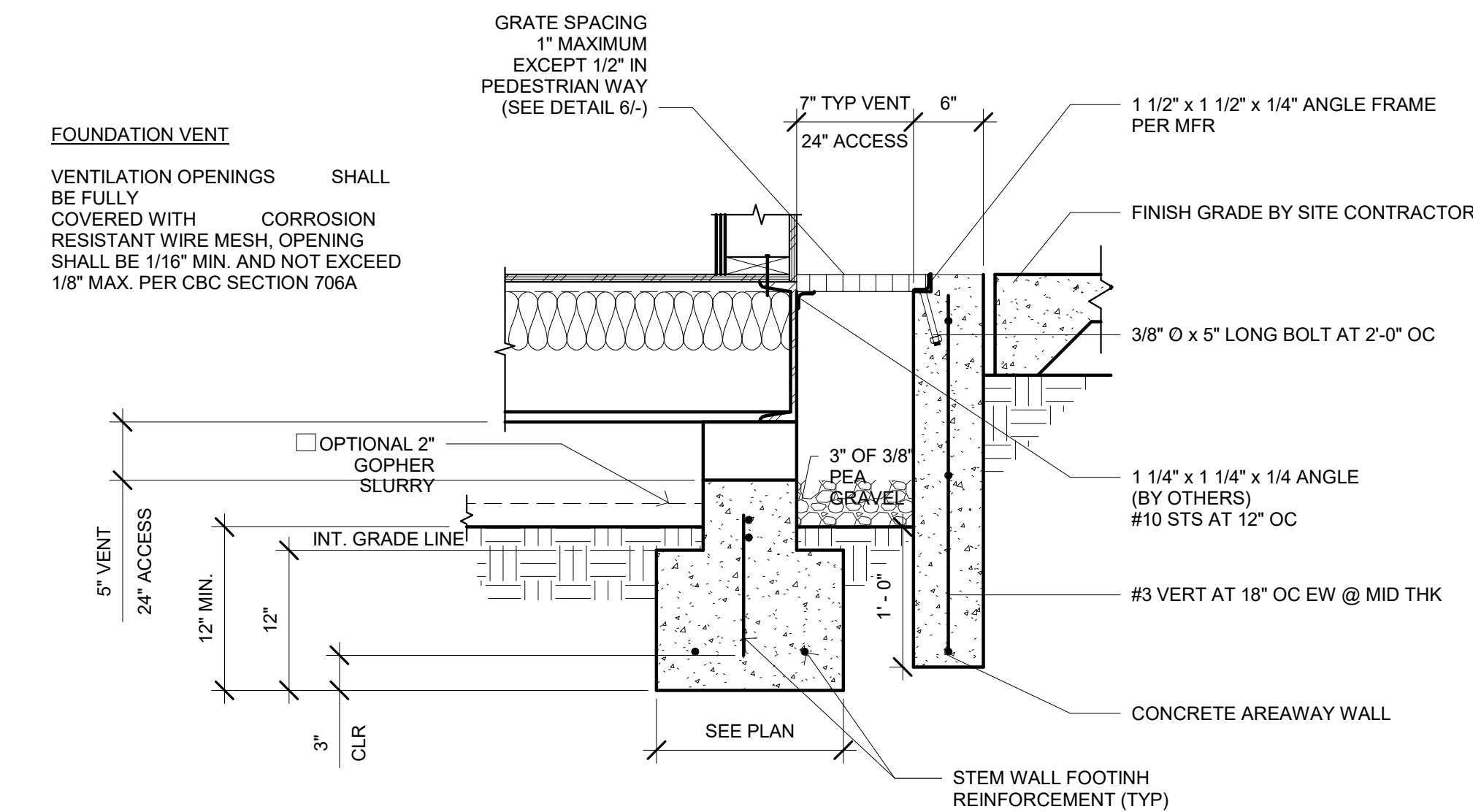


WELD PLATE SCHEDULE			
		1.6x4x3/8, 14" LONG	16x3/8 SQ PL
		≤ 100 PSF	150 PSF
EACH SIDEWALL		2	2
EACH MODLINE		2	2
EACH END- WALL	30xw32	4	5
	40xw32	5	7
	50xw32	6	8
	60xw32	7	9
	70xw32	8	11
	80xw32	9	12
	90x32	10	13
	100xw32	10	15
	110xw32	11	16
	120x32	12	18
	130xw32	13	19
	140xw32	14	20
150xw32	16	22	

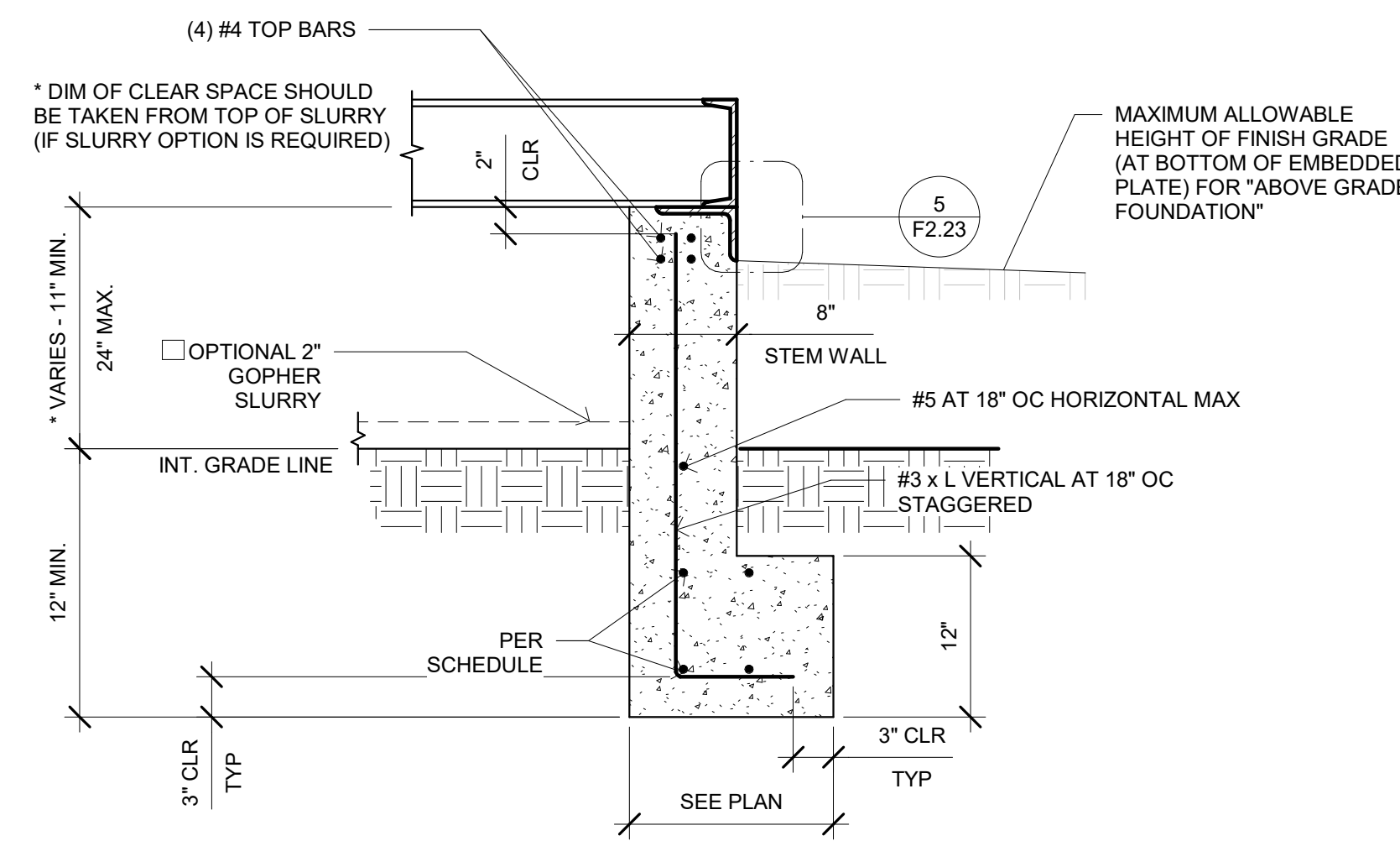
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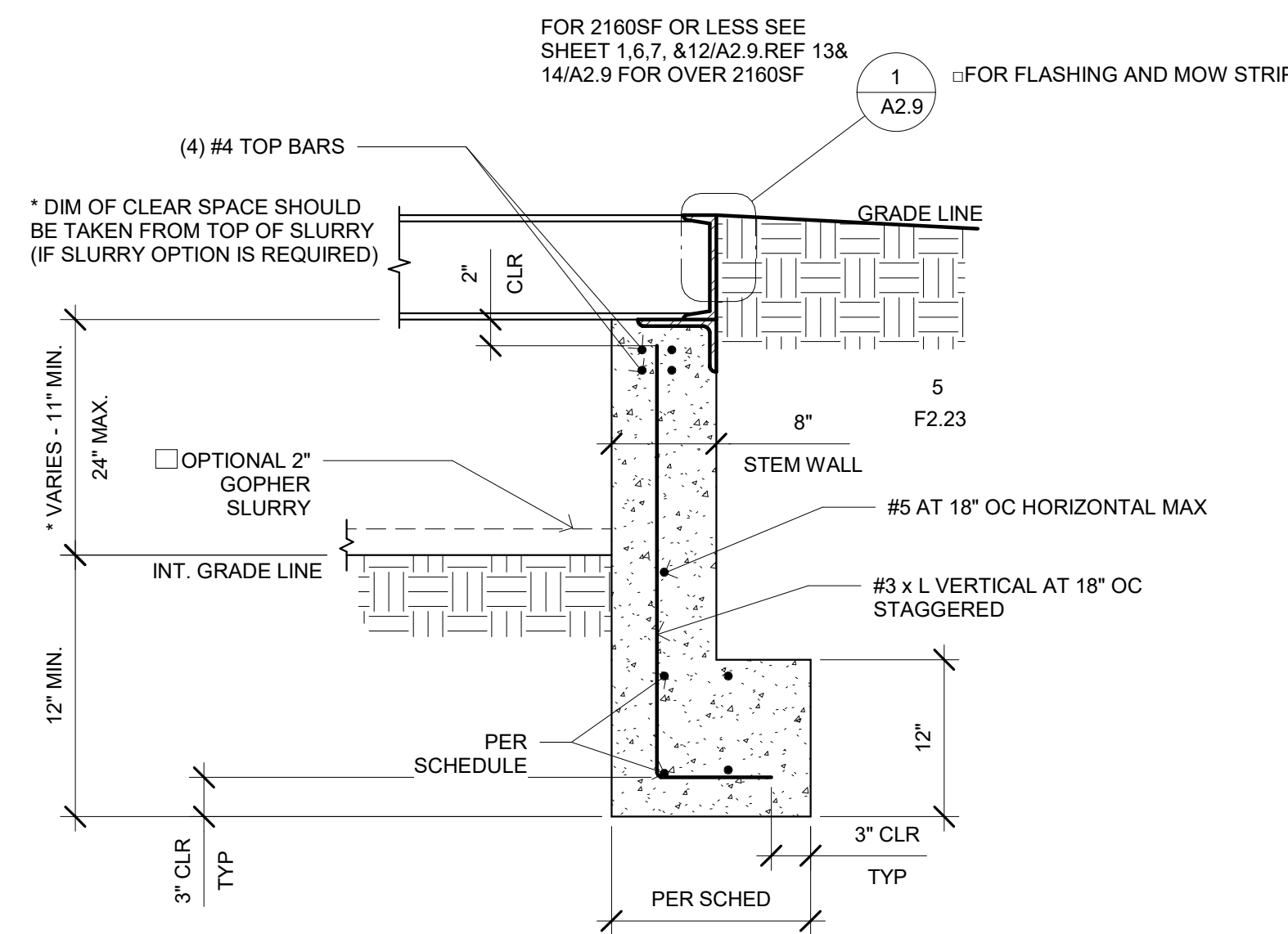
7 1" = 1'-0"
VENT/ACCESS SECTION, ABOVE GRADE1



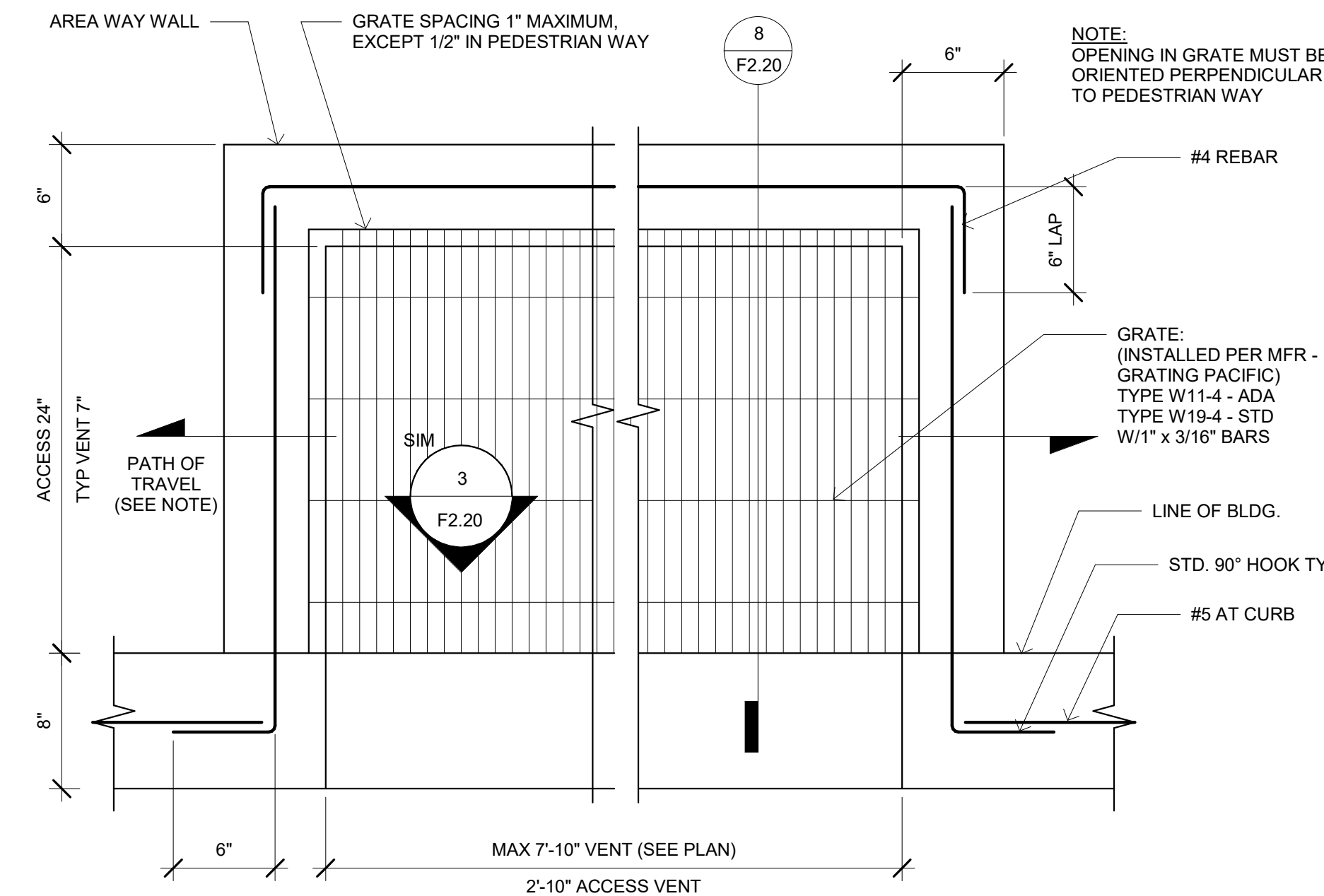
8 1" = 1'-0"
VENT/ACCESS SECTION - BELOW GRADE



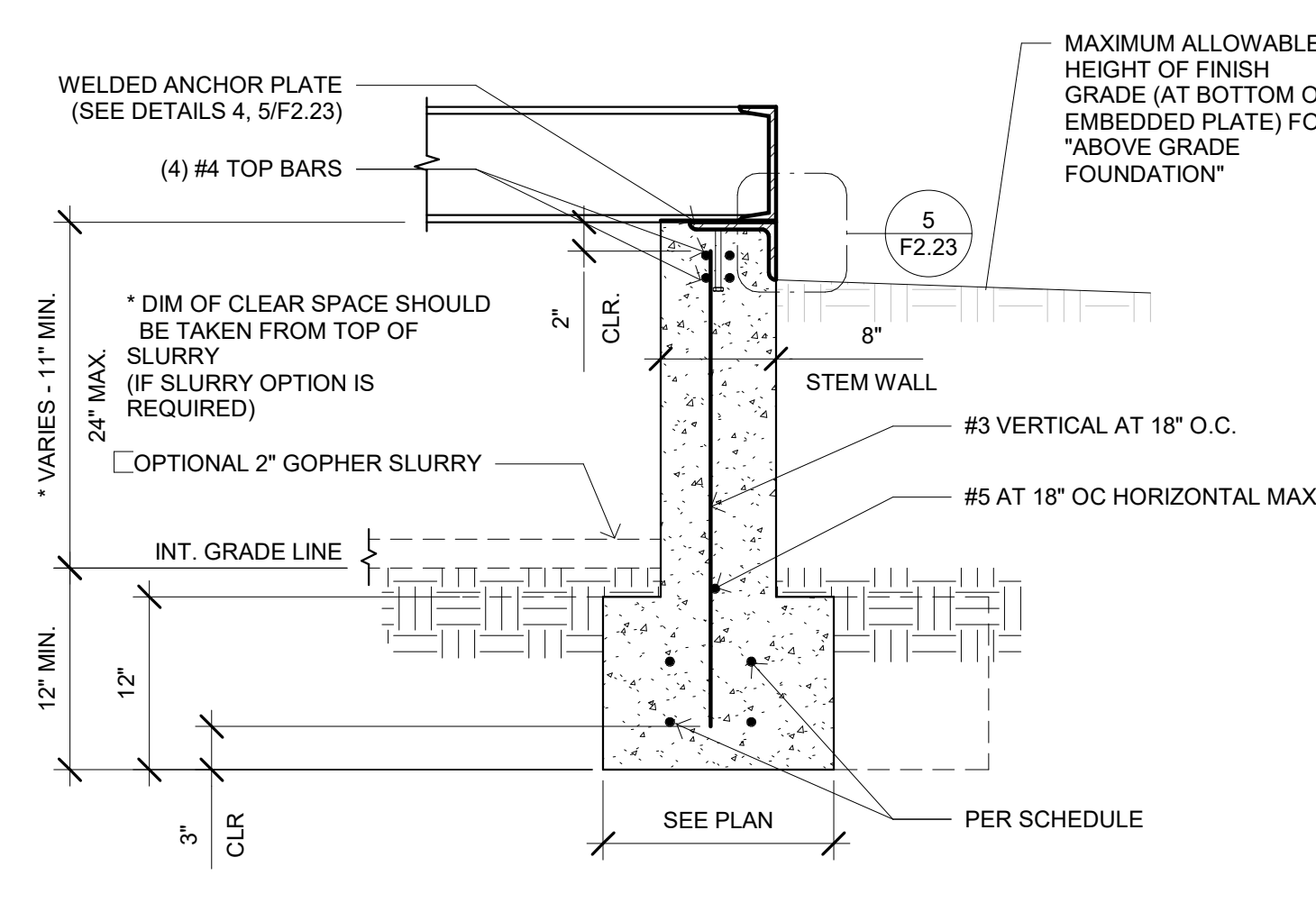
4 1" = 1'-0"
SIDE WALL FOOTING, ABOVE GRADE1



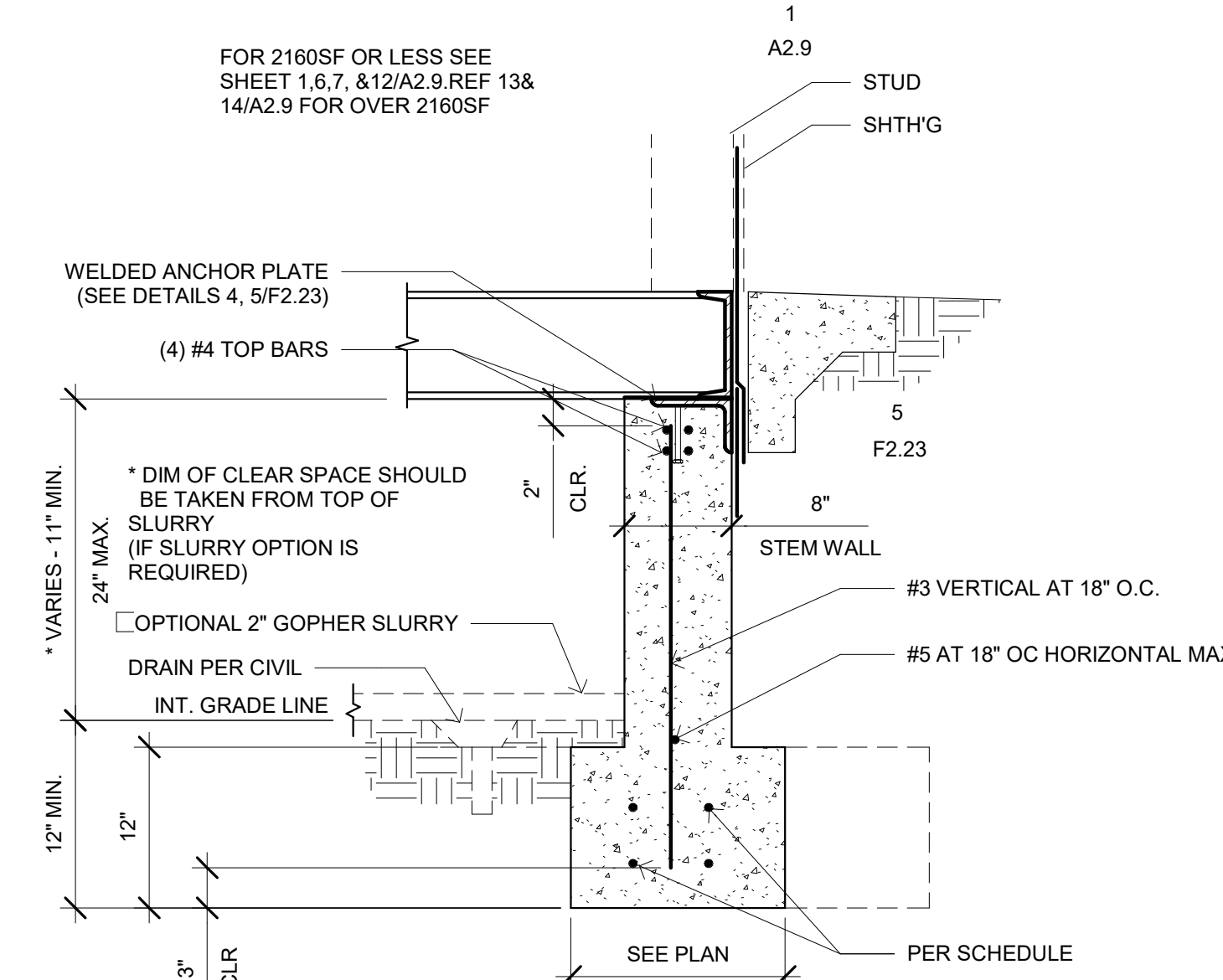
5 1" = 1'-0"
SIDE WALL FOOTING - BELOW GRADE



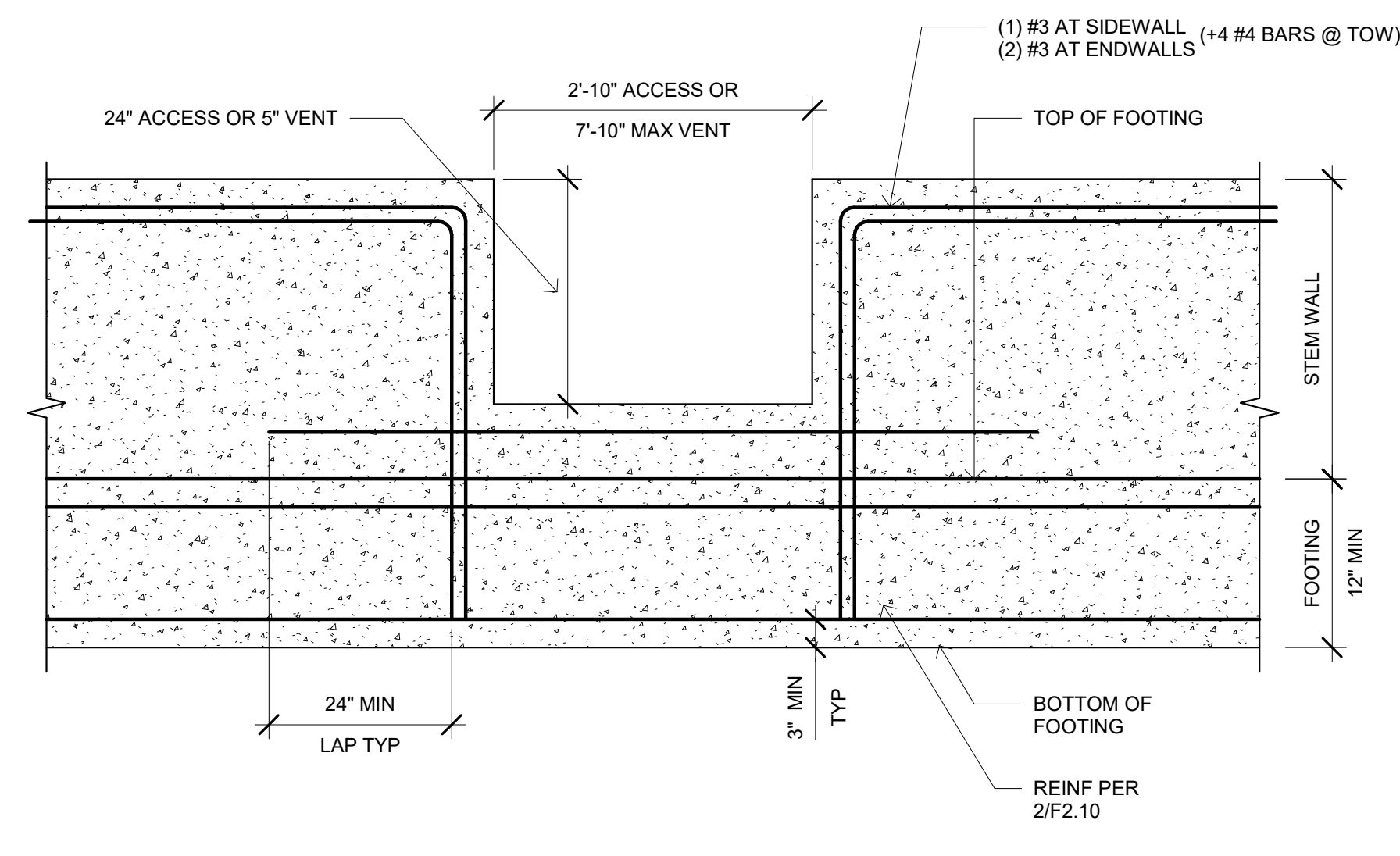
6 1 1/2" = 1'-0"
ACCESS VENT - BELOW GRADE FOUNDATION



1 1" = 1'-0"
END WALL FOOTING, ABOVE GRADE1



2 1" = 1'-0"
END WALL FOOTING - BELOW GRADE

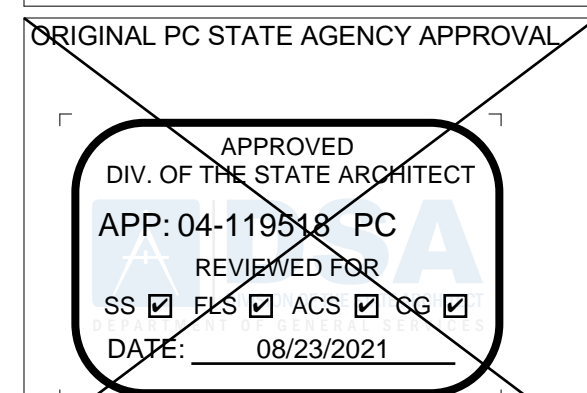


3 3/4" = 1'-0"
VENT OPENING1

PROJECT SPECIFIC STATE AGENCY APPROVAL



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#	Description	Date

PRE-CHECK (PC) DOCUMENT
CODE: 2019 CBC
A separate project application for construction is required

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
CONCRETE
FOUNDATION
DETAILS

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

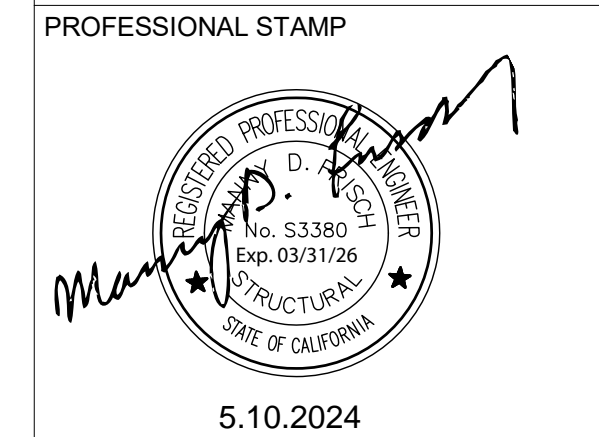
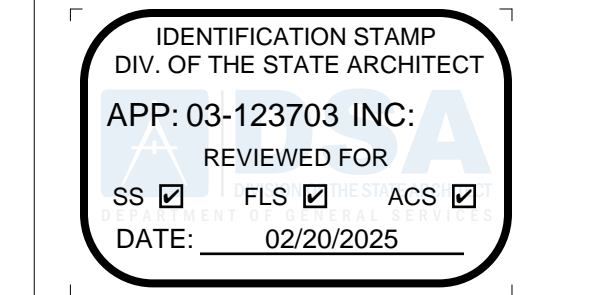
CHECKED BY
RH/RT

DATE
8/09/2021

SHEET NO.
F2.20

SHEET OF

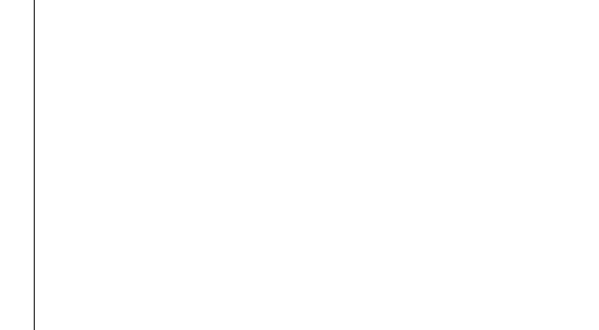
PROJECT SPECIFIC STATE AGENCY APPROVAL



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#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
CONCRETE
FOUNDATION
DETAILS

PROJECT NUMBER
20137

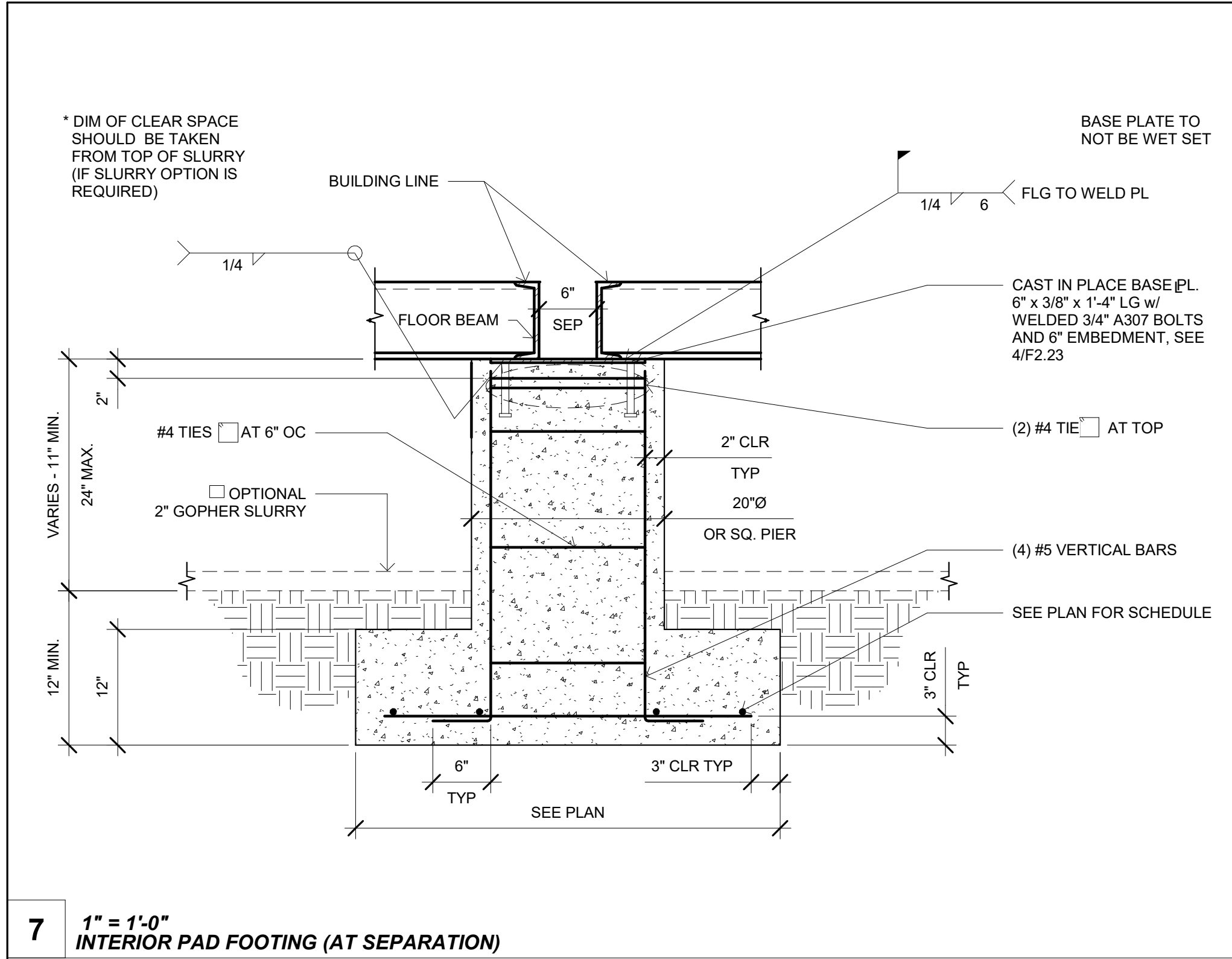
DRAWN BY
rMc/SC

CHECKED BY
JA/RT

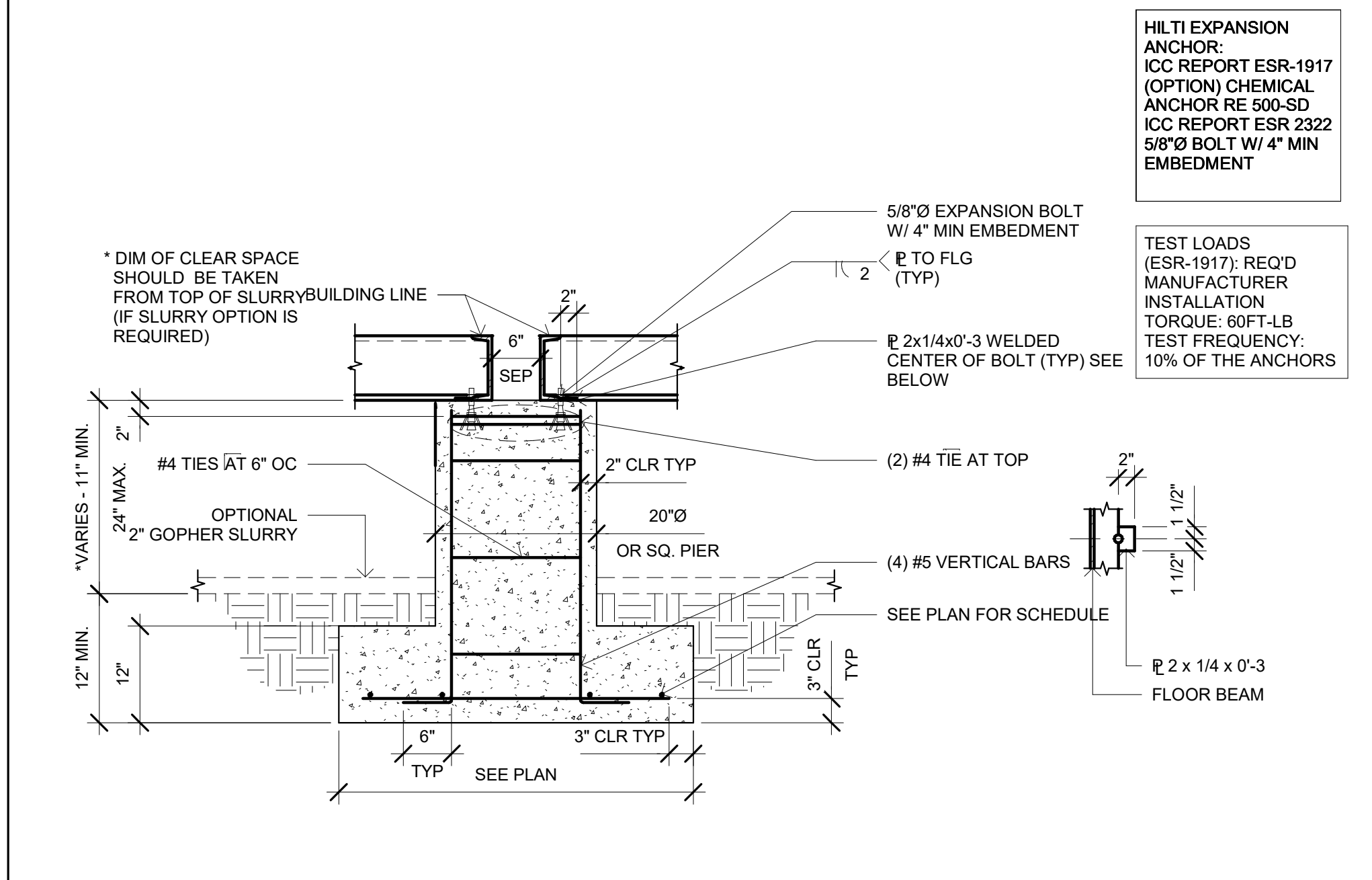
DATE
8/09/2021

SHEET NO.
F2.20

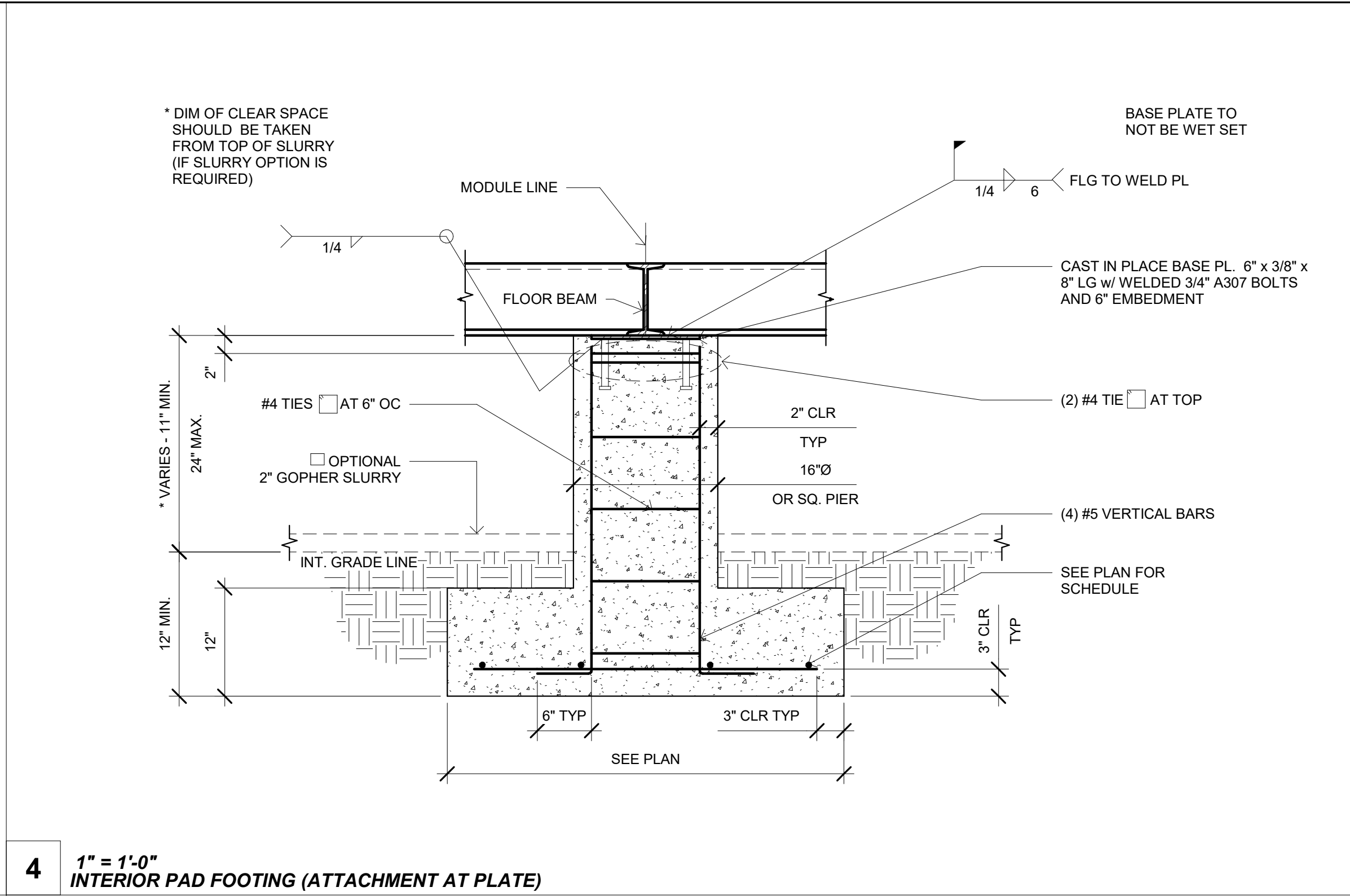
SHEET OF SHEETS



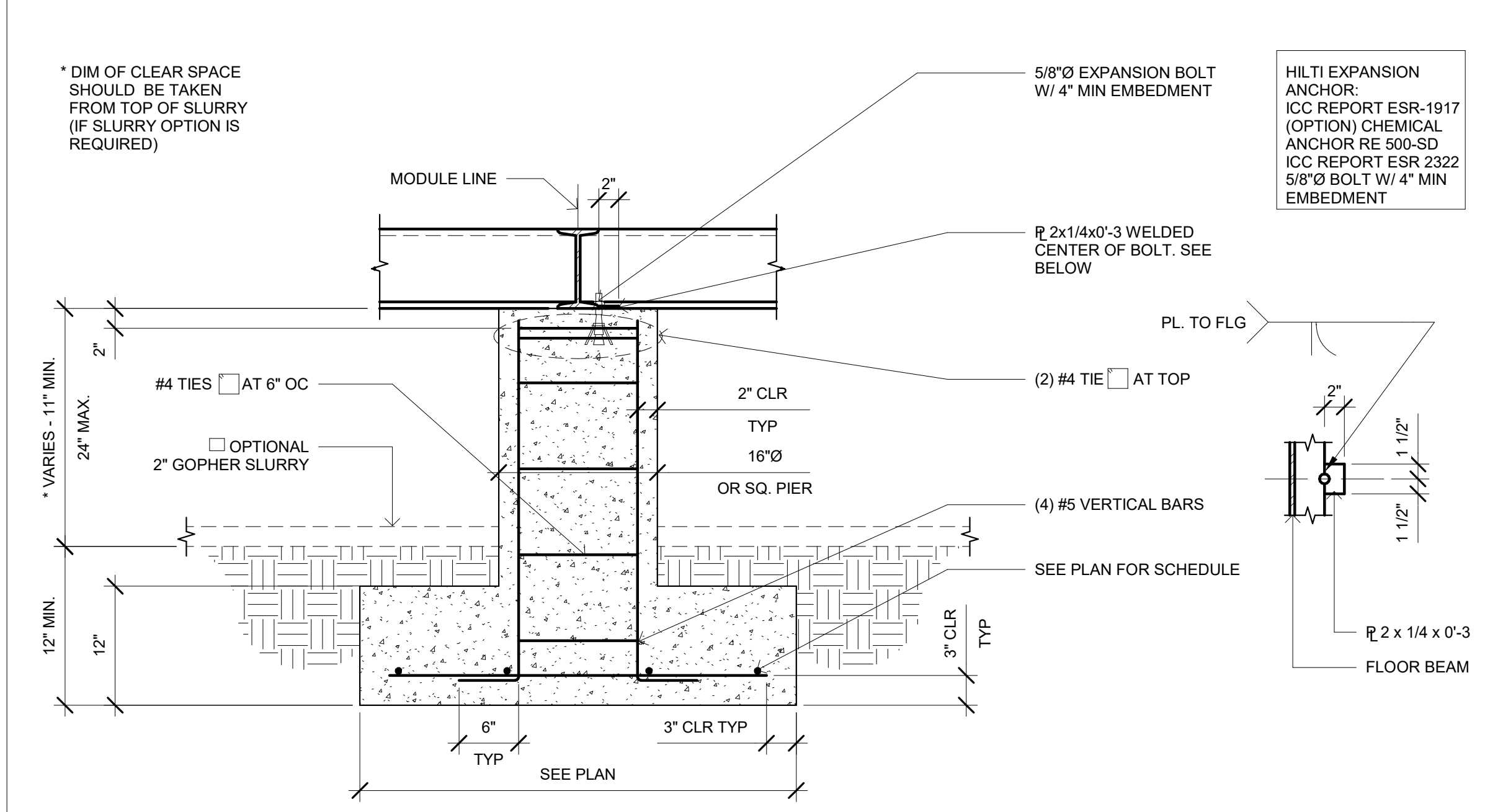
7 1" = 1'-0" INTERIOR PAD FOOTING (AT SEPARATION)



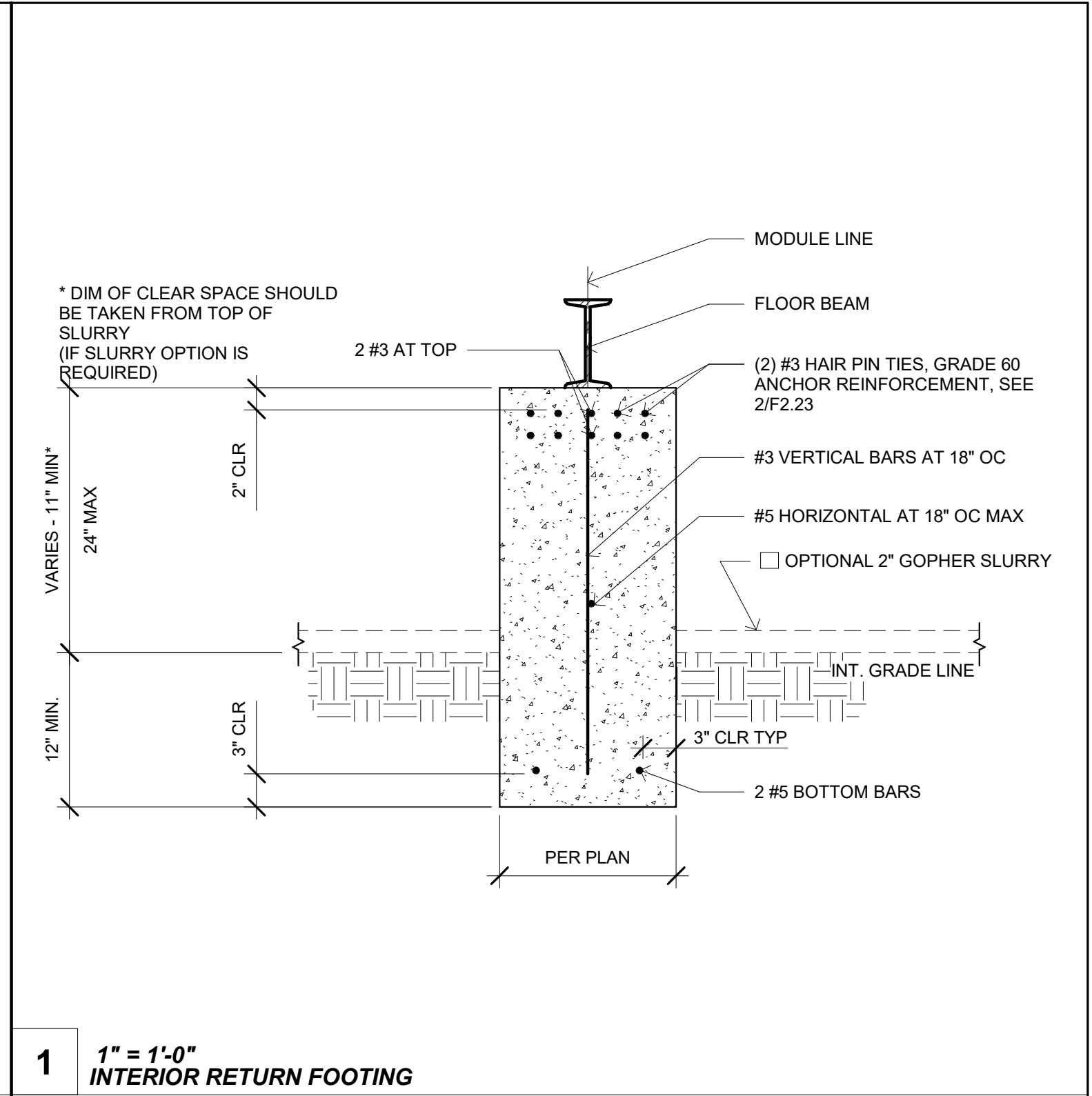
3 3/4" = 1'-0" OPT. INTERIOR PAD FOOTING (AT SEPARATION)



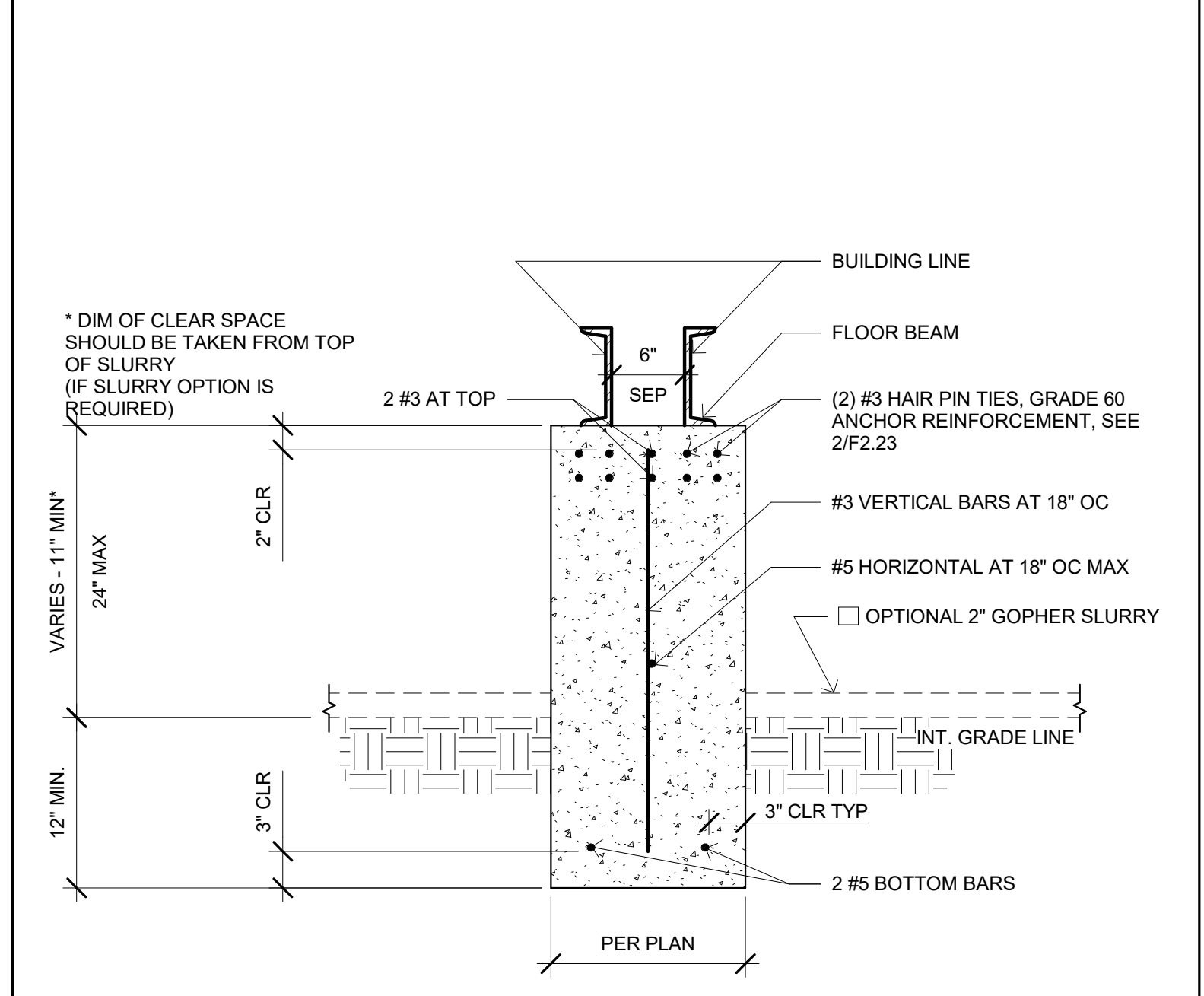
4 1" = 1'-0" INTERIOR PAD FOOTING (ATTACHMENT AT PLATE)



5 1" = 1'-0" OPT. INTERIOR PAD FOOTING (ATTACHMENT AT PLATE)



1 1" = 1'-0" INTERIOR RETURN FOOTING



2 1" = 1'-0" INTERIOR RETURN FOOTING AT SEPARATION

PROJECT SPECIFIC STATE AGENCY APPROVAL

APPROVED

DIV. OF THE STATE ARCHITECT

APP: 04-119548 PC

REVIEWED FOR

SS ☒ PAS ☒ ACS ☒ SC ☒

DATE: 08/23/2021

REVISIONS

#	Description	BY
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PRE-CHECK (PC) DOCUMENT

CODE: 2019 CBC

A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED.

PROJECT TITLE

30' x 32' EXPANDABLE TO 150' x 32'

SHEET TITLE

CONCRETE FOUNDATION DETAILS

PROJECT NUMBER

20137

DRAWN BY

rMc/SC

CHECKED BY

JA/RT

DATE

8/09/2021

SHEET NO.

F2.22

SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP

DIV. OF THE STATE ARCHITECT

APP: 03-123703 INC.

REVIEWED FOR

SS ☒ FLS ☒ ACS ☒

DATE: 02/20/2025

R&S TAVARES ASSOCIATES

DESIGN • CONSULTING • PROJECT

11590 W. BERNARD COURT, SUITE 100

SAN DIEGO, CA 92127

WWW.RS-TAVARES.COM

PROFESSIONAL STAMP

APPROVED

DIV. OF THE STATE ARCHITECT

APP: 03-123703 INC.

REVIEWED FOR

SS ☒ FLS ☒ ACS ☒

DATE: 02/20/2025

5.10.2024

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CLIENT

Class Leasing

1320 W. Oleander Avenue, Perris, CA 92571-7408

VOICE (951) 943-1908 FAX (951) 943-5768

REVISIONS

#	Description	BY
---	-------------	----

PROJECT TITLE

FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS

SHEET TITLE

CONCRETE FOUNDATION DETAILS

PROJECT NUMBER

20137

DRAWN BY

rMc/SC

CHECKED BY

JA/RT

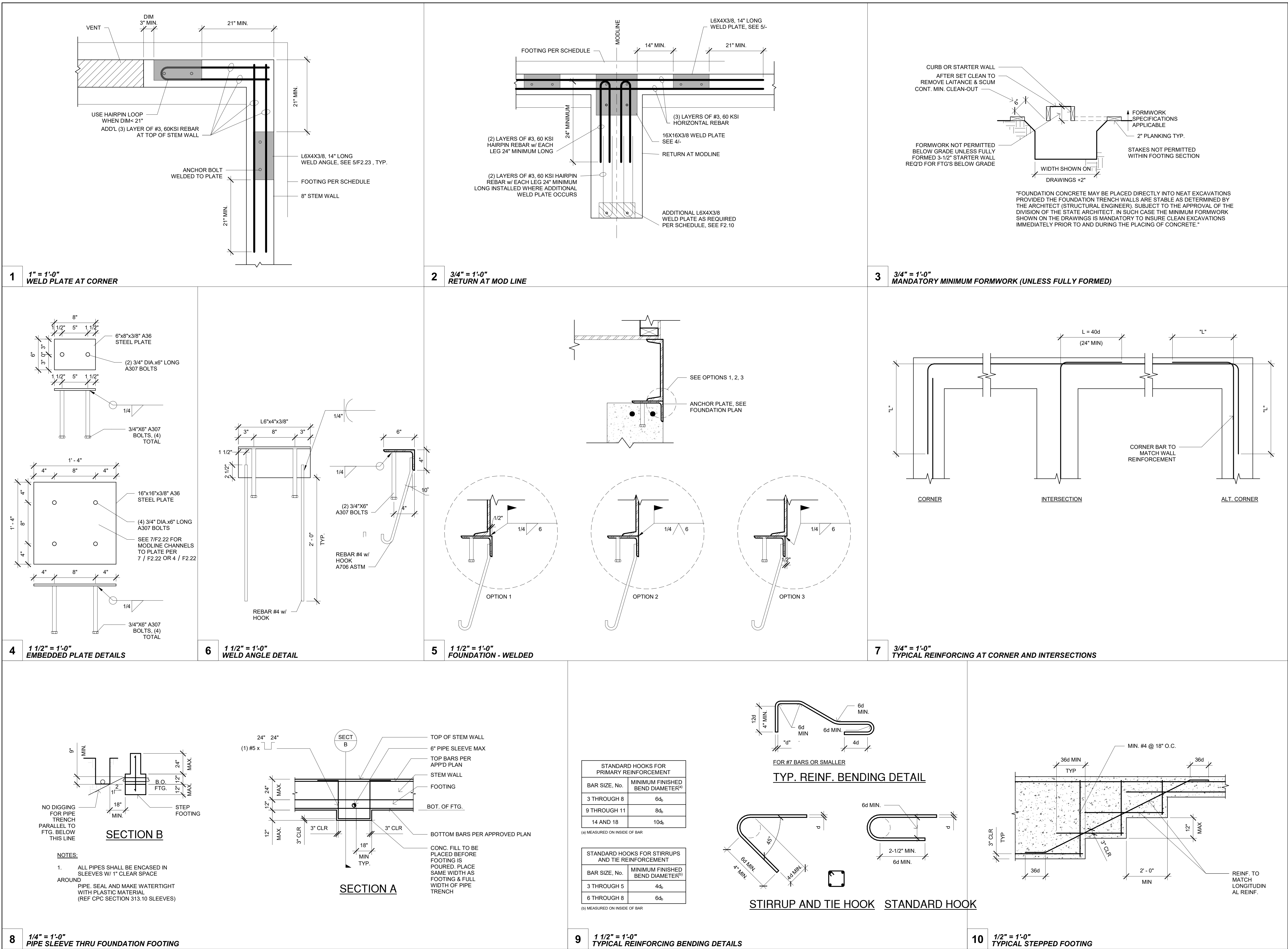
DATE

8/09/2021

SHEET NO.

F2.22

SHEET OF SHEETS



PROJECT SPECIFIC STATE AGENCY APPROVAL



PROFESSIONAL STAMP



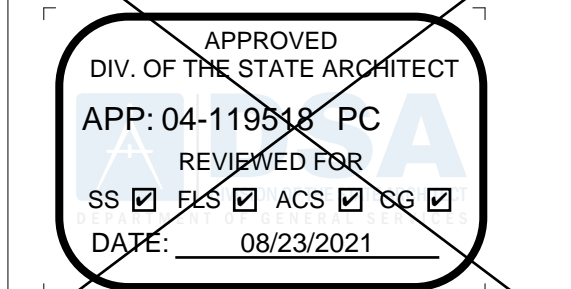
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ORIGINAL PC STATE AGENCY APPROVAL



REVISIONS

#	Description	BY

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

PROJECT TITLE
30' x 32'
EXPANDABLE TO
150' x 32'

SHEET TITLE
CONCRETE
FOUNDATION
DETAILS

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

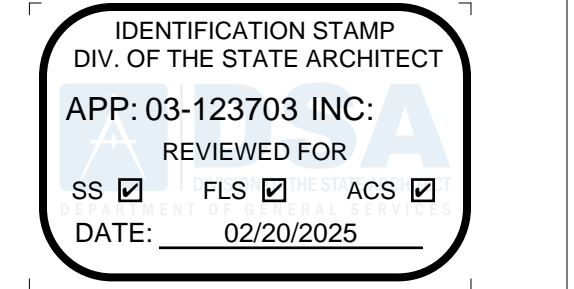
CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
F2.23

SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL



PROFESSIONAL STAMP



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