FRANKLIN ELEMENTARY SCHOOL
SITE IMPROVEMENTS FOR
ONE (1) MODULAR BUILDING M13

2400 TRUXTUN AVENUE

BAKERSFIELD CITY SCHOOL DISTRICT

BAKERSFIELD, KERN COUNTY, CALIFORNIA

CERTIFICATION NOTE
THIS PROJECT SHALL NOTE BE CERTIFIED PRIOR TO PROJECT A#03-123703 HAS BEEN CERTIFIED FOR FIRE ALARM SYSTEM AND THE REQUIRED ACCESSIBLE P.O.T. ELEMENTS SERVING THE AREA OF WORK

PROJECT DATA

LEGEND

SYMBOLS

GRID LINES

GATE SYMBOL

DOOR SYMBOL
DOOR NUMBER

WINDOW SYMBOL
WINDOW NUMBER
T = TEMPERED WH/OCCURS

REVISION NUMBER

WORK POINT
CONTROL POINT/DATUM POINT
ELEVATION

MATCH LINE
(SHADED PORTION IS THE SIDE SHOWN)

NORTH ARROW

BUILDING SECTION
SHEET NUMBER

WALL SECTION
SHEET NUMBER

DETAIL NUMBER
SHEET NUMBER

ROOM NUMBER/NAME
SHEET REFERENCE OF ROOM

REVISED FINISH GRADE
EXISTING GRADE CALLED (E)

KEYNOTE

SIGNS
SEE SCHEDULE A5.0

KITCHEN EQUIPMENT

ADA CLEARANCE
SEE SCHEDULE

ABBREVIATIONS

@	At	JST	Joist
#	Pounds	JT	Joint
AB	Anchor Bolt		
AC	Asphalt Concrete	KVC	Keen's Veneer Cement
ACC	Accessibility	KD	Knockdown
AFF	Above Finish Floor	KPL	Kick-Plate
AP	Access Panel		
A/C	Air Conditioning	LBS	Pounds
ABV	Above	LBT	Log Bolt
ACOUS	Acoustic(al)	LF	Linear Foot
ACPL	Acoustical Plaster	LH	Left Hand
ADD	Addendum	LPT	Low Point
ADD'L	Additional	LAD'R	Ladder
ADJ	Adjustable/Adjacent	LAM	Laminate(d)
AGG	Aggregate	LAV	Lavatory
ALT	Alternate	LBL	Label
ALUM	Aluminum	LVR	Louver
ANC	Anchor(age)	LOC	Location
APPROX	Approximate(ly)	LT	Light
ARCH/ARCH'L	Architect		
ASB	Asbestos	MB	Machine Bolt, Marker Board
		MC	Medicine Cabinet
BBD	Bulletin Board	MT	Metal Threshold
BC	Begin Curve	MAS	Masonry
BMK	Bench Mark	MAX	Maximum
BOB	Bottom of Beam	MBRN	Membrane
BUR	Built-Up Roofing	MECH/MECH'L	Mechanic(al)
BD	Board	MED	Medium
BEL	Below	MFG	Manufacturing
BET	Between	MFR	Manufacturer
BLDG	Building	MIN	Minimum
BLKG	Blocking, Brick	MIR	Mirror
BRK	Breaker	MISC	Miscellaneous
BM	Beam	MLDG	Molding (Moulding)
BOT	Bottom	MTD	Mounted
BRG	Bearing	MUL	Mullion
BRNZ	Bronze	MULL	Mullion
BVL	Bevel(led)	MWK	Millwork
C&G	Curb and Gutter	N	North
CB	Catch Basin	NIC	Not In Contract
CF	Cubic Foot (Feet)	NTS	Not to Scale
CTR	Counter/Sinking	NOM	Nominal
CFRD	Coffered		
CJ	Control Board	OC	On Center
CI	Cast Iron	OCBW	On Center Both Ways
CIP	Cast Iron Pipe	OD	Outside Diameter
CISP	Cast Iron Soil Pipe	OH	Over
C.J.	Ceiling Joist	OA	Overall
CLI	Control Joint	OBS	Obscure
CL	Center Line	OFLD	Overflow Drain
CL	Chain Link	OHMS	Overhead Machine Screw
℄	Center Line	OHWS	Overhead Wood Screw
CMT	Ceramic Mosaic Tile	OHD	Opposite Hand
CMU	Concrete Masonry Unit	OPHD	Opposite Hand
CO	Clean-Out	OPNG	Opening
COTG	Clean-Out To Grade	OPP	Opposite
COTW	Clean-Out Thru Wall		
CR	Curb Return	PA	Planting Area
CAB	Cabinet	PBD	Particle Board
CEM	Cement	℗	Property Line
CER	Ceramic	PL	Plastic Laminate(d)
CHAM	Chamfer	POC	Point of Connection
CHBD	Chalkboard	POE	Point of Extension
CHSQ	Change	PT DISP	Paper Towel Dispenser
CLG	Ceiling	PT RECP	Paper Towel Receptical
CLR	Clear(ance)	PVC	Poly-Vinyl Chloride
CLS	Closure	PART	Partition
CNTR	Counter	PC CONC	Precast Concrete
COL	Column	PERF	Perforated
COMB	Combination	PERM	Permeter
COMPO	Composition	PL	Plate
CONC	Concrete	PLAS	Plaster
CONN	Connection	(PCP)	Portland Cement Plaster
CONT	Continuous	PNL	Panel
CORR	Corrugated	PNT(D)	Painted)
CSK	Countersink	PRE-FAB	Pre-Fabricated
CSMT	Casement	PLMG	Plumbing
CTR	Center	PLYWD	Plywood
CW	Cold Water		
DF	Drinking Fountain	R	Riser
DH	Double Hung	RD	Roof Drain
DA	Double Acting	RH	Right Hand
DEP	Depression	RJ	Roof Joist
DET	Detail	RO	Rough Opening
DIA	Diameter	RC	Rough Opening
DIAG	Diagonal	RAD	Radius
DIM	Dimension	ROW	Right Of Way
DIV	Division	REF	Reference
DPFR	Depress(ed)	REINF	Reinforce(ment)
DB	Door	REM	Removal
DS	Downspout	REQ	Required
DSPR	Dispenser	RES	Resilient
DWG	Drawing	RET	Return
DWR	Drawer	REV	Revision
(D) CW	(Domestic) Cold Water	RFG	Roofing
(D) HW	(Domestic) Hot Water	RFL	Reflect(ed/ive,or)
		RM	Room
(E)	Existing	RUB	Rubber Tile or Tread Base
E	East	RWD	Redwood
EDF	Electric Drinking Fountain	RWL	Rainwater Leader
EF	Each Face		
EJ	Expansion Joint	S&P	Shelf And Pole
EPB	Electric Panel Board	S	South
EW	Each Way	SC	Solid Core
EA	Each	SD	Storm Drain
ELECTL	Electric(al)	SKDISP	Soap/Napkin Dispenser
ELEV'R	Elevator	SCH	Schedule(d)
ELEV	Elevation	SEC	Section
EMER	Emergency	SHLF	Shelf
ENAM	Enamel	SHLVG	Shelving
ENCL	Enclosure	SHT	Sheet
EQ	Equal	SHTHG	Sheathing
EQUIP	Equipment	SIM	Similar
EXH	Exhaust	SKLT	Skylight
EXP	Expansion/Exposed	SMHC	Sewer Manhole Cover
EXTR	Exterior	SP	Space(s)
		SPEC	Specification(s)
FBO	Furnished By Others	SQ	Square
FBLKG	Fire-Blocking	SS	Stainless Steel
FD	Floor Drain	STD	Standard
FDC	Fire Department Cabinet	STL	Steel
FG	Fixed Glass/Finish Grade	STOR	Storage
FGRD	Finish Grade	STRUC	Structure
FJ	Floor Joist	STRUCT'L	Structural
FJT	Flush Joint	SYS	System
FOC	Face Of Concrete/Column	T&B	Top & Bottom
FOF	Face Of Finish	T&G	Tongue & Groove
FOM	Face Of Masonry	T	Tread
FOS	Face Of Stud	TB	Towel Bar
FOW	Face Of Wall	THRU	Through
FAB	Fabrication(ation)	TJ	Tool Joint
FAC	Factory	TEL	Telephone
FAS	Fastener(er)	TOB	Top Of Beam
FBO	Fiberboard	TOC	Top Of Curb (Conc)
FRGL	Fiberglass	TOM	Top Of Masonry
FH	Fire Hydrant	TOP	Top Of Plate/Top of Parapet
FHC	Fire Hose Cabinet	TOS	Top Of Sheathing
FHMS	Flathead Machine Screw	TOW	Top Of Wall
FHWS	Flathead Wood Screw	TP DISP	Toilet Paper Dispenser
FHSS	Flathead Stainless steel	T PART	Toilet Partition
FIN	Finish(ed,es)	TC DISP	Trash Can/ Cover Dispenser
FLEX	Flex(ible)	TEL	Telephone
FL	Floor	TEMP	Tempered
FLOOR	Flourescent	THD	Thread(ed,s)
FOUND	Foundation	THK	Thick(ness)
FRMG	Framing	TKBD	Tackboard
FRT	Fire-Retardant	TSB	Topsoil Base
FS	Fixed Shelf	TSD	Toilet Seat
FTG	Footing	TW	Tread Width
FURR	Furring(ed)		
FUT	Future	UNO	Unless Noted Otherwise
FV	Field Verify		
GB	Grab Bar	VIF	Verify in Field
GI	Galvanized Iron	VC	Vertical Grain
GL	Glass	VIF	Vert Joint (Offset)
GALV	Galvanize	VR	Vent Riser
GA	Gauge	VTR	Vent Thru Roof
GLZG	Glazing	VAR	Varnish
GRAV	Gravel	VCT	Vinyl Composition Tile
GRD	Grade	VCTWB	Vinyl Composition Teadable Wallboard
GSKT	Gasket	VEN	Veneer
GYPBD	Gypsum Board	VERT	Vertical
GYPLA	Gypsum Lath	VPB	Vapor Barrier
HB	Hose Bibb	W	West
HC	Hollow Core	WOL	Wire Glass
HCM	Hazardous Containing Material	WHCAB	Wall Hung Cabinet
HJT	Head Joint	WI	Wrought Iron
HM	Hollow Metal	WM	Water Meter
HVAC	Heating, Ventilating & Air-Conditioning	WTW	Wall To Wall
		WWM	Welded Wire Mesh
HBD	Hardboard	W/	With
HDR	Header	W/O	Without
HDWD	Hardwood	WBD	Window
HDWR	Hardware	WP	Waterproof(ing)
HEX	Hexagonal	WV	Wainscot
HORIZ	Horizontal	WST	Waste
HR	Hour	WT	Weight
HTG	Heating	WD	Wood
HW	Hot Water		
ID	Inside Diameter	X-FMR	Transformer
INCL	Including(s)		
INSTR	Instruction(tor)		
INSUL	Insulation(ting)		
INTMD	Intermediate		
INTR	Interior		
INV	Invert		

GENERAL NOTES

1. NOTHING IN THE DRAWINGS AND /OR THE SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT ANY INSTALLATION THAT COULD BE IN VIOLATION OF THE APPLICABLE CODES, ORDINANCES, REGULATIONS, RESTRICTIONS, ETC. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY. DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS SHALL CAUSE THE CONTRACTOR TO NOTIFY THE ARCHITECT PRIOR TO MAKING ANY CHANGES IN THE WORK.

3. THE DRAWINGS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED HEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT/OWNER AND NO PART THEREOF SHALL BE COPIED OR DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTES CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

4. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

5. MISPLACEMENT, ADDITION, OR OMISSION OF ANY WORD, LETTER, FIGURE, PUNCTUATION MARK, ETC., SHALL IN NO WAY CHANGE OR ALTER THE TRUE INTENT, SPIRIT, OR MEANING OF THE DRAWINGS. THE CONTRACTOR SHALL STUDY AND COMPARE ALL DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE ARCHITECT BEFORE COMMENCING WORK IN THAT AREA.

6. ALL WORK SHALL BE IN CONFORMANCE WITH THE CURRENTLY ADOPTED EDITION OF THE:

PART 1	2025 CALIFORNIA ADMINISTRATIVE CODE (CAC), TITLE 24 C.C.R.
PART 2	2022 CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R. (2021 INTERNATIONAL BUILDING CODE, VOLUME 1 & 2 AND 2022 CALIFORNIA AMENDMENTS)
PART 3	2022 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R. (2020 EDITION OF NFPA 70 AND 2022 CALIFORNIA AMENDMENTS)
PART 4	2022 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R. (2021 IAPMO UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
PART 5	2022 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R. (2021 IAPMO UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
PART 6	2022 CALIFORNIA ENERGY CODE (CEC), TITLE 24 C.C.R.
PART 9	2022 CALIFORNIA FIRE CODE (CFC), TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
PART 10	2022 CALIFORNIA EXISTING BUILDING CODE, TITLE 24 C.C.R. (2021 INTERNATIONAL EXISTING BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
PART 11	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN), TITLE 24 C.C.R.
PART 12	2022 CALIFORNIA REFERENCED STANDARDS CODE, TITLE 24 C.C.R.

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS
2016 A.S.M.E. A17.1 CSA B44.1A SAFETY CODE FOR ELEVATORS AND ESCALATORS (PER 2022 CBC PART 2 CH. 35)
NOTE: CAL/OSHA ELEVATOR UNIT ENFORCES C.C.R. TITLE 8 AND USES THE 2004 A.S.M.E. A17.1 BY ADOPTION.

PARTIAL LIST OF APPLICABLE STANDARDS:

NFPA 13	STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CALIFORNIA AMENDED)	2022 EDITION
NFPA 14	STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS (CALIFORNIA AMENDED)	2019 EDITION
NFPA 17	STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS	2021 EDITION
NFPA 17A	STANDARD FOR WET CHEMICAL EXTINGUISHING SYSTEMS	2021 EDITION
NFPA 20	STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION	2019 EDITION
NFPA 22	STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION	2023 EDITION
NFPA 24	STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES (CALIFORNIA AMENDED)	2019 EDITION
NFPA 72	NATIONAL FIRE ALARM CODE AND SIGNALING CODE (CALIFORNIA AMENDED)	2022 EDITION
NFPA 80	STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES	2019 EDITION
NFPA 2001	STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (CALIFORNIA AMENDED)	2018 EDITION
UL300	STANDARD FOR FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT	2005 (R2010)
UL464	AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, INCLUDING ACCESSORIES	2003 EDITION
UL 521	STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999 EDITION
UL 1971	STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED	W/REV'S THROUGH JULY, 20, 2005 2002 (R2012)
ICC 300	STANDARDS FOR BLEACHERS, FOLDING AND TELESCOPIC SEATING, AND GRANDSTANDS	2017 EDITION

FOR A COMPLETE LIST OF APPLICABLE NFPA STANDARDS REFER TO 2022 CBC (SFM) CHAPTER 35 AND CALIFORNIA FIRE CODE (CFC) CHAPTER 80.

SEE CALIFORNIA BUILDING CODE, CHAPTER 35, FOR STATE OF CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS.
*ALL PARTS OF THE 2022 CALIFORNIA BUILDING CODE BECOME EFFECTIVE JANUARY 1, 2023.

7. IF CONFLICTS BETWEEN VARIOUS ELEMENTS (ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL) OF THE WORK OF THE DRAWINGS ARE DISCOVERED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT.

8. THESE PROPOSED PLANS WERE BASED ON PLANS BY OTHERS, FURNISHED BY THE OWNER, INDICATING WORK OF PREVIOUS CONTRACTS. THE EXISTING PLANS WILL BE MADE AVAILABLE FOR THE CONTRACTOR'S REVIEW UPON REQUEST. THE OWNER, THE ARCHITECT AND THE ENGINEERS SHALL ASSUME NO RESPONSIBILITY FOR THE EXISTING CONDITIONS AND MEASUREMENTS INDICATED ON THESE PROPOSED PLANS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING MEASUREMENTS AND CONDITIONS NECESSARY TO PROVIDE COMPLETE WORK AS INDICATED BY THE INTENT OF THESE PLANS PRIOR TO PROCEEDING WITH WORK OF THIS CONTRACT.

9. EXISTING DIMENSIONS INDICATED ON THESE PROPOSED DRAWINGS HAVE BEEN PROVIDED FROM INFORMATION OBTAINED FROM THE DISTRICT. THE CONTRACTOR SHALL USE WHAT MEANS NECESSARY TO VERIFY THE DIMENSIONS IN THE AREAS OF DESIGNATED WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING WORK IN THE AREA OF QUESTION.

10. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDA, A CONSTRUCTION CHANGE DOCUMENT (CCD) TYPE A) APPROVED BY THE DIVISION OF THE STATE ARCHITECT AND SIGNED BY THE ARCHITECT, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.

11. ALL SUBSTITUTIONS AFFECTING DSA REGULATED ITEMS SHALL BE CONSIDERED AS A CONSTRUCTION CHANGE DOCUMENT (CCD) OR ADDENDA, AND SHALL BE APPROVED BY DSA PRIOR TO FABRICATION AND INSTALLATION. (IR A-6 AND SECTION 4-338(C), PART 1).

12. A MINIMUM "CLASS 3" PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT, A/E OF RECORD AND STRUCTURAL ENGINEER (WHEN APPLICABLE) SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR.

13. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LEGAL ORDINANCES.

14. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATIONS, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, SECTION 43 ANY EXISTING CONDITION SUCH AS DETERIORATION OF NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WERE THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CONSTRUCTION CHANGE DOCUMENT (CCD TYPE A) OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED REPAIR WORK SHALL BE SUBMITTED TO AND APPROVED BY DIVISION OF THE STATE ARCHITECT BEFORE PROCEEDING WITH THE REPAIR WORK.

16. CUTTING, BORING, SAWCUTTING OR DRILLING THROUGH NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED IN THE DRAWINGS OR ACCEPTED BY THE ARCHITECT AND ENGINEER WITH THE APPROVAL OF DSA REPRESENTATIVE.

16. A DSA, A/E OF RECORD AND STRUCTURAL ENGINEER (WHEN APPLICABLE) ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE SCHOOL BOARD SHALL CONDUCT ALL REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT. DRINKING WATER WELL SHALL COMPLY WITH ALL LOCAL HEALTH DEPARTMENT REQUIREMENTS.

17. NOTIFY ARCHITECT AND THE DIVISION OF THE STATE ARCHITECT FIELD ENGINEER IF ANY DISCREPANCIES OCCUR.

18. FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION SHALL BE IN COMPLIANCE WITH CFC CH 33.

19. WHENEVER DSA FINDS ANY CONSTRUCTION WORK IS BEING PERFORMED IN A MANNER CONTRARY TO THE PROVISIONS OF CALIFORNIA BUILDING CODE AND THAT WOULD COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING, THE DEPARTMENT OF GENERAL SERVICES, STATE OF CALIFORNIA, IS AUTHORIZED TO ISSUE A STOP WORK ORDER PER SECTION 4-334.1 CALIFORNIA ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR).

20. TITLE 24, PARTS 1-5 AND 9 MUST BE KEPT ON SITE DURING CONSTRUCTION.

21. SUBMIT RFI'S TO DESIGN TEAM IN CASE OF INCONSISTENCIES BETWEEN APPROVED DRAWINGS AND APPROVED SPECIFICATIONS IN THE DESCRIPTIONS OF WORK TO BE DONE, EQUIPMENT TO BE PROVIDED OR MATERIAL TO BE USED. IT SHALL BE THAT THE MORE STRINGENT, THE MORE RESTRICTIVE, THE HIGHER QUALITY, AND THE GREATER QUANTITY OF WORK SHALL APPLY. SUBMIT REVISED DRAWINGS OR SPECIFICATIONS AS RESULT OF SUCH RFI'S TO DSA VIA CCD'S IF REQUIRED BY IR A-6.

22. ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING MATERIALS INSTALLATION TO COMPLY WITH APPLICABLE CODES, STANDARDS, AND MANUFACTURER'S RECOMMENDATIONS.

23. THE PROJECT INSPECTION (PI) SHALL WITNESS AND VERIFY GROUNDING.

24. PER 2022 CBC, SECTION 1705A.3.3, BATCH PLANT INSPECTION MAY BE WAIVED WHEN THE FOLLOWING REQUIREMENTS ARE MET:
A LICENSED WEIGHMASTER SHALL POSITIVELY IDENTIFY QUANTITY OF MATERIALS AND CERTIFY EACH LOAD BY A BATCH TICKET.

25. BATCH TICKET, INCLUDING MATERIAL QUANTITIES AND WEIGHTS SHALL ACCOMPANY THE LOAD, SHALL BE TRANSMITTED TO THE PROJECT INSPECTOR BY THE TRUCK DRIVER WITH LOAD IDENTIFIED THEREON. THE LOAD SHALL NOT BE PLACED WITHOUT A BATCH TICKET IDENTIFYING THE MIX. THE PROJECT INSPECTOR SHALL KEEP A DAILY RECORD OF PLACEMENTS, IDENTIFYING EACH TRUCK IT'S LOAD, AND TIME OF RECEIPT AT THE JOBSITE, AND APPROXIMATE LOCATION OF DEPOSIT IN THE STRUCTURE AND SHALL MAINTAIN A COPY OF THE DAILY RECORD AS REQUIRED BY IR A-5.

26. FINAL DSA 153-PI AND FINAL DSA 292 (WELDING) SHALL BE ON THE JOBSITE PRIOR TO INSTALLATION OF THE MODULAR UNITS, INCLUDING THE SERIAL NUMBERS FOR EACH UNIT

27. SITE PROJECT INSPECTOR TO VERIFY COMPLETED IN-PLANT INSPECTOR INSPECTION CARD / VERIFIED REPORT (DSA 152-PI) AND DSA- 292 FOR EACH RELOCATABLE BUILDING BEFORE INSTALLING ON SITE.

28. COMPLIANCE WITH TITLE 24, FOR PARTS 1-6 AND 9.

29. THE CONSTRUCTION CHANGE DOCUMENTS MUST BE SIGNED BY ALL OF THE FOLLOWING: A/E OF RECORD, STRUCTURAL ENGINEER (WHEN APPLICABLE), DELEGATED PROFESSIONAL ENGINEER (WHEN APPLICABLE) AND DSA.

30. ALL CONSTRUCTION AND DEMOLITION SHALL BE IN ACCORDANCE WITH CHAPTER 33 OF THE CBC AND CFC, AND THE WRITTEN SITE SAFETY PLAN

SCOPE OF WORK

CONTRACT I - MODULAR BUILDING

ALL LABOR, MATERIALS, & EQUIPMENT TO DELIVER AND SITE (1) 32'x120' MODULAR BUILDING M-13 RELOCATED FROM STOCKPILE # 04-121570. THE MODULAR BUILDING SHALL BE COMPLETE AND FUNCTIONAL, READY FOR COMPLETE UTILITY HOOK-UPS BY OTHERS (SEE CONTRACT II). COORDINATE WITH THE SITE IMPROVEMENT CONTRACTOR FOR A COMPLETE INSTALLATION.

CONTRACT II - SITE IMPROVEMENTS

ALL LABOR, MATERIALS, & EQUIPMENT REQUIRED TO PROVIDE SITE IMPROVEMENTS FOR (1) 32'x120' MODULAR BUILDING M-13. PROVIDE AND INSTALL SITE GRADING, PIT-SET CONCRETE FOUNDATION, CONCRETE RAT-SLAB, CONCRETE FLATWORK, RELOCATE UTILITIES, MOW-CURB, GALV. FLASHING, VENTS AND ACCESS GRILLES, FIRE EXTINGUISHER, SIGNAGE, TRENCHING, U.G. CONDUITS & CONNECTING ALL POWER, SIGNAL, FIRE ALARM, GROUNDS & ALL REQUIRED UTILITY SERVICES HOOK-UP'S TO THE MODULAR BUILDINGS & COORDINATE W/ MODULAR BUILDING SUPPLIER FOR A COMPLETE AND FUNCTIONAL INSTALLATION.

SITE DATA

WIND DESIGN DATA [2022 CBC 1603A.1.4]

1. ULTIMATE DESIGN WIND SPEED — V = 94 MPH
2. RISK CATEGORY — II
3. WIND EXPOSURE CATEGORY — C
4. INTERNAL PRESSURE COEFFICIENT
5. ENCLOSURE CLASSIFICATION — ENCLOSED

EARTHQUAKE DESIGN DATA [2022 CBC 1603A.1.5]

SITE COORDINATES: 35.373987°N , -119.030181°W

1. RISK CATEGORY — II
2. SEISMIC IMPORTANCE FACTOR — Ie = 1.0
3. MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS
   S_S = 1.09g S_1 = 0.34g
4. SITE CLASS — D (DEFAULT)
5. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS
   S_{DS} = 0.93g S_{D1} = 0.58g

GEOTECHNICAL INFORMATION [2022 CBC 1603A.1.6]

1. ALLOWABLE SOIL BEARING PRESSURE = 1,500 PSF

FLOOD DESIGN DATA [2022 CBC 1603A.1.7]

1. FLOOD ZONE = ZONE X, (FIRM) PANEL 2282, SEPTEMBER 26, 2008

DESIGN TEAM

OWNER

BAKERSFIELD CITY SCHOOL DISTRICT
1300 BAKER STREET
BAKERSFIELD, CA. 93305
(661) 631-4600
FAX (661) 326-1485
JASON SITTON

ARCHITECT

SCArchitect INC.
1601 NEW STINE ROAD, SUITE 280
BAKERSFIELD, CA. 93309
(661) 397-4377
FAX (661) 397-4378

CONSULTING ENGINEERS

CIVIL
SWANSON ENGINEERING 2000
OAK ST., SUITE 150
BAKERSFIELD, CA. 93301
(661) 831-4919
FAX (661) 831-4929

ELECTRICAL
DPG ENGINEERING, INC.
6702 N. CEDAR AVE., SUITE 205
FRESNO, CA. 93710
(559) 276-5144
FAX (559) 900-4929

THE FOLLOWING DOCUMENTS SHALL BE ON THE JOB SITE PRIOR TO THE INSTALLATION OF THE UNIT(S):
A) IN-PLANT VERIFIED REPORT
B) LABORATORY VERIFIED REPORT
C) WELDING VERIFIED REPORT

THE SITE INSPECTOR SHALL VERIFY THE ABOVE DOCUMENTS AND SERIAL NUMBERS ARE APPLICABLE TO EACH UNIT PRIOR TO THE INSTALLATION OF THE UNIT(S)
NOTIFY ARCHITECT AND THE DIVISION OF THE STATE ARCHITECT FIELD ENGINEER IF AND DISCREPANCIES OCCUR.

SHEET INDEX

(75) SHEETS TOTAL

TITLE
T0 TITLE SHEET

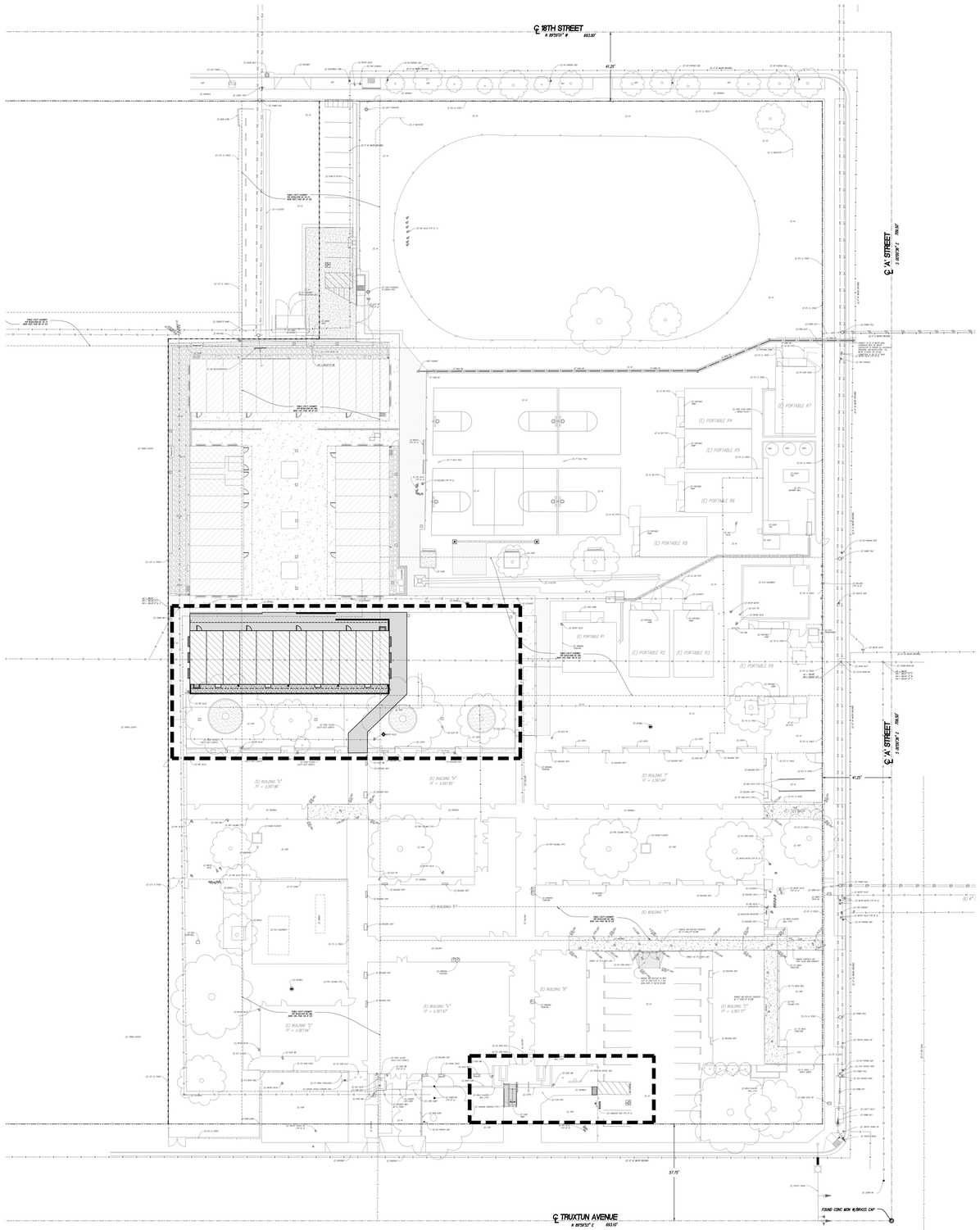
CIVIL
C1 GRADING PLAN
C2 GRADING PLAN
C3 GRADING DETAILS
C4 SITE UTILITY PLAN
C5 SITE UTILITY NOTES AND DETAILS
C6 B.M.P. PLAN
C7 B.M.P. DETAILS

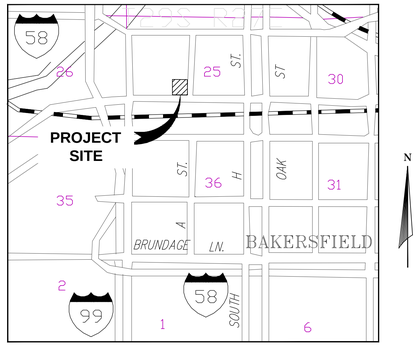
LANDSCAPE
L1 HYDROZONE PLAN AND WATER USE CALCULATIONS
L2 IRRIGATION PLAN
L3 IRRIGATION LEGEND, NOTES, DETAILS AND CALCULATIONS
L4 PLANTING PLAN LEGEND AND CALULATIONS
L5 PLANTING NOTES AND DETAILS

ARCHITECTURAL
A1 OVERALL SITE PLAN
A2 PARTIAL SITE PLAN & DETAILS

ELECTRICAL
E1.00 ELECT. SITE PLAN, SYMBOL LEGEND, DETAILS AND NOTES
E1.10 ELECT. SINGLE LINE DETAILS AND SCHEDULES
E2.00 FIRE ALARM SITE PLAN, SYMBOL LEGEND, NOTES AND DETAILS
E2.10 FIRE ALARM SINGLE LINE DIAGRAM, NOTES AND SCHEDULES

CLASS LEASING, LLC
(M-13) - 30' x 32' EXPANDABLE TO 150' x 32'
A# 04-121570 / STKP # 312 BASED ON PC DWG'S A# 04-119518
A0.0 COVER SHEET
A0.0.1 PROJECT OPTIONS SCHEDULE
A0.1 TYPICAL KEY PLAN AND SCHEDULES, GEN NOTES
A0.2 SIGNAGE AND SYMBOLS
A0.3 DSA-103 T&I CONCRETE FLOORS
A0.4 DSA-103 T&I PLYWOOD FLOORS
A0.5 CALGREEN SPEC'S
A1.2 40x32 AND GREATER FLOOR PLAN
A2.2 ARCHITECTURAL DETAILS (WOOD FRAMING PLASTER FINISH)
A2.9 ARCHITECTURAL DETAILS (FLOOR)
A2.9.2 DETERIORATION PRO. STUCCO EXTERIOR FINISH CONC FLOOR - WD STUDS
A3.1 SINGLE OCC. BATHROOM
A3.1.1 SINGLE OCC. BATHROOM AGE GROUP
A3.2 RCP
A3.2.1 CEILING NOTES
A3.3 CEILING DETAILS (T-GRID)
A3.4 CEILING DETAILS (GYP BOARD)
A4.0.1 ROOF PLAN MONO SLOPE (STANDING SEAM)
A4.1 ROOF DETAILS (STANDING SEAM)
A5.0 SIDEWALL ELEVATION
A5.1 ENDWALL ELEVATIONS
A5.2 INTERIOR ELEVATIONS
A6.0 SECTION - STANDING SEAM (MONO)
A6.2 SECTION
A7.0 ADDITIONAL OPTION DETAILS
A7.1 ADDITIONAL OPTION DETAILS
A7.2 ADDITIONAL OPTION DETAILS
E1.4 ELECTRICAL PLAN 40x32
E1.5 ELECTRICAL SCHEDULE 40x32
M0.1 MISCELLANEOUS NOTES & DETAILS
M0.2 MISCELLANEOUS NOTES & DETAILS
M2.1.9 TITLE-24 32x30 CZ 16 (WALL AC)
M2.1.10 TITLE-24 32x30 CZ 16 (WALL AC)
M7.1 MECHANICAL CEILING PLAN 40x32
P1.0 TYPICAL PLUMBING DETAILS
S0.1 STRUCTURAL GEN NOTES
S1.1.2 CONC FLR FRM'G PLAN (100 PSF)
S1.2 STRUCTURAL DETAILS (FLOOR)
S3.0.1 MONO SLOPE ROOF FRM'G PLAN
S3.1 STRUCTURAL DETAILS (ROOF)
S3.2 ROOF DETAILS (SOFFIT/PARAPET)
S3.3 ROOF PERIMETER TRUSS
S4.1 WD WALL FRAMING ELEVATIONS
S4.2 WALL DETAILS (WOOD FRAMING)
S4.4 TYP FRAMING
S4.5 FRAMING SCHEDULES
S5.0 LONG. SECTION - (MONO)
ALT-01.2 FLOOR PLAN 120'x32' CLASSROOMS
ALT-02.2 REFLECTED CEILING PLAN 120x32 CLASS





VICINITY MAP
N.T.S.

BENCHMARK

THE VERTICAL BENCHMARK FOR THIS SURVEY IS TAKEN FROM THE TOP OF A BRASS CAP SET IN CONCRETE MONUMENT STAMPED "Y 67 1927" (PID – FJ1743) PER PUBLIC NGS DATA SHEET.

ELEVATION = 401.11' (USGS 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 S89°59'53"E ALONG THE CENTERLINE OF TRUXTUN AVENUE AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 19 OF RECORD OF SURVEY MAPS, PAGE 19 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 BMC_NORTHERN_DIV_03 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

994-250-04

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
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
TYP.	TYPICAL
FD.	FOUND
BK.	BOOK
PG.	PAGE
C.O.K.	COUNTY OF KERN
C.O.B.	CITY OF BAKERSFIELD
CONC.	CONCRETE
A.C.	ASPHALT PAVEMENT
FG	FINISH GRADE
EP	EDGE OF PAVEMENT
TC	TOP OF CURB FLOWLINE
FF	FINISHED FLOOR
FP	FINISHED PAD
TP	TOP OF PAVEMENT
GB	GRADE BREAK

- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING STREET LIGHT
- FOUND MONUMENT
- EXISTING TRAFFIC SIGN
- PROPOSED CLEANOUT TO GRADE
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- PROPOSED STORM DRAIN LINE
- PROPOSED SEWER LINE
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- 2.5" AC PAVING OVER 4" CLASS II AGGREGATE BASE OVER 12" NATIVE COMPACTED TO 90%
- 4" CLASS II AGGREGATE BASE OVER 12" NATIVE COMPACTED TO 90%
- 4" 3,000 PSI CONCRETE OVER 12" NATIVE COMPACTED TO 90%
- 6.5" 4,000 PSI CONCRETE OVER 12" NATIVE COMPACTED TO 90% - #4 BARS AT 24" ON CENTER EACH WAY.

BASED ON THE INFORMATION WE HAVE AVAILABLE FROM AS-BUILT PLANS, UTILITY COMPANIES, AND TOPOGRAPHIC SURVEYS, THE WATER, SEWER, AND STORM DRAIN SYSTEMS ARE ADEQUATE TO HANDLE THE ADDITIONAL LOADS FROM THE NEW BUILDINGS FOR THIS PROJECT.

N

SCALE: 1" = 30'

30 15 0 30 60

REGISTERED PROFESSIONAL ENGINEER
Russell T. Swanson
No. 45532
EXP. 3-31-26
STATE OF CALIFORNIA

SWANSON ENGINEERING, INC.
2000 OAK STREET SUITE 150 – BAKERSFIELD, CA 93301
p.(661) 831-4919; f.(661) 873-4777
JOB# 22-062 MCN

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

PTN : 63321-432 FILE: 15-6

FRANKLIN ELEMENTARY SCHOOL
FOUR (4) MODULAR CLASSROOMS
2400 TRUXTUN AVENUE
FOR
BAKERSFIELD CITY SCHOOL DISTRICT
BAKERSFIELD, KERN COUNTY, CALIFORNIA 93301

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

REGISTERED ARCHITECT
STEPHEN J. CORBIN
No. C-25975
EXP. 08-31-2027
STATE OF CALIFORNIA

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.

BAKERSFIELD CITY SCHOOL DISTRICT
Know The Path Learn To Succeed

GRADING PLAN

MARK	DATE	REVISIONS
1		
2		
3		

JOB NO.
DRAWN :
CHECKED :
DATE : 01-20-2026

C

1
2 OF 75 SHEETS

BENCHMARK

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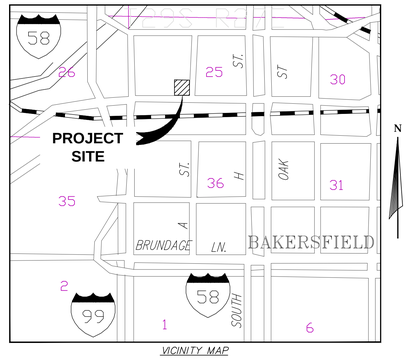
004-250-04

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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



VICINITY MAP
N.T.S.

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C.O.K.	COUNTY OF KERN
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LEGEND:

- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING STREET LIGHT
- FOUND MONUMENT
- EXISTING TRAFFIC SIGN
- PROPOSED CLEANOUT TO GRADE
- 100.00 TC — DESIGN ELEVATION
- PROPOSED WATER VALVE
- SD — EXISTING STORM DRAIN LINE
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- CONCRETE

N

SCALE: 1" = 10'
10 5 0 10 20

SWANSON ENGINEERING, INC.
2000 OAK STREET SUITE 150 – BAKERSFIELD, CA 93301
p:(661) 831-4919; f:(661) 873-4777

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JOB#- 22-062 MCN

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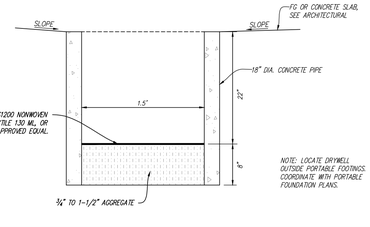
GRADING PLAN

MARK	DATE	REVISIONS
1		
2		
3		

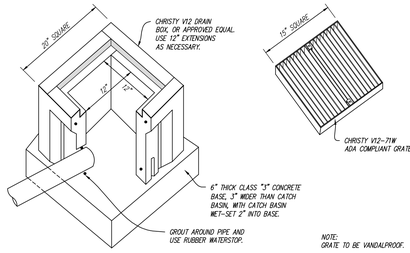
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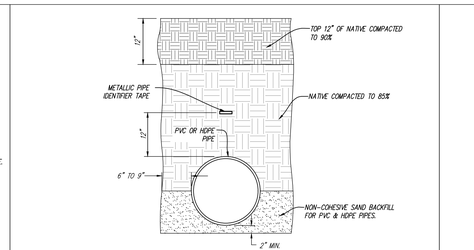
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3 OF 75 SHEETS



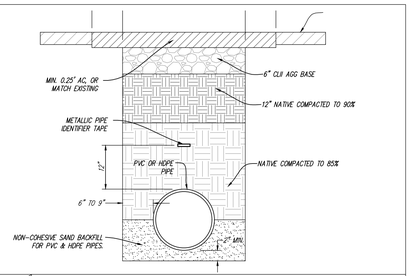
1 C3 DRYWELL UNDER PORTABLE



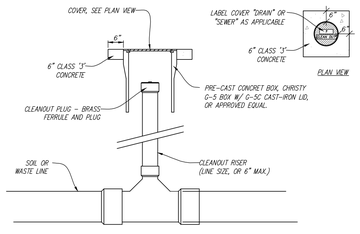
2 C3 CHRISTY V-12 DRAIN



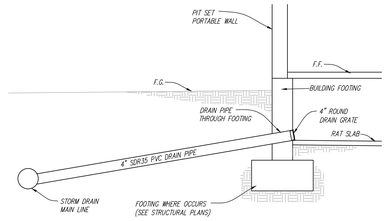
3 C3 PVC/HDPE TRENCH DETAIL



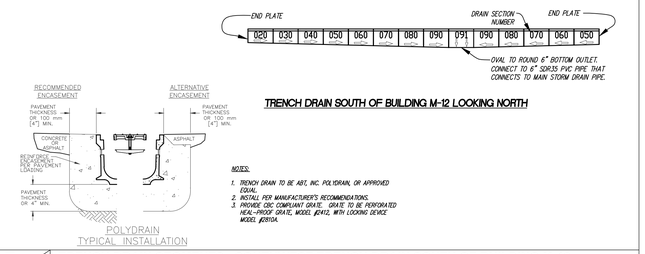
4 C3 ON-SITE TRENCH W/ PAVEMENT PATCH



5 C3 2-WAY CLEANOUT TO GRADE



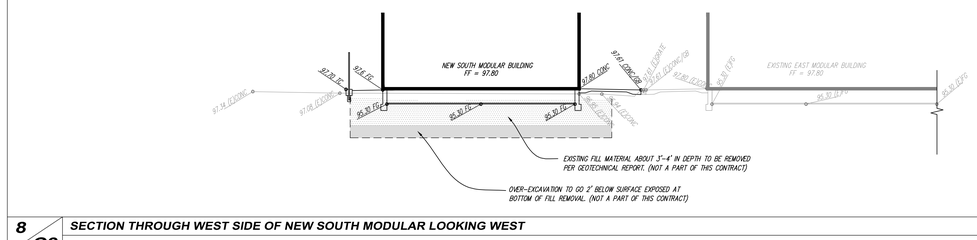
6 C3 DRAIN PIPE UNDER PORTABLE

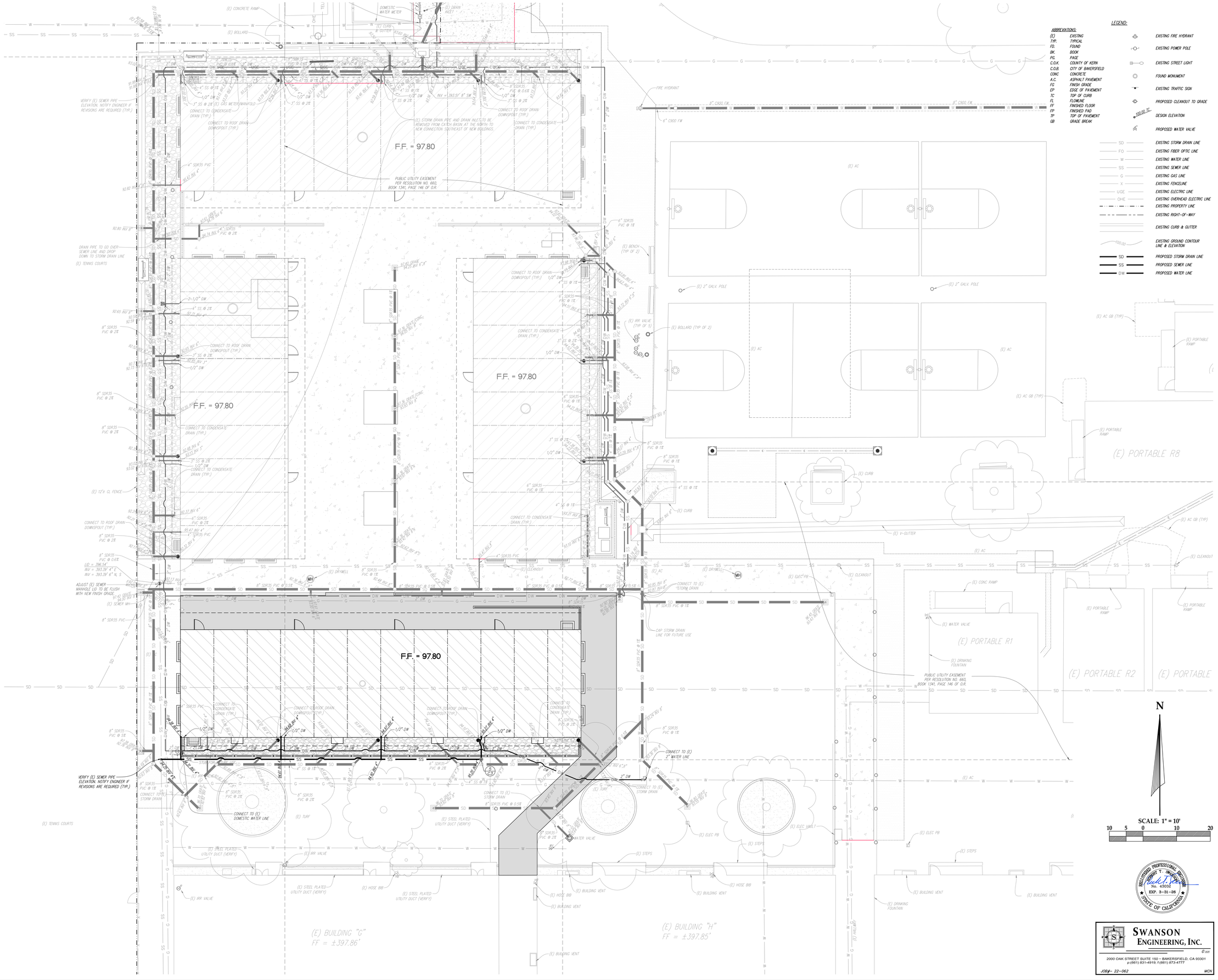


TRENCH DRAIN SOUTH OF BUILDING M-12 LOOKING NORTH

NOTES:
1. TRENCH DRAIN TO BE ABT, INC. POLYDRAIN, OR APPROVED EQUAL.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
3. PROVIDE GBC COMPLIANT GRATE. GRATE TO BE PERFORATED HEAL-PROOF GRATE, MODEL #2412, WITH LOCKING DEVICE MODEL #2810A.

7 C3 TRENCH DRAIN SEGMENTS - SOUTHWEST TRENCH DRAIN SOUTH OF BUILDING M-12


NEW SOUTH MODULAR BUILDING FF = 97.80
EXISTING EAST MODULAR BUILDING FF = 97.80
97.80 CONC
97.43 EXPOSED
97.43 ELEVATION
97.80 ELEVATION
97.43 ELEVATION
97.80 ELEVATION
97.43 ELEVATION
97.80 ELEVATION



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BAKERSFIELD, CA 93309
PH: (661) 397-4377
FAX: (661) 397-4378
WWW.SCARCHITECT.COM

LICENSED ARCHITECT STEPHEN J. CORBIN No. C-31195 Exp. 08-31-2027 STATE OF CALIFORNIA

STEPHEN J. CORBIN, NCARB, AIA, LEED BD+C-AP

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BAKERSFIELD CITY SCHOOL DISTRICT — Home of the Child Centered Learning

SITE UTILITY PLAN

MARK	DATE	REVISIONS
1		
2		
3		

REGISTERED PROFESSIONAL ENGINEER — STEPHEN F. SWANSON No. 43033 EXP. 3-31-26 STATE OF CALIFORNIA

SWANSON ENGINEERING, INC.
2000 OAK STREET SUITE 150 – BAKERSFIELD, CA 93301
p:(661) 831-6910; f:(661) 873-1777

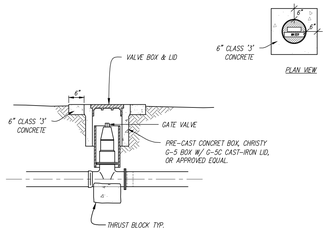
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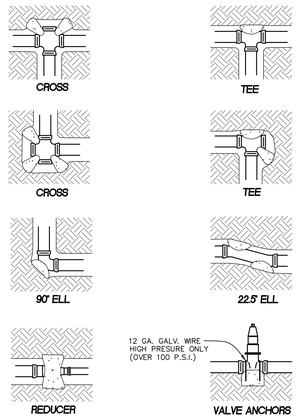
JOB NO.	
DRAWN :	
CHECKED :	
DATE :	01-20-2026

C

4
5 OF 75 SHEETS



1 / C5 TYPICAL WATER VALVE BOX



THRUST BLOCK SCHEDULE

	BEARING AREA IN SQ. FT.			
PIPE SIZE	TEE OR PLUG	90° ELL OR HYDRANT	45° ELL	22-1/2° ELL
6"	2.8	4.0	2.2	1.1
8"	5.0	7.1	3.8	2.0
10"	7.9	11.1	6.0	3.1
12"	11.3	16.0	8.7	4.4

NOTES:
1. ALL THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOIL. CONCRETE SHALL BE PLACED BEHIND BELL OF FITTING.
2. BEARING AREAS SHOWN IN TABLE ARE BASED ON ALLOWABLE SOIL PRESSURE OF 1500 psf.
3. KEEP CONCRETE AWAY FROM BELLS.

2 / C5 TYPICAL THRUST BLOCK DETAIL

WATER NOTES:

1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF BAKERSFIELD WATER RESOURCES DEPARTMENT CURRENT STANDARDS AND SPECIFICATIONS FOR DOMESTIC WATER SYSTEMS.

2. 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.

3. 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.

4. 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.

5. CONTRACTOR SHALL VERIFY, BY POTHOLING, 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.

6. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (811) AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, 1-800-227-2600.

7. 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, 661-837-7200.

8. 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.

9. ANY EXISTING OR PROPOSED TREE SHALL HAVE A MINIMUM OF FIVE FOOT (5') HORIZONTAL CLEARANCE FROM ANY WATER MAINLINE.

10. 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.

11. CONTRACTOR IS RESPONSIBLE TO INSTALL METER BOXES. CITY OF BAKERSFIELD WILL INSTALL METERS THROUGH REQUEST OF OWNER/CONTRACTOR.

12. ALL EXISTING WATER VALVES SHALL BE OPERATED SOLELY BY AUTHORIZED CITY OF BAKERSFIELD WATER DEPARTMENT PERSONNEL OR ITS REPRESENTATIVE AGENTS.

SEWER NOTES:

GENERAL

1. 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 INJURIOUS 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 I AND II EMBEDMENT MATERIALS WILL BE CONSIDERED SUITABLE.

SYSTEM TESTING

1. 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

1. WYE FITTINGS SHALL BE INJECTION MOLDED IN-LINE TYPE AND SHALL BE USED FOR ALL LATERAL CONNECTIONS.

2. ALL SEWER STUBS SHALL BE CLOSED WITH A STANDARD PLASTIC PLUG, SOLVENT WELDED.

3. WATER JETTING AND FLOODING SHALL NOT BE USED FOR BACKFILL COMPACTION.

4. UNDERGROUND SERVICE ALERT (USA) SHALL BE NOTIFIED AT LEAST 2 WORKING DAYS BEFORE CONSTRUCTION. TELEPHONE (1-800-642-2444)

5. 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.

6. 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.

REGISTERED PROFESSIONAL ENGINEER — ROBERT T. SWANSON — No. 43032 — EXP. 3-31-26 — STATE OF CALIFORNIA

SWANSON ENGINEERING, INC.
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JOB #- 22-062 MCN

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FOUR (4) MODULAR CLASSROOMS
2400 TRUXTUN AVENUE
FOR
BAKERSFIELD CITY SCHOOL DISTRICT
BAKERSFIELD, KERN COUNTY, CALIFORNIA 93301

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

LICENSED ARCHITECT — STEPHEN J. CORBIN — No. 21760 — EXP. 08-31-2027 — STATE OF CALIFORNIA

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.

BAKERSFIELD CITY SCHOOL DISTRICT — Where Our Kids Come First

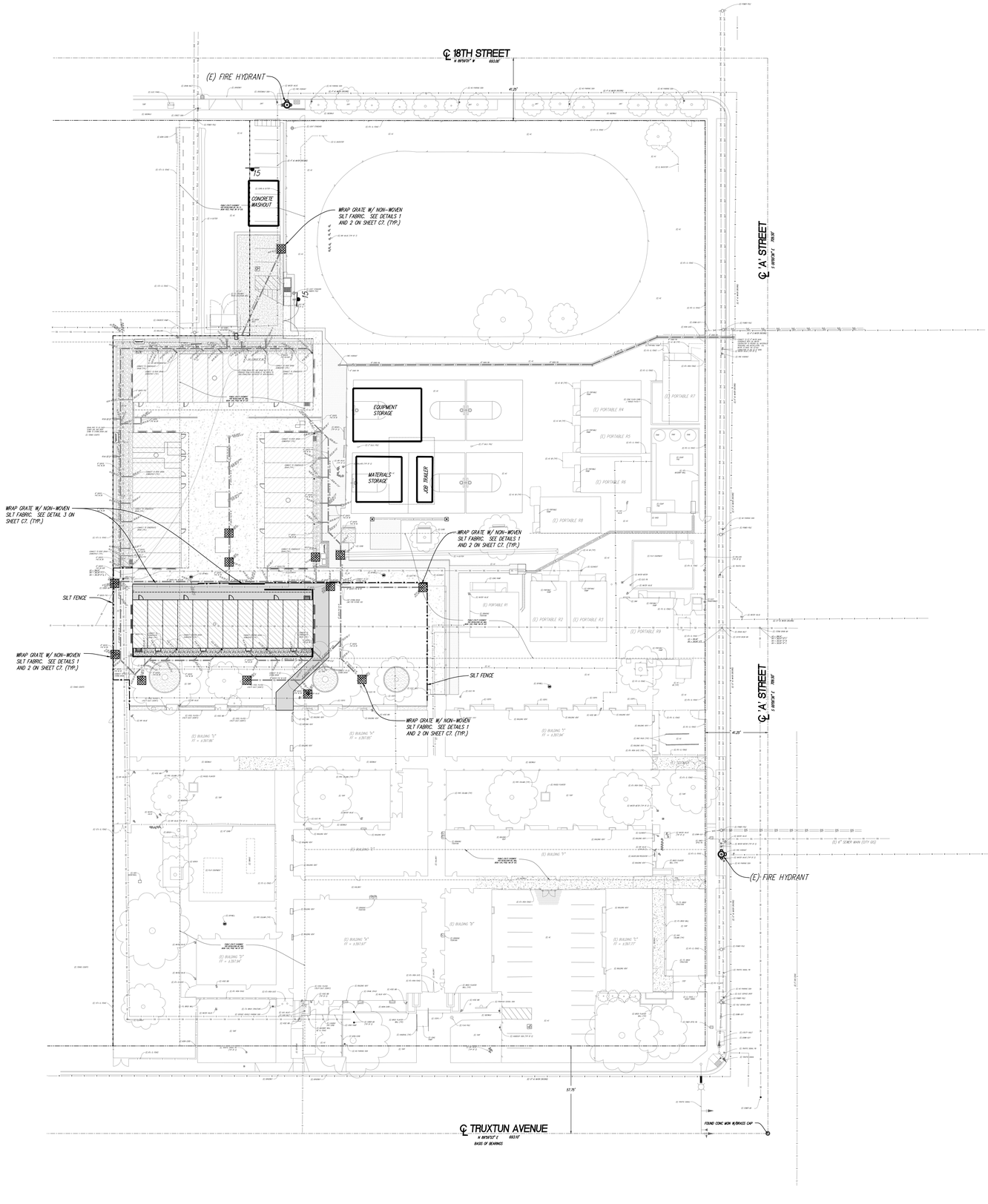
SITE UTILITY NOTES & DETAILS

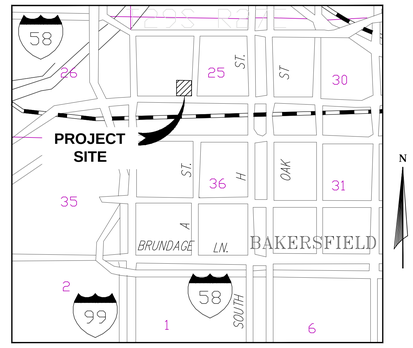
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6 OF 75 SHEETS





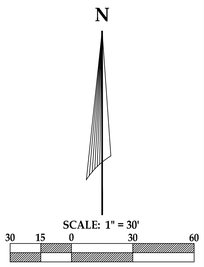
VICINITY MAP
N.T.S.

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 C8.
	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 QSP BEFORE MAKING PERMANENT ADJUSTMENTS TO BMPS.





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B.M.P. PLAN

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7 OF 75 SHEETS

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 berms, desilting basins, and other devices. Any devices 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.

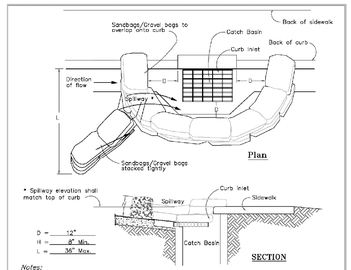
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BEST MANAGEMENT PRACTICES (BMP's)

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.CABMPHANDBOOKS.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.

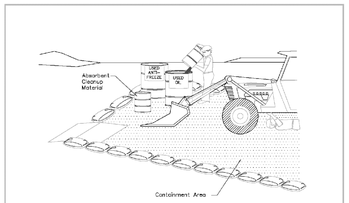
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Notes:
1. Catch Basin/Inlet protection shall be installed wherever there is a potential of stormwater or non-stormwater being discharged into it.
2. Inlet protection is required along with other pollution prevention measures such as; erosion control,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

A CATCH BASIN/INLET PROTECTION

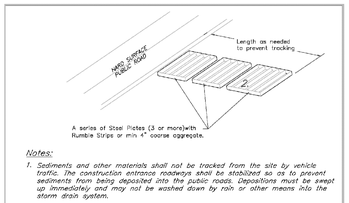
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Notes:
1. Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
2. 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.
3. Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
5. Legally dispose of used oils, fluids, and lubricants.
6. Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
7. Maintain an adequate supply of absorbent spill cleanup materials in designated area.

B EQUIPMENT MAINTENANCE AREAS

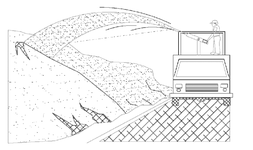
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Notes:
1. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to prevent sediments from being deposited into the public roads. Deposition must be swept up 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. Pavement washing with water is prohibited if it results in a discharge to the storm drain system.

C STABILIZED CONSTRUCTION ENTRANCE

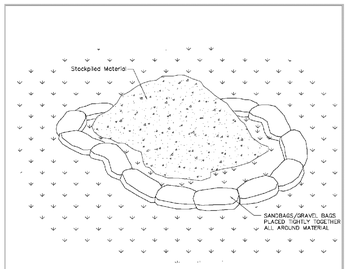
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Notes:
1. Soil/Slope stabilization practices shall be designed to preserve existing vegetation where feasible and to revegetate open areas as soon as feasible after grading. These control practices shall include temporary seeding, permanent seeding, mulching, sod stabilization, vegetative buffer strips, protection of trees, or other soil stabilization practices.
2. Soil stabilization shall be implemented on all inactive disturbed areas from November 1 thru April 15 and on all 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 hydroseeding/mulching, the minimum application of wood fiber shall be 1,500 lbs/acre, that does not contain more than 50 percent newsprint.
7. For seeding recommendations, contact: USDA, Natural Resources Conservation Service at 5000 California Avenue, Bakersfield, CA 93309-0725. Phone: (661) 326-0967.

D EROSION CONTROL

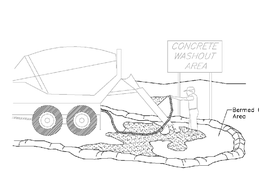
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Notes:
1. Dirt and other construction related materials placed in the street or on other impervious surfaces must be contained with sandbags or other measures to prevent transport to the storm drain system.
2. Any construction material stored or stockpiled on-site shall be protected from being transported by the force of wind or water.

E MATERIAL STORAGE

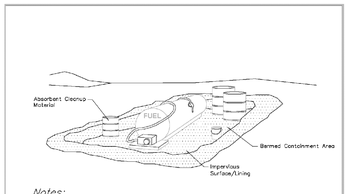
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Notes:
1. Excess and waste concrete shall not be washed into the street or into a drainage system.
2. For washout of concrete and mortar products, a designated containment facility of sufficient capacity to retain liquid and solid waste shall be provided on site.
3. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, picked up and disposed of properly.

F CONCRETE WASTE MANAGEMENT

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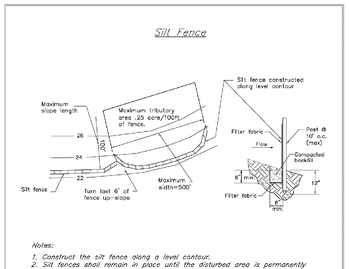


Notes:
1. Fueling shall be performed in a designated area, away from drainage courses.
2. Absorbent cleanup material shall be on site and used immediately in the event of a spill.

G VEHICLE/ EQUIPMENT FUELING

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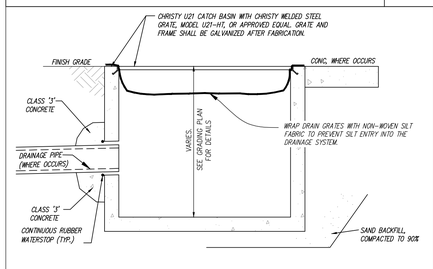
Silt Fence



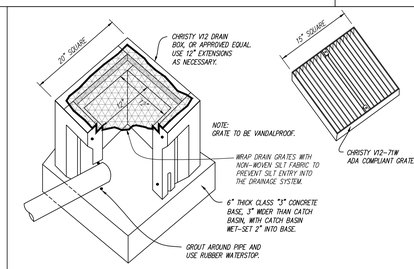
Notes:
1. Construct the silt fence along a level contour.
2. Silt fences shall remain in place until the disturbed area is permanently stabilized.
3. Provide sufficient room for runoff to pond behind the fence and allow sediment removal equipment to pass between the silt fence and toe of slope or other 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 fence 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.

H SILT FENCE

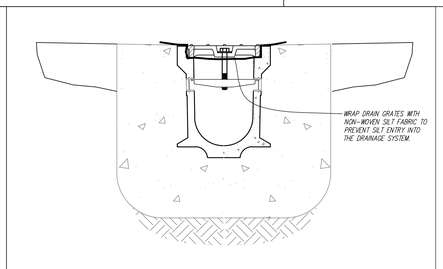
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1 C7 STORM DRAIN INLET PROTECTION



2 C7 CHRISTY V-12 DRAIN INLET PROTECTION



3 C7 TRENCH DRAIN INLET PROTECTION

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3		

REGISTERED PROFESSIONAL ENGINEER
ROBERT T. SWANSON
No. 43055
EXP. 3-31-26
STATE OF CALIFORNIA

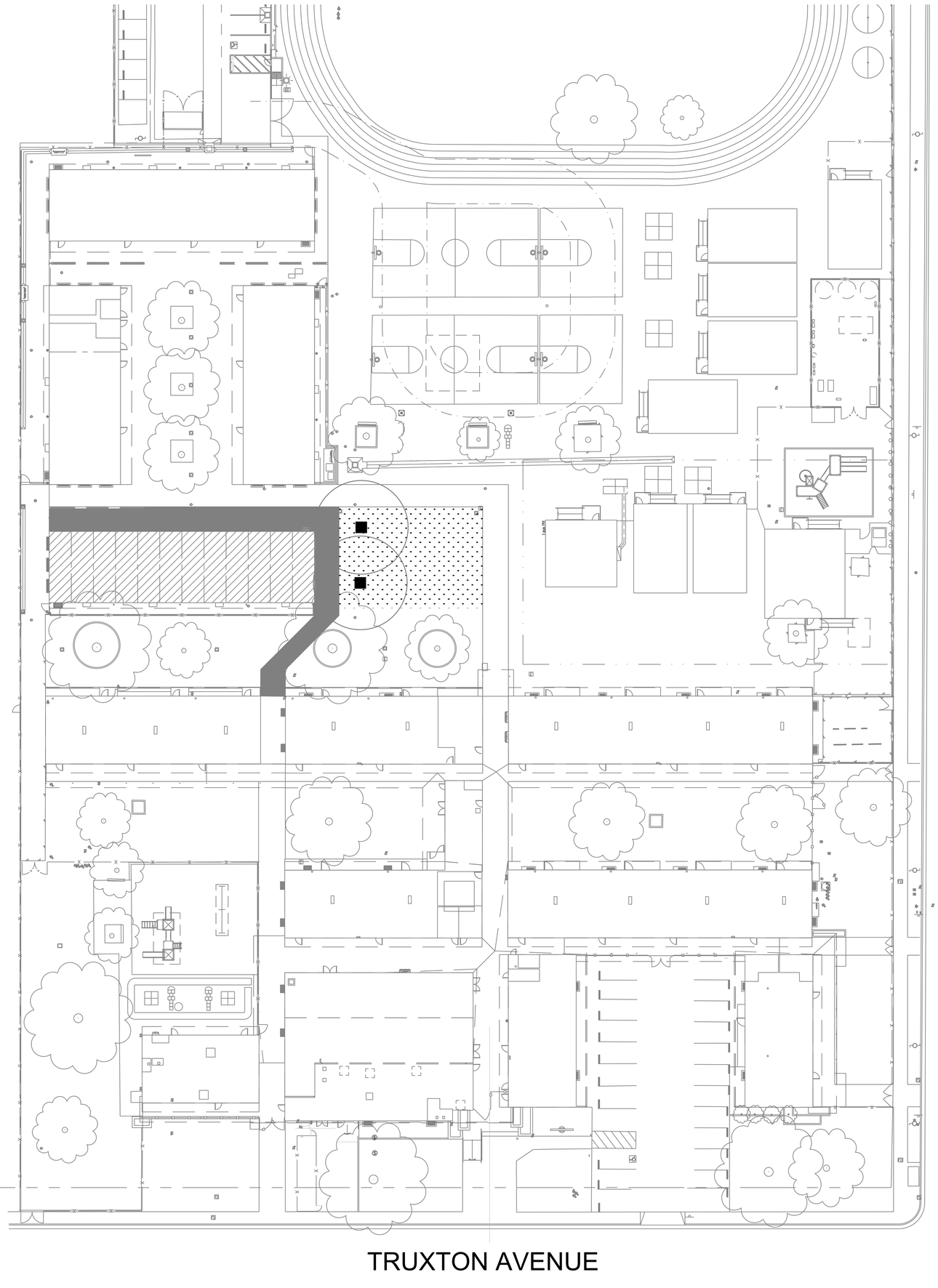
SWANSON ENGINEERING, INC.
2000 OAK STREET SUITE 150 ~ BAKERSFIELD, CA 93301
p:(661) 831-4919; f:(661) 873-4777

© 2026
JOB# - 22-062 MCN

JOB NO.	
DRAWN :	
CHECKED :	
DATE :	01-20-2026

C

7
8 OF 75 SHEETS



REGISTERED LANDSCAPE ARCHITECT
JAIME RIOS No. 3932
Signature
SEPTEMBER 30,2026
Expiration Date
JULY 30,2025
Date
STATE OF CALIFORNIA

RIOS DESIGN STUDIO
LANDSCAPE ARCHITECTURE & DESIGN
3805 ORA VISTA AVENUE
BAKERSFIELD, CALIFORNIA
93309
P: 661.835.9259

HYDROZONE SUMMARY

NON-SPECIAL LANDSCAPE AREAS

HYDROZONE #	SYMBOL	DESCRIPTION
A	■	HYDROZONE A- 50 SF (1.7%) TREE IRRIGATED WITH DEEP ROOT BUBBLERS

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

HYDROZONE #	SYMBOL	DESCRIPTION
B	▨	HYDROZONE B - 2,882 SF (98.3%) BERMUDA SOD TURF AREAS IRRIGATED WITH POP-UP ROTORS HEADS COMBINED SLA AND NON-SLA AREA -2,932 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 (ETo) 52.4

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq.ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Zone A	0.30	drip	0.81	0.37	50	19	602
				Totals	50	19	602
Special Landscape Areas							
Zone B				1.00	2,882	2,882	93,630
				Totals	2,882	2,882	93,630
						ETWU Total	94,232
					Maximum Allowed Water Allowance (MAWA)[e]		94,361

[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) (.062) ((ETAF x LA) + ((1-ETAF) x SLA))

ETAF CALCULATION

Regular Landscape Areas

Total ETAF X Area	19
Total Area	50
Average ETAF	**0.37**

All Landscape Areas

Total ETAF X Area	2,901
Total Area	2,932
Sitewide ETAF	**0.99**

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

MWELO

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IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

PTN : 63321-432 FILE: 15-6

FRANKLIN ELEMENTARY SCHOOL

SITE IMPROVEMENTS FOR
ONE (1) MODULAR BUILDING M13
2400 TRUXTUN AVENUE
BAKERSFIELD CITY SCHOOL DISTRICT
BAKERSFIELD, KERN COUNTY, CALIFORNIA 93301

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

BAKERSFIELD CITY SCHOOL DISTRICT

HYDROZONE PLAN AND WATER USE CALCULATIONS

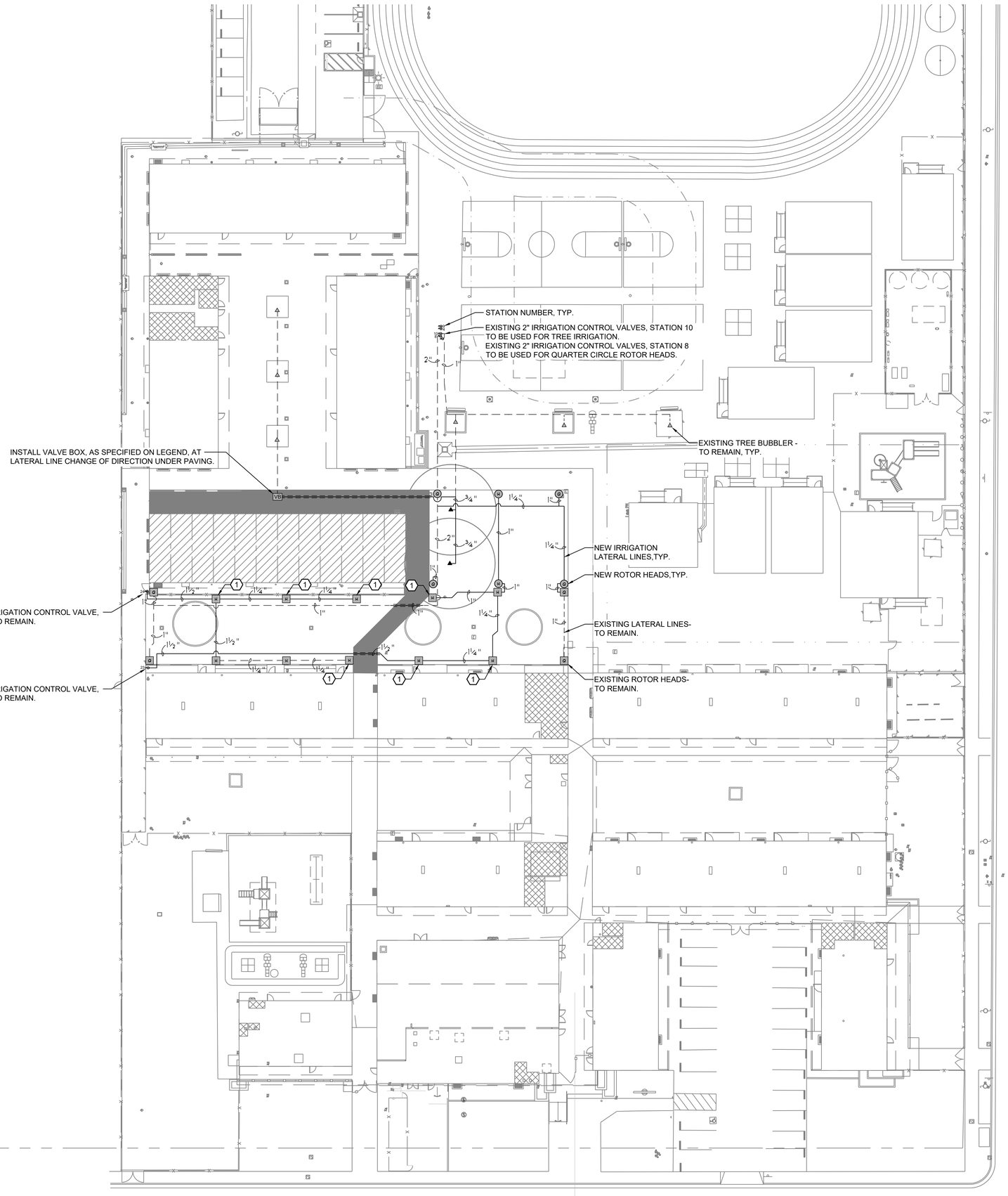
MARK	DATE	REVISIONS
1		
2		
3		

Know what's below. Call before you dig.

SCALE: 1"=20'

JOB NO. 1348.1
DRAWN : JR
CHECKED : MER
DATE : 7/30/25

L1
9 OF 75 SHEETS



SCALE: 1"=20'

NOTES

- REFER TO SHEET L3 FOR IRRIGATION LEGEND, NOTES AND DETAILS.
- EXISTING IRRIGATION CONTROL VALVES SHOWN ON THIS PLAN ARE TO REMAIN.

LEGEND

(1) EXISTING IRRIGATION ROTOR HEADS INDICATED REQUIRE SLIGHT SHIFT OF LOCATION TO PROVIDE PROPER COVERAGE AND THROW RADIUS ADJUSTMENT TO AVOID OVERSPRAY ONTO BUILDINGS.
REFER TO DETAIL D, SHEET L3 FOR INSTALLATION REQUIREMENTS.

VALVE IDENTIFICATION KEY

VALVE STATION NUMBER — VALVE G.P.M.
VALVE SIZE — 1" DRIP — SYSTEM DESCRIPTION

EXISTING CONTROL VALVE KEY

8	39.2	23	29.4
2"	TURF	2"	TURF
10	9	24	29.4
2"	TREE	2"	TURF

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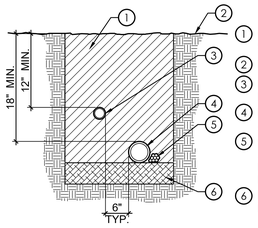
IRRIGATION PLAN

MARK	DATE	REVISIONS
1		
2		
3		

JOB NO. 1348.1
DRAWN: JR
CHECKED: MER
DATE: 7/30/25

L2
10 OF 75 SHEETS

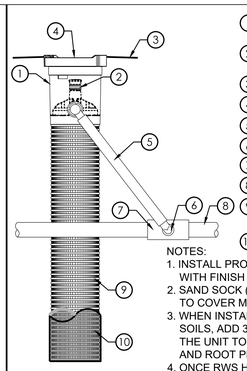
Know what's below. Call before you dig.



1. CLEAN BACKFILL- 90% COMPACTION REQUIRED
2. FINISH GRADE
3. NON-PRESSURE LATERAL LINE SNAKE PIPE IN TRENCH
4. PRESSURE SUPPLY LINE SNAKE PIPE IN TRENCH
5. CONTROL WIRES - BUNDLE AND TAPE AT 10' O.C. AND INSTALL ADJACENT TO PRESSURE SUPPLY LINE
6. PROVIDE 2" MIN. OF CLEAN BACKFILL

NOTES:
1. PIGTAIL AND LOOP CONTROL WIRE AT ALL 90 DEGREE CHANGES IN DIRECTION.
2. PROVIDE A MINIMUM 10 FEET SEPERATION BETWEEN POTABLE AND RECLAIMED MAINLINE PIPING.
3. 24" MINIMUM COVER ON 3" MAINLINE AND LARGER.

A TYPICAL TRENCHING
SCALE: NTS



1. ROOT WATERING SYSTEM PER IRRIGATION LEGEND
2. BUBBLER PER IRRIGATION LEGEND (INCLUDED)
3. FINISH GRADE/TOP OF MULCH
4. 4" LOCKING GRATE (INCLUDED)
5. 12" SWING ASSEMBLY (INCLUDED)
6. ½" MALE NPT INLET (INCLUDED)
7. PVC SCH 40 TEE OR ELL
8. PVC LATERAL PIPE
9. 4" WIDE X 36" LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
10. SOCK (RWS-SOCK) FOR SANDY SOILS

NOTES:
1. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
2. SAND SOCK (RWS-SOCK) IS 34" IN LENGTH TO COVER MESH BASKET AREA.
3. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
4. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

E TREE BUBBLER
SCALE: NTS

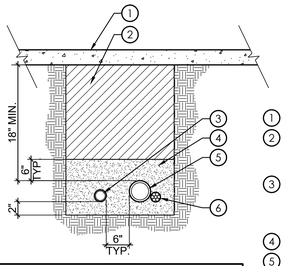
IRRIGATION LEGEND

SYMBOL

PATTERN F	PATTERN H	PATTERN Q	MANUFACTURER	MODEL NO. / DESCRIPTION	PSI	RADIUS	F	GPM H	GPM Q	DETAIL
	⊡		RAINBIRD	*** EXISTING FALCON 6504 F4-PC-SS POP-UP ROTOR W/ #6 1/2 CIRCLE NOZZLE	40	35 FT		4.9		DL3
		⊡	RAINBIRD	*** EXISTING FALCON 6504 F4-PC-SS POP-UP ROTOR W/ #6 1/4 CIRCLE NOZZLE	40	35 FT			4.9	D/L3
	⊗		RAINBIRD	FALCON 6504 F4-PC-SS POP-UP ROTOR W/ #6 1/2 CIRCLE NOZZLE	40	35 FT		4.9		D/L3
		⊙	RAINBIRD	FALCON 6504 F4-PC-SS POP-UP ROTOR W/ #6 1/4 CIRCLE NOZZLE	40	35 FT			4.9	D/L3
			RAINBIRD	RWS-B-C-1402 (EACH SYMBOL REPRESENTS 2 UNITS WITH .5 GPM EACH)	30	FLOOD	1.00			E/L3
△			RAINBIRD	EXISTING RWS-B-C-1402 (EACH SYMBOL REPRESENTS 2 UNITS WITH .5 GPM EACH)	30	FLOOD	1.00			-

*** ANY EXISTING FALCON 6504 ROTOR HEADS REQUIRING RELOCATION , AS INDICATED ON THE PLAN, SHALL BE INSTALLED IN COMPLIANCE WITH DETAIL F, THIS SHEET.

SYMBOL	MANUFACTURER	MODEL NUMBER/ DESCRIPTION	DETAIL
	AS APPROVED	SCH 40 PVC LATERAL LINE - 12" MIN. COVER; SIZE PER PLAN - 3/4" MINIMUM SIZE	A/L3
	EXISTING	SCH 40 PVC LATERAL LINE - 12" MIN. COVER; SIZE PER PLAN - 3/4" MINIMUM SIZE	-
	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
VB	CHRISTY	#N40 UTILITY BOX (24.5" X 36") WITH B40D REINFORCED CONCRETE LID FLUSH WITH ADJACENT PAVING FINISH SURFACE. INSTALL OVER LATERAL LINE DIRECTION CHANGE WITHIN CONCRETE PAVING FOR MAINTENANCE PURPOSES. PROVIDE EXTENSIONS AS NEEDED FOR REQUIRED DEPTH.	C/L3

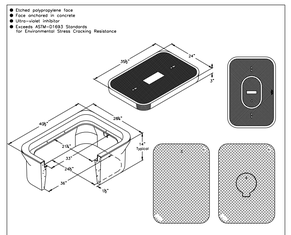


1. HARDSCAPE/PAVING
2. CLEAN BACKFILL- 90% COMPACTION REQUIRED
3. LATERAL LINE SLEEVE- SIZED TO TWICE DIA. OF NON-PRESSURE LATERAL LINE
4. SAND
5. SUPPLY LINE SLEEVE- SIZED TO TWICE DIA. OF PRESSURE SUPPLY LINE
6. CONTROL WIRE SLEEVE- SIZE PER PLAN. INSTALL ADJACENT TO PRESSURE SUPPLY LINE

NOTES:
1. ALL SLEEVES TO BE SCHEDULE 40 PVC.
2. EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING AT BOTH ENDS.
3. 24" MIN. COVER ON MAINLINE 3" AND LARGER

B TYPICAL SLEEVING
SCALE: NTS

- Etched polypropylene face
- Face anchored in concrete
- Xmu—violet inhibitor
- Exceeds ASTM-D1693 Standards for Environmental Stress Cracking Resistance



A high density reinforced concrete box with non-settling shoulders positioned to maintain grade and facilitate back filling. Approximate dimensions and weight shown.

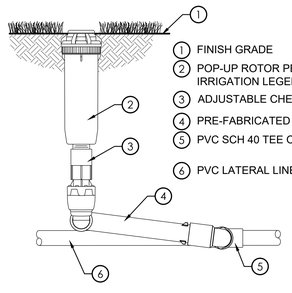
Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
3436BOX	BOX	198 lbs.	1940 Utility Box (15" X 26-1/2") - 8 per pallet
3436D	LID	196 lbs.	Reinforced Concrete Lid - Non Bolt Down
3436M	LID	168 lbs.	Reinforced Concrete with 7" x 15-1/2" Concrete Reading Lid
3436-6YD	COVER	92 lbs.	Steel Checker Plate Cover
3436-6YP	COVER	92 lbs.	Steel Checker plate cover with 9" Round, Self-Closing Reading Lid
3436-6YP	COVER	58 lbs.	Steel Checker plate cover with pintle hole option
3436X10	EXTENSION	210 lbs.	"Q" Reinforced Concrete Box Extension - 8 per pallet
3436XL	SLAB	201 lbs.	Reinforced Concrete Slab (26" x 36")

Galvanizing available on all steel covers. Pintle holes: badger, flexnic, orion, neptune

PLS NAME: B40_DD	
ISSUE DATE: January, 2011	

(888) 965-3227 www.oldcastleinfrastructure.com

C UTILTY BOX
SCALE: NTS



1. FINISH GRADE
2. POP-UP ROTOR PER IRRIGATION LEGEND
3. ADJUSTABLE CHECK VALVE
4. PRE-FABRICATED SWING JOINT:
5. PVC SCH 40 TEE OR ELL
6. PVC LATERAL LINE

D TURF ROTOR ASSEMBLY
SCALE: NTS

IRRIGATION RUNTIME CALCULATIONS

IRRIGATION CONTROLLER RUN TIMES

Controller A — Days Per Week: 3

Month	Plant/Irrigation		Eto	AKc	PR RATE	IE	RUN TIME		RUN TIME	
January	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	1.00	0.50	3.85	0.81	0.01	Hrs. 0.7 =	1	Min.
	Turf/Quarter Circle Rotors	*Station 8*	1.00	0.60	1.06	0.75	0.06	Hrs. 3.5 =	4	Min.
	Turf/Half Circle Rotors	*Station 23*	1.00	0.60	0.53	0.75	0.12	Hrs. 7.0 =	8	Min.
	Turf/Half Circle Rotors	*Station 24*	1.00	0.60	0.53	0.75	0.12	Hrs. 7.0 =	8	Min.
								Total Runtime =	21	Min.
February	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	1.80	0.50	3.85	0.81	0.02	Hrs. 1.3 =	2	Min.
	Turf/Quarter Circle Rotors	*Station 8*	1.80	0.60	1.06	0.75	0.11	Hrs. 6.3 =	7	Min.
	Turf/Half Circle Rotors	*Station 23*	1.80	0.60	0.53	0.75	0.21	Hrs. 12.7 =	13	Min.
	Turf/Half Circle Rotors	*Station 24*	1.80	0.60	0.53	0.75	0.21	Hrs. 12.7 =	13	Min.
								Total Runtime =	35	Min.
March	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	3.50	0.50	3.85	0.81	0.04	Hrs. 2.6 =	3	Min.
	Turf/Quarter Circle Rotors	*Station 8*	3.50	0.60	1.06	0.75	0.21	Hrs. 12.3 =	13	Min.
	Turf/Half Circle Rotors	*Station 23*	3.50	0.60	0.53	0.75	0.41	Hrs. 24.7 =	25	Min.
	Turf/Half Circle Rotors	*Station 24*	3.50	0.60	0.53	0.75	0.41	Hrs. 24.7 =	25	Min.
								Total Runtime =	66	Min.
April	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	4.70	0.50	3.85	0.81	0.06	Hrs. 3.5 =	4	Min.
	Turf/Quarter Circle Rotors	*Station 8*	4.70	0.60	1.06	0.75	0.28	Hrs. 16.6 =	17	Min.
	Turf/Half Circle Rotors	*Station 23*	4.70	0.60	0.53	0.75	0.55	Hrs. 33.1 =	34	Min.
	Turf/Half Circle Rotors	*Station 24*	4.70	0.60	0.53	0.75	0.55	Hrs. 33.1 =	34	Min.
								Total Runtime =	89	Min.
May	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	6.60	0.50	3.85	0.81	0.08	Hrs. 4.9 =	5	Min.
	Turf/Quarter Circle Rotors	*Station 8*	6.60	0.60	1.06	0.75	0.39	Hrs. 23.2 =	24	Min.
	Turf/Half Circle Rotors	*Station 23*	6.60	0.60	0.53	0.75	0.77	Hrs. 46.5 =	47	Min.
	Turf/Half Circle Rotors	*Station 24*	6.60	0.60	0.53	0.75	0.77	Hrs. 46.5 =	47	Min.
								Total Runtime =	123	Min.
June	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	7.70	0.50	3.85	0.81	0.10	Hrs. 5.8 =	6	Min.
	Turf/Quarter Circle Rotors	*Station 8*	7.70	0.60	1.06	0.75	0.45	Hrs. 27.1 =	28	Min.
	Turf/Half Circle Rotors	*Station 23*	7.70	0.60	0.53	0.75	0.90	Hrs. 54.2 =	55	Min.
	Turf/Half Circle Rotors	*Station 24*	7.70	0.60	0.53	0.75	0.90	Hrs. 54.2 =	55	Min.
								Total Runtime =	144	Min.
July	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	8.50	0.50	3.85	0.81	0.11	Hrs. 6.4 =	7	Min.
	Turf/Quarter Circle Rotors	*Station 8*	8.50	0.60	1.06	0.75	0.50	Hrs. 29.9 =	30	Min.
	Turf/Half Circle Rotors	*Station 23*	8.50	0.60	0.53	0.75	1.00	Hrs. 59.9 =	60	Min.
	Turf/Half Circle Rotors	*Station 24*	8.50	0.60	0.53	0.75	1.00	Hrs. 59.9 =	60	Min.
								Total Runtime =	157	Min.
August	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	7.30	0.50	3.85	0.81	0.09	Hrs. 5.5 =	6	Min.
	Turf/Quarter Circle Rotors	*Station 8*	7.30	0.60	1.06	0.75	0.43	Hrs. 25.7 =	26	Min.
	Turf/Half Circle Rotors	*Station 23*	7.30	0.60	0.53	0.75	0.86	Hrs. 51.4 =	52	Min.
	Turf/Half Circle Rotors	*Station 24*	7.30	0.60	0.53	0.75	0.86	Hrs. 51.4 =	52	Min.
								Total Runtime =	136	Min.
September	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	5.30	0.50	3.85	0.81	0.07	Hrs. 4.0 =	4	Min.
	Turf/Quarter Circle Rotors	*Station 8*	5.30	0.60	1.06	0.75	0.31	Hrs. 18.7 =	19	Min.
	Turf/Half Circle Rotors	*Station 23*	5.30	0.60	0.53	0.75	0.62	Hrs. 37.3 =	38	Min.
	Turf/Half Circle Rotors	*Station 24*	5.30	0.60	0.53	0.75	0.62	Hrs. 37.3 =	38	Min.
								Total Runtime =	99	Min.
October	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	3.50	0.50	3.85	0.81	0.04	Hrs. 2.6 =	3	Min.
	Turf/Quarter Circle Rotors	*Station 8*	3.50	0.60	1.06	0.75	0.21	Hrs. 12.3 =	13	Min.
	Turf/Half Circle Rotors	*Station 23*	3.50	0.60	0.53	0.75	0.41	Hrs. 24.7 =	25	Min.
	Turf/Half Circle Rotors	*Station 24*	3.50	0.60	0.53	0.75	0.41	Hrs. 24.7 =	25	Min.
								Total Runtime =	66	Min.
November	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	1.60	0.50	3.85	0.81	0.02	Hrs. 1.2 =	2	Min.
	Turf/Quarter Circle Rotors	*Station 8*	1.60	0.60	1.06	0.75	0.09	Hrs. 5.6 =	6	Min.
	Turf/Half Circle Rotors	*Station 23*	1.60	0.60	0.53	0.75	0.19	Hrs. 11.3 =	12	Min.
	Turf/Half Circle Rotors	*Station 24*	1.60	0.60	0.53	0.75	0.19	Hrs. 11.3 =	12	Min.
								Total Runtime =	32	Min.
December	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	0.90	0.50	3.85	0.81	0.01	Hrs. 0.7 =	1	Min.
	Turf/Quarter Circle Rotors	*Station 8*	0.90	0.60	1.06	0.75	0.05	Hrs. 3.2 =	4	Min.
	Turf/Half Circle Rotors	*Station 23*	0.90	0.60	0.53	0.75	0.11	Hrs. 6.3 =	7	Min.
	Turf/Half Circle Rotors	*Station 24*	0.90	0.60	0.53	0.75	0.11	Hrs. 6.3 =	7	Min.
								Total Runtime =	19	Min.

IRRIGATION CONTROLLER RUN TIMES

Controller A — Days Per Week: 7

Month	Plant/Irrigation		Eto	AKc	PR RATE	IE	RUN TIME		RUN TIME	
January	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	1.00	0.50	3.85	0.81	0.01	Hrs. 0.3 =	1	Min.
	Turf/Quarter Circle Rotors	*Station 8*	1.00	0.60	1.06	0.75	0.03	Hrs. 1.5 =	2	Min.
	Turf/Half Circle Rotors	*Station 23*	1.00	0.60	0.53	0.75	0.05	Hrs. 3.0 =	4	Min.
	Turf/Half Circle Rotors	*Station 24*	1.00	0.60	0.53	0.75	0.05	Hrs. 3.0 =	4	Min.
								Total Runtime =	11	Min.
February	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	1.80	0.50	3.85	0.81	0.01	Hrs. 0.6 =	1	Min.
	Turf/Quarter Circle Rotors	*Station 8*	1.80	0.60	1.06	0.75	0.05	Hrs. 2.7 =	3	Min.
	Turf/Half Circle Rotors	*Station 23*	1.80	0.60	0.53	0.75	0.09	Hrs. 5.4 =	6	Min.
	Turf/Half Circle Rotors	*Station 24*	1.80	0.60	0.53	0.75	0.09	Hrs. 5.4 =	6	Min.
								Total Runtime =	16	Min.
March	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	3.50	0.50	3.85	0.81	0.02	Hrs. 1.1 =	2	Min.
	Turf/Quarter Circle Rotors	*Station 8*	3.50	0.60	1.06	0.75	0.09	Hrs. 5.3 =	6	Min.
	Turf/Half Circle Rotors	*Station 23*	3.50	0.60	0.53	0.75	0.18	Hrs. 10.6 =	11	Min.
	Turf/Half Circle Rotors	*Station 24*	3.50	0.60	0.53	0.75	0.18	Hrs. 10.6 =	11	Min.
								Total Runtime =	30	Min.
April	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	4.70	0.50	3.85	0.81	0.03	Hrs. 1.5 =	2	Min.
	Turf/Quarter Circle Rotors	*Station 8*	4.70	0.60	1.06	0.75	0.12	Hrs. 7.1 =	8	Min.
	Turf/Half Circle Rotors	*Station 23*	4.70	0.60	0.53	0.75	0.24	Hrs. 14.2 =	15	Min.
	Turf/Half Circle Rotors	*Station 24*	4.70	0.60	0.53	0.75	0.24	Hrs. 14.2 =	15	Min.
								Total Runtime =	40	Min.
May	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	6.60	0.50	3.85	0.81	0.04	Hrs. 2.1 =	3	Min.
	Turf/Quarter Circle Rotors	*Station 8*	6.60	0.60	1.06	0.75	0.17	Hrs. 10.0 =	10	Min.
	Turf/Half Circle Rotors	*Station 23*	6.60	0.60	0.53	0.75	0.33	Hrs. 19.9 =	20	Min.
	Turf/Half Circle Rotors	*Station 24*	6.60	0.60	0.53	0.75	0.33	Hrs. 19.9 =	20	Min.
								Total Runtime =	53	Min.
June	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	7.70	0.50	3.85	0.81	0.04	Hrs. 2.5 =	3	Min.
	Turf/Quarter Circle Rotors	*Station 8*	7.70	0.60	1.06	0.75	0.19	Hrs. 11.6 =	12	Min.
	Turf/Half Circle Rotors	*Station 23*	7.70	0.60	0.53	0.75	0.39	Hrs. 23.2 =	24	Min.
	Turf/Half Circle Rotors	*Station 24*	7.70	0.60	0.53	0.75	0.39	Hrs. 23.2 =	24	Min.
								Total Runtime =	63	Min.
July	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	8.50	0.50	3.85	0.81	0.05	Hrs. 2.7 =	3	Min.
	Turf/Quarter Circle Rotors	*Station 8*	8.50	0.60	1.06	0.75	0.21	Hrs. 12.8 =	13	Min.
	Turf/Half Circle Rotors	*Station 23*	8.50	0.60	0.53	0.75	0.43	Hrs. 25.7 =	26	Min.
	Turf/Half Circle Rotors	*Station 24*	8.50	0.60	0.53	0.75	0.43	Hrs. 25.7 =	26	Min.
								Total Runtime =	68	Min.
August	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	7.30	0.50	3.85	0.81	0.04	Hrs. 2.3 =	3	Min.
	Turf/Quarter Circle Rotors	*Station 8*	7.30	0.60	1.06	0.75	0.18	Hrs. 11.0 =	12	Min.
	Turf/Half Circle Rotors	*Station 23*	7.30	0.60	0.53	0.75	0.37	Hrs. 22.0 =	23	Min.
	Turf/Half Circle Rotors	*Station 24*	7.30	0.60	0.53	0.75	0.37	Hrs. 22.0 =	23	Min.
								Total Runtime =	61	Min.
September	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	5.30	0.50	3.85	0.81	0.03	Hrs. 1.7 =	2	Min.
	Turf/Quarter Circle Rotors	*Station 8*	5.30	0.60	1.06	0.75	0.13	Hrs. 8.0 =	8	Min.
	Turf/Half Circle Rotors	*Station 23*	5.30	0.60	0.53	0.75	0.27	Hrs. 16.0 =	16	Min.
	Turf/Half Circle Rotors	*Station 24*	5.30	0.60	0.53	0.75	0.27	Hrs. 16.0 =	16	Min.
								Total Runtime =	42	Min.
October	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	3.50	0.50	3.85	0.81	0.02	Hrs. 1.1 =	2	Min.
	Turf/Quarter Circle Rotors	*Station 8*	3.50	0.60	1.06	0.75	0.09	Hrs. 5.3 =	6	Min.
	Turf/Half Circle Rotors	*Station 23*	3.50	0.60	0.53	0.75	0.18	Hrs. 10.6 =	11	Min.
	Turf/Half Circle Rotors	*Station 24*	3.50	0.60	0.53	0.75	0.18	Hrs. 10.6 =	11	Min.
								Total Runtime =	30	Min.
November	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	1.60	0.50	3.85	0.81	0.01	Hrs. 0.5 =	1	Min.
	Turf/Quarter Circle Rotors	*Station 8*	1.60	0.60	1.06	0.75	0.04	Hrs. 2.4 =	3	Min.
	Turf/Half Circle Rotors	*Station 23*	1.60	0.60	0.53	0.75	0.08	Hrs. 4.8 =	5	Min.
	Turf/Half Circle Rotors	*Station 24*	1.60	0.60	0.53	0.75	0.08	Hrs. 4.8 =	5	Min.
								Total Runtime =	14	Min.
December	CYCLES / DAY:	1								
	Tree/Bubblers	*Station 10*	0.90	0.50	3.85	0.81	0.00	Hrs. 0.3 =	1	Min.
	Turf/Quarter Circle Rotors	*Station 8*	0.90	0.60	1.06	0.75	0.02	Hrs. 1.4 =	2	Min.
	Turf/Half Circle Rotors	*Station 23*	0.90	0.60	0.53	0.75	0.05	Hrs. 2.7 =	3	Min.
	Turf/Half Circle Rotors	*Station 24*	0.90	0.60	0.53	0.75	0.05	Hrs. 2.7 =	3	Min.
								Total Runtime =	9	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.

IF WIRE CONNECTIONS ARE NECESSARY, SUCH CONNECTIONS SHALL BE MADE WITH 3M DBY/R-6 CONNECTORS OR APPROVED EQUAL.

CONTROL VALVES SHALL BE SIZED 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 OTHEWISE DESIGNATED ON THE PLANS.

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

IRRIGATION PRESSURE CALCULATIONS

Irrigation Pressure Calculation

Franklin Elementary School — Static Pressure: 55.00

Max. GPM Demand: 39.20

Units	Size	Type	Description	GPM	Unit PSI Loss
1	2"	Plastic	Control Valve	33.00	04.00
30	1"	Sch. 40	Lateral Line	04.90	00.19
150	1"	Sch. 40	Lateral Line	09.80	03.47
35	2"	Sch. 40	Lateral Line	14.70	00.06
7	2"	Sch. 40	Lateral Line	34.30	00.06
75	2"	Sch. 40	Lateral Line	39.20	00.83
Misc		Fittings	Allowance		01.00
			Component Losses:		**09.61**

Station #: 8 (Highest GPM System)

Min. Req'r by Head:	40.00
0.0' Elevation Loss:	00.00
Total Pressure Req'r:	**49.61**
Residual Pressure:	**05.39**

AVAILABLE PRESSURE DOWN STREAM OF CONTROL VALVE NEEDS TO BE 46 PSI MINIMUM TO OPERATE CORRECTLY. NOTIFY LANDSCAPE ARCHITECT IF PRESSURE IS LESS THAN 46 PSI IMMEDIATELY DOWNSTREAM OF THE CONTROL VALVE.

REGISTERED LANDSCAPE ARCHITECT — JAMES RIOS No. 2977 — Signature — Expiration Date: SEPTEMBER 30,2026 — JULY 30,2025 — STATE OF CALIFORNIA

RIOS DESIGN STUDIO
LANDSCAPE ARCHITECTURE & DESIGN
3805 ORA VISTA AVENUE
BAKERSFIELD, CALIFORNIA
93309
P: 661.835.9259

811 Know what's below. Call before you dig.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

PTN : 63321-432 FILE: 15-6

FRANKLIN ELEMENTARY SCHOOL
SITE IMPROVEMENTS FOR
ONE (1) MODULAR BUILDING M13
2400 TRUXTUN AVENUE
BAKERSFIELD CITY SCHOOL DISTRICT
BAKERSFIELD, KERN COUNTY, CALIFORNIA 93301

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

LICENSED ARCHITECT — STEPHEN J. CORBIN — No. C-16782 — REGISTERED PROFESSIONAL ENGINEER — No. 24382 — CIVIL — STATE OF CALIFORNIA

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.

BAKERSFIELD CITY SCHOOL DISTRICT — Where The Child Comes First

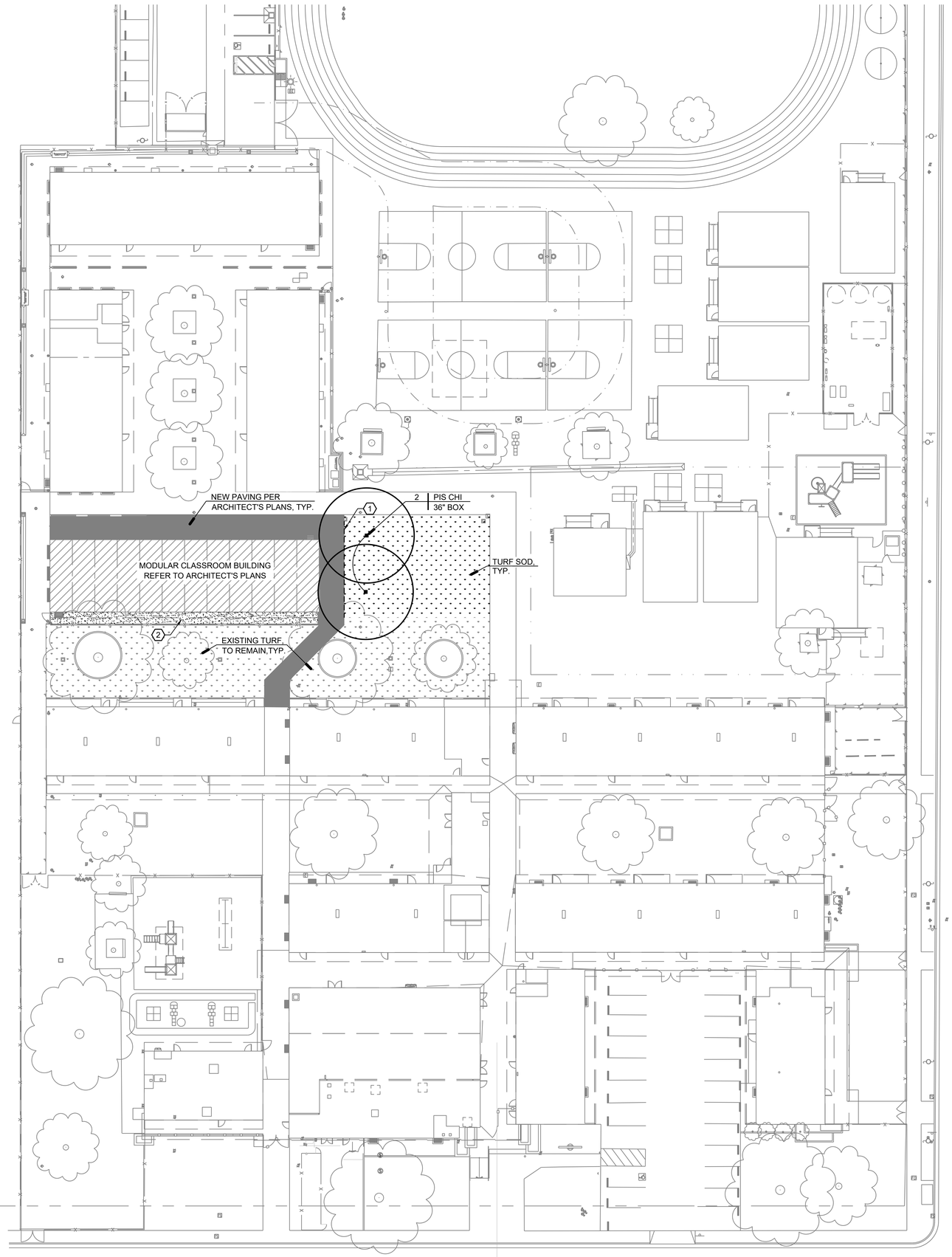
IRRIGATION LEGEND, NOTES, DETAILS AND CALCULATIONS

MARK	DATE	REVISIONS
1		
2		
3		

JOB NO. 1348.1
DRAWN : JR
CHECKED : MER
DATE : 7/30/25

L3
11 OF 75 SHEETS

R23-P2-R2



NOTES

REFER TO SHEET L5 FOR PLANTING NOTES AND DETAILS.

WHERE NEW LATERAL LINES ARE TO BE INSTALLED WHERE THERE IS EXISTING TURF, NEW SOD TO BE INSTALLED OVER TRENCH CUT AREAS. THE AREA SHALL BE PREPARED WITH SOIL AMENDMENTS INDICATED ON THESE PLANS.

ANY NUTGRASS WILL BE SPRAYED WITH SEDGEHAMMER+ PRIOR TO INSTALLING SOD.

REG. CALIFORNIA LANDSCAPE ARCHITECT — JAIME RIOS No. 3815 — Signature — Expiration Date SEPTEMBER 30,2026 — JULY 30,2025 Date — STATE OF CALIFORNIA

RIOS DESIGN STUDIO
LANDSCAPE ARCHITECTURE & DESIGN
3805 ORA VISTA AVENUE
BAKERSFIELD, CALIFORNIA
93309
P: 661.835.9259

CONSTRUCTION LEGEND

1. LINEAR ROOT BARRIER, REFER TO DETAIL C, SHEET L5.
2. 3" THICK STABILIZED DECOMPOSED GRANITE LAYER, INSTALLED OVER A SOIL SEPARATOR FABRIC. THE DECOMPOSED GRANITE SHALL BE CALIFORNIA GOLD COLOR. DG TO BE STABILIZED WITH TECHNISOIL G3 PATHWAY STABILIZER. INSTALL PER MANUFACTURER'S RECOMMENDATION.

CALGREEN CALCULATIONS

301.4.3 MINIMUM REHABILITATED LANDSCAPE AREA REQUIREMENT
1. TOTAL BLDG AREA=3,808 SF
2. MRLA (75% OF BLDG AREA)= 2,856 SF MIN. REHABILITATED LANDSCAPE AREA REQUIRED
3. REHABILITATED LANDSCAPE AREA PROVIDED = 2,932 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 - 2,932 SF x .2 = 586.4 SF SHADE REQUIRED
2. LANDSCAPE AREA SHADE PROVIDED - 1,349 SF (COMPLIANCE MET).

SHADE PROVIDED 1,349 SF / LANDSCAPE AREAS 2,932 SF = 46.0%

5.106.12.3 HARDSCAPE AREAS - PROVIDE 20% SHADE OF HARDSCAPE AREA WITHIN 15 YEARS.
1. HARDSCAPE AREAS - 2,181 SF x .2 = 2,151 SF SHADE REQUIRED
2. HARDSCAPE AREA SHADE PROVIDED - 490 SF (COMPLIANCE MET).

SHADE PROVIDED 490 SF / HARDSCAPE AREAS 2,181 SF = 22.5%

PLANTING LEGEND

TREES

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WULCOS
PIS CHI	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	36" BOX	2	L

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

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SCALE: 1"=20'

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LICENSED ARCHITECT — STEPHEN J. CORBIN — No. C-31818 — EXP. 12/31/2026 — STATE OF CALIFORNIA

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.

BAKERSFIELD CITY SCHOOL DISTRICT — Where Each Child Counts

PLANTING PLAN LEGEND AND CALCULATIONS

MARK	DATE	REVISIONS
1		
2		
3		

JOB NO. 1348.1
DRAWN : JR
CHECKED : MER
DATE : 7/30/25

L4
12 OF 75 SHEETS

R05#25-#42

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.

UNLESS OTHERWISE NOTED ON PLANS, 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 TO APPLY A PREMERGENT FOR WEED CONTROL OVER THE MULCH LAYER. SUBMIT CUT SHEET FOR REVIEW PRIOR TO INSTALLATION. INSTALL PER MANUFACTURER'S RECOMMENDATION. DO NOT USE ON AREAS TO BE SEEDED IN THE FUTURE.

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 THOUROUGHLY MIX 'AquaSmart PRO' MOISTURE RETENTION PRODUCT TO THE BACKFILL MIX IN THE PLANTING PITS OF ALL TREES.
USE THE FOLLOWING RATES-
36" BOX- 5.0 CUPS
24" BOX- 2.5 CUPS

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.

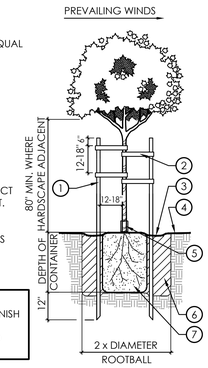
TREE AND SHRUB GRANULAR PROGRAM:
LIVE EARTH TRIPLE 8 PLUS - @ 10 LBS PER 1000 SQ FT. APPLY 2-3 TIMES PER YEAR.

RIOS DESIGN STUDIO
LANDSCAPE ARCHITECTURE & DESIGN
3805 ORA VISTA AVENUE
BAKERSFIELD, CALIFORNIA
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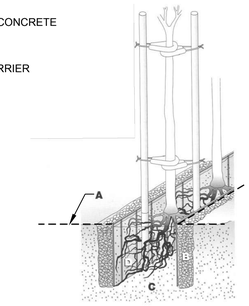
1. 2" DIA. MIN. x 10' DOUGLAS FIR LODGE POLE STAKES, BOTH SIDES
2. CINCH TIE, ARBOR TIE, OR APPROVED EQUAL
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND BALL BELOW FINISH GRADE. TREES PLANTED IN TURF AREAS SHALL NOT HAVE BASINS.
4. FINISH GRADE
5. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' OR APPROVED EQUAL AT BASE OF TRUNK.
6. BACKFILL IN ACCORDANCE WITH PROJECT AGRICULTURAL SUITABILITY SOILS REPORT. THOROUGHLY MIX 'AquaSmart PRO' MOISTURE RETENTION PRODUCT INTO BACKFILL MIX. REFER TO PLANTING NOTES FOR AMOUNT TO USE FOR EACH PLANT CONTAINER SIZE.
7. ROOTBALL

NOTES:
1. CROWN OF ROOTBALL TO BE 1" ABOVE FINISH GRADE.
2. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.



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

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.



B LINEAR ROOT BARRIER
SCALE: NOT TO SCALE

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

PTN : 63321-432 FILE: 15-6

FRANKLIN ELEMENTARY SCHOOL
SITE IMPROVEMENTS FOR
ONE (1) MODULAR BUILDING M13
2400 TRUXTUN AVENUE
BAKERSFIELD CITY SCHOOL DISTRICT
BAKERSFIELD, KERN COUNTY, CALIFORNIA 93301

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

MARK	DATE	REVISIONS
1		
2		
3		

JOB NO. 1348.1
DRAWN : JR
CHECKED : MER
DATE : 7/30/25

L5
13 OF 75 SHEETS

DSA 810

FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

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

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

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

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

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

PROJECT INFORMATION	
School District/Owner:	BAKERSFIELD CITY SCHOOL DISTRICT
Project Name/School:	(1) MODULAR BUILDING - M13 / 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 ☑		No ☐
2.	Was the fire hydrant water flow test performed as part of this LFA review?	Yes ☑		No ☐
3.	Is the project located within a designated fire hazard severity zone (FHSZ) as established by Cal-Fire? *(If yes, indicate FHSZ classification below.)*	Yes ☐		No ☑
	Refer to the following website for FHSZ locations: http://egis.fire.ca.gov/FHSZ/	Moderate ☐	High ☐	Very High ☐
	Wildland Interface Area (WIFA) *(If any designations are checked, project design must meet the requirements of CBC Chapter 7A.)*			WIFA ☐

DSA 810
FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

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

School District Acceptance of Acceptable Design Alternates

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

Accepted by: _____ Title: _____

Signature: _____ Date: _____

LOCAL FIRE AUTHORITY (LFA) INFORMATION	
LFA Agency Name:	BAKERSFIELD FIRE DEPARTMENT
LFA Review Official:	PETER ARMAGOST
Title:	FIRE PLANS EXAMINER, Work Phone: 661-326-3697
Work Email:	PARMAGOST@BAKERSFIELDFIRE.US

LFA Reviewer's Signature: _____ Date: 11-13-25

Hydrant Flow Test Report

Test Date 10/2025 **Test Time** 6:45 am

Location
2400 Truxtun Ave
Franklin Elem School

Tested by
Lilian V.
Hershel M. CWS
Angel CWS

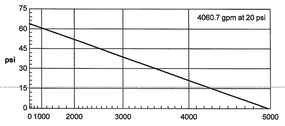
Notes
Read hydrant is 138 ft north of the northwest corner of Truxtun Ave and A St. Flow hydrant is 288 ft north of the read hydrant.

Read Hydrant
64 psi **static pressure**
54 psi **residual pressure**
449 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	399	4	.9	18	1823 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

SAFE DISPERSAL AREA

PER CBC 2022 4521.3 & 1028.5

MAX OCCUPANTS X 3ft² = MIN AREA ft²
MAX OCC/200 = MIN WHEELCHAIR SP REQ'D, W/ 2 SP MIN
192 X 3ft² = 576ft²
192/200 = 0.96

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

576ft² REQUIRED
24'X25' = 600ft²
W/ (2) WHEELCHAIR SPACES PROVIDED, SEE SHEET A1 AREA Ⓐ

PARKING ANALYSIS

(E) PARKING LOT
PER DSA A# 51546

REGULAR STALLS	22
ACCESSIBLE STALLS	0
ACCESSIBLE VAN STALL	+1
TOTAL	23

SITE PLAN GENERAL NOTES

1. SEE ELECTRICAL SITE PLANS FOR ADDITIONAL SITE RELATED WORK. CONTRACTOR SHALL COORDINATE ALL WORK AS REQ'D TO ENSURE A COMPLETE & FINISHED PROJECT.
2. 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.
3. CONTRACTOR TO FLY 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.
4. 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 ½" AT 1:2 MAXIMUM SLOPE. EXCEPT THAT LEVEL CHANGES DO NOT EXCEED ¼" VERTICAL POT IS A MINIMUM OF 48" WIDE. THE SURFACE SHALL BE FIRM, STABLE, AND SLIP RESISTANT. PASSING SPACES (11B-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 (11B-403.7) SLOPE SHALL NOT EXCEED 2% CROSS-SLOPE AND 5% RUNNING SLOPE IN THE DIRECTION OF TRAVEL (11B-402.1) SLOPES GREATER THAN 5% TO A MAXIMUM OF 8.33% SHALL BE CONSIDERED AS A RAMP (11B-405). 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 27" TO 80" ABOVE FINISHED GRADE. ARCHITECT HAS VERIFIED 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 PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE 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.

LEGEND

- NO WORK SCHEDULE FOR THIS BUILDING
- AREA OF SCHEDULED WORK PER THIS APPLICATION
- (E) ACCESSIBLE RESTROOM
- CONCRETE WALK (3 / A2)
- SHRUBS & DECOMPOSED GRANITE - SEE LANDSCAPE
- TURF - SEE LANDSCAPE
- PATH OF TRAVEL
- PROPERTY LINE
- CHAIN LINK FENCE
- (E) CHAIN LINK FENCE
- FIRE DEPARTMENT ACCESS PER 03-123703

PARKING ANALYSIS

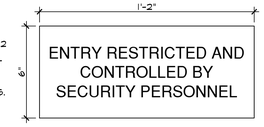
PARKING LOT A

REGULAR STALLS	22
ACCESSIBLE VAN STALL	1
TOTAL	23

PER TABLE 11B-208.2
1 TO 25 SPACES = (1) ACCESSIBLE STALL

NOTES: Ⓔ

1. SIGN PER 11B-404.1 EXCEPTION #01. MOUNT ON APPROACH SIDE AND SHALL COMPLY WITH 2022 CBC SECTION 11B-703.5
2. IF SIGN IS TO BE MOUNTED ON FENCE, PLACE AT +36" ABOVE WALK TO BOT OF SIGN
3. THE STATEMENT ABOVE SHALL READ IN 1" HIGH LETTERS AS SHOWN WITH CONTRASTING COLORS, COLORS SHALL BE SELECTED BY ARCHITECT.
4. SEE PLANS FOR EXACT LOCATIONS.



RADIO COVERAGE NOTE

NEW BUILDINGS SHALL BE PROVIDED WITH EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH CALIFORNIA FIRE CODE SECTION 510. THE PROJECT ARCHITECT (AOR) SHALL CONTACT THE LOCAL FIRE DEPARTMENT AND/OR EMERGENCY COMMUNICATIONS AUTHORITY TO OBTAIN DESIGN, EQUIPMENT SPECIFICATIONS, TESTING AND ACCEPTANCE CRITERIA. PLANS AND REQUESTED DOCUMENTATION SHALL BE SUBMITTED TO THE LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL. UPON COMPLETION, COPIES OF THE APPROVED PLANS, EQUIPMENT DATA SHEETS, TESTING AND ACCEPTANCE DOCUMENTATION SHALL BE PROVIDED TO THE SCHOOL DISTRICT

CAMPUS DIRECTORY

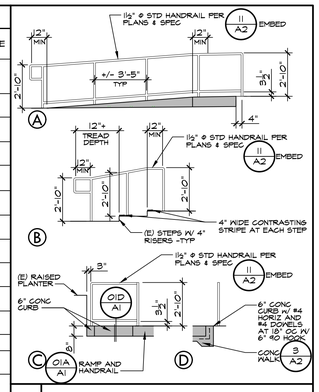
BLDG #	BUILDING DESCRIPTION	DSA A#	CERTIFICATION STATUS/ DATE
(E) BLDG 'A'	CAFETERIA	#4296 #51546 #11380	YES/ 3-24-1948 YES/ 4-14-2016 YES/ 1-6-1955
(E) BLDG 'B'	ADMINISTRATION / CLASSROOMS	#4296 #51546	YES/ 3-24-1948 YES/ 4-14-2016
(E) BLDG 'C'	KINDERGARTEN	#4296 #51546	YES/ 3-24-1948 YES/ 4-14-2016
(E) BLDG 'D'	KINDERGARTEN	#51546 #11380	YES/ 4-14-2016 YES/ 1-6-1955
(E) BLDG 'E'	CLASSROOMS	#4296 #51546	YES/ 3-24-1948 YES/ 4-14-2016
(E) BLDG 'F'	PRE-K	#4296 #51546	YES/ 3-24-1948 YES/ 4-14-2016
(E) BLDG 'G'	HEAD START	#51546 #11380	YES/ 4-14-2016 YES/ 1-6-1955
(E) BLDG 'H'	CLASSROOMS	#4296 #51546	YES/ 3-24-1948 YES/ 4-14-2016
(E) BLDG 'I'	CLASSROOMS	#4296 #51546	YES/ 3-24-1948 YES/ 4-14-2016
(E) BLDG 'J'	CLASSROOM	#51546 #11380	YES/ 4-14-2016 YES/ 1-6-1955
(E) BLDG 'K'	CLASSROOMS	#51546 #11380	YES/ 4-14-2016 YES/ 1-6-1955
(E) 'R1'	CLASSROOM	#17766	YES/ 3-1-1960
(E) 'R2'	CLASSROOM	#52400 #03-117026	YES/ 8-8-1994 YES/ 1-8-2019
(E) 'R3'	CLASSROOM	#52400 #03-117026	YES/ 8-8-1994 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/ 09-24-2018
(E) M-10	CLASSROOMS	#03-123703	UNDER CONSTRUCTION
(E) M-11	CLASSROOMS, RESTROOMS	#03-123703	UNDER CONSTRUCTION
(E) M-12	CLASSROOMS	#03-123703	UNDER CONSTRUCTION
M-13	CLASSROOMS	PER THIS APPLICATION	PENDING

BUILDING CODE ANALYSIS

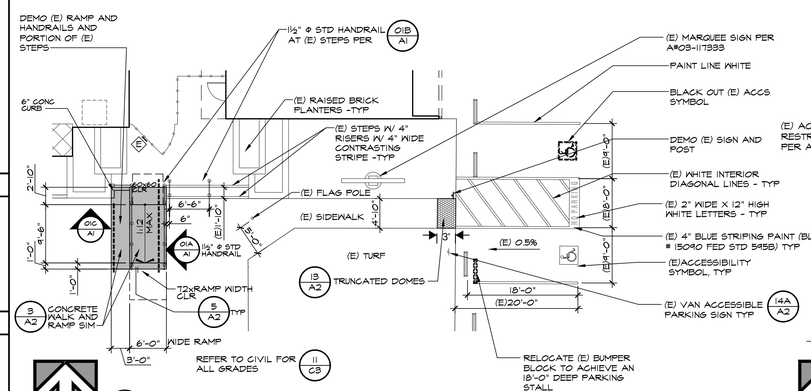
BLDG #	APP #	BUILDING IDENTIFICATION	OCC TYPE	CONST TYPE	ACTUAL HT STRY/FT	ACTUAL AREA	BASIC ALLOWABLE AREA	TOTAL SQUARE FOOTAGE
M-13	PER THIS APPLICATION	CLASSROOMS	E	V-B	1 STRY/ 13'-6"	3,808	9,500	3,808 < 9,500 ∴ OK

BUILDING OCCUPANT LOAD & ACCESSIBLE EGRESS

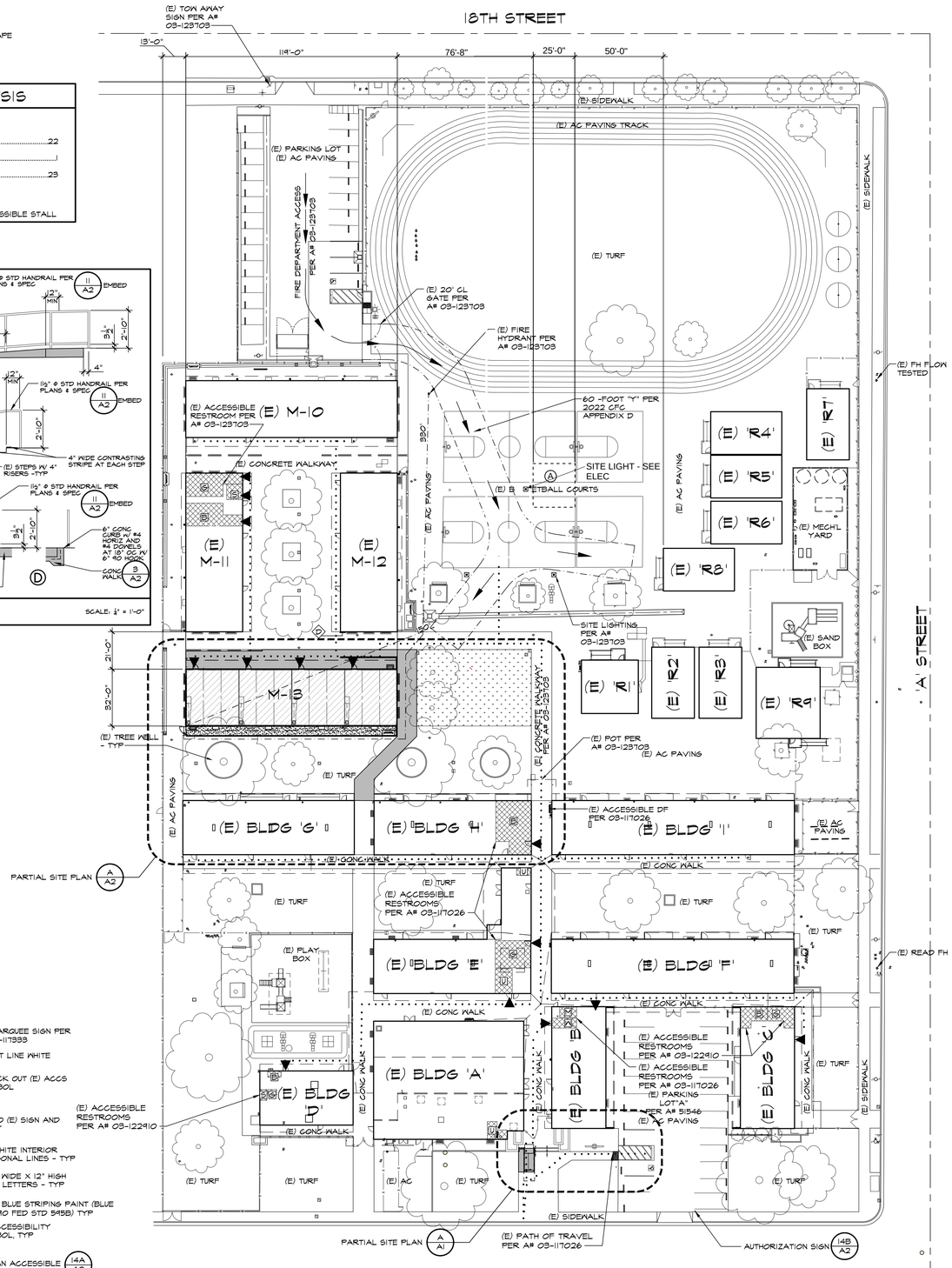
BLDG #	ROOM #	DESCRIPTION	FLOOR AREA SQ FT	SQ. FT./OCC LOAD PER CBC 2022, TABLE 1004.5			EXIT ANALYSIS PER ROOM				
							MINIMUM REQUIRED EGRESS WIDTH PER CBC 2022, SEC 1005.1			MINIMUM REQUIRED EXIT PER CBC 2022 1015.1	
				OCC FACTOR	MAXIMUM OCCUPANTS		OCC X 0.2	OCC X 0.3 AT STAIRWAYS	EGRESS WIDTH (IN") PROVIDED	OCC ≤ 49 (1) EXIT REQ'D	NO. OF EXITS PROVIDED
M-13	101	CLASSROOM	452	20 NET	48	192 TOTAL	9.6	-	36	1	1
	102	CLASSROOM	452	20 NET	48		9.6	-	36	1	1
	103	CLASSROOM	452	20 NET	48		9.6	-	36	1	1
	104	CLASSROOM	452	20 NET	48		9.6	-	36	1	1



01 HANDRAILS SCALE: ¾" = 1'-0"



Ⓐ PARTIAL SITE PLAN SCALE: 1" = 10'-0"



Ⓐ OVERALL SITE PLAN SCALE: 1" = 30'-0"

PLAN NORTH

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

PTN: 63321-432 FILE: 15-6

FRANKLIN ELEMENTARY SCHOOL
SITE IMPROVEMENTS FOR
ONE (1) MODULAR BUILDING M13
2400 TRUXTUN AVENUE
BAKERSFIELD CITY SCHOOL DISTRICT
BAKERSFIELD, KERN COUNTY, CALIFORNIA 93301

ARCHITECT SCI inc.
1601 NEW STINE ROAD, SUITE 280
BAKERSFIELD, CA 93309
PH: (661) 397-4377
FAX: (661) 397-4378
WWW.SCARCHITECT.COM
LICENSED ARCHITECT STEPHEN J. CORBIN No. C-16788 REN. 08/31/2027 STATE OF CALIFORNIA
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.

BAKERSFIELD CITY SCHOOL DISTRICT "Where the Child Comes First"

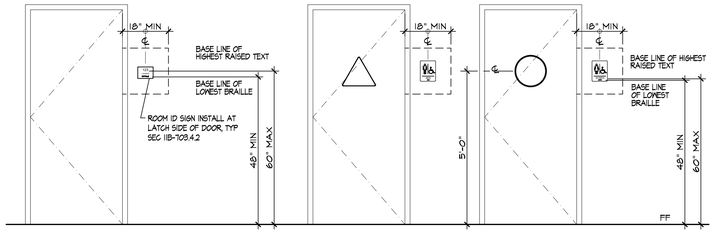
OVERALL SITE PLAN

MARK	DATE	REVISIONS
1		
2		
3		

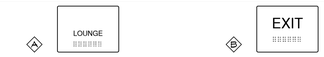
JOB NO. 1348.1
DRAWN: AP
CHECKED: BCW
DATE: 3/6/26

1
14 OF 75 SHEETS

X:\CAD\1348.1\SHEETS\1\A1 OVERALL SITE PLAN.dwg, OVERALL SITE PLAN, 3/6/2026 9:41:09 AM



TYPICAL DOOR SIGNAGE MOUNTING HEIGHTS

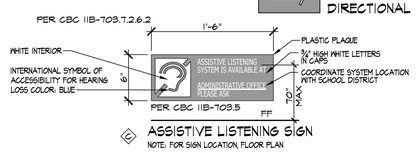


A ROOM IDENTIFICATION SIGN

B EXIT SIGN



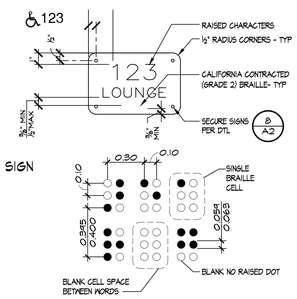
D DIRECTIONAL SIGN



C ASSISTIVE LISTENING SIGN

NOTE: FOR SIGN LOCATION, FLOOR PLAN

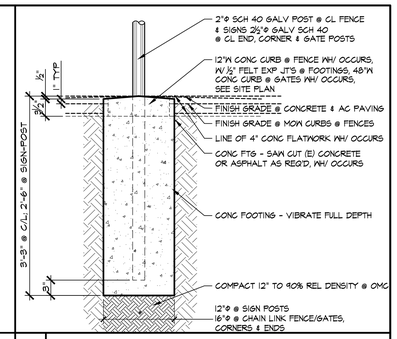
CENTRUM SOUND X6 ADA KIT $705 MIN (2) RECEIVERS FOR EACH ROOM



DOT HEIGHT SHALL BE 0.025 TO 0.037
BRAILLE DIMENSIONS PER TABLE IIB-703.3.1

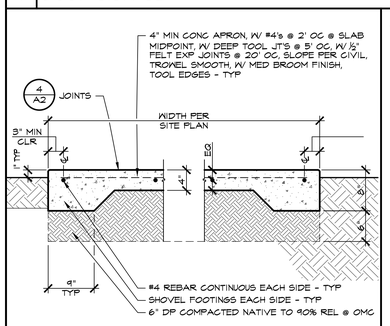
NOTES:

1. RAISED CHARACTERS SHALL BE UPPERCASE LETTERS & NUMERALS, SAN SERIF ⅝" MIN TO 2" MAX HEIGHT AND ⅛" MIN RAISED ABOVE BACKGROUND AND SHALL BE DUPLICATED IN BRAILLE PER SECTIONS IIB-703.2 & IIB-703.3 CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60% MIN & 110% MAX OF THE HEIGHT OF THE UPPERCASE LETTER "I". STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15% MAX OF THE HEIGHT OF CHARACTER. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN THE MESSAGE, EXCLUDING WORD SPACES. WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE ⅛" MIN AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAX. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE ⅛" MIN AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAX AT THE BASE OF CROSS SECTIONS, AND 1/8" AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAX AT THE TOP OF CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS ⅜" MIN.
2. BRAILLE SHALL BE CALIFORNIA CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTIONS IIB-703.3 & IIB-703.4. BRAILLE DOTS SHALL BE DOMED OR ROUNDED.
3. SIGNAGE SHOWN HEREIN ARE NOT NECESSARILY INCLUDED IN THIS PROJECT. REFER TO PLANS AND SPECIFICATIONS FOR SIGNAGE TYPE AND LOCATION.
4. DIRECTIONAL SIGNS PER PLAN & DESIGNATED AT PATH OF TRAVEL.
5. TACTILE SIGNAGE MOUNTING AND ATTACHMENT PER SPECIFICATIONS.

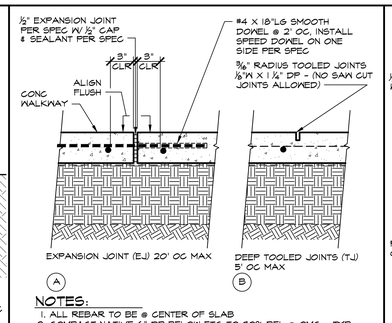


1 DOOR SIGNAGE — SCALE: NTS

2 POST FOOTING — SCALE: 1" = 1'-0"

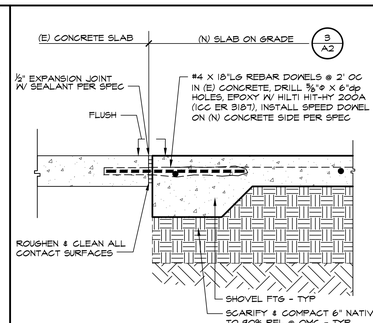


3 CONCRETE WALK — SCALE: 1" = 1'-0"

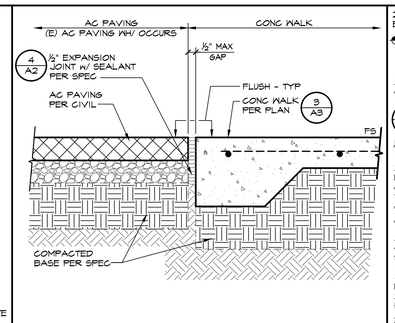


NOTES:
1. ALL REBAR TO BE @ CENTER OF SLAB
2. COMPACT NATIVE 6" DP BELOW FTG TO 90% REL @ OMC - TYP

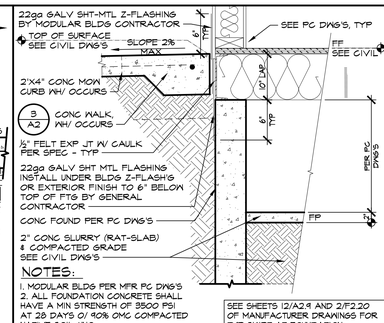
4 CONCRETE JOINT DETAILS — SCALE: ½" = 1'-0"



5 CONCRETE WALK @ (E) CONC — SCALE: ½" = 1'-0"



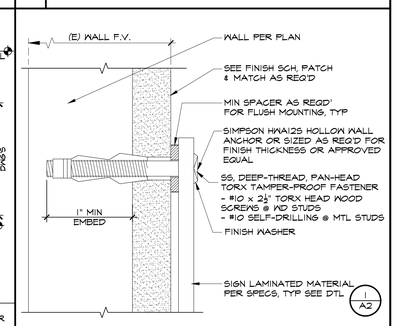
6 AC PAVING TO CONC WALK — SCALE: ½" = 1'-0"



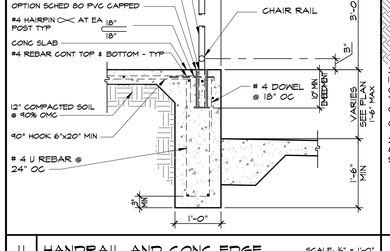
NOTES:
1. MODULAR BLDG PER MFR PC DWG'S
2. ALL FOUNDATION CONCRETE SHALL HAVE A MIN STRENGTH OF 3500 PSI AT 28 DAYS O/ 90% OMC COMPACTED NATIVE SOIL, UNO

SEE SHEETS I2/A2.9 AND 2/F2.20 OF MANUFACTURER DRAWINGS FOR TYP SKIRT AT FOUNDATION

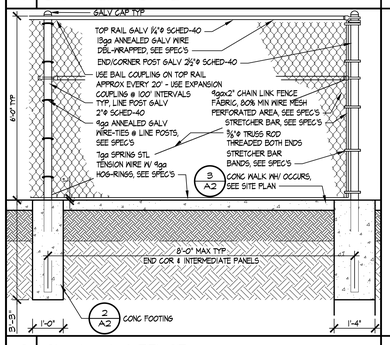
7 MODULAR PERIMETER FOOTING — SCALE: 1" = 1'-0"



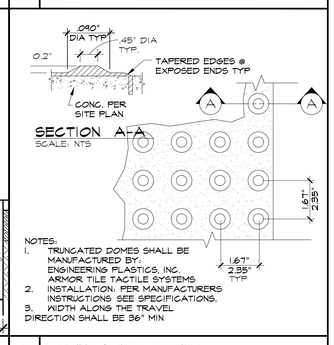
8 SIGN ATTACHMENT — SCALE: 6" = 1'-0"



9 CHAIN-LINK GATE — SCALE: ½" = 1'-0"



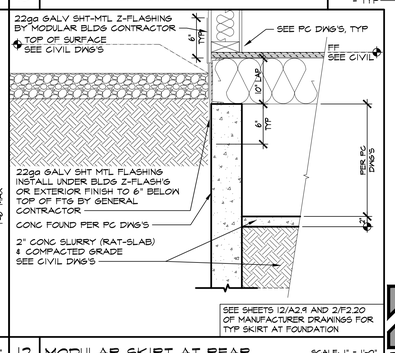
10 CHAIN LINK FENCE — SCALE: ½" = 1'-0"



NOTES:
1. TRUNCATED DOMES SHALL BE MANUFACTURED BY: ENGINEERING PLASTICS, INC. ARMOR TILE TACTILE SYSTEMS
2. INSTALLATION: PER MANUFACTURERS INSTRUCTIONS SEE SPECIFICATIONS.
3. WIDTH ALONG THE TRAVEL DIRECTION SHALL BE 36" MIN

13 TRUNCATED DOMES — SCALE: NTS

11 HANDRAIL AND CONC EDGE — SCALE: ½" = 1'-0"

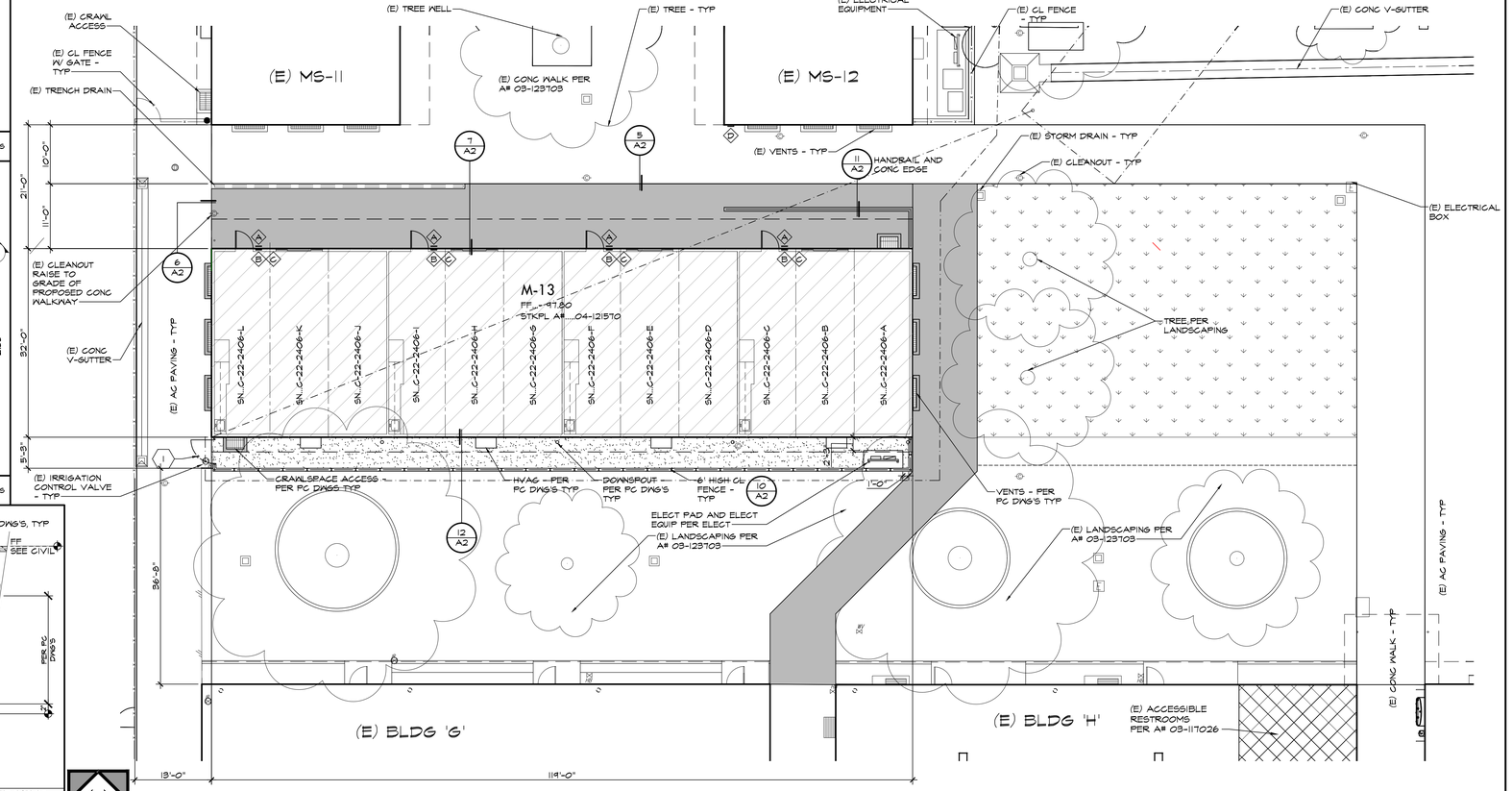


12 MODULAR SKIRT AT REAR — SCALE: 1" = 1'-0"

14 PARKING LOT SIGNAGE — SCALE: NTS

GATE SCHEDULE

GATE #	GATE SIZE (EA LEAF)	FRAME MAT'L	GATE MAT'L	DETAIL	REMARKS
1	4'-0"x6'-0"	GL	GL	9/A2	MAINTENANCE GATE



PLAN NORTH

A PARTIAL SITE PLAN — SCALE: 1" = 10'-0"

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APP: 03-125605 INC:
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DATE: 05/13/2026

PTN: 63321-432 FILE: 15-6

FRANKLIN ELEMENTARY SCHOOL
SITE IMPROVEMENTS FOR
ONE (1) MODULAR BUILDING M13
2400 TRUXTUN AVENUE
BAKERSFIELD CITY SCHOOL DISTRICT
BAKERSFIELD, KERN COUNTY, CALIFORNIA 93301

ARCHITECT SCI inc.
1601 NEW STINE ROAD, SUITE 280
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PARTIAL SITE PLAN & DETAILS

MARK	DATE	REVISIONS
1		
2		
3		

JOB NO. 1348.1
DRAWN: AP
CHECKED: BCW
DATE: 3/3/26

2
15 OF 75 SHEETS

X:\CAD\1348.1 SHEETS\1-1\A2 PARTIALSITE PLAN.dwg, PARTIAL SITE PLAN & DETAILS, 3/3/2026 3:31:08 PM

GENERAL ELECTRICAL NOTES

1. PROVIDE MINIMUM 36" WORK CLEARANCE IN FRONT OF PANELS, SERVICE OR EQUIPMENT RATED AT 120/208V 3Ø 4W (PER CEC-110.26).
2. PROVIDE MINIMUM 42" WORK CLEARANCE IN FRONT OF PANELS, SERVICE OR EQUIPMENT RATED AT 480/277V 3Ø 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 TYPED PANEL BOARD DIRECTORIES. 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:

CALIFORNIA BUILDING CODE	2022
CALIFORNIA ELECTRICAL CODE	2022
NON RESIDENTIAL CEC ENERGY STANDARDS	2022

MEP Component Anchorage Note:

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. "Permenantly 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.
B. Components weighing less than 20 pounds or in the case of distributed systems, less than 5 pounds per foot, which are suspended from a roof or floor or hung from a wall.

The anchorage 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 System Bracing Note:

Piping, ductwork, and electrical distribution systems shall be braced to comply with the forces and displacements prescribed in ASCE 7 section 13.3 as defined in ASCE 7 sections 13.6.5., 13.6.6, 13.6.7, 13.6.8 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 and shall be in accordance with DSA IR 16-13. each system shall be designed by a structural engineer and coordinated with the structural building design.

Mechanical piping (MP), Mechanical Ducts (MD), Plumbing Piping (PP), Electrical Distribution Systems(e):

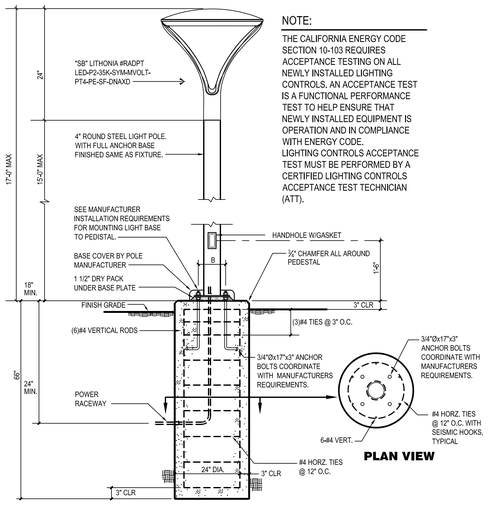
MP☐ MD☐ PP☐ E☒ IR 16-13 Section 2.1: Project-Specific Design.
Sheet numbers:
_____

MP☐ MD☐ PP☐ E☐ IR 16-13 Section 2.2: Design Based on OSHPD OPM, Part of Project Submittal.
OPM Numbers:
_____
Sheet numbers:
_____

MP☐ MD☐ PP☐ E☐ IR 16-13 Section 2.2.6: Design Based on OSHPD OPM, Deferred Approval.

ELECTRICAL SYMBOL SCHEDULE

SYMBOL	NAME	DESCRIPTION
(E)	EXISTING ITEM TO REMAIN	
U.O.N.	UNLESS OTHERWISE NOTED	
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	
AFCI	ARC FAULT CIRCUIT INTERRUPTER	
	ELECTRICAL SWITCHBOARD	REFER TO POWER SINGLE LINE DIAGRAM
	ELECTRICAL PANEL	REFER TO PANEL SCHEDULE
	TERMINAL CABINET	24"H x 18"W x 4"D
	POST TOP LIGHT FIXTURE	SEE POLE BASE DETAIL THIS SHEET
	TELEPHONE OUTLET @+15" AFF MIN. BOTTOM OF BOX, +44" MAX TOP OF BOX U.O.N.	-
	WIRING BELOW GRADE	3/4" CONDUIT MINIMUM.
	WIRING IN WALL OR CEILING	
	CONDUIT STUB AND CAP	
	HASH MARKS DENOTES QUANTITY OF CONDUCTORS	
A-1/0	HOME RUN (TO PANEL "A", CIRCUIT "1/0")	3/4" CONDUIT MINIMUM.
	EXISTING CONDUIT TO REMAIN	



NOTE:
THE CALIFORNIA ENERGY CODE SECTION 10-103 REQUIRES ACCEPTANCE TESTING ON ALL NEWLY INSTALLED LIGHTING CONTROLS. AN ACCEPTANCE TEST IS A FUNCTIONAL PERFORMANCE TEST TO HELP ENSURE THAT NEWLY INSTALLED EQUIPMENT IS OPERATION AND IN COMPLIANCE WITH ENERGY CODE. LIGHTING CONTROLS ACCEPTANCE TEST MUST BE PERFORMED BY A CERTIFIED LIGHTING CONTROLS ACCEPTANCE TEST TECHNICIAN (ATT).

POLE BASE DETAIL

NOTE: NOT PART OF DSA REVIEW AND APPROVAL

NO SCALE (2 / E1.00)

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

ELECTRICAL SITE PLAN

SCALE : 1" = 20'-0"

0 10' 20' 30' 40' 60' NORTH

-

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DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
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PTN : 63321-432 FILE: 15-6

FRANKLIN ELEMENTARY SCHOOL
FOUR (4) MODULAR CLASSROOMS
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FOR
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BAKERSFIELD, KERN COUNTY, CALIFORNIA 93301

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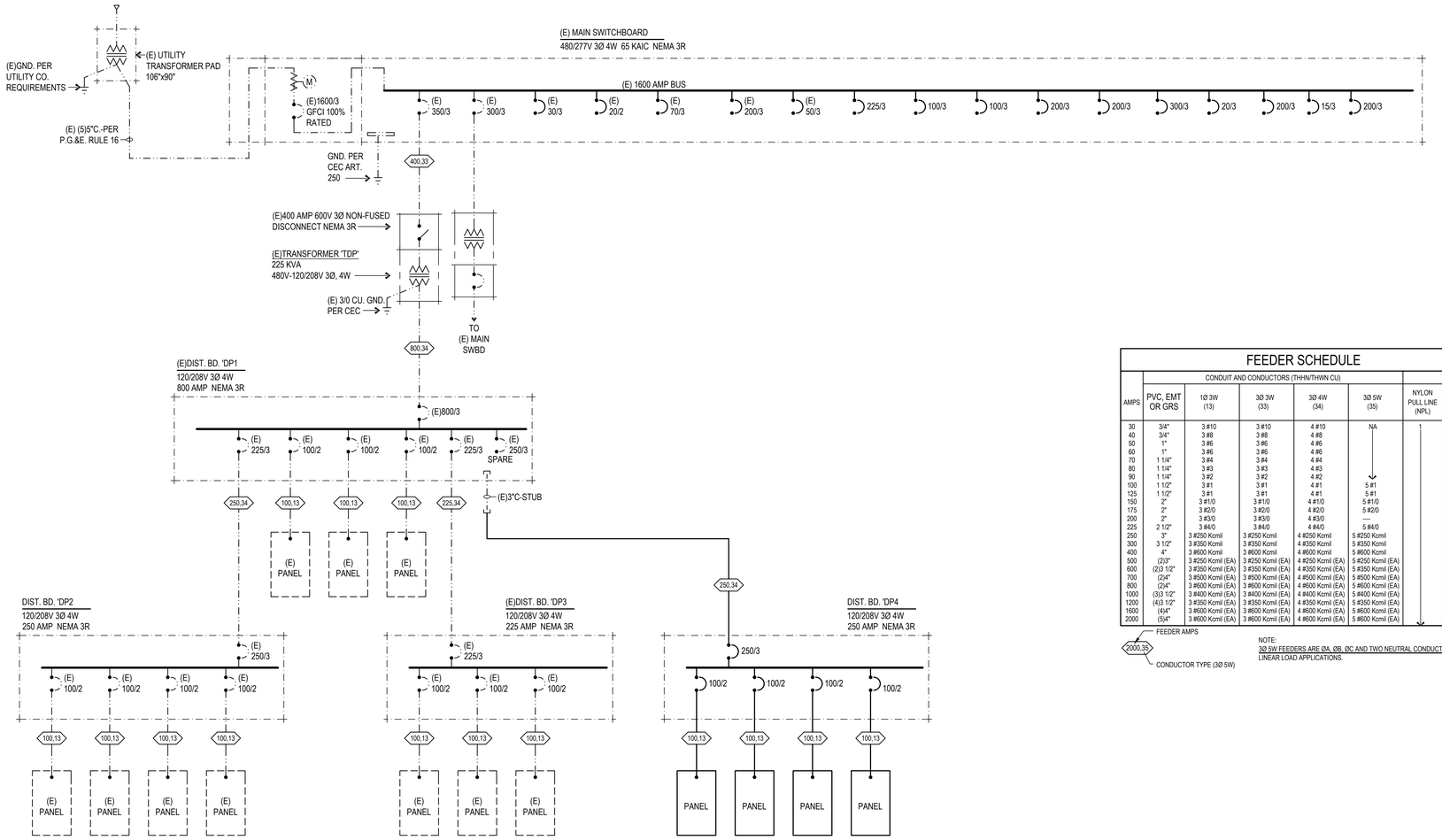
DPG
Engineering Inc.
6702 N. Cedar Suite 205
Fresno, Ca. 93710
Ph. (559) 276-5144
Fax (559) 903-4929
Email @ dpgengineering.com

ELECT. SITE PLAN, SYMBOL LEGEND, DETAILS AND NOTES

MARK	DATE	REVISIONS
1		
2		
3		

JOB NO.	1348.1
DRAWN :	R.L.M.
CHECKED :	D.P.G.
DATE :	08/06/25

1.00
16 OF 75 SHEETS



ELECTRICAL SINGLE LINE DIAGRAM

NOT TO SCALE (1 / E1.10)

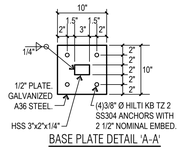
FEEDER SCHEDULE

AMPS	CONDUIT AND CONDUCTORS (THHN/THWN CU) PVC, EMT OR GRS	1Ø 3W (13)	3Ø 3W (33)	3Ø 4W (34)	3Ø 5W (35)	NYLON PULL LINE (NPL)	GROUNDING (THHN/THWN) COPPER PER CONDUIT
30	3/4"	3 #10	3 #10	4 #10	NA	1	#10
40	3/4"	3 #8	3 #8	4 #8			#10
50	1"	3 #6	3 #6	4 #6			#10
60	1"	3 #6	3 #6	4 #6			#10
70	1 1/4"	3 #4	3 #4	4 #4			#8
80	1 1/4"	3 #3	3 #3	4 #3			#8
90	1 1/4"	3 #2	3 #2	4 #2			#6
100	1 1/2"	3 #1	3 #1	4 #1	5 #1		#6
125	1 1/2"	3 #1	3 #1	4 #1	5 #1		#6
150	2"	3 #1/0	3 #1/0	4 #1/0	5 #1/0		#6
175	2"	3 #2/0	3 #2/0	4 #2/0	5 #2/0		#4
200	2"	3 #3/0	3 #3/0	4 #3/0	---		#4
225	2 1/2"	3 #4/0	3 #4/0	4 #4/0	5 #4/0		#2
250	3"	3 #250 Kcmil	3 #250 Kcmil	4 #250 Kcmil	5 #250 Kcmil		#2
300	3 1/2"	3 #350 Kcmil	3 #350 Kcmil	4 #350 Kcmil	5 #350 Kcmil		#2
400	4"	3 #600 Kcmil	3 #600 Kcmil	4 #600 Kcmil	5 #600 Kcmil		#1/0
500	(2)3"	3 #250 Kcmil (EA)	3 #250 Kcmil (EA)	4 #250 Kcmil (EA)	5 #250 Kcmil (EA)		#2/0
600	(2)3 1/2"	3 #350 Kcmil (EA)	3 #350 Kcmil (EA)	4 #350 Kcmil (EA)	5 #350 Kcmil (EA)		#2/0
700	(2)4"	3 #500 Kcmil (EA)	3 #500 Kcmil (EA)	4 #500 Kcmil (EA)	5 #500 Kcmil (EA)		#2/0
800	(2)4"	3 #600 Kcmil (EA)	3 #600 Kcmil (EA)	4 #600 Kcmil (EA)	5 #600 Kcmil (EA)		#2/0
1000	(3)3 1/2"	3 #400 Kcmil (EA)	3 #400 Kcmil (EA)	4 #400 Kcmil (EA)	5 #400 Kcmil (EA)		#3/0
1200	(4)3 1/2"	3 #350 Kcmil (EA)	3 #350 Kcmil (EA)	4 #350 Kcmil (EA)	5 #350 Kcmil (EA)		#3/0
1600	(4)4"	3 #600 Kcmil (EA)	3 #600 Kcmil (EA)	4 #600 Kcmil (EA)	5 #600 Kcmil (EA)		#4/0
2000	(5)4"	3 #600 Kcmil (EA)	3 #600 Kcmil (EA)	4 #600 Kcmil (EA)	5 #600 Kcmil (EA)		#4/0

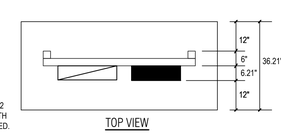
2000,3S — 2000: FEEDER AMPS; 3S: CONDUCTOR TYPE (3Ø 5W)

NOTE:
3Ø 5W FEEDERS ARE ØA, ØB, ØC AND TWO NEUTRAL CONDUCTORS FOR NON-LINEAR LOAD APPLICATIONS.

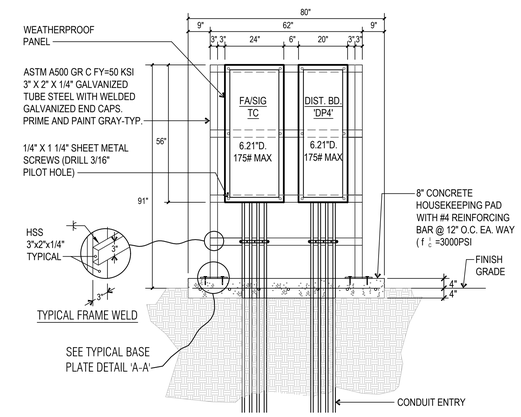
NOTES ON GALVANIZING MATERIAL:
1. PRIOR TO WELDING, LOCALLY REMOVE GALVANIZATION AROUND AREA TO BE WELDED.
2. WELD JOINT AS INDICATED IN DETAIL WITH QUALIFIED WELD PROCEDURE.
3. AFTER WELDING IS COMPLETE AND INSPECTED . APPLY COLD GALVANIZATION TO THE AFFECTED AREA THAT PROVIDES THE EQUIVALENT OF G90 PROTECTION (1.6 MILS OF COATING THICKNESS)



BASE PLATE DETAIL 'A-A'



TOP VIEW



EQUIPMENT RACK DETAIL

NOT TO SCALE (2 / E1.10)

-

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ELECT. SINGLE LINE DETAILS AND SCHEDULES

MARK	DATE	REVISIONS
1		
2		
3		

JOB NO. 1348.1
DRAWN : R.L.M.
CHECKED : D.P.G.
DATE : 08/06/25

1.10
17 OF 75 SHEETS

FIRE DETECTION SYSTEM NOTES:

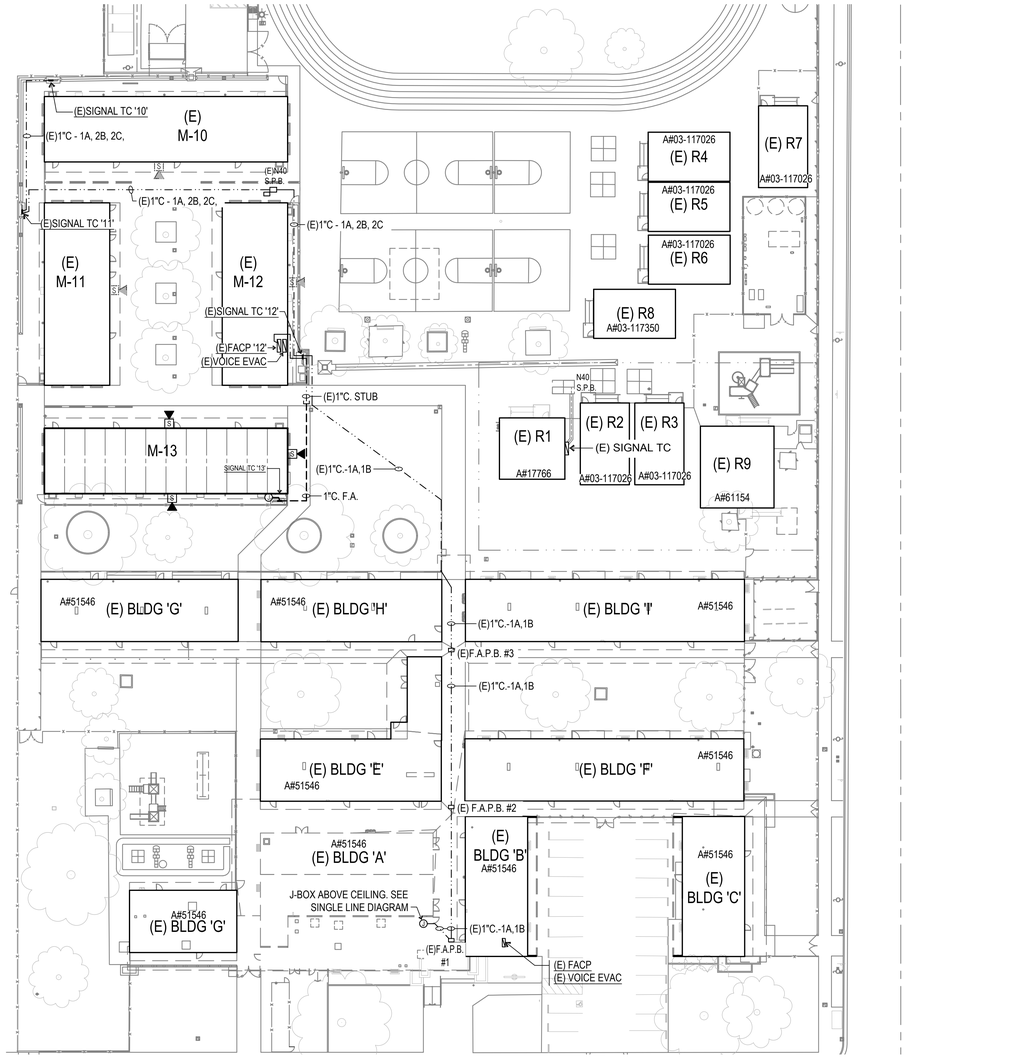
1. ALL WIRING IS SHOWN DIAGRAMMATICALLY. CONTRACTOR MAY VARY SEQUENCE OR CIRCUITRY: HOWEVER, ALL CIRCUITS SHALL BE CONTINUOUS AND SUPERVISED FROM DEVICE TO DEVICE OR FATC TO DEVICE OR FACP TO FATC OR FATC TO FATC. NO PARALLEL BRANCHING SHALL BE ALLOWED. ANY CONNECTION OF ANY BREAK IN ANY CONDUCTOR SHALL BE BY TERMINAL CONNECTION AT A DEVICE OR AT A FATC ONLY.
2. ALL CONNECTIONS SHALL BE PROPERLY LABELED BY CONDUCTOR AND SHALL HAVE STAKE ON LUG CONNECTORS. PANDUIT TAG (TIE WRAP) SEPARATE.
3. 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.
4. 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.
5. 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 THHN 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.
6. 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.
7. 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.
8. A STAMPED SET OF APPROVED FIRE ALARM DESIGN DOCUMENTS SHALL BE ON THE JOB SITE AND USED FOR INSTALLATION
9. 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.
10. 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.
11. THE CERTIFIED INSTALLER WILL BE REQUIRED TO PROVIDE ALL FACTORY WARRANTIES AT THE CLOSE UP OF THE PROJECT.
12. 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).
13. THE CONTRACTOR SHALL ARRANGE A MEETING WITH F.A. INSTALLER PRIOR TO ROUGH-IN TO COORDINATE THE INSTALLATION.
14. 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 UUFX OR UUJS BY UNDERWRITERS LABORATORY OR SHALL MEET THE REQUIREMENTS OF FACTORY MUTUAL RESEARCH APPROVAL STANDARD 3011. SUPERVISION OF SYSTEM AND LEASED TELEPHONE LINES SHALL BE ARRANGED BY OWNER.
15. 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.
16. THE CARBON MONOXIDE SIGNAL SHALL SOUND A FOUR PULSE TEMPORAL PATTERN PER NFPA 720 5.8.6.5.1
17. MICROPHONE ACCESSIBILITY SHALL COMPLY WITH CBC 11B-305 AND 11B-308
18. 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.
19. 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.
20. PROVIDE ACCESS HOLE FOR ALL ATTIC HEAT DETECTORS LOCATED IN NON-ACCESSIBLE CRAWL OR ATTIC SPACES.
21. ALL BATTERIES SHALL BE STAMPED WITH DATE PUT INTO SERVICE.
22. MANUAL PULL STATIONS SHALL NOT REQUIRE TIGHT GRIPPING, OR TWISTING OF THE WRIST TO OPERATE.
23. 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)
24. THE CONTRACTOR SHALL ADJUST/INSTALL ALL DEVICES TO MAXIMIZE PERFORMANCE AND TO MINIMIZE FALSE ALARMS.
25. 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.
26. ALL FIRE ALARM CIRCUITS SHALL BE IN CONDUIT, SURFACE RACEWAYOR 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.
27. 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.
28. 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 SYMBOL SCHEDULE

SYMBOL	NAME	DESCRIPTION	CSFM #
(E)	EXISTING ITEM		
U.O.N.	UNLESS OTHERWISE NOTED		
	WIRING UNDERGROUND OR IN WALL	3/4"C MIN U.O.N.	
	EXISTING CONDUIT TO REMAIN		
FACP	(E) FIRE ALARM CONTROL PANEL	HOCHIKI # LATITUDE LA203K2-10	7165-0410:0506
FATC	FIRE ALARM TERMINAL CABINET	-	-
EVAC	(E) FIRE ALARM VOICE EVACUATION	HOCHIKI # EVAX-50	6911-0410::0176
A	ATTIC HEAT DETECTOR WITH BASE	HOCHIKI #ATJ-EA BASE #YBN-NSA-47	7270-0410:0203 7300-0410:0132
	PHOTOELECTRIC SMOKE DETECTOR WITH BASE	HOCHIKI #ALO-V BASE #YBA-NSA-47	7272-0410:0510 7300-0410:0132
xW C(MC)cd	F.A. SPEAKER / STROBE. (CEILING MTD.) xW = WATTAGE C = CEILING MOUNTED, (MC)cd= MULTI-CANDELA SETTINGS	HOCHIKI #HSSPKCLPW (SEE PLANS FOR SETTINGS)	7320-0410:0194
S xW	FIRE ALARM EXTERIOR SPEAKER. (WALL MTD.) xW = WATTAGE	GENTEX #WSSPKR (SEE PLANS FOR SETTINGS)	7320-0569:0141
	END-OF-LINE RESISTOR	PER MANUFACTURER SPECIFICATION	

FIRE ALARM DEVICE SEQUENCE OF OPERATION MATRIX

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



FIRE ALARM SITE PLAN

-

SCALE : 1" = 30'-0"

0 15' 30' 45' 60' 90'

NORTH

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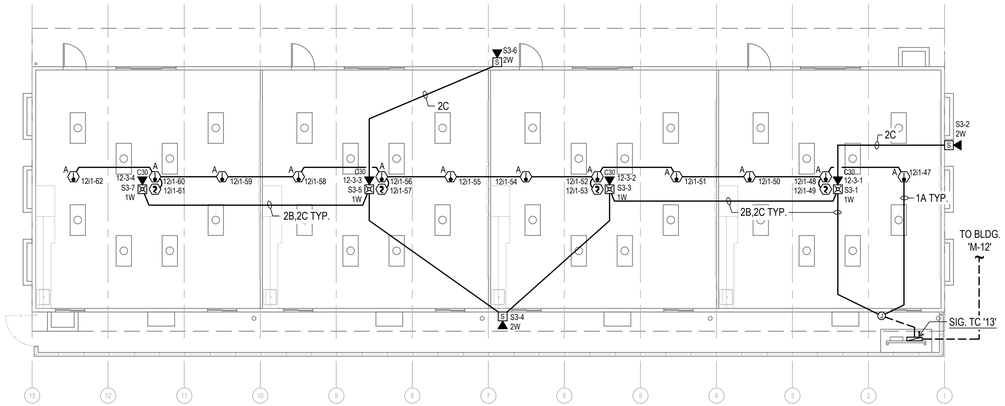
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REGISTERED PROFESSIONAL ENGINEER DAVID P. GOLDEN No. 17751 ELECTRICAL STATE OF CALIFORNIA

FIRE ALARM SITE PLAN, SYMBOL LEGEND, NOTES AND SCHEDULES

MARK	DATE	REVISIONS
1		
2		
3		

JOB NO. 1348.1
DRAWN : R.L.M.
CHECKED : D.P.G.
DATE : 08/06/25

2.00
18 OF 75 SHEETS



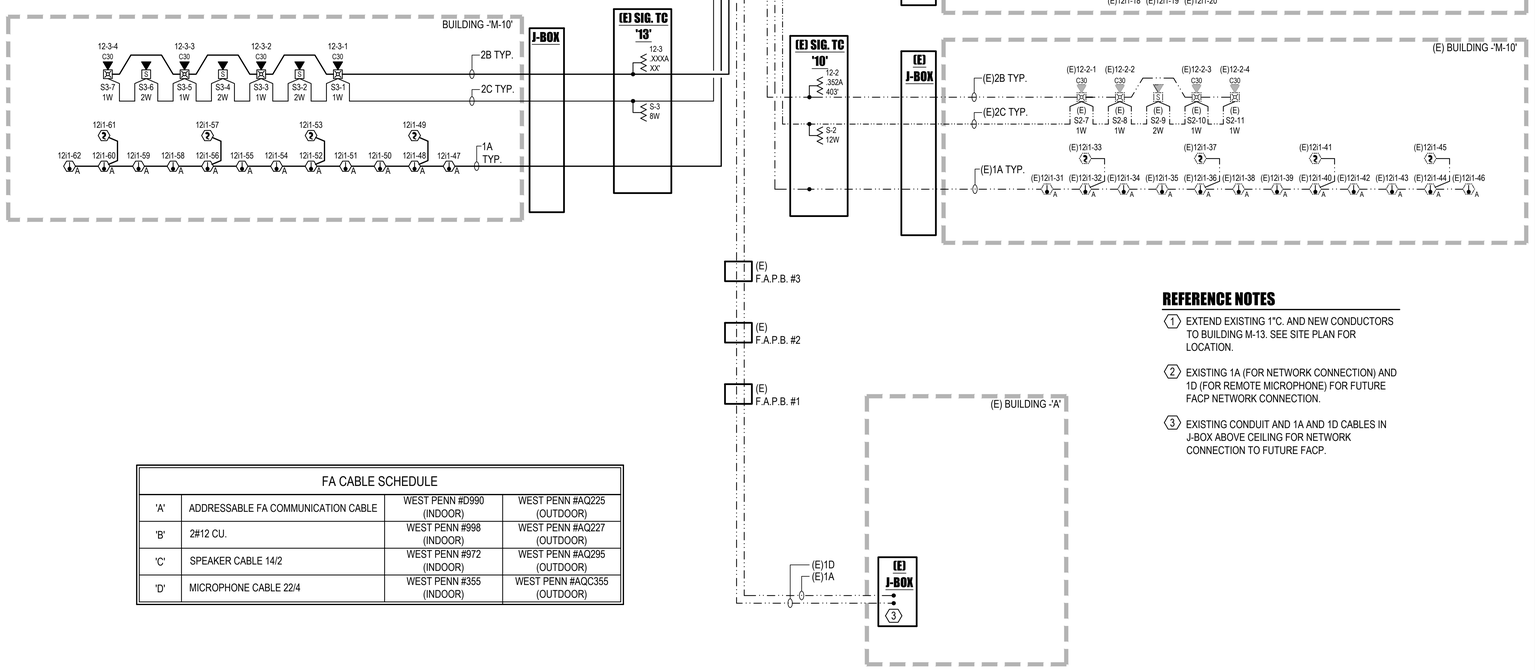
F.A. FLOOR PLAN

BUILDING 'M-13'

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

0 4' 8' 12' 16'

NORTH



REFERENCE NOTES

1. EXTEND EXISTING 1"C. AND NEW CONDUCTORS TO BUILDING M-13. SEE SITE PLAN FOR LOCATION.
2. EXISTING 1A (FOR NETWORK CONNECTION) AND 1D (FOR REMOTE MICROPHONE) FOR FUTURE FACP NETWORK CONNECTION.
3. EXISTING CONDUIT AND 1A AND 1D CABLES IN J-BOX ABOVE CEILING FOR NETWORK CONNECTION TO FUTURE FACP.

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 #AQC355 (OUTDOOR)

FIRE ALARM SINGLE LINE DIAGRAM

NO SCALE

FACP BATTERY CALCULATION

(E) Fire Alarm Control Panel "FACP-12"

POWER REQUIREMENTS

	No.	CURRENT [A] SUPERVISORY	ALARM
PANEL OVERHEAD	-	1.095	1.345
(E) INITIATION DEVICES	46	0.014	0.118
(N) INITIATION DEVICES	16	0.005	0.032
(E) NAC CIRCUITS SUMMARY	2	-	1.040
(N) NAC CIRCUITS SUMMARY	1	0.035	0.352
TOTALS		1.114	2.535

BATTERY CAPACITY

SUPERVISORY POWER	= 24 Hr * 1.113675A =	26.728 AHr
ALARM POWER	= 0.25 Hr * 2.5345A =	0.634 AHr
TOTAL POWER REQUIREMENT =		27.362 AHr
WITH 25% SAFETY FACTOR =		34.202 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

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

NEW DEVICES Device	Qty	Stand by Amps Ea	Stand by Total	Alarm Amps Ea	Alarm Total
HEAT DET.	12	0.0003	0.0036	0.0005	0.006
SMOKE DET.	4	0.0003	0.0012	0.0065	0.026
PULL STA	0	0.000375	0	0.005	0
TOTAL	16		0.0048		0.032

VOLTAGE DROP CALCULATION

NAC Circuit '12-3'

VD = Voltage Drop [V]
I = Current [A] (0.352A)
K = 11 (Copper Constant)
L = Distance to Load [ft.] (202')
CM = Circular Mils (#12 AWG = 6530)
V = Voltage [V] (24VDC)

$VD = \frac{K * I * 2L}{CM} = \frac{11 * 0.352 * 2 * 202}{6530} = 0.240\ V$

$VD\% = \frac{VD}{20.4} = 1.2\%$

BATTERY CALCULATION

(E) VOICE EVAC PANEL 'EVAX 50'

BLDG 15-R1

POWER REQUIREMENTS

	CURRENT [A] STANDBY	ALARM
PANEL OVERHEAD	0.027	0.446
(N) SPEAKER LOAD	-	0.652
(E) SPEAKER LOAD	-	1.164
TOTALS	0.027	2.262

BATTERY CAPACITY

SUPERVISORY POWER	= 24 Hr * 0.0272A =	0.653 AHr
SPEAKER LOAD	= 0.25 Hr * 2.262A =	0.566 AHr
TOTAL POWER REQUIREMENT =		1.218 AHr
25% SAFETY FACTOR =		0.305 AHr
MINIMUM BATTERY CAPACITY =		1.523 AHr

PROVIDE 5 AH BATTERY

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FIRE ALARM SINGLE LINE DIAGRAM, NOTES AND SCHEDULES

MARK	DATE	REVISIONS
1		
2		
3		

JOB NO. 1348.1
DRAWN : R.L.M.
CHECKED : D.P.G.
DATE : 08/06/25

2.10
19 OF 75 SHEETS

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Sheet Number	Sheet Name
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~~CR1~~	~~RAMP LANDING~~
~~CR2~~	~~LANDING FRAME~~
~~CR3~~	~~FOUNDATION PLAN~~
~~CR4~~	~~RAMP ELEVATION~~
~~CR5~~	~~RAMP DETAILS~~
~~CR6~~	~~RAMP DETAILS~~
~~CR7~~	~~STAIR CONN~~

Grand total: ~~10~~ 72

SHEET INDEX (ALTERATIONS SHEETS)

~~ALT-01 FLOOR PLAN 90' x 32" w/ RESTROOMS~~
~~ALT-01.1 FLOOR PLAN 90' x 32' CLASSROOMS~~
ALT-01.2 FLOOR PLAN 120' x 32' CLASSROOMS
~~ALT-01.3 FLOOR PLAN 120' x 32' CLASSROOMS~~
~~ALT-02 REFLECTED CEILING PLAN 90x32 CLASSROOMS & R.Rs~~
~~ALT-02.1 REFLECTED CEILING PLAN 90x32 CLASSROOMS~~
ALT-02.2 REFLECTED CEILING PLAN 120x32 CLASSROOMS
~~ALT-02.3 REFLECTED CEILING PLAN 120x32 CLASSROOMS~~
~~ALT-03 ELECTRICAL PLAN 90x32 CLASSROOMS AND RESTROOM BLDG~~
~~ALT-03.1 ELECTRICAL PLAN 90x32 CLASSROOM~~
ALT-03.2 ELECTRICAL PLAN 120x32 CLASSROOMS
~~ALT-03.3 ELECTRICAL PLAN 120x32 CLASSROOMS~~
~~ALT-04 MECHANICAL PLAN 90x32 CLASSROOM s RESTROOMS MECHANICAL PLAN~~
~~ALT-04.1 MECHANICAL PLAN 90x32 CLASSROOM~~
ALT-04.2 MECHANICAL PLAN 120x32 CLASSROOM
~~ALT-04.3 MECHANICAL PLAN 120x32 CLASSROOM~~
~~ALT-05 PLUMBING PLAN~~
~~ALT-06 INTERIOR ELEVATIONS~~
~~ALT-07 EXTERIOR ELEVATIONS~~
ALT-D1 SCHEDULES AND DETAILS

Foundation

F2.10	CONCRETE FOUNDATION PLAN
F2.20	CONCRETE FOUNDATION DETAILS
F2.22	CONCRETE FOUNDATION DETAILS
F2.23	CONCRETE FOUNDATION DETAILS

CODE	ADOPTED YEAR	ITEM
NFPA 13	2016	AUTOMATIC SPRINKLER SYSTEMS
NFPA 72	2016	NATIONAL FIRE ALARM CODE w/ CALIFORNIA AMENDMENTS

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

FAILURE TO ATTAIN THE MIN GPM/PSI MAY NECESSITATE THE INSTALLATION OF ONE OR MORE OF THE FOLLOWING ITEMS/EQUIPMENTS.

A. WATER TANK
1. FIRE PUMP
2. BACK UP FIRE SUPPLY

B. ADDITIONAL UNDERGROUND FIRE LINE TAPS

C. ALL OR ANY COMBINATION OF THE ABOVE OR ANY OTHERS AS REQUIRED TO ENSURE PROPER OPERATION OF THE AFSS

THE FOLLOWING MUST BE SUPPLIED TO DSA AT THE TIME OF SUBMITTAL WITH THE SITE PLAN FOR EACH PROPOSED BUILDING WITH AN AFSS.
1. MINIMUM GPM/PSI REQUIRED
2. WATER FLOW DATA (SEE DSA AFS GUIDELINES)
3. SITE PLAN SHOWING THE LOCATION OF THE "FLOW" AND "TEST" HYDRANTS (FULLY DIMENSIONED)
4. ALL NEW AND EXISTING UNDERGROUND FIRE LINES/PIPING -LENGTH AND SIZE SHOWING LOCATION AND METHOD OF UNDERGROUND PIPING RESTRAINTS TO TEST HYDRANT
5. LOCATION OF ALL (NEW AND EXISTING) ;
   A. FIRE HYDRANTS
   B. POST INDICATORS
   C. FIRE DEPARTMENT CONNECTIONS
   D. PRESSURE REDUCERS
   E. BACK-FLOW PREVENTION/DETECTOR CHECK VALVES
   F. OTHER FIRE RELATED ITEM/EQUIPMENTS APPLICABLE
6. HYDRAULIC CALCULATIONS FOR THE UNDERGROUND PIPING WITH THE AVAILABLE GPM/PSI AT THE BASE OF EACH AFSS RISER (MUST MEET OR EXCEED MIN REQ'T)
7. ANY CHANGES TO THE CONFIGURATION (WALLS,CEILINGS, CONSTRUCTION TYPE) OR OCCUPANCY OF THE PC WILL NECESSITATE ADDITIONAL/REVISED HYDRAULIC CALCULATIONS

CLASS LEASING
STKP #312
(2) 120x32 Classroom bldg's,
(1) 90x32 Classroom bldg,
(1) 90x32 Classroom w/Restroom

SERIAL NUMBERS
90x30 CLASSROOMS w/ R.R : C-22-2408A through i
90x32 CLASSROOMS : C-22-2407A through i
120x32 CLASSROOMS : C-22-2406A through L
120x32 CLASSROOMS : C-22-2405A through L

LOW SEISMIC DESIGN CRITERIA

A#04-119518
30' x 32' EXPANDABLE TO 150' x 32'

@	AT	FIXT	FIXTURE	PAR	PARALLEL
AB	ANCHOR BOLT	FJT	FLUSH JOINT	PBD	PARTICLE BOARD
ABC	AGGREGATE BASE COURSE	FLR	FLOOR	PCC	PRECAST CONCRETE
ABV	ABOVE	FLUR	FLUORESCENT	PCF	POUNDS PER CUBIC FOOT
AD	AREA DRAIN	FLEX	FLEXIBLE	PCS	PIECES
ADD	ADDENDUM	FND	FOUNDATION	PERF	PERFORATE (D)
ADH	ADHESIVE	FO"	FACE OF ————	PERI	PERIMETER
ADJ	ADJACENT, ADJUSTABLE	FP	FIREPROOF (ED)	PFB	PREFABRICATE (D)
ADDH	ALTERNATE DIRECTION	FPS	FIREPROOFING	PFS	POUNDS PER SQUARE FOOT
	OF HOOK	FPT	FIRE PROOFING	PL	PLATE
AFF	ABOVE FINISHED FLOOR	FRC	FIRE RESISTANT COATING	PLBG	PLUMBING
AGG	AGGREGATE	FRGD	FORGED	PLF	POUNDS PER LINEAR FOOT
ALT ———	ALTERNATE	FRMG	FRAMING	PL.	PARALLAM
ALUM	ALUMINUM	FT	FOOT, FEET	PLWD	PLYWOOD
ANCH	ANCHOR (AGE)	FTG	FOOTING	PMT	PAVEMENT
ANOD	ANODIZED	FURR	FURRED, FURRING	PNL	PANEL
APPROX	APPROXIMATE	FV	FIELD VERIFY	POSTEN	POST TENSION (D)
ARCH	ARCHITECT (URAL)			PRETEN	PRETENSIONED
ASPH	ASPHALT	GA	GAUGE	PSF	POUNDS/THLENE
AUTO	AUTOMATIC	GALV	GALVANIZED	PX	PAIR
		GC	GENERAL CONTRACTOR	PRJ	PROJECT
B	BOTTOM	GI	GALVANIZED IRON	PSC	PRESTRESSED CONCRETE
BB	BOND BEAM	GKT	GASKET	PSF	POUNDS PER SQUARE FOOT
BC	BOTTOM CHORD	GL	GLASS, GLAZING	PSI	POUNDS PER SQUARE INCH
BD	BOARD	GLM	GLULAM	PT	POINT
BEG	BEGIN (ING)	GPI	GALVANIZED PIPE	PTD	PRESSURE TREATED
BEL	BELOW	GPM	GASOLINE PER MINUTE	PTG	POST-TENSIONED CONCRETE
BET	BETWEEN	GPS	GYPSUM PLASTER	PTD	PAINTED
BJT	BED JOINT	GRVL	GRAVEL, GRANULAR	PVC	POLYVINYL CHLORIDE
BLDG	BUILDING	GRD	GRADE, GRADING	PVMT	PAVEMENT
BLK	BLOCK ('G, ING)	GRN	GRANITE		
BLW	BELOW	GSS	GALVANIZED SHEET STEEL	QTY	QUANTITY
BM	BEAM	GT	GROUT	R	RADIUS, RISER
BMK	BENCH MARK	GVL	GRAVEL	RAD	RADIUS
BOT	BOTTOM OF	GWB	GYPSUM WALLBOARD	RD	ROOF DRAIN
BP	BASE PLATE	GYP	GYPSUM	REC	RECTANGULAR
BRD	BOARD			REF	REFERENCE, REFER TO
BRDG	BRIDGING	H	HIGH	REINF	REFORCE (D) (ING)
BRG	BEARING	HBO	HARDBOARD	REM	REMOVE
BRK	BRICK	HC	HOLLOW CORE	REQD	REQUIRED
BRZ	BRONZE	HD	HEAVY DUTY	REQS	REQUIREMENTS
BS	BOTH SIDES	HDNR	HARDENER	RETG	RETAINING
BTWN	BETWEEN	HDR	HEADER	REV	REVISION, REVISED
BVL	BEVELED	HDWR	HARDWARE	RFG	ROOFING
BW	BOTH WAYS	HDWD	HARDWOOD	RH	ROOF HATCH
		HES	HIGH EARLY STRENGTH CEMENT	RFL	REFLECT (ED)/(VE)(OR)
C	CHANNEL, COMPRESSION	HH	HANDHOLE	RM	ROOM
CAD	CADMIUM	HJT	HEADJOINT	RO	ROUGH OPENING
CAM	CAMBER	HK	HOOK	RT	FIRE RETARDANT TREATED
C/C	CENTER TO CENTER	HM	HOLLOW METAL	RT	RUBBER TILE
CEM	CEMENT	HORIZ	HORIZONTAL	RTG	RATING
CF	CUBIC FOOT	HPT	HIGH POINT	RVS	REVERSE SIDE
CHAM	CHAMFER	HR	HOUR	RVT	RIVET
CI	CAST IRON	HRA	HEADED STUD ANCHOR		
CIP	CAST-IN-PLACE	HSS	HIGH STRENGHT BOLT	S	SOUTH
CIR	CIRCLE	HT	HEIGHT	SC	SOLID CORE
CIRC	CIRCUMFERENCE	HWD/CO	HARDWOOD	SCHED	SCHEDULE
CJ	CONSTRUCTION JOINT			SDL	SUPERIMPOSED DEAD LOAD
CJT	CONTROL JOINT			SDS	SELF DRILL SCREW
CLG	CEILING	ID	INSIDE DIAMETER	SE	STRUCTURAL ENGINEER
CLK	CALK, ('G, ING)	IN	INCH (ES)	SDST	SHEET METAL, SELF-TAPG SCREW
CLKG	CALKING	INCL	INCLUDE (D), (ING)INCLUDING	SF	SQUARE FOOT, SQUARE FEET
CLR	CLEAR	INSUL	INSULATE, INSULATION	SHD	SHORE, SHORING
CLS	CLOSURE	INT	INTERIOR	SHT	SHEET
CM	CENTIMETER	INTM	INTERMEDIATE	SHTH	SHEATHING
CMP	CORRUGATED METAL PIPE	INV	INVERT	SI	SQUARE INCH
CMU	CONCRETE MASONRY UNIT			SIM	SIMILAR
CNTR	CENTER	JST	JOIST	SL	SLOPE
COL	COLUMN	JT	JOINT	SLNT	SILICONE SEALANT
COG	CENTER OF GRAVITY			SMS	SHEET METAL SCREW
COMB	COMBUSTION	K	KIP (S)	SOG	SLAB ON GRADE
COMP	COMPRESS (ED)(ION)(IBLE)	KO	KNOCKOUT	SPA	SPACE, (ING)
COMPCO	COMPOSITE	KSI	KIPS PER SQUARE INCH	SPC	SPACER
CONN	CONNECT (ION)			SPEC	SPECIFICATION (S)
CONC	CONCRETE	L	LONG, LENGTH	SQ	SQUARE
CONST	CONSTRUCT (ION) (ED)	LAM	LAMINATE (D)	SS	STAINLESS STEEL
CONT	CONTINUE, CONTINUOUS	LB	POUND, LAG BOLT	STG	STAGGERED
CONTR	CONTRACTOR	LBL	LABEL	STD	STANDARD
CPR	COUNTERSUNK	LC	LIVE LOAD CONTROL	STL	STEEL
	CONCRETE PENETRATION	LD	DEVELOPMENT LENGHT	STIF	STIFF
CPG	COPING	LF	LINEAR FOOT	STOR	STORAGE
CPS	COPING	LH	LEFT HAND	STRUCT	STRUCTURE
		LL	LIVE LOAD	STR	STRUCTURAL
CRS	COURSE (S)	LLH	LONG LEG HORIZONTAL	SYM	SYMETRICAL; SYMETRY
CS	COUNTERSINK	LLV	LONG LEG VERTICAL	SYS	SYSTEM
CTSK	COUNTERSUNK SCREW	LPT	LOW POINT		
CU	CUBIC	LT	LIGHT		
CW	CONNECTION	LTG	LIGHTING	T	TOP, TORSION, TREAD
CY	CUBIC YARD	LVL	LEVEL (ING)	T&B	TOP AND BOTTOM
		LW	LIGHT WEIGHT CONCRETE	T&G	TONGUE AND GROOVE
D	DEEP, DEPTH	LWC	LIGHT WEIGHT CONCRETE	TC	TOP CHORD
DBL	DOUBLE	LWF	LIGHT WEIGHT FILL	TEN	TENSION, TENSILE
DEF	DEFLECTION			TEMP	TEMPORARY, TEMPERATURE
DEG	DEGREE	M	METER (S) MOMENT	THD	THREAD (ED)
DEMO	DEMOLISH, DEMOLITION	MATL	MATERIAL	THK	THICK (NESS)
DEP	DEPRESSED	MAS	MASONRY	TMPD	TEMPERED
DET	DETAIL, DETERMENT	MAX	MAXIMUM	TOC	TOP OF ————
DET	DETAIL	MB	MACHINE BOLT	TOL	TOTAL LOAD
DIAG	DIAGONAL	MBR	MEMBER	TR	TREAD
DIA	DIAMETER	MCONN	MOMENT CONNECTION	TS	TUBE STEEL
DIM	DIMENSION (ED)	MECH	MECHANICAL	TYP	TYPICAL
DIV	DIVISION	MED	MEDIUM		
DL	DEAD LOAD	MET	METAL	UC	UNDERCUT
DN	DOWN	MEMB	MEMBER (S)	UGD	UNDERGROUND
DO	DITTO		MISCELLANEOUS, ELECTRICAL	UL	UNDERWRITERS LABORATORY
DP	DAMPPROOFING	MFG	MANUFACTURING	UNO	UNLESS NOTED
DWL	DOWEL (ED)	MFD	METAL FLOOR DECKING	UNF	UNFINISHED
DWG	DRAWING, (S)	MFR	MANUFACTURE (R) (ED)	UNO	UNLESS NOTED OTHERWISE
		MH	MID, MIDDLE		
E	EAST,	MIN	MINIMUM, MINUTE	V	SHEAR FORCE, VELOCITY
	MODULUS OF ELASTICITY	MISC	MISCELLANEOUS	VB	VAPOR BARRIER
EA	EACH	MM	MILLIMETER (S)	VER	VERIFY
EB	EXPANSION BOLT	MMB	MTMBRANE	VERT	VERTICAL, GRAIN
EF	EACH FACE	MO	MASONRY OPENING	VG	VERTICAL GRAIN
EJT	EXPANSION JOINT	MOD	MODULE	VIF	VERIFY IN FIELD
EL	ELEVATION	MODU	MODULAR	VJ	V-JOINTED
ELEC	ELECTRIC (AL)	MOV	MOVABLE	VNR	VENEER
ENCL	ENCLOSURE, ENCLOSED	MTL	MATERIAL	V.T.R.	VENT THROUGH ROOF
ENG	ENGINEER				
EQ	EQUAL, EQUALIBRIUM	N	NORTH, NEW	W	WEST, WIDTH, WIDE,
EQUIP	EQUIPMENT	NAT	NATURAL		WIDE FLANGE
ESTM	ESTIMATE (ED)	NL	NAILABLE	W/	WITH
EW	EACH WAY	NB	NAILED ALLUC	W/O	WITHOUT
EW	EXPANSION BOLT	NKT	NUMBER	WD	WOOD
EXCA	EXCAVATE (D) (ION)	NOM	NOMINAL	WI	WROUGHT IRON
	(E), EXIST EXISTING	NTS	NOT TO SCALE	WM	WIRE MESH
EXMP	EXPANDED METAL PLATE			WP	WATERPROFING
EXP	EXPOSED	OA	OVERALL	WPR	WATER REPELLENT
EXPN	EXPANSION	o.c.	ON CENTER	WPT	WORKING POINT
EXS	EXTRA STRONG	OD	OUTSIDE DIAMETER	WS	WATER STOP
EXT	EXTERIOR, EXTERNAL	OH	OVERHEAD	WT	WEIGHT
		OHMS	OVALHEAD MACHINE SCREW	WTW	WELDED TO WALL (2WIN)
FAS	FASTENER	OHWS	OVALHEAD WOOD SCREW	WWF	WELDED WIRE FABRIC
FBO	FURNISHED BY OTHERS	OJ	OPEN WEB JOINT (S)	WWM	WELDED WIRE MESH
FD	FLOOR DRAIN	OPH	OPPOSITE HAND		
FHMS	FLATHEAD MACHINE SCREW	OPNG	OPENING		
FHS	FIRE HOSE STATION	OPP	OPPOSITE		
FHWS	FLATHEAD WOOD SCREW				
FIN	FINISH (ED)				

CONSTRUCTION OF CLASSROOM BUILDING (RELOCATABLE)

SCOPE OF WORK

BUILDING DESIGN

NUMBER OF STORIES: 1
OCCUPANCY: "E"
CONSTRUCTION TYPE: VB
FLOOR LIVE LOAD: ☐ 50+15 PSF PARTITION
X 100 PSF ☐ 150 PSF
FLOOR DEAD LOAD: ☐ WOOD FLOOR - 11 PSF
X CONC. FLOOR - 33 PSF
ROOF LIVE LOAD: 20 PSF
ROOF SNOW LOAD: 0 PSF
ROOF DEAD LOAD: 18.5 PSF (INCLUDES SPRINKLERS & 3PSF SOLAR PANEL)
RAMPLIVE LOAD: 100PSF
FLOOD DESIGN: This PC has not been designed to accommodate flood loads. If located in a zone other than X, a letter stamped and signed from a soils engineer is needed to validate the allowable soil values assumed in this PC are still applicable.

BUILDING AREA	NO OVERHANG	WITH OVERHANG (5' @ EA. END)
ALLOWABLE AREA	☐ 30x32 1280 sf	☐ 30x32 1280 sf
=9,500 sf	☐ 40x32 1280 sf	☐ 40x32 1600 sf
ACTUAL AREA	☐ 50x32 1600 sf	☐ 50x32 1920 sf
=4,800 SF	☐ 60x32 1920 sf	☐ 60x32 2240 sf
	☐ 70x32 2240 sf	☐ 70x32 2560 sf
	☐ 80x32 2560 sf	☐ 80x32 2880 sf
	☐ 90x32 2880 sf	X 90x32 3200 sf
	☐ 100x32 3200 sf	☐ 100x32 3520 sf
	☐ 110x32 3520 sf	☐ 110x32 3840 sf
	☐ 120x32 3840 sf	X 120x32 4160 sf
	☐ 130x32 4160 sf*	☐ 130x32 4480 sf*
	☐ 140x32 4480 sf*	☐ 140x32 4800 sf*
	☐ 150x32 4800 sf*	☐ 150x32 5120 sf*

*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 X CONCRETE FTG 1500PSF
FOUNDATION: ☐ WOOD (CONDITIONAL)
☐ CONCRETE ABOVE GRADE
☐ CONCRETE BELOW GRADE < 2160SF (CONDITIONAL)
X CONCRETE BELOW GRADE (AMM*)
*SEE GENERAL NOTE 14 BELOW
PC IS DESIGNED BASED ON A PINNED CONNECTION TO THE FOUNDATION.

CEC CLIMATE ZONE: 1-16
☐ CZ 1-2 RIGID R-10 / 2" X CZ 3-15 RIGID R-5 / 1" ☐ CZ 16 RIGID R-15 / 4"

WIND DESIGN

ULTIMATE DESIGN SPEED: Vult = 110 mph, 3 sec GUST, Kzt = 1.0
RISK CATEGORY: II
EXPOSURE: C

EARTHQUAKE DESIGN

RISK CATEGORY: II
SEISMIC IMPORTANCE FACTOR: I = 1
MAPPED SPECTRAL RESPONSE: X Ss = 1.76, ☐ Ss = 2.14 **
SEISMIC SEPARATION FACTOR: 6"
DRIFT LIMIT USED FOR SEISMIC: S1 = 1.99 *
0.02 x H STORY x 12 = 2.82 (PER TABLE 12.12-1)

SITE CLASS: D *
SEISMIC DESIGN CATEGORY: E
Note: For SDC (E) site specific motion analysis is not required if not in a seismic hazard zone and/or meets other exemptions in DSA IR A-4
SHORT/LONG PERIOD SITE COEFFICIENT: X Fa = 1.2, ☐ Fa = 1.0 **, Fv=1.7
DESIGN SPECTRAL RESPONSE: Sds = 1.432
Sd1 = 2.26
SEISMIC RESPONSE COEFFICIENT: Cs = 0.286 (using reduced Sds per ASCE 12.8.1.3)
BASIC SEISMIC FORCE-RESISTING SYS: OMF, R = 3.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
BASE SHEAR PER 30x32 MODULE: WOOD FLOOR, LL = 100, BASE SHEAR= 20.04 kip
WOOD FLOOR, LL = 150, BASE SHEAR= 26.71 kip
CONC. FLOOR, LL = 100. BASE SHEAR= 26.07 kip
CONC. FLOOR, LL = 150, BASE SHEAR= 36.36 kip

* This design does not require a ground motion hazard analysis because it meets ASCE -15, 11.4.7 Exception #2. Cs is determined by Eq. (12.8-3) for values of T< 1.5Ts
** Geo-hazard report with verification of site class D must be provided and approved by CGS for site specific areas with Ss > 1.76.

PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2020

2019 Administrative Code (CAC), Part 1, Title 24 C.C.R. *
2019 California Building Code (CBC), Part 2, Title 24 C.C.R.
(2018 International Building Code, Vol 1 & 2 and 2019 California Amendments)
2019 California Electrical Code (CEC), Part 3, Title 24 C.C.R.
(2017 National Electrical Code with 2019 California Amendments)
2019 California Mechanical Code (CMC), Part 4, Title 24 C.C.R.
(2018 IAPMO Uniform Mechanical Code with 2019 California Amendments)
2019 California Plumbing Code (CPC), Part 5, Title 24 C.C.R.
(2018 IAPMO Uniform Plumbing Code with 2019 California Amendments)
2019 California Energy Code (CEC), Part 6, Title 24 C.C.R
2019 California Fire Code, Part 9, Title 24 C.C.R.
(2018 International Fire Code with 2019 California Amendments)
2019 California Green Building Standards Code, Part 11, Title 24 C.C.R.
2019 California Referenced Standards, Part 12, Title 24 C.C.R
Title 19 C.C.R., Public Safety, State Fire Marshal Regulations,
2016 ASME A17.1 (W/ CSA B44-13) Safety Code for Elevators and Escalators
(per 2019 CBC PART 2 CH 35)
NOTE: CAL/OSHA ELEVATOR UNIT ENFORCES CCR TITLE 8 AND USES THE 2004 ASME A17.1 BY ADOPTION

PARTIAL LIST OF APPLICABLE STANDARDS

NFPA 13 - Standard for the Installation of Sprinkler Systems (CA amended).....2016 Edition
NFPA 14 - Standard for the Installation of Standpipe and Hose Systems (CA amended).....2016 Edition
NFPA 17 - Standard for Dry Chemical Extinguishing Systems.....2017 Edition
NFPA 17A - Standard for Wet Chemical Extinguishing Systems.....2017 Edition
NFPA 20 - Standard for the Installation of Stationary Pumps for Fire Protection.....2016 Edition
NFPA 22 - Standard for Water Tanks for Private Fire Protection.....2013 Edition
NFPA 24 - Standard for the Installation of Private Fire Service Mains and
Their Appurtenances (CA amended).....2016 Edition
NFPA 72 - National Fire Alarm and Signaling Code (CA amended).....2016 Edition
NFPA 80 - Standard for Fire Doors and Other Opening Protectives.....2016 Edition
NFPA 2001 - Standard on Clean Agent Fire Extinguishing Systems (CA amended).....2015 Edition
UL 300 - Standard for Fire Testing of Fire Extinguishing Systems for
Protection of Commerc

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'~~ A1.1
	x Floor Plan - 40'x32' to 150'x32' A1.2

(2) Wall Schedule 1/4" = 1'-0" — ARCHITECTURAL WALL DETAILS

	Detail												Sheet
	Door		ML			Window	Corner	HVAC	Top PLT	6" SEP	1-HR OPT 1	1-HR OPT 2	EXT HDR	INT HDR	
x Wood Studs															
~~□ Shealing~~	6	9	2	3	4	5	11	1	16	17	5	x	x	10A	10B	A2.1
x Plaster	6	9	3	4	5		11	1	16	17	5	x	x	10A	10B	A2.2
~~□ 1-HR Shealing~~	6	9	2	3	4	5	11	1	16	17	5			10A		A2.5
~~□ 1-HR Plaster~~	6	9	2	3	4	5	11	1	16	17	4			10A		A2.6
~~□ Metal Studs~~																
□ Wood Shealing	6	9	2	3	4	5	11	1	10	16	5	x	x	10A	10B	A2.3
□ Wood Plaster	6	9	2	3	4	5	11	1	10	16	5	x	x	10A	10B	A2.4
□ 1-HR Sheating	6	9	2	3	4	5	11	1	16	17	5			10A	-	A2.7
□ 1-HR Plaster	6	9	2	3	4	5	11	1	16	17	5	-	-	10A	-	A2.8
~~□ ARCHITECTURAL DETAILS (WOOD FRAMING SHTG FINISH)~~																~~A2.1(A)~~
~~□ ARCHITECTURAL WUI DETAILS (WOOD FRAMING SHTG FINISH)~~																~~A2.1(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
~~□ DETERIORATION PROT.NON-WOOD FINISH SIDING CONC FLOOR - WD STUDS~~	~~A2.9.1~~
x DETORIORATION PRO. STUCCO EXTERIOR RINISH CONC FLOOR-WD STUDS	A2.9.2
□ DETERIORATION PRO. NON-WOOD FINISH SIDING WOOD FLOOR -WD STUDS	A2.9.3
□ DETERIORATION PRO. STUCCO EXTERIOR FINISH WOOD FLR-WD STUDS	A2.9.4
□ DETERIORATION PRO. NON WOOD FINISH SIDING CONC. FLR-STL STUDS	A2.9.5
□ DETERIORATION PRO. STUCCO EXTEIOR FINISH CONC. FLR- STL STUDS	A2.9.6
□ DETERIORATION PRO NON-WOOD FINISH SIDING WOOD FLR-STL STUDS	A2.9.7
□ DETERIORATION PRO STUCCO EXTERIOR FINISH WOOD FLR -STL STUDS	A2.9.8
□ DETERIORATION 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'	x 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

Celing Framing	Detail				Sheet
	Wall	Joists	Access	BLK'G	
x T-GRID	SEE PLAN	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

		Sheet
x Mono	~~□ EPDM~~	~~A4.2.1~~
	x Standing Seam	A4.0.1
	~~□ Parapet~~	~~A4.4.1~~
□ Dual		
	~~□ EPDM~~	A4.2.2
	□ Standing Seam	A4.0.2

(22) Roof Details 1/4" = 1'-0" — ARCHITECTURAL ROOF DETAILS

		Sheet
x Mono	~~□ EPDM~~	~~A4.3~~
	x Standing Seam	A4.1
	~~□ Parapet~~	~~A4.5~~
□ Dual		
	~~□ EPDM~~	A4.3
	□ Standing Seam	A4.1

(8) Arch Building Section 1/4" = 1'-0" — ARCHITECTURAL BUILDING SECTION

		Sheet
x Mono	~~□ EPDM~~	~~A6.3~~
	x Standing Seam	A6.0
□ Dual		
	~~□ EPDM~~	A6.1
	□ Standing Seam	A6.0.1
Section		A6.2

(13) Exterior Elevations 1/4" = 1'-0" — ARCHITECTURAL EXTERIOR ELEVATIONS

		Detail		Sheet	Detail		Sheet
		Left	Right		Front	Rear	
Exterior Elevations:	□ 30'x32'						
	□ Mono Slope	1	2	A5.0	5	6	A5.1
	□ Parapet Roof - Mono Slope	3	4	A5.0	7	8	A5.1
	□ Dual Slope	5	6	A5.0	5	6	A5.1
	x 40'x32' to 150'x32'						
	x 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

		Detail				Sheet
		Left	Right	Front	Rear	
Interior Elevations:	~~□ 30'x32'~~	~~1~~	~~2~~	~~5~~	~~6~~	~~A5.2~~
	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'	x 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	
			Ceiling Plan	Roof Plan
Mechanical Plans:	□ 30'32'	□ Wall Mount	M6.1	M6.2
		□ Roof Mount	~~M6.1~~	~~M6.2~~
	x 40'x32' to 150'x32'	x 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

(16) 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

(16) 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 Sheating 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

(19) Floor Framing Details 1/4" = 1'-0" — STRUCTURAL FLOOR FRAMING DETAILS

	Sheet
□ Wood Framing	S1.2
x Concrete Framing	S1.2

(18) 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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CO ☑
DATE: 10/11/2022

R&S TAVARES ASSOCIATES
DESIGN ● CONSULTING ● PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
WWW.RSTAVARES.COM

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER — D. A. TAVARES — No. S3380 — Exp. 03/31/22 — STRUCTURAL — STATE OF CALIFORNIA

08.16.2021

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CLIENT

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CO ☑
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
PROJECT OPTIONS SCHEDULE

PROJECT NUMBER 20137
DRAWN BY rMc/SC
CHECKED BY JA/RT
DATE 8/09/2021
SHEET NO. A0.0.1
SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
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PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER — D. A. TAVARES — No. S3380 — Exp. 03/31/26 — STRUCTURAL — STATE OF CALIFORNIA

5.10.2024

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

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS

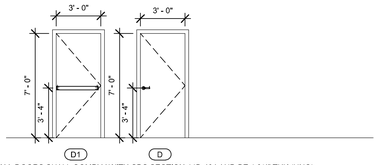
SHEET TITLE
PROJECT OPTIONS SCHEDULE

PROJECT NUMBER 23230
DRAWN BY rMc/SC
CHECKED BY JA/RT
DATE 8/09/2021
SHEET NO. A0.0.1
SHEET OF SHEETS

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5/9/2024 11:06:02 AM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 Foundation Plan_Franklin ES_CES4R24D63.rvt

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



1. ALL DOORS SHALL COMPLY WITH CBC SECTION 11B-404 AND BE 1 3/4" THK (UNO)
2. 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.
3. PER CBC 1010.2.1 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 (22.2 N) 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 705.8 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 INDICATES REQUIRED PANIC HARDWARE.
9. PROVIDE EXIT SIGNS AS REQUIRED PER CBC SECTION 1013.4. SEE DETAILS PER A0.2
10. ALL EXIT DOORS SHALL BE OPENABLE FROM INSIDE W/O ANY USE OF SPECIAL TOOLS, KNOWLEDGE OR EFFORT.

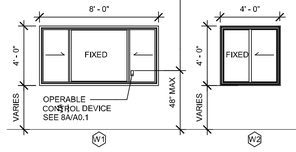
9 ***Doors***

Window Schedule

Mark	Type Mark	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

NFRC LABELS SHALL STAY ON THE FENESTRATION PRODUCTS UNTIL THE INSPECTOR HAS VERIFIED THAT THE INSTALLED U-FACTOR, SHGC, AND VT MATCH THE WINDOW SCHEDULE

SEE NOTE 1.
46" MAX w/ OBSTRUCTION FOR SIDE APPROACH
44" MAX w/ OBSTRUCTION FOR FRONT APPROACH
OVER 24" DEEP X 34" MAX HIGH OBSTRUCTION WITH ACCESSIBLE KNEE/TOE SPACE



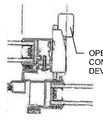
WINDOW LOCATION MAY VARY BASED ON PROJECT REQUIREMENTS.

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 1010.1.11 Education Code 17075.50.

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



8 ***Windows***

8A

1. PLACE (2) PERMANENT METAL IDENTIFICATION LABELS ON EACH MODULE. ENSURE THAT CLIMATE ZONE DATA IS INCLUDED ON LABEL
   (1) LABEL AT REAR EXTERIOR
   (1) LABEL ABOVE CEILING LINE AT INTERIOR FRAME.
   LABELS WILL BE MECHANICALLY FASTENED AND SHOW THE DSA APPLICATION NUMBER, MANUFACTURERS NAME AND SERIAL NUMBER, CLIMATE ZONE DATA, DESIGN LIVE LOAD FOR ROOF AND FLOOR FRAMING, WIND SPEED, EXPOSURE CATEGORY, AND Kzt = 1.0 PER 2022 CBC
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 SEPERATED BY A DISTANCE APART EQUAL TO OR NOT LESS THAN ONE-HALF OF THE MAXUMUM OVERALL DIAGONAL DIMENSION FOR ALL NONSPRINKLERED BUILDINGS, EXIT DOORS MUST BE SEPERATED BY A DISTANCE APART EQUAL TO OR NOT LESS THAN ONE-THIRD OF THE MAXUMUM 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-505.8
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 PROCEEDURES OF CONSTRUCTION USED TO PROTECT JOINTS SHALL COMPLY WITH FIRE RATED WALL ASSEMPLY 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

2 ***A0.1 GENERAL NOTES***

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	Carp.	4" TS	Tack	Tack	Tack	Tack	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 0.6 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 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 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

5 ***Finishes and Materials***

EMERGENCY EXIT AND PANIC HARDWARE: INDICATE ON DRAWINGS AND SPECIFICATIONS COMPLIANCE WITH SFM STANDARD 12-10-3,SECTION 12-10-302. (a) THE CROSS BAR SHALL EXTEND ACROSS NOT LESS THAN ONE-HALF THE WIDTH OF THE DOOR/GATE. (d) THE ENDS OF THE CROS-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.

HARDWARE SCHEDULE

EXT CLASSROOM DOORS W/ PANIC — **HW1**

LOCKSET	SCHLAGE RIM CYLINDER 20022 C123 626 1-BITTED	Finish Alum or equal
EXIT DEVICE	VON DUPRIN AX -PA 99L-2 626	Finish 26D or equal
BUTTS	TAH FB179 4.5 X 4.5 NRP 626	Finish 689 or equal
CLOSER	NORTON 8501DA 689	Finish Alum or equal
WEATHER STRIP	HAGER 891SAV 3684	Finish Alum or equal
THRESHOLD	HAGER 413SA 36	Finish Alum or equal
DOOR BOTTOM	PEMCO 315CN 36	

EXT CLASSROOM DOORS — **HW2**

LOCKSET - LEVER	TAH LHV 75 SAT 626	Finish 26D or equal
LOCKSET - CYLINDER	SCHLAGE 23-065 626 W/ SPECIAL TAIL	Finish 26D or equal
BUTTS	TAH FB179 4.5 X 4.5 NRP 626	Finish 26D or equal
CLOSER	NORTON 8501DA 689	Finish 689 or equal
WEATHER STRIP	HAGER 891SAV 3684	Finish Alum or equal
THRESHOLD	HAGER 413SA 36	Finish Alum or equal
DOOR BOTTOM	PEMCO 315CN 36	Finish Alum or equal

INT BOYS & GIRLS RESTROOM DOORS — **HW3**

LOCKSET - LEVER	TAH LHV 70 SAT 626	Finish 26D or equal
LOCKSET - CYLINDER	SCHLAGE 23-065 626 W/ SPECIAL TAIL	Finish 26D or equal
BUTTS	TAH FB179 4.5 X 4.5 NRP 626	Finish 26D or equal
CLOSER	NORTON 8501DA 689	Finish 689 or equal
WEATHER STRIP	HAGER 891SAV 3684	Finish Alum or equal
THRESHOLD	HAGER 413SA 36	Finish Alum or equal
DOOR BOTTOM	PEMCO 315CN 36	Finish Alum or equal
DOOR PROTECTION PLATE	HAGER 190S 10 X 34 630	Finish Alum or equal

NOTE: ALL CLASSROOM DOORS AND ANY ROOM WITH AN OCCUPANCY OF FIVE OR MORE SHALL BE LOCKABLE FROM INSIDE IAW 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 SHTHG JOHNS MANSVILLE "OR EQUAL"
- ☐ CONCRETE SLAB WITH R-19 FIBERGLASS INSULATION

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

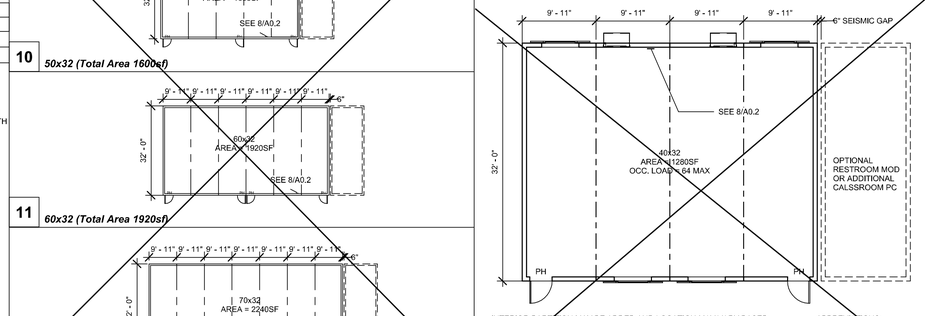
TABLE 1202.3
INSULATION FOR CONDENSATION CONTROL

CLIMATE ZONE	MINIMUM R-VALUE OF AIR-IMPERMEABLE INSULATION[a]
6-15 tile roof only	0 (none required)
3-15	R-5
1 & 2	R-10
16	R-15

a. Contributes to, but does not supersede, thermal resistance requirements for attic and roof assemblies in the California Energy Code.

NOTE: ROOF RIGID INSULATION (FOR CONDITIONED UNITS ONLY)
IN ACCORDANCE WITH CBC 2019 TABLE 1202.3 & SECTION 1202.3.SEE 1/A4.1
- ☐ RIGID R-5/1" @ CLIMATE ZONE 3-15
- ☐ RIGID R-10/2" @ CLIMATE ZONE 1-2
- ☐ RIGID R-15/4" @ CLIMATE ZONE 16

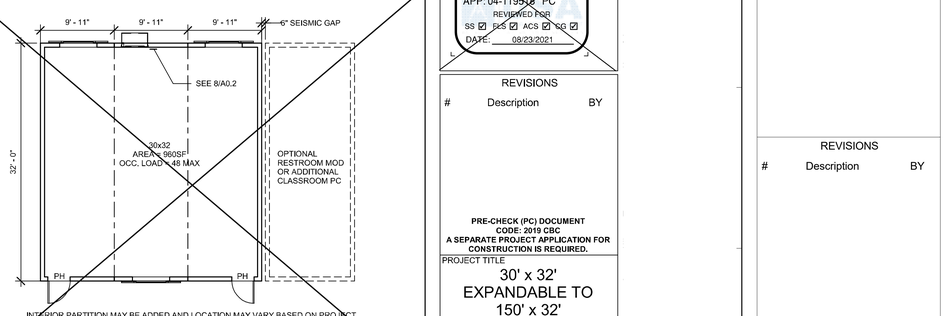
3 ***Insulation Specs***



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

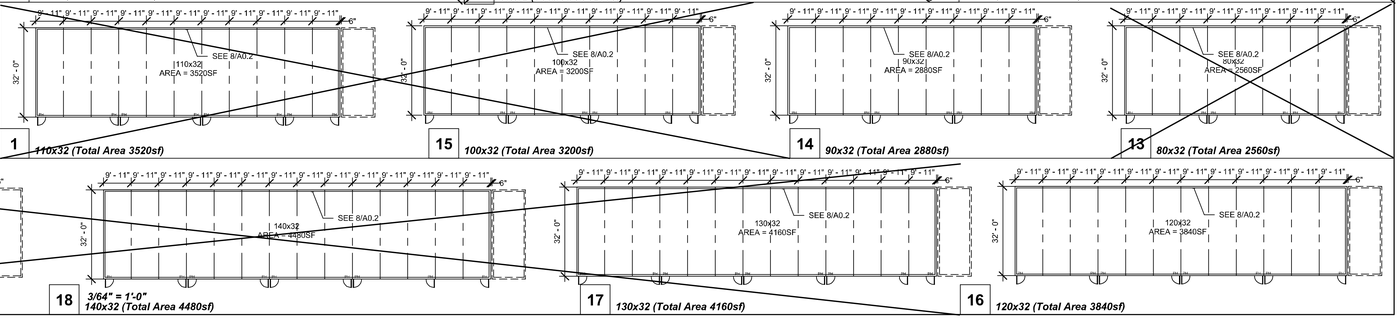
6 ***40x32 (Total Area 1280sf)***



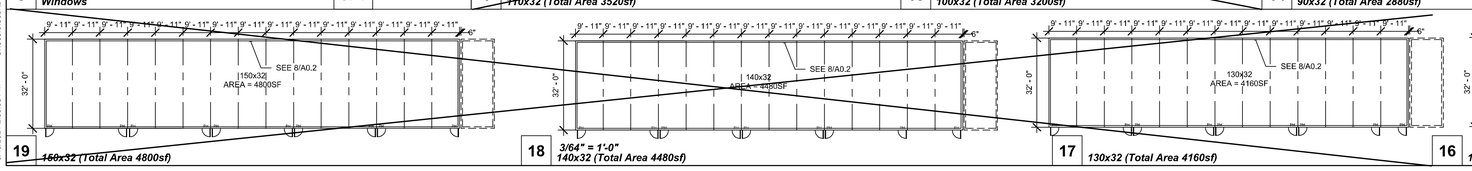
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ABBREVIATIONS:
PH - SEE HARDWARE SCHEDULE ABOVE - NO.2

4 ***30x32 (Total Area 960sf)***



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)***

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APP: 03-125605 INC:
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SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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REGISTERED PROFESSIONAL ENGINEER
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA
5.10.2024

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

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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
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
SHEET OF SHEETS

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
SHEET OF SHEETS

C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 Foundation Plan - Franklin ES_CES&R24D63.rvt
5/9/2024 11:06:06 AM
C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 to 30X150 LS - MainFile_michal443358_michal443358.rvt
8/16/2021 2:53:05 PM

CHAPTER 11B:COMMUNICATION ELEMENTS AND FEATURES

11B.702 Fire Alarm Systems
11B.702.1 General. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (2016 edition)
except that the maximum allowable sound level of audible notification appliances complying with section 11B.4-3.2.1 of NFPA 72 shall have a sound level no more than 110 dB at the minimum
hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with NFPA 72 (2016 edition)

11B.703 Signs

11B.703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

11B.703.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

11B.703.2.1 Depth. Raised characters shall be 1/32 inch (0.8 mm) minimum above their background.

11B.703.2.2 Case. Characters shall be uppercase.

11B.703.2.3 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

11B.703.2.4 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 "I".

11B.703.2.5 Character Height. Character height measured vertically from the baseline of the character shall be 5/8 inch (15.9 mm) minimum and 2 inches (51 mm) maximum based on the height of the uppercase letter "I".

Figure 703.2.5 Height of Raised Characters

TABLE 11B-703.3.1 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[1]	*0.300 (7.6 mm)*
Dot height	0.025 (0.6 mm) to 0.037 (0.9 mm)
Distance between corresponding dots from one cell directly below[1]	0.395 (10 mm) to 0.400 (10.2 mm)

1. Measured center to center.

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.

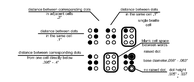


Figure 703.3.1 Braille Measurement

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.

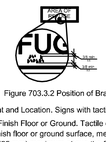


Figure 703.3.2 Position of Braille

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.

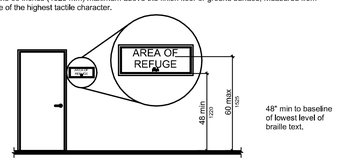


Figure 703.4.1 Height of Tactile Characters Above Finish Floor or Ground

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 leafs, 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.

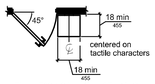


Figure 703.4.2 Location of Tactile Signs at Doors

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 "I".

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 "I".

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 dark-on-light.

OPENING
DETAIL REFERENCE
1 / S1 DETAIL NUMBER / PAGE NUMBER
CONCRETE
MASONRY
SAND
EARTH
SECTION REFERENCE
S1 SECTION LABEL / PAGE NUMBER
CONTINUOUS WOOD MEMBER
WOOD BLOCKING
0.00' FIN. FLR. ELEV.
-1.00' BOTTOM OF FOOTING ELEVATION
S S STEPPED FOOTING



REQUIRED PER 11B-219 & 11B-706
(SEE FLOOR PLANS FOR MORE INFO)

7 ***EQUIPMENT ANCHORAGE***

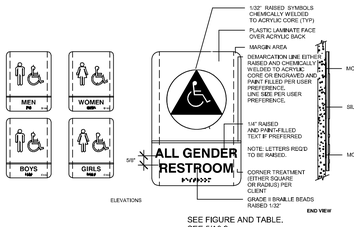
MAXIMUM OCCUPANCY

PERSONS

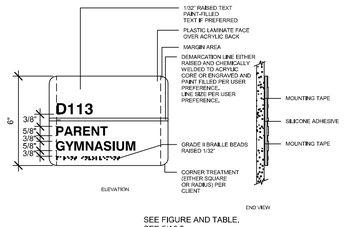
OCCUPANT LOAD SIGN REQUIRED PER DSA BU11-08.

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

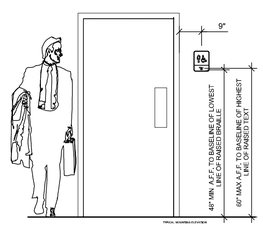
8 ***EQUIPMENT ANCHORAGE***

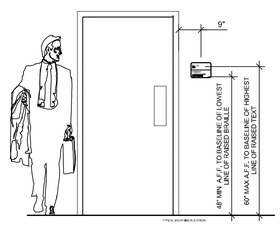


SEE FIGURE AND TABLE.
SEE 5/A0.2.

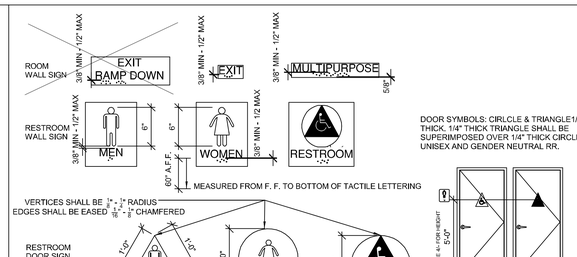


SEE FIGURE AND TABLE.
SEE 5/A0.2.





4 ***1/2" = 1'-0"***
Signage

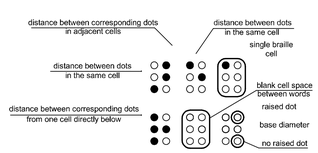


1. CHARACTERS ON SIGNS SHALL BE RAISED 1/32 INCH MIN. AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2.
2. RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8 INCH AND A MAXIMUM OF 2 INCHES HIGH.
3. CONTRAST BETWEEN CHARACTERS, SYMBOLS AND THEIR BACKGROUND MUST BE 70% MINIMUM AND HAVE A NON-GLARE FINISH. 11B-703-5.1.
4. 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
5. 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 "I"SEE 11B.703.2.4 AND 703.2.5
6. **11B-703.2.6 STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" MIN. 10% AND 15% MAX FOR BOTH TYPES OF ACCESIBLE TEXT.**

CALIFORNIA CONTRACTED BRAILLE SHALL BE USED WHENEVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS.
DOTS SHALL BE 1/10 INCH ON CENTERS IN EACH CELL WITH 2/10 INCH SPACE BETWEEN CELLS, MEASURED THE SECOND COLUMN OF DOTS IN THE FIRSTCELL 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/A0.2

BRAILLE DIMENSIONS

MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES
Dont base diameter	0.059 (1.5mm) to 0.063 (1.6mm)
Distance between two dots in the same cell[1]	0.100 (2.5 mm)
Distance between corresponding dots in adjacent cells[1]	0.300 (7.6 mm)
Dot height	0.025 (0.6 mm) to 0.037 (0.09mm)
Distance between corresponding dots from once cell directly below[1]	0.395 (10 mm) to 0.400 (10.2 mm)



5 ***BRAILLE DIMENSIONS***

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DEPARTMENT OF GENERAL SERVICES

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#	Description	BY

PRE-CHECK (PC) DOCUMENT
CODE: 2019 CBC
A SEPARATE PROJECT APPLICATON 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

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

5/9/2024 11:06:08 AM C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 to 30X150 LS - Main File_michael43358_michael43358.rvt
8/16/2021 2:53:09 PM C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 to 30X150 LS - Main File_michael43358_michael43358.rvt

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 a continuous special inspection is required	GE – Indicates that the special inspection shall be performed by a registered geotechnical engineer or his or her authorized representative. LOR – Indicates that the test or special inspection shall be performed by a testing laboratory accepted in the DSA Laboratory Evaluation and Acceptance (LEA) Program. See CAC Section 4-335. 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.
Periodic – Indicates that a periodic special inspection is required	
Test – Indicates that a test is required	

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

	7. CAST-IN-PLACE CONCRETE			
	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:				
☑	e. Batch plant inspection: Continuous	See Notes	SI	Default of 'Continuous' per 1705A.3.3. If approved by DSA, batch plant inspection may be reduced to 'Periodic' subject to requirements in Section 1705A.3.3.1, or eliminated per 1705A.3.3.2. (See Appendix for exemptions.)

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

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

	17. STRUCTURAL STEEL, COLD-FORMED STEEL AND ALUMINUM USED FOR STRUCTURAL PURPOSES			
Material Verification and Testing:				
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify identification of all materials and: • Mill certificates indicate material properties that comply with requirements. • Material sizes, types and grades comply with requirements.	Periodic	*	Table 1705A.2.1 Item 3a–3c. 2202A.1; AISI S100-16 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:				
☑	d. Verify and document steel fabrication per DSA-approved construction documents.	Periodic	SI	Not applicable to cold-formed steel light-frame construction, except for trusses (1705A.2.4).

	19. WELDING:			
		1705A.2.5, Table 1705A.2.1 Items 4 & 5; AWS D1.1 and AWS D1.8 for structural steel; AWS D1.2 for Aluminum; AWS D1.3 for cold-formed steel; AWS D1.4 for reinforcing steel; DSA IR 17-3 (See Appendix for exemptions.)		
Verification of Materials, Equipment, Welders, etc.:				
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify weld filler material identification markings per AWS designation listed on the DSA-approved documents and the WPS.	Periodic	SI	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:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Inspect groove welds, multi-pass fillet welds, single pass fillet welds > 5/16", plug and slot welds.	Continuous	SI	Table 1705A.2.1 Items 5a.1–4; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
☑	b. Inspect single-pass fillet welds ≤ 5/16", floor and roof deck welds.	Periodic	SI	1705A.2.2, Table 1705A.2.1 Items 5a.5 & 5a.6; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
☑	c. Inspect welding of stairs and railing systems.	Periodic	SI	1705A.2.1; AISC 360-16 (and AISC 341-16 as applicable); AWS D1.1 & D1.3; DSA IR 17-3.

	20. NONDESTRUCTIVE TESTING: 1705A.2.1, Table 1705A.2.1; AISC 303-16, AISC 341-16, AISC 358-16, AISC 360-16; AISI S100-16			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Ultrasonic	Test	LOR	1705A.2.1, 1705A.2.5; AISC 341-16 J6.2, AISC 360-16 N5.5; ANSI/ASNT CP-189, SNT-TC-1A; AWS D1.1, AWS D1.8; DSA IR 17-2.
☑	b. Magnetic Particle	Test	LOR	1705A.2.1, 1705A.2.5; AISC 341-16 J6.2, AISC 360-16 N5.5; ANSI/ASNT CP-189, SNT-TC-1A; AWS D1.1, AWS D1.8; 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 a continuous special inspection is required	GE – Indicates that the special inspection shall be performed by a registered geotechnical engineer or his or her authorized representative. LOR – Indicates that the test or special inspection shall be performed by a testing laboratory accepted in the DSA Laboratory Evaluation and Acceptance (LEA) Program. See CAC Section 4-335. 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.
Periodic – Indicates that a periodic special inspection is required	
Test – Indicates that a test is required	

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

	2. SOIL COMPACTION AND FILL:	Table 1705A.6		
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify use of proper materials, densities and inspect lift thicknesses, placement and compaction during placement of fill.	Continuous	LOR*	* Under the supervision of a geotechnical engineer or LOR's engineering manager. Refer to specific items identified in the Appendix listing exemptions for limitations.
☑	b. Compaction testing.	Test	LOR*	* Under the supervision of a geotechnical engineer or LOR's engineering manager. Refer to specific items identified in the Appendix listing exemptions for limitations.

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

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

	7. CAST-IN-PLACE CONCRETE			
	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:				
☑	e. Batch plant inspection: Continuous	See Notes	SI	Default of 'Continuous' per 1705A.3.3. If approved by DSA, batch plant inspection may be reduced to 'Periodic' subject to requirements in Section 1705A.3.3.1, or eliminated per 1705A.3.3.2. (See Appendix for exemptions.)

	11. POST-INSTALLED ANCHORS:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Inspect installation of post-installed anchors	See Notes	SI*	1617A.1.19; Table 1705A.3 Item 4a (Continuous) & 4b (Periodic); 1705A.3.8 (See Appendix for exemptions); ACI 318-14 Sections 17.8 & 26.13.* May be performed by the project inspector when specifically approved by DSA.
☑	b. Test post-installed anchors.	Test	LOR	1910A.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; AISC 303-16, AISC 341-16, AISC 358-16, AISC 360-16; AISI S100-16

	17. STRUCTURAL STEEL, COLD-FORMED STEEL AND ALUMINUM USED FOR STRUCTURAL PURPOSES			
Material Verification and Testing:				
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify identification of all materials and: • Mill certificates indicate material properties that comply with requirements. • Material sizes, types and grades comply with requirements.	Periodic	*	Table 1705A.2.1 Item 3a–3c. 2202A.1; AISI S100-16 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:				
☑	d. Verify and document steel fabrication per DSA-approved construction documents.	Periodic	SI	Not applicable to cold-formed steel light-frame construction, except for trusses (1705A.2.4).

	19. WELDING:			
		1705A.2.5, Table 1705A.2.1 Items 4 & 5; AWS D1.1 and AWS D1.8 for structural steel; AWS D1.2 for Aluminum; AWS D1.3 for cold-formed steel; AWS D1.4 for reinforcing steel; DSA IR 17-3 (See Appendix for exemptions.)		
Verification of Materials, Equipment, Welders, etc.:				
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify weld filler material identification markings per AWS designation listed on the DSA-approved documents and the WPS.	Periodic	SI	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:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Inspect groove welds, multi-pass fillet welds, single pass fillet welds > 5/16", plug and slot welds.	Continuous	SI	Table 1705A.2.1 Items 5a.1–4; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
☑	b. Inspect single-pass fillet welds ≤ 5/16", floor and roof deck welds.	Periodic	SI	Table 1705A.2.2, Table 1705A.2.1 Items 5a.5 & 5a.6; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
☑	c. Inspect welding of stairs and railing systems.	Periodic	SI	1705A.2.1; AISC 360-16 (and AISC 341-16 as applicable); AWS D1.1 & D1.3; DSA IR 17-3.
☐	d. Verification of reinforcing steel weldability other than ASTM A706.	Periodic	SI	1705A.3.1; AWS D1.4; DSA IR 17-3. Verify carbon equivalent reported on mill certificates.
☑	e. Inspect welding of reinforcing steel.	Continuous	SI	Table 1705A.2.1 Item 5b, 1705A.3.1, Table 1705A.3 Item 2, 1905A.8; AWS D1.4; DSA IR 17-3.

	19.2 FIELD WELDING:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Inspect groove welds, multi-pass fillet welds, single pass fillet welds > 5/16", plug and slot welds.	Continuous	SI	Table 1705A.2.1 Items 5a.1–4; AISC 360-16 (AISC 341-16 as applicable); DSA IR 17-3.
☑	b. Inspect single-pass fillet welds ≤ 5/16".	Periodic	SI	Table 1705A.2.1 Item 5a.5; AISC 360-16 (AISC 341-16 as applicable); DSA IR 17-3.
☑	c. Inspect end-welded studs (ASTM A-108) installation (including bend test).	Periodic	SI	2213A.2; AISC 360-16 (AISC 341-16 as applicable); AWS D1.1; DSA IR 17-3.
☑	d. Inspect floor and roof deck welds.	Periodic	SI	1705A.2.2, Table 1705A.2.1 Item 5a.6; AISC 360-16 (AISC 341-16 as applicable); AWS D1.3; DSA IR 17-3.

	20. NONDESTRUCTIVE TESTING: 1705A.2.1, Table 1705A.2.1; AISC 303-16, AISC 341-16, AISC 358-16, AISC 360-16; AISI S100-16			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Ultrasonic	Test	LOR	1705A.2.1, 1705A.2.5; AISC 341-16 J6.2, AISC 360-16 N5.5; ANSI/ASNT CP-189, SNT-TC-1A; AWS D1.1, AWS D1.8; DSA IR 17-2.
☑	b. Magnetic Particle	Test	LOR	1705A.2.1, 1705A.2.5; AISC 341-16 J6.2, AISC 360-16 N5.5; ANSI/ASNT CP-189, SNT-TC-1A; AWS D1.1, AWS D1.8; DSA IR 17-2.

NOTES:
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IF THERE IS A GEOTECHNICAL REPORT, THE GEOTECH ENGINEER SHOULD DO THE INSPECTION INSTEAD OF PROJECT INSPECTOR (PI).

1 DSA-103 CONCRETE FLOOR (CONCRETE FOUNDATION)

NOT IN USE

5/10/2024 10:56:15 AM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 to 30X150 LS - Main\File_michael#4336\6_michael#4336.rvt

8/16/2021 2:53:13 PM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 to 30X150 LS - Main\File_michael#4336\6_michael#4336.rvt

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ◆ CONSULTING ◆ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. Paul Rosenberg
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

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

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CO ☑
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
DSA-103

PROJECT NUMBER
20137

DRAWN BY
rMc

CHECKED BY
RT

DATE
8/09/2021

SHEET NO.
A0.3

SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

R&S TAVARES ASSOCIATES
DESIGN ◆ CONSULTING ◆ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. Paul Rosenberg
No. S3380
Exp. 03/31/22
STRUCTURAL
STATE OF CALIFORNIA

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 ☑ CO ☑
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
DSA-103

PROJECT NUMBER
20137

DRAWN BY
rMc

CHECKED BY
RT

DATE
8/09/2021

SHEET NO.
A0.3

SHEET OF SHEETS

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
DSA-103 T&I
CONCRETE
FLOORS

PROJECT NUMBER
23230

DRAWN BY
rMc

CHECKED BY
RT

DATE
8/09/2021

SHEET NO.
A0.3

SHEET OF SHEETS

5/10/2024 10:56:16 AM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 to 30X160 LS - Main File_michael43356_michael43356.rvt
8/16/2021 2:53:16 PM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 to 30X160 LS - Main File_michael43356_michael43356.rvt
Franklin ES_CESAR24063.rvt - Class Leasing_30X32 Foundation Plan

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).

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KEY TO COLUMNS

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

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

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

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

	17. STRUCTURAL STEEL, COLD-FORMED STEEL AND ALUMINUM USED FOR STRUCTURAL PURPOSES			
Material Verification and Testing:				
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify identification of all materials and: • Mill certificates indicate material properties that comply with requirements. • Material sizes, types and grades comply with requirements.	Periodic	*	Table 1705A.2.1 Item 3a–3c. 2202A.1; AISI S100-16 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:				
☑	d. Verify and document steel fabrication per DSA-approved construction documents.	Periodic	SI	Not applicable to cold-formed steel light-frame construction, except for trusses (1705A.2.4).

	19. WELDING:	1705A.2.5, Table 1705A.2.1 Items 4 & 5; AWS D1.1 and AWS D1.8 for structural steel; AWS D1.2 for Aluminum; AWS D1.3 for cold-formed steel; AWS D1.4 for reinforcing steel; DSA IR 17-3 (See Appendix for exemptions.)		
Verification of Materials, Equipment, Welders, etc.:				
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify weld filler material identification markings per AWS designation listed on the DSA-approved documents and the WPS.	Periodic	SI	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:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Inspect groove welds, multi-pass fillet welds, single pass fillet welds > 5/16", plug and slot welds.	Continuous	SI	Table 1705A.2.1 Items 5a.1–4; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
☑	b. Inspect single-pass fillet welds ≤ 5/16", floor and roof deck welds.	Periodic	SI	1705A.2.2, Table 1705A.2.1 Items 5a.5 & 5a.6; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
☑	c. Inspect welding of stairs and railing systems.	Periodic	SI	1705A.2.1; AISC 360-16 (and AISC 341-16 as applicable); AWS D1.1 & D1.3; DSA IR 17-3.

	20. NONDESTRUCTIVE TESTING: 1705A.2.1, Table 1705A.2.1; AISC 303-16, AISC 341-16, AISC 358-16, AISC 360-16; AISI S100-16			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Ultrasonic	Test	LOR	1705A.2.1, 1705A.2.5; AISC 341-16 J6.2, AISC 360-16 N5.5; ANSI/ASNT CP-189, SNT-TC-1A; AWS D1.1, AWS D1.8; DSA IR 17-2.
☑	b. Magnetic Particle	Test	LOR	1705A.2.1, 1705A.2.5; AISC 341-16 J6.2, AISC 360-16 N5.5; ANSI/ASNT CP-189, SNT-TC-1A; AWS D1.1, AWS D1.8; DSA IR 17-2.

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3 DSA-103 PLYWOOD 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 a continuous special inspection is required	GE – Indicates that the special inspection shall be performed by a registered geotechnical engineer or his or her authorized representative.
Periodic – Indicates that a periodic special inspection is required	LOR – Indicates that the test or special inspection shall be performed by a testing laboratory accepted in the DSA Laboratory Evaluation and Acceptance (LEA) Program. See CAC Section 4-335.
Test – Indicates that a test is required	PI – Indicates that the special inspection may be performed by a project inspector when specifically approved by DSA.
	SI – Indicates that the special inspection shall be performed by an appropriately qualified/approved special inspector.

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

	2. SOIL COMPACTION AND FILL:	Table 1705A.6		
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify use of proper materials, densities and inspect lift thicknesses, placement and compaction during placement of fill.	Continuous	LOR*	* Under the supervision of a geotechnical engineer or LOR's engineering manager. Refer to specific items identified in the Appendix listing exemptions for limitations.
☑	b. Compaction testing.	Test	LOR*	* Under the supervision of a geotechnical engineer or LOR's engineering manager. Refer to specific items identified in the Appendix listing exemptions for limitations.

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

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

	7. CAST-IN-PLACE CONCRETE			
	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 3, 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 4 (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 1705.3.3. If approved by DSA, batch plant inspection may be reduced to 'Periodic' subject to adjustments in Section 1705A.3.3.1, or eliminated per 1705A.3.3.2. (See Appendix for exemptions.)

	11. POST-INSTALLED ANCHORS:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Inspect installation of post-installed anchors	See Notes	SI*	1617A.1.19, Table 1705A.3 Item 4) (Continuous) & 4b (Periodic); 1705A.3.8 (See Appendix for exemptions); ACI 318-14 Sections 17.8 & 26.13.* May be performed by the project inspector when specifically approved by DSA.
☑	b. Test post-installed anchors.	Test	LOR	1910A.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; AISC 303-16, AISC 341-16, AISC 358-16, AISC 360-16; AISI S100-16

	17. STRUCTURAL STEEL, COLD-FORMED STEEL AND ALUMINUM USED FOR STRUCTURAL PURPOSES			
Material Verification and Testing:				
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify identification of all materials and: • Mill certificates indicate material properties that comply with requirements. • Material sizes, types and grades comply with requirements.	Periodic	*	Table 1705A.2.1 Item 3a–3c. 2202A.1; AISI S100-16 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:				
☑	d. Verify and document steel fabrication per DSA-approved construction documents.	Periodic	SI	Not applicable to cold-formed steel light-frame construction, except for trusses (1705A.2.4).

	19. WELDING:	1705A.2.5, Table 1705A.2.1 Items 4 & 5; AWS D1.1 and AWS D1.8 for structural steel; AWS D1.2 for Aluminum; AWS D1.3 for cold-formed steel; AWS D1.4 for reinforcing steel; DSA IR 17-3 (See Appendix for exemptions.)		
Verification of Materials, Equipment, Welders, etc.:				
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify weld filler material identification markings per AWS designation listed on the DSA-approved documents and the WPS.	Periodic	SI	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:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Inspect groove welds, multi-pass fillet welds, single pass fillet welds > 5/16", plug and slot welds.	Continuous	SI	Table 1705A.2.1 Items 5a.1–4; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
☑	b. Inspect single-pass fillet welds ≤ 5/16", floor and roof deck welds.	Periodic	SI	1705A.2.2, Table 1705A.2.1 Items 5a.5 & 5a.6; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
☑	c. Inspect welding of stairs and railing systems.	Periodic	SI	1705A.2.1; AISC 360-16 (and AISC 341-16 as applicable); AWS D1.1 & D1.3; DSA IR 17-3.
☐	d. Verification of reinforcing steel weldability other than ASTM A706.	Periodic	SI	1705A.3.1; AWS D1.4; DSA IR 17-3. Verify carbon equivalent reported on mill certificates.
☑	e. Inspect welding of reinforcing steel.	Continuous	SI	Table 1705A.2.1 Item 5b, 1705A.3.1, Table 1705A.3 Item 2, 1903A.8; AWS D1.4; DSA IR 17-3.

	19.2 FIELD WELDING:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
X	a. Inspect groove welds, multi-pass fillet welds, single pass fillet welds > 5/16", plug and slot welds.	Continuous	SI	Table 1705A.2.1 Item 5a.1–4; AISC 360-16 (AISC 341-16 as applicable); DSA IR 17-3.
☑	b. Inspect single-pass fillet welds ≤ 5/16".	Periodic	SI	Table 1705A.2.1 Item 5a.5; AISC 360-16 (AISC 341-16 as applicable); DSA IR 17-3.

	20. NONDESTRUCTIVE TESTING: 1705A.2.1, Table 1705A.2.1; AISC 303-16, AISC 341-16, AISC 358-16, AISC 360-16; AISI S100-16			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Ultrasonic	Test	LOR	1705A.2.1, 1705A.2.5; AISC 341-16 J6.2, AISC 360-16 N5.5; ANSI/ASNT CP-189, SNT-TC-1A; AWS D1.1, AWS D1.8; DSA IR 17-2.
☑	b. Magnetic Particle	Test	LOR	1705A.2.1, 1705A.2.5; AISC 341-16 J6.2, AISC 360-16 N5.5; ANSI/ASNT CP-189, SNT-TC-1A; AWS D1.1, AWS D1.8; DSA IR 17-2.

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IF THERE IS A GEOTECHNICAL REPORT, THE GEOTECH ENGINEER SHOULD DO THE INSPECTION INSTEAD OF PROJECT INSPECTOR (PI).

2 DSA-103 PLYWOOD FLOOR (CONCRETE FOUNDATION)

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

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

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

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

	17. STRUCTURAL STEEL, COLD-FORMED STEEL AND ALUMINUM USED FOR STRUCTURAL PURPOSES			
Material Verification and Testing:				
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify identification of all materials and: • Mill certificates indicate material properties that comply with requirements. • Material sizes, types and grades comply with requirements.	Periodic	*	Table 1705A.2.1 Item 3a–3c. 2202A.1; AISI S100-16 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:				
☑	d. Verify and document steel fabrication per DSA-approved construction documents.	Periodic	SI	Not applicable to cold-formed steel light-frame construction, except for trusses (1705A.2.4).

	19. WELDING:	1705A.2.5, Table 1705A.2.1 Items 4 & 5; AWS D1.1 and AWS D1.8 for structural steel; AWS D1.2 for Aluminum; AWS D1.3 for cold-formed steel; AWS D1.4 for reinforcing steel; DSA IR 17-3 (See Appendix for exemptions.)		
Verification of Materials, Equipment, Welders, etc.:				
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Verify weld filler material identification markings per AWS designation listed on the DSA-approved documents and the WPS.	Periodic	SI	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:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Inspect groove welds, multi-pass fillet welds, single pass fillet welds > 5/16", plug and slot welds.	Continuous	SI	Table 1705A.2.1 Items 5a.1–4; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
☑	b. Inspect single-pass fillet welds ≤ 5/16", floor and roof deck welds.	Periodic	SI	1705A.2.2, Table 1705A.2.1 Items 5a.5 & 5a.6; AISC 360-16 (and AISC 341-16 as applicable); DSA IR 17-3.
☑	c. Inspect welding of stairs and railing systems.	Periodic	SI	1705A.2.1; AISC 360-16 (and AISC 341-16 as applicable); AWS D1.1 & D1.3; DSA IR 17-3.

	19.2 FIELD WELDING:			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☐	a. Inspect groove welds, multi-pass fillet welds, single pass fillet welds > 5/16", plug and slot welds.	Continuous	SI	Table 1705A.2.1 Items 5a.1–4; AISC 360-16 (AISC 341-16 as applicable); DSA IR 17-3.
☑	b. Inspect single-pass fillet welds ≤ 5/16".	Periodic	SI	Table 1705A.2.1 Item 5a.5; AISC 360-16 (AISC 341-16 as applicable); DSA IR 17-3.

	20. NONDESTRUCTIVE TESTING: 1705A.2.1, Table 1705A.2.1; AISC 303-16, AISC 341-16, AISC 358-16, AISC 360-16; AISI S100-16			
	Test or Special Inspection	Type	Performed By	Code References and Notes
☑	a. Ultrasonic	Test	LOR	1705A.2.1, 1705A.2.5; AISC 341-16 J6.2, AISC 360-16 N5.5; ANSI/ASNT CP-189, SNT-TC-1A; AWS D1.1, AWS D1.8; DSA IR 17-2.
☑	b. Magnetic Particle	Test	LOR	1705A.2.1, 1705A.2.5; AISC 341-16 J6.2, AISC 360-16 N5.5; ANSI/ASNT CP-189, SNT-TC-1A; AWS D1.1, AWS D1.8; DSA IR 17-2.

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1 DSA-103 PLYWOOD FLOOR (WOOD FOUNDATION)

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. ZACHARY RICE
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

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

Class Leasing

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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. ZACHARY RICE
No. S3380
Exp. 03/31/22
STRUCTURAL
STATE OF CALIFORNIA

08.16.2021

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CLIENT

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CO ☑
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
DSA-103

PROJECT NUMBER
20137

DRAWN BY
rMc

CHECKED BY
RT

DATE
8/09/2021

SHEET NO.
A0.4

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
DSA-103 T&I
PLYWOOD
FLOORS

PROJECT NUMBER
23230

DRAWN BY
rMc

CHECKED BY
RT

DATE
8/09/2021

SHEET NO.
A0.4

SHEET OF SHEETS

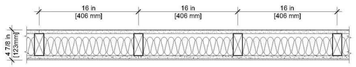
CAL GREEN NOTES

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 5.504.5 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 2022 CALGREEN CODE, SECTION 5.507.4.3



UL U329 or GAP WP 3441 Interior Partitions - Wood Stud	Fire Rating	STC	Thickness (in.)
	1 hr.	40	4-7/8"

* Gypsum Board - 5/8 in. thick board, applied horizontally or vertically

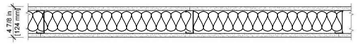
* Wood Studs - 2 in. x 4 in. wood studs spaced max. 16 in. o/c

* 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

* Ceremic Tile - 1/4 in. thick ceramic tile

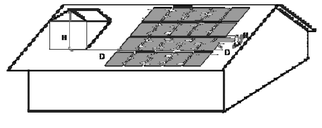


Fire Test UL U465 Steel Stud (Non-loadbearing) Interior Partitions Sound Test: RAL-TL11-125	Fire Rating	STC	Thickness (in.)
	1 hr.	40	4-7/8"

* 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 - SHHETROCK Brand Firecode Core (Type X)

* Steel Studs - 3-5/8 in. wide min. 25 gauge steel. Attached to floor and ceiling with fastners, 24 in o/c - 362S125-18

* 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 ≥ 2 x H

SOLAR ZONE DIAGRAM

CALGREEN VOC LIMITS (TABLES 5.504.4.1 & 5.504.4.2)

ADHESIVES

FINISH	WHERE USED (TYPE)	MANUFACTURER/SPECIFICATION	VOC	VOC LIMIT (GPL)	CALGREEN CODE REFERENCE
ADHESIVES (ARCHITECTURAL APPLICATIONS)					
Indoor Carpet Adhesives	NuBroadLok, Mohawk Inc.	NuBroadLok, Mohawk Inc.	0	50	5.504.4.1
Carpet Pad Adhesives	N/A				
Cove Base Adhesives	Interior Base	Henry 440	0	50	5.504.4.1
Multi-purpose Construction Adhesives 1	General	Liquid Nails - Heavy Duty construction adhesive	70	70	5.504.4.1
SPECIALTY APPLICATIONS					
Contact Adhesive	General	Harbel - Loctite Light Cure	20	70	5.504.4.1
SUBSTRATE SPECIFIC APPLICATIONS					
N/A					

SEALANTS

SEALANTS & CAULKS					
Architectural 1	Exterior	Sherwin williams - 8504 White	33	250	5.504.4.1
Architectural 2	Exterior	Sherwin williams - Shermax clear	18	250	5.504.4.1
Single ply roof Membrane	Roof Caulk/Sealer	Tremco - Future Flash Sealant	6	250	5.504.4.1
SEALANT PRIMERS					
N/A					

ARCHITECTURAL COATINGS VOC LIMITS (TABLE 5.504.4.3)

PAINTS & COATINGS					
Flat Coatings 1	Painted Surface	Sherwin Williams - Pro Mar 200 Zero	50	50	5.504.4.3
Flat Coatings 2	Painted Surface	Dunn Edwards Paints - Acra Hues	40	50	5.504.4.3
Flat Coatings 3	Painted Surface	Vista Paints	50	50	5.504.4.3
Aerosol Spray Joints	Painted Surface	Krylon			
SPECIALTY COATINGS					
Wall Material 1	ANY Wall Covering	Glassco			
Wall Material 2	Tackable Wall	Chatfield Clarke			

FORMALDEHYDE LIMITS (TABLE 5.504.4.5)

FINISH	WHERE USED (TYPE)	MANUFACTURER/SPECIFICATION	FORMALDAYDE EMMISIONS	FORMALDEHYDE LIMIT	CALGREEN CODE REFERENCE
COMPOSITE WOOD PRODUCTS					
N/A					

CARPET & RESILIENT FLOORING SYSTEMS SEE SECTIONS (5.504.4.4 & 5.504.4.6)

FINISH	MANUFACTURER	CERTIFICATION ORGANIZATION	CALGREEN CODE REFERENCE
Carpet	Mohawk Carpets	Carpet & Rug Institute - Green Label Plus Program	5.504.4.4
Vinyl Composition Tile Flooring	Armstrong - Imperial	CA Dept. of Public Health's 2010 Standard Method for the Testing	5.504.4.6
Sheet Vinyl Flooring	Mannington	CA Dept. of Public Health's 2010 Standard Method for the Testing	5.504.4.6
ANY Wall Covering	Glassco	CA Dept. of Public Health's 2010 Standard Method for the Testing	5.504.4.6
Tackable Wall	Chatfield Clarke	CA Dept. of Public Health's 2010 Standard Method for the Testing	5.504.4.6

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119318 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ NG ☑
DATE: 10/11/2022

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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Class Leasing

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ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119318 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ NG ☑
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
CALGREEN SPEC'S

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A0.5

SHEET OF SHEETS

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
CALGREEN SPEC'S

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

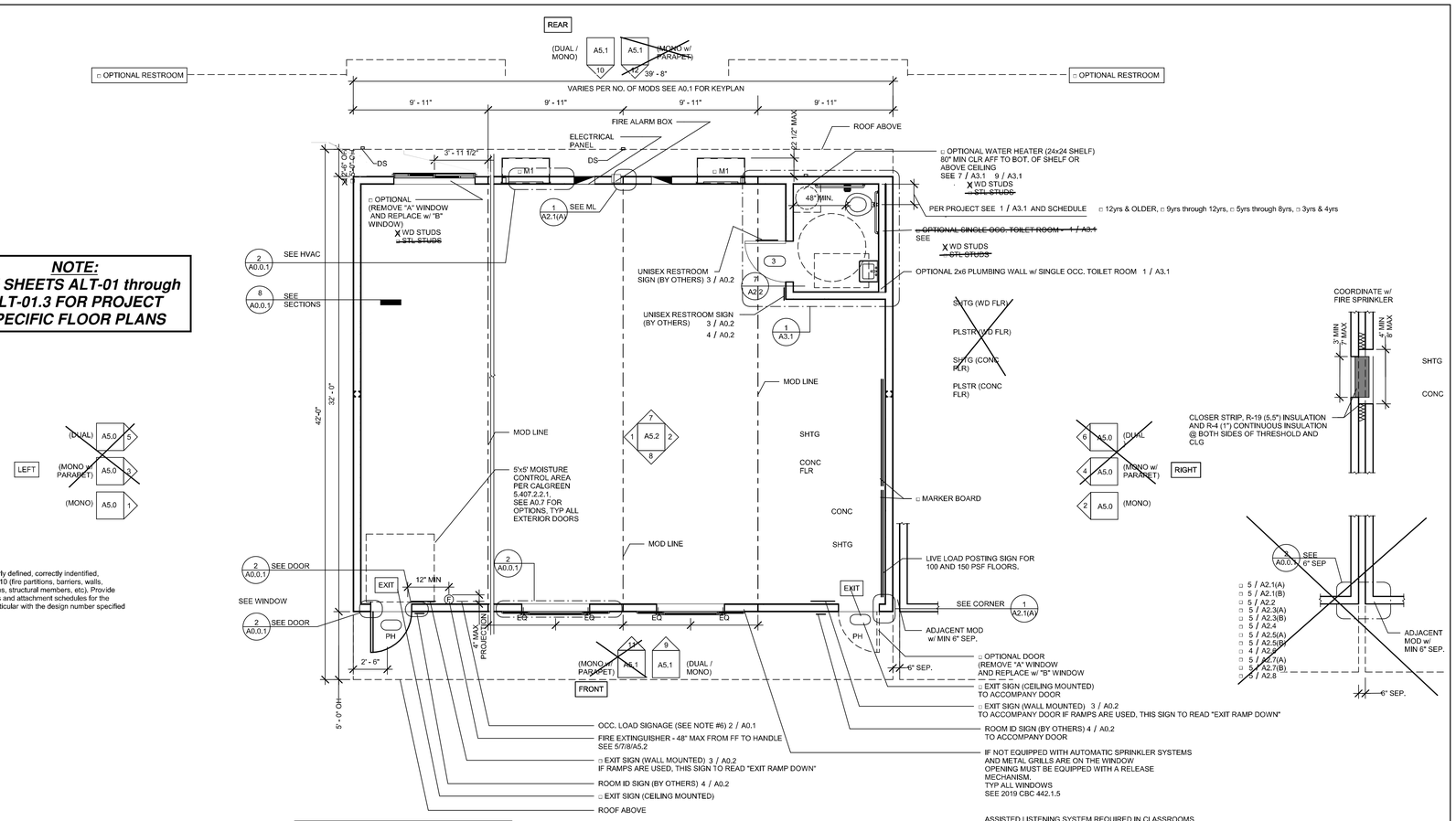
DATE
8/09/2021

SHEET NO.
A0.5

SHEET OF SHEETS

8/16/2021 2:5... C:\Users\User\Documents\RSTF20137 - Class Leasing, 30X32 Foundation Plan_ Franklin ES_CESAR24D63.rvt 5/9/2024 11:06:30 AM

NOTE:
SEE SHEETS ALT-01 through ALT-01.3 FOR PROJECT SPECIFIC FLOOR PLANS



All rated construction (both vertical and horizontal) must be clearly defined, correctly indentified, detailed, and listed in accordance with CBC Chapters 3,5,7 and 10 (fire partitions, barriers, walls, shaft, egress protection, ceilings, opening protection, penetrations, structural members, etc), Provide and cross-reference installation details, including all components and attachment schedules for the fire-resistive materials to the framing. Shall conform in every particular with the design number specified

SECTION 915
CARBON MONOXIDE DETECTION

915.4 Carbon monoxide alarms, Carbon monoxide alarms shall comply with Sections 915.4.1 through 915.4.4.

[F] 915.4.1 Power source. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery, Wiring shall be permanent and with-out a disconnecting switch other than that required forovercurrent protection.

915.2.3 Group E occupancies. Carbon monoxide detection shall be installed in classrooms in Group E occu-pancies. Carbon monoxide alarm signals shall be automat-ically transmitted to an on-site location that is staffed byschool personnel.

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.

LEGEND
(#) SEE A0.1 DOOR SCHEDULE AND DOOR HARDWARE

1 ***1/4" = 1'-0"***
40x32 Floor Plan

6 ***1/4" = 1'-0"***
Optional Opening

Wall Schedule

	Stud Size	Sheet	Notes
X	Wood Wall Stud	S4.5	
□	~~Mtl Wall Stud~~	~~S4.5~~	~~CONTINUOUS EXT R-4 INSULATION~~

5 ***1/4" = 1'-0"***
Wall Schedule

Fire Rating Schedule

	Rating	Sheet	Notes
□	~~1 HOUR - SIDING OVER WD STUDS~~	~~A2.5~~	
□	~~1 HOUR - PLASTER OVER 1/2" OSB OR 1/2" CDX PLY w/ WD STUDS~~	~~A2.6~~	
□	~~1 HOUR - SIDING OVER STL STUDS~~	~~A2.7~~	
□	~~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

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

Ext. Finish Schedule

	Finishes	Sheet	Notes
□	~~SIDING OVER WD STUDS~~	~~A2.1~~	
X	PLASTER OVER 1/2" OSB OR 1/2" CDX PLY w/ WD STUDS	A2.2	
□	~~SIDING OVER STL STUDS~~	~~A2.3~~	
□	~~PLASTER OVER 1/2" OSB OR 1/2" CDX PLY w/ STL STUDS~~	~~A2.4~~	

3 ***1/4" = 1'-0"***
Ext. Finish Schedule

Roofing Schedule

"SLOPE"	EDPM	Standing Seam	Parapet	Notes
~~Dual~~	~~□ A4.2.2~~	□ A4.0.2	~~N/A~~	
Mono	~~□ A4.2.1~~	X A4.0.1	~~□ A4.4.1~~	

HVAC Unit

Keynote	Type	Type Comments
X M1	Wall Mounted HVAC	See (M)-Sheets
□ M2	Roof Mounted HVAV	See (M)-Sheets

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ◆ CONSULTING ◆ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. J. [illegible]
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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CLIENT

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

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IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022
DEPARTMENT OF GENERAL SERVICES

R&S TAVARES ASSOCIATES
DESIGN ◆ CONSULTING ◆ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. J. [illegible]
No. S3380
Exp. 03/31/22
STRUCTURAL
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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

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
40x32 AND GREATER FLOOR PLAN

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A1.2

SHEET OF SHEETS

PROJECT TITLE
FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS

SHEET TITLE
40x32 AND GREATER FLOOR PLAN

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

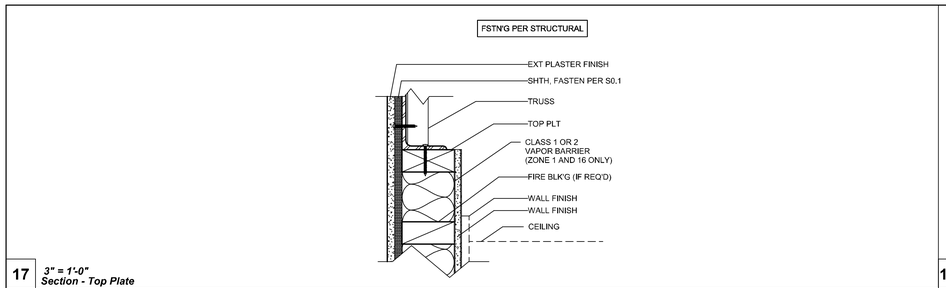
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JA/RT

DATE
8/09/2021

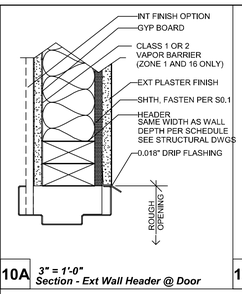
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A1.2

SHEET OF SHEETS

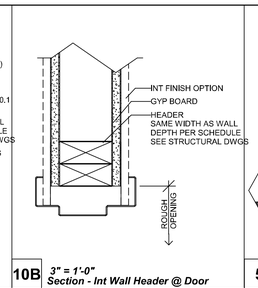
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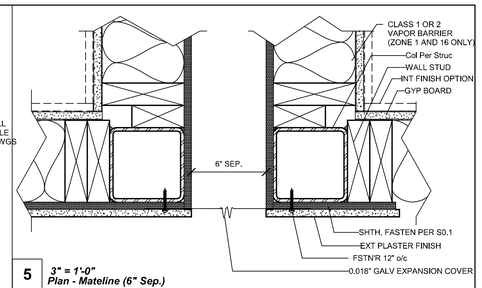
17 *3" = 1'-0"*
Section - Top Plate



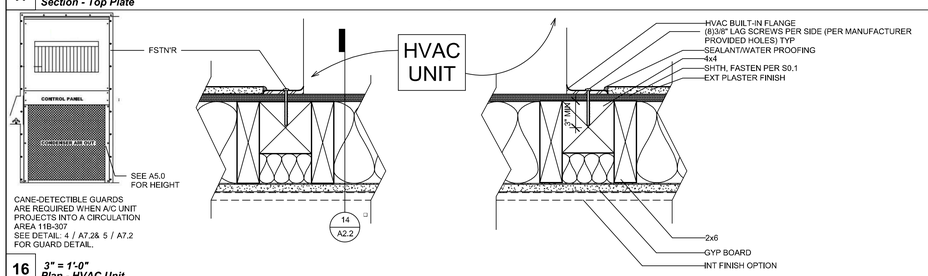
10A *3" = 1'-0"*
Section - Ext Wall Header @ Door



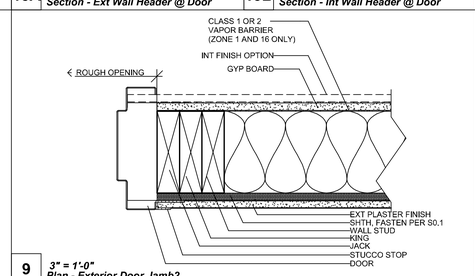
10B *3" = 1'-0"*
Section - Int Wall Header @ Door



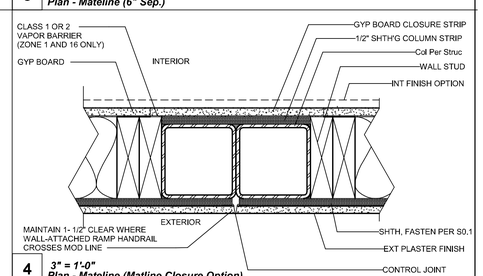
5 *3" = 1'-0"*
Plan - Mateline (6" Sep.)



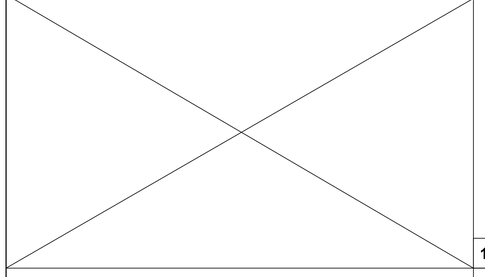
16 *3" = 1'-0"*
Plan - HVAC Unit

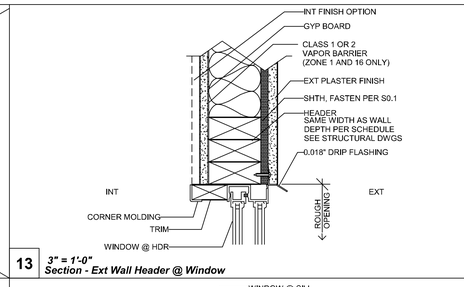


9 *3" = 1'-0"*
Plan - Exterior Door Jamb2

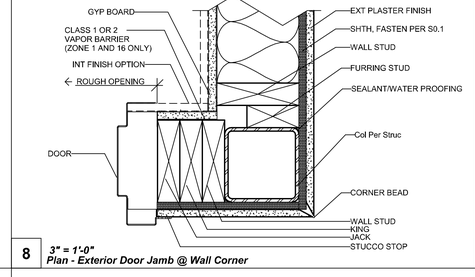


4 *3" = 1'-0"*
Plan - Mateline (Matline Closure Option)

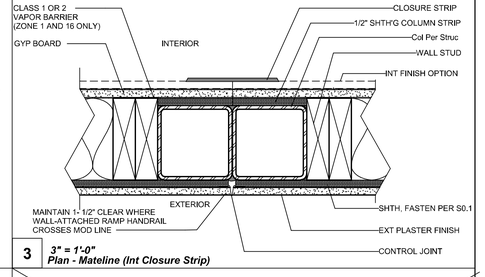




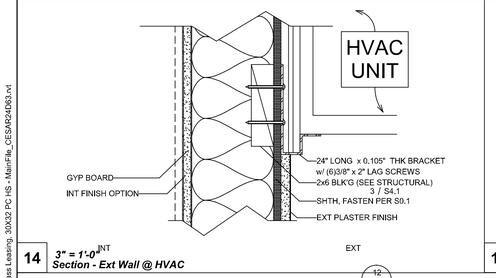
13 *3" = 1'-0"*
Section - Ext Wall Header @ Window



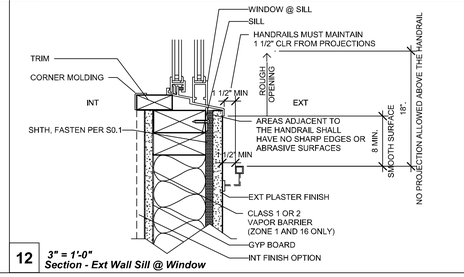
8 *3" = 1'-0"*
Plan - Exterior Door Jamb @ Wall Corner



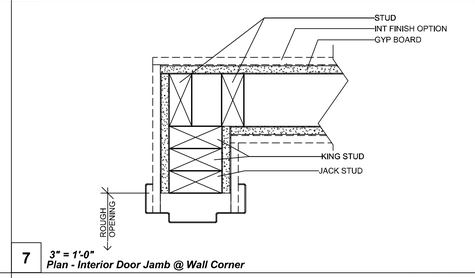
3 *3" = 1'-0"*
Plan - Mateline (Int Closure Strip)



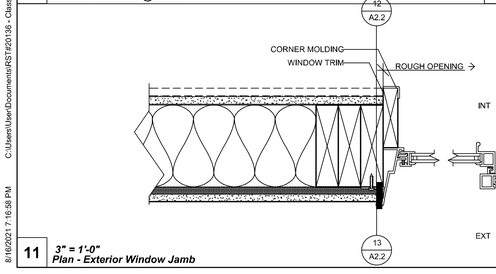
14 *3" = 1'-0"*
Section - Ext Wall @ HVAC



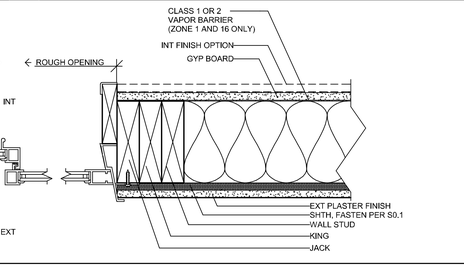
12 *3" = 1'-0"*
Section - Ext Wall Sill @ Window



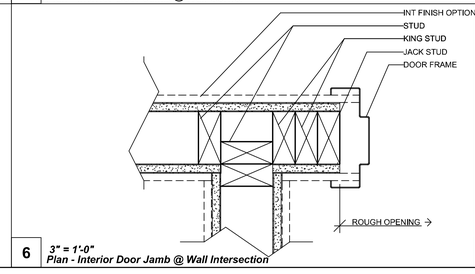
7 *3" = 1'-0"*
Plan - Interior Door Jamb @ Wall Corner



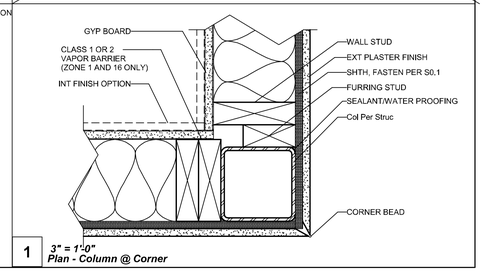
11 *3" = 1'-0"*
Plan - Exterior Window Jamb



6 *3" = 1'-0"*
Plan - Interior Door Jamb @ Wall Intersection



1 *3" = 1'-0"*
Plan - Column @ Corner



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SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT MGT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
Manuel D. Tavares
No. 53380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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CLIENT

Class Leasing

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

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PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
Manuel D. Tavares
No. 53380
Exp. 03/31/22
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ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119714 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ SIG ☑
DATE: 08/23/2021

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

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

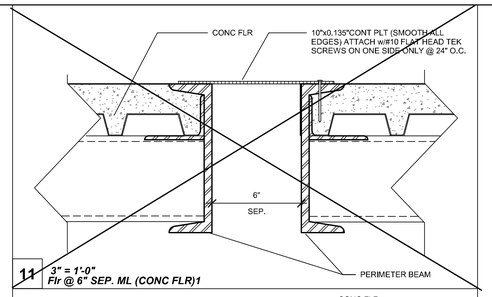
CHECKED BY
RH/RT

DATE
8/09/2021

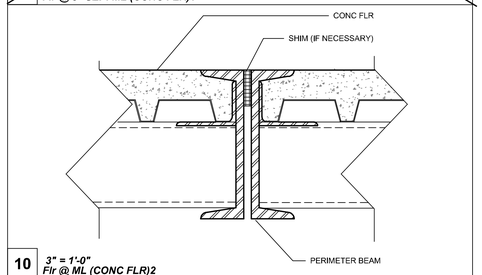
SHEET NO.
A2.2

SHEET OF SHEETS

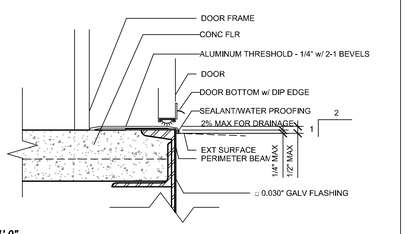
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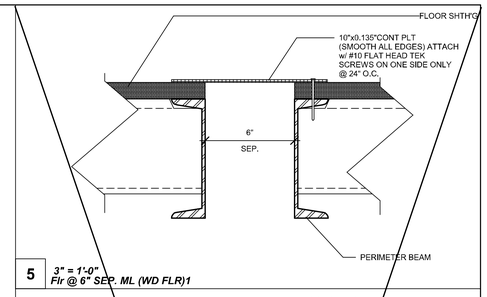
11 *3" = 1'-0"*
Flr @ 6" SEP. ML (CONC FLR)1



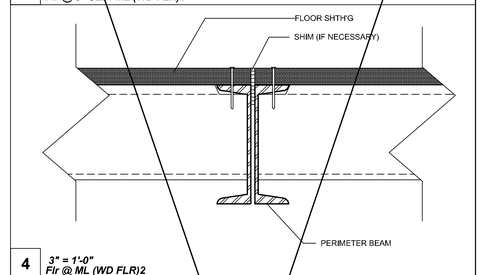
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Flr @ ML (CONC FLR)2



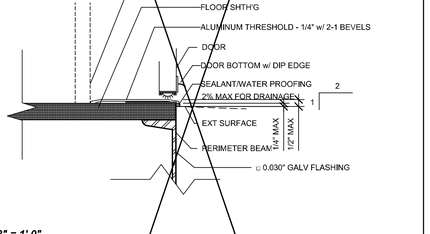
9 *3" = 1'-0"*
*Typ Sill Plate @ Threshold (CONC FLR)**



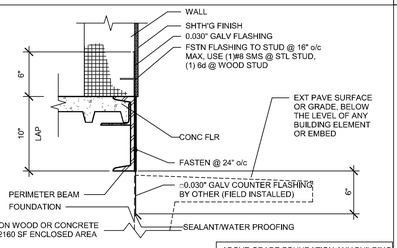
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Flr @ 6" SEP. ML (WD FLR)1



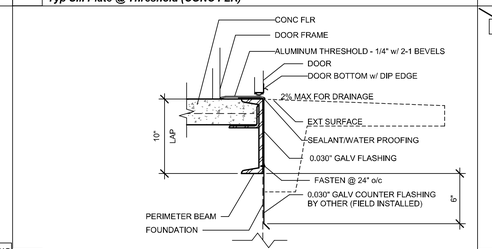
4 *3" = 1'-0"*
Flr @ ML (WD FLR)2



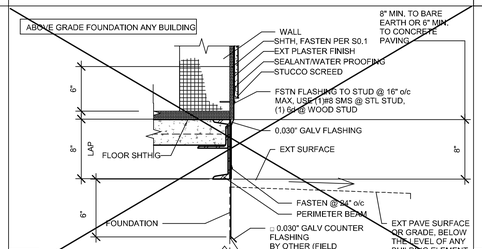
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*Typ Sill Plt @ Threshold (WD FLR)*2*



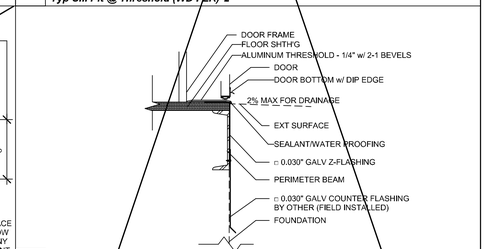
14 *1 1/2" = 1'-0"*
Typ Skirt @ Fnd SHTH'G FIN



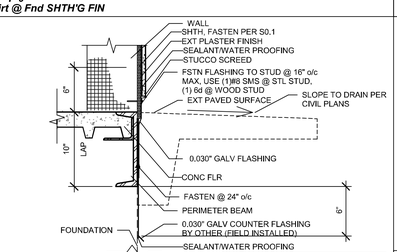
8 *1 1/2" = 1'-0"*
*Threshold @ Fnd (CONC FLR)**



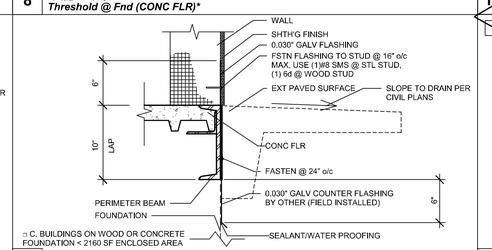
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Typ Skirt @ Fnd PLSTR FIN



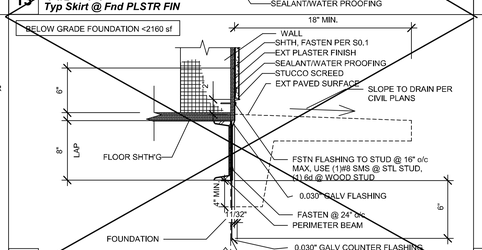
2 *1 1/2" = 1'-0"*
*Threshold @ Fnd (WD FLR)**



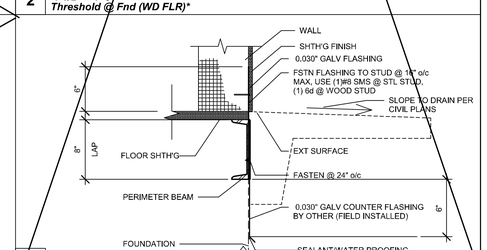
12 *1 1/2" = 1'-0"*
*Typ Skirt @ Fnd PLSTR FIN (CONC FLR)**



7 *1 1/2" = 1'-0"*
*Typ Skirt @ Fnd SHTH'G FIN (CONC FLR)*2*



6 *1 1/2" = 1'-0"*
*Typ Skirt @ Fnd PLSTR FIN (WD FLR)**



1 *1 1/2" = 1'-0"*
*Typ Skirt @ Fnd SHTH'G FIN (WD FLR)**

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT MGT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
Mauricio D. Tavares
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

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

Class Leasing

1320 W. Oleander Avenue. Perris, CA 92571-7408
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 ☑
DATE: 10/11/2022

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT MGT
11590 W Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
Mauricio D. Tavares
No. S3380
Exp. 03/31/22
STRUCTURAL
STATE OF CALIFORNIA

08.16.2021

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CLIENT

Class Leasing

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

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
ARCHITECTURAL
DETAILS
(FLOOR)

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
RH/RT

DATE
8/09/2021

SHEET NO.
A2.9

SHEET OF

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
ARCHITECTURAL
DETAILS
(FLOOR)

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

CHECKED BY
RH/RT

DATE
8/09/2021

SHEET NO.
A2.9

SHEET OF SHEETS

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CESAR24D63.rvt

MOISUTRE AND TERMITE BARRIER MEMBRANE FLASHING INSTALLATION REQUIREMENTS

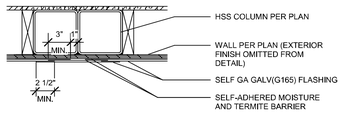
- ALL SURFACES SHALL BE CLEAN (FREE OF DIRT, DUST, OIL AND OTHER DEBRIS) PRIOR TO APPLICATION OF THE ADHESIVE AND MEMBRANE.
- ALL SURFACE VOIDS GREATER THAN 1/8" IN WIDTH SHALL BE FILLED WITH SEALANT PRIOR TO INSTALLATION.
- APPLY LIQUID ADHESIVE TO ALL SURFACES WHICH WILL RECEIVE THE FLASHING BARRIER.
- 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 5/-
- 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 6/- DETAIL FOR MODLINE DETERIORATION PROTECTION

REPAIR REQUIREMENTS

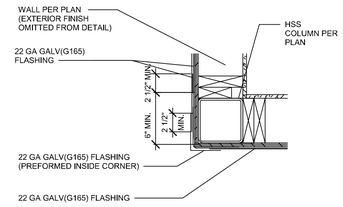
WHERE DAMAGE OCCURS, THE REPAIRS SHALL BE AS FOLLOWS:
1. WHERE THE DAMAGE MEASURES LESS THAN 1/2" IN ANY DIRECTION THE PUNCTURE SHALL BE SEALED WITH MASTIC
2. WHERE THE DAMAGE MEASSURE MORE THAN 1/2", BUT LESS THAN 2", IN ANY DIRECTION PATCH SHALL BE INSTALLED OVER THE DAMAGE USING THE SAME MEMBRANE MATERIAL. THE PATCH SHALL OVERLAP 4" MINIMUM IN ALL DIRECTION.
3. 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 4" 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 INSTALLED OVER THE MEMBRANE. 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.

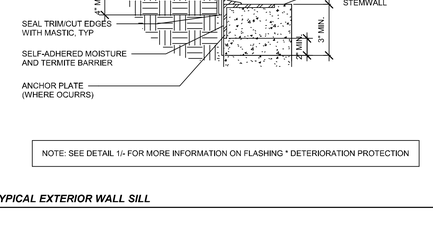


6 ***DETERIORATION PROTECTION @ MODLINES***



OUTSIDE CORNER

5 ***DETERIORATION PROTECTION- CORNER CONDITIONS***



SEE DETAIL 1/- FOR MORE INFO ON FLASHING & DETERIORATION PROTECTION

4 ***EXTERIOR WALL SILL @ VENT/ACCESS***

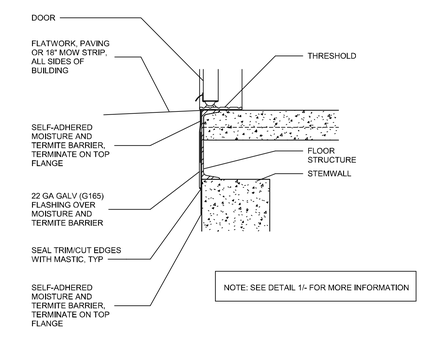
ISOMETRIC VIEW

NOTE: SEE DETAIL 7/- FOR DETERIORATION PROTECTION REQUIREMENTS

SECTION VIEW

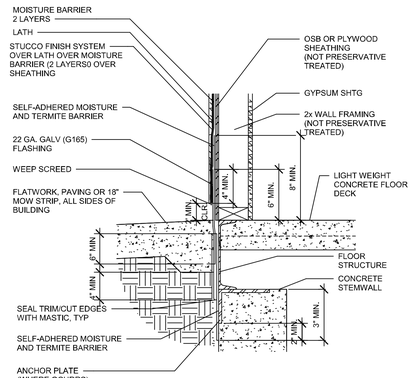
NOTE: WHERE THE EXTERIOR GRADE IS BELOW THE TOP OF THE FOUNDATION WALL AND THE BOTTOM OF THE FOUNDATION ANCHOR PLATE(S)(WHERE OCCURS) THE FLASHING AND MEMBRANE OCCRUING BELOW GRADE MAY BE OMITTED.

1 ***DETERIORATION PROTECTION***



NOTE: SEE DETAIL 1/- FOR MORE INFORMATION

3 ***DETERIORATION PROTECTION @ THRESHOLD***



NOTE: SEE DETAIL 1/- FOR MORE INFORMATION ON FLASHING * DETERIORATION PROTECTION

2 ***TYPICAL EXTERIOR WALL SILL***

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES & ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT MGT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. TAVARES
No. S3380
Exp 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

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

Class Leasing

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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-[illegible] INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

R&S TAVARES & ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT MGT
11590 W Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. TAVARES
No. S3380
Exp 03/31/22
STRUCTURAL
STATE OF CALIFORNIA

08.16.2021

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CLIENT

Class Leasing

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: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ NG ☑
DATE: 08/23/2021

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
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

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

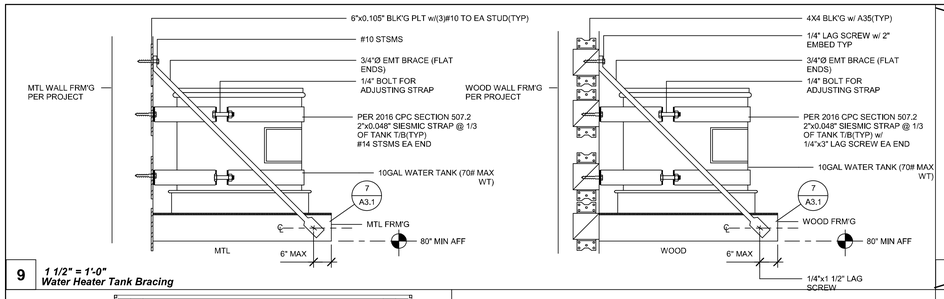
CHECKED BY
RH/RT

DATE
8/09/2021

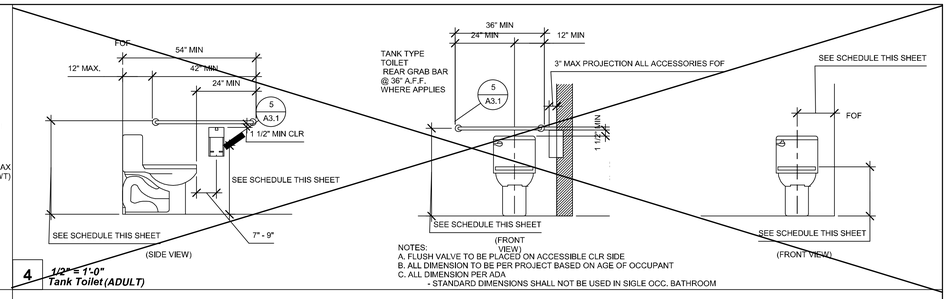
SHEET NO.
A2.9.2

SHEET OF SHEETS

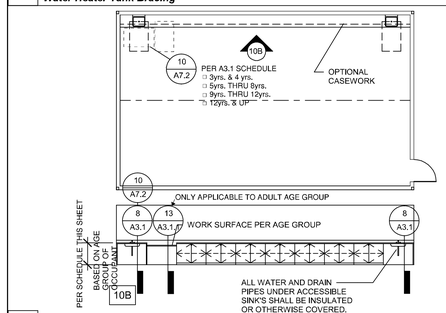
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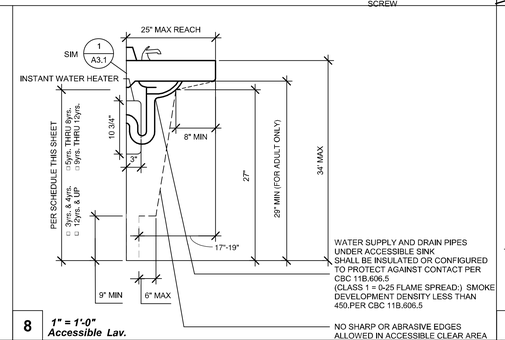
9 *1 1/2" = 1'-0"*
Water Heater Tank Bracing



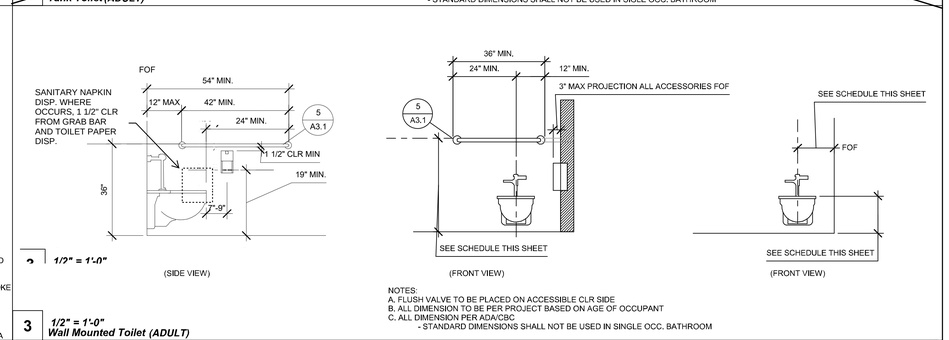
4 *1/2" = 1'-0"*
Tank Toilet (ADULT)



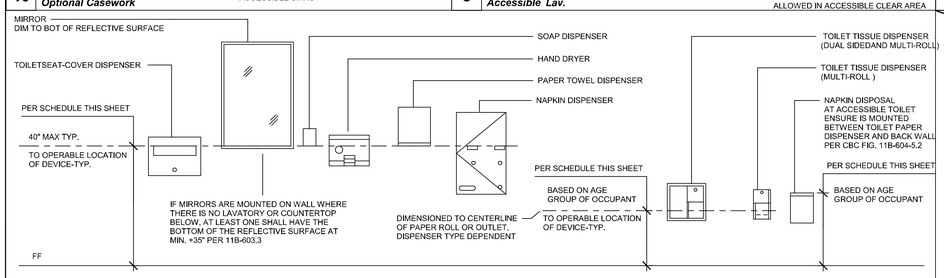
10 *1/8" = 1'-0"*
Optional Casework



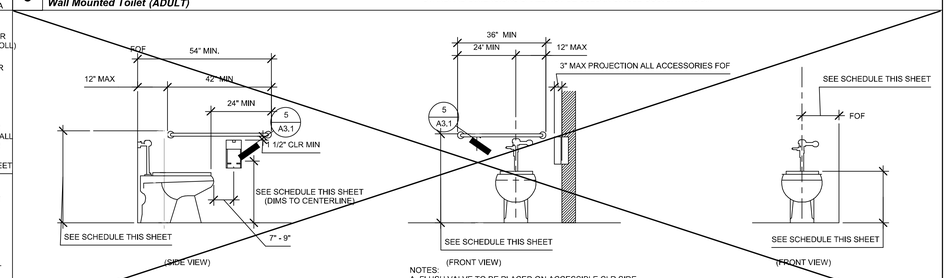
8 *1" = 1'-0"*
Accessible Lav.



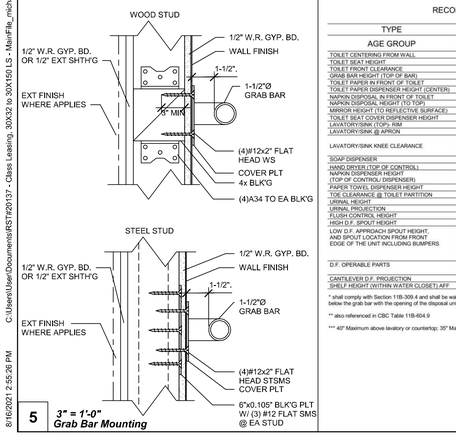
3 *1/2" = 1'-0"*
Wall Mounted Toilet (ADULT)



6 *1/2" = 1'-0"*
Mounting Heights



2 *1/2" = 1'-0"*
Floor Mounted Toilet (ADULT)



5 *3" = 1'-0"*
Grab Bar Mounting

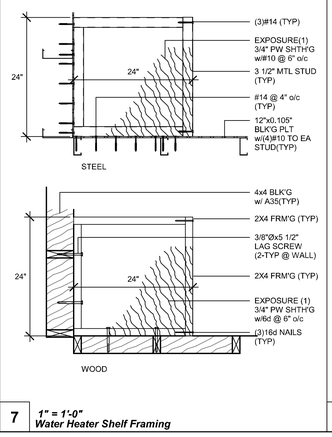
RECOMMENDED ACCESSIBLE MOUNTING HEIGHT PER CBC 11B609.4 & TABLE 11B604.9

TYPE / AGE GROUP	☒ ADA ADULT	☐ AGE 13 AND UP	☐ AGES 9 THROUGH 12	☐ AGES 5 THROUGH 8	☐ AGES 3 AND	2019 CBC REF
TOILET CENTERING FROM WALL	17" - 18"	16" - 18"	15" - 18"	12" - 15"	12" - 15"	S 11B-604.2 **
TOILET SEAT HEIGHT	17" - 19"	17" - 19"	15" - 17"	12" - 15"	12" - 12"	S 11B-604.4 **
TOILET FRONT CLEARANCE	48"	48"	48"	48"	48"	S 11B-604.2
GRAB BAR HEIGHT (TOP OF BAR)	33" - 36"	33" - 36"	29" - 27"	20" - 25"	18" - 20"	S 11B-604.3.1 **
TOILET PAPER IN FRONT OF TOILET	7"-9"	7" - 9"	7" - 9"	7" - 9"	7" - 9"	S 11B-604.7.1
TOILET PAPER DISPENSER HEIGHT (CENTER)	19" MIN.	19" MIN.	17" - 19"	14" - 17"	14"	S 11B-604.7.1 **
NAPKIN DISPOSAL IN FRONT OF TOILET	12" MAX. *	12" MAX. *	12" MAX. *	N/A	N/A	S 11B-604.7.3
NAPKIN DISPOSAL HEIGHT (TO TOP)	29"-30" *	29"-30" *	29"-30" *	N/A	N/A	S 11B-604.7.2
MIRROR HEIGHT (TO REFLECTIVE SURFACE)	40" MAX ***	40" MAX ***	MAX ***	36" ***	32" ***	S 11B-603.3
TOILET SEAT COVER DISPENSER HEIGHT	40"	40"	40"	40"	32"	S 11B-603.5
LAVATORY/SINK (TOP)- RIM	34" MAX.	34" MAX.	31" MAX.	31" MAX	31" MAX	S 11B-606.2 & 3
LAVATORY/SINK @ APRON	29" MIN	29" MIN.	24" MIN	19" MIN	19" MIN	S 11B-606.2
LAVATORY/SINK KNEE CLEARANCE	27" MIN	27" MIN	24" MIN.	AGES 6-24" MIN AGE 5, PARALLEL APPROACH PERMITTED	PARALLEL APPROACH PERMITTED	S 11B-306.3 S 11B-606.2
SOAP DISPENSER	40" MAX.	40" MAX.	40" MAX.	36" MAX.	32" MAX.	S 11B-603.5
HAND DRYER (TOP OF CONTROL)	40" MAX.	40" MAX.	40" MAX.	36" MAX.	32" MAX.	S 11B-603.5
NAPKIN DISPENSER HEIGHT (TOP OF CONTROL/ DISPENSER)	40" MAX.	40" MAX.	40" MAX.	N/A	N/A	S 11B-603.5
PAPER TOWEL DISPENSER HEIGHT	40" MAX.	40" MAX.	40" MAX.	36" MAX.	32" MAX.	S 11B-603.5
TOE CLEARANCE @ TOILET PARTITION	9" MIN.	9" MIN.	9" MIN.	12" MIN.	12" MIN.	S 11B-604.8.1.4
URINAL HEIGHT	17" MAX.	17" MAX.	17" MAX.	17" MAX.	17" MAX.	S 11B-605.2
URINAL PROJECTION	13 1/2" MIN.	13 1/2" MIN.	13 1/2" MIN.	13 1/2" MIN.	13 1/2" MIN.	S 11B-605.2
FLUSH CONTROL HEIGHT	44" MAX.	44" MAX.	44" MAX.	44" MAX.	44" MAX.	S 11B-605.4
HIGH D.F. SPOUT HEIGHT	36" TO 43"	36" TO 43"	36" TO 43"	36" TO 43"	36" TO 43"	S 11B-602.7
LOW D.F. APPROACH SPOUT HEIGHT, AND SPOUT LOCATION FROM FRONT EDGE OF THE UNIT INCLUDING BUMPERS	FRONT APPROACH PER 11B-306, 36" MAX. AFF, & 5" MAX FROM FRONT EDGE OF THE UNIT	FRONT APPROACH PER 11B-306, 36" MAX. AFF, & 5" MAX FROM FRONT EDGE OF THE UNIT	PARALLEL APPROACH IS PERMITTED IF SPOUT IS 30" MAX. AFF & 3 1/2" MAX. FROM FRONT EDGE OF THE UNIT	PARALLEL APPROACH IS PERMITTED IF SPOUT IS 30" MAX. AFF & 3 1/2" MAX. FROM FRONT EDGE OF THE UNIT	PARALLEL APPROACH IS PERMITTED IF SPOUT IS 30" MAX. AFF & 3 1/2" MAX. FROM FRONT EDGE OF THE UNIT	S 11B-602.2 (EXCEPTION S 11B-602.4 S 11B-602.5
D.F. OPERABLE PARTS	6" MAX FROM FRONT EDGE OF THE UNIT	6" MAX FROM FRONT EDGE OF THE UNIT	6" MAX FROM FRONT EDGE OF THE UNIT	6" MAX FROM FRONT EDGE OF THE UNIT	6" MAX FROM FRONT EDGE OF THE UNIT	S 11B-602.3
CANTILEVER D.F. PROJECTION	18" TO 19"	18" TO 19"	18" TO 19"	18" TO 19"	18" TO 19"	S 11B-602.9
SHELF HEIGHT (WITHIN WATER CLOSET) AFF	40" TO 48"	40" TO 48"	40" TO 48"	40" TO 48"	40" TO 48"	S 11B-604.8.3

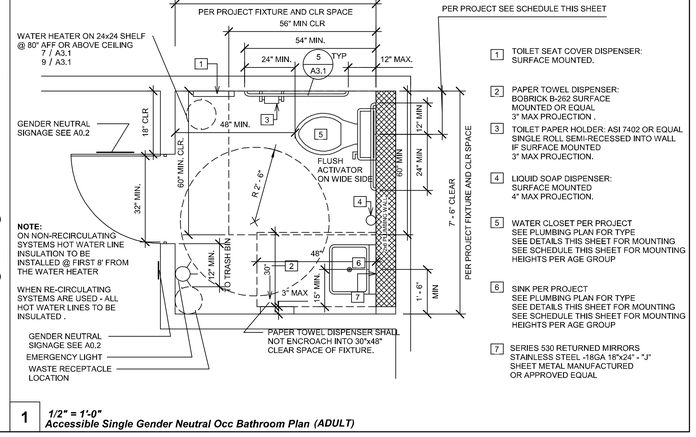
* shall comply with Section 11B-309.4 and shall be wall mounted and located on the sidewall between the rear wall of the toilet and the toilet paper dispenser, adjacent to the toilet paper dispenser. The disposal unit shall be located below the grab bar with the opening of the disposal unit 19 inches minimum (483 mm) above the finish floor.

** also referenced in CBC Table 11B-604.9

*** 40" Maximum above lavatory or countertop; 35" Maximum mot above lavatory nor countertop



7 *1" = 1'-0"*
Water Heater Shelf Framing



1 *1/2" = 1'-0"*
Accessible Single Gender Neutral Occ Bathroom Plan (ADULT)

PROJECT SPECIFIC STATE AGENCY APPROVAL
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ◆ CONSULTING ◆ PROJECT MGT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP
Registered Professional Engineer — Manuel D. Peach — No. S3380 — Exp. 03/31/26 — Structural — State of California
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

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IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
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SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

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www.rstavares.com

PROFESSIONAL STAMP
Registered Professional Engineer — Manuel D. Peach — No. S3380 — Exp. 03/31/22 — Structural — State of California
08.16.2021

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

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

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
RH/RT

DATE
8/09/2021

SHEET NO.
A3.1
SHEET OF SHEETS

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS

SHEET TITLE
SINGLE OCC. BATHROOM

PROJECT NUMBER
23230

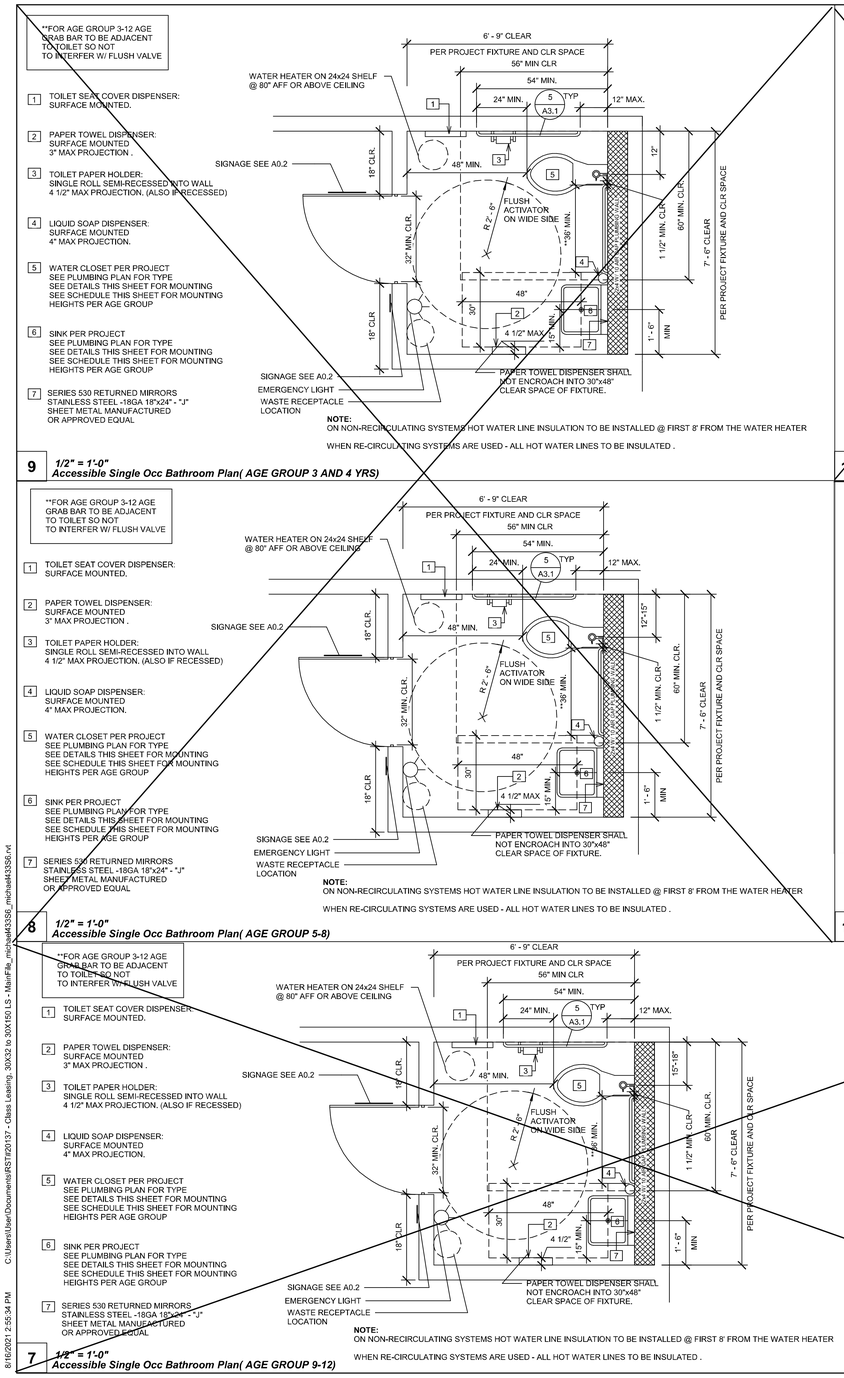
DRAWN BY
rMc/SC

CHECKED BY
RH/RT

DATE
8/09/2021

SHEET NO.
A3.1
SHEET OF SHEETS

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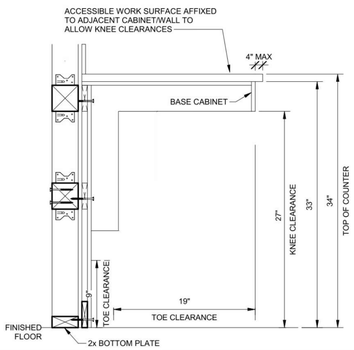
9 *1/2" = 1'-0"*
Accessible Single Occ Bathroom Plan(AGE GROUP 3 AND 4 YRS)

8 *1/2" = 1'-0"*
Accessible Single Occ Bathroom Plan(AGE GROUP 5-8)

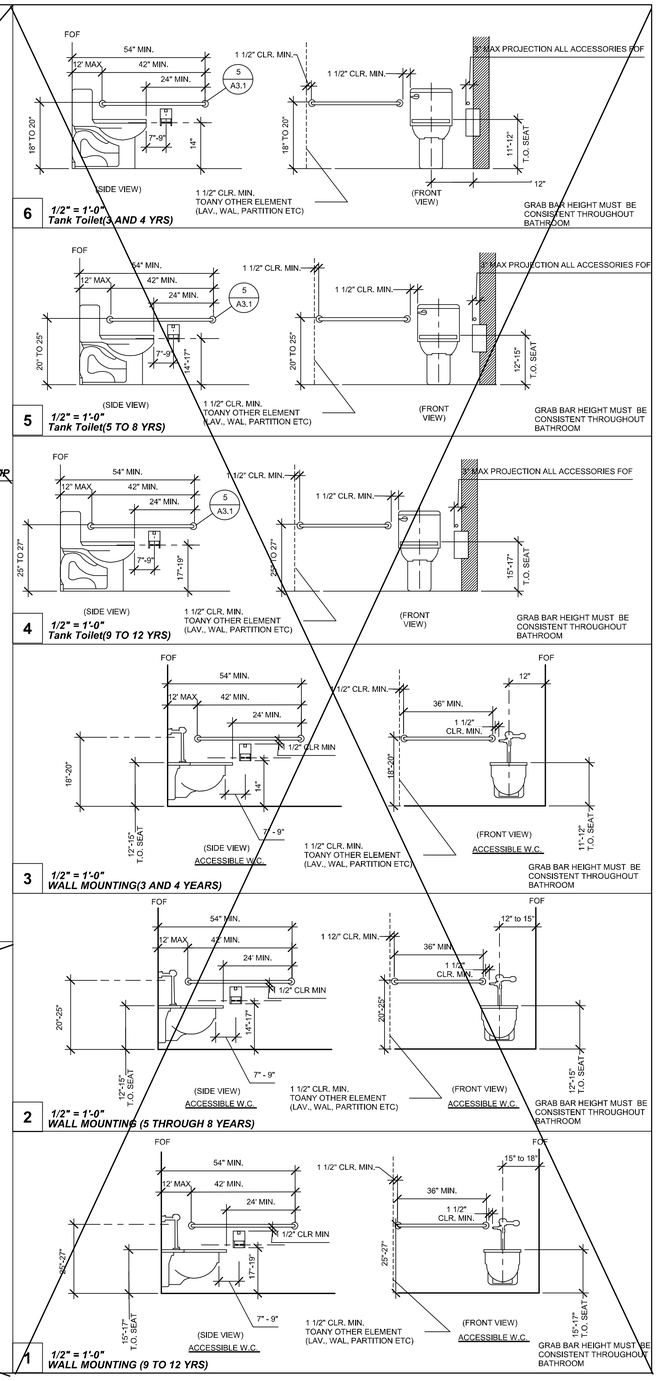
7 *1/2" = 1'-0"*
Accessible Single Occ Bathroom Plan(AGE GROUP 9-12)

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 OF WC	12"	15"
GRAB BAR HEIGHT TO TOP GRIPPING SURFACE	20"	25"
TP DISPENSER HEIGHT	14"	17"

10 *1/4" = 1'-0"*
DIMENSIONS FOR WATER CLOSESTS SERVING COMBINED AGE GROUP



13 *12" = 1'-0"*
Accessible Work Surface



6 *1/2" = 1'-0"*
Tank Toilet(3 AND 4 YRS)

5 *1/2" = 1'-0"*
Tank Toilet(5 TO 8 YRS)

4 *1/2" = 1'-0"*
Tank Toilet(9 TO 12 YRS)

3 *1/2" = 1'-0"*
WALL MOUNTING(3 AND 4 YEARS)

2 *1/2" = 1'-0"*
WALL MOUNTING (5 THROUGH 8 YEARS)

1 *1/2" = 1'-0"*
WALL MOUNTING (9 TO 12 YRS)

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ◆ CONSULTING ◆ PROJECT MGT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
No. 53380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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

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IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
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DATE: 10/11/2022
DEPARTMENT OF GENERAL SERVICES

R&S TAVARES ASSOCIATES
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APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
DATE: 08/23/2021

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
SHEET OF

REVISIONS

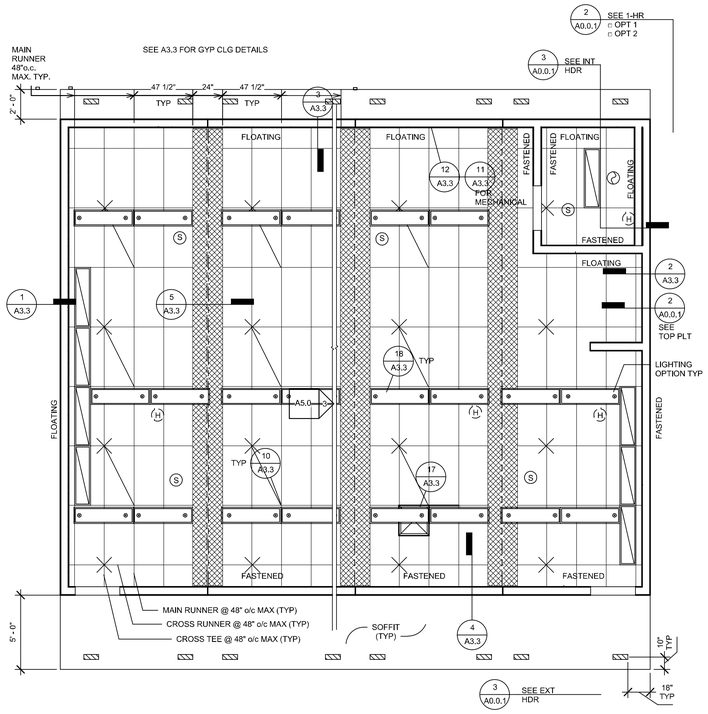
#	Description	BY

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

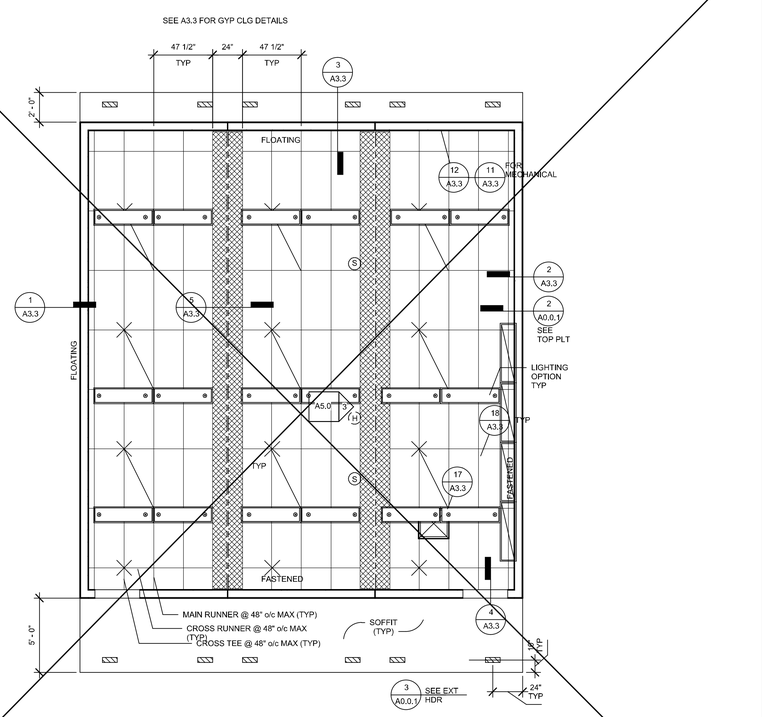
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NOTE: SEE10 ,14 ,15 / A3.3
FOR TYP WIRE BRACE CONNECTION
SEE A3.2.1 FOR CLG NOTES

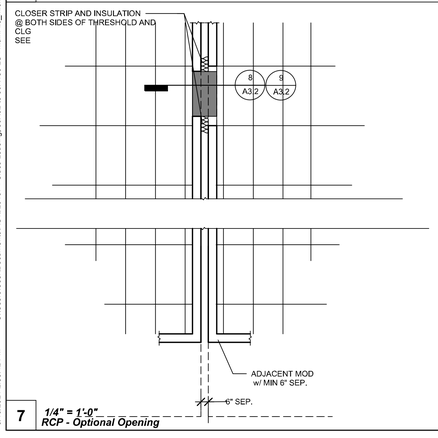
NOTE:
SEE SHEETS ALT-02 through ALT-02.3 FOR PROJECT SPECIFIC R.C.Ps

3 *1/4" = 1'-0"*
40x32 TO 150x32 RCP(A)

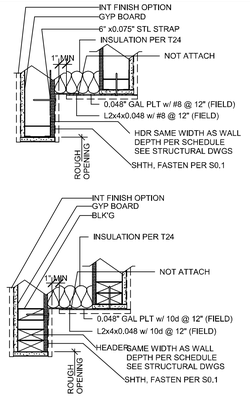


NOTE: SEE10 ,14 ,15 / A3.3
FOR TYP WIRE BRACE CONNECTION
SEE A3.2.1 FOR CLG NOTES

2 *1/4" = 1'-0"*
30x32 RCP(A)



7 *1/4" = 1'-0"*
RCP - Optional Opening

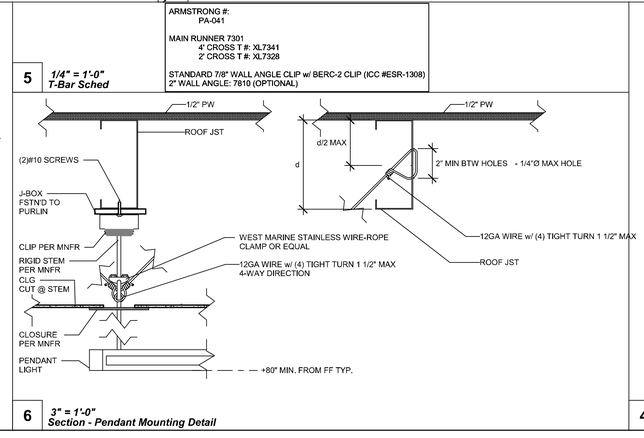


ARMSTRONG #:
PA-041

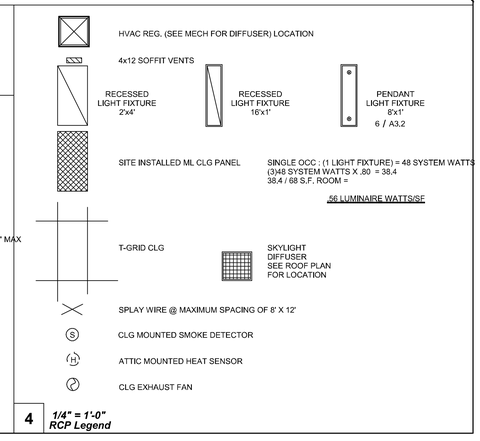
MAIN RUNNER 7301
4' CROSS T #: XL7341
2' CROSS T #: XL7328

STANDARD 7/8" WALL ANGLE CLIP w/ BERC-2 CLIP (ICC #ESR-1308)
2" WALL ANGLE: 7810 (OPTIONAL)

5 *1/4" = 1'-0"*
T-Bar Sched



6 *3" = 1'-0"*
Section - Pendant Mounting Detail



4 *1/4" = 1'-0"*
RCP Legend

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC: 1
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DATE: 10/11/2022

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC: 1
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DATE: 05/13/2026

R&S TAVARES ASSOCIATES
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San Diego, CA 92127
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PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. FRANCIS
No. 53380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
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
RCP

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A3.2

SHEET OF SHEETS

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
RCP

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A3.2

SHEET OF SHEETS

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5/9/2024 11:07:43 AM C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 Foundation Plan , Franklin ES_CES&R24D63.rvt

1. CEILING SYSTEM GENERAL NOTES:

1.01 Ceiling system components shall comply with ASTM C635-07 and Section 5.1 of ASTM E580-10a.

1.02 The ceiling grid system must be rated heavy duty as defined by ASTM C635-08.

1.03 Ceiling systems. The following ceiling system(s) is/are part of the scope of this project: ***[For each system used, the RDP shall indicate in the construction documents, the information that follows]***

Manufacturer's Name ARMSTRONG
Product Evaluation Report Type and Number PA-041
Manufacturer's Model Number - main runner 7301 (SEE A3.2)
Manufacturer's catalog number - cross runner 4' CROSS T #: XL7341 / 2' CROSS T #: XL7328

1.04 Seismic Wall Clip: ***[RDP to specify if used]***
STANDARD 7/8" WALL ANGLE CLIP w/ BERC-2 CLIP (ICC #ESR-1308)
Manufacturer's Model 2" WALL ANGLE: 7810 (OPTIONAL)

1.05 Ceiling panels shall not support any light fixtures, air terminals or devices.

1.06 For ceiling installations utilizing acoustical tile panels of mineral or glass fiber, it is not mandatory to provide ¾" clearance between the acoustical tile panels and the wall on the sides of the ceiling which are free to slip. For all other ceiling panel types, provide ¾" clearance between the ceiling panel and the wall on the sides of the ceiling free to slip.

2. MATERIALS:

2.01 Ceiling wire shall be Class 1 zinc coated (galvanized) carbon steel conforming to ASTM A641-09a. Wire shall be #12 gage (0.106" diameter) with soft temper and minimum tensile strength = 70 ksi.

2.02 Galvanized sheet steel (including that used for metal stud and track compression struts/post) shall conform to ASTM A653-11, or other equivalent sheet steel listed in Section A2.1 of the North American Specification for the Design of Cold-Formed Steel Structural Members 2007, including supplement 2 dated 2010 (AISI S100-07/S2-10). Material 43 mil (18 gage) and lighter shall have minimum yield strength of 33 ksi. Material 54 mil (16 gage) and heavier shall have a minimum yield strength of 50 ksi.

2.03 Electrical metallic tube (EMT) shall be ANSI C80.3/UL 797 carbon steel with G90 galvanizing. EMT shall have minimum yield strength (Fy) of 30 ksi and minimum ultimate strength (Fu) of 48 ksi.

Basis Document: **DSA IR 25-2.13** | Sheet No: 1.00
Sheet Title: **Ceiling Notes** | rev. 09-21-15

3. ATTACHMENT OF HANGER AND BRACING WIRES:

3.01 Separate all ceiling hanger and bracing wires at least six (6) inches from all unbraced ducts, pipes, conduit, etc.

3.02 Hanger and bracing wires shall not attach to or bend around obstructions including but not limited to: piping, ductwork, conduit and equipment.

3.03 Hanger wires that are more than one (horizontal) in six (vertical) out of plumb shall have counter-sloping wires.

3.04 Slack safety wires shall be considered hanger wires for installation and testing requirements.

3.05 Hanger and bracing wire anchorage to the structure shall be installed in such a manner that the direction of the anchorage aligns closely with the direction of the wire. (e.g. bracing wire ceiling clips must be bent as shown in the details and rotated as required to align closely with the direction of the wire, screw eyes in wood must be installed so they align closely with the direction of the wire, etc.)

4. FASTENERS AND WELDING:

4.01 Sheet metal screws shall comply with ASTM C1513-10, ASME B18.6.4-89 (R2005). Penetration of screws through joined material shall not be less than three exposed threads.

4.02 Expansion anchors shall be:

4.03 Power-Actuated Fasteners shall be:

4.04 If not otherwise specified in the evaluation report, power-actuated fasteners installed in steel shall be installed so the entire pointed end of the fastener is driven through the steel member.

4.05 Power-actuated fasteners in concrete are not permitted for bracing wires.

4.06 Concrete reinforcement and prestressing tendons shall be located by non-destructive means prior to installing post - installed anchor.

4.07 Welding shall be in accordance with AWS D1.3 using E60XX series electrodes.

5. TESTING: All field testing must be performed in the presence of the project inspector.

5.01 Post-installed anchors in concrete used to support hanger wires shall be tested at a frequency of 10 percent. Power actuated fasteners in concrete shall be field tested for 200 lbs. in tension. All other post-installed anchors in concrete shall be tested in accordance with CBC Section 1913A.7.

5.02 Post-installed anchors in concrete used to attach bracing wires shall be tested at a frequency of 50 percent in accordance with CBC Section 1913A.7.

Basis Document: **DSA IR 25-2.13** | Sheet No: 1.01
Sheet Title: **Ceiling Notes** | rev. 09-21-15

6. LIGHT FIXTURES:

6.01 All light fixtures shall be positively attached to the ceiling suspension systems by mechanical means to resist a horizontal force equal to the weight of the fixture. A minimum of two screws or approved fasteners are required at each light fixture, per ASTM E580, Section 5.3.1.

6.02 Surface-mounted light fixtures shall be attached to the main runner with at least two positive clamping devices. The clamping device shall completely surround the supporting ceiling runner and be made of steel with a minimum thickness of #14 gage. Rotational spring catches do not comply. A #12 gage slack safety wire shall be connected from each clamping device to the structure above. Provide additional supports when light fixtures are eight (8) feet or longer or exceed 56 lb. Maximum spacing between supports shall not exceed eight (8) feet.

6.03 Light fixtures weighing less than or equal to 10 lb. shall have a minimum of one (1) #12 gage slack safety wire connected from the fixture housing to the structure above.

6.04 Light fixtures weighing less than or equal to 10 lb. shall have a minimum of one (1) #12 gage slack safety wire connected from the fixture housing to the structure above.

6.05 Light fixtures weighing greater than 10 lb. but less than or equal to 56 lbs. may be supported directly on the ceiling runners, but they shall have a minimum of two (2) #12 gage slack safety wires connected from the fixture housing at diagonal corners to the structure above.

Exception: All light fixtures greater than two by four feet weighing less than 56 lbs. shall have a #12 gage slack safety wire at each corner.

6.06 All Light fixtures weighing greater than 56 lb. shall be independently supported by not less than four (4) taut #12 gage hanger wires (one at each corner) attached from the fixture housing to the structure above or other approved hangers. The four (4) taut #12 gage wires or other approved hangers, including their attachment to the structure above, shall be capable of supporting four (4) times the weight of the fixture.

7. SERVICES WITHIN THE CEILING:

7.01 All flexible sprinkler hose fitting mounting brackets, ceiling-mounted air terminals or other services shall be positively attached to the ceiling suspension systems by mechanical means. Screws or approved fasteners are required. A minimum of two attachments are required at each component.

7.02 Ceiling-mounted air terminals or other services weighing less than or equal to 20 lb. shall have one (1) #12 gage slack safety wire attached from the terminal or service to the structure above.

7.03 Flexible sprinkler hose fittings, ceiling-mounted air terminals or other services weighing more than 20 lb. but less than or equal to 56 lb. shall have two (2) #12 gage slack safety wires (at diagonal corners) connected from the terminal or service to the structure above.

7.04 Flexible sprinkler hose fittings, ceiling-mounted air terminals or other services weighing more than 56 lb. shall be supported directly from the structure above by not less than four (4) taut #12 gage hanger wires attached from the terminal or service to the structure above or other approved hangers.

Basis Document: **DSA IR 25-2.13** | Sheet No: 1.02
Sheet Title: **Ceiling Notes** | rev. 09-21-15

8. OTHER DEVICES WITHIN THE CEILING:

8.01 All lightweight miscellaneous devices, such as strobe lights, occupancy sensors, speakers, exit signs, etc., shall be attached to the ceiling grid. In addition, devices weighing more than 10 lbs. shall have a #12 gage slack safety wire anchored to the structure above. Devices weighing more than 20 lb. shall be supported independently from the structure above.

Basis Document: **DSA IR 25-2.13** | Sheet No: 1.03
Sheet Title: **Ceiling Notes** | rev. 09-21-15

PROJECT SPECIFIC STATE AGENCY APPROVAL
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DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
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DATE: 05/13/2026

TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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REGISTERED PROFESSIONAL ENGINEER — D. J. [illegible] — No. S3380 — Exp. 03/31/26 — STRUCTURAL — STATE OF CALIFORNIA
5.10.2024

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CLIENT

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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
CEILING NOTES

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A3.2.1
SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER — D. J. [illegible] — No. S3380 — Exp. 03/31/22 — STRUCTURAL — STATE OF CALIFORNIA
08.16.2021

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Class Leasing

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APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
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
CEILING NOTES

PROJECT NUMBER
20137

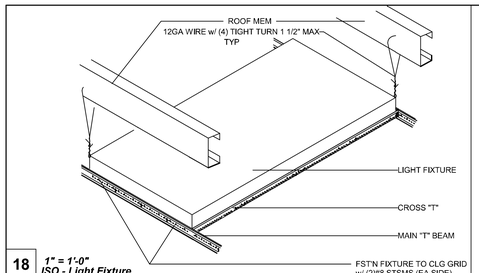
DRAWN BY
rMc/SC

CHECKED BY
JA/RT

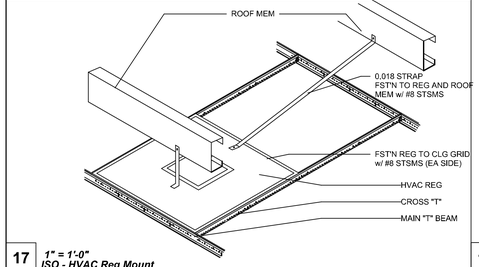
DATE
8/09/2021

SHEET NO.
A3.2.1
SHEET OF SHEETS

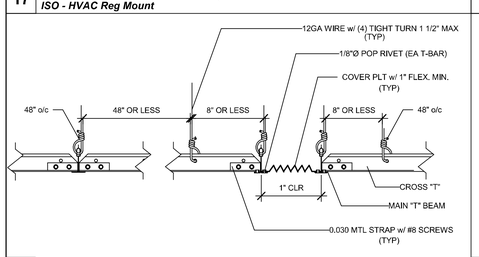
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18 *1" = 1'-0"*
ISO - Light Fixture

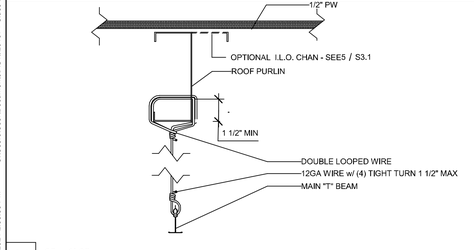


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ISO - HVAC Reg Mount

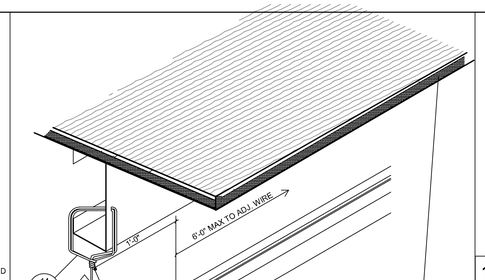


16 *3" = 1'-0"*
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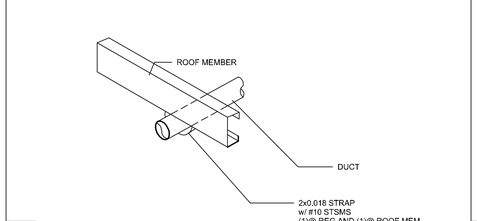
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Section - Brace Wire Detail



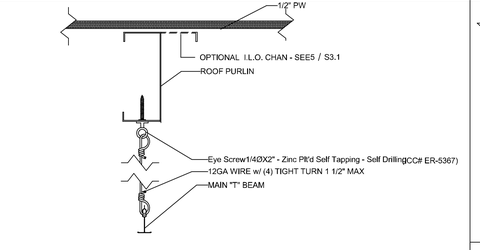
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Section - Hanger Wire Detail

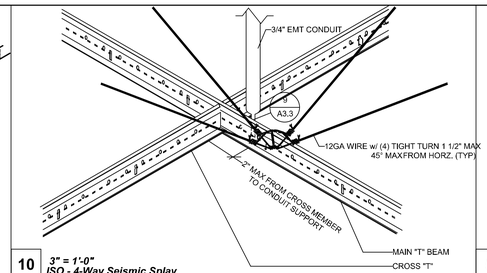


12 *3" = 1'-0"*
ISO - Trapeze Condition

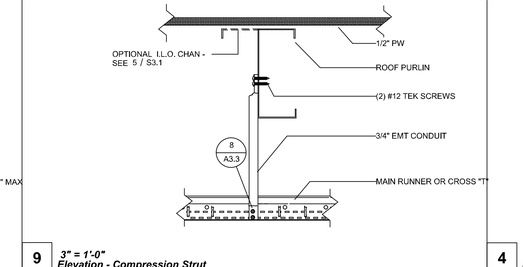


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ISO - Duct Connection

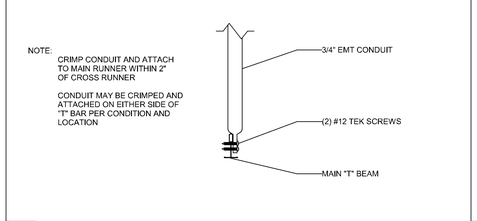




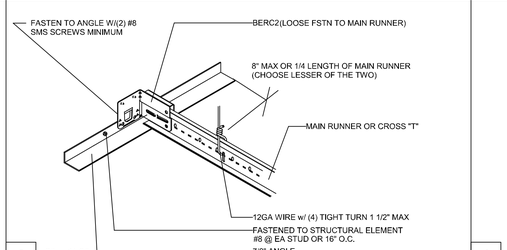
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ISO - 4-Way Seismic Splay



9 *3" = 1'-0"*
Elevation - Compression Strut

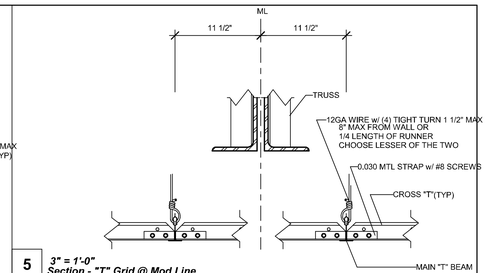


8 *3" = 1'-0"*
Section - Compression Strut

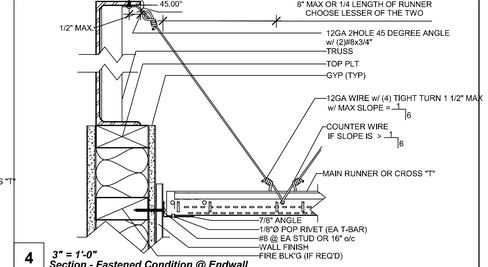


7 *3" = 1'-0"*
Fixed Condition w/ 2" Angle

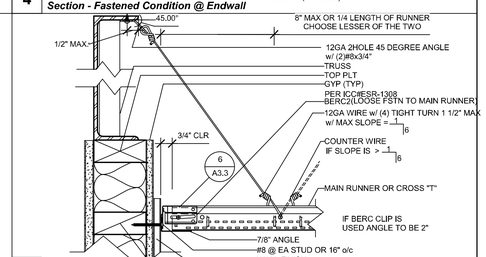
6 *3" = 1'-0"*
Floating Condition w/ 2" Angle



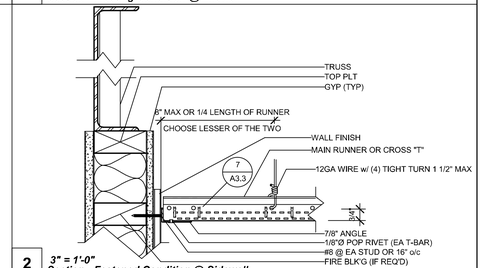
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Section - "T" Grid @ Mod Line



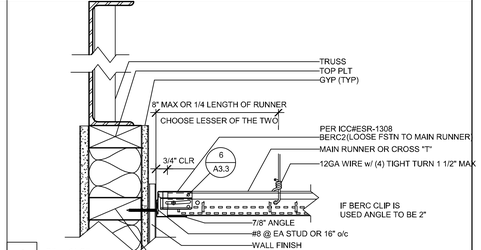
4 *3" = 1'-0"*
Section - Fastened Condition @ Endwall



3 *3" = 1'-0"*
Section - Floating Condition @ Endwall



2 *3" = 1'-0"*
Section - Fastened Condition @ Sidewall



1 *3" = 1'-0"*
Section - Floating Condition @ Sidewall

PROJECT SPECIFIC STATE AGENCY APPROVAL

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DATE: 05/13/2026

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11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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REGISTERED PROFESSIONAL ENGINEER — Mauricio D. Cuevas — No. S3380 — Exp. 03/31/26 — STRUCTURAL — STATE OF CALIFORNIA

5.10.2024

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DEPARTMENT OF GENERAL SERVICES
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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
CEILING DETAILS
(T-GRID)

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A3.3

SHEET OF SHEETS

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
CEILING DETAILS
(T-GRID)

PROJECT NUMBER
23230

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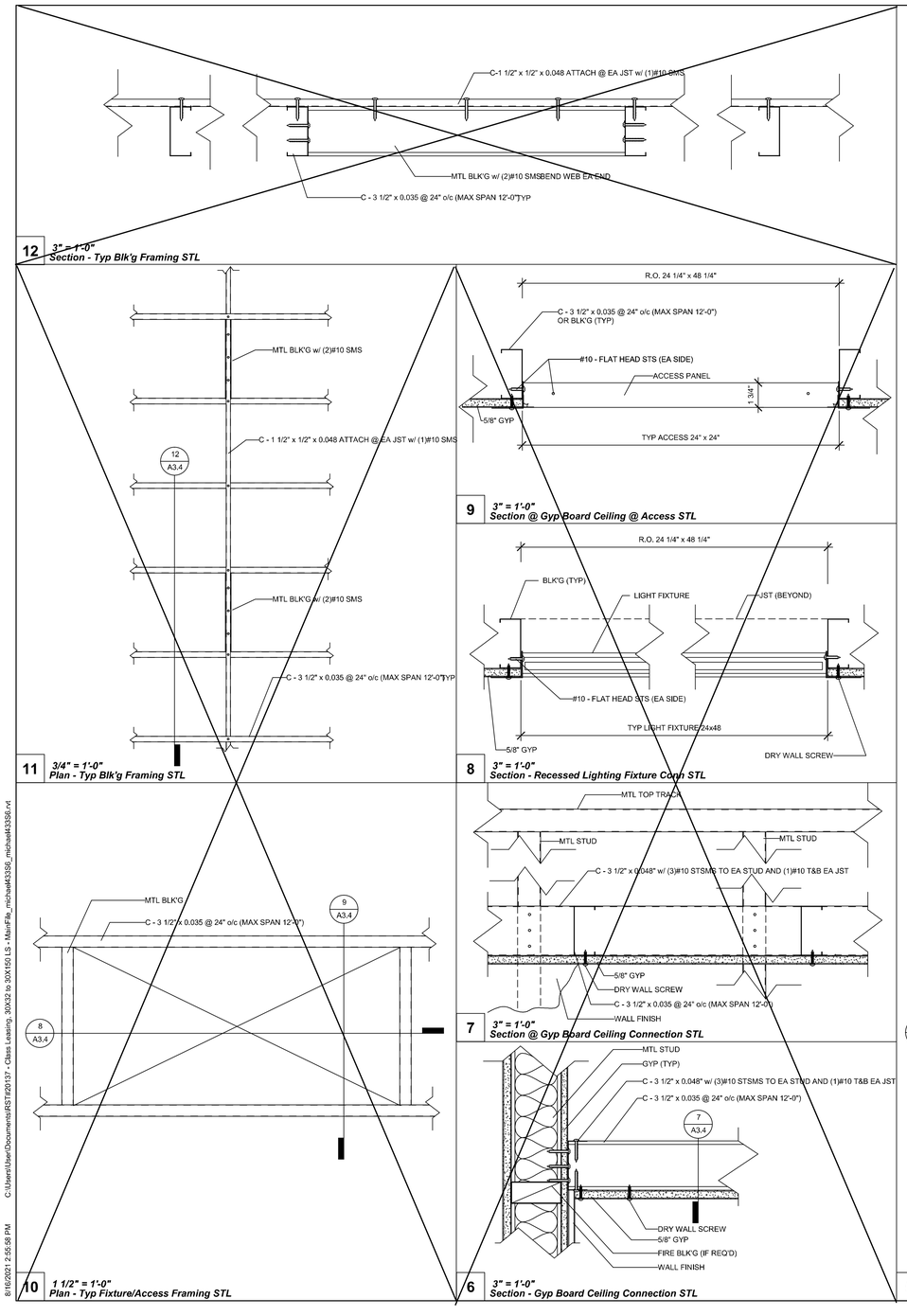
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8/09/2021

SHEET NO.
A3.3

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DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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REGISTERED PROFESSIONAL ENGINEER
No. 53380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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STATE OF CALIFORNIA

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APP: 04-119518 PC
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SS ☑ FLS ☑ ACS ☑ CG ☑
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

CEILING DETAILS
(GYP BOARD)

PROJECT NUMBER

20137

DRAWN BY

rMc/SC

CHECKED BY

JA/RT

DATE

8/09/2021

SHEET NO.

A3.4

SHEET OF SHEETS

REVISIONS

#	Description	BY

PROJECT TITLE

FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE

CEILING DETAILS
(GYP BOARD)

PROJECT NUMBER

23230

DRAWN BY

rMc/SC

CHECKED BY

JA/RT

DATE

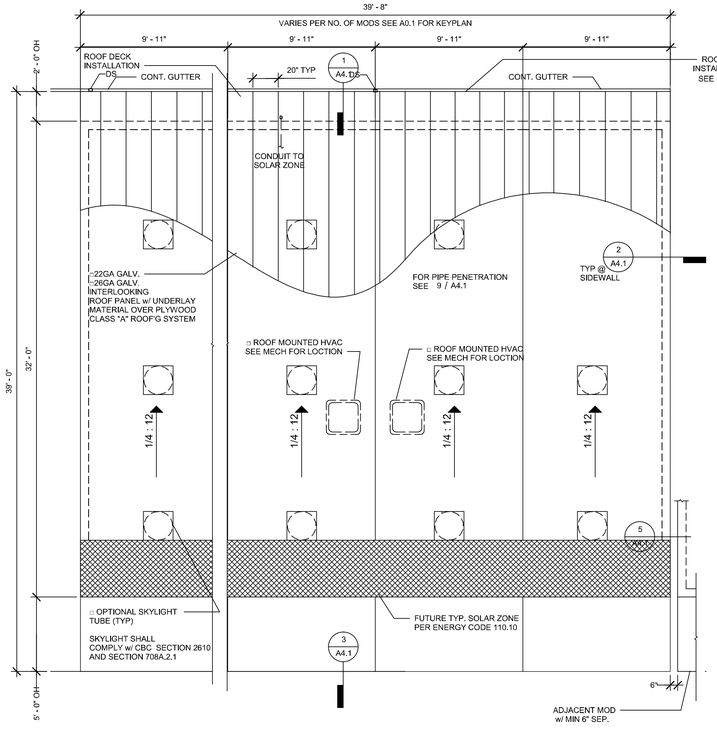
8/09/2021

SHEET NO.

A3.4

SHEET OF SHEETS

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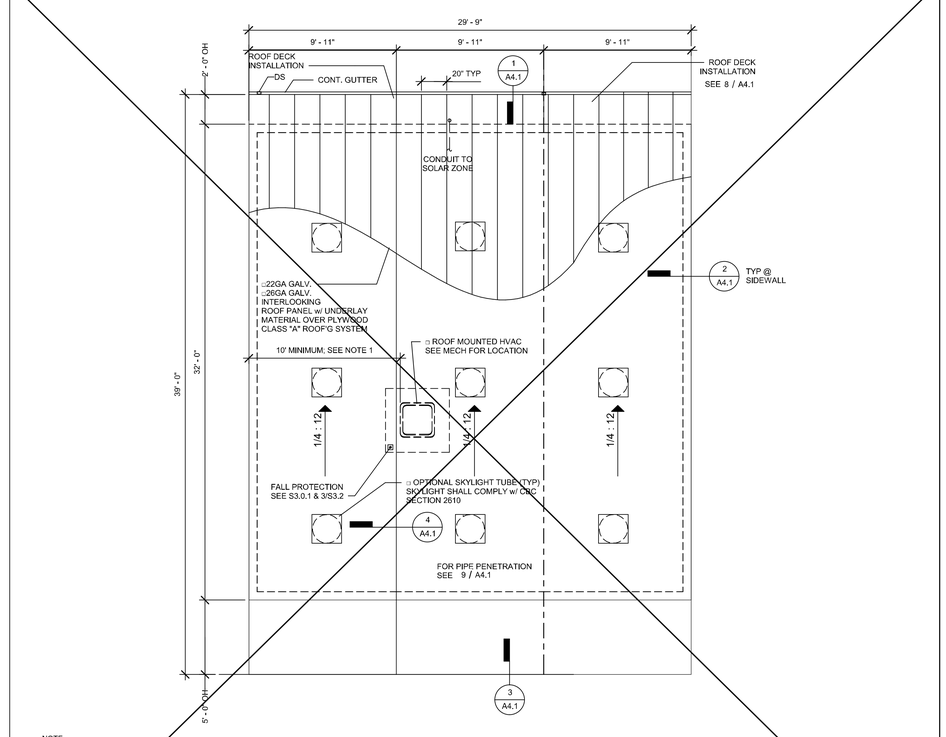


IF REQ: 15% OF ROOF SURFACE AREA (EXCLUDING ANY SKYLIGHT AREA) TO BE RESERVED FOR SOLAR PANEL APPLICATION OR SOLAR READY WILL BE SUPPLIED FROM A BUILDING OR STRUCTURE WITHIN 250 FT OF PC BUILDING.

ENTIRE ROOF SURFACE IS DESIGNED STRUCTURALLY TO ACCOMMODATE SOLAR PANELS = 3PSF

SEE ELECTRICAL GENERAL NOTES SHEET FOR SOLAR ZONE AREAS MANDATORY REQUIREMENTS, REFERED TO SECTION 110.10

3 ***1/4" = 1'-0"***
40x32 Roof Plan (Mt Mono)



NOTE
1. Per 2019 CBC section 1015.6, Guards shall be provided where various components that require service are located within 10 feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the floor, roof or grade below. The guard shall extend not less than 30 inches (762 mm) beyond each end of such components. The guard shall be constructed so as to prevent the passage of a sphere 21 inches (533 mm) in diameter.

Exception: Guards are not required where personal fall arrest anchorage connector devices that comply with ANSI/ASSE Z 359.1 are installed.

ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 7A AND CHAPTER 15. ROOFS SHALL HAVE AROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTION.

IF REQ: 15% OF ROOF SURFACE AREA (EXCLUDING ANY SKYLIGHT AREA) TO BE RESERVED FOR SOLAR PANEL APPLICATION OR SOLAR READY WILL BE SUPPLIED FROM A BUILDING OR STRUCTURE WITHIN 250 FT OF PC BUILDING.

ENTIRE ROOF SURFACE IS DESIGNED STRUCTURALLY TO ACCOMMODATE SOLAR PANELS = 3PSF

SEE ELECTRICAL GENERAL NOTES SHEET FOR SOLAR ZONE AREAS MANDATORY REQUIREMENTS, REFERED TO SECTION 110.10

2 ***1/4" = 1'-0"***
30x32 Roof Plan (Mlt Mono)

PV AREA FOR FIRE ACCESS REQ'T (PER IR 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 CFC 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 concern 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

PROJECT SPECIFIC STATE AGENCY APPROVAL
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124070 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA
5.10.2024

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APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CO ☑
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 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
SHT CL SHTS

PROJECT SPECIFIC STATE AGENCY APPROVAL
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
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SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

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11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
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REGISTERED PROFESSIONAL ENGINEER
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA
08.16.2021

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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
ROOF PLAN MONO SLOPE (STANDING SEAM)

PROJECT NUMBER
23230

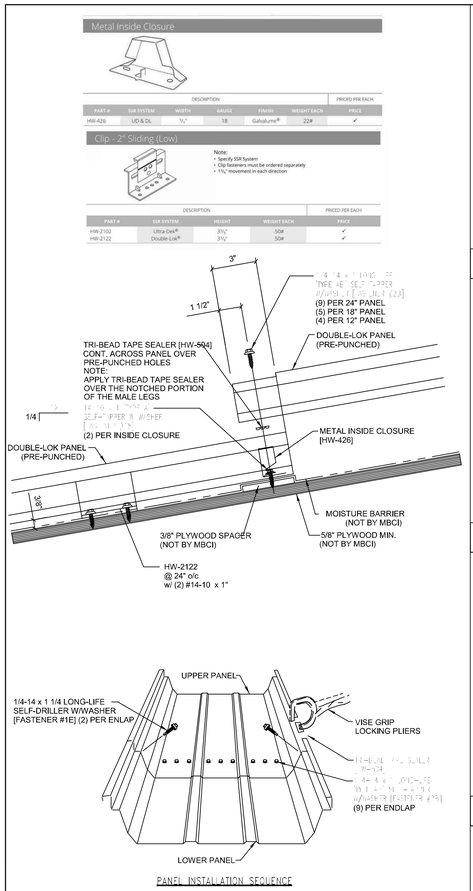
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rMc/SC/AM

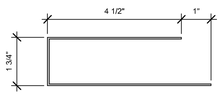
CHECKED BY
JA/RT

DATE
8/09/2021

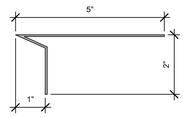
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A4.0.1
SHEET OF SHEETS

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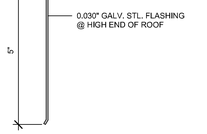




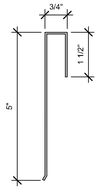
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FLASHING @ ROOF HIGH SIDE



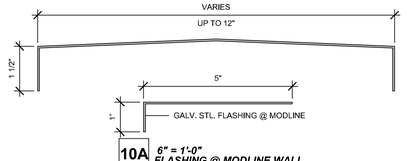
13 *6" = 1'-0"*
FLASHING @ ROOF LOW SIDE



12 *6" = 1'-0"*
ROOF FLASHING

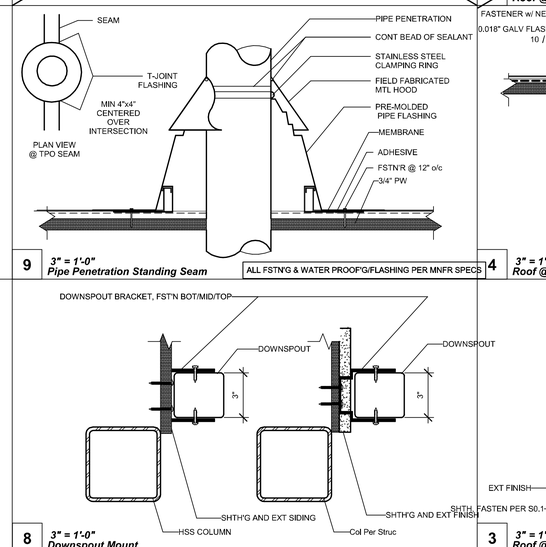


11 *6" = 1'-0"*
ROOF FLASHING @ SIDEWALL



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

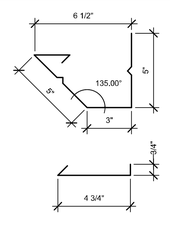
10 *6" = 1'-0"*
ROOF CAP @ MODLINE



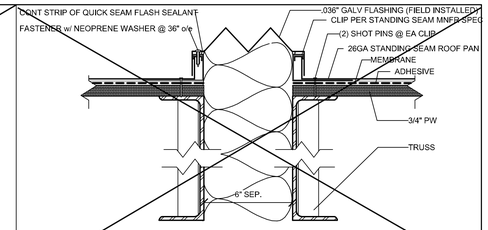
9 *3" = 1'-0"*
Pipe Penetration Standing Seam

ALL FSTN'G & WATER PROOF'G/FLASHING PER MNFR SPECS

8 *3" = 1'-0"*
Downspout Mount

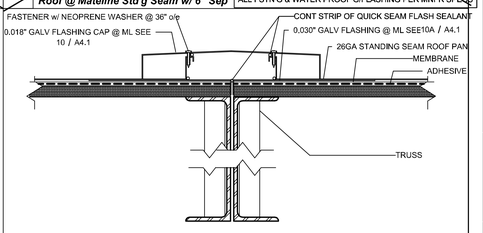


6 *3" = 1'-0"*
Gutter and Strap1



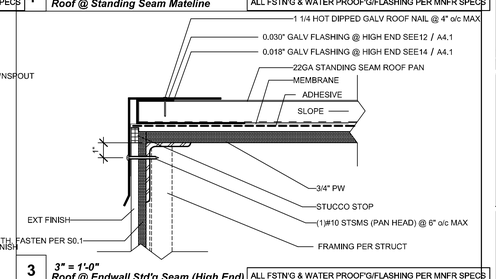
5 *3" = 1'-0"*
Roof @ Mateline Std'g Seam w/ 6" Sep

ALL FSTN'G & WATER PROOF'G/FLASHING PER MNFR SPECS



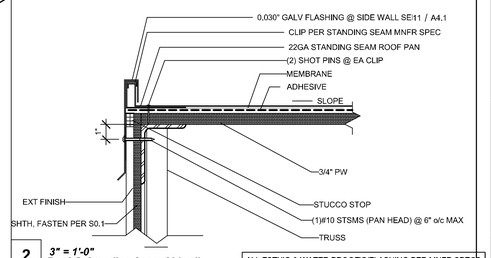
4 *3" = 1'-0"*
Roof @ Standing Seam Mateline

ALL FSTN'G & WATER PROOF'G/FLASHING PER MNFR SPECS



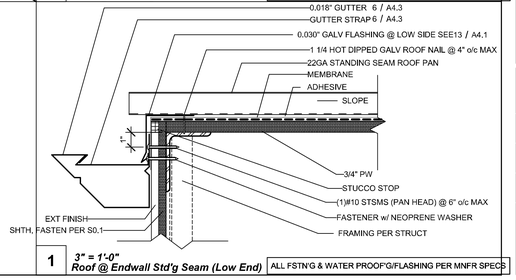
3 *3" = 1'-0"*
Roof @ Endwall Std'g Seam (High End)

ALL FSTN'G & WATER PROOF'G/FLASHING PER MNFR SPECS



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

ALL FSTN'G & WATER PROOF'G/FLASHING PER MNFR SPECS



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

ALL FSTN'G & WATER PROOF'G/FLASHING PER MNFR SPECS

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APP: 04-121570 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

TAVARES ASSOCIATES
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www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. J. TAVARES
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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APP: 04-119510 PC
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SS ☑ FLS ☑ ACS ☑ SC ☑
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

SHEET OF SHEETS

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PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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REGISTERED PROFESSIONAL ENGINEER
D. J. TAVARES
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

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REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
ROOF DETAILS
(STANDING SEAM)

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A4.1

SHEET OF SHEETS

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Ext. Finish Schedule			
	Finishes	Sheet	Notes
□	~~SIDING OVER WD STUDS~~	~~A2.1~~	
X	PLASTER OVER 1/2" OSB OR 1/2" CDX PLY w/ WD STUDS	A2.2	
□	~~SIDING OVER STL STUDS~~	~~A2.3~~	
□	~~PLASTER OVER 1/2" OSB OR 1/2" CDX PLY w/ STL STUDS~~	~~A2.4~~	

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

Fire Rating Schedule			
	Rating	Sheet	Notes
□	~~1 HOUR - SIDING OVER WD STUDS~~	~~A2.5~~	
□	~~1 HOUR - PLASTER OVER 1/2" OSB OR 1/2" CDX PLY w/ WD STUDS~~	~~A2.6~~	
□	~~1 HOUR - SIDING OVER STL STUDS~~	~~A2.7~~	
□	~~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.

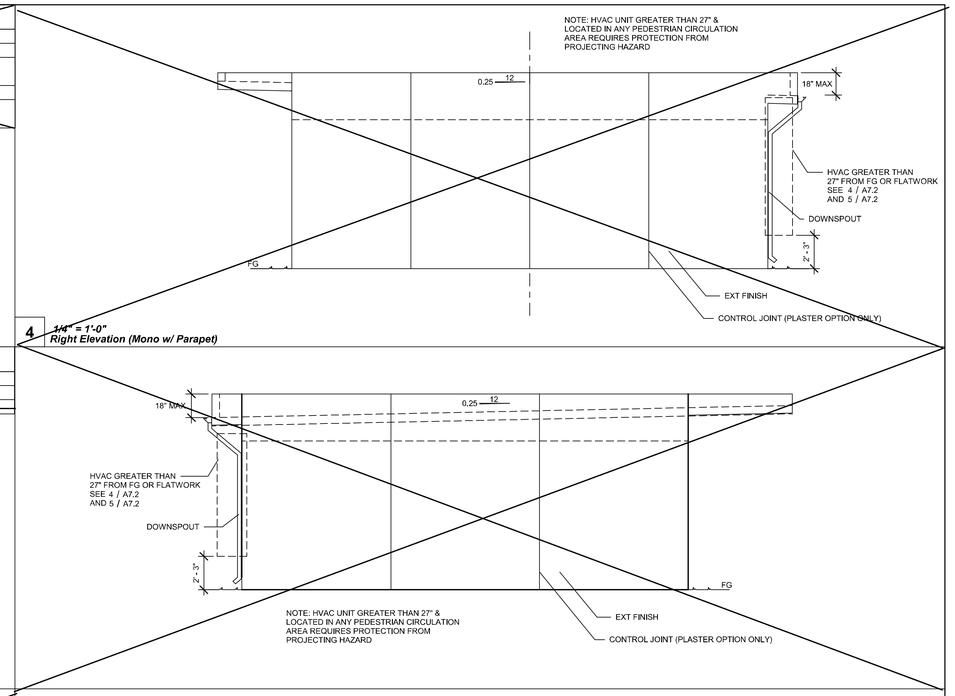
10 **1/4" = 1'-0"**
Fire Rating Scedule

SEE A0.1 FOR GENERAL NOTES

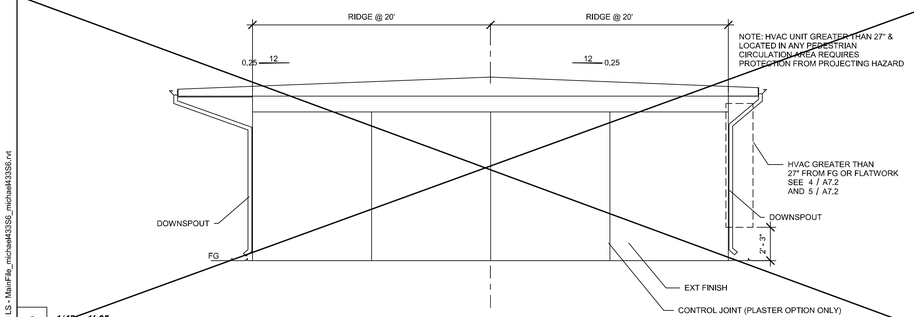
7 **3" = 1'-0"**
Notes A5.0

Wall Schedule			
	Stud Size	Sheet	Notes
X	Wood Wall Stud	S4.5	
□	~~Mtl Wall Stud~~	~~S4.5~~	~~CONTINUOUS EXT R-4 INSULATION~~

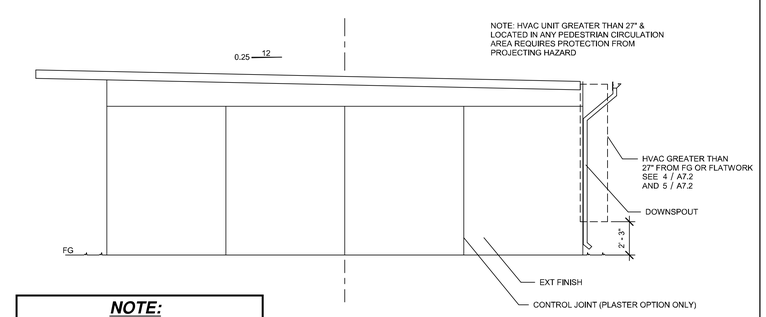
8 **1/4" = 1'-0"**
Wall Schedule



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

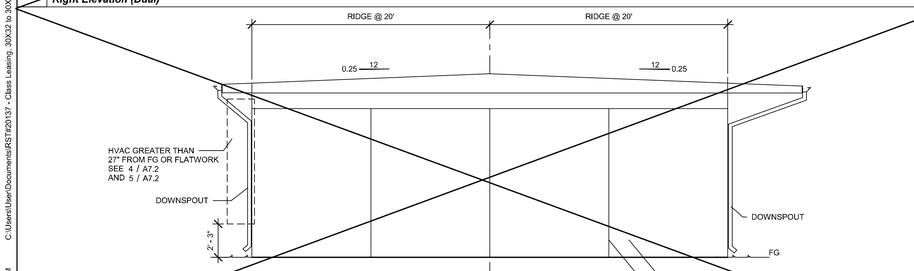


6 **1/4" = 1'-0"**
Right Elevation (Dual)

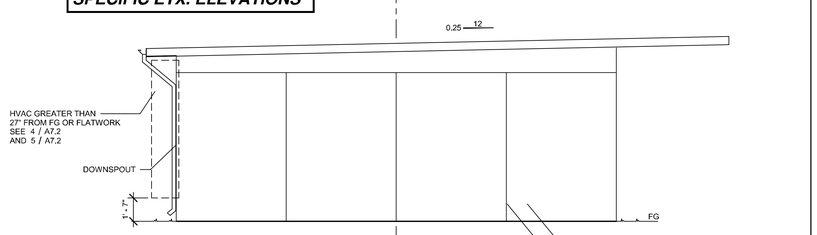


2 **1/4" = 1'-0"**
Right Elevation (Mono)

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



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



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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
No. 53380
Exp 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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DIV. OF THE STATE ARCHITECT
APP: 04-122670 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

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DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

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No. 53380
Exp. 03/31/22
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STATE OF CALIFORNIA

08.16.2021

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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

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

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A5.0

SHEET OF SHEETS

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
SIDEWALL
ELEVATION

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

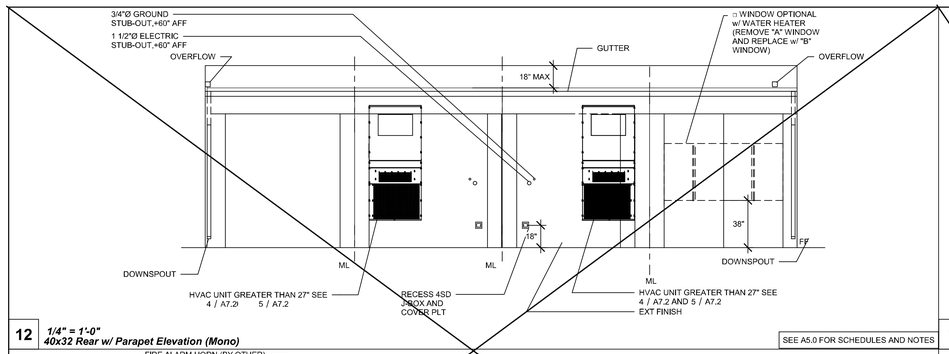
CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A5.0

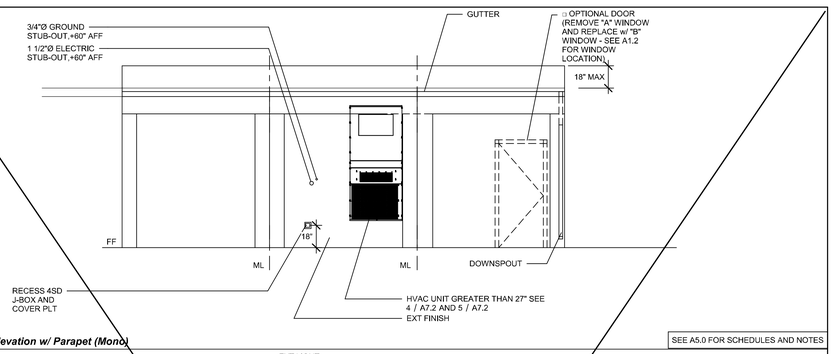
SHEET OF SHEETS

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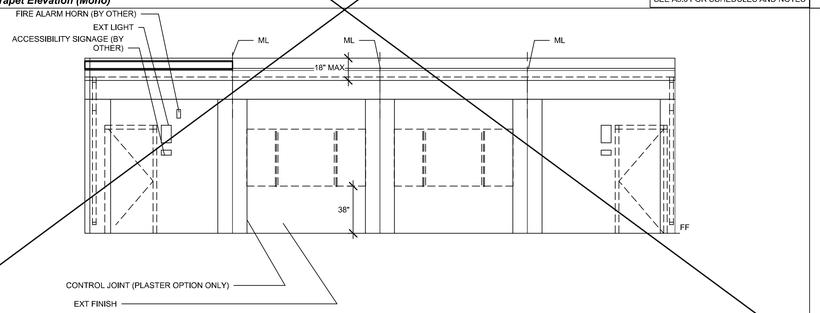
12 *1/4" = 1'-0"*
40x32 Rear w/ Parapet Elevation (Mono)

SEE A5.0 FOR SCHEDULES AND NOTES



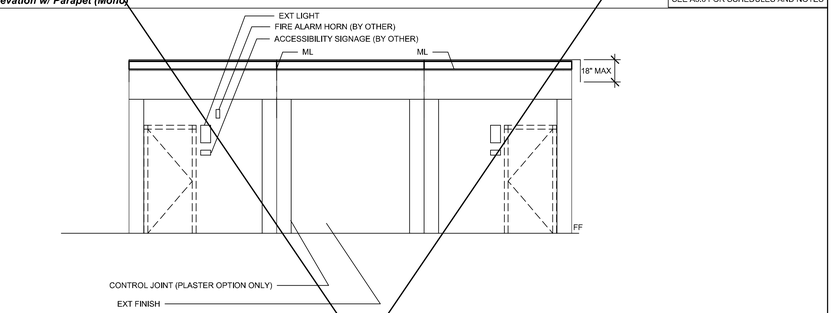
8 *1/4" = 1'-0"*
30x32 Rear Elevation w/ Parapet (Mono)

SEE A5.0 FOR SCHEDULES AND NOTES



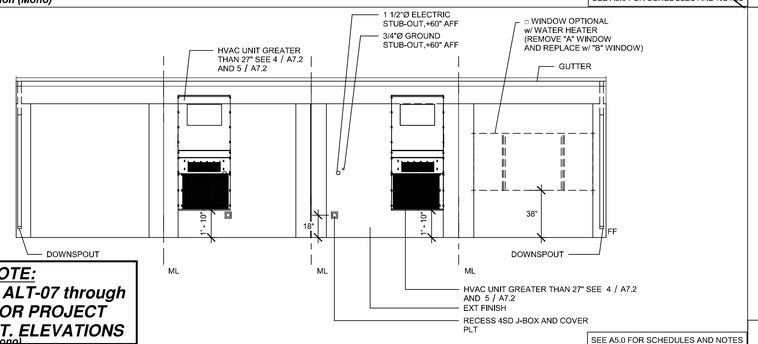
11 *1/4" = 1'-0"*
40x32 Front w/ Parapet Elevation (Mono)

SEE A5.0 FOR SCHEDULES AND NOTES



7 *1/4" = 1'-0"*
30x32 Front Elevation w/ Parapet (Mono)

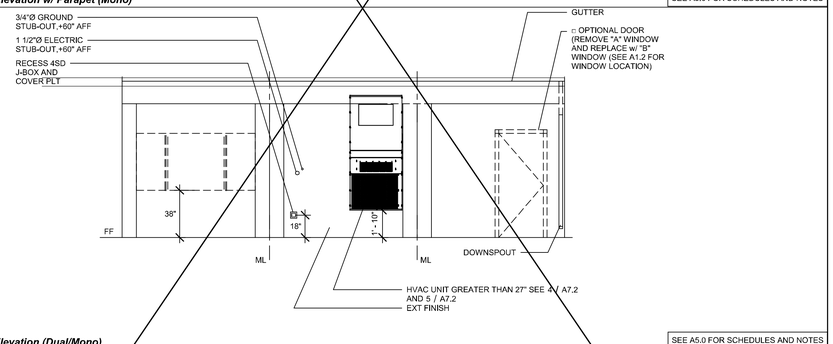
SEE A5.0 FOR SCHEDULES AND NOTES



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

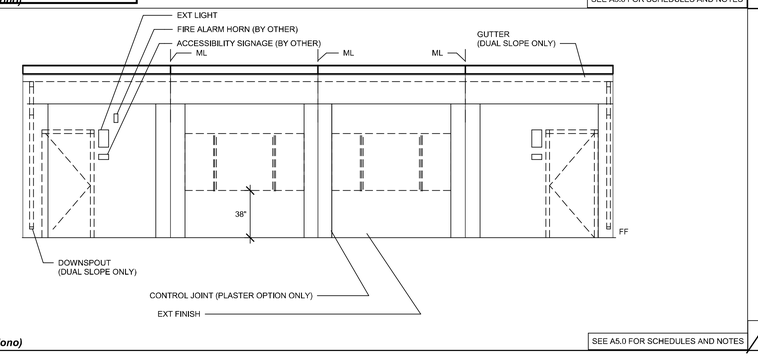
10 *1/4" = 1'-0"*
40x32 Rear Elevation (Dual/Mono)

SEE A5.0 FOR SCHEDULES AND NOTES



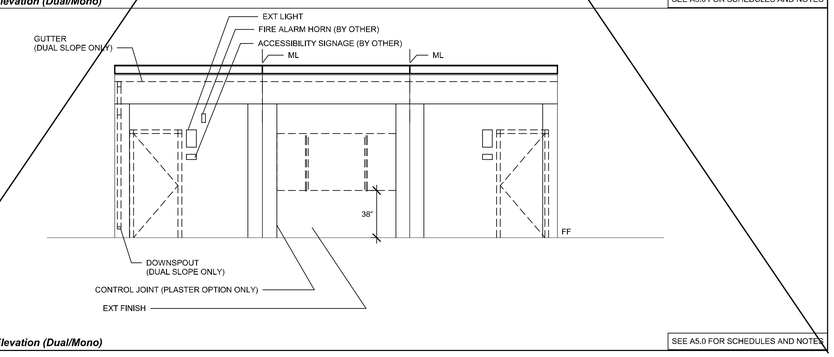
6 *1/4" = 1'-0"*
30x32 Rear Elevation (Dual/Mono)

SEE A5.0 FOR SCHEDULES AND NOTES



9 *1/4" = 1'-0"*
40x32 Front Elevation (Dual/Mono)

SEE A5.0 FOR SCHEDULES AND NOTES



5 *1/4" = 1'-0"*
30x32 Front Elevation (Dual/Mono)

SEE A5.0 FOR SCHEDULES AND NOTES

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. A. C.
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

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

1320 W. Oleander Avenue. Perris, CA 92571-7408
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 ☑
DATE: 10/11/2022

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. A. C.
No. S3380
Exp. 03/31/22
STRUCTURAL
STATE OF CALIFORNIA

08.16.2021

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CLIENT

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
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
ENDWALL
ELEVATIONS

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A5.1

SHEET OF SHEETS

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
ENDWALL
ELEVATIONS

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

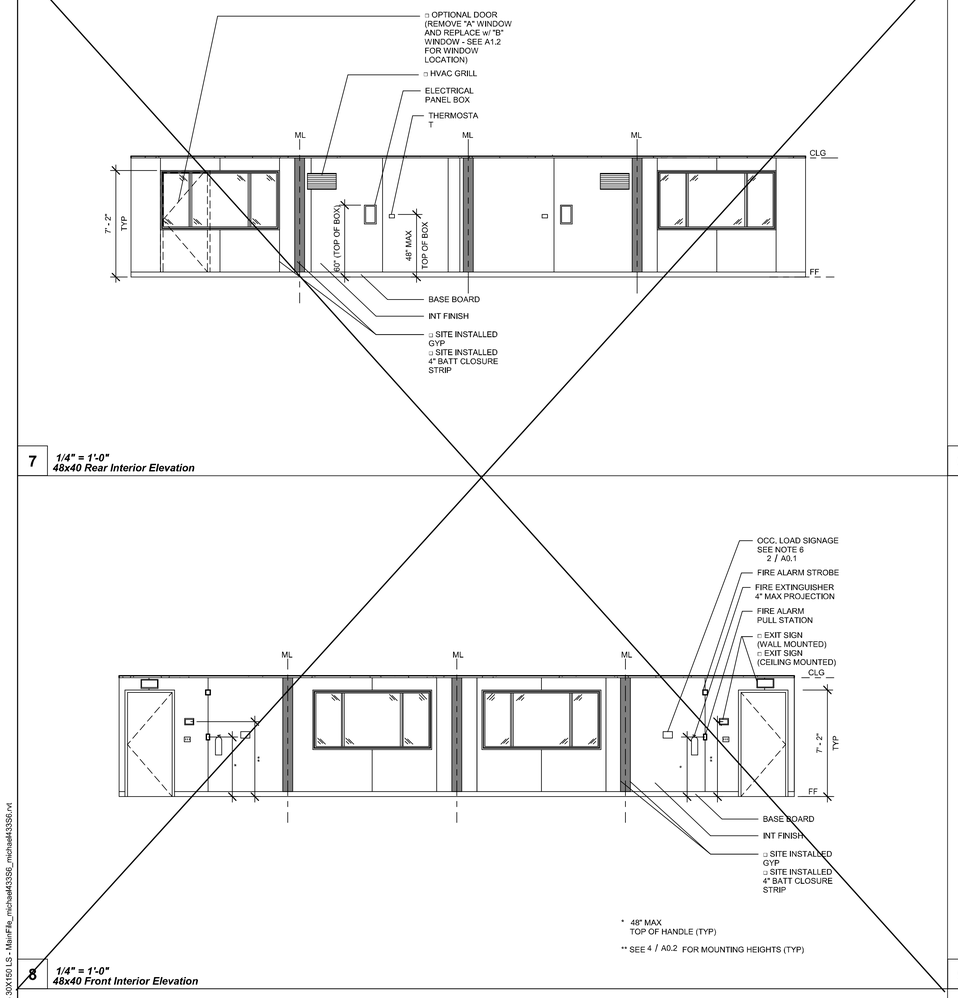
CHECKED BY
JA/RT

DATE
8/09/2021

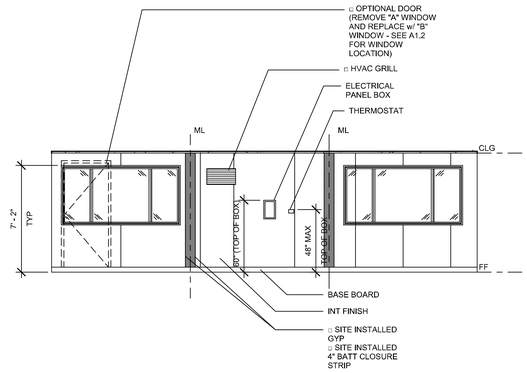
SHEET NO.
A5.1

SHEET OF SHEETS

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8/16/2021 2:56:52 PM C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 Foundation Plan_ Franklin ES_CES4R24D63.rvt



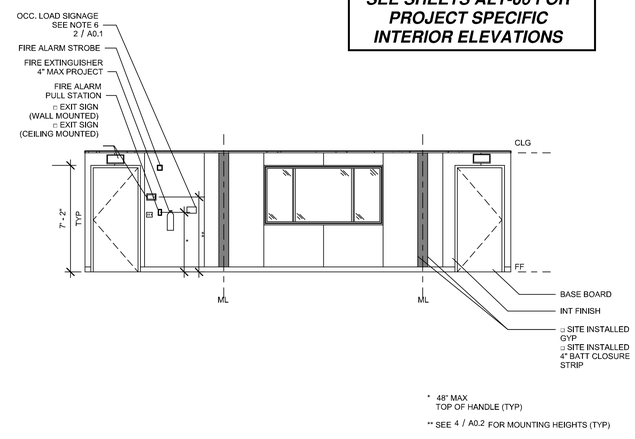
7 *1/4" = 1'-0"*
48x40 Rear Interior Elevation



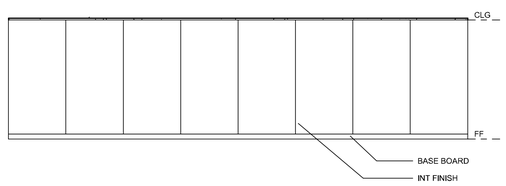
6 *1/4" = 1'-0"*
36x40 Rear Interior Elevation

8 *1/4" = 1'-0"*
48x40 Front Interior Elevation

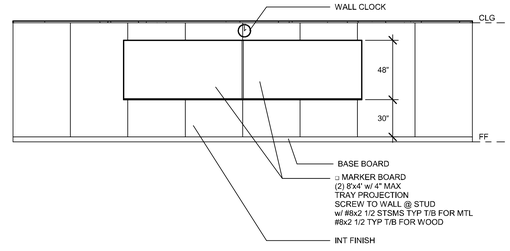
NOTE:
SEE SHEETS ALT-06 FOR PROJECT SPECIFIC INTERIOR ELEVATIONS



5 *1/4" = 1'-0"*
36x40 Front Interior Elevation



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



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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ● CONSULTING ● PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. A. [illegible]
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

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

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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124570 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DEPARTMENT OF GENERAL SERVICES
DATE: 10/11/2022

R&S TAVARES ASSOCIATES
DESIGN ● CONSULTING ● PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. A. [illegible]
No. S3380
Exp. 03/31/22
STRUCTURAL
STATE OF CALIFORNIA

08.16.2021

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

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
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
INTERIOR
ELEVATIONS

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A5.2

SHT CL SHTS

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
INTERIOR
ELEVATIONS

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

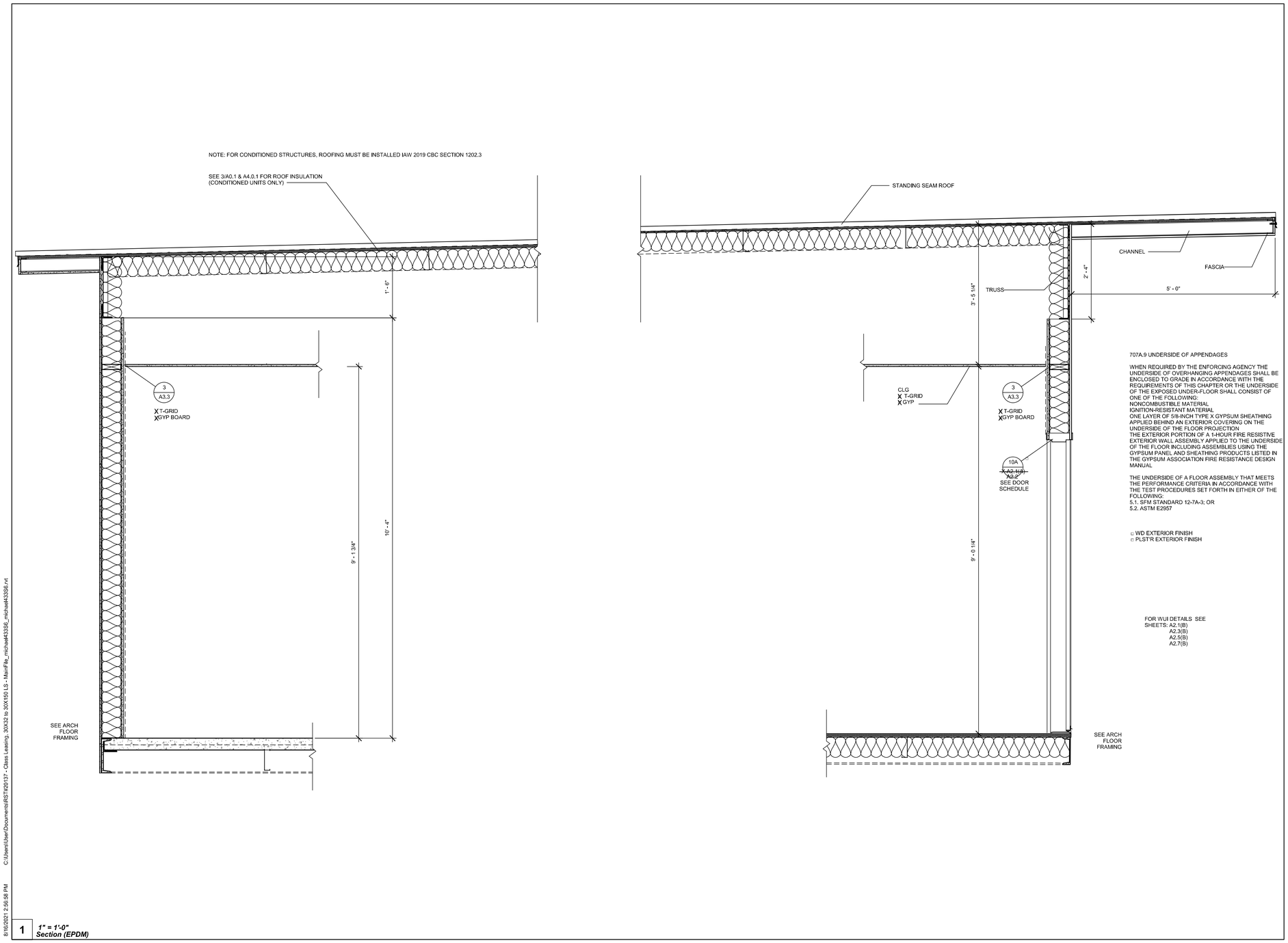
CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A5.2

SHEET OF SHEETS

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8/16/2021 2:56:55 PM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 to 32X150 LS - MainFile_michael43356_michael43356.rvt



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

☐ WD EXTERIOR FINISH
☐ PLST'R EXTERIOR FINISH

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

1 **1" = 1'-0" Section (EPDM)**

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PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-121570 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

DSA
DIVISION OF THE STATE ARCHITECT
STRUCTURAL SAFETY

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. Tavares
No. S3380
Exp. 03/31/23
STRUCTURAL
STATE OF CALIFORNIA

08.16.2021

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

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ SG ☑
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
SECTION -
STANDING SEAM
(MONO)

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A6.0

SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. Tavares
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

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
SECTION -
STANDING SEAM
(MONO)

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

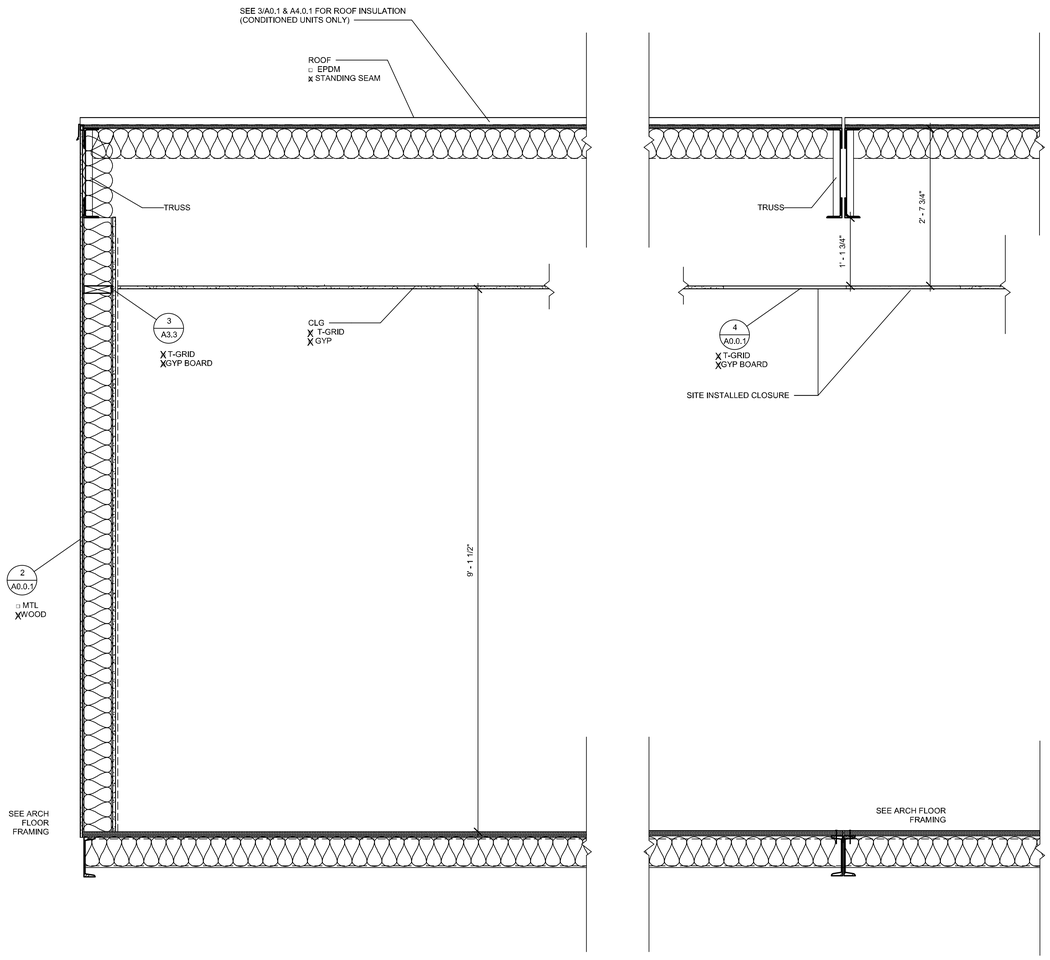
CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A6.0

SHEET OF SHEETS

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



1 *1" = 1'-0"*
Latitudinal Section

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

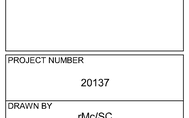
FOR WUI DETAILS SEE SHEETS: A2.1(B)
A2.3(B)
A2.5(B)
A2.7(B)

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-120006 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

TAVARES ASSOCIATES
DESIGN ◆ CONSULTING ◆ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP



08.16.2021

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CLIENT

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ SG ☑
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
SECTION

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

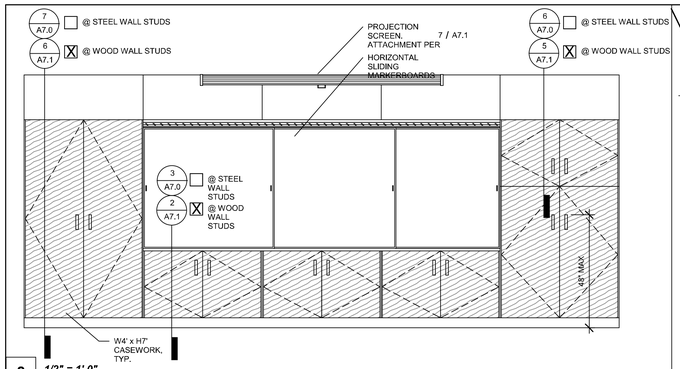
DATE
8/09/2021

SHEET NO.
A6.2

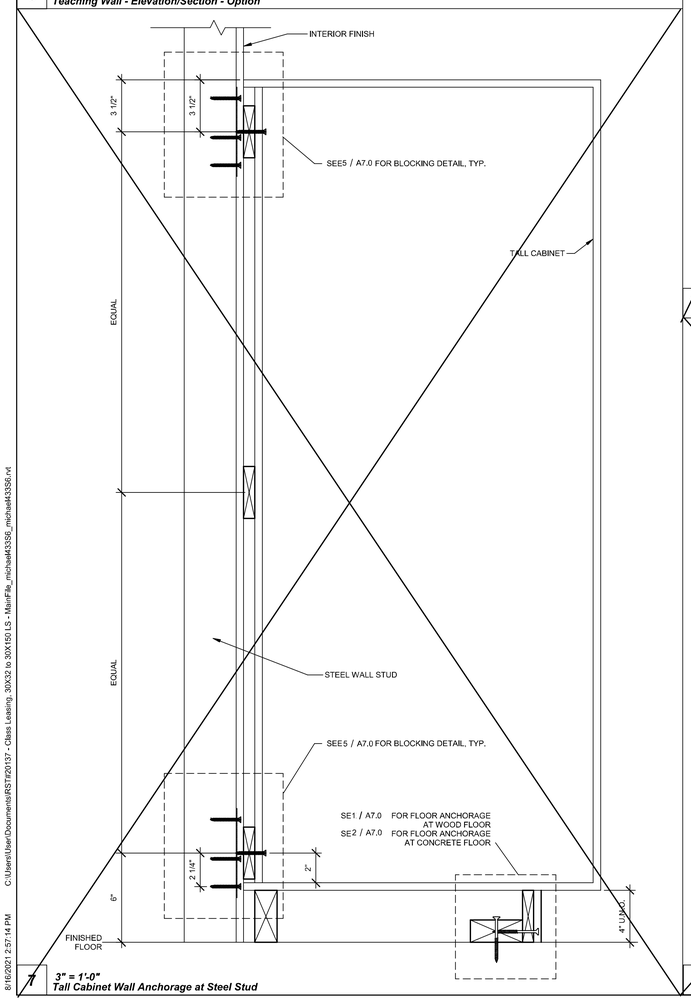
SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026
TAVARES ASSOCIATES
DESIGN ◆ CONSULTING ◆ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com
PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA
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
SECTION
PROJECT NUMBER
23230
DRAWN BY
rMc/SC
CHECKED BY
JA/RT
DATE
8/09/2021
SHEET NO.
A6.2
SHEET OF SHEETS

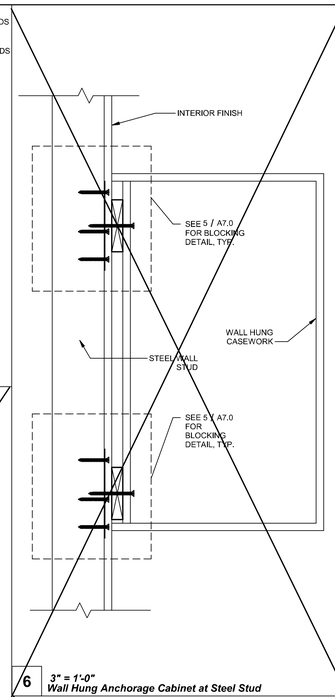
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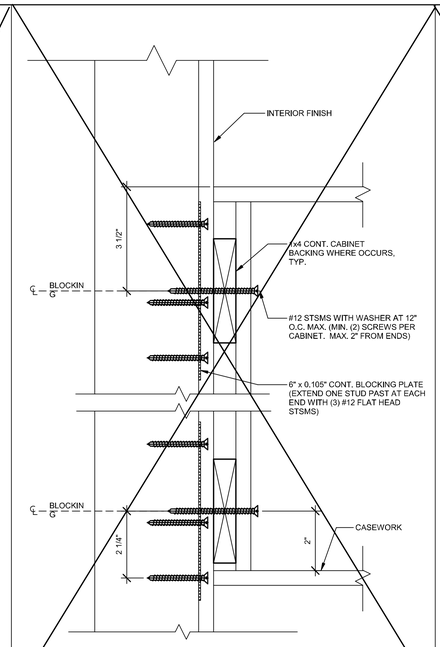
8 *1/2" = 1'-0"*
Teaching Wall - Elevation/Section - Option



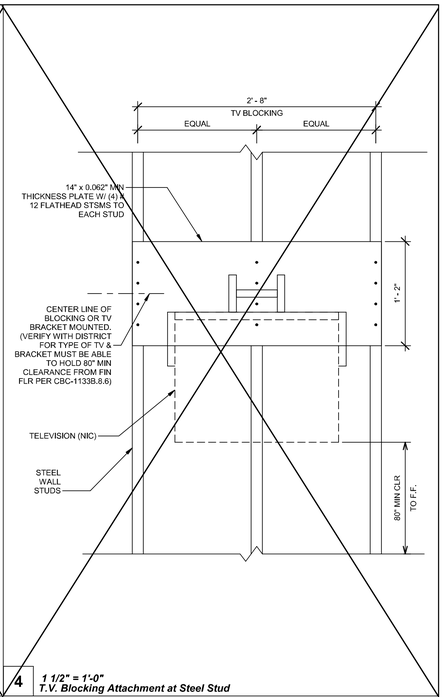
7 *3" = 1'-0"*
Tall Cabinet Wall Anchorage at Steel Stud



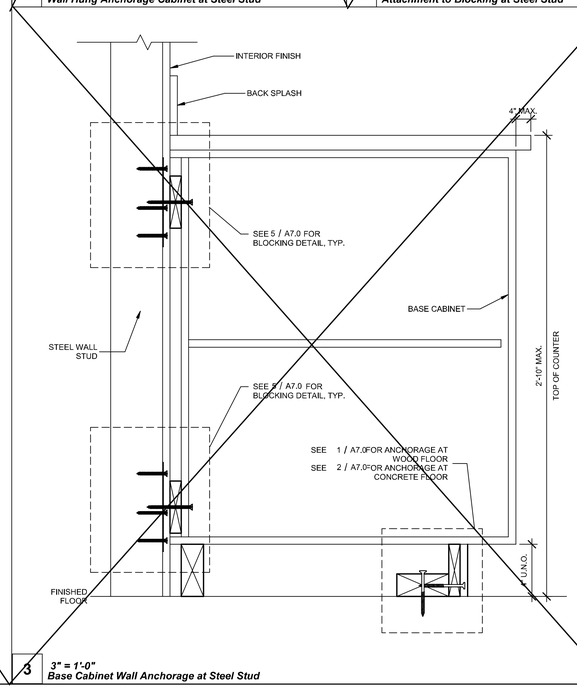
6 *3" = 1'-0"*
Wall Hung Anchorage Cabinet at Steel Stud



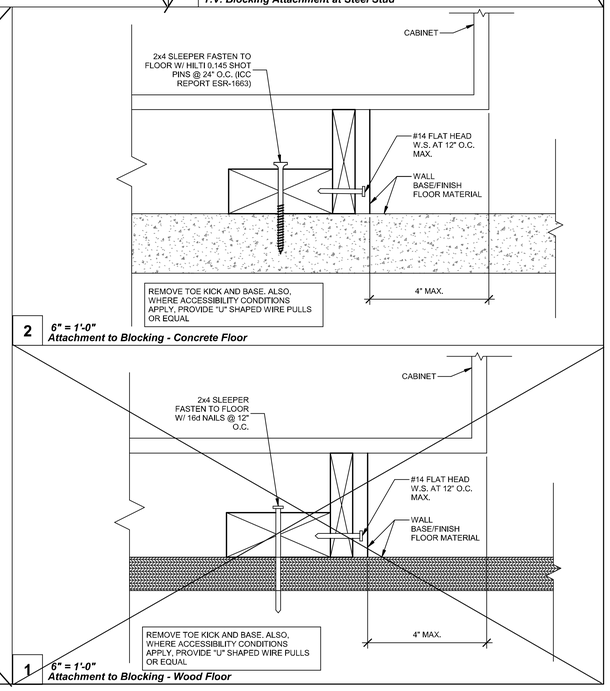
5 *6" = 1'-0"*
Attachment to Blocking at Steel Stud



4 *1 1/2" = 1'-0"*
T.V. Blocking Attachment at Steel Stud



3 *3" = 1'-0"*
Base Cabinet Wall Anchorage at Steel Stud



2 *6" = 1'-0"*
Attachment to Blocking - Concrete Floor

1 *6" = 1'-0"*
Attachment to Blocking - Wood Floor

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-120702 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

R&S TAVARES ASSOCIATES
DESIGN ● CONSULTING ● PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. A. TAVARES
No. S3380
Exp. 03/31/22
STRUCTURAL
STATE OF CALIFORNIA

08.16.2021

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CLIENT

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CID ☑
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
ADDITIONAL
OPTION DETAILS

PROJECT NUMBER 20137
DRAWN BY rMc/SC
CHECKED BY JA/RT
DATE 8/09/2021
SHEET NO. A7.0
SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ● CONSULTING ● PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. A. TAVARES
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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

REVISIONS

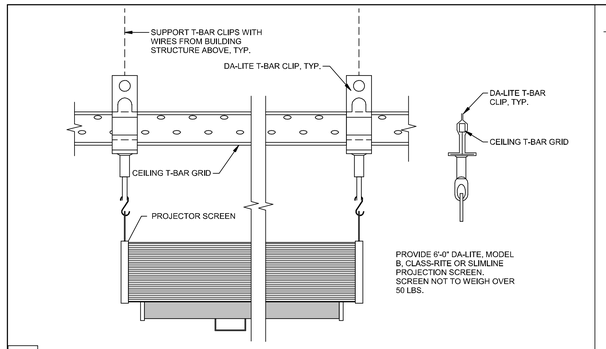
#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

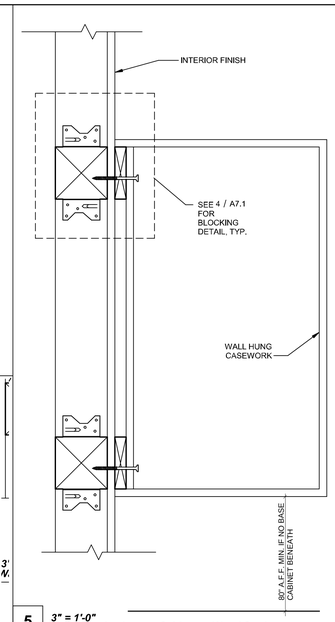
SHEET TITLE
ADDITIONAL
OPTION DETAILS

PROJECT NUMBER 23230
DRAWN BY rMc/SC
CHECKED BY JA/RT
DATE 8/09/2021
SHEET NO. A7.0
SHEET OF SHEETS

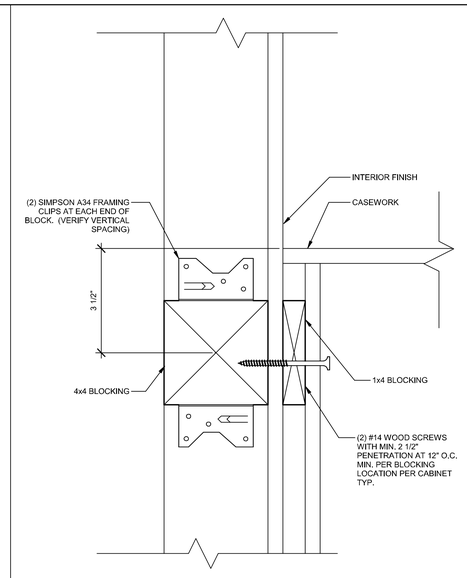
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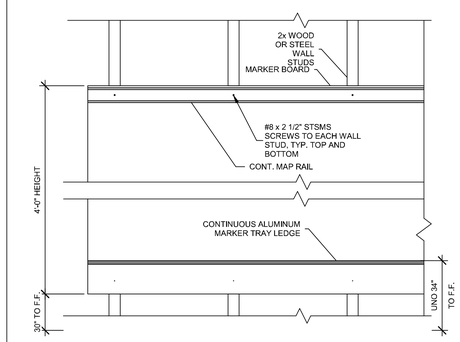
7 *1 1/2" = 1'-0"*
Projection Screen Mounting



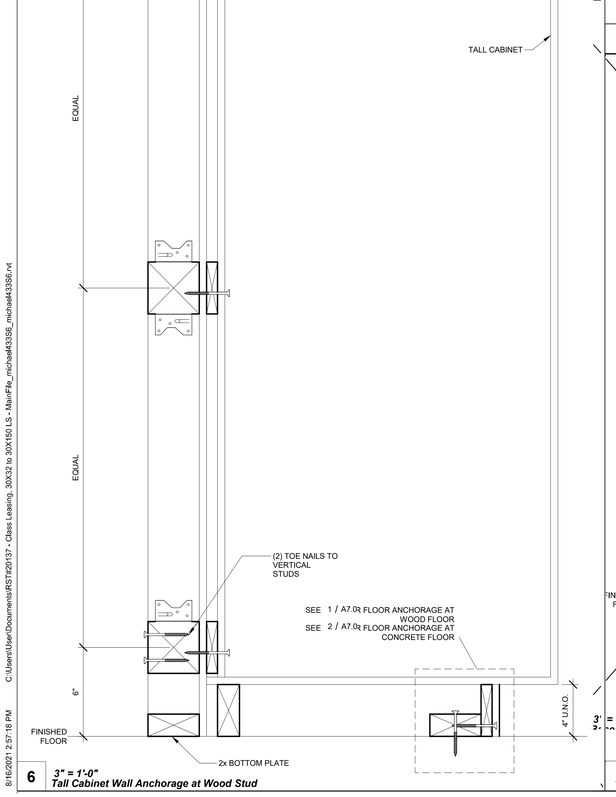
5 *3" = 1'-0"*
Wall Hung Anchorage Cabinet at Wood Stud



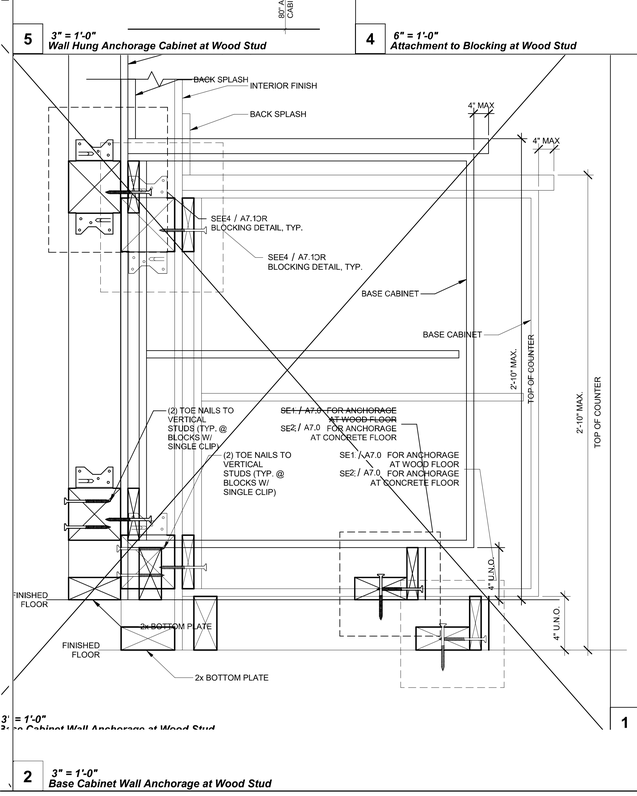
4 *6" = 1'-0"*
Attachment to Blocking at Wood Stud



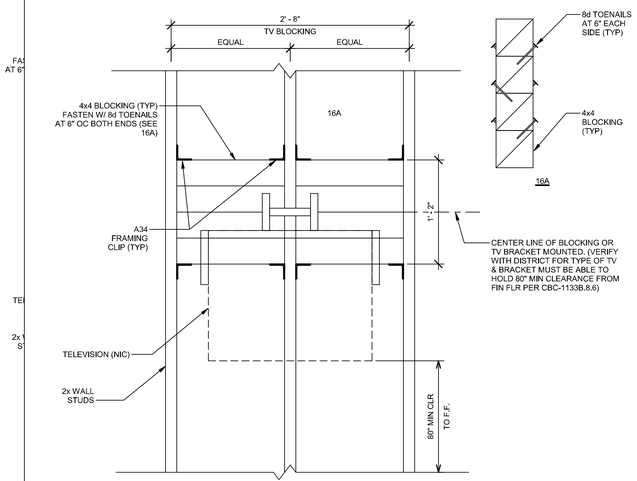
3 *1 1/2" = 1'-0"*
Marker Board Attachment



6 *3" = 1'-0"*
Tall Cabinet Wall Anchorage at Wood Stud



2 *3" = 1'-0"*
Base Cabinet Wall Anchorage at Wood Stud



1 *1 1/2" = 1'-0"*
T.V. Blocking Attachment at Wood Stud

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
J. D. TAVARES
No. 53380
Exp 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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CLIENT

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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: 04-121570 INC:
REVIEWED FOR
DSA
DEPARTMENT OF GENERAL SERVICES
FLS ☑ ACS ☑
DATE: 10/11/2022

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
J. D. TAVARES
No. 53380
Exp. 03/31/22
STRUCTURAL
STATE OF CALIFORNIA

08.16.2021

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CLIENT

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
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
ADDITIONAL
OPTION DETAILS

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A7.1

SHEET OF SHEETS

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
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www.rstavares.com

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

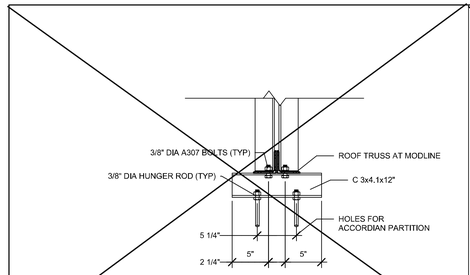
CHECKED BY
JA/RT

DATE
8/09/2021

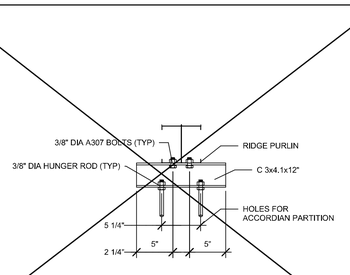
SHEET NO.
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SHEET OF SHEETS

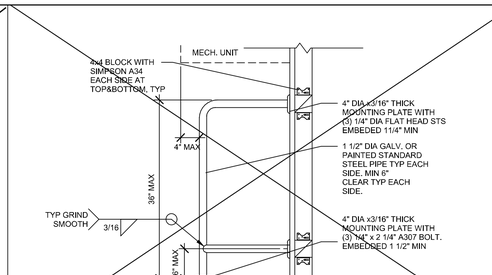
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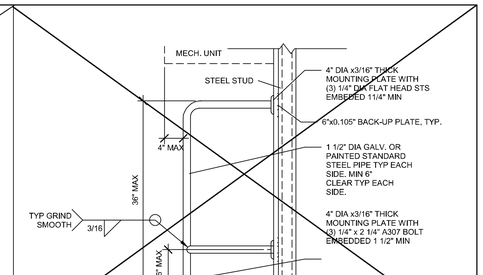
2 *1 1/2" = 1'-0"*
ACCORDIAN DOOR - TOP CONN AT TRUSS



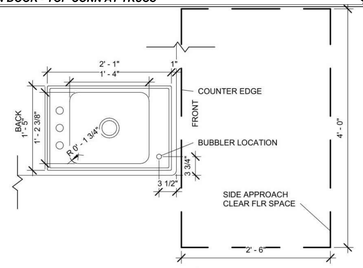
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ACCORDIAN DOOR - TOP CONN AT PURLIN



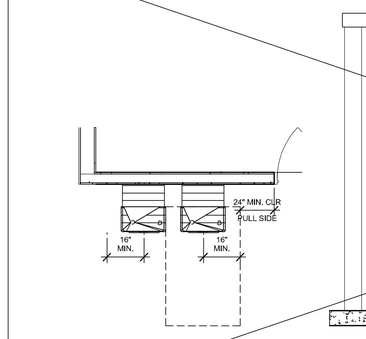
5 *1" = 1'-0"*
HVAC BARRIER at wood stud



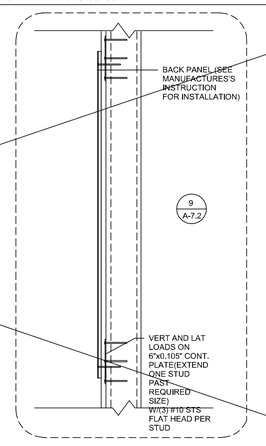
4 *1" = 1'-0"*
HVAC BARRIER at steel stud

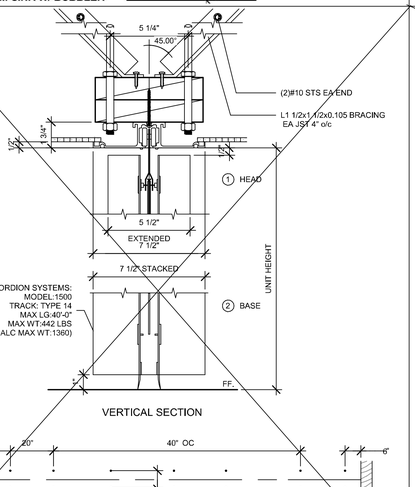


10 *1" = 1'-0"*
CLASSROOM SINK W/ BUBBLER

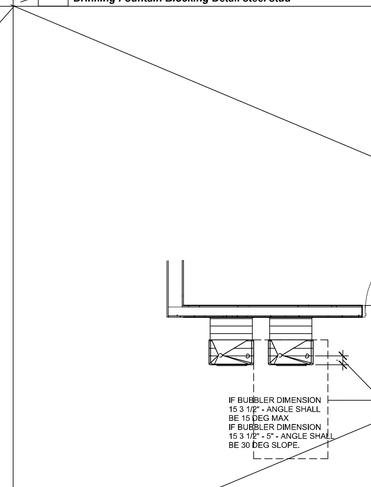


6 *1/2" = 1'-0"*
Drinking Fountain Blocking Detail steel stud

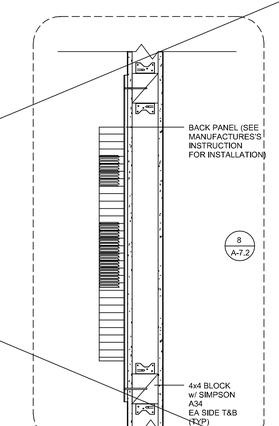




3 *3" = 1'-0"*
ACCORDION PARTITION ATTACHMENT



7 *1/2" = 1'-0"*
Drinking Fountain Blocking Detail wood stud



8/16/2021 2:57:22 PM C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 to 30X150 LS - Main File_michal#43358_michal43358.rvt

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PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. TAVARES
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

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: 04-124870 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DEPARTMENT OF GENERAL SERVICES
DATE: 10/11/2022

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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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

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.
A7.2

SHEET OF SHEETS

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
ADDITIONAL
OPTION DETAILS

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

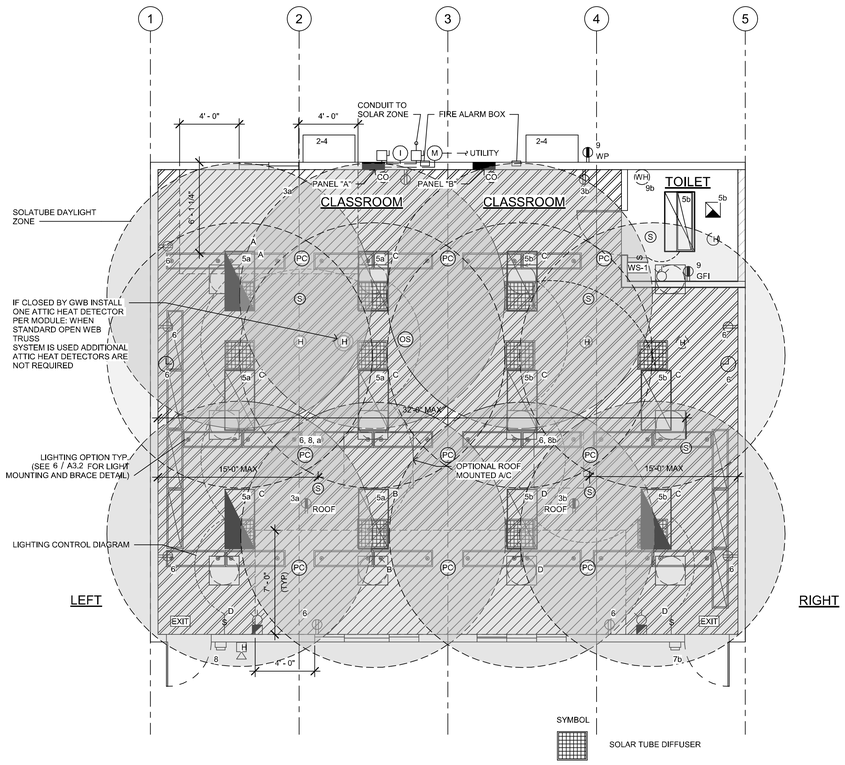
CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
A7.2

SHEET OF SHEETS

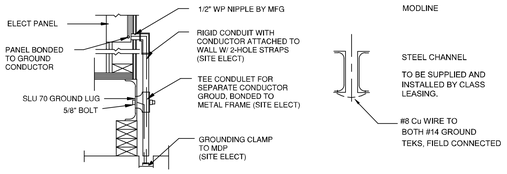
NOTE:
SEE SHEETS ALT-03 through ALT-03.3 FOR PROJECT SPECIFIC ELECTRICAL PLANS



SYMBOL	
	SOLAR TUBE DIFFUSER
	TUBE SIZE=21(530mm)
	LIGHT COVERAGE AREA=250-300ft² (23-28mm); SOLATUBE DAYLIGHT ZONE
PC	CEILING MOUNTED PHOTOCELL, WATTSTOPPER #LMLS-500 OR EQUAL
I	INVERTER
M	METER
	NON FUSED DISCONNECT SWITCH
	SENSOR TO CONTROL PERIMETER LIGHTS WITHIN DAYLIGHT ZONES
	☐ SENSOR TO CONTROL PERIMETER LIGHTS WITHIN SKYLIT DAYLIGHT ZONES
	☐ 10" SKYLIGHT TUBE (TYP), SKYLIGHT SHALL COMPLY W/ CBC SECTION 2610. (3 MAX.) PER 12'x40' ROOF

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.

1 ***1/4" = 1'-0"***
ELECTRICAL PLAN



NOTES:

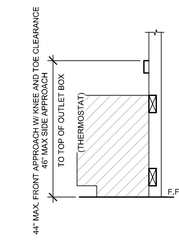
1. BOND SEPARATE CONDUCTORS FROM GROUND ROD TO ELEC'L. PANEL & TO METAL BUILDING FRAME (CEC 250.52) IN ADDITION TO THE DETAIL SHOWN ABOVE. BOND THE ELECTRICAL GROUND TO METAL UNDERGROUND WATER PIPE IN DIRECT CONTACT WITH THE EARTH FOR 10 FT. OR MORE, IF AVAILABLE (CEC 250.52)

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).

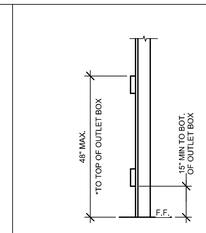
3. ELEC. TRADE SHALL CHECK AREA FOR EXISTING CONDUITS, SEWER, GAS & WATER PIPING BEFORE DRIVING GROUND RODS.

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

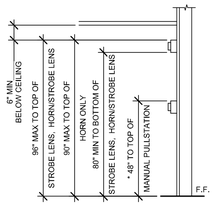


3 ***1" = 1'-0"***
ELEV. @ WORKSTATION



* 30"x48" MIN CLR FLOOR SPACE AT EACH LOCATION FOR PERPENDICULAR APPROACH

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



* PROVIDE MIN 30"x48" CLR FLOOR SPACE FOR PERPENDICULAR APPROACH AT EACH LOCATION

THE SWITCH OR SWITCHES INSTALLED IN EMERGENCY LIGHTING CIRCUITS SHALL BE SO ARRANGED THAT ONLY AUTHORIZED PERSONNEL WILL HAVE CONTROL OF EMERGENCY LIGHTING. (CEC art. 700.20)

GENERAL GROUNDING NOTES

EACH BUILDING SHALL BE GROUNDED SEPARARELY WITH A ¾" ROUND X 8 FEET COPPERCLAD STEEL GROUND ROD. WHERE ROCK BOTOOM 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 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 2019 CBC, SECTIONS 1616A.1.18 THROUGH 1616A.1.26 AND ASCE 7-10 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.
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 DSA 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 OF

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 13.6.8, 13.6.7, 13.6.5.6 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 OSHPD 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 760.41 (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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. J. [illegible]
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

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

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: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

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No. S3380
Exp. 03/31/22
STRUCTURAL
STATE OF CALIFORNIA

08.16.2021

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CLIENT

Class Leasing

1320 W. Oleander Avenue. Perris, CA 92571-7408
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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

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
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

5/9/2024 11:08:28 AM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 to 30X150 LS - Main File_michael43356_michael43356.rvt
8/16/2021 2:57:36 PM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 to 30X150 LS - Main File_michael43356_michael43356.rvt

PANEL A= 100A	120/240 VOLTS, 1ϕ, 3 WIRE			MAIN LUGS ONLY						
	LOADCENTER RECESSED MOUNTED							GRD & NEUTRAL BARS		AMP BUS
	VOLTAMPS			10000 AIC				VOLTAMPS		
DESCRIPTION	ϕ A	ϕ B	C/B	CKT	ϕ	CKT	C/B	ϕA	ϕ B	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	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 SPRINKLER BELL AND FIRE ALARM CONTROL PANEL

2 ***1" = 1'-0"***
ELECTRICAL PANEL_A

PANEL A= 100A	120/240 VOLTS, 1ϕ, 3 WIRE			MAIN LUGS ONLY						
	LOADCENTER RECESSED MOUNTED							GRD & NEUTRAL BARS		AMP BUS
	VOLTAMPS			10000 AIC				VOLTAMPS		
DESCRIPTION	ϕ A	ϕ B	C/B	CKT	ϕ	CKT	C/B	ϕA	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
- (HW) 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)
- (H)
- 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)
- (S)
- 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 +90" 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 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 PHOTOCELL MOUNT AT +93" AFF
- ROOF ROOF MOUNTED WEATHER PROOF GFI RECEPTACLE
- GFI GROUND FAULT CIRCUIT INTERRUPT RECEPTACLE WITHIN 6'-0" OF ALL SINKS
- WP EXTERIOR WEATHER PROOF GFI RECEPTACLE AT +24" AFF FOR A/C SERVICES (MAX 25'-0" FROM UNITS)
- DUPLEX (WALL MOUNTED) RECEPTACLE 15A-125V-3 WIRE. MOUNT AT +15" AFF U.O.N. TO BOTTOM OF OUTLET BOX

MIN. + 15" TO BOTTOM OF BOX

- $3 3-WAY LIGHT SWITCH, MOUNT AT+48" AFF TO TOP OF SWITCH BOX
- $ LIGHT SWITCH, MOUNT AT+48" AFF TO TOP OF SWTICH BOX
- $D SINGLE BUTTON DIMMER SWITCH, AT +48" AFF, TO TOP OF SWITCH BOX, WATTSTOPPER #LMDM-101 OR EQUAL
- WS-1 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.
- (US) 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.
- (PC) CEILING MOUNTED PHOTOCELL, WATTSTOPPER #LMLS-500 OR EQUAL
- (OS) CEILING MOUNTED OCCUPANCY SENSOR WATTSTOPPER #LMPC-100 OR EQUAL.
- 2x4 CEILING LIGHT LED PANEL, LAY-IN LED LIGHT FIXTURE WITH DIMMABLE DRIVER SHENZHEN DIMI 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 DIMI 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

PROJECT SPECIFIC STATE AGENCY APPROVAL
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DEPARTMENT OF GENERAL SERVICES
DATE: 10/11/2022

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PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER
D. J. [illegible]
No. S3380
Exp. 03/31/23
STRUCTURAL
STATE OF CALIFORNIA
08.16.2021

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CLIENT
Class Leasing
1320 W. Oleander Avenue, Perris, CA 92571-7408
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ORIGINAL PC STATE AGENCY APPROVAL
APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CASP ☑
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
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
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

TAVARES ASSOCIATES
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11590 W. Bernardo Court, Suite 100
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No. S3380
Exp. 03/31/23
STRUCTURAL
STATE OF CALIFORNIA
5.10.2024

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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

5/9/2024 11:08:30 AM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 Foundation Plan_ Franklin ES_CES&R24D63.rvt
8/16/2021 2:57:39 PM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 to 30X150 LS - MainFile_michael#43358_michael#43358.rvt

ABB.	DESCRIPTION	SYMBOL
WM	WALL MOUNTED UNIT (SEE SCHEDULE THIS SHEET)	WM-1
RM	ROOF MOUNTED UNIT (SEE SCHEDULE THIS SHEET)	RM-1
P.O.C	POINT OF CONNECTION	P.O.C
CO2	CARBON MONOXIDE SENSOR	CO2
BT	BYPASS TIMER	BT
STAT	THERMOSTAT	T
UC	UNDERCUT DOOR	UC
MVD	MANUAL VOLUME DAMPER	
FD	FIRE DAMPER	
VTR	VENT THRU ROOF	
ER	EXHAUST CEILING REGISTER	
CR	RETURN CEILING REGISTER	
CD	SUPPLY CEILING DIFFUSER	
(L)	LINED DUCTWORK	
EAD	EXHAUST AIR DUCT	
RAD	RETURN AIR DUCT	
SAD	SUPPLY AIR DUCT	
EF	EXHAUST FAN	EF

1 *1" = 1'-0"* ***LEGEND***

EQUIPMENT ANCHORAGE

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 2019 CBC, SECTIONS 1616A.1,18 THROUGH 1616A.1.26 AND ASCE 7-10 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.
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 DSA DISTRICT STRUCTURAL ENGINEER. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH ABOVE REQUIREMENTS.

BRACING OF PIPING, DUCTWORK AND ELECTRICAL SYSTEMS:

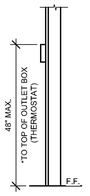
PIPING, DUCTWORK AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-10 SECTION 13.3 AS DEFINED IN ASCE 7-10 SECTION 13.6.8, 13.6.7, 13.6.5.6 AND 2019 CBC SECTIONS 1616A.1.23, 1616A.1.24, 1616A.1.25 AND 1616A.1.26

THE BRACING AND ATTACHMENTS TO THE STRUCTURE SHALL BE DETAILED ON THE APPROVED DRAWINGS OR THEY SHALL COMPLY WITH ONE OF THE OSHPD 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.

5 *1" = 1'-0"* ***EQUIPMENT ANCHORAGE***



* 30"x48" MIN CLR FLOOR SPACE AT EACH LOCATION FOR PERPENDICULAR APPROACH

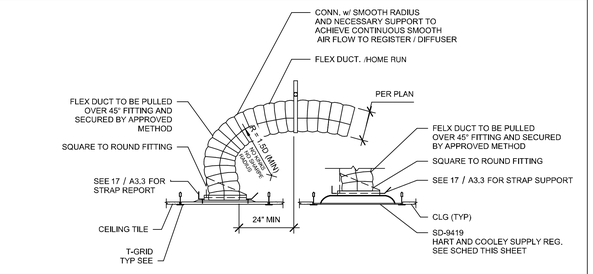
9 *1" = 1'-0"* ***MOUNTING ELEV.***

CEILING MOUNTED EXHAUST FAN

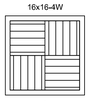
SYM.	USE	MFR/MODEL	CFM	SOUND LEVEL	SP	VOLTS	Ø	POWER	WGT#	NOTES
EF A	BATHROOM EXHAUST	*BROAN L100	109	1.0 SONES	0.25	120	1	87 WATTS	22.80#	WITH BROAN ROOF CAP #634. PROVIDE 6" DIA. EXHAUST DUCT UP TO ROOF. INTERLOCK WITH LIGHT SWITCH.
EF B	BATHROOM EXHAUST	*BROAN L200	210	2.0 SONES	0.25	120	1	127 WATTS	23#	WITH BROAN ROOF CAP #634. PROVIDE 8" DIA. EXHAUST DUCT UP TO ROOF. INTERLOCK WITH LIGHT SWITCH.
EF C	BATHROOM EXHAUST	*BROAN L300	308	2.8 SONES	0.25	120	1	212 WATTS	23.1O#	WITH BROAN ROOF CAP #634. PROVIDE 8" DIA. EXHAUST DUCT UP TO ROOF. INTERLOCK WITH LIGHT SWITCH.
EF D	BATHROOM EXHAUST	*BROAN 676	100	4.0 SONES	0.25	120	1	156 WATTS	7#	WITH BROAN ROOF CAP #636, PROVIDE 4" DIA. EXHAUST DUCT UP TO ROOF. INTERLOCK WITH LIGHT SWITCH.

*OR APPROVED EQUAL.

2 *1" = 1'-0"* ***CEILING MOUNTED EXHAUST FAN SCHEDULE***



PERFORATED FACE GRILLE SCHEDULE (SUPPLY)

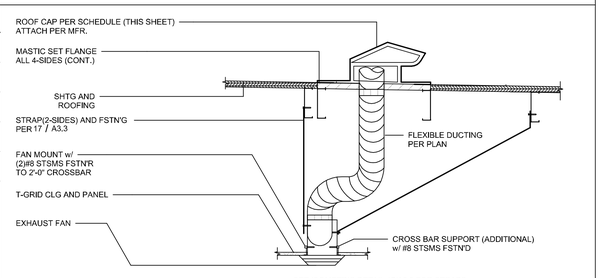


T-BAR SUPPLY

Fixed Curve Blade, 4-way throw

NECK SIZE	CFM (RANGE)	NOTES
6"Ø	0-150	SEE DETAIL FOR MAKE AND MODEL
8"Ø	150-230	SEE DETAIL FOR MAKE AND MODEL
10"Ø	230-350	SEE DETAIL FOR MAKE AND MODEL
12"Ø	350-460	SEE DETAIL FOR MAKE AND MODEL
14"Ø	460-640	SEE DETAIL FOR MAKE AND MODEL

3 *1" = 1'-0"* ***PFG SCHED (SUPPLY)***



PERFORATED FACE GRILLE SCHEDULE (RETURN)



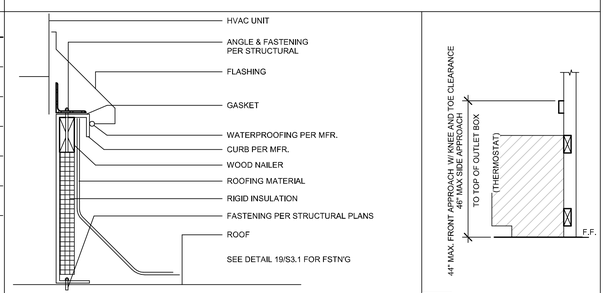
T-BAR RETURN

Perforated Face

Shoemaker 105P with 24 ga. 45 deg.

NECK SIZE	CFM (RANGE)	NOTES
6"Ø	0-230	SEE MECH CLG PLAN FOR SIZE
10"Ø	230-460	SEE MECH CLG PLAN FOR SIZE
12"Ø	350-460	SEE MECH CLG PLAN FOR SIZE
14"Ø	460-710	SEE MECH CLG PLAN FOR SIZE
16"Ø	277-1664	SEE MECH CLG PLAN FOR SIZE

4 *1" = 1'-0"* ***PFG SCHED (RETURN)***



10 *1" = 1'-0"* ***ELEV. @ WORKSTATION***

10.6 EER and 11 EER

SINGLE PACKAGE VERTICAL HEAT PUMP SCHEDULE

	STANDARD	OPTION #1	OPTION #2
TAG	WM-1	WM-1	WM-1
NOMINAL TONNAGE	4.0 TONS	*5 TONS	4 TONS
MANUFACTURER	**BARD	**BARD	**BARD
MODEL#	W48HC-A	C60H1	W48HC-A
CFM	1500	1650	1500
STATIC PRESSURE	0.2	0.2	0.2
DRIVE	DIRECT	DIRECT	DIRECT
MCA	58	67	58
MOCP	60	80	60
VOLTAGE	208/230-1	208/230-1	208/230-1
WIRE SIZE (PWR/GRND)	#6/#10	#4/#8	#6/#10
DESIGN RETURN AIR (DB/WB)	80/67	80/67	80/67
SENSIBLE COOLING @ 95° F (PART/FULL)	25,900/36,00	30,800/40,300	25,900/36,00
TOTAL COOLING @ 95° F (PART/FULL)	34,000/45,500	40,800/55,500	34,000/45,500
HEATING CAP, BTUH @ 47° F (PART/FULL)	29,200/41,500	36,000/51,000	29,200/41,500
HEATING CAP, BTUH @ 17° F	26,000	32,000	26,000
OPERATING WEIGHT	550#	580#	550#
EER	11.00	10.60	11.00
COP @ 47° F	3.00	3.00	3.00
COP @ 17° F	2.00	2.00	2.00

10.6 AND 11.0 EER (GAS ALTERNATE)

SINGLE PACKAGE VERTICAL AIR CONDITIONER WITH GAS FURNACE

	STANDARD	OPTION #1	OPTION #2
TAG	WM-2	WM-2	WM-2
NOMINAL TONNAGE	4.0 TONS	*5 TONS	4 TONS
MANUFACTURER	BARD	**BARD	BARD
MODEL#	C48H1	C60H1	C42H1
CFM	1500	1650	1250
STATIC PRESSURE	0,2	0,2	0,15
DRIVE	DIRECT	DIRECT	DIRECT
MCA	38	40	32
MOCP	50	60	50
VOLTAGE	208/230-1	208/230-1	208/230-1
WIRE SIZE (PWR/GRND)	#6/#10	#6/#10	#6/#10
DESIGN RETURN AIR (DB/WB)	80/67	80/67	80/67
SENSIBLE COOLING @ 95° F (PART/FULL)	35,900/36,000	30,800/40,300	21,700/29,700
TOTAL COOLING @ 95° F (PART/FULL)	34,000/45,500	40,800/55,500	26,800/40,000
HEATING INPUT	75,000	75,000	75,000
HEATING OUTPUT	61,500	61,500	61,500
OPERATING WEIGHT	710#	725#	700#
EER	11.00	10.60	11.00
THERMAL EFFICIENCY (TE)	82	82	82

14 SEER

SINGLE PACKAGE ROOF TOP HEAT PUMP SCHEDULE

	STANDARD	OPTION #1	OPTION #2
TAG	RM-1	RM-1	RM-1
NOMINAL TONNAGE	4.0 TONS	*5 TONS	3 TONS
MANUFACTURER	**CARRIER	**CARRIER	**CARRIER
MODEL#	50VTC48	50VTC48	50VTC48
CFM	1500	1850	1200
STATIC PRESSURE	0.4	0.4	0.15
DRIVE	BELT	BELT	BELT
MCA	64	72	59
MOCP	70	80	60
VOLTAGE	208/230-1	208/230-1	208/230-1
WIRE SIZE (PWR/GRND)	#4/#8	#4/#8	#6/#10
DESIGN RETURN AIR (DB/WB)	80/67	80/67	80/67
SENSIBLE COOLING @ 95° F	35,260	40,700	30,500
TOTAL COOLING @ 95° F	49,000	58,000	35,600
HEATING CAP, BTUH @ 47° F	45,500	58,000	35,500
HEATING CAP, BTUH @ 17° F	28,600	28,600	18,400
OPERATING WEIGHT	560#	615#	572#
SEER	14,00	14,3	14,00
HSPF	8,0	8,2	8,1
COP @ 47° F	3.4	3.5	3.4
COP @ 17° F	2.4	2.4	2.3

14 SEER (GAS ALTERNATE)

SINGLE PACKAGE ROOF TOP AIR CONDITIONER WITH GAS FURNACE

	STANDARD	OPTION #1	OPTION #2
TAG	RM-2	RM-2	RM-2
NOMINAL TONNAGE	4.0 TONS	*5 TONS	3 TONS
MANUFACTURER	**CARRIER	**CARRIER	**CARRIER
MODEL#	50VTC48	50VTC48	50VTC48
CFM	1500	1875	1200
STATIC PRESSURE	0.4	0.4	0.4
DRIVE	BELT	BELT	BELT
MCA	36.1	41.8	29.6
MOCP	50	60	40
VOLTAGE	208/230-1	208/230-1	208/230-1
WIRE SIZE (PWR/GRND)	#6/#10	#6/#10	#6/#10
DESIGN RETURN AIR (DB/WB)	80/67	80/67	80/67
SENSIBLE COOLING @ 95° F	35,260	40,700	30,500
TOTAL COOLING @ 95° F	49,000	58,000	45,600
HEATING INPUT	90,000	90,000	90,000
HEATING OUTPUT	73,000	73,000	73,000
OPERATING WEIGHT	590#	618#	572#
SEER	14.00	14.3	14.00
AFUE	80.4%	80.4%	80.4%

HVAC NOTES
1. SET BACK THERMOSTAT SHALL BE PROVIDED
2. MINIMUM OUTSIDE AIR 15 CFM PER OCCUPANT AND THE UNIT SHALL UTILIZE DEMAND CONTROL VENTILATION
3. MODEL NUMBERS FOR HEAT PUMP UNITS WITH OPTIONAL 5.0 AUXILIARY HEAT STRIPS, WHEN THE HEAT STRIP IS NOT USED, THE MCA AND MOCP MUST BE VERIFIED AND HEAT STRIPS LARGER THAN THE SIZES SHOWN MAY NOT BE USED.

*FOR 24x40 BUILDING A 5 TONS UNIT IS ONLY TO BE USED ON COMPUTER LAB APPLICATION

**OR EQUAL

PER ENERGY CODE 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 PROGRAMMED 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 ½" PER FOOT OF HORIZONTAL RUN.
DUCT SHALL NOT BE KINKED OR CRUSHED.
BEND/RADIUS EQUAL TO THE DUCT DIAMETER OR GREATER.

HVAC SCHEDULE

BUILDING SIZE	# OF HVAC		
	3 1/2 TON HVAC	4 TON HVAC	5 TON HVAC
□ 30' x 32'	1		
□ 40' x 32'	1		
□ 50' x 32'	1		
□ 60' x 32'	2		
□ 70' x 32'	2		
□ 80' x 32'		2	
□ 90' x 32'	3		2
□ 100' x 32'	3		2
□ 110' x 32'	3		2
□ 120' x 32'			3
□ 130' x 32'			3
□ 140' x 32'			3
□ 150' x 32'	5		

MERV 13 AND 2-INCH DEPTH PER ENERGY CODE 120.1(C)1. FILTERS REQ'D FOR ALL UNITS

SECTION 915
CARBON MONOXIDE DETECTION

915.2.3 Group E occupancies. Carbon monoxide detection shall be installed in classrooms in Group E occupancies. Carbon monoxide alarm signals shall be automatically transmitted to an on-site location that is staffed byschool personnel.

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.

CFC 915.1 - Classrooms which contain a fuel-burning appliance or a fuel-burning fireplace or are supplied by a forced-air furnace shall be provided with a carbon monoxide detexction system. Provide a carbon monoxide detection system

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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. A. TAVARES
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

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

1320 W. Oleander Avenue. Perris, CA 92571-7408
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 ☑ ECE ☑
DATE: 10/11/2022

DEPARTMENT OF GENERAL SERVICES

TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. A. TAVARES
No. S3380
Exp. 03/31/22
STRUCTURAL
STATE OF CALIFORNIA

08.16.2021

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

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
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
MISCELLANEOUS
NOTES & DETAILS

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
M0.1
SHEET OF SHEETS

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
MISCELLANEOUS
NOTES & DETAILS

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
M0.1
SHEET OF SHEETS

5/9/2024 11:08:54 AM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 Foundation Plan_Franklin ES_CES4R24D63.rvt
8/16/2021 2:58:45 PM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 to 30X160 LS - Main File_michael43356_michael43356.rvt

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 programing/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	46,000 48,000	NA
Indoor/Blower Fan BHP/HP CFM @ at ? 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 – § 110.2(c) Heat Pumps – § 110.2(b)	BARD #8403-061 C48H1	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(d)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.

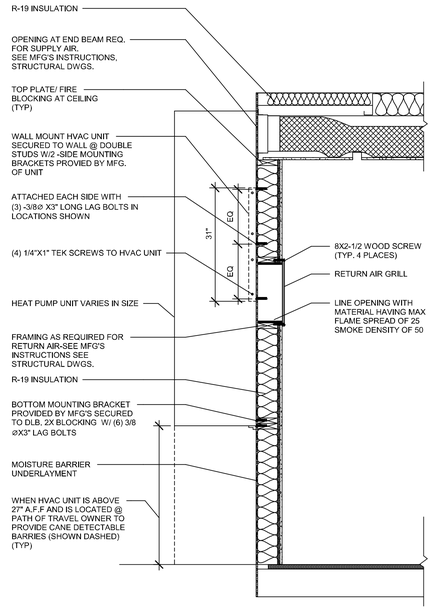
DUCT INSTALLATION AND PLENUMS SHALL MEET THE REQUIREMENTS OF ENERGY CODE SECTION 120.4 AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
HORIZONTAL FLEX DUCT SHALL BE SUPPORTED AT A MAXIMUM 4 FT INTERVALS, WITH HANGING STRAPS A MINIMUM 1 1/2 IN. WIDE.
DUCTS MUST BE PULLED TIGHT WITH A MAXIMUM SAG OF ½" 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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8/16/2021 9:27:09 PM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 to 30X160 LS - Main#Re_michael43356_michael43356.rvt

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. TAVARES
No. S3380
Exp 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

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

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APP: 04-121570 INC:
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DATE: 10/11/2022

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STRUCTURAL
STATE OF CALIFORNIA

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

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 OF

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

PROJECT:

30X32 (PC 04-119518) - Wall AC
Climate Zone 16
Blue Canyon, CA

Project Designer:

R & S Tavares Associates
11590 Bernardo Ct. #100
San Diego, Ca. 92127

Report Prepared by:

LAL SAHGAL
LSA CONSULTING ENGINEERS
83, WINDSWEPT WAY
MISSION VIEJO, CA. 92692
(949) 830-4746

Job Number:

Date:

8/18/2021

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.

TABLE OF CONTENTS

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Form PRF-01-E Certificate of Compliance	3
HVAC System Heating and Cooling Loads Summary	15

A. GENERAL INFORMATION

1	Project Location (city)	Blue Canyon	8	Standards Version	Compliance2019
2	CA Zip Code		9	Compliance Software (version)	EnergyPro 8.2
3	Climate Zone	16	10	Weather File	BLUE-CANYON_725845_CZ2010.epw
4	Total Conditioned Floor Area in Scope	960 ft²	11	Building Orientation (deg)	(E) 75 deg
5	Total Unconditioned Floor Area	0 ft²	12	Permitted Scope of Work	NewComplete
6	Total # of Stories (Habitable Above Grade)	1	13	Building Type(s)	Nonresidential
7	Total # of dwelling units	0	14	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						Building Components Complying Prescriptively	
Envelope (see Table G)	☒ Performance ☐ Not Included	Covered Process: Commercial Kitchens	☐ Performance ☒ Not Included	*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).*	
Mechanical (see Table H)	☒ Performance ☐ Not Included	Covered Process: Computer Rooms	☐ Performance ☒ Not Included	Indoor Lighting (Unconditioned)§140.6	*NRCC-LTI-E*
				Outdoor Lighting §140.7	*NRCC-LTO-E*
Domestic Hot Water (see Table I)	☐ Performance ☒ Not Included	Covered Process: Laboratory Exhaust	☐ Performance ☒ Not Included	Sign Lighting §140.8	*NRCC-LTS-E*
				Mandatory Measures	
Lighting (Indoor Conditioned, see Table K)	☒ Performance			*Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)*	
	☐ Not Included			Electrical Power Distribution §110.11	*NRCC-ELC-E*
Solar Thermal Water Heating (see Table I)	☐ Performance			Commissioning §120.8	*NRCC-CXR-E*
	☒ Not Included			Solar Ready §110.10	*NRCC-SRA-E*

C1. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft ²-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' QUALIFICATIONS[1]

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

Miscellaneous Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[2]
Receptacle	72.32	72.32	--
Process	--	--	--
Other Ltg	--	--	--
Process Motors	--	--	--
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	**434.88**	**386.88**	**48.0 (11.0%)**

[1] *Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.*

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-LTI-02-E) 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)

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

Opaque Surfaces & Orientation	Total Gross Surface Area (ft²)	Total Fenestration Area (ft²)	Window to Wall Ratio (%)
North-Facing[1]	300 ft²	64 ft²	21.3%
East-Facing[2]	320 ft²	0 ft²	00.0%
South-Facing[3]	300 ft²	32 ft²	10.7%
West-Facing[4]	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

Surface Name	Surface Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	Status[1]
R-21 Metal Wall w/2 EPS7	ExteriorWall	1240	Metal	21	10	U-Factor	0.064	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Expanded Polystyrene - EPS - 2 2/5 in. R10 Metal framed wall, 16in. OC, 5.5in., R-21 Gypsum Board - 1/2 in.	N
R-19 Metal Floor Crawlspa14	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

G3. OPAQUE SURFACE ASSEMBLY SUMMARY

Surface Name	Surface Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	Status[1]
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. R4.2 Metal standing seam roof, R-36	N

[1] *Status: N - New, A – Altered, E – Existing*

G5. FENESTRATION ASSEMBLY SUMMARY

Fenestration Assembly Name / Tag or I.D.	Fenestration Type / Product Type / Frame Type	Certification Method[1]	Assembly Method	Area ft²	Overall U-factor	Overall SHGC	Overall VT	Status[2]
Sierra Pacific Windows	VerticalFenestration FixedWindow N/A	NFRC Rated	Manufactured	96	0.35	0.24	0.50	N
Solatube	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 default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.*
[2] *Status: N - New, A – Altered, E – Existing*

H1. DRY SYSTEM EQUIPMENT (furnaces, air handling units, heat pumps, VRF, economizers etc.)

Equipment Name	Equipment Type	Qty	Heating: Total Heating Output (kBtu/h)	Heating: Supp Heat Output (kBtuh)	Heating: Efficiency Unit	Heating: Efficiency	Cooling: Total Cooling Output (kBtu/h)	Cooling: Efficiency Unit	Cooling: Efficiency	Economizer Type (if present)	Status[1]
AC-1	SPVHP (Packaged1Phase)	1	34	0	COP	3.30	35	EER	11.10	NoEconomizer	N

[1] *Status: N - New, A – Altered, E – Existing*

H2. FAN SYSTEMS SUMMARY[1]

Name or Item Tag	System Type: packaged, DOAS, etc.	Design OA: CFM	Supply Fan: CFM	Supply Fan: BHP	Supply Fan: Watts	Supply Fan: Control	Return Fan: CFM	Return Fan: BHP	Return Fan: Watts	Return Fan: Control	Economizer Type (if present)	Status[2]
AC-1	SPVHP	367	1100	0.500	436.0	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N

[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

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 DCV 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-MCH-E.

H6. MECHANICAL VENTILATION

Zone Name	Mechanical Ventilation: Ventilation Function	# hotel rooms	# of people	# of bedrooms	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
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

System ID	Zone Name	System Type	Rated Capacity (kBtuh): Heating	Rated Capacity (kBtuh): Cooling	Airflow (cfm): Design	Airflow (cfm): Min.	Airflow (cfm): Min. Ratio	Fan: BHP	Fan: Watts	Fan: Cycles	Fan: ECM Motor
1-First Floor-Trm	1-First Floor	Uncontrolled	NA	NA	1100	NA	0.00	NA	NA	NA	☐

H8. EVAPORATIVE COOLER SUMMARY

This Section Does Not Apply

PROJECT SPECIFIC STATE AGENCY APPROVAL

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DATE: 05/13/2026

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STATE OF CALIFORNIA

5.10.2024

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DATE: 10/11/2022

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APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ FCG ☑
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
TITLE-24 32x30 CZ
16 (WALL AC)

PROJECT NUMBER
20137

DRAWN BY
Author

CHECKED BY
Checker

DATE
8/09/2021

SHEET NO.
M2.1.9

SHT CL SHTS

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

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

PROJECT NUMBER
23230

DRAWN BY
Author

CHECKED BY
Checker

DATE
8/09/2021

SHEET NO.
M2.1.9

SHEET OF SHEETS

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8/16/2021 2:58:51 PM C:\Users\User\Documents\RST\20137 - Class Leasing_30X32 to 30X150 LS - Main\Pla_michael#43356_michael#43356.rvt

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.cibd19x		

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO

1	2	3	4	5	6
Occupancy Type [1]	Conditioned Floor Area [2] (ft²)	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-LTI-01-E for unconditioned spaces*
[3] *Lighting information for existing spaces 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/ft² in offices) — Installed Watts (Conditioned)

1	2	3	4	5	6
Name or Item Tag	Complete Luminaire Description (i.e., 3-lamp fluorescent troffer, F32T8, 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 NA8	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 Luminaires	# 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 0.00	L-1	432.0	9	432	0

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.cibd19x		

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)

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.cibd19x		

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 bust 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/NRCI/

Building Component	Form/Title
Envelope	NRCI-ENV-01-E - Must be submitted for all buildings
Mechanical	NRCI-MCH-01-E - Must be submitted for all buildings
Indoor Lighting	NRCI-LTI-01-E - Must be submitted for all buildings

Project Name:	30X32 (PC 04-119518) - Wall AC	NRCC-PRF-01-E	Page 11 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.cibd19x		

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/NRCA/

Building Component	Form/Title
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Indoor Lighting	NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls
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

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.cibd19x		

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: LAL SAHGAL	Signature:
Company: LSA CONSULTING ENGINEERS	
Address: 83, WINDSWEPT WAY	Signature Date: 2021-08-18
City/State/Zip: MISSION VIEJO CA. 92692	CEA/ HERS Certification Identification (if applicable): M26885
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 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Envelope Designer Name:	Signature:	
Company: R & S Tavares Associates		
Address: 11590 Bernardo Ct. #100	Date Signed:	
City/State/Zip: San Diego Ca. 92127		
Phone:	Title:	License #:
Responsible Lighting Designer Name:	Signature:	
Company: R & S Tavares Associates		
Address: 11590 Bernardo Ct. #100	Date Signed:	
City/State/Zip: San Diego Ca. 92127		
Phone:	Title:	License #:
Responsible Mechanical Designer Name: Lal Sahgal	Signature:	
Company: LSA Consulting Engineers		
Address: 83, Windswept Way	Date Signed:	
City/State/Zip: Mission Viejo Ca. 92692		
Phone:	Title:	License #: M26885

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: 30X32 (PC 04-119518) - Wall AC — Date: 8/18/2021
System Name: AC-1 — Floor Area: 960

ENGINEERING CHECKS

Number of Systems	1
Heating System	
Output per System	33,000
Total Output (Btuh)	33,000
Output (Btu/h/sqft)	34.4
Cooling System	
Output per System	36,000
Total Output (Btuh)	36,000
Total Output (Tons)	3.0
Total Output (Btuh/sqft)	37.5
Total Output (sqft/Ton)	320.0
Air System	
CFM per System	1,100
Airflow (cfm)	1,100
Airflow (cfm/sqft)	1.15
Airflow (cfm/Ton)	366.7
Outside Air (%)	33.4%
Outside Air (cfm/sqft)	0.38

SYSTEM LOAD

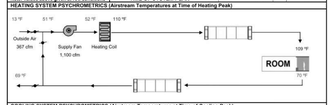
	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Total Room Loads	1,186	28,609	9,600	355	12,422
Return Vented Lighting		0			0
Return Air Ducts		1,430			621
Return Fan		0			0
Ventilation	367	3,114	-77	367	18,400
Supply Fan		1,535			-1,535
Supply Air Ducts		1,436			621
TOTAL SYSTEM LOAD		36,119	9,523		30,535

HVAC EQUIPMENT SELECTION

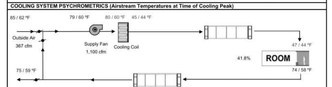
Bard W36H8-A	33,967	0	13,777
Total Adjusted System Output (Adjusted for Peak Design conditions)	33,967	0	13,777
TIME OF SYSTEM PEAK	Jul 3 PM		Jan 1 AM

Note: values above given at ARI conditions

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER — Lal D. Sahgal — No. S3380 — Exp. 03/31/26 — STRUCTURAL — STATE OF CALIFORNIA

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

Class Leasing
1320 W. Oleander Avenue. Perris, CA 92571-7408
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 ☑
DATE: 10/11/2022

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER — Lal D. Sahgal — No. S3380 — Exp. 03/31/22 — STRUCTURAL — STATE OF CALIFORNIA

08.16.2021

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
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
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

SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

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5.10.2024

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CLIENT

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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
TITLE-24 32x30 CZ
16 (WALL AC)

PROJECT NUMBER
23230

DRAWN BY
rMc/CG

CHECKED BY
RH/RT

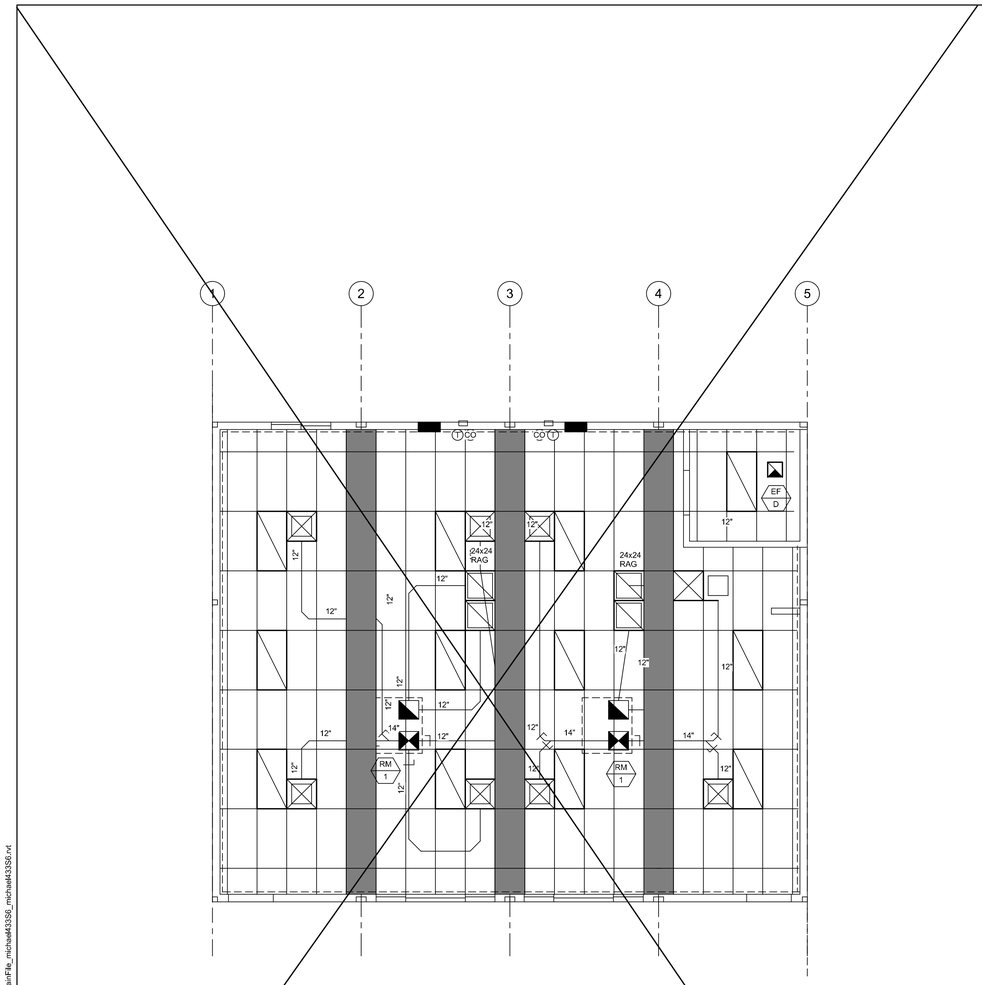
DATE
8/09/2021

SHEET NO.
M2.1.10

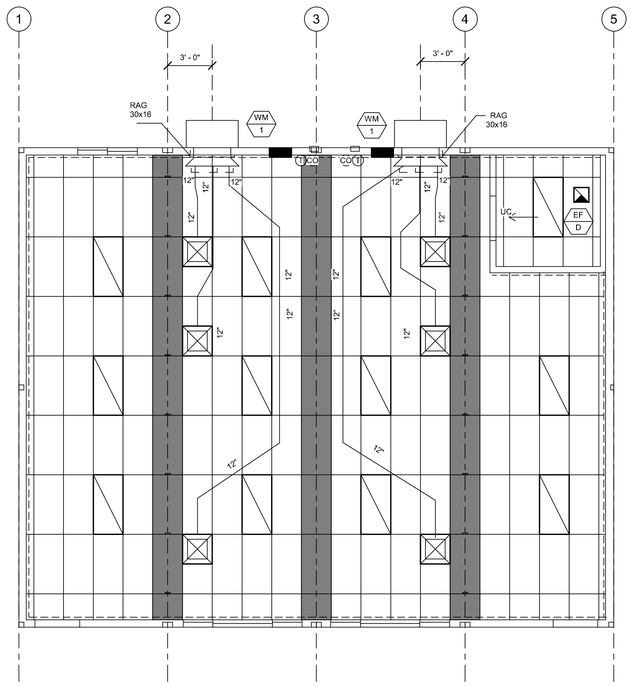
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NOTE:
SEE SHEETS ALT-04 through ALT-04.3 FOR PROJECT SPECIFIC MECHANICAL PLANS



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



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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
M. D. [illegible]
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

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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

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
MECHANICAL
CEILING PLAN
40x32

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
M7.1

SHT CL SHEETS

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
MECHANICAL
CEILING PLAN
40x32

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

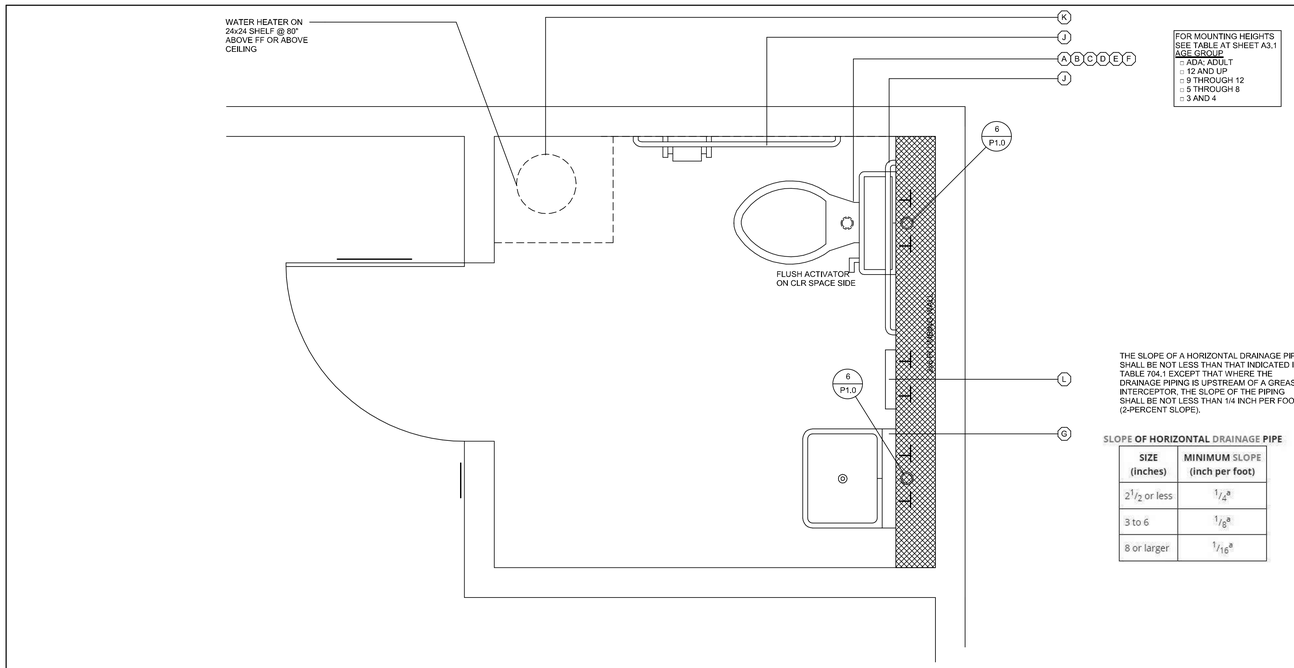
CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
M7.1

SHEET OF SHEETS

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5/10/2024 2:17:23 PM C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 Foundation Plan , Franklin ES_CESAR24D63.rvt



THE SLOPE OF A HORIZONTAL DRAINAGE PIPE SHALL BE NOT LESS THAN THAT INDICATED IN TABLE 704.1 EXCEPT THAT WHERE THE DRAINAGE PIPING IS UPSTREAM OF A GREASE INTERCEPTOR, THE SLOPE OF THE PIPING SHALL BE NOT LESS THAN 1/4 INCH PER FOOT (2-PERCENT SLOPE).

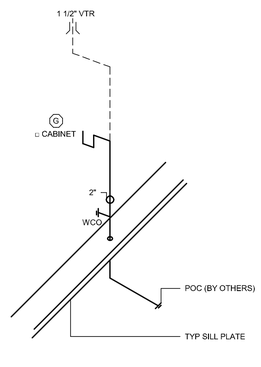
SLOPE OF HORIZONTAL DRAINAGE PIPE

SIZE (inches)	MINIMUM SLOPE (inch per foot)
2 1/2 or less	1/4[a]
3 to 6	1/8[a]
8 or larger	1/16[a]

PLUMBING FIXTURE SCHEDULE

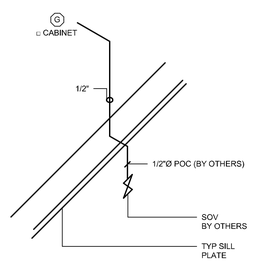
SYMBOL	FIXTURE	COLD WATER	HOT WATER	WASTE	VENT	FIXTURE DESCRIPTION (AS CALLED OUT OR APPROVED EQUAL)
A	[ADULT] WATER CLOSET TANK TYPE (ACCESSIBLE)	1/2"	-	3"	2"	STD: PROFLO ADA PF9403, (1.28 GPF) ALT: AMERICAN STANDARD ADA 2758.128, 17" HIGH, VITREOUS CHINA ELONGATED RIM, TANK TYPE; 12" ROUGH-IN; OLSONITE 10CC SOLID OPEN WHITE ELONGATED PLASTIC SEAT
B	[AGE 9 - 12] WATER CLOSET TANK TYPE (ACCESSIBLE)	1/2"	-	3"	2"	STD: PROFLO STANDARD PF9300, (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 TANK TYPE (ACCESSIBLE & NON-ACCESSIBLE)	1/2"	-	3"	2"	STD: PROFLO PF1704BB, (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 FLUSHOMETER 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 FLUSHOMETER VALVE
F	[AGE 3 - 8] WATER CLOSET FLOOR MTD/FLUSH (ACCESSIBLE & NON-ACCESSIBLE)	1"	-	3"	2"	STD: PROFLO PF1700BB (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 0355.012 LUCERNE ALT: CRANE 1412-20 "HARWICH" 20x18" VITREOUS CHINA JAY R SMITH #722 CONCEALED HANGER; VALLEY #NL805IPS 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, 5" 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 DU-U 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"	-	-	☐ A.O. SMITH #DEL-6 (6 GALLON) ☐ 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



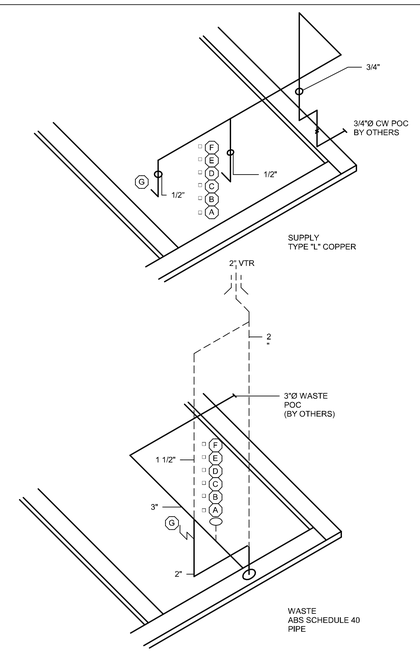
ABS SCHEDULE 40 PIPE

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

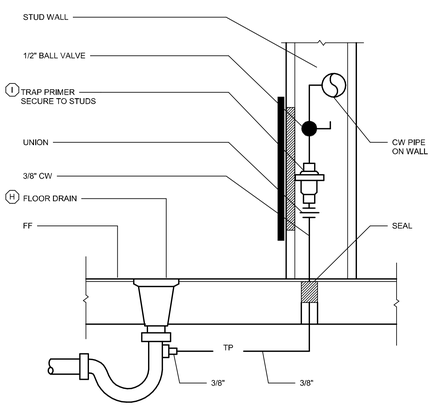


TYPE 'L' COPPER

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

PROJECT SPECIFIC STATE AGENCY APPROVAL
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-120910 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ SG ☑
DATE: 10/11/2022

R&S TAVARES ASSOCIATES
DESIGN ◆ CONSULTING ◆ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER
Mauricio D. Cabrera
No. S3380
Exp. 03/31/23
STRUCTURAL
STATE OF CALIFORNIA
08.16.2021

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

ORIGINAL PC STATE AGENCY APPROVAL
APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ SG ☑
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
TYPICAL
PLUMBING
DETAILS

PROJECT NUMBER 20137
DRAWN BY rMc/SC
CHECKED BY JA/RT
DATE 8/09/2021
SHEET NO. P1.0
SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ◆ CONSULTING ◆ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
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PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER
Mauricio D. Cabrera
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA
5.10.2024

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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
TYPICAL
PLUMBING
DETAILS

PROJECT NUMBER 23230
DRAWN BY rMc/SC
CHECKED BY JA/RT
DATE 8/09/2021
SHEET NO. P1.0
SHEET OF SHEETS

5/9/2024 11:09:33 AM C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 Foundation Plan, Franklin ES_CESAR24D93.rvt
8/16/2021 2:59:29 PM C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 to 30X150 LS - MainFile_michael44335b_michael44335b.rvt

STRUCTRUAL STEEL:

A. ALL WORK, UNLESS MODIFIED BY THE CONCTRACT DOCUMENTS, SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT AISC SPECIFICATIONS AND STANDARDS.
B. STEEL SHAPES SHALL COMFORM 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 PORTALAND 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. fy= 40,000 PSI, FOR ALL BARS EXEPT FOR #3 BARS, fy= 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 COMFORM ATO ASTM A-307
B. BOLTS EXPOSED TO THE ELEMENTS SHALL BE GALVANIZED BY THE HOT-DIP OR MECHANICAL PROCESS

WELDING

A. ALL WELDING SAHLL BE IN COMFORMANCE 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 AS 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 N5.5e, 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 TALBLE 1806A.2. WHERE GEOTECHNINCAL REPORTS IS NOT REQUIRED PER SECTION 1803A.2. A MAXIMUM ALLOWABLE SOIL PRESSURE OF 1000 PSF AND 1500 PSF SHALLBE 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 FOUNDATIONA AND LATERAL SOIL PRESSURE VALUES ARE ALLOWED A 33% INCREASE FOR SHORT TERM WIND AND SEIMIC LOADS.

THE DISTRCT 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 CONCTRACT 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 GUAGE 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 20GA. 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 CATEFORY 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.

1. SUB FLOOR: 1 1/8" T&G UNBLOCKED PLYWOOD, SHALL PROVIDE A SMOOTH AND UNIFORM SURFACE

   CAPABLE OF ACCEPTING CARPET FINISH
2. PLYWOOD ROOF DECK OPTION: APA RATED 3/4" T&G OSB OR EQUIVALENT RATED SHEATHING
3. EXTERIOR WALL SIDING:
   i. STANDARD: 5/8" DURATEMP OR 5/8" SMART PANEL
   ii. OPTION: 5/8" MOD
   III. OPTION: 1/2" OSB OR CDX PLYWOOD FOR PLASTER/STUCCO FINISH
   IV. OPTION: 1/2" OSB OR CDX PLYWOOD FOR HARDIE BOARD (LAP SIDING) FINISH

4. 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 DIAM 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.
1. ALL ROUGH LUMBER SHALL BE DF #2 OR BETTER
2. 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.
3. 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. BN, 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 - 24 x 1 3/4" SELF-TAPPING PHILLIPS FLAT-HEAD
ZINC COATED TEKS @ 6" O.C. BN, 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: I OR II
DESINTY: 110 PCF - MAX

DIMENSION LUMBER ATTACHMENT TO STEEL FRAMING:

2 x STUDS AT CORNER STEEL COLUMNS (NAILING STUD)
USE: #10 - 24 x 2 1/2" LG, SELF-DRILLING SELF-TAPPING PHILLIPS FLAT-HEAD WITH WASHER ZINC COATED TEK SCREWS AT 24" OC.

NAILING NOTES:

1. ALL NAILS SHALL BE COMMON UNLESS OTHERWISE NOTED
2. 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 3" IN OVERALL LENGTH.
3. 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 SPECIFC GRAVITY OF, G > 0.6
   60% TO 75% OF SHANK DIAMETER FOR LUMBER WITH SPECIFC GRAVITY OF, 0.5 < G ≤ 0.6
   40% TO 70% OF SHANK DIAMETER FOR LUMBER WITH SPECIFC GRAVITY OF, G ≤ 0.5

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

BALLISTIC PINS OPTIONS

1. HILTI X-CR PIN WITH 0.145 SHANK DIAMTER, ICC ESR-1663
2. RAMP SET 1500 PIN WITH 0.145 SHANK DIAMETER, ICC ESR-1799
3. 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.	1X6 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 4-8d	END NAIL TOENAIL
9.	DOUBLE STUDS	16d@24"	END NAIL
10.	DOUBLE TOP PLT. DOUBLE TOP PLT.	16d@16" 8-16d MIN. U.N.O.	TYP. FACE NAIL LAP SPLICE
11.	BLKG. BTW. JOIST OR RAFTERS TO TOP PLT.	3-8d	TOENAIL
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 PARTITONS	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.	3-8d	FACE NAIL
22.	WIDER THAN 1X8 SHT'G. TO BRG.	3-8d	FACE NAIL
23.	BUILT-UP CORNER STUDS	16d@24"	FACE NAIL
24.	BUILT-UP GIRDERS & BEAMS	20d@32" 2-20d	FACE NAIL @ TOP & BTM. STAGR. ON OPP. SIDES FACE NAIL @ ENDS & @ EA. SPLICE
25.	2" PLANKS	2-16d	@ EA. BRG.
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 2-16d	TOENAIL FACE NAIL
29.	JOIST TO BAND JOIST	3-16d	FACE NAIL
30.	4X BLOCKING TO STUDS	1-A34	FACE NAIL

12" = 1'-0"
STRUCTURAL NOTES

8/16/2021 2:59:31 PM C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 to 30X150 LS - Main\File_michael43356_michael43356.rvt
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PROJECT SPECIFIC STATE AGENCY APPROVAL
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER
D. Pham
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA
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
STRUCTURAL GEN NOTES

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
S0.1

SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022
DEPARTMENT OF GENERAL SERVICES

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER
D. Pham
No. S3380
Exp. 03/31/22
STRUCTURAL
STATE OF CALIFORNIA
08.16.2021

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

ORIGINAL PC STATE AGENCY APPROVAL
APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
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
STRUCTURAL GEN NOTES

PROJECT NUMBER
20137

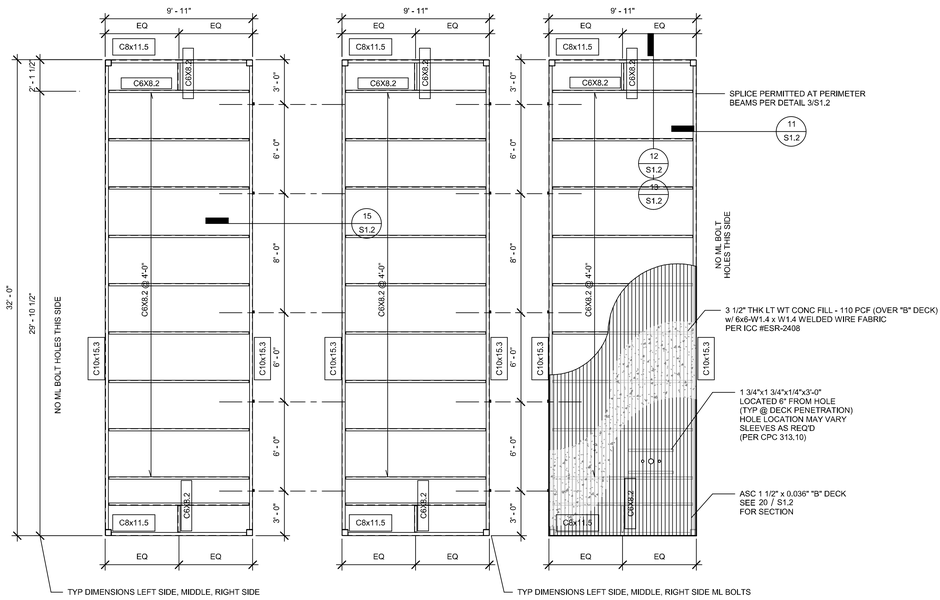
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rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
S0.1

SHEET OF SHEETS



Column Schedule			
HT	No Plaster Walls	Plaster Walls	w/ Parapet, 18" max
~~9'~~	~~5x5X1/4~~	~~5x5X1/4~~	~~5x5X1/4~~
x 10'	5x5X1/4	5x5X1/4	5x5X1/4

1 *1/4" = 1'-0"*
Conc Flr Framing Plan (100 PSF)

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PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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 ☑
DATE: 10/11/2022

TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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08.16.2021

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CLIENT

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CAL ☑
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
CONC FLR
FRM'G PLAN
(100 PSF)

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
S1.1.2

SHEET OF SHEETS

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

5.10.2024

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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
CONC FLR
FRM'G PLAN
(100 PSF)

PROJECT NUMBER
23230

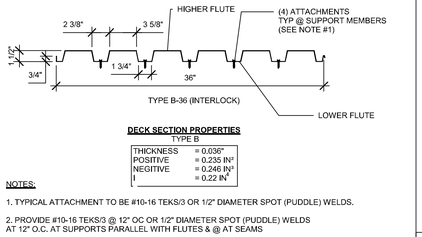
DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
S1.1.2

SHEET OF SHEETS



DECK SECTION PROPERTIES
TYPE B

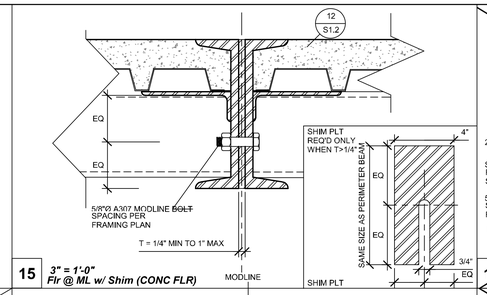
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POSITIVE	= 0.235 IN^4
NEGITIVE	= 0.246 IN^4
I	= 0.22 IN^4

NOTES:

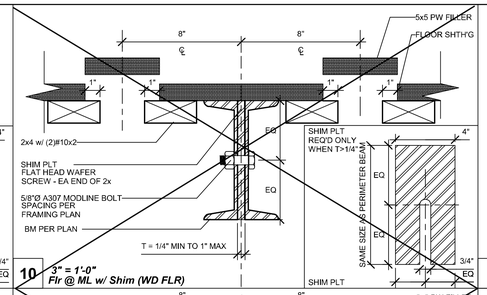
1. TYPICAL ATTACHMENT TO BE #10-16 TEKS/3 OR 1/2" DIAMETER SPOT (PUDDLE) WELDS.

2. PROVIDE #10-16 TEKS/3 @ 12" OC OR 1/2" DIAMETER SPOT (PUDDLE) WELDS AT 12" O.C. AT SUPPORTS PARALLEL WITH FLUTES & @ AT SEAMS

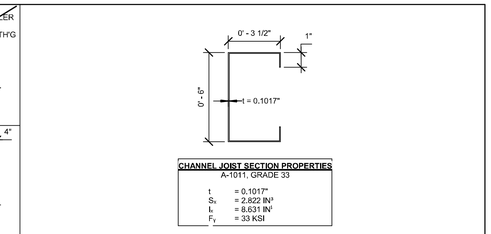
20 ***1 1/2" = 1'-0"***
MTL Deck Section Properites



15 ***3" = 1'-0"***
Flr @ ML w/ Shim (CONC FLR)



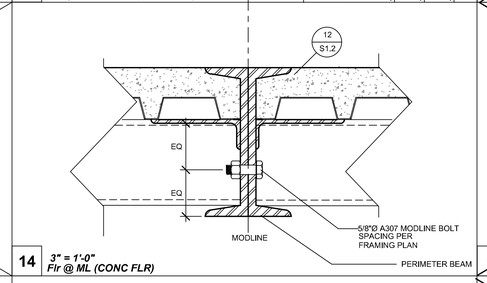
10 ***3" = 1'-0"***
Flr @ ML w/ Shim (WD FLR)



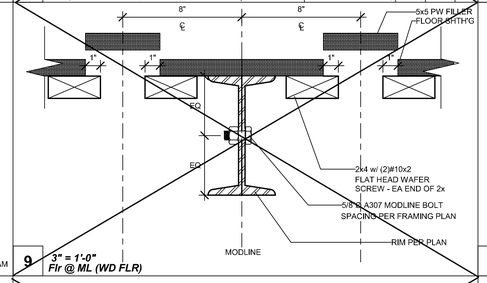
CHANNEL JOIST SECTION PROPERTIES
A-1011, GRADE 33

t	= 0.1017"
S_x	= 2.822 IN^3
I_x	= 8.631 IN^3
F_y	= 33 KSI

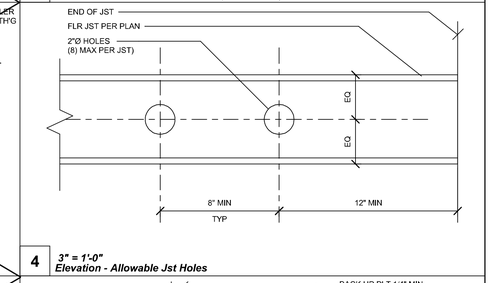
5 ***3" = 1'-0"***
Channel Joist Section Properties (600S350-97)



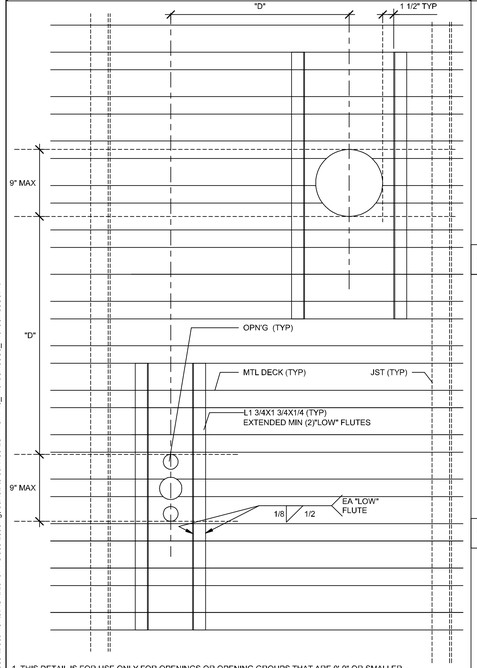
14 ***3" = 1'-0"***
Flr @ ML (CONC FLR)



9 ***3" = 1'-0"***
Flr @ ML (WD FLR)



4 ***3" = 1'-0"***
Elevation - Allowable Jst Holes



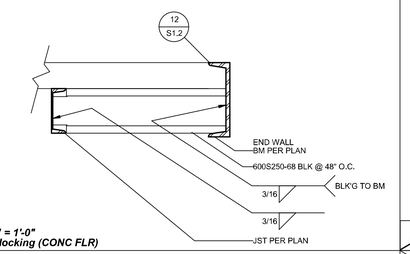
1, THIS DETAIL IS FOR USE ONLY FOR OPENINGS OR OPENING GROUPS THAT ARE 0'-9" OR SMALLER.

2. OPENINGS 2'Ø OR LESS NOT OCCURING IN THE LOWER FLUTE DO NOT REQUIRE REINFORCING AND MAY BE CORED THRU THE CONCRETE.

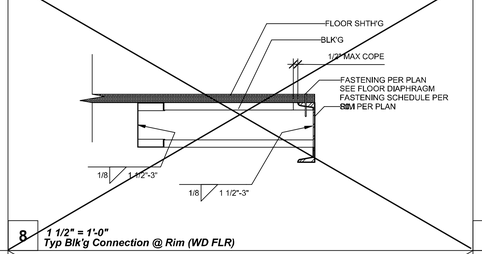
3. IF "D" IS LESS THAN 32" THEN THE GROUP OF OPENINGS MUST BE BLOCKED OUT WITH ADDITIONAL FRAMING.

4. PRIOR TO CONCRETE POUR, BLOCK OUT THE OPENINGS, AFTER THE CONCRETE HAS BEEN CURED THE DECK MAY BE CUT.

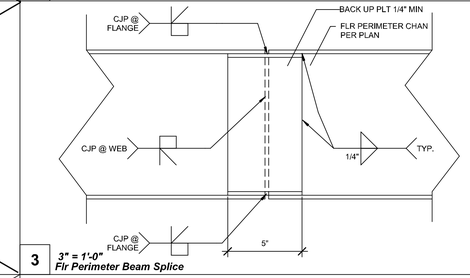
16 ***1 1/2" = 1'-0"***
Typ Deck Penetrations (CONC FLR)



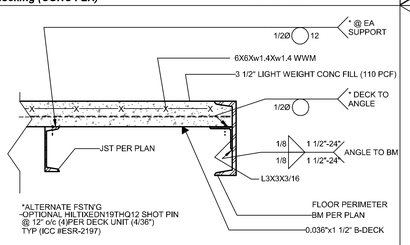
13 ***1 1/2" = 1'-0"***
Typ Blocking (CONC FLR)



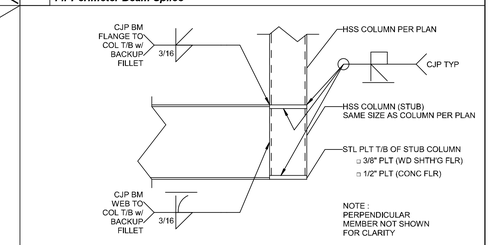
8 ***1 1/2" = 1'-0"***
Typ Blk'g Connection @ Rim (WD FLR)



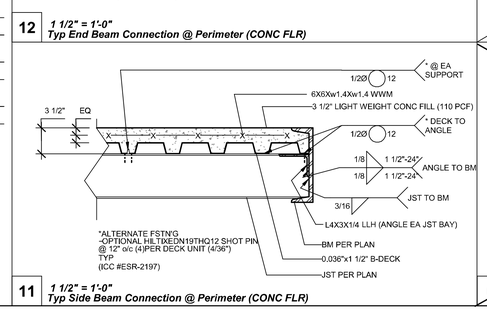
3 ***3" = 1'-0"***
Flr Perimeter Beam Splice



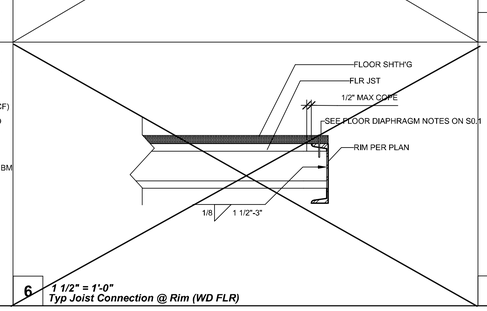
12 ***1 1/2" = 1'-0"***
Typ End Beam Connection @ Perimeter (CONC FLR)



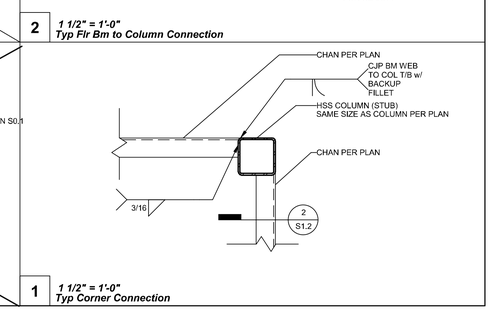
2 ***1 1/2" = 1'-0"***
Typ Flr Bm to Column Connection



11 ***1 1/2" = 1'-0"***
Typ Side Beam Connection @ Perimeter (CONC FLR)



6 ***1 1/2" = 1'-0"***
Typ Joist Connection @ Rim (WD FLR)



1 ***1 1/2" = 1'-0"***
Typ Corner Connection

C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 fo 30X150 LS - Main File_michael43356_michael43356.rvt
5/9/2024 11:09:48 AM
C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 Foundation Plan - Franklin ES_CES&R24D63.rvt
8/16/2021 3:00:03 PM

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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. ©

CLIENT

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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119518 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ NST
DATE: 10/11/2022

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP



08.16.2021

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CLIENT

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☑
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
STRUCTURAL
DETAILS
(FLOOR)

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
S1.2

SHT OF SHTS

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
STRUCTURAL
DETAILS
(FLOOR)

PROJECT NUMBER
23230

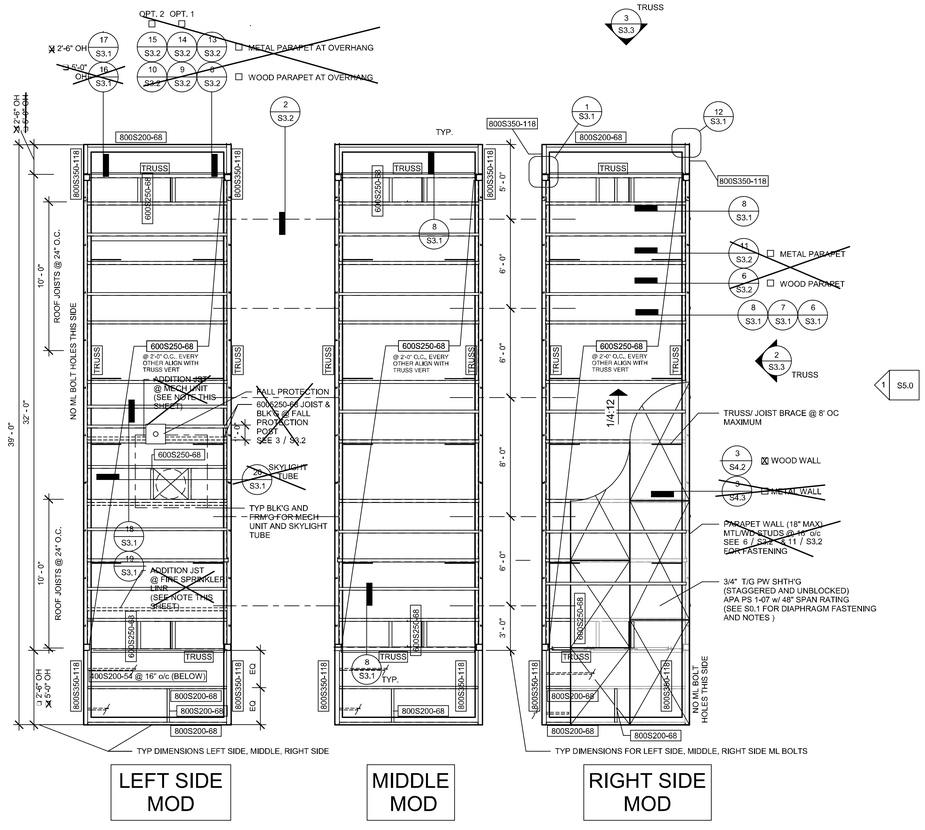
DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
S1.2

SHEET OF SHEETS



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 750# OR MORE (MAX. 1500#), PROVIDE AN ADDITIONAL JOIST ON EITHER SIDE OF THE UNIT.

1 ***1/4" = 1'-0"***
Mono Roof Framing Plan

8/16/2021 3:00:07 PM C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 to 30X150 LS - Main File_michal#43380_michal#43380.rvt
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PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
Manuel D. Francisco
No. 53380
Exp.03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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CLIENT

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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-121870 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

DEPARTMENT OF GENERAL SERVICES

TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
Manuel D. Francisco
No. 53380
Exp.03/31/22
STRUCTURAL
STATE OF CALIFORNIA

08.16.2021

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CLIENT

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119318 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ SG ☑
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
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

SHEET OF SHEETS

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
MONO SLOPE
ROOF FRM'G PLAN

PROJECT NUMBER
23230

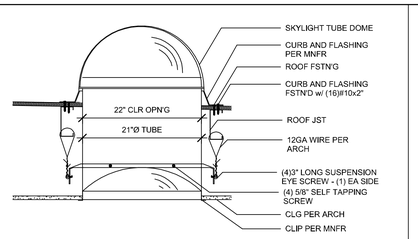
DRAWN BY
rMc/SC

CHECKED BY
JA/RT

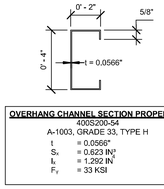
DATE
8/09/2021

SHEET NO.
S3.0.1

SHEET OF SHEETS

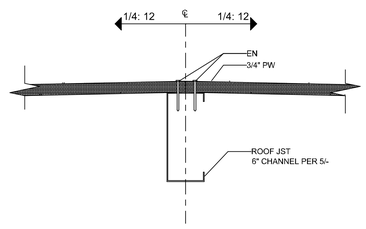


20 *1" = 1'-0"*
SKYLIGHT TUBE

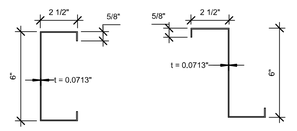


OVERHANG CHANNEL SECTION PROPERTIES
400S200-54
A-1003, GRADE 33, TYPE H
t = 0.0566"
S_x = 0.823 IN^3
I_x = 1.292 IN^4
F_y = 33 KSI

15 *3" = 1'-0"*
Soffit Channel Section Properties

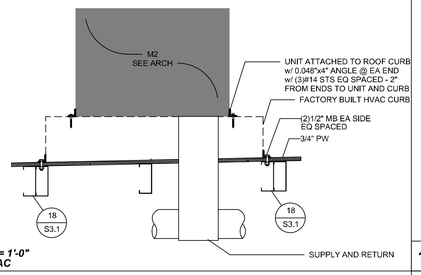


10 *3" = 1'-0"*
Roof @ Ridge

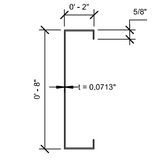


CHANNEL JOIST SECTION PROPERTIES
600S250-68 OR Z6X2.5X5/8-14GA
A-1003, GRADE 33, TYPE H
t = 0.0713"
S_x = 1.508 IN^3
I_x = 4.727 IN^4
F_y = 33 KSI

5 *3" = 1'-0"*
Roof Channel Joist Section Properites

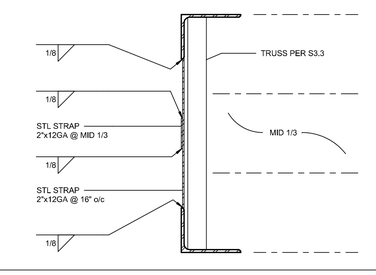


19 *1" = 1'-0"*
HVAC

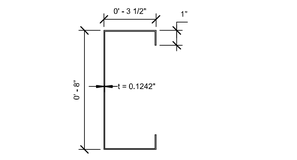


OVERHANG CHANNEL SECTION PROPERTIES
800S200-68
A-1003, GRADE 33, TYPE H
t = 0.0713"
S_x = 2.035 IN^3
I_x = 8.140 IN^4
F_y = 33 KSI

14 *3" = 1'-0"*
Fascia Channel Section Properties

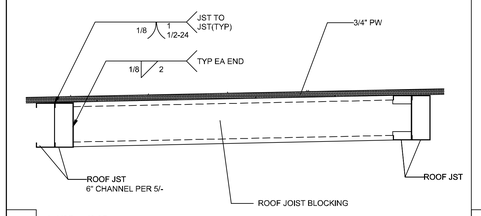


10 *3" = 1'-0"*
Roof @ Ridge

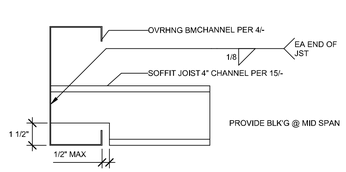


OVERHANG CHANNEL SECTION PROPERTIES
800S350-118
A-1003, GRADE 33, TYPE H
t = 0.1242"
S_x = 5.010 IN^3
I_x = 20.041 IN^4
F_y = 33 KSI

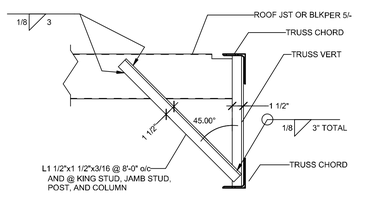
4 *3" = 1'-0"*
Overhang Beam Section Properites



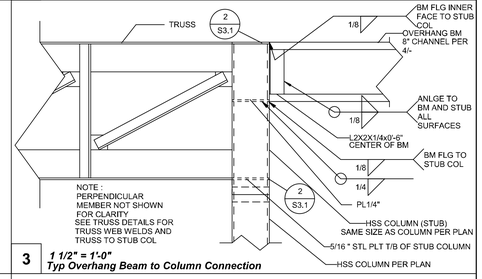
18 *1 1/2" = 1'-0"*
HVAC Frmg



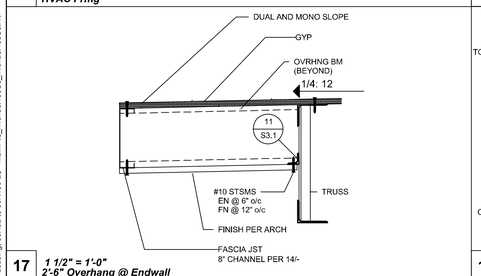
13 *3" = 1'-0"*
Typ Soffit Joist Connection



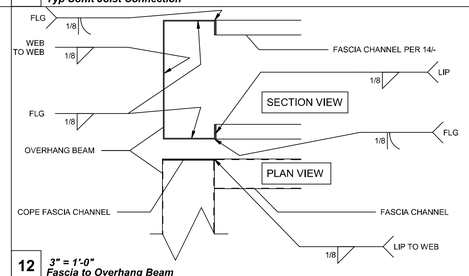
8 *1 1/2" = 1'-0"*
Typ Roof Jst Bracing



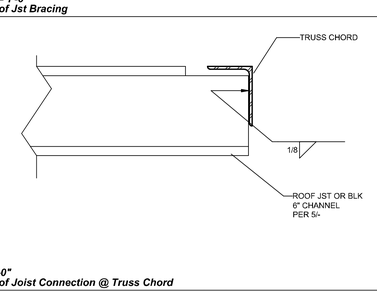
3 *1 1/2" = 1'-0"*
Typ Overhang Beam to Column Connection



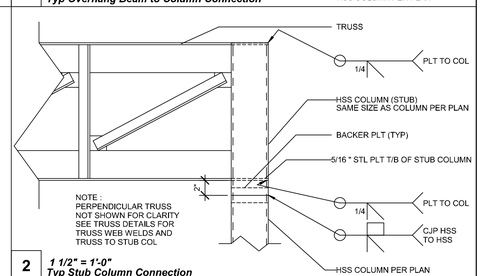
17 *1 1/2" = 1'-0"*
2'-6" Overhang @ Endwall



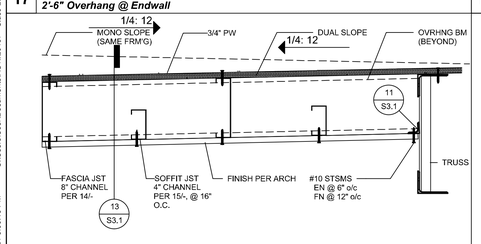
12 *3" = 1'-0"*
Fascia to Overhang Beam



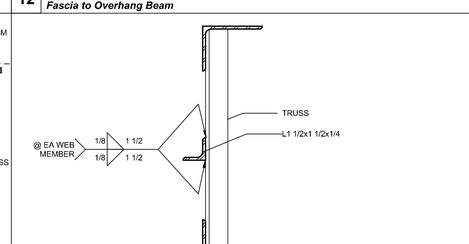
7 *3" = 1'-0"*
Typ Roof Joist Connection @ Truss Chord



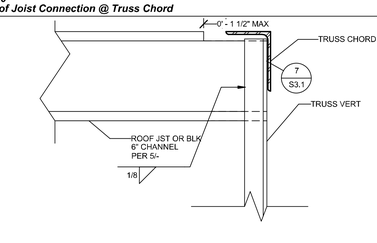
2 *1 1/2" = 1'-0"*
Typ Stub Column Connection



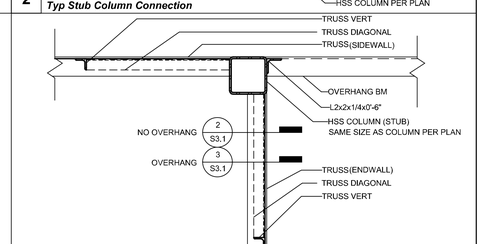
16 *1 1/2" = 1'-0"*
5'-0" Overhang @ Endwall



11 *3" = 1'-0"*
Angle to Truss



6 *3" = 1'-0"*
Typ Roof Joist Connection @ Truss Vert



1 *1 1/2" = 1'-0"*
Typ Corner Connection @ Roof

5/9/2024 11:10:00 AM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 Foundation Plan_Franklin ES_CESAR24DR3.rvt

8/16/2021 3:00:18 PM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 to 30X160 LS - Main#Re_michael43356_michael43356.rvt

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
Mauricio D. Cabrera
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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CLIENT

1320 W. Oleander Avenue. Perris, CA 92571-7408
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 ☑
DATE: 10/11/2022

TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
Mauricio D. Cabrera
No. S3380
Exp. 03/31/22
STRUCTURAL
STATE OF CALIFORNIA

08.16.2021

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CLIENT

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CO ☑
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
STRUCTURAL
DETAILS
(ROOF)

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
S3.1

SHEET OF SHEETS

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
STRUCTURAL
DETAILS
(ROOF)

PROJECT NUMBER
23230

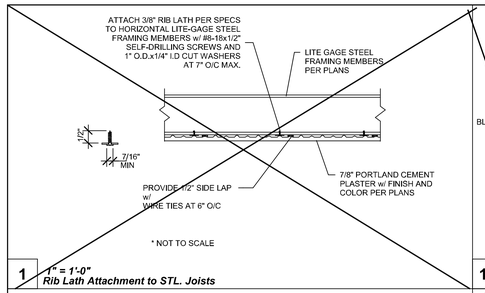
DRAWN BY
rMc/SC

CHECKED BY
JA/RT

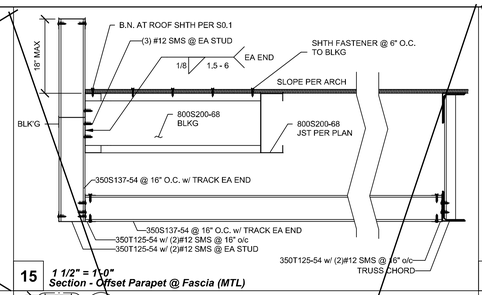
DATE
8/09/2021

SHEET NO.
S3.1

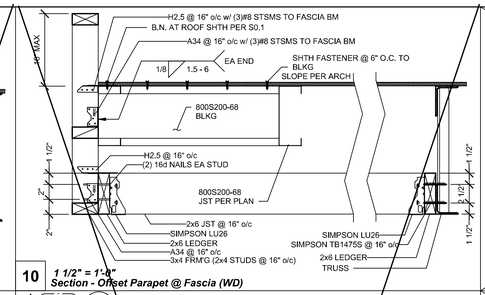
SHEET OF SHEETS



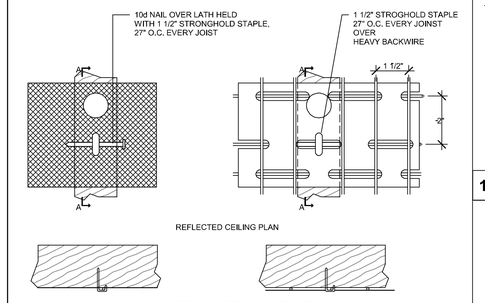
1 *1" = 1'-0"*
Rib Lath Attachment to STL. Joists



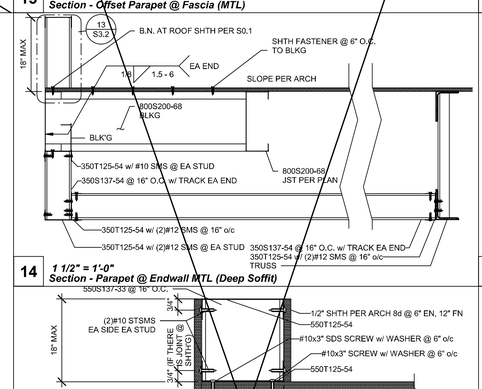
15 *1 1/2" = 1'-0"*
Section - Offset Parapet @ Fascia (MTL)



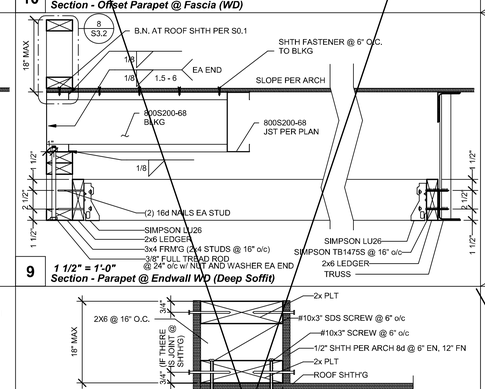
10 *1 1/2" = 1'-0"*
Section - Offset Parapet @ Fascia (WD)



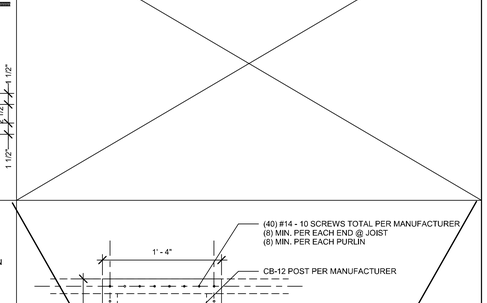
17 *1" = 1'-0"*
Att Metal Lath or Paper-Backed Wire Fabric To Wood-Framed Horizontal Surfaces



14 *1 1/2" = 1'-0"*
Section - Parapet @ Endwall MTL (Deep Soffit)



9 *1 1/2" = 1'-0"*
Section - Parapet @ Endwall WD (Deep Soffit)



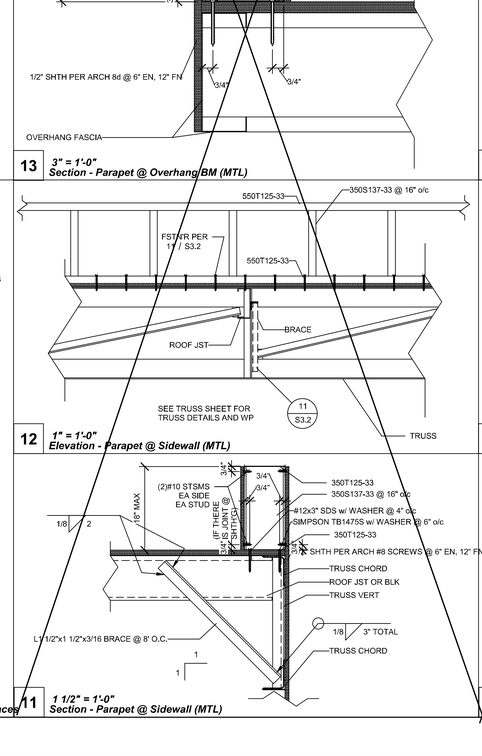
4 *1 1/2" = 1'-0"*
FALL PROTECTION - PLAN VIEW

16 *1" = 1'-0"*
Attaching Metal Lath or Paper-Backed Wire Fabric To Wood-Framed Horizontal Surfaces

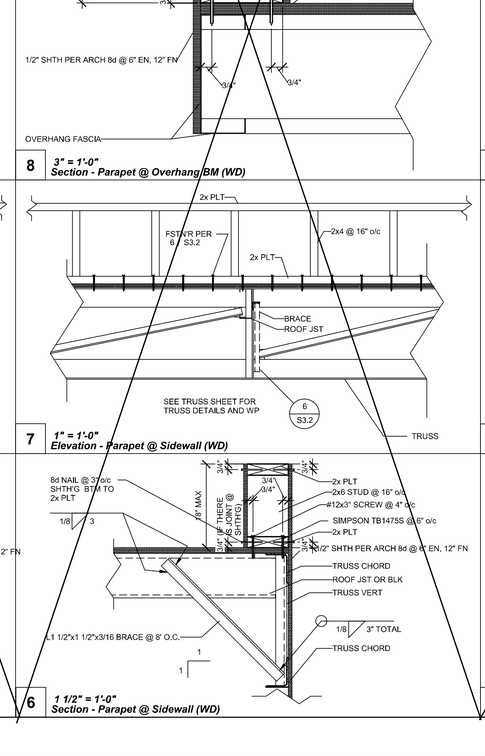
12 *1" = 1'-0"*
Elevation - Parapet @ Sidewall (MTL)

7 *1" = 1'-0"*
Elevation - Parapet @ Sidewall (WD)

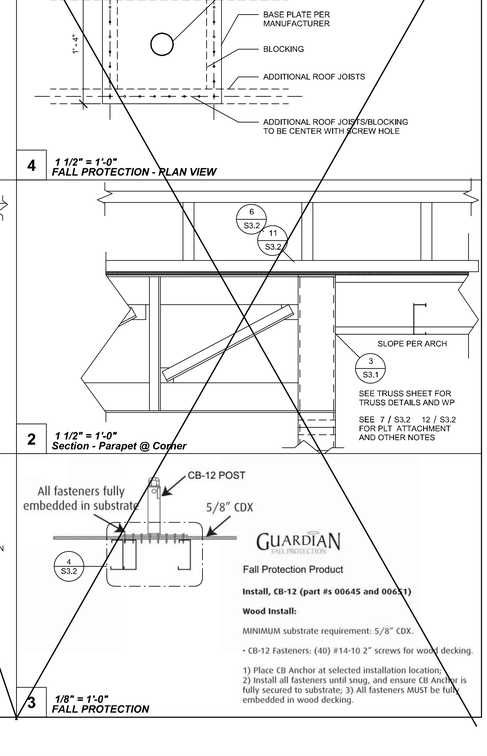
2 *1 1/2" = 1'-0"*
Section - Parapet @ Corner



11 *1 1/2" = 1'-0"*
Section - Parapet @ Sidewall (MTL)



6 *1 1/2" = 1'-0"*
Section - Parapet @ Sidewall (WD)



3 *1/8" = 1'-0"*
FALL PROTECTION

5/9/2024 11:10:03 AM C:\Users\User\Documents\RST\20137 - Class Leasing, 30X32 to 30X160 LS - Main File_michael43386_michael43386.rvt

8/16/2021 3:00:25 PM C:\Users\User\Documents\RST\20137 - Class Leasing, 30X32 Foundation Plan , Franklin ES_CES4R24D63.rvt

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

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: 10/11/2022

TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
No. S3380
Exp. 03/31/22
STRUCTURAL
STATE OF CALIFORNIA

08.16.2021

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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

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
(SOFFIT/PARAPET)

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
S3.2

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
ROOF DETAILS
(SOFFIT/PARAPET)

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

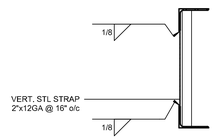
DATE
8/09/2021

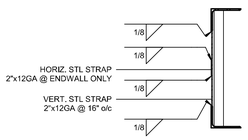
SHEET NO.
S3.2

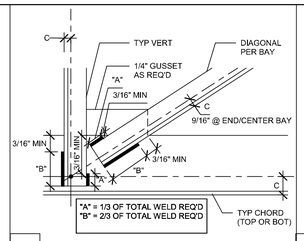
SHEET OF SHEETS

TABLE A-SECTION CENTROID	
SECTION	CENTROID C
L4X3 (LLV)	1 1/4"
L4X3 (LLH)	3/4"
L2X2X3/16	9/16"
L1.5X1.5X3/16	7/16"

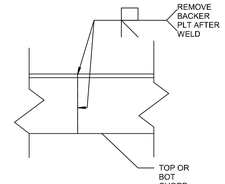
12 *1/2" = 1'-0"*
TABLE A - SECTION CENTROID





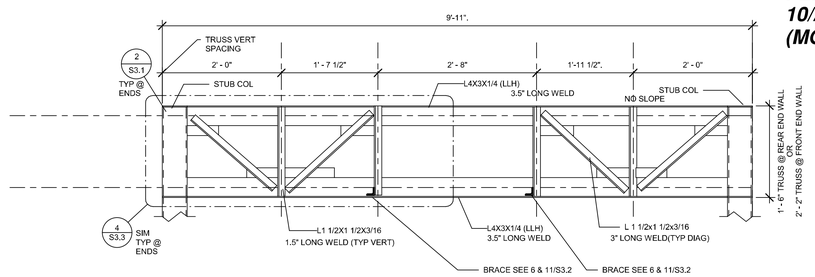


8 *3" = 1'-0"*
Typ Fillet Weld Lengths

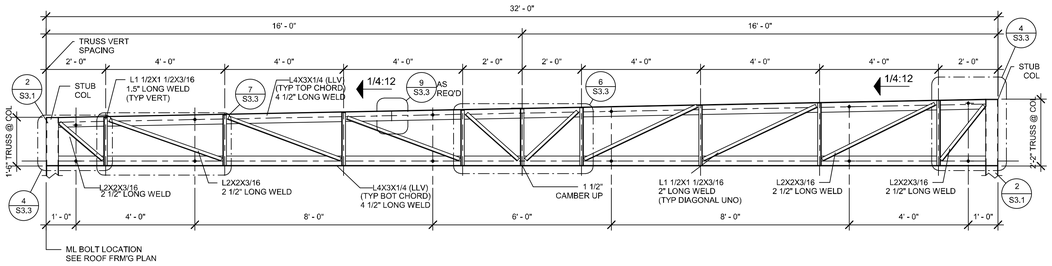


9 *3" = 1'-0"*
Typ Truss Chord Splice

NOTE:
PLEASE SEE ADDED DETAIL 10/ALT-D1 FOR TRUSS TO TRUSS (MOD-LINE) CONNECTION

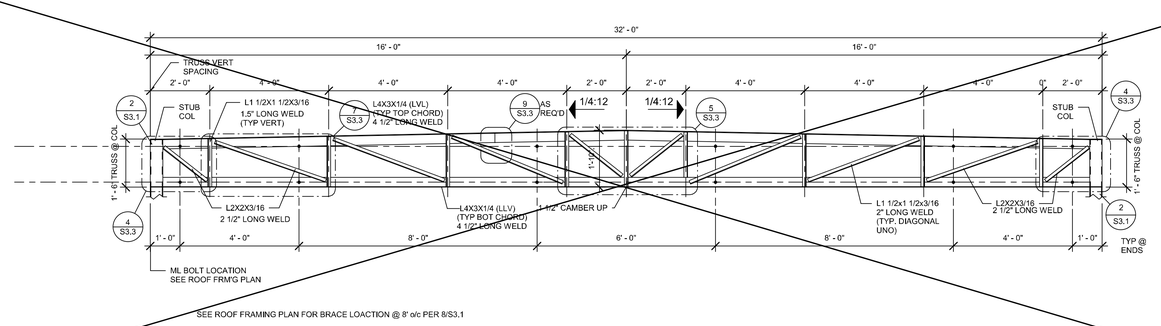


3 *1" = 1'-0"*
End Wall Truss



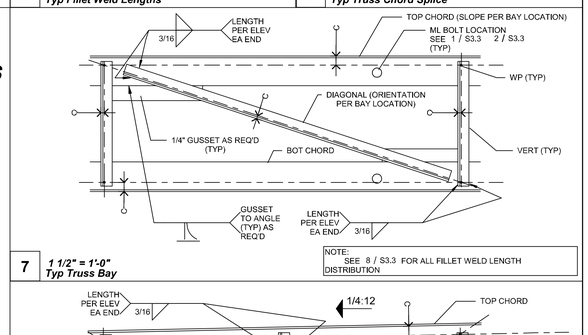
SEE ROOF FRAMING PLAN FOR BRACE LOCATION @ 8' o/c PER 8/S3.1

2 *1/2" = 1'-0"*
Mono Truss

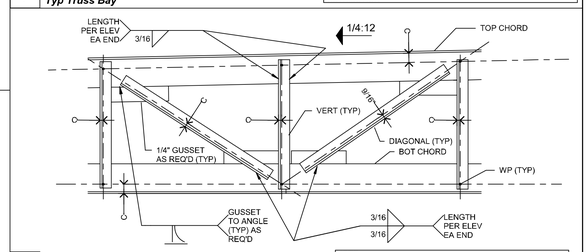


SEE ROOF FRAMING PLAN FOR BRACE LOACTION @ 8' o/c PER 8/S3.1

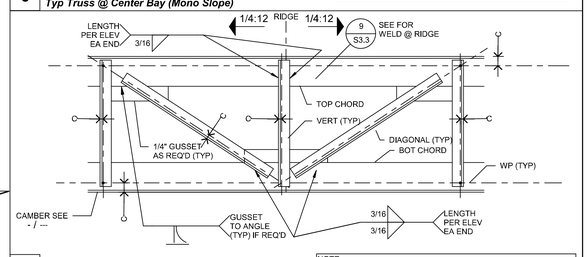
1 *1/2" = 1'-0"*
Dual Truss



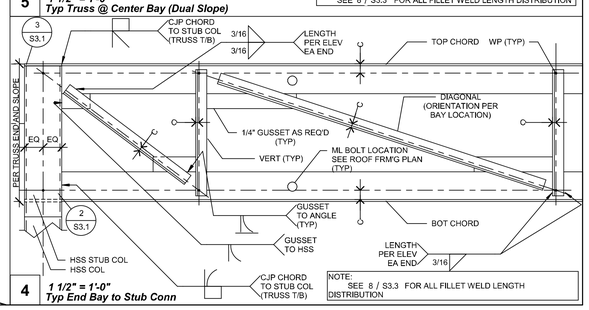
7 *1 1/2" = 1'-0"*
Typ Truss Bay



6 *1 1/2" = 1'-0"*
Typ Truss @ Center Bay (Mono Slope)



5 *1 1/2" = 1'-0"*
Typ Truss @ Center Bay (Dual Slope)



4 *1 1/2" = 1'-0"*
Typ End Bay to Stub Conn

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-121700 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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08.16.2021

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CLIENT

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ EQ ☑
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 PERIMETER TRUSS

PROJECT NUMBER	20137
DRAWN BY	rMc/SC
CHECKED BY	JA/RT
DATE	8/09/2021
SHEET NO.	S3.3

SHEET OF SHEETS

REVISIONS

#	Description	BY

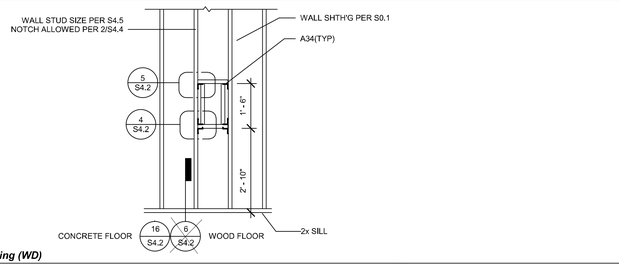
PROJECT TITLE
FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS

SHEET TITLE
ROOF PERIMETER TRUSS

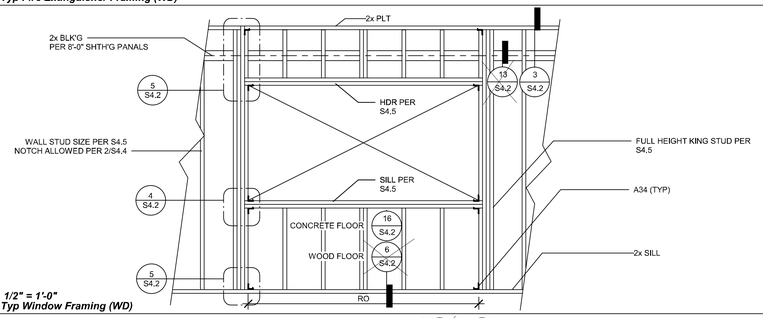
PROJECT NUMBER	23230
DRAWN BY	rMc/SC
CHECKED BY	JA/RT
DATE	8/09/2021
SHEET NO.	S3.3

SHEET OF SHEETS

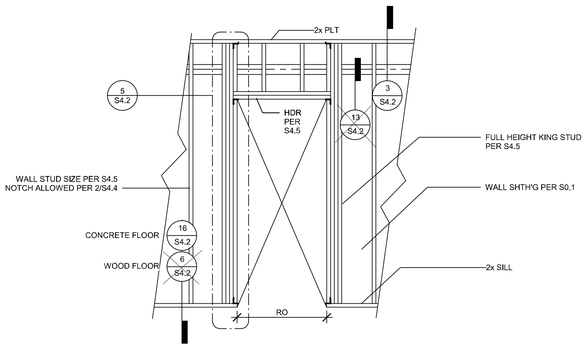
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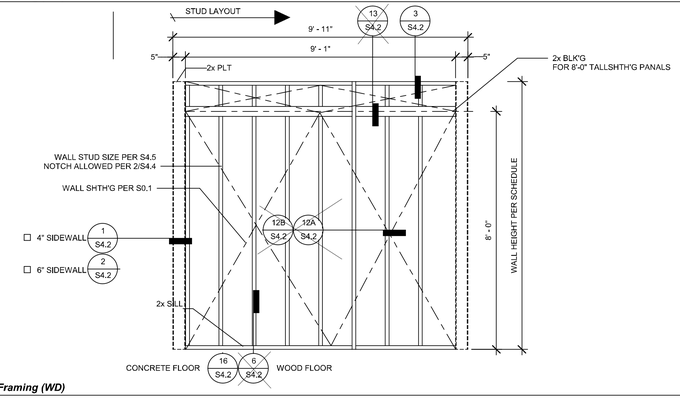
6 *1/2" = 1'-0"*
Typ Fire Extinguisher Framing (WD)



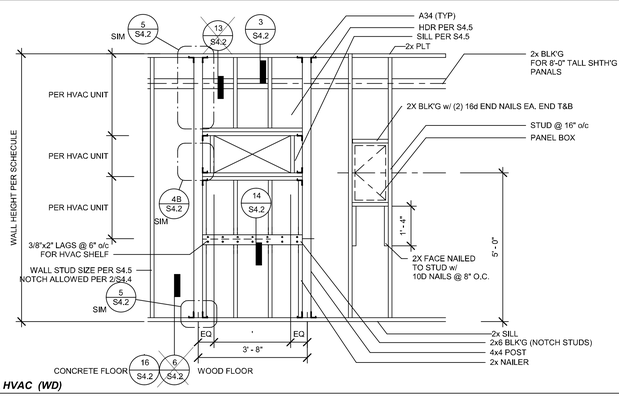
4 *1/2" = 1'-0"*
Typ Window Framing (WD)



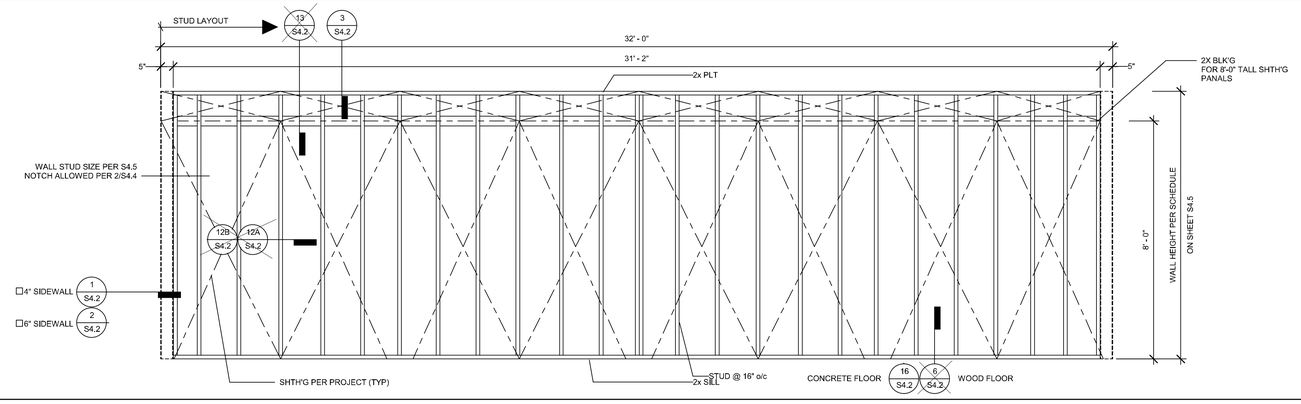
5 *1/2" = 1'-0"*
Typ Door Framing (WD)



2 *1/2" = 1'-0"*
Typ Endwall Framing (WD)



3 *1/2" = 1'-0"*
Typ Endwall Framing @ HVAC (WD)



1 *1/2" = 1'-0"*
Typ Sidewall Framing (WD)

5/9/2024 11:10:10 AM C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 Foundation Plan_ Franklin ES_CES&R24D63.rvt

8/16/2021 3:00:41 PM C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 to 30X150 LS - Main File_michael43358(_michael43358_michael43358.rvt

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ◆ CONSULTING ◆ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. FRANCO
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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CLIENT

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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119318 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022

R&S TAVARES ASSOCIATES
DESIGN ◆ CONSULTING ◆ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
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D. FRANCO
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STATE OF CALIFORNIA

08.16.2021

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CLIENT

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119318 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CO ☑
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
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

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
WD WALL
FRAMING
ELEVATIONS

PROJECT NUMBER
23230

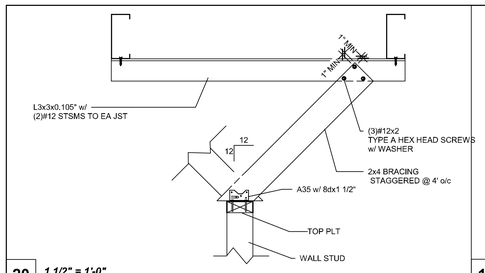
DRAWN BY
rMc/SC

CHECKED BY
JA/RT

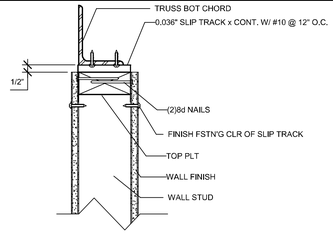
DATE
8/09/2021

SHEET NO.
S4.1

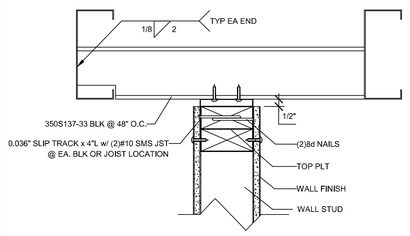
SHEET OF SHEETS



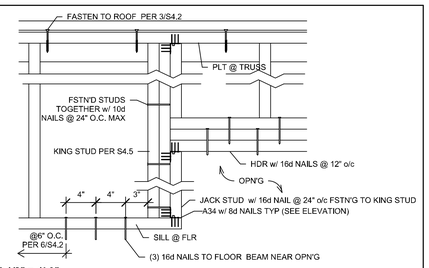
20 *1 1/2" = 1'-0"*
Sections - Interior Partition w/ Brace to Blk'g (WD)



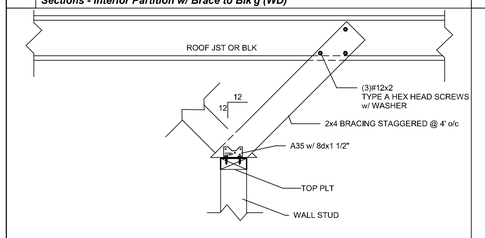
15 *3" = 1'-0"*
Section - Interior Wall Top Plate @ Truss (ML)



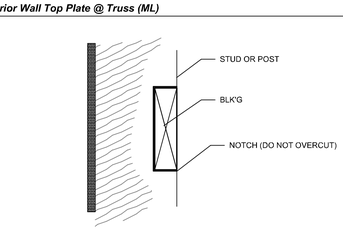
10 *3" = 1'-0"*
Sections - Interior Partition @ Blk'g (WD)



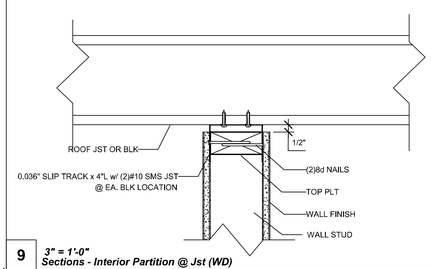
5 *1 1/2" = 1'-0"*
Elevation - Window/Door Hdr and Sill



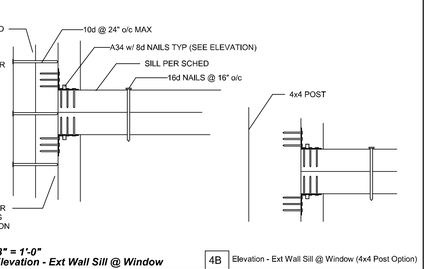
19 *1 1/2" = 1'-0"*
Sections - Interior Partition w/ Brace (WD)



14 *3" = 1'-0"*
Notch Stud @ Blk'g

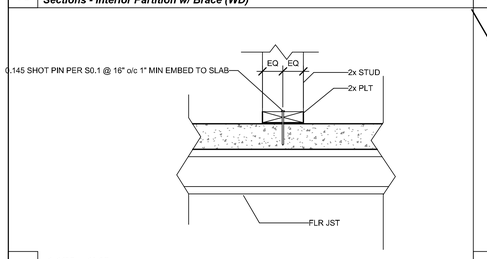


9 *3" = 1'-0"*
Sections - Interior Partition @ Jst (WD)

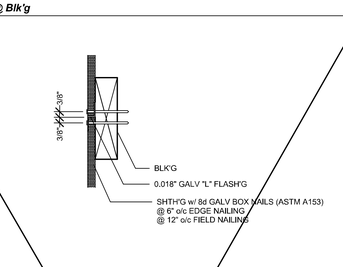


4 *3" = 1'-0"*
Elevation - Ext Wall Sill @ Window

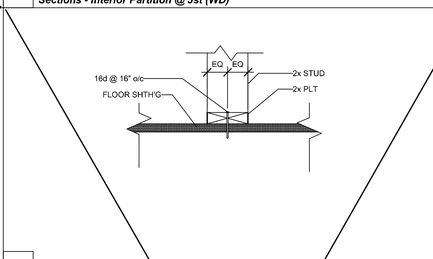
4B Elevation - Ext Wall Sill @ Window (4x4 Post Option)



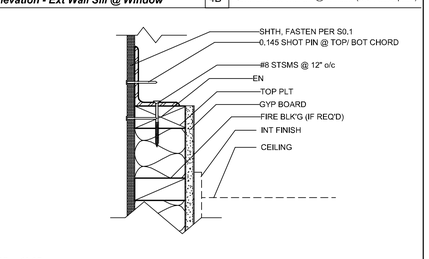
18 *1 1/2" = 1'-0"*
Typ Partition Sill Connection (CONC)



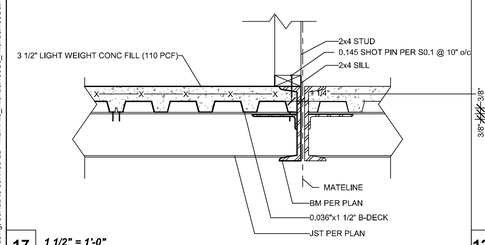
13 *3" = 1'-0"*
Shth'g @ Blk'g



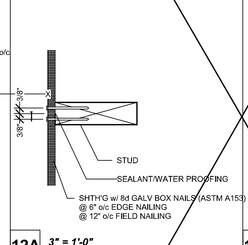
8 *1 1/2" = 1'-0"*
Typ Partition Sill Connection (WD)



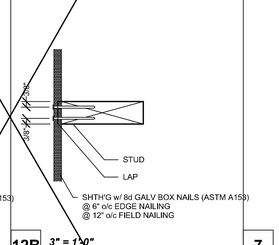
3 *3" = 1'-0"*
Section - Exterior Wall Top Plate @ Truss (WD)



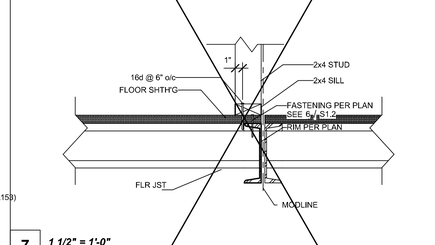
17 *1 1/2" = 1'-0"*
Wall Sill Plt Connection @ Interior Sidewall (CONC)



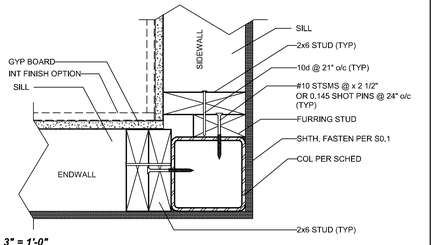
12A *3" = 1'-0"*
Shth'g @ Butt Jnt



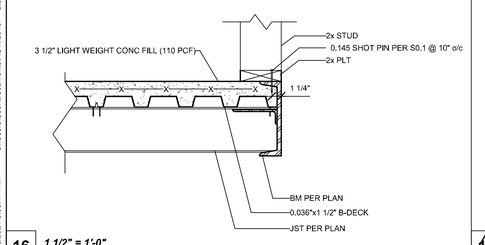
12B *3" = 1'-0"*
Shth'g @ Lap Jnt



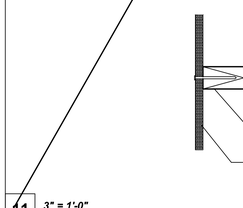
7 *1 1/2" = 1'-0"*
2x4 Wall Sill Connection @ Interior Sidewalls (WD)



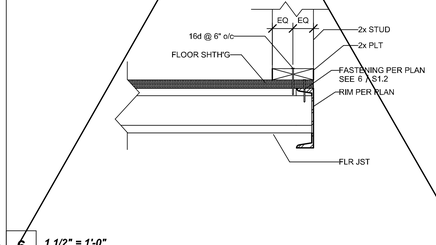
2 *3" = 1'-0"*
2x6 Framing @ Column (WD)



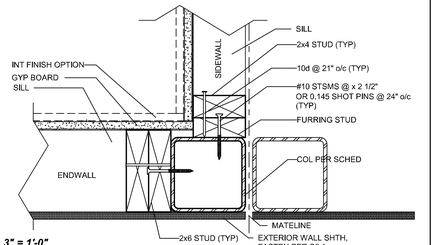
16 *1 1/2" = 1'-0"*
Wall Sill Plt Connection @ Exterior Rim (CONC)



11 *3" = 1'-0"*
Shth'g @ Stud Conn



6 *1 1/2" = 1'-0"*
Wall Sill Connection @ Exterior Rim (WD)



1 *3" = 1'-0"*
Interior Sidewall Framing @ Column (WD)

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. T. CHEUNG
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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CLIENT

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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

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

SHEET OF SHEETS

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
WALL DETAILS
(WOOD FRAMING)

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

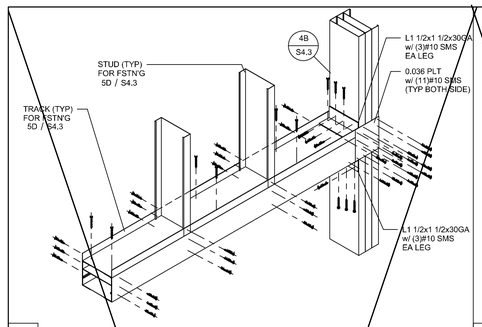
CHECKED BY
JA/RT

DATE
8/09/2021

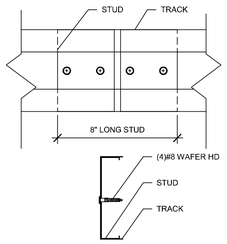
SHEET NO.
S4.2

SHEET OF SHEETS

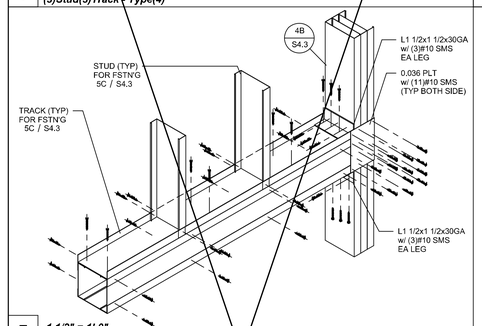
5/9/2024 11:10:13 AM C:\Users\User\Documents\RST\20137 - Class Leasing, 30X32 Foundation Plan , Franklin ES_CESAR24D63.rvt
8/16/2021 3:00:47 PM C:\Users\User\Documents\RST\20137 - Class Leasing, 30X32 to 30X150 LS - MainFile_michael43356_michael43356.rvt



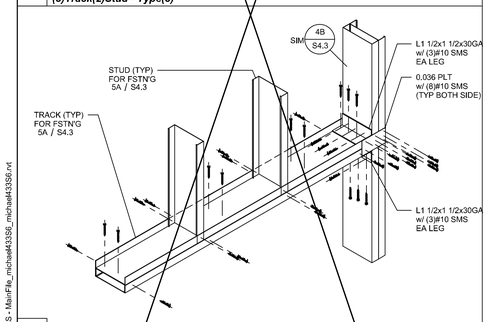
8 *1 1/2" = 1'-0"*
(3)Stud(3)Track - Type(4)



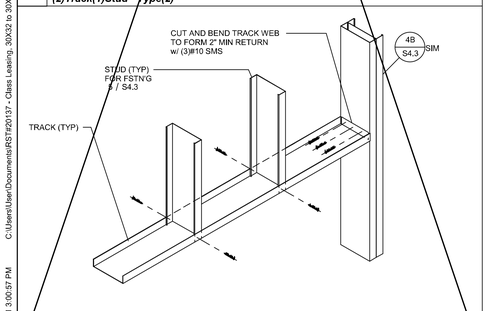
4 *3" = 1'-0"*
Track Splice



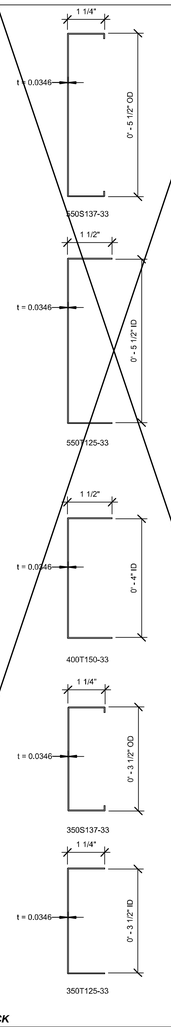
7 *1 1/2" = 1'-0"*
(3)Track(2)Stud - Type(3)



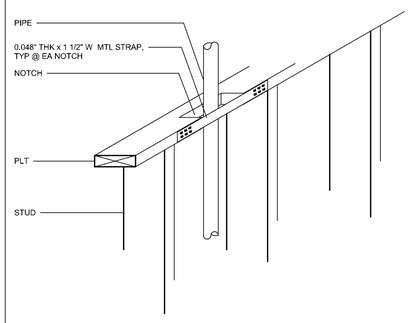
6 *1 1/2" = 1'-0"*
(2)Track(1)Stud - Type(2)



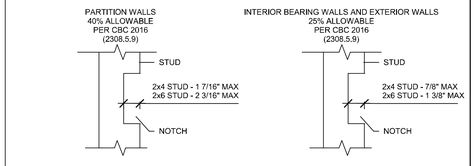
5 *1 1/2" = 1'-0"*
Single Track - Type(1)

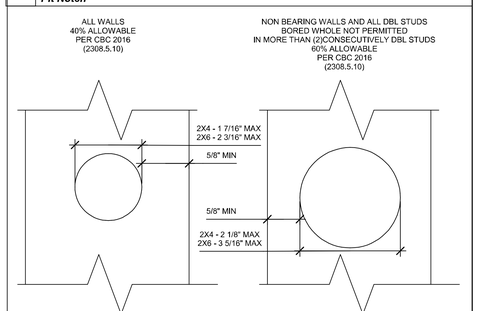


3 *6" = 1'-0"*
STUD AND TRACK



2 *1 1/2" = 1'-0"*
Plt Notch





1 *6" = 1'-0"*
Stud Penetration

PROJECT SPECIFIC STATE AGENCY APPROVAL

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Exp. 03/31/26
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DEPARTMENT OF GENERAL SERVICES

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STATE OF CALIFORNIA

08.16.2021

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

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119318 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ SG ☑
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
TYP FRAMING

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
S4.4

SHEET OF SHEETS

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

5/9/2024 11:10:18 AM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 Foundation Plan - Franklin ES_CES&R24D63.rvt
8/16/2021 3:00:57 PM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 to 30X150 LS - MainFile_michael43356_michael43356.rvt

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
	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
	4070	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) 2x6 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	HF	(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	(3) 2x12 ON EDGE	#2	HF	1	#2	HF	2	#2
		DF	(3) 2x10 ON EDGE	#2	DF	1	#2	DF	1	#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
10FT	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	#2	24" O.C	HF	1	#2	24" O.C
	DF	1	#2	16" O.C.	DF	1	#2	24" O.C
10	HF	1	#2	24" O.C	HF	1	#2	24" O.C
	DF	1	#2	16" O.C.	DF	1	#2	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	Typ Wall Framing				4' From Corner Stud			
	Size	Number	Type	Spacing	Size	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 FINSIH) --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	Typ Wall Framing				4' From Corner Stud			
	Size	Number	Type	Spacing	Size	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 FINSIH) --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	Typ Wall Framing				4' From Corner Stud			
	Size	Number	Type	Spacing	Size	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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. J. [illegible]
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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CLIENT

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

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022
DEPARTMENT OF GENERAL SERVICES

TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
D. J. [illegible]
No. S3380
Exp. 03/31/22
STRUCTURAL
STATE OF CALIFORNIA

08.16.2021

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CLIENT

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CO ☑
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
FRAMING SCHEDULES

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
S4.5

SHT. OF SHTS.

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
FRAMING
SCHEDULES

PROJECT NUMBER
23230

DRAWN BY
rMc/SC

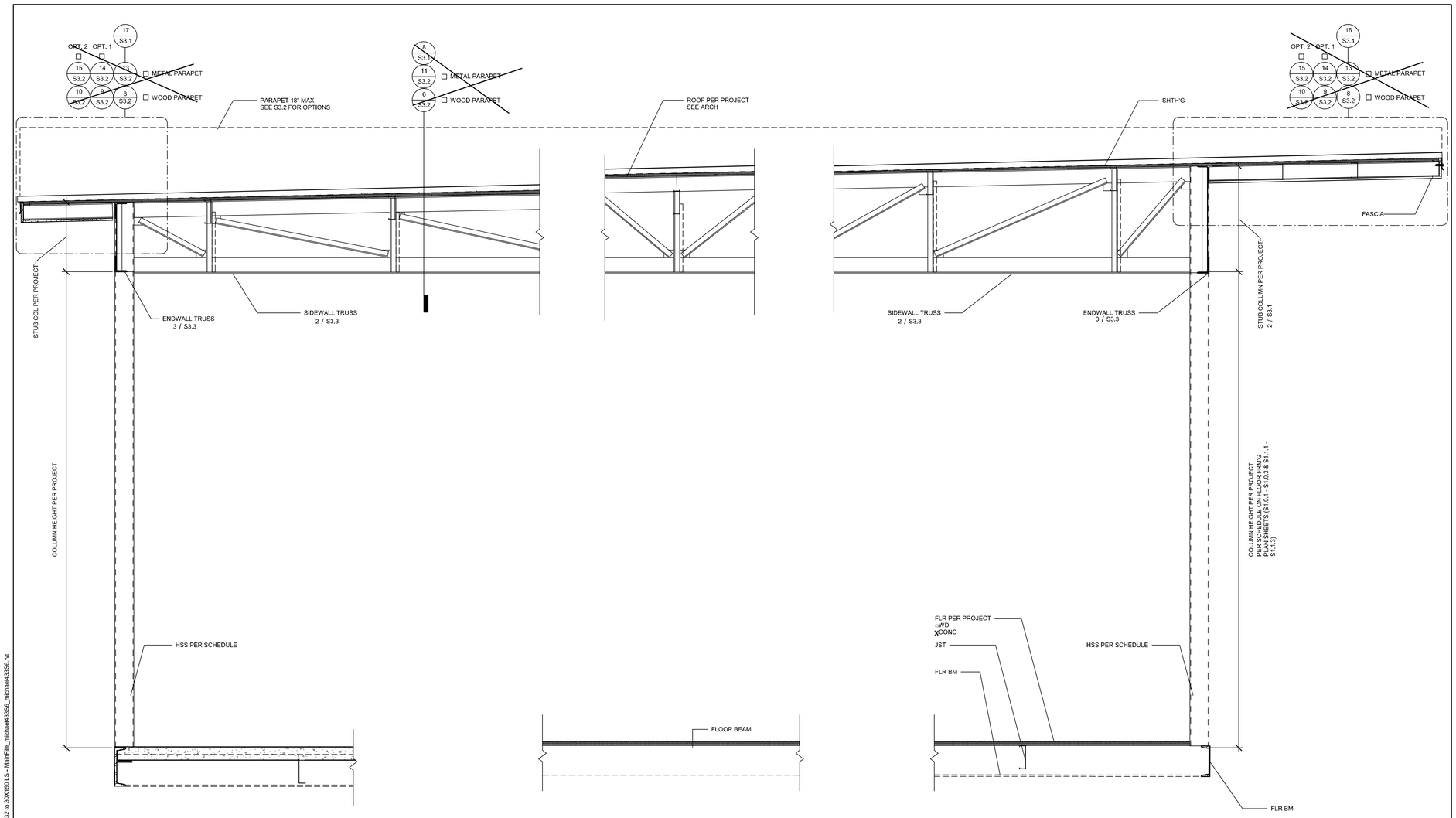
CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
S4.5

SHEET OF SHEETS

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

8/16/2021 3:01:04 PM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 to 30X150 LS - MainFile_michael43356_michael43356.rvt

5/9/2024 11:10:21 AM C:\Users\User\Documents\RST#20137 - Class Leasing_30X32 Foundation Plan_ Franklin ES_CES4R24D93.rvt

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
M. D. CHAEL
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

5.10.2024

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CLIENT

1320 W. Oleander Avenue. Perris, CA 92571-7408
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 ☑
DATE: 10/11/2022

DSA DEPARTMENT OF GENERAL SERVICES DIVISION OF THE STATE ARCHITECT

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
M. D. CHAEL
No. S3380
Exp. 03/31/22
STRUCTURAL
STATE OF CALIFORNIA

08.16.2021

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CLIENT

Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119518 PC
REVISED FOR
SS ☑ FLS ☑ ACS ☑ CO ☑
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
LONG. SECTION -
(MONO)

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
S5.0

SHEET OF SHEETS

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP

REGISTERED PROFESSIONAL ENGINEER
M. D. CHAEL
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA

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

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
LONG. SECTION -
(MONO)

PROJECT NUMBER
23230

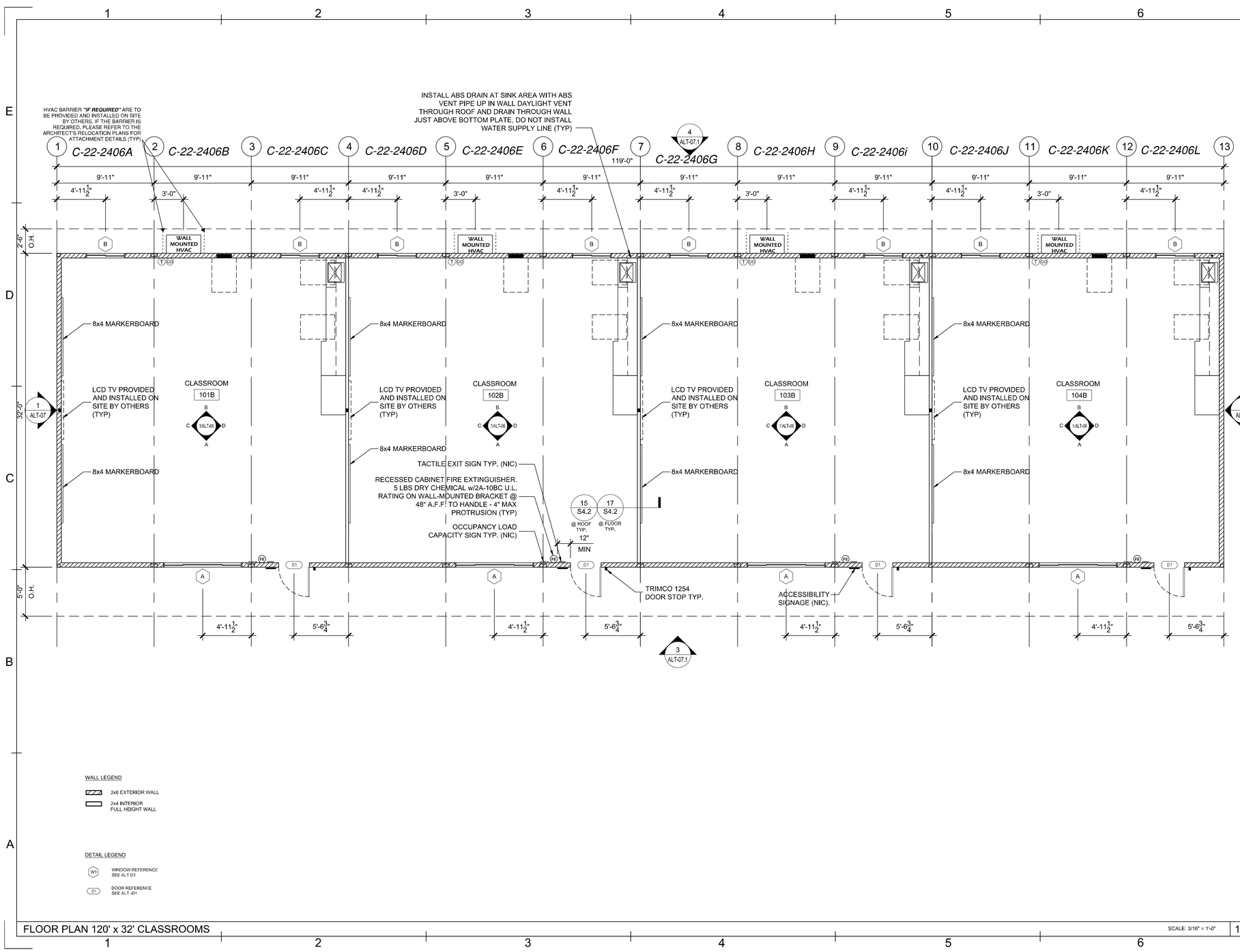
DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
S5.0

SHEET OF SHEETS



IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
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
RSTE#26106
10/4/2022

AOR

SHEET TITLE:
FLOOR PLAN
120' x 32' CLASSROOMS

DATE: 09-29-2022
DRAWN BY: fc
SCALE: AS SHOWN
JOB:
SHEET NO: ALT-01.2

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES & ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER
ANDREW D. [illegible]
No. 53380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA
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

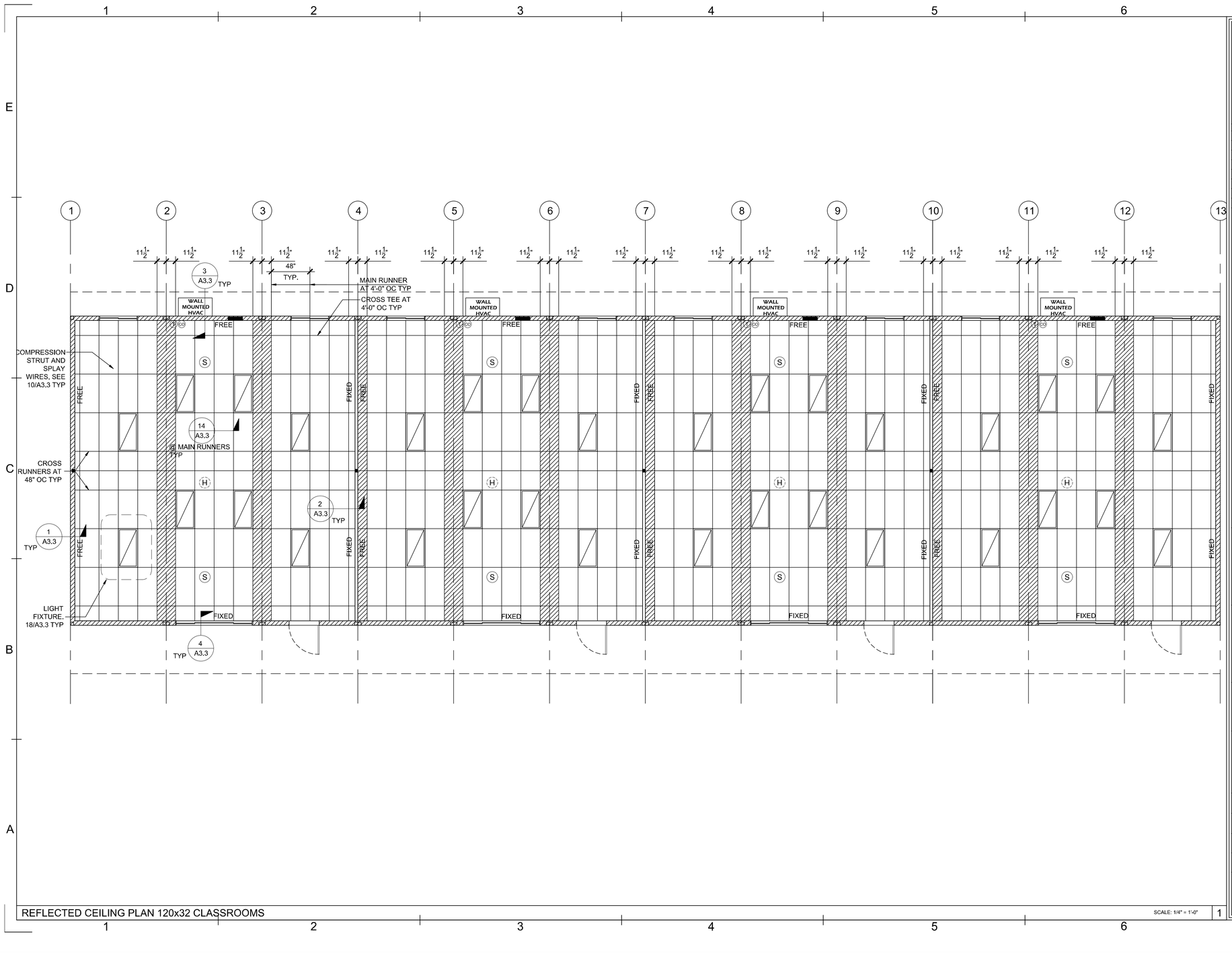
#	Description	BY

PROJECT TITLE
FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS

SHEET TITLE
FLOOR PLAN
120' x 32' CLASSROOMS

PROJECT NUMBER: 23230
DRAWN BY: Author
CHECKED BY: Checker
DATE: 5/10/2024
SHEET NO: ALT-01.2
SHEET OF SHEETS

5/10/2024 3:41:02 PM C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 Foundation Plan , Franklin ES_CESAR24DK3.rvt



REFLECTED CEILING PLAN 120x32 CLASSROOMS

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

1

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-121970 INC:
REVIEWED FOR
DSA DIV. OF THE STATE ARCHITECT
DEPARTMENT OF GENERAL SERVICES
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
REGISTERED PROFESSIONAL ENGINEER
No. S3380
Exp. 03/31/24
STRUCTURAL
STATE OF CALIFORNIA
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-02.2

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. BERNARDO COURT, SUITE 100
SAN DIEGO, CA 92127
WWW.RSTAVARES.COM

PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER
No. S3380
Exp. 03/31/26
STRUCTURAL
STATE OF CALIFORNIA
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
Class Leasing
1320 W. Oleander Avenue. Perris, CA 92571-7408
VOICE (951) 943-1908 FAX (951) 943-5768

REVISIONS

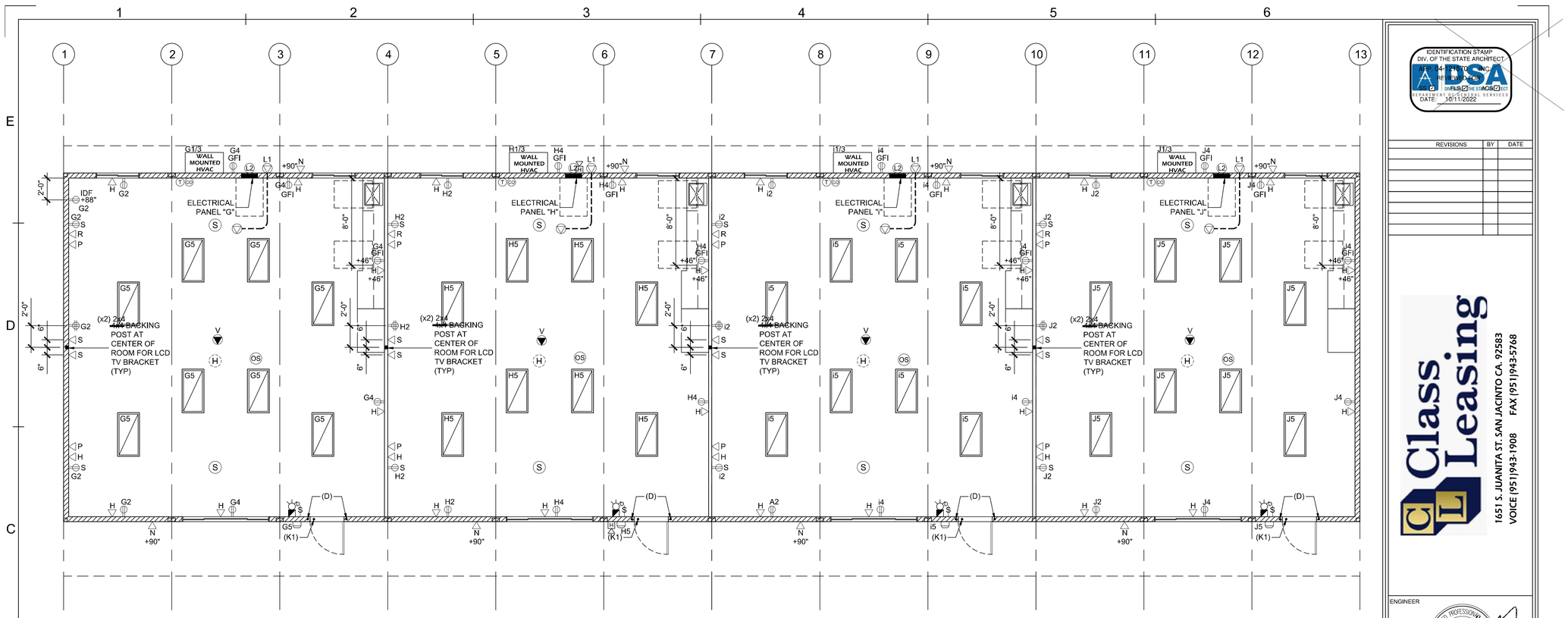
#	Description	BY

PROJECT TITLE
FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS

SHEET TITLE
REFLECTED CEILING 120x32 CLASSROOMS

PROJECT NUMBER 23230
DRAWN BY Author
CHECKED BY Checker
DATE 5/10/2024
SHEET NO. ALT-02.2
SHEET OF SHEETS

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ELECTRICAL LEGEND

OS	CEILING MOUNTED OCCUPANY SENSOR, N-LITE BRAND CAT 5 LINKED
IDF	DEDICATED SURGE PROTECTED DUPLEX OUTLET FOR FUTURE IDF CABINET (IDF CABINET TO BE SUPPLIED AND INSTALLED ON SITE BY OTHERS
•(D)	PROVIDE 1" CONDUIT FROM ATTIC SPACE TO 6" BELOW HEADEER, SWEEP THROUGH KING STUDS AND TRIMMER INTO VOID ARE OF DOOR JAMB FOR FUTURE LOCK CONTROLS, PROVIDE SLIGHT TURN DOWN ONCE INTO JAMB AREA
H	4S J-BOX w/ 3/4" CONDUIT STUBBED INTO THE ATTIC SPACE WITH PULL STRING MOUNTED @ 90" AFF FOR EXTERIOR FIRE HORN/SPEAKER
	4S J-BOX w/ 3/4" CONDUIT STUBBED INTO THE ATTIC SPACE WITH PULL STRING MOUNTED @ 80" AFF FOR INTERIOR FIRE HORN/STROBE
S	4S J-BOX w/ PLASTER RING FLUSH MOUNTED WITH T-BAR CEILING FOR FUTURE SMOKE DETECTOR
H	4S J-BOX w/ MOUNTED IN ATTIC FOR FUTURE HEAT DETECTOR
H	4S J-BOX w/ 3/4" CONDUIT STUBBED INTO THE ATTIC SPACE WITH PULL STRING MOUNTED @ 18" AFF FOR FUTURE DATA OUTLET
	STANDARD DUPLEX OUTLET, SEE ELECTRICAL PLAN FOR MOUNTING HEIGHTS
S	STANDARD SURGE PROTECTED DUPLEX OUTLET, SEE ELECTRICAL PLAN FOR MOUNTING HEIGHTS
T	4S J-BOX w/ 3/4" CONDUIT STUBBED INTO THE ATTIC SPACE ONLY, BCSD WILL PROVIDE T-STAT, PLEASE NOTE THAT THE CONTROL WIRE FOR THE HVAC WILL NEED TO BE FACTORY INSTALLED FROM THE UNIT TO THE J-BOX FOR FUTURE INCLUSION OF STANDARD DISTRICT T-STATS
•(K1)	PROVIDE TIME DELAYED HVAC SHUT DOWN DOOR SWITCH. INTENT IS TO SHUT DOWN THE HVAC UNIT IF DOOR IS LEDT OPEN TOO LONG
L1	4S J-BOX w/ 1" CONDUIT TO A SECONDARY 4S J-BOX IN THE ATTIC SPACE WITH PULL STRING FOR FUTURE FIRE ALARM
L2	PROVIDE 3/4" CONDUIT FROM ELECTRICAL PANEL TO ATTIC SPACE FOR FUTURE GROUNDING PURPOSES (TYP)
GFI	GFCI DUPLEX OUTLET, SEE ELECTRICAL PLAN FOR MOUNTING HEIGHTS
N	4S J-BOX w/ 3/4" CONDUIT STUBBED INTO THE ATTIC SPACE WITH PULL STRING MOUNTED @ 90" AFF FOR FUTURE PA SYSTEM SPEAKER
P	4S J-BOX w/ DUAL GANG DEEP MUD RING & 1" CONDUIT STUBBED INTO THE ATTIC SPACE WITH PULL STRING MOUNTED @ 18" AFF FOR FUTURE PA SYSTEM SPEAKER
R	4S J-BOX w/ SINGLE GANG DEEP MUD RING & 1" CONDUIT STUBBED INTO THE ATTIC SPACE WITH PULL STRING MOUNTED @ 18" AFF
S	4S J-BOX w/ SINGLE GANG DEEP MUD RING & 1" CONDUIT STUBBED INTO THE ATTIC SPACE WITH PULL STRING MOUNTED @ 18" AFF
	EXTERIOR LIGHT FIXTURE WITH BUILT IN PHOTOCELL AND 90 MIN BATTERY BACKUP (RAB LIGHTING SLIM OR EQUAL)
V	4S J-BOX FLUSH MOUNTED WITH T-BAR CEILING FOR FUTURE USE
	WALL MOUNTED SURGE PROTECTED QUADRUPLEX OUTLET MOUNTED AT 18" AFF
	4SD J-BOX FOR FIRE ALARM PULL STATION MOUNTED AT +48" AFF TO TOP OF OUTLET BOX WITH 3/4" CONDUIT TO FIRE ALARM STROBE WITH PULL STRING (DEVICE ON SITE BY OTHERS)
	4SD J-BOX FOR FIRE ALARM STROBE OR VOICE EVAC SPEAKER BOTTOM OF LENS SHALL BE BETWEEN 80" AND 96" AFF WITH 3/4" CONDUIT TO EXTERIOR FIRE ALARM HORN WITH PULL STRING (DEVICE ON SITE BY OTHERS)

NOTE:
ALL RECEPTACLES ARE TO HAVE STAINLESS STEEL PLATE COVERS

PANEL: G — SURFACE — 120/208 — 100 — 100A — INTERIOR — REAR — RECESSED

OBJECT DESCRIPTION	WATT PER	NO. OF	LCL	WATTS A	WATTS B	BRK	WIRE POLE	WIRE SIZE	NO	CKT A	CKT B	NO	WIRE SIZE	WIRE POLE	BRK	WATTS A	WATTS B	LCL	NO. OF	WATT PER	OBJECT DESCRIPTION
4 TON HP	4820	1	x	4820		60	2	#6	1	X		2	#12	1	20	1260			7	180	RECEPTS
4 TON HP	4820		x		4820	/		#6	3	X		4	#12	1	20		1080		6	180	RECEPTS
INTERIOR LIGHTS	180	9	x	1620		20	1	#12	5	X		6				0					
					0				7	X		8					0				
				0					9	X		10				0					
					0				11	X		TBD					0				
			LEG TOTALS	6440	4820											1260	1080	LEG TOTALS			

LCL=2815+13600=16415 — LEG BALANCE = 13.2% — TOTAL AMPS: 78.92
TOTAL WATTS=16415

PANEL: H — SURFACE — 120/208 — 100 — 100A — INTERIOR — REAR — RECESSED

OBJECT DESCRIPTION	WATT PER	NO. OF	LCL	WATTS A	WATTS B	BRK	WIRE POLE	WIRE SIZE	NO	CKT A	CKT B	NO	WIRE SIZE	WIRE POLE	BRK	WATTS A	WATTS B	LCL	NO. OF	WATT PER	OBJECT DESCRIPTION
4 TON HP	4820	1	x	4820		60	2	#6	1	X		2	#12	1	20	1260			7	180	RECEPTS
4 TON HP	4820		x		4820	/		#6	3	X		4	#12	1	20		1080		6	180	RECEPTS
INTERIOR LIGHTS	180	9	x	1620		20	1	#12	5	X		6				0					
					0				7	X		8					0				
				0					9	X		10				0					
					0				11	X		TBD					0				
			LEG TOTALS	6440	4820											1260	1080	LEG TOTALS			

LCL=2815+13600=16415 — LEG BALANCE = 13.2% — TOTAL AMPS: 78.92
TOTAL WATTS=16415

PANEL: I — SURFACE — 120/208 — 100 — 100A — INTERIOR — REAR — RECESSED

OBJECT DESCRIPTION	WATT PER	NO. OF	LCL	WATTS A	WATTS B	BRK	WIRE POLE	WIRE SIZE	NO	CKT A	CKT B	NO	WIRE SIZE	WIRE POLE	BRK	WATTS A	WATTS B	LCL	NO. OF	WATT PER	OBJECT DESCRIPTION
4 TON HP	4820	1	x	4820		60	2	#6	1	X		2	#12	1	20	1260			7	180	RECEPTS
4 TON HP	4820		x		4820	/		#6	3	X		4	#12	1	20		1080		6	180	RECEPTS
INTERIOR LIGHTS	180	9	x	1620		20	1	#12	5	X		6				0					
					0				7	X		8					0				
				0					9	X		10				0					
					0				11	X		TBD					0				
			LEG TOTALS	6440	4820											1260	1080	LEG TOTALS			

LCL=2815+13600=16415 — LEG BALANCE = 13.2% — TOTAL AMPS: 78.92
TOTAL WATTS=16415

PANEL: J — SURFACE — 120/208 — 100 — 100A — INTERIOR — REAR — RECESSED

OBJECT DESCRIPTION	WATT PER	NO. OF	LCL	WATTS A	WATTS B	BRK	WIRE POLE	WIRE SIZE	NO	CKT A	CKT B	NO	WIRE SIZE	WIRE POLE	BRK	WATTS A	WATTS B	LCL	NO. OF	WATT PER	OBJECT DESCRIPTION
4 TON HP	4820	1	x	4820		60	2	#6	1	X		2	#12	1	20	1260			7	180	RECEPTS
4 TON HP	4820		x		4820	/		#6	3	X		4	#12	1	20		1080		6	180	RECEPTS
INTERIOR LIGHTS	180	9	x	1620		20	1	#12	5	X		6				0					
					0				7	X		8					0				
				0					9	X		10				0					
					0				11	X		TBD					0				
			LEG TOTALS	6440	4820											1260	1080	LEG TOTALS			

LCL=2815+13600=16415 — LEG BALANCE = 13.2% — TOTAL AMPS: 78.92
TOTAL WATTS=16415

ELECTRICAL PLAN 120x32 CLASSROOMS — SCALE: 3/16" = 1'-0" — 1

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
DSA
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/11/2022
DEPARTMENT OF GENERAL SERVICES

REVISIONS	BY	DATE

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

ENGINEER
REGISTERED PROFESSIONAL ENGINEER — MANNY D. FAJARDO — No. S3380 — Exp. 03/31/24 — STRUCTURAL — STATE OF CALIFORNIA
RSTR021687
10/4/2022

AOR

SHEET TITLE:
ELECTRICAL PLAN
120x32 CLASSROOMS

DATE: 09-29-2022
DRAWN BY: fc
SCALE: AS SHOWN
JOB:
SHEET NO: ALT-03.2

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
DSA
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES & ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. BERNARDO COURT, SUITE 100
SAN DIEGO, CA 92127
WWW.RSTAVARES.COM

PROFESSIONAL STAMP
REGISTERED PROFESSIONAL ENGINEER — MANNY D. FAJARDO — No. S3380 — Exp. 03/31/26 — STRUCTURAL — STATE OF CALIFORNIA
5.10.2024

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CLIENT
Class Leasing
1320 W. Oleander Avenue. Perris, CA 92571-7408
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REVISIONS

#	Description	BY

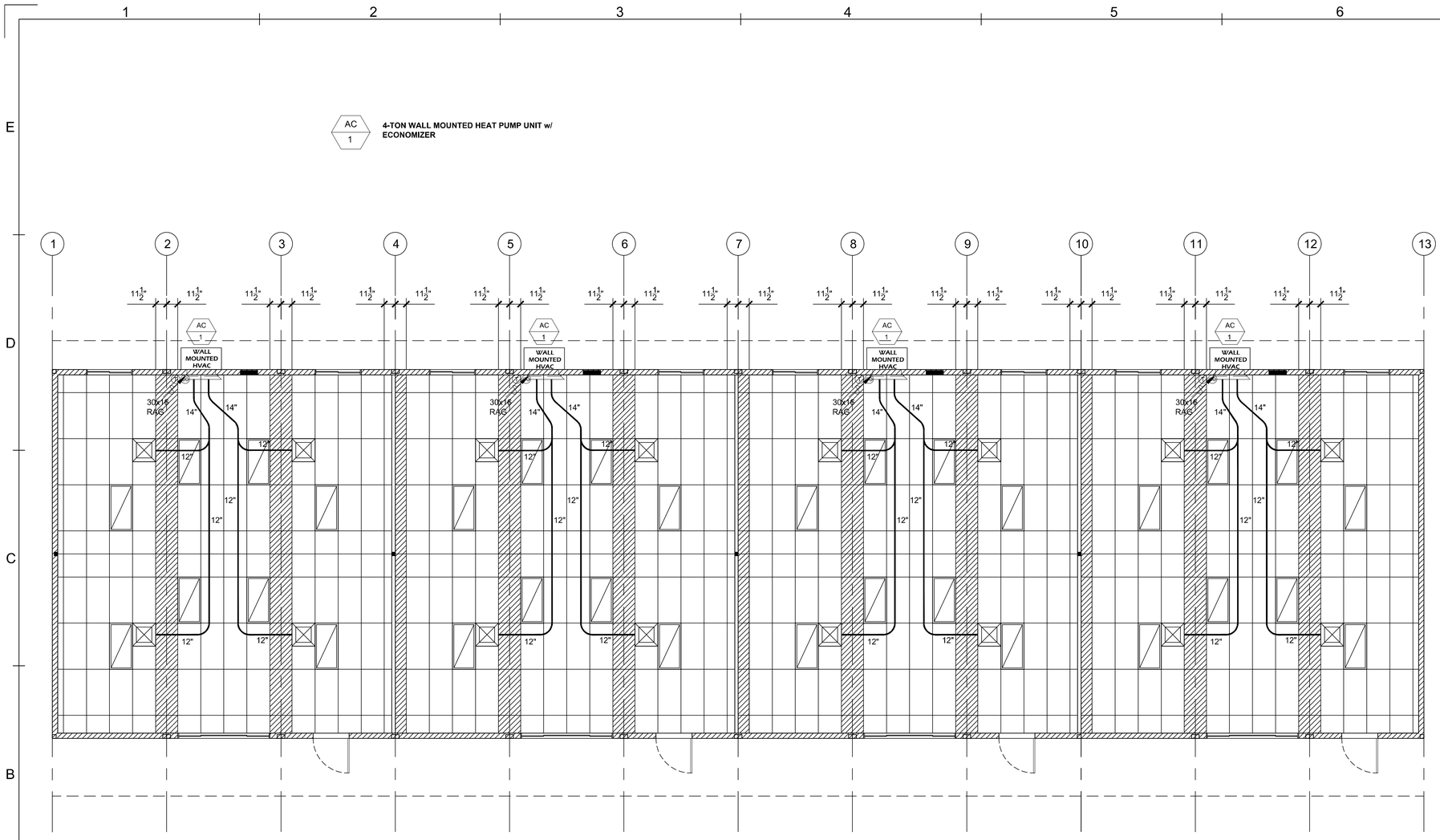
PROJECT TITLE
FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS

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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AC 1 — 4-TON WALL MOUNTED HEAT PUMP UNIT w/ ECONOMIZER



120x32 CLASSROOMS MECHANICAL PLAN — SCALE: 1/4" = 1'-0"

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

REVISIONS	BY	DATE

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-04.2

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES & ASSOCIATES
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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: 120x32 CLASSROOMS MECHANICAL PLAN

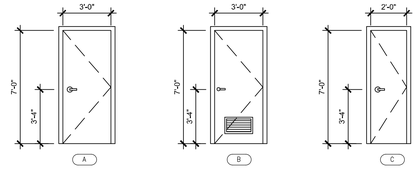
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DATE: 5/10/2024
SHEET NO: ALT-04.2

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DOOR SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	DOOR MATERIAL	FRAME TYPE	WALL THICKNESS	HARDWARE
D1	A	3'-0"	7'-0"	HOLLOW METAL	KD	PER PLAN	HW1
D2	B	3'-0"	7'-0"	HOLLOW METAL	KD	PER PLAN	HW2
D3	B	3'-0"	7'-0"	HOLLOW METAL	KD	PER PLAN	HW3
D4	C	2'-0"	7'-0"	HOLLOW METAL	KD	PER PLAN	HW4



1. ALL DOORS SHALL COMPLY WITH CBC SECTION 11B-404 AND 1-3/4" THK (UNO)
2. 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.
3. PER CBC 1008.1.10 FOR ANY ROOM CONFIURATION 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 705.8 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 A0.2
10. ALL EXIT DOORS SHALL BE OPENABLE FROM INSIDE W/O ANY USE OF SPECIAL TOOLS, KNOWLEDGE OR EFFORT.

DOORS 1

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 BFDA	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 ND70PDRHO626 (cylindrical)	Finish 26D	or equal
BUTTS	HAGER BB1191 4 ½" x 4 ½" NRP	Finish 26D	or equal
CLOSER	NORTON 8501 BFDA (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 ½" x 4 ½" 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

CHASE EXTERIOR DOOR - HW-4

LOCKSET	SCHLAGE ND70PDRHO626 (cylindrical)	Finish 26D	or equal
BUTTS	HAGER BB1191 4 ½" x 4 ½" NRP	Finish 26D	or equal
THRESHOLD	HAGER 413SA 36	Finish Alum	or equal
DOOR BOTTOM	HAGER 783SAV 35N	Finish Alum	or equal

NOTE:
PREP. *ALL* DOORS FOR CYLINDRICAL LOCK-SETS (DISTRICT TO INSTALL ALL LOCK SETS)

DOOR HARDWARE 2

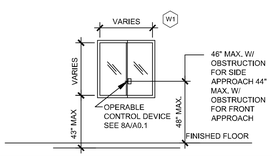
WINDOW SCHEDULE

TYPE MARK	HEIGHT x WIDTH	FUNCTION	TYPE COMMENTS	GLAZING	WALL THICKNESS	QTY.	REMARKS
A	8'-0" X 4'-0"	XOX	CLEAR ANODIZED ALUM. FRAME	*DP			
B	4'-0" X 4'-0"	XO	CLEAR ANODIZED ALUM. FRAME	*DP			

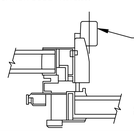
WINDOW LOCATION MAY VARY BASED ON PROJECT REQUIREMENTS.

*DP DUAL PANE TEMPERED GLASS

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



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 SPECIFICATIONS AND REQUIREMENTS FOUND IN SECTION 1010.1.9
EDUCATION CODE 17,075.50.



WINDOWS 3

FINISH SCHEDULE

ROOM	FLOORING		WALL FINISH	CEILING	
	FLOOR	BASE	TYPE	TYPE	HEIGHT
CLASSROOM 101	CARP, BY OTHERS	4" TS	TACK @ EXT. WALLS	CP/VAULTED	8'-6" / 10'-0"
CLASSROOM 102	CARP, BY OTHERS	4" TS	TACK @ EXT. WALLS	CP/VAULTED	8'-6" / 10'-0"
CLASSROOM 101A	CARP, BY OTHERS	4" TS	TACK @ EXT. WALLS	CP/VAULTED	8'-6" / 10'-0"
CLASSROOM 102A	CARP, BY OTHERS	4" TS	TACK @ EXT. WALLS	CP/VAULTED	8'-6" / 10'-0"
CLASSROOM 103A	CARP, BY OTHERS	4" TS	TACK @ EXT. WALLS	CP/VAULTED	8'-6" / 10'-0"
CLASSROOM 101B	CARP, BY OTHERS	4" TS	TACK @ EXT. WALLS	CP/VAULTED	8'-6" / 10'-0"
CLASSROOM 102B	CARP, BY OTHERS	4" TS	TACK @ EXT. WALLS	CP/VAULTED	8'-6" / 10'-0"
CLASSROOM 103B	CARP, BY OTHERS	4" TS	TACK @ EXT. WALLS	CP/VAULTED	8'-6" / 10'-0"
CLASSROOM 103B	CARP, BY OTHERS	4" TS	TACK @ EXT. WALLS	CP/VAULTED	8'-6" / 10'-0"
CLASSROOM 101C	CARP, BY OTHERS	4" TS	TACK @ EXT. WALLS	CP/VAULTED	8'-6" / 10'-0"
CLASSROOM 102C	CARP, BY OTHERS	4" TS	TACK @ EXT. WALLS	CP/VAULTED	8'-6" / 10'-0"
CLASSROOM 103C	CARP, BY OTHERS	4" TS	TACK @ EXT. WALLS	CP/VAULTED	8'-6" / 10'-0"
CLASSROOM 103C	CARP, BY OTHERS	4" TS	TACK @ EXT. WALLS	CP/VAULTED	8'-6" / 10'-0"
BOYS R.R. 103	CERAMIC TILE	TILE	FULL HEIGHT CERAMIC TILE OVER CEMENT BRD.	HC	8'-6"
GIRLS R.R. 104	CERAMIC TILE	TILE	FULL HEIGHT CERAMIC TILE OVER CEMENT BRD.	HC	8'-6"
STAFF R.R. 105	CERAMIC TILE	TILE	FULL HEIGHT CERAMIC TILE OVER CEMENT BRD.	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: DOWN — COMPLYING WITH GROUP 1; TYPE "A" OR TYPE "B"; CLASS 2; DENSITY 4600; DIRECT GLUE

SV: SHEET VINYL FLOORING

VCT: VINYL COMPOSITION TILE

BASE

4" TS: 4" TOP SET BASE

6" TS: 6" TOP SET BASE

WALL

TACK: ½" VINYL TACKBOARD CLASS 1 OVER ½" GYPSUM BOARD BACKING **(COLOR PATTERN TO BE DETERMINED)**

FRP: ⅛" FIBER REINFORCED PANEL OVER ½" WATER RESISTANT GYPSUM BOARD

GYP: ½" GYP BOARD **(TAPE, TEXTURE & PAINT TO BE DONE ON SITE BY OTHERS, NOT CLASS LEASING)**

PLY: ½" PLYWOOD FINISH

NF: NO FINISH SC: 6" SELF-COVE BASE

CEILING

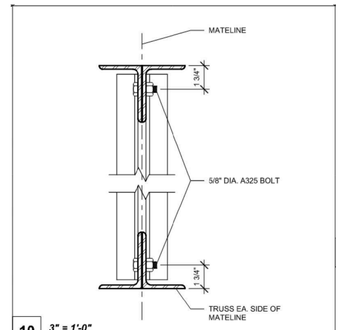
CP: ACOUSTICAL LAY IN GRID CEILING PANELS

HC: ⅝" GYPSUM BOARD; TAPE; TEXTURE; PAINTED FINISH

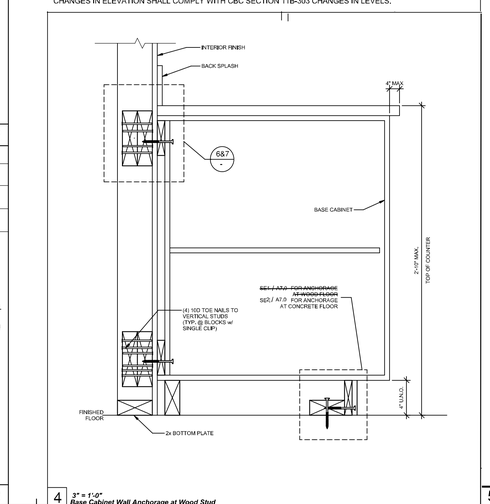
GBP: ½" GYPSUM BOARD WASHABLE PANELS (PAINTED)

FINISHES NOTES

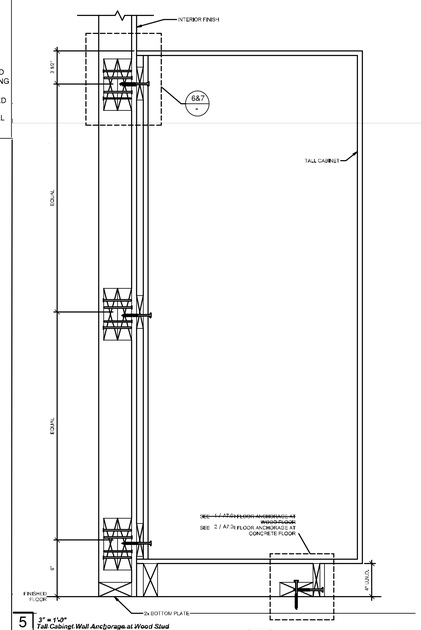
1. ALL FINISHES SHALL COMPLY WITH CBC, TITLE 19, AND C.F.C.
2. PER ASTM D2047 ALL FLOORING WITH A COEFFICIENT OF FRICTION OF A MINIMUM OF 0.6 WILL BE CONSIDERED TO OBTAIN THE INTENT OF A SLIP RESISTANCE SURFACE.
3. FLOORING CONTRACTOR IS RESPONSIBLE FOR SUB-FLOORING PREPARATION. ALL PLYWOOD TO BE APA RATED AND COMPLY WITH PS1-09. PLYWOOD SURFACE TO BE CARPETED IS TO BE 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 ⅛" AND SHALL BE PLUGGED 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.



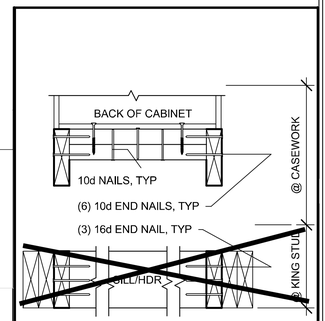
10 **3" = 1'-0"**
TRUSS CONN. @ MATELINE



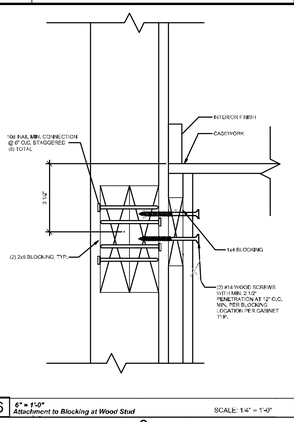
4 **3" = 1'-0"**
Base Cabinet Wall Anchorage at Wood Stud



5 **3" = 1'-0"**
Tall Cabinet Wall Anchorage at Wood Stud



7 ***1 1/2" = 1'-0"***
CASEWORK END NAIL PLAN



6 **6" = 1'-0"**
Attachment to Blocking at Wood Stud

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

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 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

RSTA22106

10/4/2022

AOR

SHEET TITLE:
SCHEDULES AND DETAILS

DATE: 09-29-2022

DRAWN BY: fc

SCALE: AS SHOWN

JOB:

SHEET NO: ALT-D1

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES & ASSOCIATES
DESIGN ▲ CONSULTING ▲ PROJECT
11590 W. BERNARDO COURT, SUITE 100
SAN DIEGO, CA 92127
WWW.RSTAVARES.COM

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. ©

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
SCHEDULES AND DETAILS

PROJECT NUMBER 23230

DRAWN BY Author

CHECKED BY Checker

DATE 5/10/2024

SHEET NO. ALT-D1

SHEET OF SHEETS

C:\Users\User\Documents\RST#20137 - Class Leasing, 30X32 Foundation Plan, Franklin ES_CES#24063.rvt
5/10/2024 3:41:04 PM

VENTILATION PLAN AND SCHEDULE

VENT "A" 7.83' W x 0.79' H x 0.6 = 3.72 SF

VENT "B" 2.83' W x 1.5' H x 0.6 = 2.55 SF (ACCESS)

VENT "C" 2.83' W x 0.79' H x 0.6 = 1.34 SF

VENT AREA REQ = 960 SF = 6.4 SF / 150
VENT AREA AVAIL = (2) 3.72 SF + (1) 2.55 SF = 9.99 SF

VENT AREA REQ = 3200 SF = 21.3 SF / 150
VENT AREA AVAIL = (6) 3.72 SF + (1) 2.55 SF = 24.87 SF

VENT AREA REQ = 1280 SF = 8.6 SF / 150
VENT AREA AVAIL = (2) 3.72 SF + (1) 2.55 SF = 9.99 SF

VENT AREA REQ = 3520 SF = 23.5 SF / 150
VENT AREA AVAIL = (6) 3.72 SF + (1) 2.55 SF = 24.86 SF

VENT AREA REQ = 1600 SF = 10.7 SF / 150
VENT AREA AVAIL = (4) 3.72 SF + (1) 2.55 SF = 17.43 SF

VENT AREA REQ = 3840 SF = 25.6 SF / 150
VENT AREA AVAIL = (6) 3.72 SF + (2) 2.55 SF = 27.42 SF

VENT AREA REQ = 1920 SF = 12.8 SF / 150
VENT AREA AVAIL = (4) 3.72 SF + (1) 2.55 SF = 17.43 SF

VENT AREA REQ = 4160 SF = 27.7 SF / 150
VENT AREA AVAIL = (6) 3.72 SF + (2) 2.55 SF + (2) 1.344 = 30.1 SF

VENT AREA REQ = 2240 SF = 14.9 SF / 150
VENT AREA AVAIL = (4) 3.72 SF + (1) 2.55 SF = 17.43 SF

VENT AREA REQ = 4480 SF = 29.9 SF / 150
VENT AREA AVAIL = (6) 3.72 SF + (2) 2.55 SF + (2)1.344= 30.1 SF

VENT AREA REQ = 2560 SF = 17.1 SF / 150
VENT AREA AVAIL = (4) 3.72 SF + (1) 2.55 SF = 17.43 SF

VENT AREA REQ = 4480 SF = 29.9 SF / 150
VENT AREA AVAIL = (6) 3.72 SF + (2) 2.55 SF + (2) 1.344 = 30.1 SF

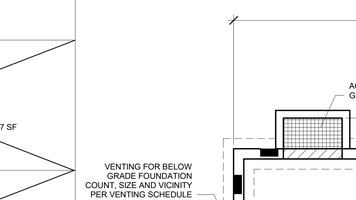
VENT AREA REQ = 2880 SF = 19.2 SF / 150
VENT AREA AVAIL = (6) 3.72 SF + (1) 2.55 SF = 24.87 SF

VENT AREA REQ = 4800 SF = 32 SF / 150
VENT AREA AVAIL = (6) 3.79 SF + (2) 2.55 SF + (4) 1.344 = 32.1 SF

☐ ABOVE GRADE FOUNDATION

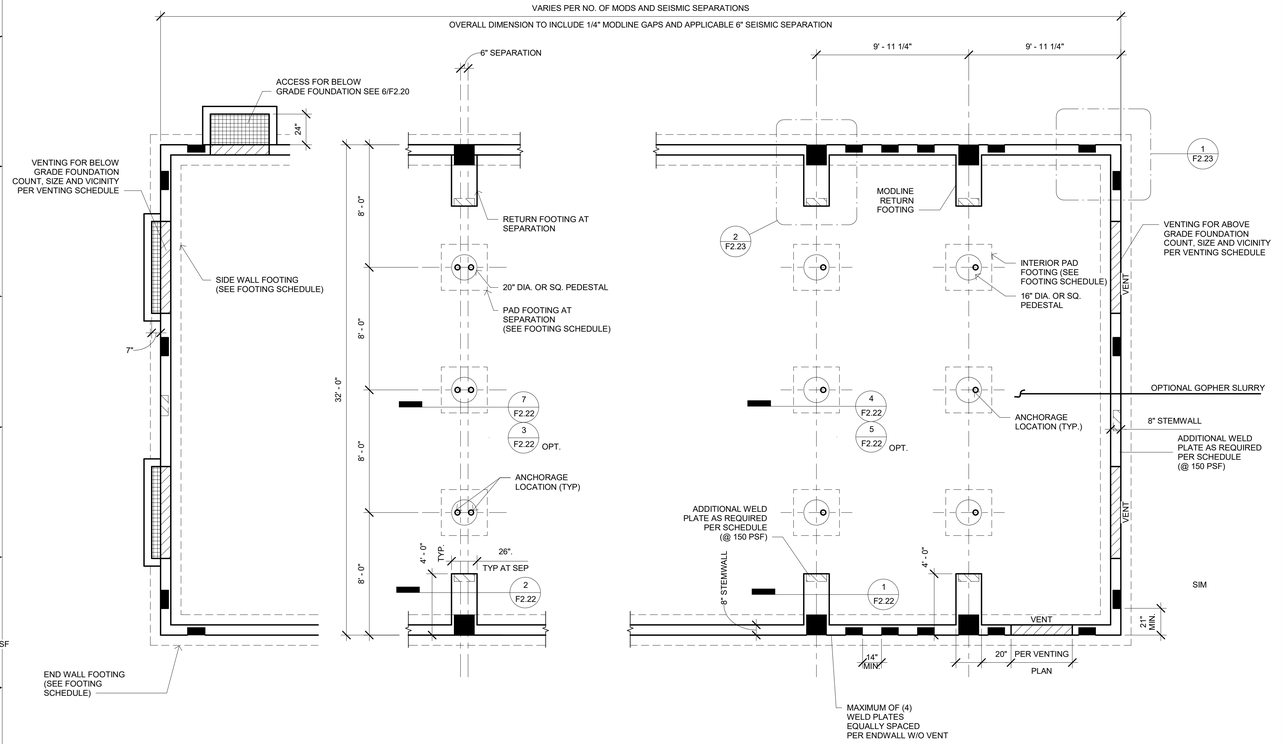
☐ BELOW GRADE FOUNDATION

☐ 6" SEISMIC SEPARATION



For SI: 1 foot = 304.8 mm.

FIGURE 1808.7.1
FOUNDATION CLEARANCES FROM SLOPES



NOTES:

1. THE FOUNDATION DESIGN CONSIDERS AN ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF FOR LOCATIONS THAT DO NOT REQUIRE A SOILS INVESTIGATION REPORT.
2. DISTRICT SHALL BE RESPONSIBLE IN ISSUING AND CONTRACTING A SOILS INVESTIGATION THROUGH A QUALIFIED GEOTECHNICAL ENGINEER FOR LOCATIONS DEEMED QUALIFIED BY CBC 1803A.2.
3. WELD PLATES SAHLL BE PLACED PER PLAN AT 21" MINIMUM FROM BUILDING CORNERS AND 14" MINIMUM FROM ADJACENT WELD PLATE.
4. WELD PLATES WITHIN 21" FROM VENT SHALL REQUIRE REINFORCEMENT HAIRPINNED AROUND THE ANCHOR BOLT CLOSEST TO THE VENT. SEE DETAIL 1/F2.23
5. FOUNDATION OVERALL CONSIDERS A 1/4" GAP AT EVERY MODLINE AND 6" SEISMIC SEPARATION GAP WHEN APPLICABLE.
6. SIZE OF UNDER-FLOOR VENTILATION CONSIDERS A RATIO OF 1:150 FOR THE TOTAL AREA OF OPENEINGS TO CRAWL SPACE AREA. CRAWL SPACE AREAS FITTED WITH A VAPOR BARIER IN ACCORDANCE WITH IBC, 1203.3.2 SHALL BE PERMITTED A RATIO ADJUSTMENT TO 1:1500. VENTILLATION OPENING SHALL BE COVERED WITH CORROSION RESITANT WIRE WITH THE LEAST DIMENSION NOT GREATER THAN 1/8".
7.

SYMBOLS LEGEND

- L6X4X3/8, 14" LONG WELD PLATE PER SCHEDULE BELOW (SEE 6 / F2.23)
- ADDITIONAL WELD PLATES (FOR 150 PSF OPTION)
- 16"x16"x3/8" WELD PLATE, SEE DETAI4 / F2.23
- VENT — UNDER FLOOR VENTILATION, SEE VENTILATION SCHEDULE

FOOTING SCHEDULE (WOOD FLOOR)

DESIGN FLOOR LIVE LOAD	SIDEWALL FOOTING	ENDWALL FOOTING	INTERIOR PAD FOOTING	PAD FOOTING @ SEPARATION
☐ 50 + 15 PSF	12" WIDE (2) #5 CONT T&B	12" WIDE (2) #5 CONT T&B	3' - 0" SQ (3) #5 EW	3' - 6" SQ (3) #5 EW
☐ 100 PSF	12" WIDE (2) #5 CONT T&B	12" WIDE (2) #5 CONT T&B	3' - 0" SQ (3) #5 EW	4' - 0" SQ (4) #5 EW
☐ 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

FOOTING SCHEDULE (CONCRETE FLOOR)

DESIGN FLOOR LIVE LOAD	SIDEWALL FOOTING	ENDWALL FOOTING	INTERIOR PAD FOOTING	PAD FOOTING @ SEPARATION
☐ 50 + 15 PSF	12" WIDE (2) #5 CONT T&B	12" WIDE (2) #5 CONT T&B	3' - 0" SQ (3) #5 EW	3' - 6" SQ (3) #5 EW
☒ 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
☐ 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

	L6x4x3/8, 14" LONG		16x3/8 SQ PL
	≤ 100 PSF	150 PSF	≤ 150 PSF
EACH SIDEWALL	2	~~2~~	
EACH MODLINE	-	~~2~~	~~2~~
EACH END-WALL ~~30x32~~	~~4~~	~~5~~	
~~40x32~~	~~5~~	~~7~~	
~~50x32~~	~~6~~	~~8~~	
~~60x32~~	~~7~~	~~9~~	
~~70x32~~	~~8~~	~~11~~	
~~80x32~~	~~9~~	~~12~~	
90x32	10	~~13~~	
~~100x32~~	~~10~~	~~15~~	
~~110x32~~	~~11~~	~~16~~	
120x32	12	~~18~~	
~~130x32~~	~~13~~	~~19~~	
~~140x32~~	~~14~~	~~20~~	
~~150x32~~	~~15~~	~~22~~	

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.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

PROJECT SPECIFIC STATE AGENCY APPROVAL

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP



08.16.2021

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Class Leasing

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119818 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ SC ☑
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
CONCRETE FOUNDATION PLAN

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
JA/RT

DATE
8/09/2021

SHEET NO.
F2.10

SHEET OF SHEETS

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN ELEMENTARY SCHOOL (3) MODULAR BUILDINGS

SHEET TITLE
CONCRETE FOUNDATION PLAN

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

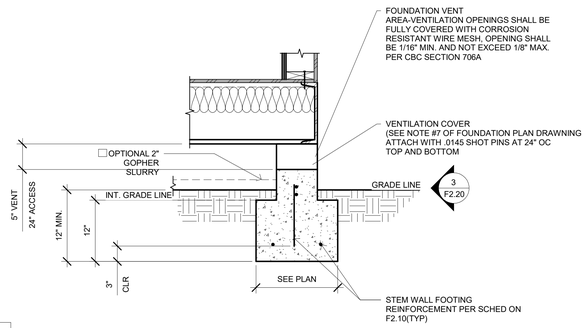
CHECKED BY
JA/RT

DATE
8/09/2021

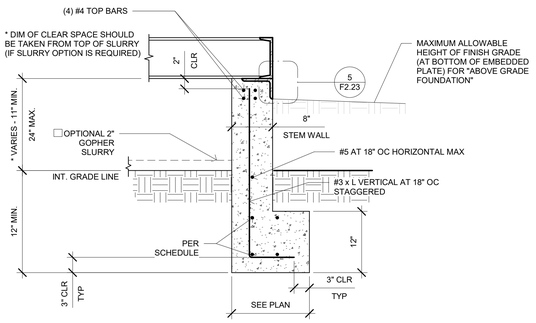
SHEET NO.
F2.10

SHEET OF SHEETS

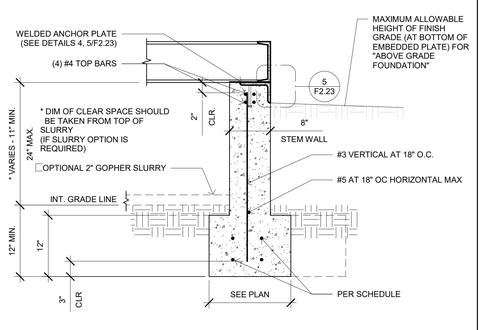
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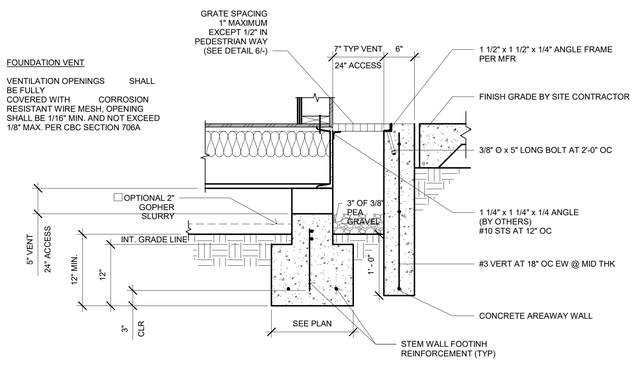
7 *1" = 1'-0"*
VENT/ACCESS SECTION, ABOVE GRADE1



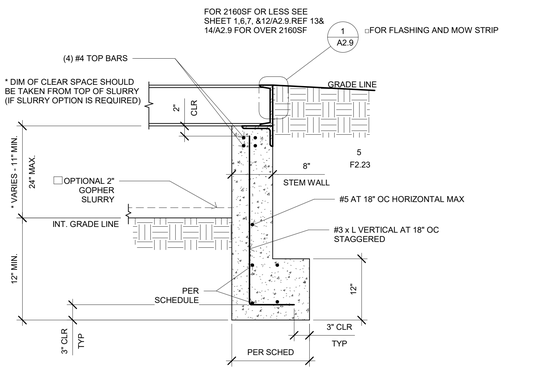
4 *1" = 1'-0"*
SIDE WALL FOOTING, ABOVE GRADE1



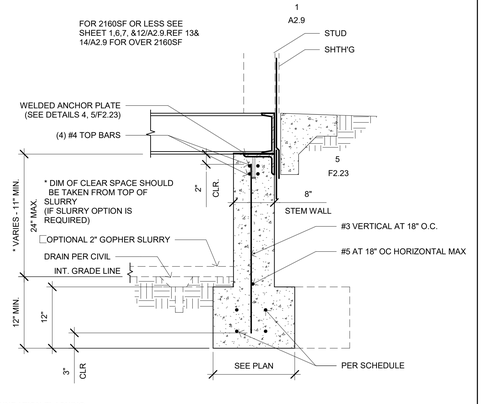
1 *1" = 1'-0"*
END WALL FOOTING, ABOVE GRADE1



8 *1" = 1'-0"*
VENT/ACCESS SECTION - BELOW GRADE



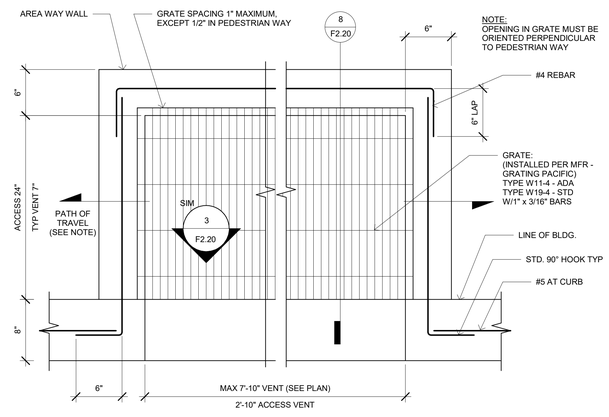
5 *1" = 1'-0"*
SIDE WALL FOOTING - BELOW GRADE



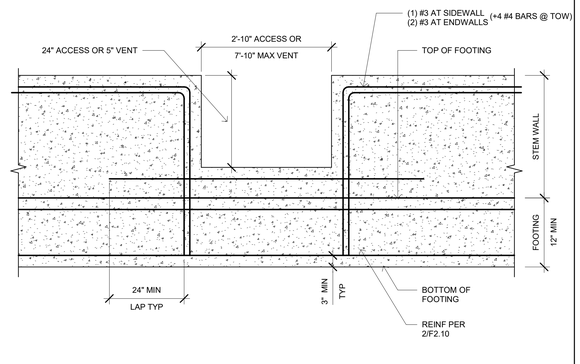
2 *1" = 1'-0"*
END WALL FOOTING - BELOW GRADE

***FOUNDATION FLASHING**

□ 1. FOUNDATIONS ABOVE GRADE (WITH 8" MIN GRADE CLEARANCE) -NO SPECIAL FLASHING NEEDED BEYOND WEEP SCREED (THIS SHEET)
□ 2. FOUNDATIONS BELOW GRADE <2160SF (WITH SPECIAL FLASHING DETAILS PER IR 16-1)
□ 3. FOUNDATIONS BELOW GRADE > 2160SF WITH AMM APPROVAL (SEE A2.9.1 THRU A2.9.8)



6 *1 1/2" = 1'-0"*
ACCESS VENT - BELOW GRADE FOUDATION



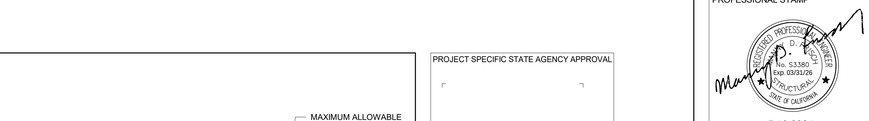
3 *3/4" = 1'-0"*
VENT OPENING1

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ◆ CONSULTING ◆ PROJECT MGT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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. ©

CLIENT

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

PROJECT SPECIFIC STATE AGENCY APPROVAL

R&S TAVARES ASSOCIATES
DESIGN ◆ CONSULTING ◆ PROJECT MGT
11590 W Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

PROFESSIONAL STAMP



08.16.2021

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CLIENT

Class Leasing
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: 04-119918 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CC ☑
DATE: 08/23/2021

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
CONCRETE
FOUNDATION
DETAILS

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

CHECKED BY
RH/RT

DATE
8/09/2021

SHEET NO.
F2.20

SHEET OF

REVISIONS

#	Description	BY

PROJECT TITLE
FRANKLIN
ELEMENTARY
SCHOOL (3)
MODULAR BUILDINGS

SHEET TITLE
CONCRETE
FOUNDATION
DETAILS

PROJECT NUMBER
20137

DRAWN BY
rMc/SC

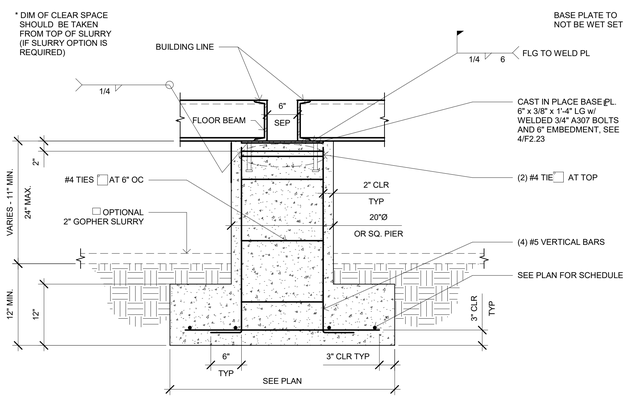
CHECKED BY
JA/RT

DATE
8/09/2021

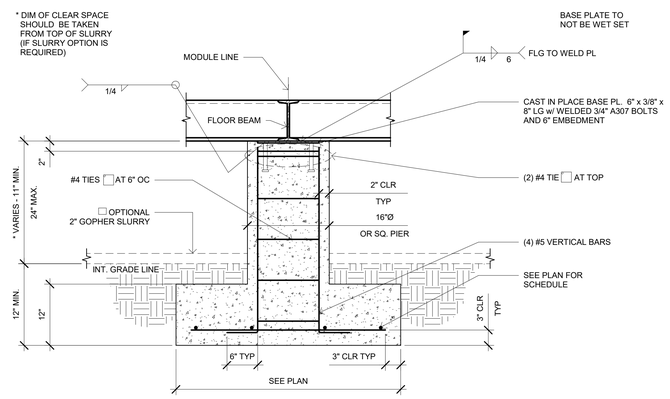
SHEET NO.
F2.20

SHEET OF SHEETS

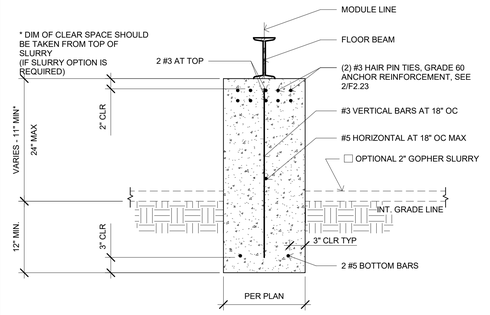
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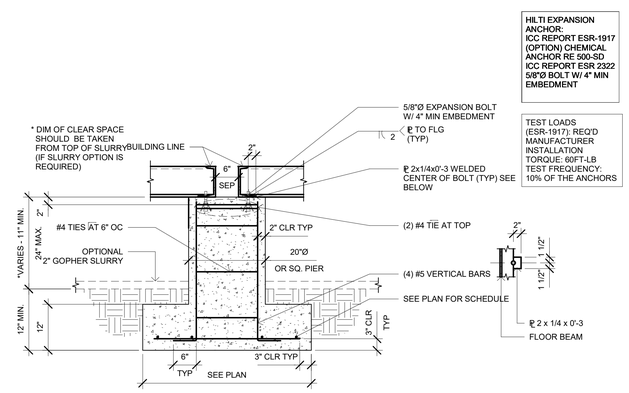
7 *1" = 1'-0"*
INTERIOR PAD FOOTING (AT SEPARATION)



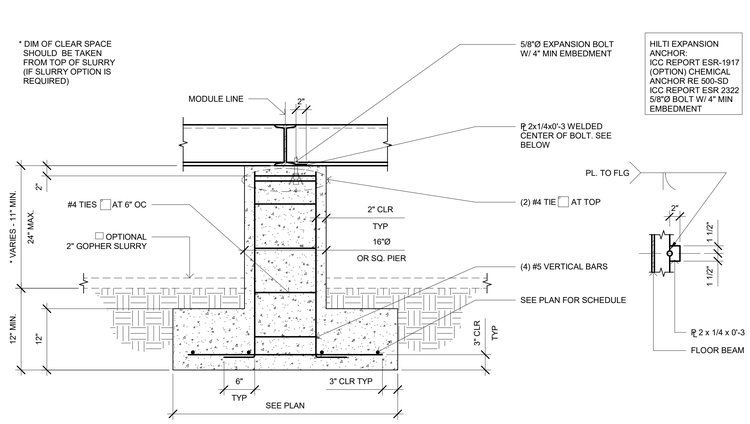
4 *1" = 1'-0"*
INTERIOR PAD FOOTING (ATTACHMENT AT PLATE)



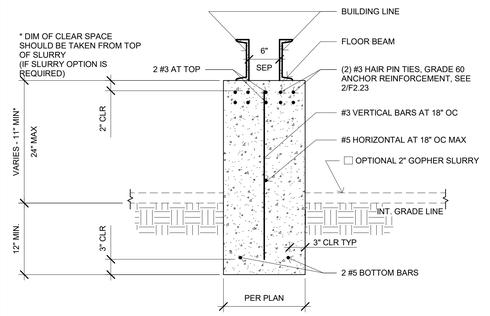
1 *1" = 1'-0"*
INTERIOR RETURN FOOTING



3 *3/4" = 1'-0"*
OPT. INTERIOR PAD FOOTING (AT SEPARATION)



5 *1" = 1'-0"*
OPT. INTERIOR PAD FOOTING (ATTACHMENT AT PLATE)



2 *1" = 1'-0"*
INTERIOR RETURN FOOTING AT SEPARATION

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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. ©

CLIENT

Class Leasing

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

PROJECT SPECIFIC STATE AGENCY APPROVAL

TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.com

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08.16.2021

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

ORIGINAL PC STATE AGENCY APPROVAL

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-119918 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ SC ☑
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
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

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

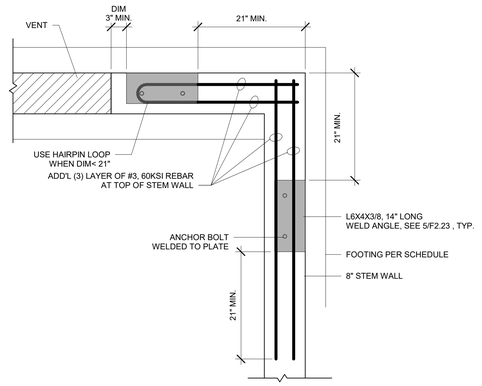
DATE
8/09/2021

SHEET NO.
F2.22

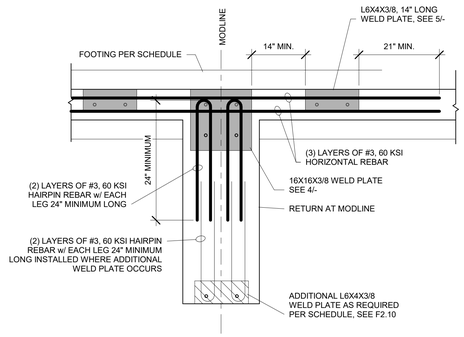
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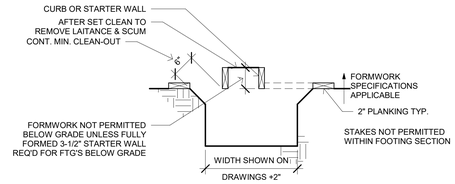
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1 *1" = 1'-0"*
WELD PLATE AT CORNER

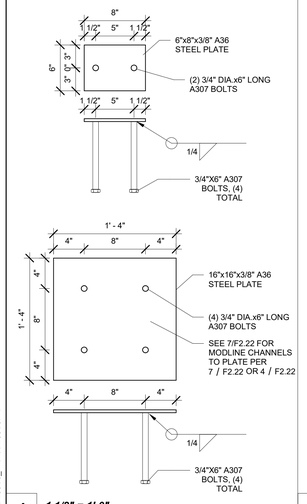


2 *3/4" = 1'-0"*
RETURN AT MOD LINE

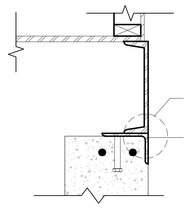


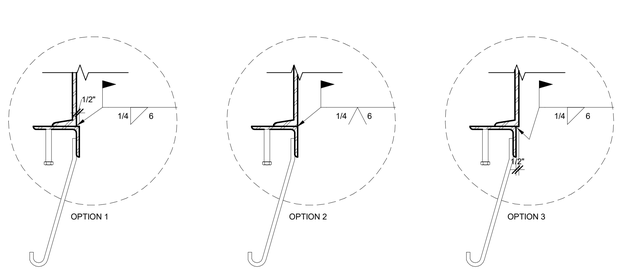
"FOUNDATION CONCRETE MAY BE PLACED DIRECTLY INTO NEAT EXCAVATIONS PROVIDED THE FOUNDATION TRENCH WALLS ARE STABLE AS DETERMINED BY THE ARCHITECT (STRUCTURAL ENGINEER). SUBJECT TO THE APPROVAL OF THE DIVISION OF THE STATE ARCHITECT. IN SUCH CASE THE MINIMUM FORMWORK SHOWN ON THE DRAWINGS IS MANDATORY TO INSURE CLEAN EXCAVATIONS IMMEDIATELY PRIOR TO AND DURING THE PLACING OF CONCRETE."

3 *3/4" = 1'-0"*
MANDATORY MINIMUM FORMWORK (UNLESS FULLY FORMED)

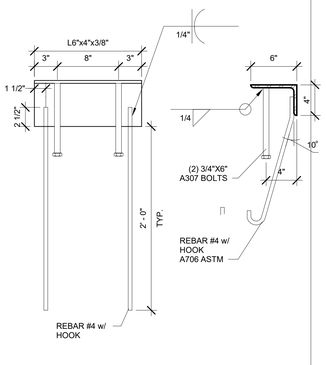


4 *1 1/2" = 1'-0"*
EMBEDDED PLATE DETAILS





5 *1 1/2" = 1'-0"*
FOUNDATION - WELDED



6 *1 1/2" = 1'-0"*
WELD ANGLE DETAIL

7 *3/4" = 1'-0"*
TYPICAL REINFORCING AT CORNER AND INTERSECTIONS

SECTION B

NOTES:

1. ALL PIPES SHALL BE ENCASED IN SLEEVES W/ 1" CLEAR SPACE AROUND PIPE. SEAL AND MAKE WATERTIGHT WITH PLASTIC MATERIAL (REF CPC SECTION 313.10 SLEEVES)

SECTION A

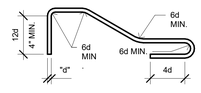
8 *1/4" = 1'-0"*
PIPE SLEEVE THRU FOUNDATION FOOTING

STANDARD HOOKS FOR PRIMARY REINFORCEMENT	
BAR SIZE, No.	MINIMUM FINISHED BEND DIAMETER[a]
3 THROUGH 8	$6d_b$
9 THROUGH 11	$8d_b$
14 AND 18	$10d_b$

(a) MEASURED ON INSIDE OF BAR

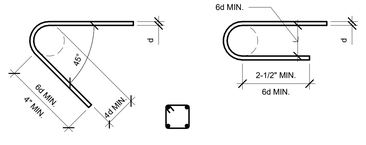
STANDARD HOOKS FOR STIRRUPS AND TIE REINFORCEMENT	
BAR SIZE, No.	MINIMUM FINISHED BEND DIAMETER[b]
3 THROUGH 5	$4d_b$
6 THROUGH 8	$6d_b$

(b) MEASURED ON INSIDE OF BAR



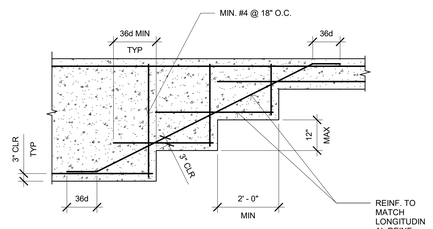
FOR #7 BARS OR SMALLER

TYP. REINF. BENDING DETAIL



STIRRUP AND TIE HOOK STANDARD HOOK

9 *1 1/2" = 1'-0"*
TYPICAL REINFORCING BENDING DETAILS



10 *1/2" = 1'-0"*
TYPICAL STEPPED FOOTING

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125605 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/13/2026

R&S TAVARES ASSOCIATES
DESIGN ★ CONSULTING ★ PROJECT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127
www.rstavares.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

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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 ☑ CC ☑
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
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

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.
F2.23

SHEET OF SHEETS

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8/16/2021 2:58:40 PM C:\Users\User\Documents\RST\#20137 - Class Leasing_30X32 to 30X150 LS - Main\File_michael43358_michael43358.rvt