YERBA BUENA HIGH SCHOOL
ALT. ED. MINI CAMPUS IMPROVEMENTS
NEW RESTROOM BUILDING
1855 LUCRETIA AVE
SAN JOSE, CA 95122
EAST SIDE UNION HIGH SCHOOL DISTRICT

STANDARD ABBREVIATIONS

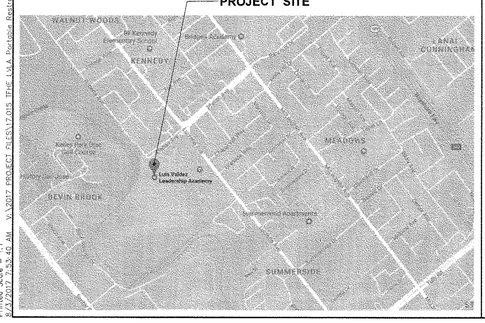
&	AND	MISC.	MISCELLANEOUS
#	NUMBER	M.R.	MOISTURE RESISTANT
%	PERCENT	N.	NORTH
	DIAMETER	(N)	NEW
ACC.	ACCESSORY	N.I.C.	NOT IN CONTRACT (NO WORK)
A.D.A.	AMERICANS with DISABILITIES ACT	NOM.	NOMINAL
		N.T.S.	NOT TO SCALE
A.F.F.	ABOVE FINISH FLOOR	O.C.	ON CENTER
ALT.	ALTERNATE	O.D.	OUTSIDE DIAMETER
A.P.N.	ASSESSOR'S PARCEL NUMBER	OPP.	OPPOSITE
A.T.	ACOUSTICAL TILE	O.S.B.	ORIENTED STRAND BOARD
BD.	BOARD	(P)	PROPOSED
BLDG.	BUILDING	P. or PL	PROPERTY LINE
BLKG.	BLOCKING	PLAM.	PLASTIC LAMINATE
B.O.C.	BACK OF CURB	PLYWD.	PLYWOOD
C.B.C.	CALIFORNIA BUILDING CODE	PNL.	PANEL
CL or ℄	CENTERLINE	P.O.T.	PATH OF TRAVEL
CLG.	CEILING	PT.	PAINT
CLR.	CLEAR	P.T.D.	PAPER TOWEL DISPENSER
CONTIN.	CONTINUOUS	PVC	POLYVINYL CHLORIDE
C.T.	CERAMIC TILE	P.U.E.	PUBLIC UTILITY EASEMENT
CTR.	COUNTER	R.	RADIUS
DBL.	DOUBLE	R.B.	RUBBER BASE
DECON.	DECONSTRUCTION	R.D.	ROOF DRAIN
DEMO.	DEMOLITION	REF.	REFERENCE
DEPT.	DEPARTMENT	REINF.	REINFORCE
DET.	DETAIL	REQ.	REQUIRED or REQUIREMENT
DIA.	DIAMETER	RES.	RESILIENT
DIM.	DIMENSION	RM.	ROOM
DWG.	DRAWING(S)	R.O.	ROUGH OPENING
E.	EAST	R.R.	REMOVE & RELOCATE
(E)	EXISTING	S.	SOUTH
EA.	EACH	S.C.	SOLID CORE
ELEC.	ELECTRIC	S.C.D.	SEAT COVER DISPENSER
EQ.	EQUAL	SCHED.	SCHEDULE
EQUIP.	EQUIPMENT	S.D.	SOAP DISPENSER
E.W.	EACH WAY	SECT.	SECTION
EXT.	EXTERIOR	S.E.D.	SEE ELECTRICAL DRAWINGS
F.A.	FIRE ALARM	S.F.	SQUARE FEET or SQUARE FOOT
F.D.	FLOOR DRAIN	SHT.	SHEET
F.E.	FIRE EXTINGUISHER	SIM.	SIMILAR
F.F.	FINISH FLOOR	S.M.D.	SEE MECHANICAL DRAWINGS
FIN.	FINISH	SPEC.	SPECIFICATIONS
FL.	FLOOR	SQ.FT.	SQUARE FEET or SQUARE FOOT
F.O.F.	FACE OF FINISH	STL.	STEEL
F.O.S.	FACE OF STUD	STOR.	STORAGE
FRP	FIBERGLASS REINF. PLASTIC	STRUCT.	STRUCTURAL or STRUCTURE
FT.	FOOT or FEET	SUSP.	SUSPENDED
GA.	GAUGE	SYM.	SYMMETRICAL
G.C.	GENERAL CONTRACTOR	T&B	TOP & BOTTOM
GEN.	GENERAL	T.B.D.	TO BE DETERMINED
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TEMP.	TEMPORARY
		T&G	TOUNGE & GROOVE
GR.	GRADE	THK.	THICK
GYP.BD.	GYPSUM BOARD	TMP.	TEMPERED
H.B.	HOSE BIB	T.O.	TOP OF
HDWD.	HARDWOOD	T.P.D.	TOILET PAPER DISPENSER
HDW.	HARDWARE	TYP.	TYPICAL
H.M.	HOLLOW METAL	U.C.	UNDER COUNTER
HORIZ.	HORIZONTAL	U.L.	UNDERWRITERS LABORATORIES
HT.	HEIGHT	UNF.	UNFINISHED
I.D.	INSIDE DIAMETER	U.O.N.	UNLESS OTHERWISE NOTED
I.E.	FOR EXAMPLE, SUCH AS	VERT.	VERTICAL
INSUL.	INSULATION	VEST.	VESTIBULE
INT.	INTERIOR or INTEGRAL	V.I.F.	VERIFY IN FIELD
K.D.	KNOCK DOWN	V.C.T.	VINYL COMPOSITE TILE
L.	LONG or LENGTH	W.	WEST
MAX.	MAXIMUM	W.C.	WATER CLOSET
MECH.	MECHANICAL	WD.	WOOD
M.E.P.	MECHANICAL, ELECTRICAL, PLUMBING	WIND.	WINDOW
		W.R.	WATER RESISTANT
MFR.	MANUFACTURE or MANUFACTURER	WSCT.	WAINSCOT
		WT.	WEIGHT
MIN.	MINIMUM	w/	WITH
		w/o	WITHOUT

GENERAL LEGEND

- C / A2.11 — ELEVATION REFERENCE (TOP CHARACTER REFERS TO ITEM ON SHEET; BOTTOM CHARACTER REFERS TO SHEET NUMBER)
- B / A3.12 — SECTION REFERENCE (TOP CHARACTER REFERS TO ITEM ON SHEET; BOTTOM CHARACTER REFERS TO SHEET NUMBER)
- 8 / A5.12 — DETAIL REFERENCE (TOP CHARACTER REFERS TO ITEM ON SHEET; BOTTOM CHARACTER REFERS TO SHEET NUMBER)
- +8'-0" SOFFIT — ELEVATION CALLOUT
- BREAK LINE
- GRAPHIC SCALE
- ROOM / # — ROOM NAME AND/OR NUMBER
- 12.0 — STRUCTURAL GRID
- ENLARGED PLAN,SECTION OR ELEVATION REFERENCE BUBBLE (TOP CHARACTER REFERS TO ITEM ON SHEET; BOTTOM CHARACTER REFERS TO SHEET NUMBER)
- E01 — KEYNOTE CALLOUT

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. EVERY ATTEMPT HAS BEEN MADE TO SHOW ITEMS TO SCALE, BUT NO GUARANTEE IS IMPLIED. ALWAYS INFORM THE ARCHITECT OF MISSING, INCOMPLETE, OR IMPROPER DIMENSIONS ON THE PLANS, OR WHEN EXISTING CONDITIONS DO NOT MATCH WHAT IS SHOWN ON THE PLANS. VERIFY CRITICAL DIMENSIONS.
2. DIMENSIONS TO EXISTING CONSTRUCTION ARE GIVEN TO FACE OF FINISH, UNLESS INDICATED OTHERWISE.
3. SPECIFICATIONS ARE NOTED THROUGHOUT THE PLANS. CONTACT ARCHITECT FOR CLARIFICATIONS.
4. IF PROVIDED, SEE ELECTRICAL AND MECHANICAL DRAWINGS AND FOR RELATED WORK AND EQUIPMENT. WHERE ELECTRICAL ITEMS ARE SHOWN, AND NO DIMENSIONS OR OTHER FORMS OF LOCATIONAL INFORMATION ARE PROVIDED, THE ARCHITECTURAL DRAWINGS SHALL GOVERN WITH RESPECT TO LOCATION.
5. IF INDICATED, PROVIDE ALTERNATE BIDS AS DESCRIBED IN THE PLANS AND IN BID INSTRUCTIONS.
6. SINCE THE WORK INCLUDES ALTERATIONS OF EXISTING FACILITIES, EXAMINATION OF THE EXISTING CONSTRUCTION SHALL BE MADE BY THE GENERAL CONTRACTOR AS IT RELATES TO THE WORK. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AS REQUIRED. NO ALLOWANCE SHALL BE ALLOWED FOR ANY EXPENSE INCURRED DUE TO FAILURE OR NEGLECT TO EXAMINE AND VERIFY EXISTING CONDITIONS. ANY CONFLICTS, OMISSIONS, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID SUBMISSION.
7. THE PURPOSE OF THESE DOCUMENTS IS TO SHOW THE GENERAL ARRANGEMENT AND EXTENT OF NEW WORK, INCLUDING ADDITIONS, ALTERATIONS AND INTERFACING. ASSUMPTIONS HAVE BEEN MADE REGARDING ARCHITECTURAL, STRUCTURAL AND SYSTEM FEATURES OF EXPOSED AND CONCEALED EXISTING CONSTRUCTION. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED TO PROVIDE A COMPLETE AND OPERABLE FINISHED PRODUCT WITHIN THE SCOPE OF THIS CONTRACT, BUT WHICH IS NOT SPECIFICALLY INCLUDED IN THESE DOCUMENTS, SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. ALL ITEMS ARE EXISTING UNLESS IDENTIFIED AS NEW (N).
8. THERE WILL BE NO SUBSTITUTION FOR SPECIFIED ITEMS WITHOUT PRIOR WRITTEN APPROVAL, UNLESS OTHERWISE NOTED IN THESE PLANS. REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE ARCHITECT AND APPROVED BY THE ARCHITECT BEFORE ORDERING OR INSTALLING THE SUBSTITUTED ITEM(S).
9. REMOVE PORTIONS OF EXISTING CONSTRUCTION AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION AND REPLACE, PATCH OR REPAIR AS NEEDED. PROTECT AREA FROM DAMAGE WHICH MAY OCCUR FROM DEMOLITION, DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC. AS REQUIRED DURING THE PERIOD OF CONSTRUCTION.
10. DAMAGE TO EXISTING STRUCTURES, FINISH, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT, AS APPROVED BY DSA AND AT THE EXPENSE OF THE GENERAL CONTRACTOR.
11. THE FINAL LOCATION OF ALL ELECTRICAL AND SIGNAL EQUIPMENT, PANEL BOARDS, FIXTURES, OUTLETS, ETC. SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
12. DIMENSIONS NOTED "CLEAR" OR "CLR." MUST BE PRECISELY MAINTAINED. DO NOT SCALE DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO DEMOLITION, FABRICATION OR CONSTRUCTION. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT, OR UNLESS NOTED OTHERWISE (I.E. "+/-" ON PLANS).
13. DIMENSIONS NOTED "V.I.F." OR "VERIFY" SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF FABRICATION OR CONSTRUCTION. VERIFY ALL ROUGH OPENING DIMENSIONS, FOR FABRICATED ITEMS, WITH THE MANUFACTURER PRIOR TO CONSTRUCTION.
14. EACH FLOOR LEVEL IS ESTABLISHED AT +0.00' AND SHALL BE USED AS A REFERENCE FOR THAT LEVEL'S ELEVATIONS.
15. PROVIDE REQUIRED BLOCKING AND BRACING FOR ALL WALL MOUNTED FIXTURES, ACCESSORIES AND EQUIPMENT. PATCH & REPAIR (E) WALL TO PREVIOUS CONDITION WHERE HOLES ARE CUT FOR NEW BLOCKING OR BRACING.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFTOVER MATERIALS, DEBRIS, TOOLS AND EQUIPMENT INVOLVED IN HIS OPERATIONS AT THE CONCLUSION OF THE WORK. LEAVE ALL AREAS CLEAN AND IN PERFECT CONDITION.
17. CONTRACTOR SHALL REPAIR OR REPLACE ANY FENCE, SIDEWALK, PAVING, LANDSCAPING, ELEVATOR, FLOORING OR ANY OTHER BUILDING MATERIAL OR SYSTEM DAMAGED AS A RESULT OF LABOR, MATERIAL AND EQUIPMENT DELIVERY AND HANDLING.
18. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO ASBESTOS, HAZARDOUS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE. PROFESSIONAL SERVICES RELATED OR IN ANY WAY CONNECTED WITH THE INVESTIGATION, DETECTION, ABATEMENT, REPLACEMENT, USE, SPECIFICATION, OR REMOVAL OF PRODUCTS, MATERIALS OR PROCESSES CONTAINING ASBESTOS, HAZARDOUS OR TOXIC MATERIALS ARE BEYOND THE SCOPE OF THIS CONTRACT.
19. THE INTENT OF THESE DRAWINGS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION SHALL BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS, SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION, BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS, WHEREIN THE FINISHED WORK SHALL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AND WAIT FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
20. CONTRACTOR TO PROVIDE TEMPORARY BARRIERS AROUND CONSTRUCTION AREAS TO PROTECT PEDESTRIANS ON SITE. ALL EXITS AND EXIT PATHS, FIRE LANES AND ACCESSIBLE PARKING STALLS SHALL REMAIN CLEAR AND UNOBSTRUCTED, FREE OF DEBRIS AND CONSTRUCTION MATERIAL.

FLOOD HAZARD MAP

NOT TO SCALE

NOTE: FEMA MAP PANEL # 0253H, MAP # 06085C0253H EFFECTIVE DATE MAY 18TH, 2009, FLOOD ZONE "D" DESIGNATION

PER REPORT BY BIRO ENGINEERING DATED MARCH 15TH, 2016 AND CITY OF SAN JOSE CONCURRENCE DATED MARCH 24TH, 2016, FLOOD DESIGN DESIGNATION IS ZONE X.

PROJECT INFORMATION

PROJECT DESCRIPTION

TEMPORARY

THE PROJECT CONSISTS OF THE INSTALLATION OF A MODULAR RESTROOM BUILDING FROM STOCKPILE AND THE REPLACEMENT OF CONCRETE ENTRANCE SLAB @ (E) ACCESSIBLE RESTROOM BUILDINGS. MODULAR RESTROOM ADDITION WILL SERVICE THE MODULAR CLASSROOM BUILDINGS CURRENTLY BEING INSTALLED PER DSA #01-115692. SCOPE IS INCLUSIVE OF UTILITY CONNECTIONS TO POINTS OF CONNECTION PROVIDED PER DSA #01-115692.

NOTE: DSA 103 TESTING & INSPECTION NOT REQUIRED

ACCESSIBILITY REVIEW

PROJECT #01-115692, TEMPORARY MODULAR CLASSROOMS WAS APPROVED BY DSA ON 4-5-2016. RESTROOM PORTABLE BUILDING INSTALLATION DOES NOT ALTER ANY OF THOSE IMPROVEMENTS.

APPLICABLE CODES

2016 CALIFORNIA ADMINISTRATIVE CODE - TITLE 24, Part 1
2016 CALIFORNIA BUILDING CODE - TITLE 24, Part 2
2016 CALIFORNIA ELECTRICAL CODE - TITLE 24, Part 3
2016 CALIFORNIA MECHANICAL CODE - TITLE 24, Part 4
2016 CALIFORNIA PLUMBING CODE - TITLE 24, Part 5
2016 CALIFORNIA ENERGY CODE - TITLE 24, Part 6
2016 CALIFORNIA FIRE CODE - Part 9

RULES AND REGULATIONS OF THE LOCAL UTILITY COMPANY

A COPY OF ALL APPLICABLE PARTS OF TITLE 24 REFERENCED BY THE PLANS SHALL BE KEPT AND AVAILABLE IN THE FIELD DURING CONSTRUCTION

LOCAL FIRE JURISDICTION

CITY OF SAN JOSE
BUREAU OF FIRE PREVENTION

DSA INFORMATION

1. AS A FACILITY WHICH COMES UNDER THE APPROVAL OF THE DIVISION OF THE STATE ARCHITECT (DSA), THIS PROJECT IS SUBJECT TO DRAWING AND SITE REVIEW BY A REPRESENTATIVE OF DSA.
2. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY ADDENDA OR CONSTRUCTION CHANGE DOCUMENT, APPROVED BY THE DIVISION OF THE STATE ARCHITECT PER SECTION 4-338, PART 1, TITLE 24
3. THE SCHOOL DISTRICT SHALL NOTIFY DSA OF THE START-UP OF CONSTRUCTION AND PRIOR TO THE PLACEMENT OF CONCRETE PER SECTION 4-331, PART 1, TITLE 24
4. A PROJECT INSPECTOR, EMPLOYED BY THE DISTRICT AND APPROVED BY DSA, SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK PER SECTION 4-333 (a), THE DUTY OF THE INSPECTOR SHALL BE IN ACCORDANCE WITH SECTION 4-342, PART 1, TITLE 24
5. ADMINISTRATION OF CONSTRUCTION PER PART 1, TITLE 24 CCR

   VERIFIED REPORTS PER SECTION 4-336 AND 4-343
   DUTIES OF ARCHITECT PER SECTION 4-333(a) AND 4-341
   DUTIES OF CONTRACTOR PER SECTION 4-343
6. COMPLIANCE WITH CFC CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION
7. SHOULD ANY EXISTING CONDITION SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY DSA-APPROVED DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24 CALIFORNIA CODE OF REGULATIONS, A CONSTRUCTION CHANGE DOCUMENT, DETAILING AND SPECIFYING THE REQUIRED REPAIR WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE REPAIR WORK.
8. **DETERIORATION OR EXISTING NON-COMPLIANT CONSTRUCTION:**
   IF ANY CONDITION IS DISCOVERED WHICH, IF LEFT UNCORRECTED, WOULD MAKE THE BUILDING NON-COMPLIANT WITH THE REQUIREMENTS OF THE EDITION OF THE CBC IN FORCE AT THE TIME OF *ORIGINAL* CONSTRUCTION, THE CONDITION MUST BE CORRECTED IN ACCORDANCE WITH *CURRENT* CODE REQUIREMENTS.
   A CONSTRUCTION CHANGE DOCUMENT, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS DETAILING AND SPECIFYING THE REQUIRED REPAIR WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE REPAIR WORK.
9. SUPERVISION OF CONSTRUCTION BY DSA SHALL BE IN ACCORDANCE WITH SECTION 4-334, PART 1, TITLE 24

STATE OF GENERAL CONFORMANCE

THESE DRAWINGS AND/OR SPECIFICATIONS AND/OR CALCULATIONS FOR THE ITEMS LISTED IN THIS DOCUMENT SET OR LISTED FOR REFERENCE ONLY HAVE BEEN PREPARED BY OTHER DESIGN PROFESSIONALS OR CONSULTANTS WHO ARE LICENSED AND/OR AUTHORIZED TO PREPARE SUCH DRAWINGS IN THIS STATE. THESE DOCUMENTS HAVE BEEN EXAMINED BY ME FOR DESIGN INTENT AND APPEAR TO MEET THE APPROPRIATE REQUIREMENTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS AND THE PROJECT SPECIFICATIONS PREPARED BY ME.

THE ITEMS LISTED HAVE BEEN COORDINATED WITH MY PLANS AND SPECIFICATIONS AND ARE ACCEPTABLE FOR INCORPORATION INTO THE CONSTRUCTION OF THE PROJECT FOR WHICH I AM THE INDIVIDUAL DESIGNATED TO BE IN GENERAL RESPONSIBLE CHARGE (OR FOR WHICH I HAVE DESIGNATED RESPONSIBILITY FOR THIS PORTION OF THE WORK.

THIS STATEMENT OF GENERAL CONFORMANCE "SHALL NOT BE CONSTRUED AS RELIEVING ME OF MY RIGHTS, DUTIES, AND RESPONSIBILITIES UNDER SECTION 17302 AND 81138 OF THE EDUCATION CODE AND SECTIONS 4-336, 4-341" OF THE TITLE 24, PART 1 (TITLE 24, PART 1, SECTION 4-317(b)

ITEMS REVIEWED AND ACCEPTED ARE THE FOLLOWING DRAWINGS AS LISTED AS "DELEGATED DRAWINGS" IN SHEET INDEX

08.04.17 — CHRISTINA FRANKEL C-25730 EXP 05.31.19
SIGNATURE OF ARCHITECT

SHEET INDEX

SHEET NO.	SHEET TITLE
GENERAL	
1 G0.10	COVER SHEET, SHEET INDEX, PROJECT DATA, NOTES & ABBREVIATIONS
ARCHITECTURAL	
2 A1.01	BUILDING DATA SITE PLAN
3 A1.02	FIRE AUTHORITY SITE PLAN
4 A1.03	ENLARGED SITE PLAN
5 A1.20	FLOOR PLAN & INTERIOR ELEVATIONS
6 A5.10	ARCHITECTURAL AND PLUMBING DETAILS
PLUMBING	
7 P1.01	PLUMBING ENLARGED SITE PLAN
ELECTRICAL	
8 E1.01	ELECTRICAL ENLARGED SITE PLAN
9 E5.10	SINGLE LINE DIAGRAM
EXISTING FIRE ALARM [DELEGATED DRAWINGS] **(FOR REFERENCE ONLY, DSA# 01-115692)**	
10 FA0.1	FIRE ALARM COVER SHEET
11 FA1.1	FIRE ALARM SITE PLAN
12 FA2.1	FIRE ALARM PLAN
13 FA3.1	FIRE ALARM ALARM RISER DIAGRAM, EQUIPMENT LIST AND LEGEND
14 FA4.1	FIRE ALARM VOLTAGE DROP AND BATTERY CALCULATION
15 FA5.1	FIRE ALARM DETAILS
NEW FIRE ALARM	
16 FA1.20	FIRE ALARM ENLARGED SITE PLAN AND FIRE ALARM PLAN
17 FA3.20	FIRE ALARM RISER DIAGRAM
18 FA4.20	FIRE ALARM VOLTAGE DROP & BATTERY CALCULATIONS
RELOCATABLE BUILDING, PC 04-101447 [DELEGATED DRAWINGS] **(FOR REFERENCE ONLY, DSA# 04-102029)**	
19 A0.01	COVER SHEET
20 A1.02	FLOOR PLAN - OPTION 'B'
21 A2.01	ROOF PLAN - 26 GA - DUAL PITCH
22 A2.03	ROOF DETAILS - 26 GA
23 A3.02	EXTERIOR ELEVATIONS - 26 GA - DUAL PITCH - OPTIONS 'B' & 'E'
24 A5.01	DOOR, WINDOW, FINISH, HARDWARE SCHEDULES
25 A6.01	ARCHITECTURAL DETAILS - WOOD STUDS
26 A7.02	REFLECTED CEILING PLAN - OPTION 'B'
27 A7.11	REFLECTED CEILING PLAN DETAILS
28 F1.01	FOUNDATION PLAN - WOOD - 50, 50+20, 100 PSF
29 F1.21	FOUNDATION DETAILS - 50, 50+20, 100 PSF
30 S1.01	FLOOR FRAMING PLAN - WOOD DECK
31 S2.01	ROOF FRAMING PLAN - 26 GA - DUAL PITCH
32 S3.01	STRUCTURAL FRAMING - 26 GA - DUAL PITCH
33 S4.01	WALL FRAMING - WOOD STUDS
34 S4.02	WALL FRAMING DETAILS - WOOD STUDS
35 P1.02	PLUMBING PLAN - WALL MOUNTED - OPTION 'B'
36 E1.02	ELECTRICAL PLAN & FIRE ALARM PLAN - OPTION 'B'
37 R1.01	RAMP/LANDING PLAN
38 R1.02	RAMP/STAIR DETAILS
39 R3.01	FULL LENGTH RAMP/LANDING DETAILS

PROJECT TEAM

OWNER(S)

CONTACT: JULIO LUCAS
EAST SIDE UNION HIGH SCHOOL DISTRICT
FACILITIES DIRECTOR
830 N CAPITOL AVE
SAN JOSE, CALIFORNIA 95133
PHONE: 408.347.5102
E-MAIL: lucas@esuhsd.org

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THE FOUNDATION FOR HISPANIC EDUCATION
14271 STORY ROAD
SAN JOSE, CALIFORNIA 95127
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Central Valley
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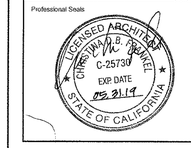
Professional Seals



THE YERBA BUENA HIGH SCHOOL ALT. ED. MINI CAMPUS IMPROVEMENTS
NEW RESTROOM BUILDING
1855 LUCRETIA
SAN JOSE, CA 95122

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-116945
AC KWEN FLS Acwa
SS KEFOK
DATE: 10.04.17

KEY MAP

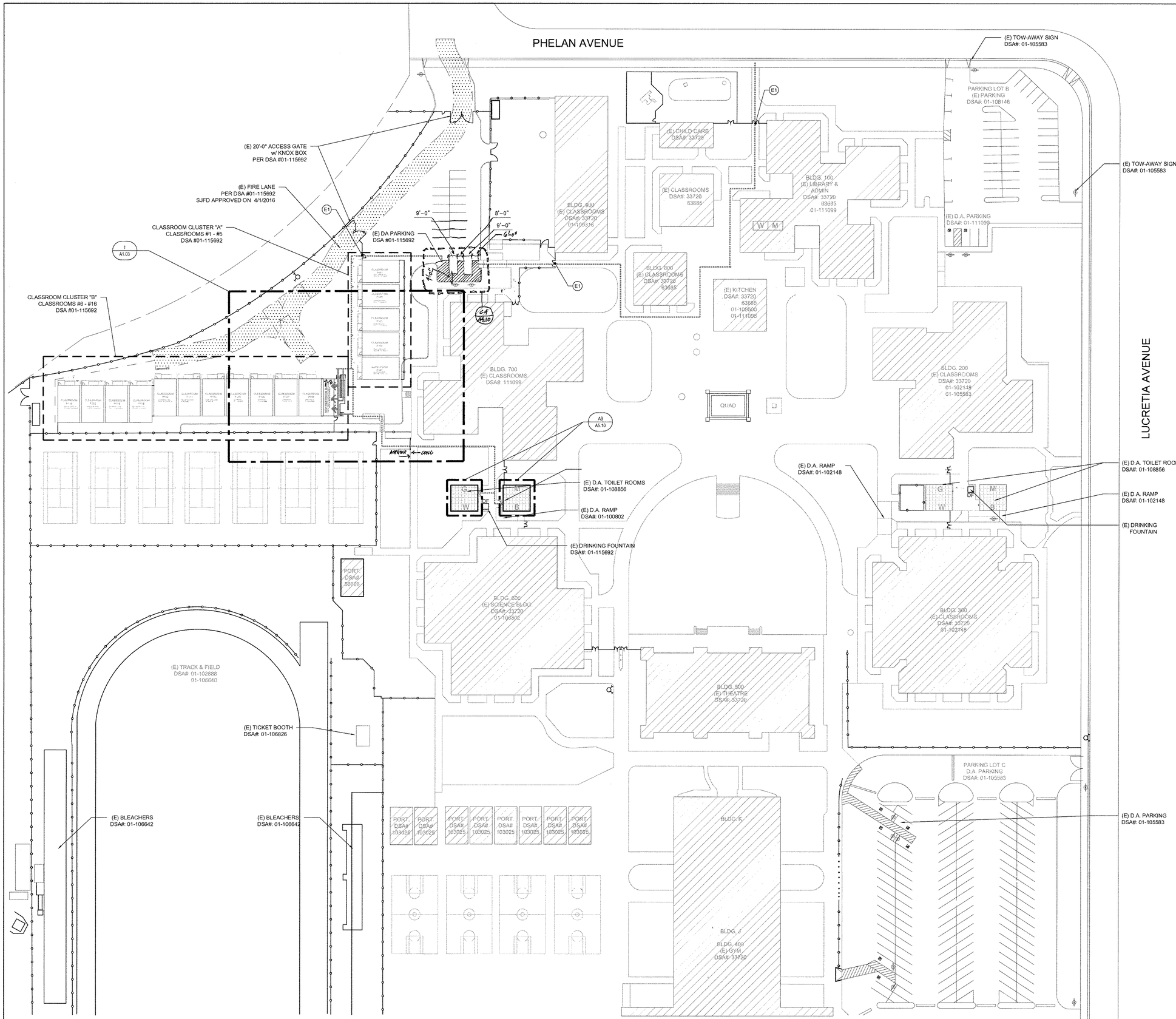
SHEET TITLE:
COVER SHEET
SCALE: AS SHOWN

REVISIONS

No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: JWE/ DK
Checked By: CDBF

JOB NO. 17.015
DATE 08.03.2017
SHEET NUMBER **G0.10**
1 of 39



A BUILDING DATA SITE PLAN

SCALE: 1" = 40'-0"

Printed Scale = 1:1

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

(E) PATH OF TRAVEL DSA# 01-115692

(N) PATH OF TRAVEL

GENERAL NOTES

1. KEYNOTES ARE UNIQUE TO EACH SHEET.
2. SQUARE FOOTAGE OF BUILDINGS WAS COMPILED FROM (E) RESOURCES AND NOT VERIFIED FOR ACCURACY.

KEYNOTES

"E" EXISTING-FOR REFERENCE TO EXISTING ONLY

E1 - (E) ACCESSIBLE GATE PER DSA#: 01-115692

CODE ANALYSIS

CONSTRUCTION TYPE = V-B

CLUSTER "A" - PER DSA# 01-115692
CLASSROOMS #1 - #5 = 960x5
ACTUAL = 4,800 S.F.
ALLOWABLE = 9,500 S.F. . OKAY

CLUSTER "B" - PER DSA# 01-115692
CLASSROOMS #6 - #16 + TOILET BLOCK
960 x 11 = 10,560 S.F.
NEW TOILET BLOCK = 480 S.F.
ACTUAL = 11,040 S.F.
ALLOWABLE = 16,055 S.F. . OKAY

*AREA INCREASE: 3 SIDES w/ 30'-0" FRONTAGE
IF = (636/676 - 0.25) 30/30 = 0.69
A = (9500 + 9500 x 0.69) = 16,055 S.F.

LEGEND

- (E) PROPERTY LINE
- (E) FENCE
- (E) FIRE LANE
- (E) FIRE HYDRANT
- DF (E) DRINKING FOUNTAIN
- (E) SIGNAGE
- (E) BLDG ON ADJACENT CAMPUS

100% CD's

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Professional Seals

LICENSED ARCHITECT CHRISTINA A.B. KNAPP C-25730 EXP. DATE 08.31.19 STATE OF CALIFORNIA

THE YERBA BUENA HIGH SCHOOL ALT. ED. MINI CAMPUS IMPROVEMENTS

NEW RESTROOM BUILDING

1855 LUCRETIA
SAN JOSE, CA 95122

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-116945
AC KW FLS RV
SS KF
DATE: 08.04.17

KEY MAP

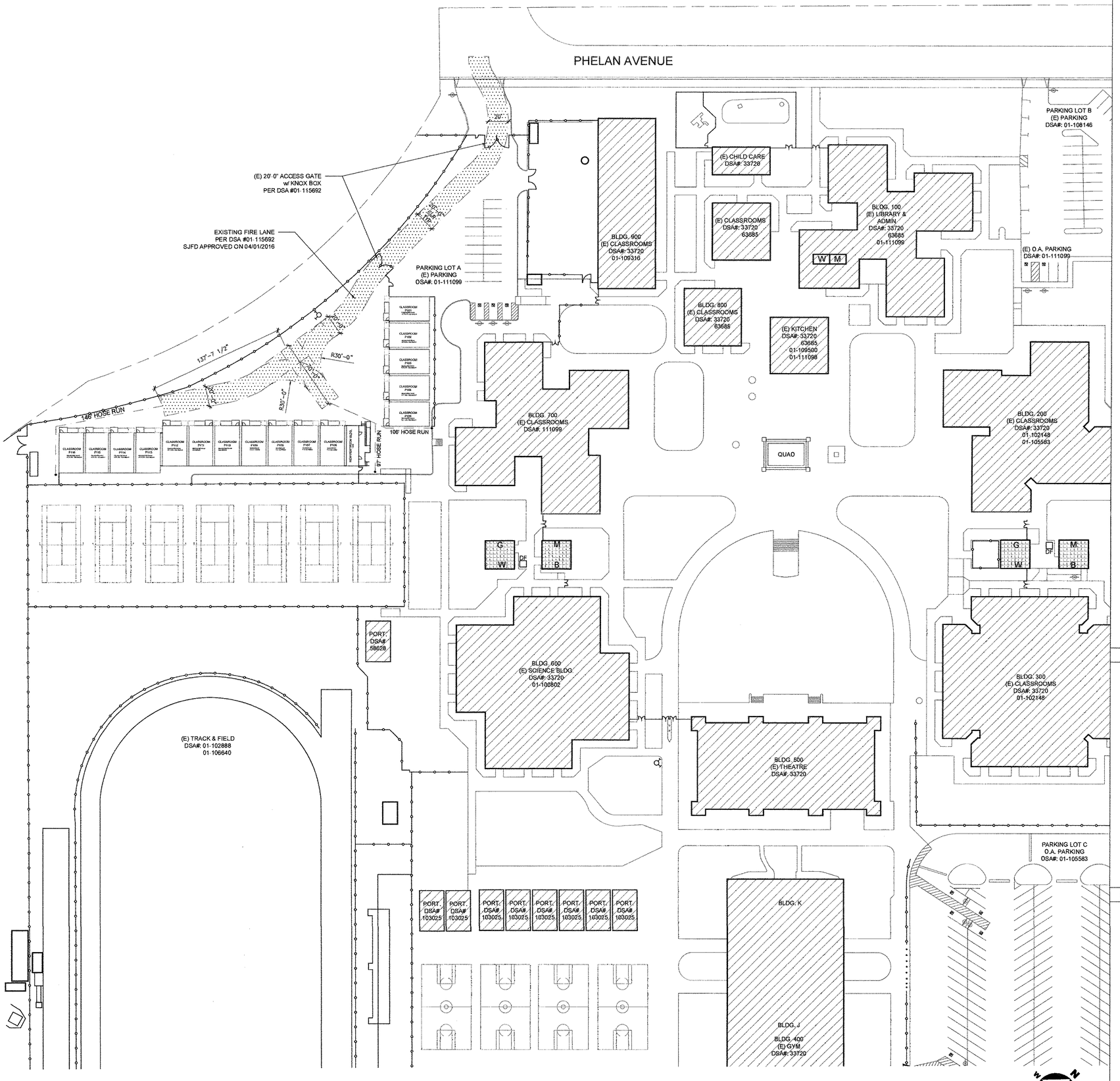
SHEET TITLE:
BUILDING DATA SITE PLAN
SCALE: AS SHOWN

REVISIONS

No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: DK
Checked By: CDBF

JOB NO. 17.015
DATE 08.03.2017
SHEET NUMBER A1.01
2 of 39



A FIRE AUTHORITY SITE PLAN
SCALE: 1" = 40'-0"

Printed Scale = 1:1

DSA 810

LOCAL FIRE AUTHORITY REVIEW

To facilitate the Division of the State Architect's (DSA) approval of the Fire/Life Safety portion of a project, DSA requires Local Fire Authority (LFA) review of certain elements as identified in this form. Use of this form is mandatory for projects that add square footage to a campus or if any item on this form is relevant to the project. For additional information, see DSA 810 Instructions and DSA Policy 09-01.

PROJECT INFORMATION

School District/Owner: EAST SIDE UNION HIGH SCHOOL DISTRICT
Project Name/School: Y.B.H.S. ALT. ED. CAMPUS IMPROVEMENT
Project Address: 1855 LUCRETIA AVE, SAN JOSE, CA 95122

LOCAL FIRE AUTHORITY (LFA)

LFA Agency Name: CITY OF SAN JOSE BUREAU OF FIRE PREVENTION
LFA Reviewer Name: Theresa Chung — Title: Asst Engr.
Email: theresa.chung@sanjoseca.gov — Telephone Number: 408-975-2660

I have reviewed and responded to the applicable items for this project as listed below.
***Note:** Only sign this form when it is imaged onto the site plan. A loose form is not acceptable to DSA.*
LFA Reviewer's Signature: Theresa Chung — **Date:** 07/20/17

Review Key: **"Y"** = Complies with LFA requirements; **"N"** = Not approved (complete Section 8); **"NA"** = Not applicable to the project; **"NR"** = LFA elects not to review

	Description	Y	N	NA	NR
1	Where an elevator does not meet medical emergency service cab size, per the California Building Code (CBC), use of stairways for emergency rescue and patient transport is acceptable.			X	
2	Access roads, fire lane markings, pavers and gate entrances are in accordance with Title 19, California Code of Regulations and the California Fire Code, Chapter 5.	X			
3	Fire hydrant location and distribution complies with the California Fire Code (or see # 4).	X			
4	Fire hydrant location and distribution complies with NFPA 1142. "Alternate Means." If "NR" is checked, DSA can only approve on-site water storage as an alternate. The signature of the school district official is required to acknowledge the use of alternate means. **Signature of School District Official:** _____ **Date:** _____ **Print the School District Official's Name:** _____			X	
5	The location(s) of the proposed post indicator valve and fire department connection meet the requirements of this jurisdiction.			X	
6	The location(s) of the detector check valve assembly meet the requirements of this jurisdiction.			X	
7	Is the project located in a hazard severity zone area? (CBC, Chapter 7A, Section 701A.) ☐ Yes ☒ No Check type if "Yes": ☐ Moderate ☐ High ☐ Very High ☐ WIFA (If one of these boxes is checked, the project design must meet the requirements of Chapter 7A.)				
6	COMMENTS (note deficiencies):				

DSA 810 (rev 05-12-14) DIVISION OF THE STATE ARCHITECT — DEPARTMENT OF GENERAL SERVICES — Page 1 of 1 STATE OF CALIFORNIA

BUILDING SUMMARY

ALL EXISTING MODULAR CLASSROOMS AND NEW RESTROOM BUILDING ARE TYPE V-B, ONE-STORY AND LESS THAN 40'-0" HIGH.

LEGEND

- (E) BLDG ON ADJACENT CAMPUS
- (E) PROPERTY LINE
- (E) FENCE
- (E) FIRE LANE
- (E) FIRE HYDRANT
- DF (E) DRINKING FOUNTAIN

100% CD's

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Professional Seals

LICENSED ARCHITECT — CHRISTINA D. B. FERRARI — C-25730 EXP. DATE 05-31-19 — STATE OF CALIFORNIA

THE FOUNDATION for HISPANIC EDUCATION
LUIS VALDEZ LEADERSHIP ACADEMY
NEW RESTROOM BUILDING
21855 LUCRETIA AVENUE
SAN JOSE, CA 95122

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-116945
AC KW FLS RF
SS KF
DATE: 08.04.17

KEY MAP

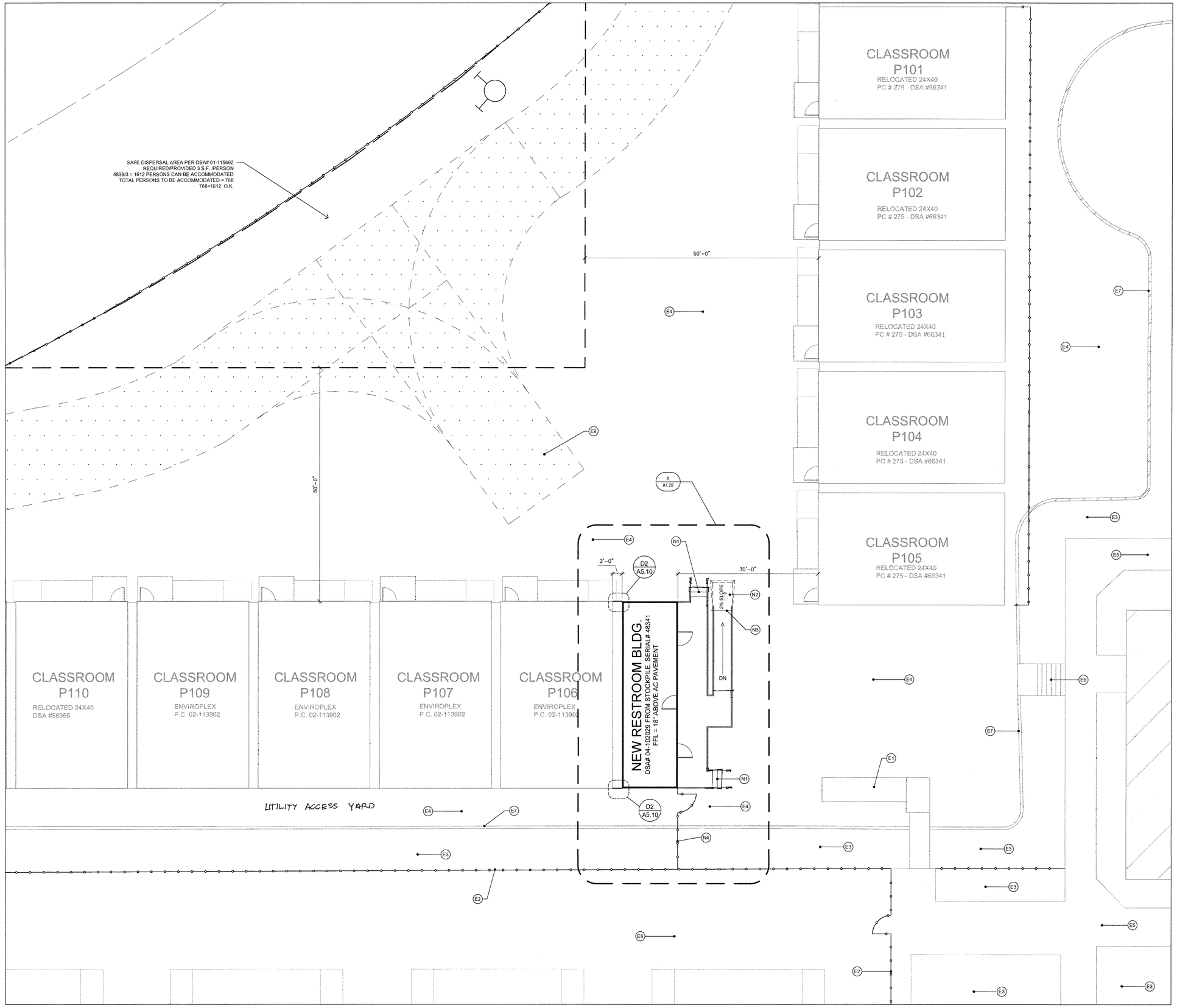
SHEET TITLE:
FIRE AUTHORITY SITE PLAN
SCALE: AS SHOWN

REVISIONS

No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: DK
Checked By: CDBF

JOB NO. 17.015
DATE 7.18.2017
SHEET NUMBER A1.02
3 of 39



1 ENLARGED SITE PLAN

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

Printed Scale = 1:1

GENERAL NOTES

1. KEYNOTES ARE UNIQUE TO EACH SHEET.
2. SQUARE FOOTAGE OF BUILDINGS WAS COMPILED FROM (E) RESOURCES AND NOT VERIFIED FOR ACCURACY.

KEYNOTES

"E" EXISTING - FOR REFERENCE TO DEMOLITION ONLY
E1 - (E) ACCESSIBLE RAMP
E2 - (E) 6' CHAIN LINK FENCE
E3 - (E) LANDSCAPE AREA
E4 - (E) AC PAVEMENT
E5 - (E) CONCRETE WALKWAY
E6 - (E) CONCRETE STEPS & LANDING
E7 - (E) CONCRETE 6" CURB
E8 - (E) TENNIS COURT
E9 - (E) FIRE LANE

"N" NEW - FOR REFERENCE TO NEW ONLY
N1 - 2" SLIP RESISTANT NOSING STRIP OF CONTRASTING COLOR REQUIRED AT ALL STEPS - SEE 17/R1.02
N2 - 6'-0" AC LANDING, 2% MAX SLOPE WITH 1:20 FLARED SIDES TO (E) AC PAVEMENT - SEE 19/R102
N3 - FLUSH TRANSITION
N4 - (N) 6' CHAIN LINK FENCE AND GATE - SEE DETAIL B2 & C2 SHEET A5.10

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San Jose, CA 95113
(408) 320-4871

Professional Seals

LICENSED ARCHITECT CHRISTINA B. DERIVI C-25730 EXP. DATE 08.31.19 STATE OF CALIFORNIA

THE YERBA BUENA HIGH SCHOOL ALT. ED.
MINI CAMPUS IMPROVEMENTS

NEW RESTROOM BUILDING

1855 LUCRETIA
SAN JOSE, CA 95122

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-116945
AC. KW FLS. N/A
SS. KE
DATE: 08.24.17

KEY MAP

SHEET TITLE:
ENLARGED SITE PLAN

SCALE: AS SHOWN

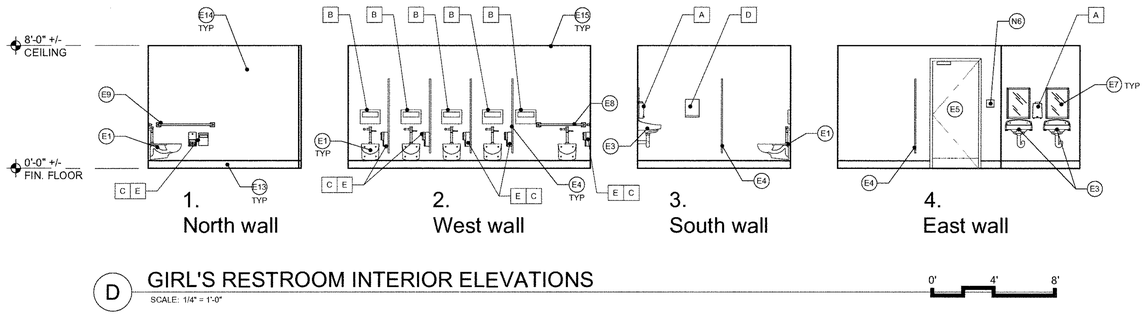
REVISIONS

No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: DK
Checked By: CDBF

JOB NO. 17.015
DATE 08.03.2017
SHEET NUMBER **A1.03**
4 of 39

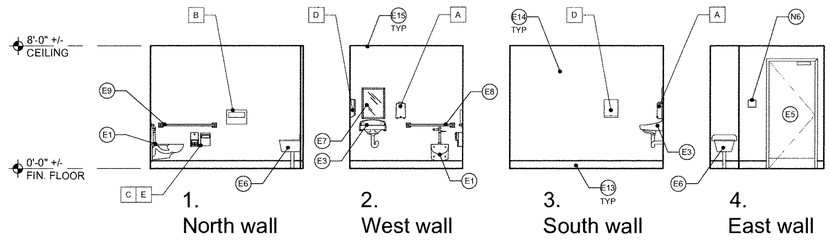
100% CD's



D GIRL'S RESTROOM INTERIOR ELEVATIONS

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

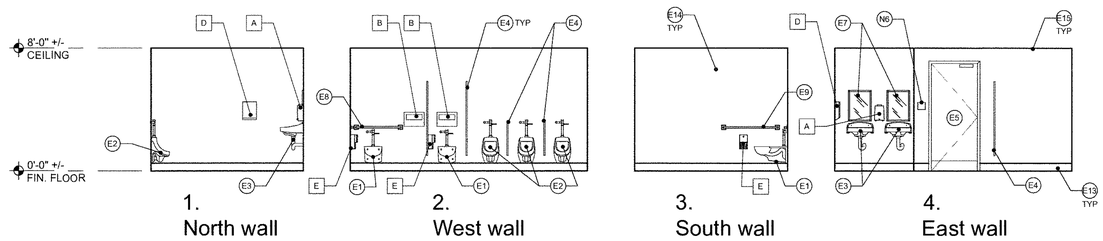
0' 4' 8'



C STAFF RESTROOM INTERIOR ELEVATIONS

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

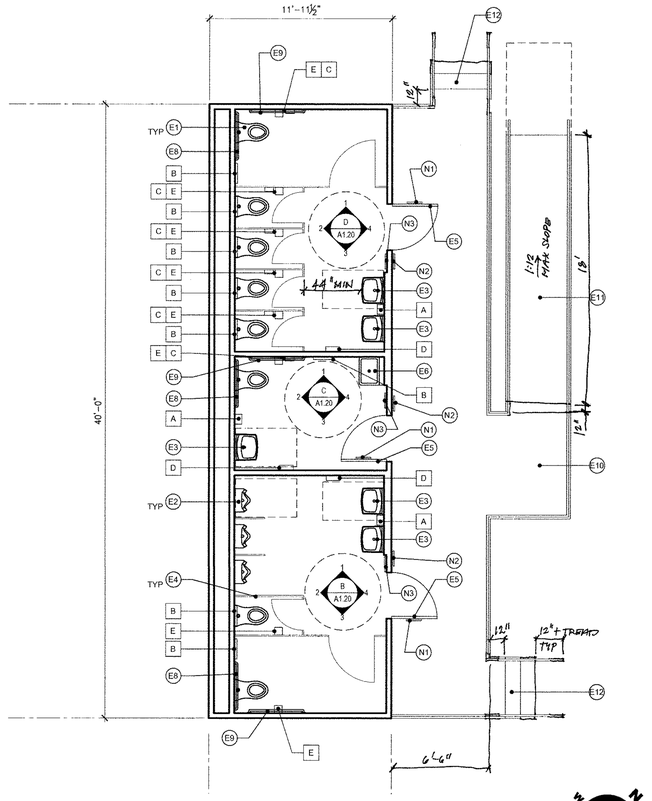
0' 4' 8'



B BOY'S RESTROOM INTERIOR ELEVATIONS

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

0' 4' 8'



A FLOOR PLAN

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

0' 4' 8'

GENERAL NOTES

1. KEYNOTES ARE UNIQUE FOR EACH SHEET.
2. THIS SHEET IS TO SHOW THE FLOOR PLAN AND ACCESSORIES OF THE NEW BUILDING.
3. VERIFY ALL ACCESSORIES w/ OWNER PRIOR TO ORDERING.

KEYNOTES

"E" EXISTING - SEE PC 04-101447 DRAWINGS

E1 - (E) WALL MOUNTED WATER CLOSET
E2 - (E) WALL MOUNTED URINAL
E3 - (E) WALL MOUNTED SINK
E4 - (E) TOILET PARTITION
E5 - (E) EXTERIOR DOOR
E6 - (E) CLEANOUT SINK
E7 - (E) MIRROR
E8 - (E) WALL MOUNTED 36" GRAB BAR
E9 - (E) WALL MOUNTED 42" GRAB BAR
E10 - (E) PRE-FABRICATED LANDING
E11 - (E) PRE-FABRICATED RAMP
E12 - (E) PRE-FABRICATED STAIRS
E13 - (E) SHEET VINYL FLOOR w/ 6" INTEGRAL COVED BASE
E14 - (E) FRP WALL COVERING
E15 - (E) SUSPENDED ACOUSTIC CEILING

N NEW

N1 - (N) DOOR SYMBOL PER E1/A5.10
N2 - (N) SIGN PER DETAILS C1/A5.10 & D1/A5.10
N3 - (N) INTERIOR DOOR SIGNAGE PER DETAIL B1/A5.10

TOILET ROOM NOTES

A NEW HAND SOAP DISPENSER - O.F.C.I.
B NEW TOILET SEAT COVER DISPENSER - O.F.C.I.
C NEW SANITARY NAPKIN DISPOSAL CONTAINER - O.F.C.I.
D NEW PAPER TOWEL DISPENSER - O.F.C.I.
E NEW SURFACE MOUNTED TOILET PAPER DISPENSER - O.F.C.I.

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CRISTINA D. S. FERRARI
C-25730
EXP. DATE
05-31-19
STATE OF CALIFORNIA

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OFFICE OF REGULATION SERVICES
01-116995
AC KW FLS
SS KF
DATE: 08.04.17

KEY MAP

SHEET TITLE:
NEW RESTROOM BUILDING FLOOR PLAN & INTERIOR ELEVATIONS
SCALE: AS SHOWN

REVISIONS

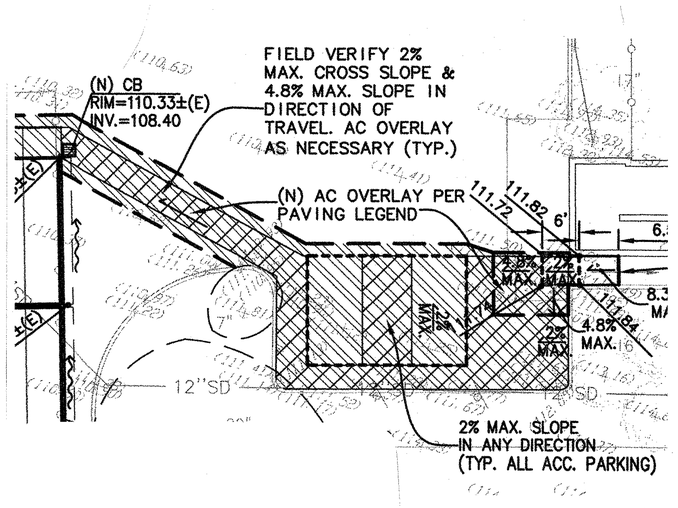
No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: JWE
Checked By: CDBF

JOB NO. 17.015
DATE 08.03.2017
SHEET NUMBER **A1.20**
5 of 39

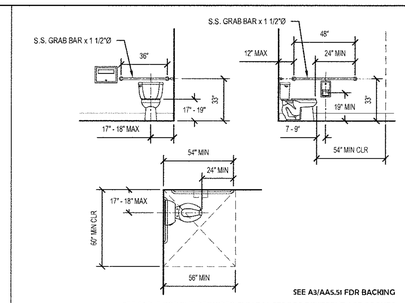
100% CD's

Printed Scale = 1:1



NOTE: SEE C1 OF DSA 01-115692 FOR FULL CIVIL PLANS

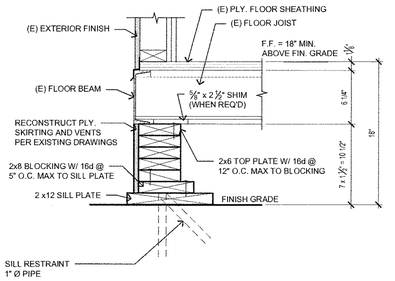
GRADE AT PATH OF TRAVEL - FOR REFERENCE ONLY | NTS | D4



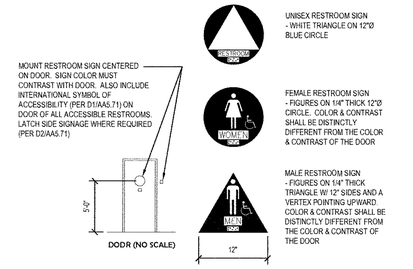
SEE A3/AA5.5I FOR BACKING

SEE TABLE FOR THE REQUIREO CLEARANCES FOR DIFFERENT AGE GROUPS

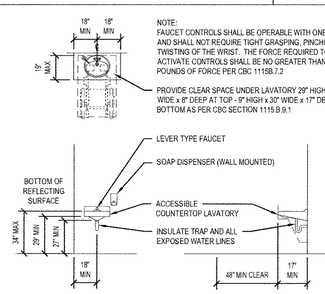
WATER CLOSET CLEARANCE | 1/4" = 1'-0" | E3



FOUNDATION DETAIL | 1 1/2" = 1'-0" | E2

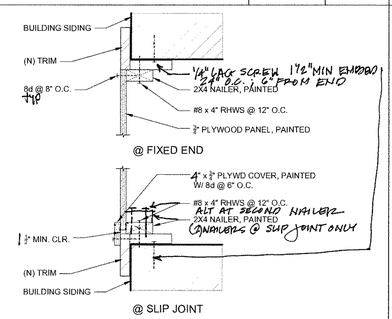


RESTROOM DOOR SYMBOL | NO SCALE | E1

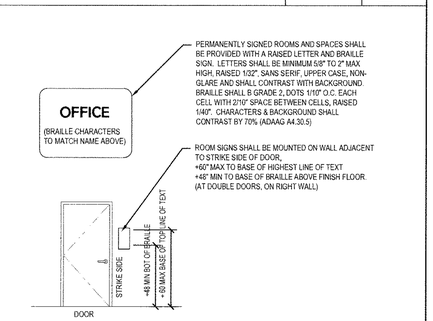


SEE TABLE FOR THE REQUIRED CLEARANCES FOR DIFFERENT AGE GROUPS

LAVATORY CLEARANCE | 1/4" = 1'-0" | D3



CLOSURE PANEL DETAIL | 1 1/2" = 1'-0" | D2



ROOM IDENTIFICATION SIGNAGE | 1/4" = 1'-0" | D1

NOTE: SEE D4/A5.10 FOR REFERENCE TO ACCESSIBLE SLOPES WITHIN PARKING AREA

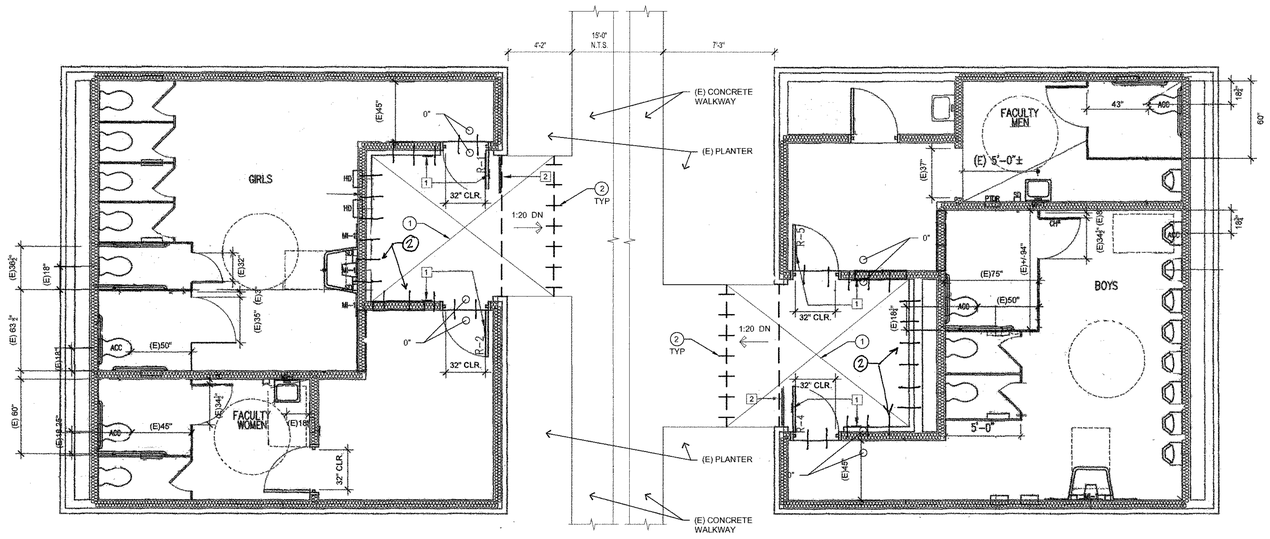
ENLARGED ACCESSIBLE PARKING | 1/8"= 1'-0" | C4

UTILITY TRENCH PIPE BEDDING & BACKFILL MATERIAL DETAIL | 3/4" = 1'-0" | C3

NOTE : CONCRETE AND DETAIL NOT PART OF DSA APPROVAL

CHAIN-LINK FENCE SECTION | 1/2" = 1'-0" | C2

DOOR SIGNAGE - EXTERIOR SIDE | 1/4" = 1'-0" | C1



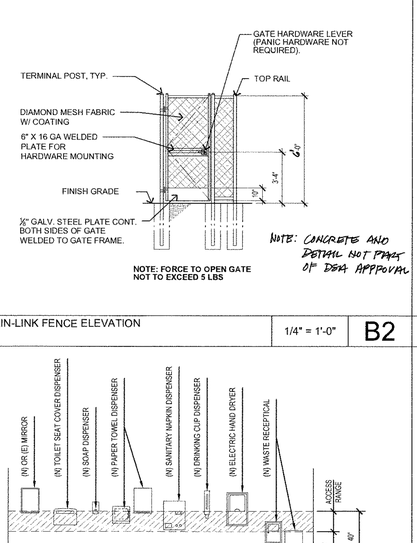
NOTES:

1. (E) SIGNAGE TO REMAIN.
2. (E) RAIL TO REMAIN.
3. BARRIER REMOVAL FOR DOOR LATCHINGS PER EXCEPTION 11B-202.4

KEYNOTES:

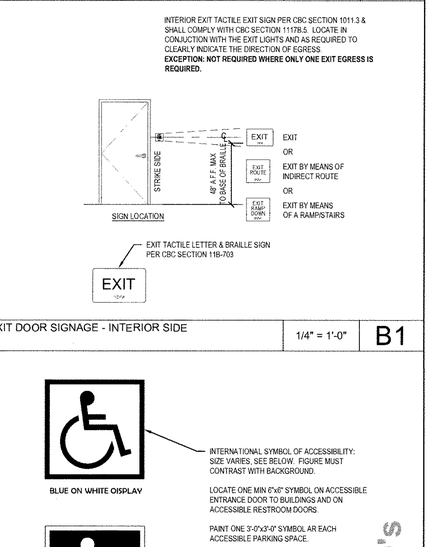
1. REMOVE AND REPLACE (E) CONCRETE SLAB NEW SLAB - 4" THICK REINFORCED w/ #4 REBAR @ 16" O.C. EACH WAY OVER 2" SAND AND COMPACTED (E) SUBGRADE
2. DOWEL ALL (N) CONCRETE INTO (E) SLAB w/ #4 REBAR, MIN 12" LONG, @ 16" O.C. DRILL AND EPOXY INTO (E) SLAB w/ HILTI Re-500 SD. (6" NEW / 6" EXISTING)

(E) RESTROOM MODIFICATIONS | 1/4" = 1'-0" | A3



NOTE: CONCRETE AND DETAIL NOT PART OF DSA APPROVAL

CHAIN-LINK FENCE ELEVATION | 1/4" = 1'-0" | B2



EXIT DOOR SIGNAGE - INTERIOR SIDE | 1/4" = 1'-0" | B1

WHERE TOWEL, SANITARY NAPKIN, WASTE RECEPTACLES AND SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE IS TO BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40" FROM THE FLOOR, AND GENERALLY AT LEAST 24" ABOVE THE FLOOR.

ACCESSIBLE RESTROOM ACCESSORIES | 1/4" = 1'-0" | A2

ISA STANDARD GRAPHIC | NO SCALE | A1

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LICENSED ARCHITECT
CRISTINA D. B. FRANCIS
C-25730
EXP. DATE 05-31-19
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THE YERBA BUENA HIGH SCHOOL ALT. ED. MINI CAMPUS IMPROVEMENTS

NEW RESTROOM BUILDING

1855 LUCRETIA
SAN JOSE, CA 95122

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-116945
AC. KW FLS. AL
SS. KF
DATE: 08.04.17

KEY MAP

SHEET TITLE:
ARCHITECTURAL AND PLUMBING DETAILS

SCALE: AS SHOWN

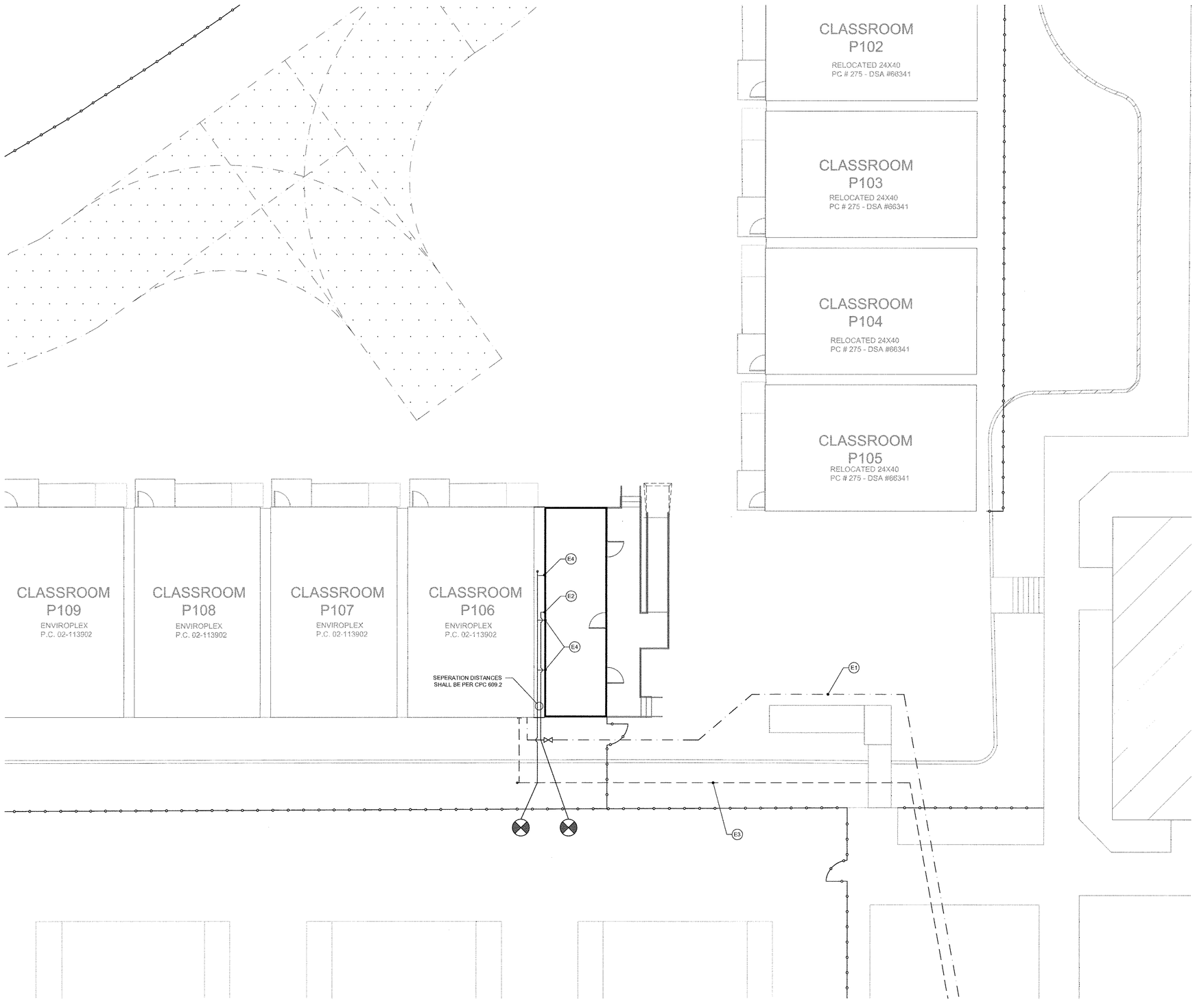
REVISIONS

No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: JWE
Checked By: CDBF

JOB NO. 17.015
DATE: 08.03.2017
SHEET NUMBER **A5.10**
6 of 39

Plotted Scale = 1:1
8/31/2017 10:08:34 AM K:\2017 PROJECT FILES\17.015 THE LVLA Portable Restroom\3 CD\1 CD Drawings\17015_A5510_20170803.dwg Plot Style: dcaa-2014.ctb



A ENLARGED PLUMBING PLAN
SCALE: 1/8" = 1'-0"

Printed Scale = 1:1

GENERAL NOTES

1. KEYNOTES ARE UNIQUE TO EACH SHEET.
2. P.O.C. (POINT OF CONNECTION) AS SHOWN AT (N) RESTROOM BUILDING ARE AS PROVIDED BY MOBILE MODULAR, CONTRACTOR IS RESPONSIBLE TO V.I.F. ACTUAL LOCATIONS.
3. COORDINATE PIPE ROUTING WITH DUCTS, CONDUITS AND STRUCTURAL MEMBERS. OFFSET AS REQUIRED.
4. BECAUSE OF THE NATURE AND SCALE OF THE DRAWINGS, CERTAIN BASIC PLUMBING ITEMS SUCH AS UNIONS, FITTINGS, ELBOWS, ETC., MAY NOT BE SHOWN. WHERE SUCH ITEMS ARE REQUIRED BY THE NATURE OF THE OR BY CODES AND REGULATIONS, THEY SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL COST TO THE OWNER. THE DRAWINGS INDICATE GENERAL LOCATIONS OF PIPING, EQUIPMENT, AND SIMILAR. THE EXACT LOCATION TO BE DETERMINED BY THE CONTRACTOR TO BEST FIT THE LAYOUT FOR THE JOB.
5. ALL MATERIALS SUCH AS VALVES, FITTINGS, PIPING, EQUIPMENT, PUMPS, COILS, ETC., SHALL BE PROPERLY PROTECTED, AND ALL PIPING OPENINGS SHALL BE TEMPORARILY BE CLOSED BY THE CONTRACTOR FOR THE WORK UNDER HIS CHARGE, ON A DAILY BASIS, AT THE END OF EACH WORKING DAY, SO AS TO PREVENT OBSTRUCTION AND DAMAGE. THE ABOVE REQUIREMENT IS MANDATORY.
6. THE CONTRACTOR SHALL SEE THAT ALL MATERIALS, INSTALLATION AND WORKMANSHIP IS PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CODES, LAWS, OR ORDINANCES OF THE STATE OF CALIFORNIA, AND ALL COUNTY AND LOCAL CODES, CITY OF SAN JOSE LAWS OR ORDINANCES, INCLUDING ALL STATE OR LOCAL BOARD OF HEALTH, FEDERAL AND STATE ENVIRONMENTAL PROTECTION REGULATIONS, STATE ENERGY CODES AND UTILITY REGULATORY AGENCIES.
7. ALL WORK SHALL BE FURTHER PERFORMED IN ACCORDANCE WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE UNIFORM PLUMBING AND BUILDING CODES, NATIONAL ELECTRICAL CODE, AND THE OCCUPATIONAL SAFETY AND HEALTH ACT.
8. PIPE SIZES SHOWN ON THE DRAWINGS ARE THE MINIMUM SIZES ALLOWED REGARDLESS OF THE CODE MINIMUM, EXCEPT WHEN THE CODE MINIMUM SIZE IS LARGER THAN THAT SHOWN.
9. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONTRACT PRINTS ON THE CONSTRUCTION SITE AT ALL TIMES, ON WHICH HE SHALL ACCURATELY RECORD THE ACTUAL INSTALLATION OF ALL PLUMBING WORK. AS WORK PROGRESSES, MARK CHANGES MADE WHETHER RESULTING FROM JOB CONDITIONS, ADDENDA, FORMAL CHANGE ORDERS OR OTHER INSTRUCTIONS ISSUED BY THE ENGINEER.
10. MARK ALL PIPE SIZES AND LOCATIONS DURING CONSTRUCTION. ALSO, MARK LOCATIONS OF ALL VALVES AND VARIOUS EQUIPMENT, APPARATUS, AND ASSOCIATED APPURTENANCES AS ERECTED WEEKLY DURING CONSTRUCTION.
11. AT THE COMPLETION OF THE JOB THESE PRINTS, INCORPORATING CHANGES, ADDENDA AND ADDED DATA NOTED ON MARKED-UP PRINTS, INCLUDING DIMENSIONED LOCATIONS OF UNDERGROUND PIPING BEYOND LIMITS OF BUILDING, SHALL BE SUBMITTED TO THE ENGINEER FOR FINAL REVIEW AND COMMENT. THE PRINTS WILL BE RETURNED WITH APPROPRIATE COMMENTS AND RECOMMENDATIONS. THESE CORRECTED PRINTS TOGETHER WITH CORRELATED PRINTS INDICATING ALL THE REVISIONS, ADDITIONS AND DELETIONS OF WORK, SHALL FORM THE BASIS FOR PREPARING A SET OF RECORD DRAWINGS.
12. ARRANGE AND INSTALL PIPING APPROXIMATELY AS INDICATED, STRAIGHT, PLUMB AND AS DIRECT AS POSSIBLE. FORM RIGHT ANGLES OR PARALLEL LINES WITH BUILDING WALLS.
13. WHERE CHANGES IN PIPE SIZES OCCUR, USE ONLY REDUCING FITTINGS.
14. LAY ALL PIPING TRUE TO LINE AND GRADE, FIT ENDS TOGETHER, MATCH SO THAT SEWER OR DRAIN WILL HAVE SMOOTH AND UNIFORM INSERT. FOLLOW LOCATIONS AND ELEVATIONS AT SITE. AS THE PIPE LAYING PROGRESSES, CLEAR PIPE INTERIOR OF CEMENT, DIRT, AND OTHER FOREIGN MATERIALS. DURING WORK STOPPAGE PERIODS, PROVIDE EFFECTIVE PLUGS OR COVERS FOR OPEN ENDS OF PIPE AND DRAINS.
15. CHLORINATE WATER SUPPLY PIPE PER CPC 609.9

KEYNOTES

"E" EXISTING-FOR REFERENCE TO DEMOLITION ONLY

E1 - (E) 2" COLD WATER (CW) PROVIDED BY CIVIL PER DSA #01-115692.
FIELD VERIFY EXACT LOCATION & SIZE PRIOR TO BID.

E2 - P.O.C. - EXTEND & CONNECT 2" CW TO (E) CW P.O.C. AT (N) BUILDING.
FIELD VERIFY EXACT LOCATION & SIZE PRIOR TO BID.
SEE DETAIL C3/A5.10 FOR TRENCH DETAILS

E3 - (E) 4" SANITARY SEWER (SS) PROVIDED BY CIVIL PER DSA #01-115692.
FIELD VERIFY EXACT LOCATION & SIZE PRIOR TO BID.

E4 - P.O.C. - EXTEND & CONNECT 4" SS TO (E) 4" SS P.O.C. AT (N) BUILDING.
FIELD VERIFY LOCATION, INVERT & SIZE PRIOR TO BID.
SEE DETAIL C3/A5.10 FOR TRENCH DETAILS

MATERIAL SPECIFICATIONS

COLD WATER - ABOVE GROUND ..... TYPE L COPPER
COLD WATER - BELOW GROUND ..... TYPE K COPPER

WASTE - ABOVE GROUND ..... CAST IRON NO-HUB
WASTE - BELOW GROUND ..... CAST IRON w/ COMPRESSION JOINTS PER TITLE 22 CHAPTER 16 SECTION 64572

LEGEND

(E) FENCE
(E) 2" WATER LINE
(E) 4" SEWER LINE
(E) VALVE
POINT OF CONNECTION

100% CD's

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LICENSED ARCHITECT
CHRISTINA D. B. CASTELLANOS
C-25730
EXP. DATE 05.31.19
STATE OF CALIFORNIA

THE YERBA BUENA HIGH SCHOOL ALT. ED.
MINI CAMPUS IMPROVEMENTS

NEW RESTROOM BUILDING

1855 LUCRETIA
SAN JOSE, CA 95122

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-116995
AC. KW FLS DK
SS WF
DATE: 08.04.17

KEY MAP

SHEET TITLE:
PLUMBING ENLARGED SITE PLAN
SCALE: AS SHOWN

REVISIONS

No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: DK
Checked By: CDBF

JOB NO. 17.015
DATE 08.03.2017
SHEET NUMBER **P1.01**
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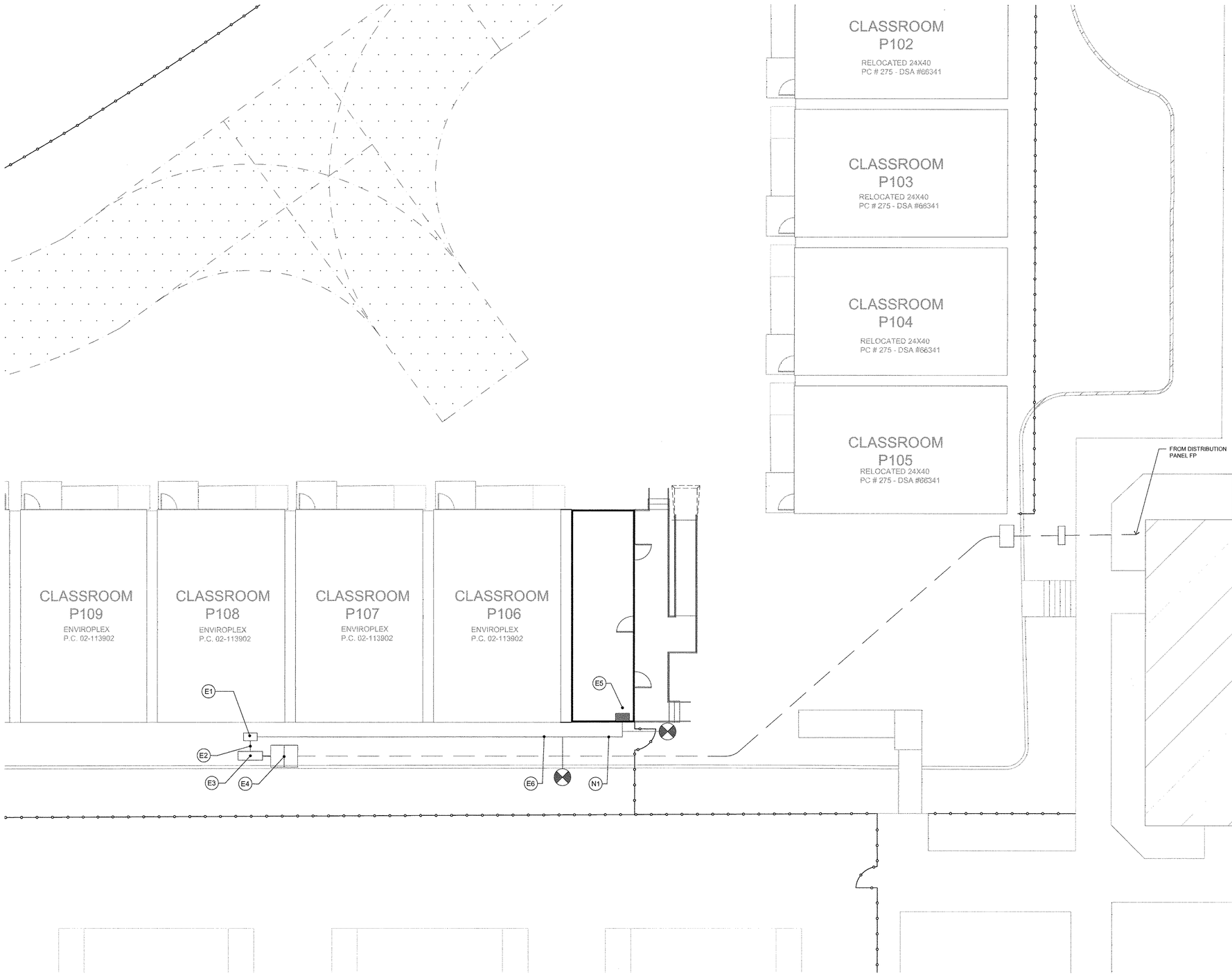

GENERAL NOTES

1. KEYNOTES ARE UNIQUE TO EACH SHEET.
2. SQUARE FOOTAGE OF BUILDINGS WAS COMPILED FROM (E) RESOURCES AND NOT VERIFIED FOR ACCURACY.
3. PROVIDE FLEXIBLE CONDUIT IN BETWEEN PORTABLES CONDUIT TO ALLOW FOR 2" MOVMENT OF BUILDING IN ALL 4 DIRECTIONS.

KEYNOTES

"E" EXISTING - FOR REFERENCE TO DEMOLITION ONLY

E1 - (E) 24"H x 20"W x 8"D NEMA 3R PULL BOX MOUNTED ON MODULARS

E2 - (E) (12) 1-1/4" CONDUITS ROUTED FROM DPA TO PULL BOX ON WALL - ONE OF THE CONDUIT IS SPARE

E3 - (E) 600 amp DISTRIBUTION PANEL DPA

E4 - (E) 150 KVA TRANSFORMER TDPA

E5 - (E) ASSUMED LOCATION OF (E) 100 amp ELECTRIC PANEL; V.I.F.

E6 - (E) SPARE 1-1/4"C FROM DPA TO (E) CAPPED END

"N" NEW - FOR REFERENCE TO NEW ONLY

N1 - EXTEND (N) 1-1/4"C FROM CAPPED END AND PULL (3) #6 THHN AND (1) #8 GROUND FROM DPA TO MODULAR SERVICE PANEL. PROVIDE MYERS HUB TO ENTER PANEL CONNECT TO SPARE 60 amp CB IN DPA.

LEGEND

(E) FENCE

(E) 2" CONDUIT

POINT OF CONNECTION

100% CD's

A ENLARGED ELECTRICAL PLAN

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

Printed Scale = 1:1

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AC. KW FLS. KW
SS. KF
DATE: 08.04.17

KEY MAP

SHEET TITLE:
ELECTRICAL ENLARGED SITE PLAN

SCALE: AS SHOWN

REVISIONS

No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: DK

Checked By: CDBF

JOB NO. 17.015

DATE 08.03.2017

SHEET NUMBER **E1.01**

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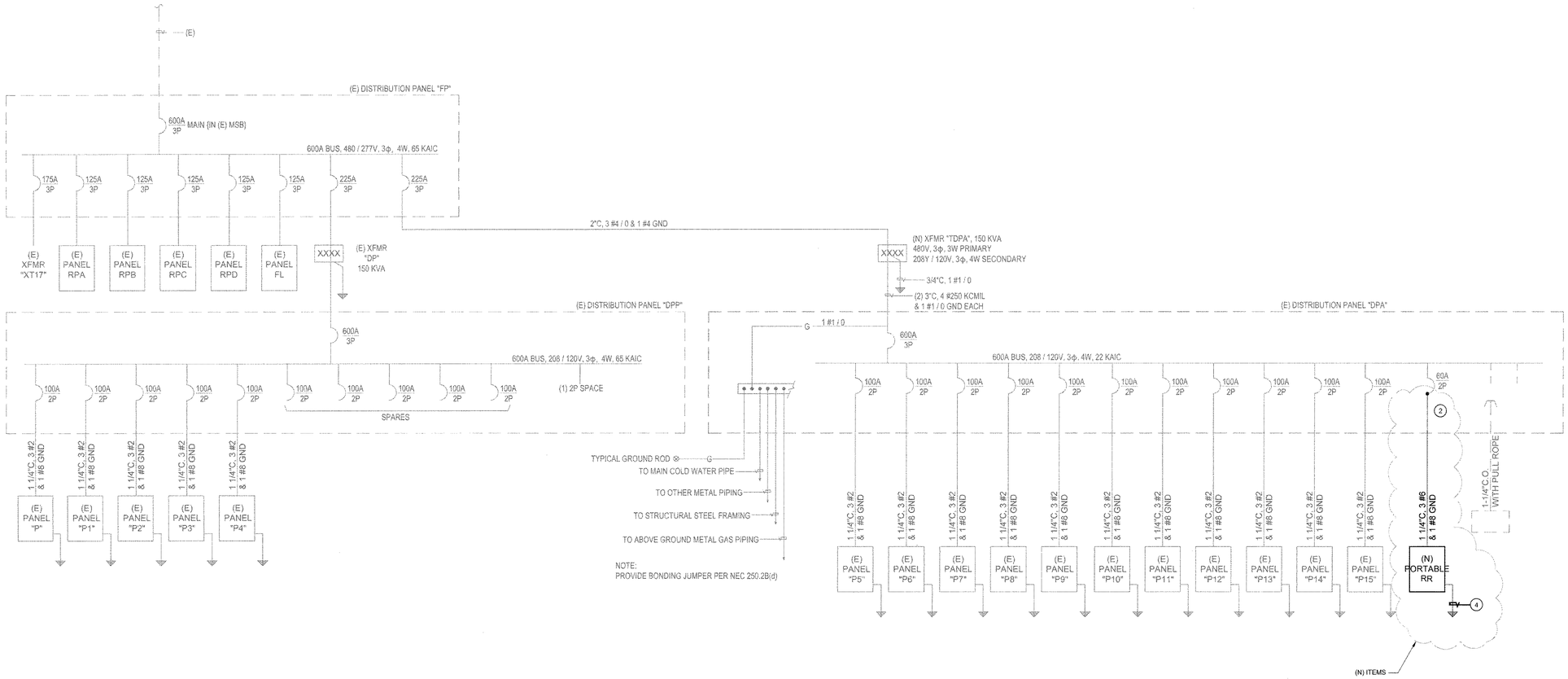
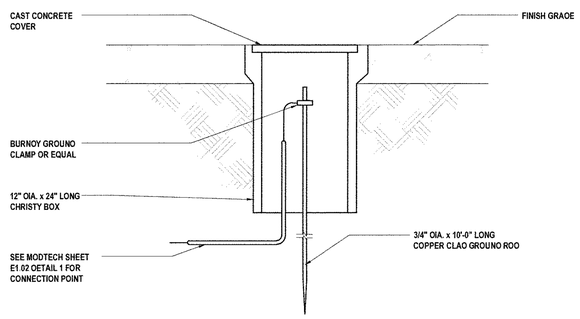


1 SINGLE LINE DIAGRAM
NOT TO SCALE



2 GROUND ROD INSTALLATION DETAIL
NOT TO SCALE

SHEET NOTES

1 - ELECTRICAL PANEL BOARD PROVIDED BY PORTABLE MANUFACTURER

2 - UTILIZE (E) SPARE CIRCUIT BREAKER

3 - ALL ELECTRICAL ITEMS SHOWN ON THIS DRAWING ARE (E), U.O.N.

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AC IGW FLS
SS VF
DATE: 08.04.17

KEY MAP

SHEET TITLE: SINGLE LINE DIAGRAM

SCALE: AS SHOWN

REVISIONS

No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: DK

Checked By: CDBF

JOB NO. 17.015

DATE 08.03.2017

SHEET NUMBER E5.10

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100% CD's

GENERAL NOTES

1. THE COMPLETE ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE, SPECIFICATIONS AND STANDARD, THE LATEST RULES AND REGULATIONS OF THE SAFETY ORDERS ISSUED BY THE DIVISION OF INDUSTRIAL SAFETY, THE NATIONAL BOARD OF FIRE UNDERWRITERS AND ALL APPLICABLE STATE AND LOCAL CODES ISSUED BY AUTHORITIES HAVING JURISDICTION.
2. PRIOR TO SUBMITTING PROPOSAL, BIDDER SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS, VISIT CONSTRUCTION SITE AND ATTEND THE PRE-BID MEETING TO BE FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH HE WILL HAVE TO OPERATE AND WHICH WILL IN ANYWAY AFFECT THE WORK UNDER THIS CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
3. FIELD VERIFY TO CONFIRM ALL FIRE RATED CEILINGS AND WALLS. PROVIDE FIRE STOP SEALS PER UNIFORM BUILDING CODE FOR CONDUIT PENETRATION THROUGH FIRE RATED FLOORS, WALLS AND CEILINGS.
4. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITER'S LABORATORIES AND BEAR THEIR LABEL.
5. CONDUIT ROUTING SHOWN IS ESSENTIALLY DIAGRAMMATIC. CONTRACTOR SHALL LAYOUT RUNS TO SUIT FIELD CONDITIONS AND THE COORDINATION REQUIREMENTS OF OTHER TRADES. ALL EXPOSED CONDUIT, BOXES, FITTINGS, SUPPORT, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
6. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND OTHER DRAWINGS RELATED TO THIS PROJECT FOR ADDITIONAL WORK TO BE PROVIDED.
7. THE OWNER RETAINS FIRST SALVAGE RIGHTS TO ALL EXISTING EQUIPMENT REMOVED UNDER THIS CONTRACT. THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE OWNER FOR DISPOSITION OF THE EXISTING EQUIPMENT TO BE REMOVED BY HIM. THE CONTRACTOR SHALL INCLUDE IN HIS BID PROPOSAL ALL COSTS RELATED TO THE DISPOSAL OF EXISTING EQUIPMENT REMOVED UNDER THIS CONTRACT.
8. ANY POWER SHUTDOWN SHALL BE COORDINATED WITH SCHOOL DISTRICT PROJECT MANAGER. A SHUTDOWN SCHEDULE SHALL BE PRESENTED TO SCHOOL DISTRICT FOR APPROVAL TWO WEEKS PRIOR TO COMMENCEMENT OF WORK. SHUTDOWN SHALL BE PERFORMED IN OVERTIME HOURS IF SO DIRECTED BY SCHOOL DISTRICT.
9. DEMOLITION WORK SHALL BE PROVIDED AS REQUIRED TO ACCOMPLISHED NEW WORK CALLED FOR AND AS NOTED. WORK SHALL BE PERFORMED CAREFULLY TO AVOID DAMAGE TO SURFACES, STRUCTURES, AND EQUIPMENT NOT BEING REMOVED. EXISTING EQUIPMENT AND/OR ELECTRICAL WIRING WHICH IS TO REMAIN, BUT HAS BEEN REMOVED TO FACILITATE THE INSTALLATION OF THE NEW EQUIPMENT, SHALL BE RESTORED TO ITS ORIGINAL OPERATING CONDITION.
10. BLANK COVERS SHALL BE INSTALLED WHEREVER DEVICE IS REMOVED AND OUTLET BOX REMAINS IN PLACE.
11. UNLESS OTHERWISE INDICATED, THE MINIMUM SIZE OF CONDUCTORS SHALL BE 12 AWG THWN STRANDED COPPER ONL.Y.
12. UNLESS OTHERWISE INDICATED, THE MINIMUM SIZE OF CONDUIT SHALL BE 3/4".
13. GREEN INSULATED GROUND CONDUCTORS SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUIT WIRING.
14. PROVIDE LABELS ON ALL EQUIPMENT AND DEVICES. LABELS SHALL BE SELF-ADHESIVE PHENOLIC TYPE AND WHITE LETTER ON BLACK BACKGROUND, PROVIDE BRADY OR DYMO TYPE LABELS (CIRCUIT IDENTIFICATION) FOR ALL SWITCHES AND RECEPTACLES.
15. THE CONTRACTOR SHALL PROVIDE TYPEWRITTEN DIRECTORIES FOR ALL ELECTRICAL PANELS INVOLVED IN THIS PROJECT. THE PANEL DIRECTORIES SHALL REFLECT THE AS-BUILT CIRCUITS. ONE COPY OF THE SCHEDULE SHALL BE TAPED TO THE INSIDE OF THE PANEL DOOR, AND ONE COPY SHALL BE SUBMITTED TO THE ENGINEER AS AN "AS-BUILT" DRAWING.
16. ALL ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A SEISMIC FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA:
    a. THE TOTAL DESIGN LATERAL SEISMIC FORCE SHALL BE DETERMINED PER CALIFORNIA BUILDING CODE (CBC) 2013. FORCES SHALL BE APPLIED IN THE HORIZONTAL DIRECTIONS, WHICH RESULT IN THE MOST CRITICAL LOADING FOR DESIGN.
    b. THE VALUE OF A_p(COMPONENT AMPLIFICATION FACTOR), R_p (COMPONENT RESPONSE MODIFICATION FACTOR), C_a(SEISMIC COEFFICIENT) AND Ip(SEISMIC IMPORTANCE FACTOR) BE DETERMINED PER CALIFORNIA BUILDING CODE (CBC) 2013.

    WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE FIELD REPRESENTATIVE OF THE DIVISION OF THE STATE ARCHITECT.
17. CERTAIN REMODELING OF ELECTRICAL FACILITIES WILL BE REQUIRED IN THE EXISTING BUILDING. THE DRAWINGS SHOWING LOCATION OF EQUIPMENT IN EXISTING AREAS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONCEAL ALL WORK; IF THIS NOT POSSIBLE, SURFACE RACEWAY SUCH AS WIREMOLD SHALL BE USED ONLY WITH THE APPROVAL OF THE ARCHITECT AND OWNER.
18. THE CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR THE PROPER RESTORATION OF ALL EXISTING SURFACES REQUIRING PATCHING, PLASTERING PAINTING AND/OR OTHER REPAIRS DUE TO THE INSTALLATION OF ELECTRICAL WORK UNDER THE TERMS OF THIS SPECIFICATION. CLOSE ALL OPENINGS, REPAIR ALL SURFACES, ETC., AS REQUIRED. THIS SHALL INCLUDE ALL WALLS, CEILINGS, ROOFS, PAVEMENT, PLANTERS, ETC.
19. OUTLETS MOUNTED ON WALL BACK TO BACK SHALL MAINTAIN A MINIMUM HORIZONTAL DISTANCE OF 24" OR BE SEPARATED BY A STUD.
20. ALL EXPOSED CONDUITS, BOXES AND CABINETS INSTALLED IN FINISHED AREAS SHALL BE PAINTED TO MATCH COLOR OF ADJACENT WALL OR CEILING.
21. THE CONTRACTOR SHALL MAINTAIN AT THE JOB SITE, AN UP TO DATE "AS BUILT" DRAWING SET. THE "AS BUILT" DRAWING SET SHALL REFLECT ALL APPROVED CHANGES TO THE DESIGN DRAWINGS. THE "AS BUILT" DRAWING SET SHALL BE KEPT CLEAN AND IN GOOD CONDITION AND SHALL BE TURNED OVER TO THE OWNER AT THE COMPLETION OF THE PROJECT. THESE DRAWINGS SHALL BE UPDATED DAILY AND BE CHECKED WEEKLY BY IOR. THE PROGRESS PAYMENT IS TIED TO THEIR COMPLETION.
22. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SCHEDULE AND PERFORM A COMPLETE FUNCTIONAL TEST TO DEMONSTRATE TO THE OWNER THAT THE NEW INSTALLATION IS OPERATING AS INTENDED. ANY DEFECTS OR DEFICIENCIES IN THE MATERIALS OR WORK SHALL CORRECTED IMMEDIATELY BY AND AT THE CONTRACTOR'S EXPENSE.
23. PROVIDE ACCESSIBLE PANEL FOR HEAT DETECTOR ABOVE CEILING WHERE REQUIRED.

FIRE ALARM L E G E N D

WIRING

SYMBOL	DESCRIPTION
	WIRING CONCEALED IN CEILING OR WALL. LINE WEIGHT TOP TO BOTTOM= NEW, EXISTING TO REMAIN, FUTURE
	WIRING CONCEALED IN FLOOR OR UNDER GRADE OR ROUTED IN CEILING SPACE OF FLOOR BELOW. LINE WEIGHT TOP TO BOTTOM= NEW, EXISTING TO REMAIN, FUTURE
	WIRING EXPOSED. LINE WEIGHT TOP TO BOTTOM= NEW, EXISTING TO REMAIN, FUTURE
	EXISTING ITEM TO BE REMOVED
LV	LOW VOLTAGE CABLE IN CONDUIT
	STROKES INDICATE QUANTITY OF #12 AWG. CONDUCTORS IF MORE THAN 3, UON. NOTE: WIRING STROKES FOR 20A BRANCH CIRCUITS ARE NOT SHOWN ON DRAWINGS. CONTRACTOR SHALL USE INFORMATION IN PANEL AND BRANCH CIRCUIT SCHEDULES TO PROVIDE REQUIRED CIRCUITING. ALL SHARED NEUTRAL SHALL BE #10 U.O.N.
	GROUND GROUND, ISOLATED
	HOT NEUTRAL
L1A-1,3 H01A	HOME RUN WIRING TO INDICATED DESTINATION, 3/4"C. MIN. OR AS OTHERWISE NOTED. CONTRACTOR SHALL USE CIRCUIT SIZES NOTED IN RESPECTIVE SCHEDULES AND INFORMATION IN THE FEEDER AND BRANCH CIRCUIT SCHEDULES.
	CONDUIT RUN TURNED UP THROUGH FLOOR OR CEILING. CORE & FIREPROOF AS REQUIRED.
	CONDUIT RUN TURNED DOWN THROUGH FLOOR OR CEILING. CORE & FIREPROOF AS REQUIRED.
	CONDUIT STUBBED OUT AT LOCATION SHOWN. PROVIDE INSULATED BUSHING & PULLROPE.
	RACEWAY STUBBED OUT FOR FUTURE CONTINUATION; CAP, MARK AND RECORD LOCATION.
J J J	JUNCTION BOXES, WALL, CEILING AND FLUSH FLOOR MOUNTED. 4" SQ. BOX MIN., LARGER IF REQUIRED
	WIRING EXTENSION POINT - CONDUIT TO MC CABLE OR MANUFACTURED WIRING SYSTEM J-BOX ABOVE ACCESSIBLE CEILINGS AREAS, OR EXTEND CONDUIT & WIRE IN EXPOSED OR "HARD" CEILING AREAS. SHADED= ON ALT. POWER SOURCE (EMERG,UPS,ETC.)
PB	PULL BOX, MIN. SIZE PER NEC., UON.
	FLEXIBLE CONDUIT CONNECTION
	POWER CONNECTION TO DIV 15 FIRE/SMOKE DAMPER. REFER TO FSD CONNECTION DETAIL IF NOT SHOWN
	LOW VOLTAGE SYSTEM GROUND CONNECTION
	GROUND ROD CONNECTION
	GROUND ROD CONNECTION WITH TEST WELL BOX
	LIGHTNING SYSTEM AIR TERMINAL

FIRE ALARM SYSTEM

SYMBOL	DESCRIPTION
FACP	FIRE ALARM CONTROL PANEL AND ASSOCIATED COMPONENTS. PROVIDE 120V POWER AS REQUIRED OR AS INDICATED.
ANN	ANNUNCIATOR
	SMOKE DETECTOR
(AC)	ABOVE CELING HEAT DETECTOR
P	FIRE ALARM SYSTEM MANUAL PULL STATION,
S	STROBE
H	HORN/STROBE
WP	HORN - WEATHERPROOF
IM	ISOLATOR MODULE
CM	CONTROL MODULE

APPLICABLE CODES

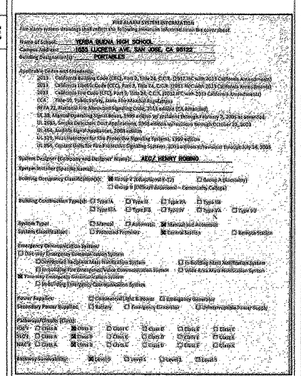
1. 2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR)
2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1 & 2 (PART 2, TITLE 24, CCR)
3. 2013 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CCR)
4. 2013 CALIFORNIA MECHANICAL CODE (PART 4, TITLE 24, CCR)
5. 2013 CALIFORNIA PLUMBING CODE (PART 5, TITLE 24, CCR)
6. 2013 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR)
7. 2013 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE (PART 7, TITLE 24, CCR)
8. 2013 CALIFORNIA FIRE CODE (PART 9, TITLE 24, CCR)
9. 2013 CALIFORNIA REFERENCE STANDARDS CODE (PART 12, TITLE 24, CCR)
10. NFPA 13, 2013 EDITION, THE INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS, AS AMENDED
11. NFPA 14, 2013 EDITION, THE INSTALLATION OF STANDPIPE, PRIVATE HYDRANT AND HOSE SYSTEMS
12. NFPA 24, 2013 EDITION, THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
13. NFPA 72, 2013 EDITION, NATIONAL FIRE ALARM CODE, AS AMENDED

FIRE ALARM SCOPE OF WORK

THE INTENT OF THIS PROJECT IS TO PROVIDE A COMPLETE FIRE ALARM SYSTEM FOR PORTABLES.

FIRE ALARM SYSTEM GENERAL NOTE

THE FIRE DETECTION AND ALARM SYSTEM, UPON ACTIVATION OF AN INITIATING DEVICE, SHALL ALERT ALL OCCUPANTS AND SHALL TRANSMIT THE ALARM SIGNAL TO AN APPROVED SUPERVISING CENTRAL MONITORING STATION.



ABBREVIATIONS

(E)	EXISTING TO REMAIN
(F)	FUTURE
(R)	EXISTING TO BE REMOVED
(RL)	EXISTING TO BE RELOCATED
AB	ABOVE COUNTER BACKSPLASH
ACU	AIR CONDITIONING UNIT
AC	ALTERNATING CURRENT
A, AMP	AMPERES
AF	AMPERE (RATED) FUSE OR CB FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AL	ALUMINUM (ALLOY)
ALC	AUTOMATIC LIGHTING CONTROL
AS	AMPERE (RATED) SWITCH
AT	CIRCUIT BRKR TRIP SETTING (AMPS)
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
B	BELL (FIRE ALARM)
BAT	BATTERY
BG	BELOW GRADE
C	CONDUIT (CIRCULAR RACEWAY)
CAB	CABINET
CKT	CIRCUIT
CLG	CEILING
CO	CONDUIT ONLY
CU	COPPER
DC	DIRECT CURRENT
DIV	DIVISION
DPST	DOUBLE POLE SINGLE THROW
DWG	DRAWING
ENCL	ENCLOSURE
EO	ELECTRICALLY OPERATED
EOL	END OF LINE
FA	FIRE ALARM
FAA	FIRE ALARM ANNUNCIATOR
FSD	FIRE/SMOKE DAMPER
GND	GROUND
K	KEY OPERATED
MAX	MAXIMUM
MIN	MINIMUM
MTD	MOUNTED
MTR	MOTOR
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NO	NORMALLY OPEN
NTS	NOT TO SCALE
NP	NAMEPLATE
OC	ON CENTER
PNL	PANEL
+,POS	POSITIVE
REQD	REQUIRED
RNC	RIGID NON-METALLIC CONDUIT (PVC)
RSE	REMOTE SIGNAL EXPANDER
RST	REMOTE STATION TRANSMITTER
S.A.D.	SEE ARCHITECTURAL DRAWINGS
TYP	TYPICAL
UL	UNDERWRITERS LAB
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY

FIRE ALARM DRAWING LIST

FIRE ALARM SYSTEM NOTES

1. ALL WIRING SHALL BE IN CONDUIT, U.O.N. MINIMUM CONDUIT SIZE SHALL BE 3/4"C.
2. PROVIDE AND INSTALL ALL CONDUIT, BOXES, CONDUCTORS, POWER SUPPLY, RELAYS, ZONE MODULES, CARDS, SWITCHES ETC. FOR A COMPLETE AND OPERABLE FIRE ALARM SYSTEM.
3. ALL REQUIREMENT OF CONTRACT SPECIFICATIONS AND DRAWING APPLY.
4. INSTALLATION SHALL CONFORM TO REQUIREMENTS OF APPLICABLE ELECTRICAL CODES.
5. TEE-TAP INSIDE BUILDING IN JUNCTION BOX. USE TERMINAL BLOCKS.
6. FIRE ALARM FIELD WIRING SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.
7. 120VAC 60Hz INPUT POWER FOR FIRE ALARM CONTROLS SHALL BE A DEDICATED, LOCKING BREAKER PROPERLY LABELED "SOURCE FROM LINE OF MAIN DISCONNECT" OR "EMERGENCY POWER".
8. ALL WIRING INCLUDING SHIELDS MUST BE DRY AND FREE OF SHORTS AND GROUNDS.
9. 120VAC IS NOT PERMITTED IN SAME CONDUIT WITH LOW VOLTAGE WIRING.
10. DO NOT APPLY POWER EXCEPT IN THE PRESENCE OF A FACTORY-TRAINED FIRE ALARM TECHNICAL REPRESENTATIVE.
11. THERE WILL BE NO CONDUIT ENTRY ALLOWED 18" OR LOWER ON THE SIDE PANELS OR THROUGH THE BOTTOM OF ALL CONTROL EQUIPMENT BACKBOXES.
12. ALL VISUAL ALARM IN EVERY ROOMS OR EXTERIOR WHERE OCCUR SHALL BE SYNCHRONIZED.
13. VISUAL DEVICE SHOULD NOT EXCEED 2 FLASHES PER SECOND AND SHOULD NOT BE SLOWER THAN 1 FLASH EVERY SECOND. THE DEVICE SHALL HAVE A PULSING LIGHT SOURCE THAT MEETS NFPA STROBE INTENSITY REQUIREMENTS WHICH VARIES WITH VIEWING CONDITIONS AND ROOM SIZES.
14. UNDERGROUND AND EXTERIOR CONDUITS TO HAVE WATER-TIGHT FITTINGS AND WIRES TO BE APPROVED FOR WET LOCATIONS.
15. AUDIBLE DEVICE(S) TO BE AT LEAST 15dBA ABOVE THE EQUIVALENT SOUND LEVEL BUT NOT LESS THAN 75dBA AT 10' OR MORE THAN 110dBA AT THE MINIMUM HEARING DISTANCE.
16. AUDIBLE DEVICE SHALL SOUND THE CALIFORNIA UNIFORM FIRE ALARM SIGNAL.
17. FINAL FIRE ALARM TEST SHALL BE MADE WITH THE DSA INSPECTOR OF RECORD (IOR). LOCAL FIRE AUTHORITY SHALL BE NOTIFIED OF DATA AND TIME OF FINAL FIRE ALARM TESTING AND SHALL ASSIST/WITNESS SUCH TESTING WHEN ABLE.
18. FIRE ALARM CONTRACTOR SHALL PROVIDE A COMPLETED AND SIGNED" CERTIFICATE OF COMPLETION" AFTER COMPLETION OF OPERATIONAL ACCEPTANCE TESTS. (NFPA 72 SEC. 7.8.2 & 14.6.1).
19. PROVIDE TEMPORAL THREE DISTINCTIVE FIRE ALARM SOUND (CFC SEC. 907.5.2.1.3 NFPA 72 SEC. 18.4.2.1)
20. POWER SERVICE SHALL BE ON A DEDICATED BRANCH CIRCUIT WITH RED MARKING AND IDENTIFIED PER NFPA SEC 10.6.5.2.2 .
21. WIRING AND MATERIALS SHALL BE PER CEC/NEC ART. 760.
22. A DOCUMENTATION CABINET SHALL BE INSTALLED PROXIMAL TO THE FACU. (NFPA 72, 7.7.2.1)
23. ALL RECORD DOCUMENTATION SHALL BE STORED IN THE DOCUMENT CABINET. (NFPA 72, 7.7.2.2)
24. THE DOCUMENT CABINET SHALL BE PROMINENTLY LABELED SYSTEM RECORD DOCUMENT (NFPA 72, 7.7.2.4.)

NFPA 72 REQUIREMENTS

1. POWER SERVICE SHALL BE ON A DEDICATED BRANCH CIRCUIT WITH A RED MARKING AND IDENTIFIED PER (NFPA 72 SEC. 10.6.5.2.2)
2. PROVIDE TEMPORAL- THREE DISTINCTIVE FIRE ALARM SOUND, (CFC SEC. 907.5.2.1.3, NFPA 72 SEC. 18.4.2.1).
3. AUDIBLE FIRE ALARM SOUND LEVEL SHALL BE AT LEAST 15 DBA ABOVE THE AVERAGE AMBIENT SOUND LEVEL IN ALL OCCUPINABLE AREAS, (NFPA 72 SEC. 18.4.3.1). (IE. CLASSROOM AVERAGE AMBIENT ROOM NOISE IS 45 DBA PLUS 15 DBA EQUALS = 60 DBA MINIMUM ALARM TONE REQUIRED)
4. STROBES SHALL FLASH AT A RATE OF NOT EXCEEDING TWO FLASHES PER SECOND NOR BELESS THAN ONE FLASH EVERY SECOND, (2013 NFPA 72 SEC. 18.5.3.1).
5. FINAL FIRE ALARM TEST SHALL BE MADE WITH THE DSA INSPECTOR OF RECORD (IOR). LOCAL FIRE AUTHORITY SHALL BE NOTIFIED OF THE DATE AND TIME OF FINAL FIRE ALARM TESTING AND SHALL ASSIST/WITNESS SUCH TESTING WHEN ABLE.
6. FIRE ALARM CONTRACTOR SHALL PROVIDE A "RECORD OF COMPLETION" TO THE INSPECTOR OF RECORD (IOR)/DSA AFTER COMPLETION OF OPERATIONAL ACCEPTANCE TESTS, (2013 NFPA 72 SEC. 7.8.2 AND FIGURE 7.8.2).

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KENNETH S. IGH
No. 11537
Exp. 6/30/17
ELECT.
STATE OF CALIFORNIA

Key Plan

Project Title

Y.B.H.S. ALT. ED. MINI CAMPUS IMPROVEMENTS TEMPORARY MODULARS

1855 Lucretia Ave
San Jose, CA 95122

EAST SIDE UNION HIGH SCHOOL DISTRICT

No	Revisions/Submissions	Date

Drawing Title

FIRE ALARM COVER SHEET

Registratory Agency Approval

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-115692
AC. DW FLS. SS. WJ
DATE 04/25/16

Architect Seal

LICENSED ARCHITECT
WILLIAM E. JOHNSON
No. C-23918
REN. 8-30-17
STATE OF CALIFORNIA

DSA File Number	43-H10
DSA Application Number	01-115692
Project No.	135075
Date	04.05.16
Drawing No	FA0.1

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NEW RESTROOM BUILDING
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SAN JOSE, CA 95122

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-115692
AC. DW FLS. DZ
SS. KE
DATE: 08.04.17

KEY MAP

SHEET TITLE:
FIRE ALARM COVER SHEET (FOR REFERENCE ONLY)
SCALE: AS SHOWN

REVISIONS

No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: DK
Checked By: CDBF

JOB NO.	SHEET NUMBER
17.015	FA0.1
DATE 08.03.2017	10 of 39

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DSA APPLICATION #: 01-115692, APPROVED IN 2016

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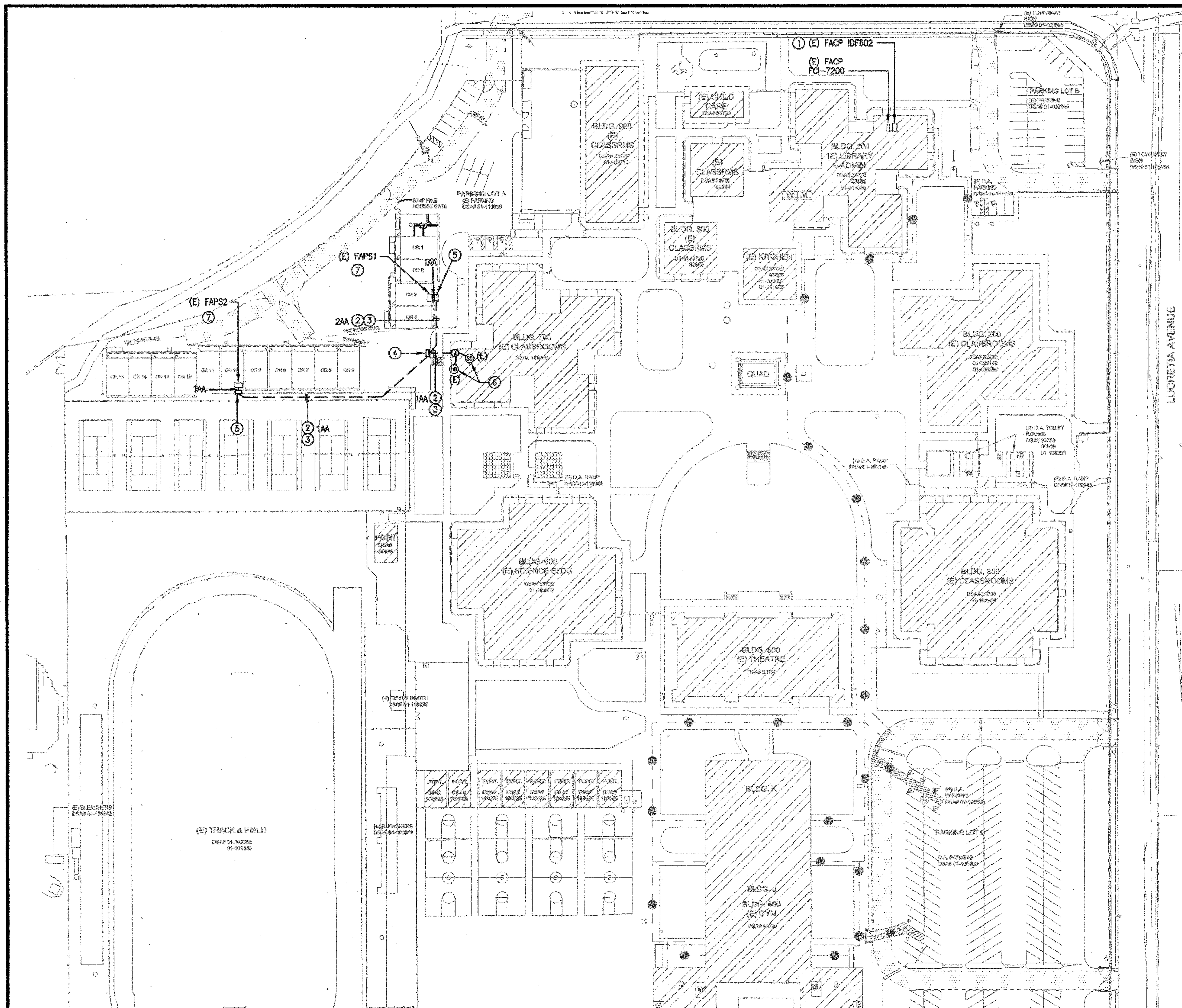

1 FA1.1 FIRE ALARM SITE PLAN
SCALE: 1" = 50'-0"

SHEET NOTES

1. (E) FACP TO REMAIN. REPROGRAM AFTER COMPLETION OF WORK IN THE (N) PORTABLES AS REQUIRED.
2. (1) 1 1/2"C (FIRE ALARM)
3. TRENCH, BACKFILL, COMPACT AND PATCH TO MATCH (E) CONDITION.
4. (N) CONCRETE PULLBOX SIMILAR TO CHRISTY CAT. #B1017. TRAFFIC RATED COVER SHALL BE ENGRAVED "FIRE ALARM".
5. INSTALL 12"x8"x4" NEMA 3R PULLBOX AND SECURE ON THE EXTERIOR WALL OF THE BUILDING. FIELD VERIFY FOR EXACT MOUNTING HEIGHT.
6. INSTALL (N) CONDUIT INTO (E) FIRE ALARM DEVICE. SPLICE (N) WIRES TO (E).
7. (E) FAPS TO REMAIN.

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AEC Alliance Engineering Consultants, Inc.

Key Plan

Project Title
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No	Revisions/Submissions	Date

Drawing Title
FIRE ALARM SITE PLAN

Regulatory Agency Approval: IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES 01-115692

Architect Seal

DSA File Number: 43-H10
DSA Application Number: 01-115692
Project No.: 135075
Date: 04.05.16
Drawing No: FA1.1

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IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
01-116495
DATE: 08.07.17

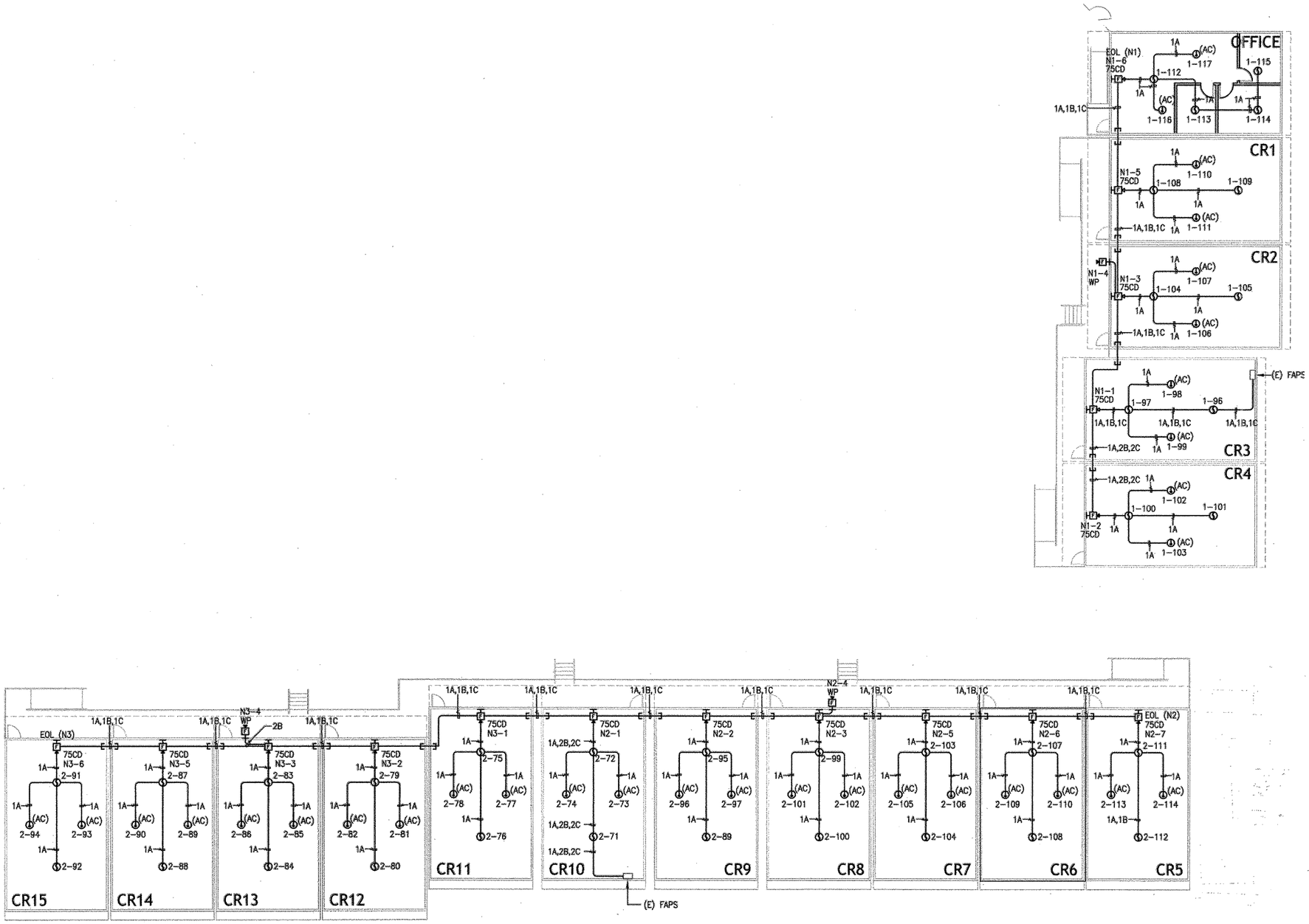
KEY MAP

SHEET TITLE: FIRE ALARM SITE PLAN (FOR REFERENCE ONLY)
SCALE: AS SHOWN

REVISIONS

No.	Issue Description	Date

Drawn By: DK
Checked By: CDBF
JOB NO. 17.015
DATE 08.03.2017
SHEET NUMBER FA1.1



NOTE: PROVIDE FLEXIBLE CONDUIT IN BETWEEN FIXTURES CONDUIT TO ALLOW FOR 2" MOVEMENT OF BUILDING IN ALL 4 DIRECTIONS

1 / FA2.1 FIRE ALARM PLAN
SCALE: 3/32" = 1'-0"

FOR REFERENCE ONLY
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DSA APPLICATION #: 01-115692, APPROVED IN 2016

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Key Plan

THE YERBA BUENA HIGH SCHOOL ALT. ED.
MINI CAMPUS IMPROVEMENTS
NEW RESTROOM BUILDING
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Project Title

Y.B.H.S. ALT. ED. MINI CAMPUS IMPROVEMENTS TEMPORARY MODULARS
1855 Lucretia Ave
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EAST SIDE UNION HIGH SCHOOL DISTRICT

No	Revisions/Submissions	Date

Drawing Title

FIRE ALARM PLAN

Regulatory Agency Approval

IDENTIFICATION STAMP
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OFFICE OF REGULATION SERVICES
01-115692
AC DATE 04.27.16 FLS SS

Architect Seal

LICENSED ARCHITECT
No. C-23919
REN. 9-30-17
STATE OF CALIFORNIA

DSA File Number	43-H10
DSA Application Number	01-115692
Project No.	135075
Date	04.05.16

Drawing No: **FA2.1**

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-116995
AC KW FLS KE
SS KE
DATE: 08.04.17

KEY MAP

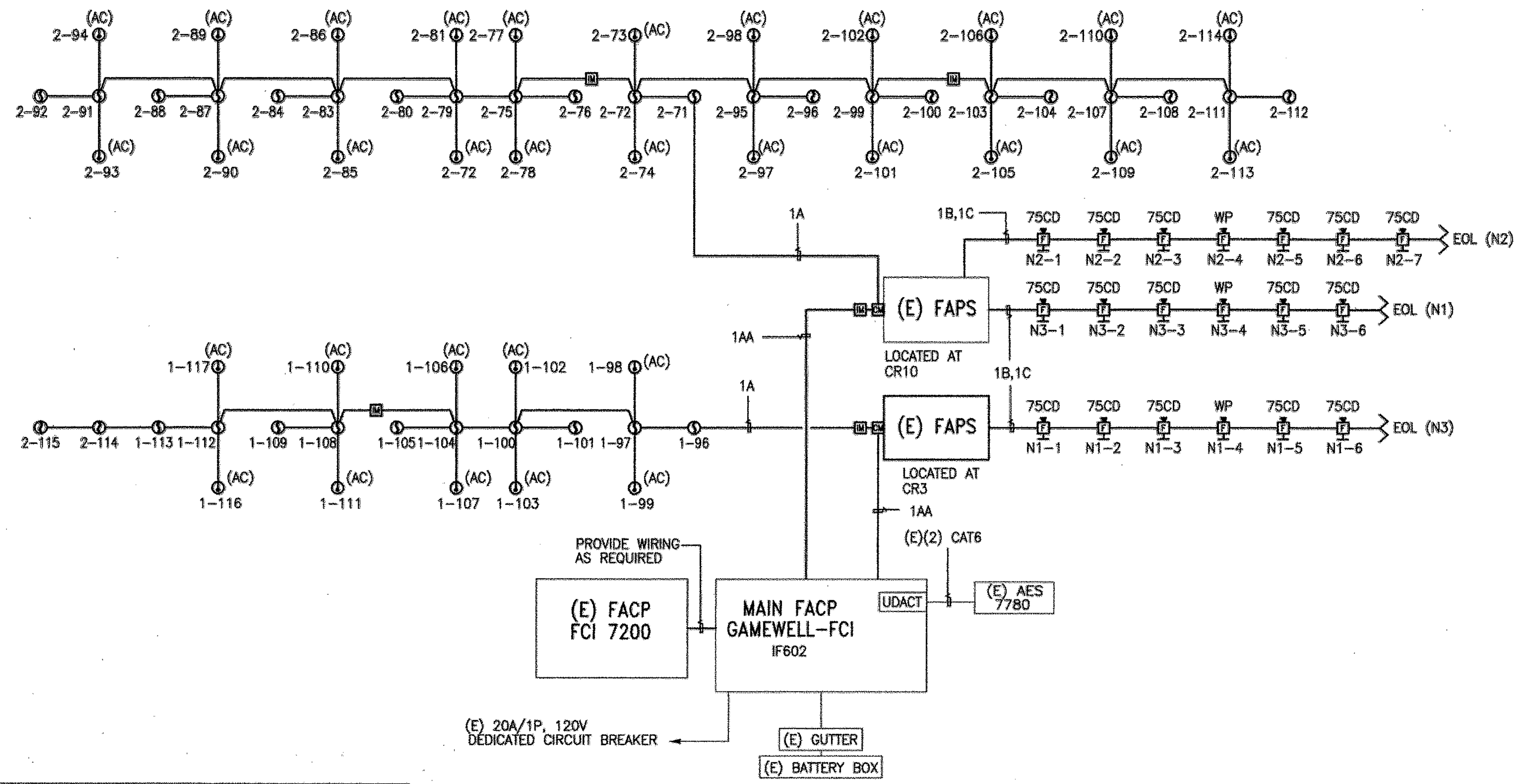
SHEET TITLE:
FIRE ALARM PLAN (FOR REFERENCE ONLY)
SCALE: AS SHOWN

REVISIONS

No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: DK
Checked By: CDBF

JOB NO. 17.015
DATE 08.03.2017
SHEET NUMBER **FA2.1**
12 of 39



1 / FA3.1 — FIRE ALARM RISER DIAGRAM
NOT TO SCALE

	FIRE ALARM EQUIPMENT LIST			
	MANUFACTURER	MODEL	DESCRIPTION	CSFM NUMBER
FACP	GAMEWELL-FCI	IF602	(E) FIRE ALARM CONTROL PANEL	7165-1703:0145
FAPS	WHEELOCK	PS248MC	(E) FIRE ALARM POWER SUPPLY	
	GAMEWELL-FCI	XP95-P	PHOTOELECTRIC SMOKE DETECTOR	7272-1703:0155
(AC)	GAMEWELL-FCI	XP95T	HEAT DETECTOR HIGH FIXED TEMPERATURE 194°F ABOVE CEILING	7270-1703:0156
	GAMEWELL-FCI	XP95-B4	MOUNTING BASE	7300-1394:0114
	GAMEWELL-FCI	AOM-2SF	CONTROL MODULE	7300-1703:0102
	GAMEWELL-FCI	M500X	ISOLATOR MODULE	7300-1653:0103
15	WHEELOCK	ST-R	24V STROBE (RED) SET AT 15CD	7125-0785:0168
75	WHEELOCK	HS-R	24V HORN/STROBE (RED) SET AT 75CD	7125-0785:0168
WP	WHEELOCK	AH-24WP-R	HORN, WEATHERPROOF	7125-0785:0131
	WHEELOCK	WBB-R	BACK BOX, EXTERIOR	
	West Penn	D990	2 #16 AWG, TWISTED PAIR CABLE	7161-0859:0101
	West Penn	998S	2 #14 AWG, TWISTED PAIR CABLE	7161-0859:0101
	West Penn	AQ225	2 #16 AWG, TWISTED PAIR CABLE	7161-0859:0101
	West Penn	AQ227	2 #14 AWG, TWISTED PAIR CABLE	7161-0859:0101
	POWER SONIC	PS-1270	BATTERY, 12V, DC SET, 7AH	

NOTES:

IDF 602 CAN MONITOR AND CONTROL UP TO 126 ANALOG/ ADDRESSABLE DEVICES IN EACH LOOP. THE (E) PANEL HAS 2 LOOPS. (E) LOOPS 1 HAS 90 CONNECTED DEVICES. AND LOOP 2 HAS 68 DEVICES CONNECTED. THEREFORE, LOOP 1 AND LOOP 2 HAVE ENOUGH CAPACITY SPARE POINTS FOR THE ADDED 67 DEVICES.

INITIATING DEVICE LABEL

I - 01

INITIATING CIRCUIT NUMBER — DEVICE CIRCUIT

NAC DEVICE LABEL

N1 - 1

NOTIFICATION APPLIANCE ZONE CIRCUIT NUMBER — DEVICE NUMBER

CABLE DESIGNATION

1 A

CABLE QTY — CABLE TYPE

FIRE ALARM WIRING LEGEND

SYMBOL	WIRE TYPE	USED ON
A	2-CONDUCTOR, #16 TWISTED PAIR UNSHIELDED (D990)	ADDRESSABLE ALARM INITIATING DEVICES: - SMOKE DETECTORS - INTERFACE MODULES - PULL STATION
AA	2-CONDUCTOR, #16 TWISTED PAIR UNSHIELDED (AQ225)	ADDRESSABLE ALARM INITIATING DEVICES: - SMOKE DETECTORS - INTERFACE MODULES - PULL STATION
B	2-CONDUCTOR, #14 AWG UNSHIELDED (998S)	AUDIO/VISUAL FROM NAC INDICATING DEVICES: - (SYNC HORN/STROBE CIRCUITS)
BB	2-CONDUCTOR, #14 AWG UNSHIELDED (AQ227)	AUDIO/VISUAL FROM NAC INDICATING DEVICES: - (SYNC HORN/STROBE CIRCUITS)
C	2-CONDUCTOR, #14 AWG UNSHIELDED (998S)	SPARE
	2-CONDUCTOR, #12 AWG SOLID, THWN (GROUNDED WIRE)	120 VAC POWER WIRING TO: - F.A. CONTROL PANEL POWER SUPPLY PANEL

FA SYSTEM OPERATIONAL MATRIX

	Annunciate Alarm Condition at New FACP	Annunciate Trouble Condition at New FACP*	Annunciate Supervisory Condition New FACP	Transmit to Central Station Alarm Condition	Transmit to Central Station Trouble Condition*	Transmit to Central Station Supervisory Cond.	Activate Fire Alarm Visual Notification Device
Manual Pull Station	X			X			X
Smoke Detector	X			X			X
Heat Detector	X			X			X
System Trouble		X			X		
Pow er Failure		X			X		
Signaling Line Circuit (Class B)-Open Circuit		X			X		
Signaling Line Circuit (Class B)-Ground Fault		X			X		
Signaling Line Circuit (Class B)-Short Circuit		X			X		
Notification Circuit (Class B)-Open Circuit		X			X		
Notification Circuit (Class B)-Ground Fault		X			X		
Notification Circuit (Class B)-Short Circuit		X			X		

* NOTE: Addressable devices that are broken, missing, dirty, etc. also send a trouble signal to both the FACP and to the Supervising Station.

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Project Title

Y.B.H.S. ALT. ED. MINI CAMPUS IMPROVEMENTS TEMPORARY MODULARS
1855 Lucretia Ave
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EAST SIDE UNION HIGH SCHOOL DISTRICT

No	Revisions/Submissions	Date

Drawing Title

FIRE ALARM RISER DIAGRAM, EQUIPMENT LIST AND LEGEND

Regulatory Agency Approval — Architect Seal

DSA File Number: 43-H10
DSA Application Number: 01-115692
Project No. 135075
Date: 04.05.16
Drawing No: FA3.1

FOR REFERENCE ONLY
THIS DRAWING FROM MODULAR CLASSROOM BUILDING DRAWINGS.
DSA APPLICATION #: 01-115692, APPROVED IN 2016

100% CDS

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IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-116945
AC ___ FLS ___
SS ___
DATE: 08.01.17

KEY MAP

SHEET TITLE: FIRE ALARM RISER DIAGRAM, EQUIPMENT LIST AND LEGEND (FOR REFERENCE ONLY)
SCALE: AS SHOWN

REVISIONS

No.	Issue Description	Date

Drawn By: DK
Checked By: CDBF

JOB NO. 17.015
DATE 08.03.2017
SHEET NUMBER FA3.1

(E) IF-602 Battery Calculation Work Sheet

						Standby Current (A)	Alarm Current (A)
		x	Standby	0.1600	A	0.160 A	
IF-602 Fire Alarm Control Panel	1	x	Alarm	0.2200	A		0.220 A
		x	Standby	0.0450	A	0.090 A	
SLC Analog SLC Loop	2	x	Alarm	0.0450	A		0.090 A
Auxiliary Devices Catalog #	**Qty**						
		x	Standby	0.0005		0.0005 A	
MS-95 Addressable Manual Pullstation	1	x	Alarm	0.0015			0.0015 A
XP95-P Addressable Photoelectric		x	Standby	0.0003	A	0.0132 A	
Smoke Detector	44	x	Alarm	0.0003	A		0.0132 A
		x	Standby	0.0004	A	0.0136 A	
(N) XP85-D Adressable Photometric	34	x	Alarm	0.0065	A		0.221 A
		x	Standby	0.00036	A	0.0158 A	
XP95-T Thermal Sensor	44	x	Alarm	0.0065	A		0.2860 A
		x	Standby	0.0003	A	0.0018 A	
AMM-2F Monitor Module	6	x	Alarm	0.0065	A		0.039 A
		x	Standby	0.00036	A	0.0115 A	
(N) XP95-T Thermal Sensor	32	x	Alarm	0.0065	A		0.2080 A
		x	Standby	0.0003	A	0.0003 A	
AOM-2RF Relay Module	1	x	Alarm	0.0065	A		0.007 A
		x	Standby	0.0004	A	0.0008 A	
(N) Control Module	2	x	Alarm	0.0065	A		0.0130 A
		x	Standby	0.0004	A	0.0020 A	
(N) Isolator Module	5	x	Alarm	0.0050	A		0.0250 A
Total Standby Current						**0.310 A**	
Total Alarm Current							**1.123 A**
Hours of Standby required by NFPA 72 Standards, (4,24 or 60)				**X**	**24**	HOURS	
Total A.H required for standby:							**7.43 AH**
15 Minute of Alarm operation per NFPA 72 Standards				**X**	15min.	(0.25 Hours)	
Total A.H required for Alarm:							**0.281 AH**
Add total standby current and alarm current:							**7.71 AH**
De-rating factor (20% extra insurance to meet desired performance					**X**	1.20%	
Total A.H required for battery back-up							**9.25 AH**

Notes:

1 An additional multiplier is included to compensate for the higher discharge rate in alarm. Battery capacity decreases with age

2 A 4-year old battery can lose up to 50% of its capacity. Compensations should be made to allow for this loss.

3 The Standby current + Alarm current must never exceed 4.66 Amps.

4 **(E) Battery set is 100 AH**

Battery Calculation Work Sheet (FAPS at CR3)

						Standby Current (A)	Alarm Current (A)
PS248MC						0.065 A	0.145 A
Auxiliary Devices							
Catalog Number	**Qty**						
		x	Standby		A	0.000 A	
Door Holders							
Catalog Number	**Qty**						
		x	Standby		A	0.000 A	
Notification Appliances							
Catalog Number	**Qty**						
75cd Horn/Strobe	5	x	Alarm	0.148	A		0.740 A
WP Horn	1	x	Alarm	0.08	A		0.080 A
Total Standby Current						**0.07 A**	
Total Alarm Current							**0.965 A**
Hours of Standby required by NFPA 72 Standards, (4,24 or 60)				**X**	**24**	HOURS	
Total A.H required for standby:							**1.56 AH**
15 Minute of Alarm operation per NFPA 72 Standards				**X**	15min.	(0.25 Hours)	
Total A.H required for Alarm:							**0.24 AH**
Add total standby current and alarm current:							1.80 **AH**
De-rating factor (20% extra insurance to meet desired performance					**X**	1.20%	
Total A.H required for battery back-up							**2.16 AH**

Notes:

1 The alarm current must never exceed 6.14 Amps

2 **Supplied Battery Set 7.0 AH**

Battery Calculation Work Sheet (FAPS at CR10)

						Standby Current (A)	Alarm Current (A)
PS248MC						0.065 A	0.145 A
Auxiliary Devices							
Catalog Number	**Qty**						
		x	Standby		A	0.000 A	
Door Holders							
Catalog Number	**Qty**						
		x	Standby		A	0.000 A	
Notification Appliances							
Catalog Number	**Qty**						
75cd Horn/Strobe	11	x	Alarm	0.148	A		1.628 A
WP Horn	2	x	Alarm	0.08	A		0.160 A
Total Standby Current						**0.07 A**	
Total Alarm Current							**1.933 A**
Hours of Standby required by NFPA 72 Standards, (4,24 or 60)				**X**	**24**	HOURS	
Total A.H required for standby:							**1.56 AH**
15 Minute of Alarm operation per NFPA 72 Standards				**X**	15min.	(0.25 Hours)	
Total A.H required for Alarm:							**0.48 AH**
Add total standby current and alarm current:							2.04 **AH**
De-rating factor (20% extra insurance to meet desired performance					**X**	1.20%	
Total A.H required for battery back-up							**2.45 AH**

Notes:

1 The alarm current must never exceed 6.14 Amps

2 **Supplied Battery Set 7.0 AH**

VOLTAGE DROP (VD) CALCULATION

PROJ. NAME—— YERBA BUENA H.S.
SIG CKT #—— N1

DEVICE #	1st	2nd	3rd	4th	5th	6th
GAUGE WIRE	14	14	14	14	14	14
DISTANCE (FT)	55	35	65	15	35	35
AMPS @ DEVICE	0.148	0.148	0.148	0.080	0.148	0.148
AMPS DEVELOPED	0.820	0.672	0.524	0.376	0.296	0.148
VOLT. DROP	0.27691	0.14441	0.20913	0.03463	0.06361	0.03181

TOTAL CKT V.D.= 0.63046
CKT VOLTAGE= 20.4
VOLT. @ LAST DEV 19.76954
%VOLTAGE DROP= 3.09047

VOLTAGE DROP (VD) CALCULATION

PROJ. NAME—— YERBA BUENA H.S.
SIG CKT #—— N2

DEVICE #	1st	2nd	3rd	4th	5th	6th	7th
GAUGE WIRE	14	14	14	14	14	14	14
DISTANCE (FT)	55	35	35	5	35	35	35
AMPS @ DEVICE	0.148	0.148	0.148	0.080	0.148	0.148	0.148
AMPS DEVELOPED	0.968	0.820	0.672	0.524	0.444	0.296	0.148
VOLT. DROP	0.32689	0.17622	0.14441	0.01609	0.09542	0.06361	0.03181

TOTAL CKT V.D.= 0.64752
CKT VOLTAGE= 20.4
VOLT. @ LAST DEV 19.75248
%VOLTAGE DROP= 3.17414

VOLTAGE DROP (VD) CALCULATION

PROJ. NAME—— YERBA BUENA H.S.
SIG CKT #—— N3

DEVICE #	1st	2nd	3rd	4th	5th	6th
GAUGE WIRE	14	14	14	14	14	14
DISTANCE (FT)	55	35	35	10	35	35
AMPS @ DEVICE	0.148	0.148	0.148	0.080	0.148	0.148
AMPS DEVELOPED	0.820	0.672	0.524	0.376	0.296	0.148
VOLT. DROP	0.27691	0.14441	0.11261	0.02309	0.06361	0.03181

TOTAL CKT V.D.= 0.53393
CKT VOLTAGE= 20.4
VOLT. @ LAST DEV 19.86607
%VOLTAGE DROP= 2.61733

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Professional Seals

REGISTERED PROFESSIONAL ENGINEER KENNETH S. MOH No. 11537 Exp. 6/30/17 ELECT. STATE OF CALIFORNIA

Key Plan

THE YERBA BUENA HIGH SCHOOL ALT. ED.
MINI CAMPUS IMPROVEMENTS
NEW RESTROOM BUILDING
1855 LUCRETIA
SAN JOSE, CA 95122

Project Title

Y.B.H.S. ALT. ED. MINI CAMPUS IMPROVEMENTS TEMPORARY MODULARS
1855 Lucretia Ave
San Jose, CA 95122
EAST SIDE UNION HIGH SCHOOL DISTRICT

No	Revisions/Submissions	Date

Drawing Title

FIRE ALARM VOLTAGE DROP AND BATTERY CALCULATION

Regulatory Agency Approval

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES 01-115692 AC MM FLS SS HD DATE 4.5.16

Architect Seal

LICENSED ARCHITECT No. C-33918 REN. 8-30-17 STATE OF CALIFORNIA

DSA File Number 43-H10
DSA Application Number 01-115692
Project No. 135075
Date 04.05.16
Drawing No **FA4.1**

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-116945
AC MM FLS DL
SS KE
DATE: 08.04.17

KEY MAP

SHEET TITLE: **FIRE ALARM VOLTAGE DROP AND BATTERY CALCULATION (FOR REFERENCE ONLY)**
SCALE: AS SHOWN

REVISIONS

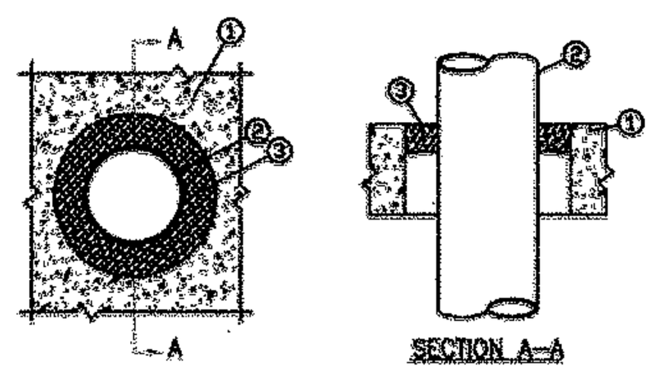
No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: DK
Checked By: CDBF

JOB NO. 17.015
DATE 08.03.2017
SHEET NUMBER **FA4.1**
14 of 39

THROUGH-PENETRATION FIRESTOP SYSTEM DETAILS

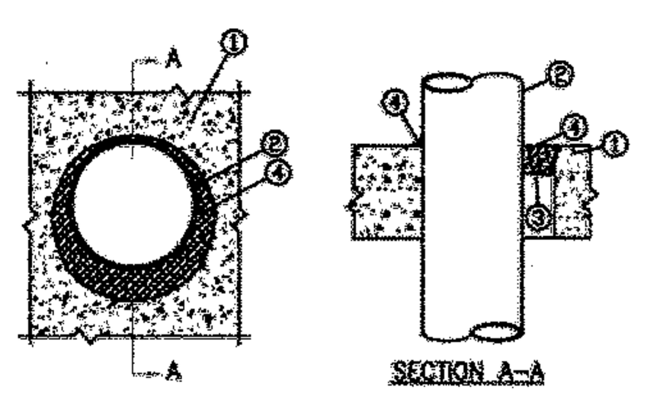
(Formerly System No. 202)
F RATING – 3 HOUR
T RATING – 0 HOUR



1. FLOOR OR WALL ASSEMBLY – MIN 4-1/2 IN. THICK LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS. MAX THROUGH OPENING SIZE IS 12.4 SQ. IN.
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.
2. PIPE OR CONDUIT – NOM. 10 IN. DIA. (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE, NOM 6 IN. DIA. (OR SMALLER) RIGID STEEL CONDUIT, NOM 4 IN. DIA. (OR SMALLER) STEEL EMT OR NOM 3 IN. DIA. (OR SMALLER). TYPE L (OR HEAVIER) COPPER PIPE. MAX ONE PIPE OR CONDUIT PER THROUGH OPENING. MAX ANNULAR SPACE BETWEEEN PIPE OR CONDUIT AND EDGE OF OPENING IS 3/4 IN. MIN ANULAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF OPENING IS 0 IN. (POINT CONTACT). PIIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.
3. FILL VOID OR CAVITY MATERIALS – PUTTY-MOLDABLE PUTTY MATERIAL KNEEDED BY HAND AND APPLIED TO FILL ANNULAR SPACE TO A MIN DEPTH OF 1 IN FLUSH WITH TOP SURFACE OF FLOOR. IN WALL ASSEMBLIES, REQUIRED PUTTTY THICKNESS TO BE INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL.

   MINNESOTA MINING & MFG. CO.– MPS-2+.
   BEARING THE UL CLASSIFICATION MARKING.

SYSTEM NO. CAJ1044
(Formerly System No. 319)
T RATING – 0 HR
L RATING AT AMBIENT – 2 CFM/SQ FT (SEE ITEM 4)
L RATING AT 400 F – LESS THAN 1 CFM/SQ FT (SEE ITEM 4)



1. FLOOR WALL ASSEMBLY-LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. EXCEPT AS NOTED IN TABLE UNDER ITEM 4, MIN THICKNESS OF SOLID CONCRETE FLOOR OR WALL ASSEMBLY IS 4-1/2 IN. FLOOR MAY ALSO BE CONSTRUCTED OF ANY MIN 6 IN. THICK UL CLASSIFIED HOLLOW-CORE. PRECOAT CONCRETE UNITS. WHEN FLOOR IS CONSTRUCTED OF HOLLOW-CORE PRECOAT CONCETE UNITS, PACKING MATERIALS (ITEM 3) AND CAULK FILL MATERIAL (ITEM 4) TO BE INSTALLED SYMETRYCALLY ON BOTH SIDES OF THE FLOOR, FLUSH WITH FLOOR SURFACE. WALL ASSEMBLY MAY ALSO BE CONSTRUCTED OF CLASSIFIED CONCRETE BLOCKS. MAX DIA. OF OPENING IS 32 IN.
   SEE CONCTRETE BLOCKS (CAZT) AND PRECAST CONCRETE UNITS (CFTV) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURER

1A. STEEL SLEVE – (OPTIONAL NOT SHOWN) NOM 16 IN. (OR SMALLER) SCHEDULE 10 (ORHEAVIER) STEEL SLEEVE CAST OR GROUTED INTO FLOOR OR WALL ASSEMBLY. SLEEVE MAY EXTEND A MAX OF 2 IN. ABOVE TOP FLOOR OR BEYOND EITHER SURFACE OF WALL.

2. PIPE OR CONDUIT – NOM 30 IN.DIA. (OR SMALLER) CAST IRON OR SCHEDULE 10 (OR HEAVIER) STEEL PIPE, NOM 6 IN. DIA. (OR SMALLER) STEEL CONDUIT, NOM 3 IN. DIA. (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBE OR NOM 4 IN. DIA. (OR SMALLER) STEEL ELECTRICAL METALIC TUBING. MAX ANNUJAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF THROUGH OPENING NOT TO EXCEED 2 IM. MIN ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF THROUGH OPENING IS 0 IN. (POINT CONTACT). PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDE OF FLOOR OR WALL ASSEMBLY.

3. PACKING MATERIAL – POLYETHYLENE BACKER ROD OR NOM 1 IN. THICKNESS OF THIGHTLY-PACKRD MINERAL WOOL BATT OR GLASS FIBER INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OF FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMODATE THE REQUIRED THICKNESS OF CAULK FILL MATERIAL (ITEM 4).

4. FILL, VOID OR CAVITY MATERIAL – CAULK – APPLIED TO FILL THE ANNULAR SPACE FLUSH WITH TOP SURFACE OF FLOOR. IN WALL ASSEMBLIES, REQUIRED CAULK THICKNESS TO BE INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL, FLUSH WITH WALL SURFACE. THE HOURLY F RATING AND THE MIN REQUIRED CAULK THICKNESS ARE DEPENDENT UPON A NUMBER OF PARAMETERS, AS SHOWN ON THE FOLLOWING TABLE.

MIN FLOOR OR WALL THKNS, IN	NOM PIPE TUBE OR CONDUIT DIA. IN.	MAX ANNULAR SPACE, IN	MAX CAULK THKNS, IN	F RATING, HR
2-1/2	1/2-12	1-3/8	1/2	2
2-1/2	1/2-12	2-7/8	1	2
4-1/2	1/2-6	1-3/8	1/4(a)	2
4-1/2	1/2-12	1-1/4	1/2	3
4-1/2	1/2-20	2	1	3
4-1/2	22-30	2	2	3
5-1/2	1/2-6	1-3/8	1(b)	4

(a) MIN 2 IN THICKNESS OF MINERAL-WOOL BATT INSULATION REQUIRED IN ANNULAR SPACE.
(b) MIN 1 IN. THICKNESS OF MINERAL-WOOL BATT INSULATION REQUIRED IN ANNULAR SPACE ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. MIN 1IN. THICKNESS OF CAULK TO BE INSTALLED FLUSH WITH EACH SURFACE FLOOR OR WALL ASSEMBLY.

MINNESOTA MINING & MANUKACTURING CO – TYPES CP-25 WB, CP-25 WB+.
(NOTE: L RATING AND OR USE OF OPTIONAL SLEEVE APPLY ONLY WHEN TYPE CP-25WB+ CAULK IS USED).

MISCELLANEOUS DETAILS

SEISMIC NOTES

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 BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENT PRESCRIBED IN THE 2013 CBC, SECTION 1616A.1.18 THROUGH 1616A.1.26 AND ASCE 7-10 CHAPTER 26-31 AND 13.

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. THE PROJECT INSPECTOR WILL VERIFY THAT THESE ITEMS HAVE BEEN POSITIVELY ATTACHED. 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 DISTRIBUTION 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 MECHANICAL/ELECTRICAL ENGINEER AND THE DSA DISTRICT STRUCTURAL ENGINEER.

DUCTWORK AND PIPING DISTRIBUTION BRACING NOTES

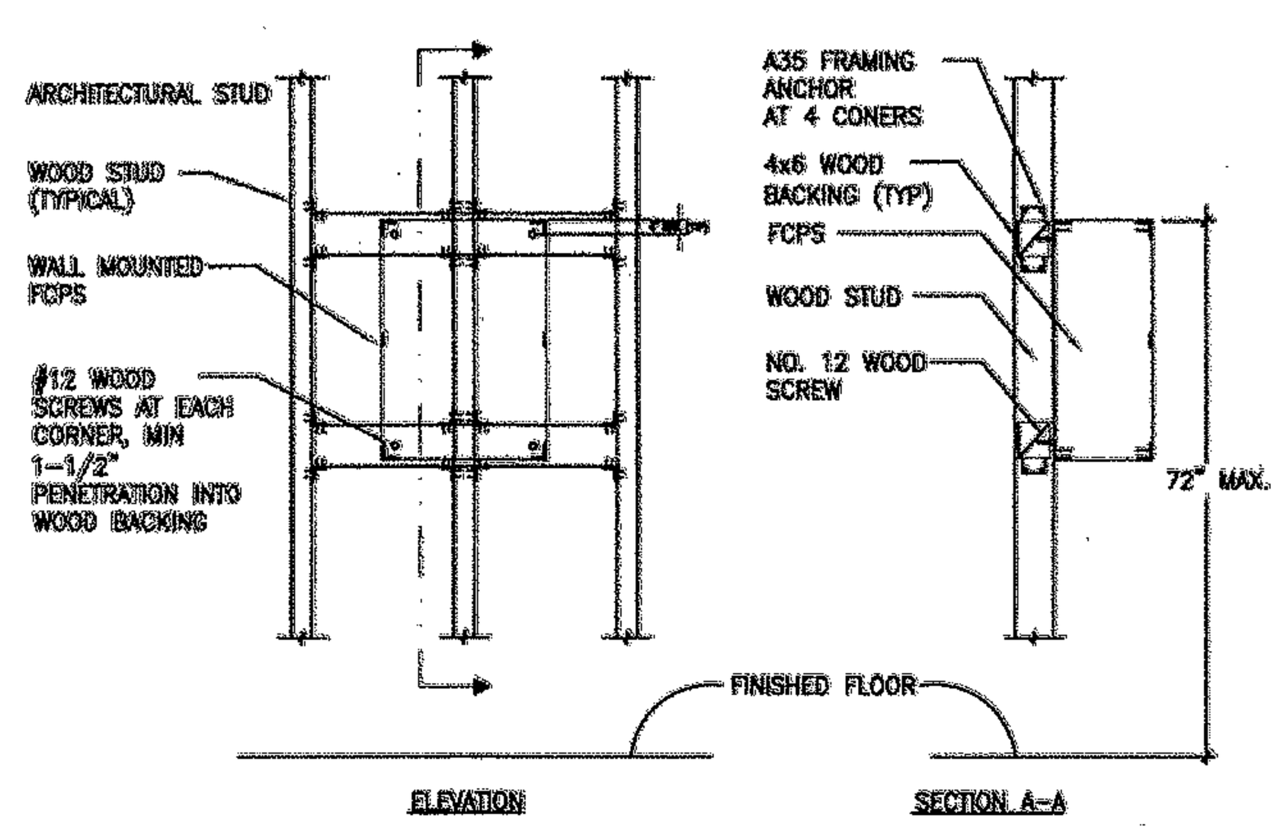
PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY THE FORCE AND DISPLACEMENT PRESCRIBED IN ASCE 7-10 SECTION 13.3 AS DEFINED IN ASCE 7-10 SECTION 13.6.8, 13.6.7 AND 13.6.5.6 AND 2013 CBC, SECTIONS 1616A.1.23, 1616A.1.24, 1616A.1.25 AND 1616A.1.26.

THE BRACING AND ATTACHMENTS TO THE STRUCTURE SHALL COMPLY WITH ONE OF THE OSHPD PRE-APPROVALS WITH AN OPM #, SUCH AS MASON INDUSTRIES (OPM 349), OR ISAT (OPM 485) 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 AND 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.

WOOD BACKING GYPSUM BOARD WALL
FOR FCPS MOUNTING

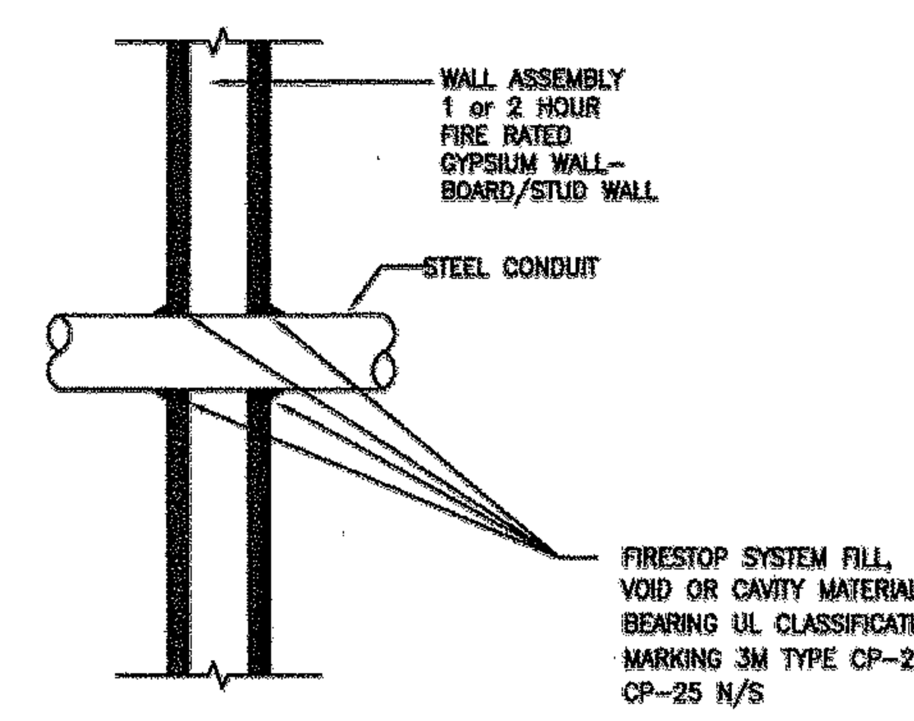


TYPICAL MOUNTING OF EQUIPMENT
WEIGHING OVER 20 LBS.
(120 LBS MAXIMUM)

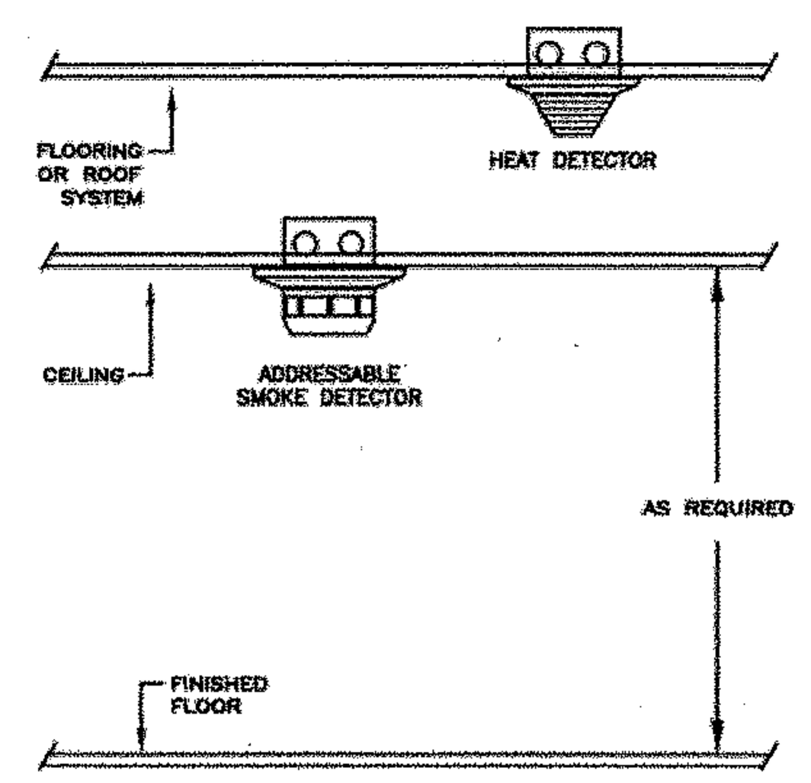
FAPS MOUNTING DETAIL

MISCELLANEOUS DETAILS

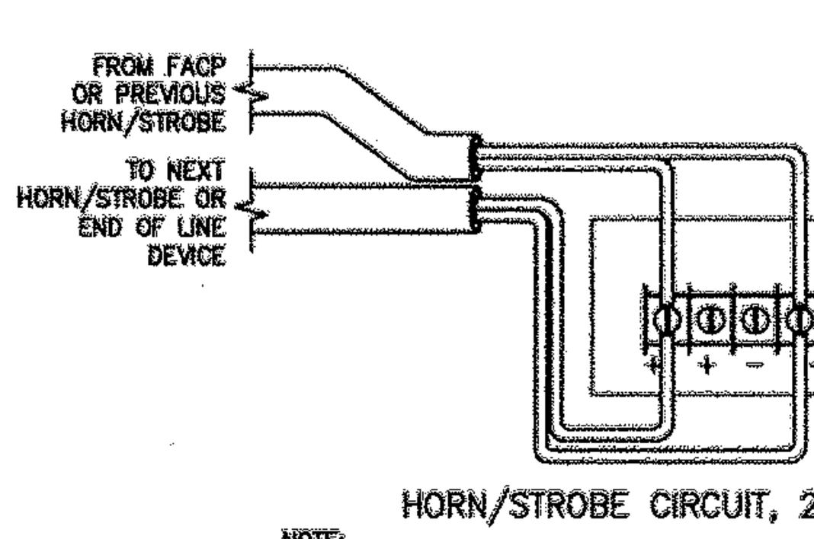
SYSTEM NO. WL1001
(Formerly System No. 147)
F RATING – 1 & 2 HOUR
T RATING – 0, 1, 1-1/2 & 2 HOUR



1. SEAL ALL PENETRATIONS IN ACCORDANCE WITH APPLICABLE CODES TO PRESERVE ORIGINAL FIRE HOUR RESISTANCE OF WALLS, FLOORS OR CEILINGS. USE UL DIRECTOY ASSEMBLY NOS. 49 & 328, AS APPLICABLE FOR ALL FIRE WALL PENETRATIONS.
2. AT FIRE SEPARATION WALLS, WRAP CONDUIT WITH 3M CONDUIT WRAP F3-195 TO WITHIN 1/4" OF OPENING; FILL THE GAP AND COVER EDGE OF WRAP WITH 3M-CP25 CAULK AND/OR #303 PUTTY.



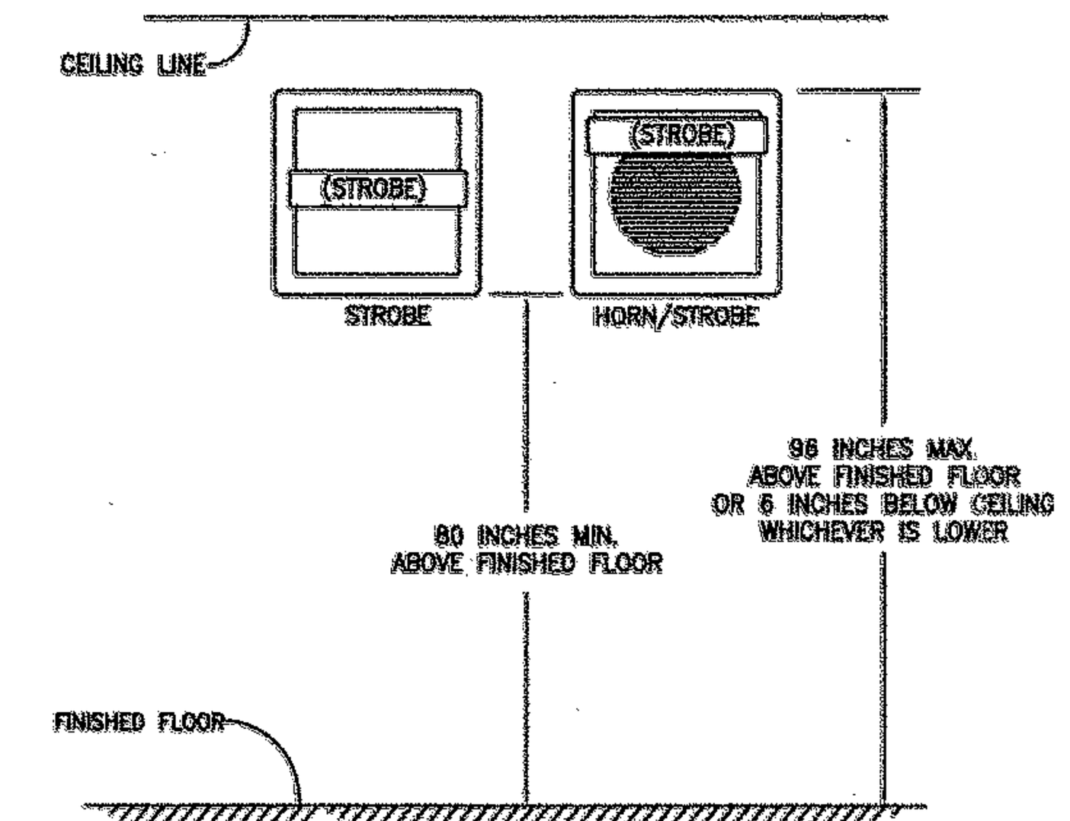
DETECTORS MOUNTING DETAIL



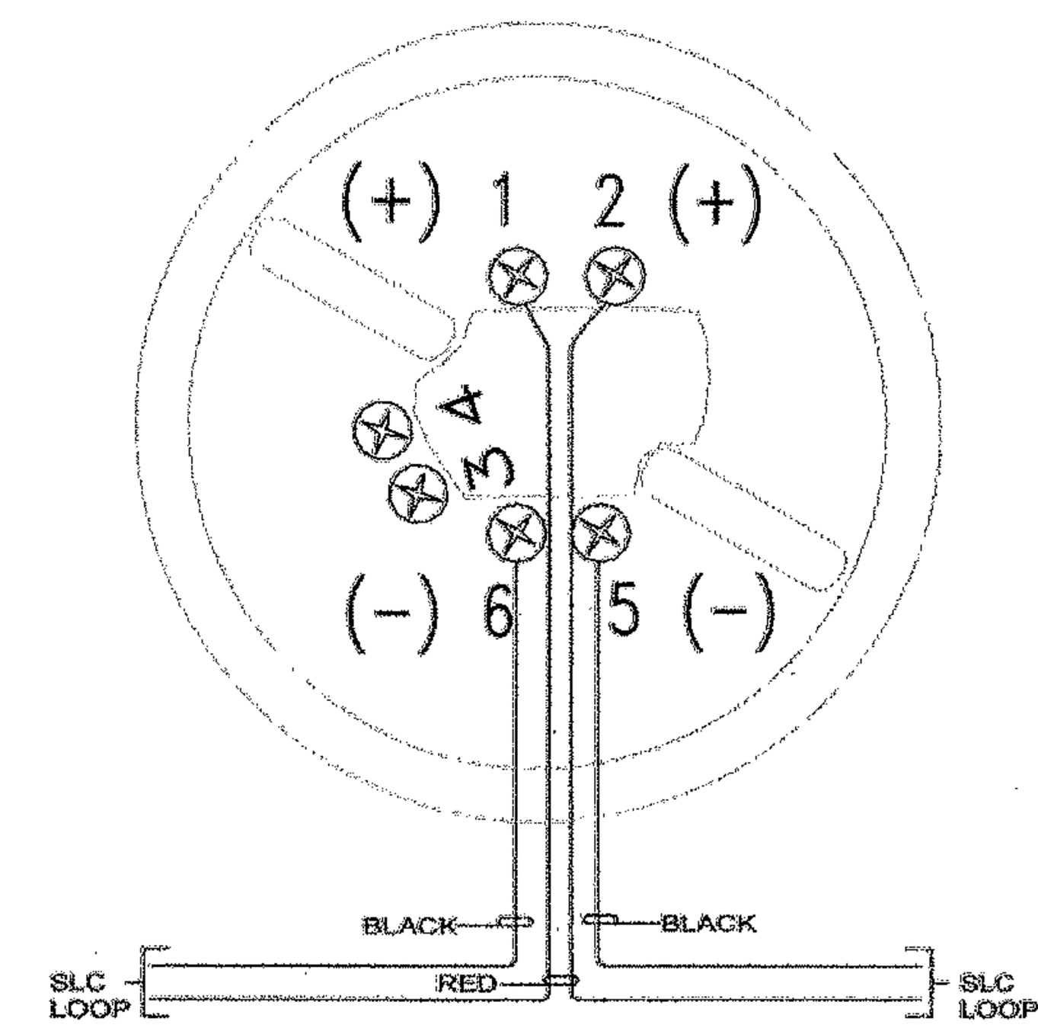
HORN/STROBE CIRCUIT, 24VDC

NOTE:
1. STROBE CIRCUIT COMING FROM THE NAC USE: 24K, 1/2 WATT END OF LINE DEVICE.

HORN/STROBE, STROBE & HORN DETAILS



TYPICAL MOUNTING ELEVATION DETAIL OF STROBE & HORN/STROBE



DETECTOR BASE

ARTIK
ART & ARCHITECTURE

394-A Umbarger Rd
San Jose, CA 95111
Phone 408.224.9890
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Alliance Engineering Consultants, Inc.
4701 Patrick Henry Drive, Bldg. 10, Santa Clara, CA 95054
PROJECT NO. 175-16-05

Key Plan

Project Title

Y.B.H.S. ALT. ED. MINI CAMPUS IMPROVEMENTS TEMPORARY MODULARS
1855 Lucretia Ave
San Jose, CA 95122
EAST SIDE UNION HIGH SCHOOL DISTRICT

No	Revisions/Submissions	Date

Drawing Title

FIRE ALARM DETAILS

Regulatory Agency Approval
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-115692
AC ___ FLS ___ SS H.D
DATE 04.05.16

Architect Seal
LICENSED ARCHITECT WILLIAM E. GOULD No. C-23919 REN. 9-30-17 STATE OF CALIFORNIA

DSA File Number 43-H10
DSA Application Number 01-115692
Project No. 135075
Date 04.05.16
Drawing No FA5.1

FOR REFERENCE ONLY
THIS DRAWING FROM MODULAR CLASSROOM BUILDING DRAWINGS.
DSA APPLICATION #: 01-115692, APPROVED IN 2016

100% CDS

DERIVI CASTELLANOS ARCHITECTS
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San Jose, CA 95113
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Professional Seals

THE YERBA BUENA HIGH SCHOOL ALT. ED.
MINI CAMPUS IMPROVEMENTS
NEW RESTROOM BUILDING
1855 LUCRETIA
SAN JOSE, CA 95122

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-116995
AC KW FLS BC
SS KF
DATE: 08.04.17

KEY MAP

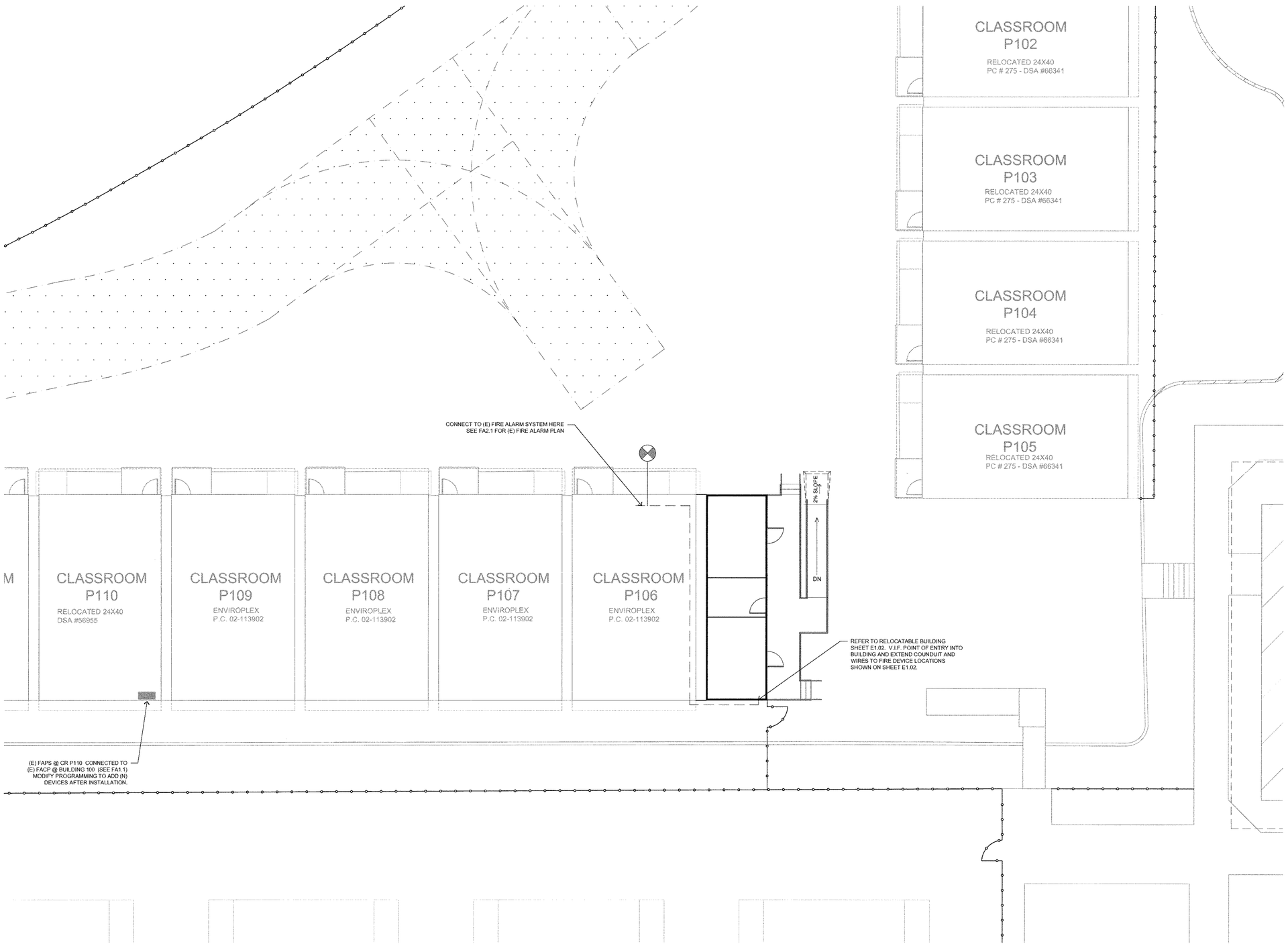
SHEET TITLE:
FIRE ALARM DETAILS (FOR REFERENCE ONLY)
SCALE: AS SHOWN

REVISIONS

No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: DK
Checked By: CDBF

JOB NO: 17.015
DATE: 08.03.2017
SHEET NUMBER: FA5.1
15 of 39



Printed Scale = 1:1

GENERAL NOTES

1. KEYNOTES ARE UNIQUE TO EACH SHEET.
2. SQUARE FOOTAGE OF BUILDINGS WAS COMPILED FROM (E) RESOURCES AND NOT VERIFIED FOR ACCURACY.
3. PROVIDE FLEXIBLE CONDUIT IN BETWEEN PORTABLES CONDUIT TO ALLOW FOR 2" MOVMENT OF BUILDING IN ALL 4 DIRECTIONS.

KEYNOTES

LEGEND

(E) FENCE

(N) MIN 3/4" CONDUIT

POINT OF CONNECTION

100% CD's

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Professional Seals

REGISTERED ARCHITECT
CHRISTINA B. DERIVI
C-25730
EXP. DATE 08.31.19
STATE OF CALIFORNIA

THE YERBA BUENA HIGH SCHOOL ALT. ED.
MINI CAMPUS IMPROVEMENTS

NEW RESTROOM BUILDING

1855 LUCRETIA
SAN JOSE, CA 95122

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-116943
AC. NN FLS. DK
SS. NE
DATE: 08.04.17

KEY MAP

SHEET TITLE:
FIRE ALARM ENLARGED SITE PLAN AND FIRE ALARM PLAN
SCALE: AS SHOWN

REVISIONS

No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: DK
Checked By: CDBF

JOB NO. 17.015
DATE 08.03.2017
SHEET NUMBER **FA1.20**
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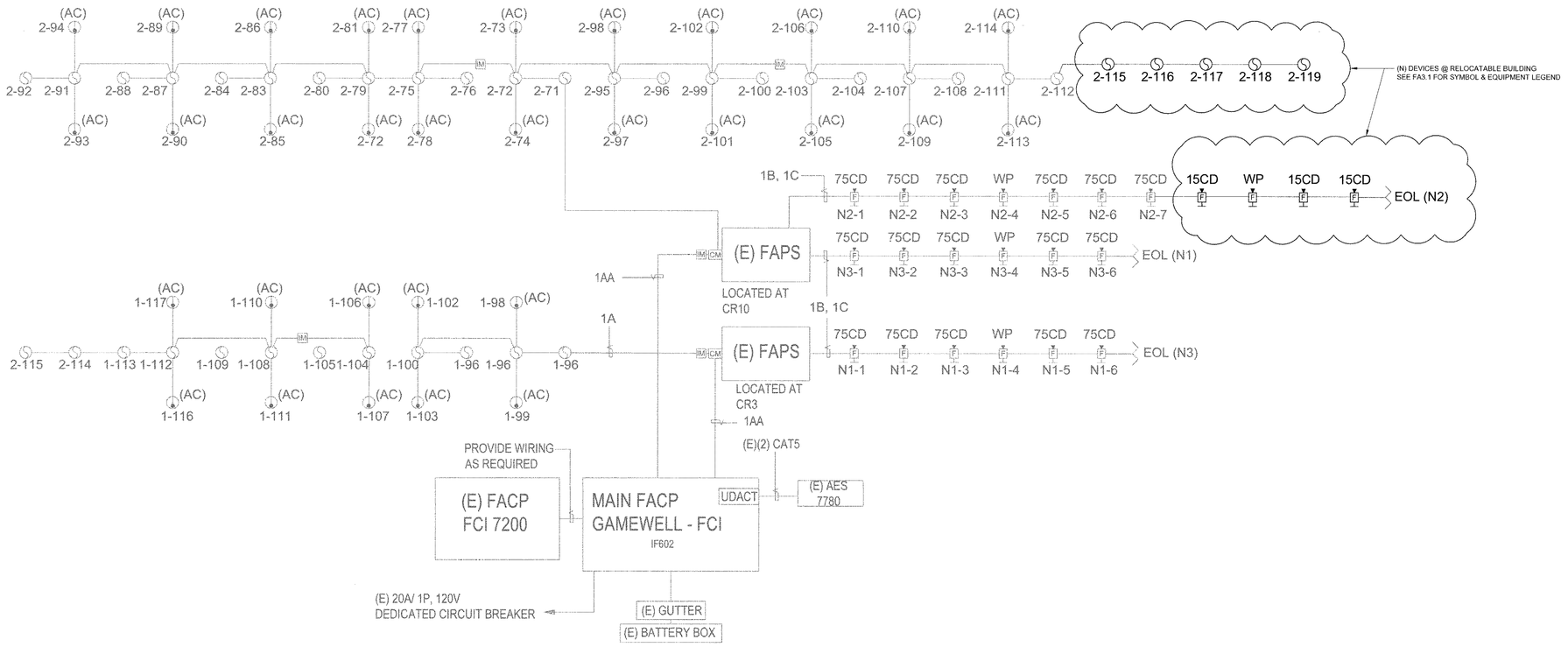

1 FA3.1 FIRE ALARM RISER DIAGRAM

NOT TO SCALE

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LICENSED ARCHITECT
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C-25730
EXP. DATE 05-31-19
STATE OF CALIFORNIA

THE YERBA BUENA HIGH SCHOOL ALT. ED.
MINI CAMPUS IMPROVEMENTS

NEW RESTROOM BUILDING

1855 LUCRETIA
SAN JOSE, CA 95122

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-116945
AC KW FLS
SS KF
DATE: 08.04.17

KEY MAP

SHEET TITLE:
FIRE ALARM RISER DIAGRAM, EQUIPMENT LIST & LEGEND

SCALE: AS SHOWN

REVISIONS

No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: DK

Checked By: CDBF

JOB NO. 17.015

DATE 08.03.2017

SHEET NUMBER **FA3.20**

17 of 39

100% CD's

(E) IF-602 BATTERY CALCULATION WORK SHEET

					STANDBY CURRENT (A)	ALARM CURRENT (A)
IF-602 FIRE ALARM CONTROL PANEL	1	X	STANDBY	0.1600 A	0.160 A	
		X	ALARM	0.2200 A		0.220 A
SLC ANALOG SLC LOOP	2	X	STANDBY	0.0450 A	0.090 A	
		X	ALARM	0.0450 A		0.090 A
AUXILIARY DEVICES						
MS-9S ADDRESSABLE MANUAL PULLSTATION	1	X	STANDBY	0.0005	0.0005 A	
		X	ALARM	0.0015		0.0015 A
XP95-P ADDRESSABLE PHOTOELECTRIC SMOKE DETECTOR	47	X	STANDBY	0.0003 A	0.0141 A	
		X	ALARM	0.0003 A		0.0141 A
(N) XP95-D ADDRESSABLE PHOTOELECTRIC	34	X	STANDBY	0.0004 A	0.0136 A	
		X	ALARM	0.0065 A		0.221 A
XP95-T THERMAL SENSOR	46	X	STANDBY	0.00036 A	0.0158 A	
		X	ALARM	0.0065 A		0.2990 A
AMM-2F MONITOR MODULE	6	X	STANDBY	0.0003 A	0.0018 A	
		X	ALARM	0.0065 A		0.039 A
(N) XP95-T THERMAL SENSOR	33	X	STANDBY	0.00036 A	0.0116 A	
		X	ALARM	0.0065 A		0.2080 A
AOM-RF RELAY MODULE	1	X	STANDBY	0.0003 A	0.0003 A	
		X	ALARM	0.0065 A		0.007 A
(N) CONTROL MODULE	2	X	STANDBY	0.0004 A	0.0008 A	
		X	ALARM	0.0065 A		0.0130 A
(N) ISOLATOR MODULE	5	X	STANDBY	0.0004 A	0.0020 A	
		X	ALARM	0.0050 A		0.0250 A
TOTAL STANDBY CURRENT					0.31 A	
TOTAL ALARM CURRENT						1.124 A

HOURS OF STANDBY REQUIRED BY NFPA 72 STANDARDS (4.24 OR 60)	X	24	HOURS	
TOTAL AH REQUIRED FOR STANDBY:				7.46 AH
15 MINUTE OF ALARM OPERATION PER NFPA 72 STANDARDS (4.24 OR 60)	X	15	(0.25 HOURS)	
TOTAL AH REQUIRED FOR ALARM:				0.281 AH
ADD TOTAL STANDBY CURRENT AND ALARM CURRENT:				7.73 AH
DE-RATING FACTOR (20% EXTRA INSURANCE TO MEET DESIRED PERFORMANCE)		X		1.20%
TOTAL AH REQUIRED FOR BATTERY BACKUP				9.28 AH

NOTES:

1. AN ADDITIONAL MULTIPLIER IS INCLUDED TO COMPENSATE FOR THE HIGHER DISCHARGE RATE IN ALARM BATTERY DECREASES WITH AGE.
2. A 4-YEAR OLD BATTERY CAN LOSE UP TO 50% OF ITS CAPACITY. COMPENSATIONS SHOULD BE MADE TO ALLOW FOR THIS LOSS.
3. THE STANDBY CURRENT + ALARM CURRENT MUST NEVER EXCEED 4.66 AMPS.
4. (E) BATTERY SET IS 100AH.

BATTERY CALCULATION WORK SHEET (FAPS AT CR3)

					STANDBY CURRENT (A)	ALARM CURRENT (A)
PS24MC					0.085 A	0.145 A
AUXILIARY DEVICES						
CATALOG NUMBER	QTY					
		X	STANDBY	A	0.000 A	
(NON-HOLDER)						
CATALOG NUMBER	QTY					
		X	STANDBY	A	0.000 A	
NOTIFICATION APPLIANCES						
CATALOG NUMBER	QTY					
750D HORN/ STROBE	5	X	ALARM	0.148 A		0.740 A
WP HORN	1	X	ALARM	0.08 A		0.080 A
TOTAL STANDBY CURRENT					0.07 A	
TOTAL ALARM CURRENT						0.945 A

HOURS OF STANDBY REQUIRED BY NFPA 72 STANDARDS (4.24 OR 60)	X	24	HOURS	
TOTAL AH REQUIRED FOR STANDBY:				1.56 AH
15 MINUTE OF ALARM OPERATION PER NFPA 72 STANDARDS (4.24 OR 60)	X	15	(0.25 HOURS)	
TOTAL AH REQUIRED FOR ALARM:				0.24 AH
ADD TOTAL STANDBY CURRENT AND ALARM CURRENT:				1.80 AH
DE-RATING FACTOR (20% EXTRA INSURANCE TO MEET DESIRED PERFORMANCE)		X		1.20%
TOTAL AH REQUIRED FOR BATTERY BACKUP				2.16 AH

NOTES:

1. THE ALARM CURRENT MUST NEVER EXCEED 6.14 AMPS
2. SUPPLIED BATTERY SET 7.0 AH

BATTERY CALCULATION WORK SHEET (FAPS AT CR10)

					STANDBY CURRENT (A)	ALARM CURRENT (A)
PS24MC					0.085 A	0.145 A
AUXILIARY DEVICES						
CATALOG NUMBER	QTY					
		X	STANDBY	A	0.000 A	
(NON-HOLDER)						
CATALOG NUMBER	QTY					
		X	STANDBY	A	0.000 A	
NOTIFICATION APPLIANCES						
CATALOG NUMBER	QTY					
750D HORN/ STROBE	11	X	ALARM	0.148 A		1.628 A
WP HORN	3	X	ALARM	0.08 A		0.24 A
15CD HORN/ STROBE	3	X	ALARM	0.09		0.27 A
TOTAL STANDBY CURRENT					0.07 A	
TOTAL ALARM CURRENT						2.138 A

HOURS OF STANDBY REQUIRED BY NFPA 72 STANDARDS (4.24 OR 60)	X	24	HOURS	
TOTAL AH REQUIRED FOR STANDBY:				1.56 AH
15 MINUTE OF ALARM OPERATION PER NFPA 72 STANDARDS (4.24 OR 60)	X	15	(0.25 HOURS)	
TOTAL AH REQUIRED FOR ALARM:				0.535 AH
ADD TOTAL STANDBY CURRENT AND ALARM CURRENT:				2.095 AH
DE-RATING FACTOR (20% EXTRA INSURANCE TO MEET DESIRED PERFORMANCE)		X		1.20%
TOTAL AH REQUIRED FOR BATTERY BACKUP				2.514 AH

NOTES:

1. THE ALARM CURRENT MUST NEVER EXCEED 6.14 AMPS
2. SUPPLIED BATTERY SET 7.0 AH

VOLTAGE DROP (VD) CALCULATION

PROJECT NAME: YERBA BUENA H.S.
SIGNAL CIRCUIT: N1

Device #	1ST	2ND	3RD	4TH	5TH	6TH
Wire Gauge	14	14	14	14	14	14
Dist (FT)	55	35	65	15	35	35
Amps @ Device	0.148	0.148	0.148	0.060	0.148	0.148
Amps Developed	0.820	0.672	0.524	0.378	0.296	0.148
Voltage Drop	0.27691	0.14441	0.20913	0.03463	0.06361	0.03181

Total Ckt V.D.	0.63048
Ckt Voltage	20.4
Voltage @ last Device	19.78954
% Voltage Drop	3.09047

VOLTAGE DROP (VD) CALCULATION

PROJECT NAME: LVLA PORTABLE RESTROOM
SIGNAL CIRCUIT: N2
C = 25.2349 ohm

Device #	1ST	2ND	3RD	4TH	5TH	6TH	7TH	**8TH**	**9TH**	**10TH**	**11TH**
								NEW DEVICES			
Wire Gauge	14	14	14	14	14	14	14	**14**	**14**	**14**	**14**
Dist (FT)	55	35	35	5	35	35	35	**25**	**5**	**25**	**25**
Amps @ Device	0.148	0.148	0.148	0.148	0.148	0.148	0.148	**0.09**	**0.08**	**0.09**	**0.09**
Amps Developed	1.318	1.17	1.022	0.874	0.794	0.646	0.498	**0.35**	**0.26**	**0.18**	**0.09**
Voltage Drop	0.44509	0.25143	0.21963	0.02683	0.17063	0.13883	0.10702	**0.05373**	**0.00798**	**0.02763**	**0.01382**

Total Ckt V.D.	**1.46261**
Ckt Voltage	**20.4**
Voltage @ last Device	**18.9** > 16 Volt cut-off
% Voltage Drop	**7%**

VOLTAGE DROP (VD) CALCULATION

PROJECT NAME: YERBA BUENA H.S.
SIGNAL CIRCUIT: N3

Device #	1ST	2ND	3RD	4TH	5TH	6TH
Wire Gauge	14	14	14	14	14	14
Dist (FT)	55	35	35	10	35	35
Amps @ Device	0.148	0.148	0.148	0.080	0.148	0.148
Amps Developed	0.820	0.672	0.524	0.378	0.296	0.148
Voltage Drop	0.27691	0.14441	0.11261	0.02309	0.06361	0.03181

Total Ckt V.D.	0.53393
Ckt Voltage	20.4
Voltage @ last Device	19.86607
% Voltage Drop	2.61733

DERIVI CASTELLANOS ARCHITECTS
www.dcaala.com
Central Valley
2324 N. Commerce St.
Stockton, CA 95203
(209) 462-2873
Silicon Valley
55 S. Market St. Suite 480
San Jose, CA 95113
(408) 320-4871

Professional Seals

LICENSED ARCHITECT CHRISTINA D. DERIVI C-25730 EXP. DATE 12.31.19 STATE OF CALIFORNIA

THE YERBA BUENA HIGH SCHOOL ALT. ED.
MINI CAMPUS IMPROVEMENTS
NEW RESTROOM BUILDING
1855 LUCRETIA
SAN JOSE, CA 95122

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
01-116945
AC. KW FLS. KC
SS. MF
DATE: 08.04.15

KEY MAP

SHEET TITLE:
FIRE ALARM VOLTAGE DROP & BATTERY CALCULATION
SCALE: AS SHOWN

REVISIONS

No.	Issue Description	Date
1		
2		
3		
4		
5		

Drawn By: DK
Checked By: CDBF

JOB NO. 17.015
DATE 08.03.2017
SHEET NUMBER **FA4.20**
18 of 39

100% CD's

JOB #3401

MODTECH DESIGN MT-1240
PC 04-101447
12' X 40' TOILET BUILDING
MODELS ~~"A"~~, "B", ~~"C"~~,

STOCKPILE

FOR

MOBILE MODULAR MANAGEMENT CORP.

BUILDING DATA

STRUCTURAL DESIGN: RIGID FRAME
TYPE OF CONSTRUCTION: V-N
WIND LOAD (EXP C): 75 MPH OR 80 MPH
FLOOR LIVE LOAD: 50 PSF, 50+20 PSF, 100 PSF, 125 PSF
ROOF LIVE LOAD: 20 PSF

OCCUPANCY: 12'x40' BUILDING: E-2

BUILDING AREA:
12'x40' BUILDING - 480 SF

APPLICABLE CODES

1998 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 CCR

1998 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
(1997 UNIFORM BUILDING CODE VOLUMES 1-3 AND 1998 CALIFORNIA AMENDMENTS)

1998 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
(1996 NATIONAL ELECTRICAL CODE AND 1998 CALIFORNIA AMENDMENTS)

1998 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR
(1997 UNIFORM MECHANICAL CODE AND 1998 CALIFORNIA AMENDMENTS)

1998 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR
(1997 UNIFORM PLUMBING CODE AND 1998 CALIFORNIA AMENDMENTS)

1998 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR
(1997 UNIFORM FIRE CODE AND 1998 CALIFORNIA AMENDMENTS)

1998 CALIFORNIA REFERENCE STANDARDS, PART 12, TITLE 24 CCR

(1990 TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS)

APPLICABLE STANDARDS

NFPA 13 - AUTOMATIC SPRINKLER SYSTEMS - 1996 EDITION

NFPA 14 - STANDPIPE SYSTEMS - 1993 EDITION

NFPA 17A - WET CHEMICAL SYSTEMS - 1990 EDITION

NFPA 24 - PRIVATE FIRE MAINS - 1992 EDITION

NFPA 72 - NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED) - 1996 EDITION
(NOTE: SEE UL STANDARD 1971 FOR "VISUAL DEVICES")

NFPA 253 - CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS - 1989 EDITION

NFPA 2001 - CLEAN AGENT FIRE EXTINGUISHING SYSTEMS - 1994 EDITION
REFERENCE CODE SECTION FOR NFPA STANDARDS - CBC (SFM) 3504.1

LEGEND

SYMBOL	DESCRIPTION
1/1	DETAIL (1) ON SAME SHEET AS SYMBOL
1/2	DETAIL (1) ON SHEET (2)
1	KEY NOTE (1) ON SAME SHEET AS SYMBOL
A/2	SECTION "A" ON SHEET (2)
1	REVISION/CHANGE IN DRAWING. (1) IS FIRST REVISION
CLOUD	HIGHLIGHTS CHANGED AREA
1	DOOR REFERENCE. A5.01
A	WINDOW REFERENCE. A5.01
EL	ELECTRICAL ITEM(S) SEE ELECTRICAL DRAWINGS. E
HV	HEATING/VENTILATING & AIR CONDITIONING ITEM(S) SEE MECHANICAL DRAWINGS. M
PLG	PLUMBING ITEM(S) SEE MECHANICAL DRAWINGS. P
STR	STRUCTURAL ITEM(S) SEE STRUCTURAL DRAWINGS. S
FIN	FINISH ITEM(S) SEE FINISH SCHEDULE. A5.01
RAMP	RAMP - SEE RAMP DRAWINGS. R

ABBREVIATIONS

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

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

SHEET INDEX

ARCHITECTURAL

STRUCTURAL

PLUMBING

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
PC-04-101447
FCS: D. PENLASON
DATE MAR 23 2005

ELECTRICAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
O.S. # 116945
AC. VA FLS PL SS VE
DATE 10.03.17

RAMP

REVISIONS	Electrical Engineer's Seal	Mechanical Engineer's Seal	Structural Engineer's Seal	Architects Seal	
1			REGISTERED PROFESSIONAL ENGINEER No. 3602 STRUCTURAL STATE OF CALIFORNIA		IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC-04-101447 AC. DATE FCS: D. PENLASON
2			LICENSE EXPIRES 6-30-2007		
3					
4					
5					

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

PROJECT NUMBER: #3401 MOBILE MODULAR

DRAWN BY:
DATE:
CHECKED BY:
DATE:

MODTECH Index No.

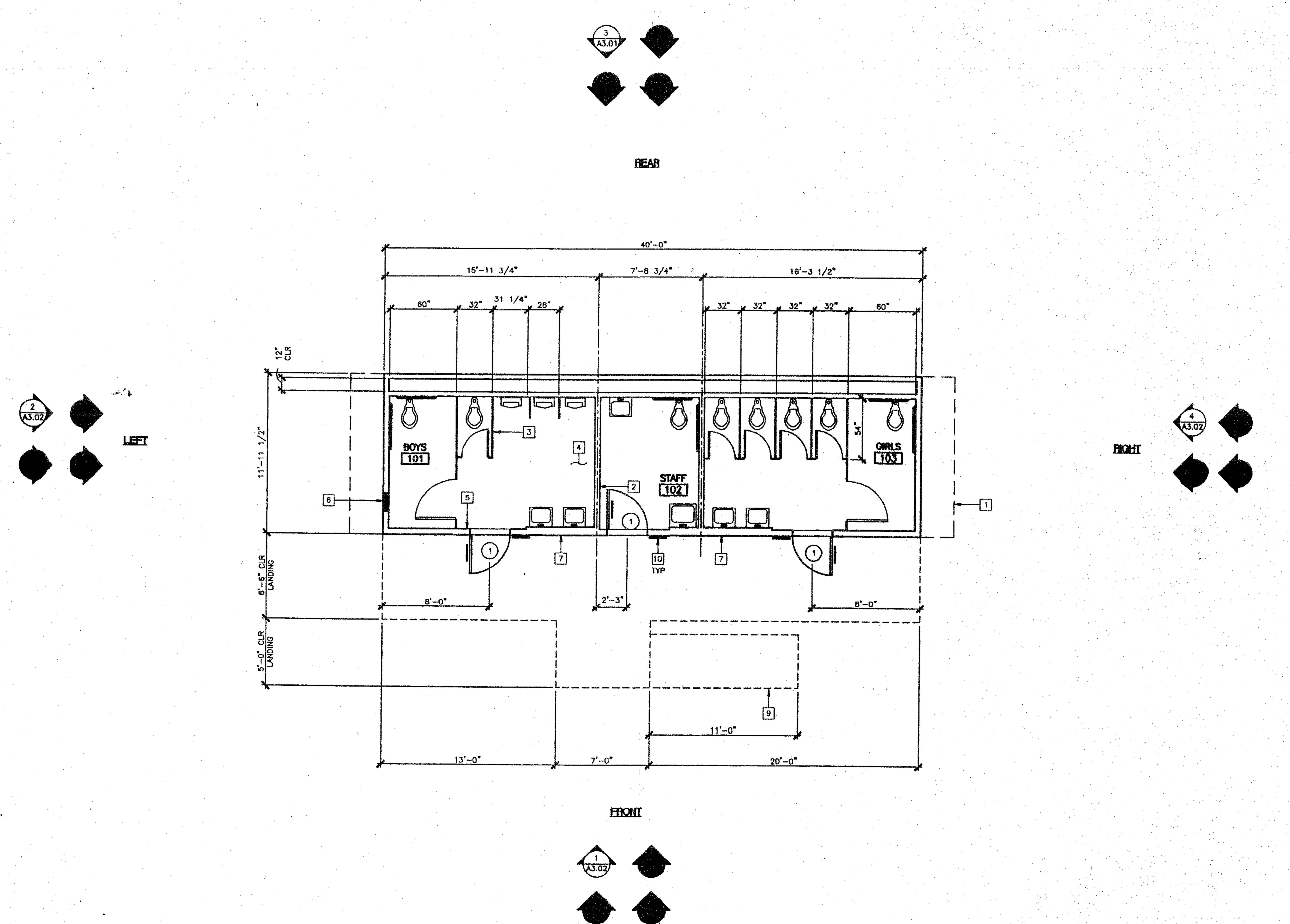
COVER SHEET

A0.01

PC-04-101447 PROJECT NO. #3401 MOBILE MODULAR

FILE PATH: 1240-A0-01.DWG

ORIGINAL = 3 SHEETS #102029



KEY NOTES

1. ROOF OVERHANG
2. INTERIOR WALL
3. PRIVACY PARTITION
4. FINISH FLOORING (FIN)
5. INTERIOR FINISH (FIN)
6. ELECTRICAL PANEL (EL)
7. 2x6 WALL
8. NOT USED
9. RAMP/LANDING (RAMP)
10. SIGNAGE PROVIDED AND INSTALLED BY DISTRICT PRIOR TO OCCUPANCY. A5.0

NOTES

1. METAL TAG ON ALL MODULES. MECHANICALLY ATTACHED TO REAR EXTERIOR OF BUILDING, SHOW DSA APPLICATION NUMBER, MANUFACTURER'S NAME AND SERIAL NUMBER, ROOF AND FLOOR DESIGN LIVE LOAD AND DESIGN WIND LOAD
2. INSULATION MATERIALS INSTALLED WITHIN FLOOR/CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450. EXCEPTIONS:
(1) FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION 2602
(2) WHEN MATERIALS ARE INSTALLED IN CONCEALED SPACES OF TYPES III, IV, AND V CONSTRUCTION, THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITATIONS DO NOT APPLY TO FACINGS IF THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH (CBC SECTION 707.3)
(3) CELLULOSE LOOSE FILL INSULATION SHALL COMPLY WITH CPSC 16 CFR PARTS 1209 AND 1404
3. FOR ACCESSIBLE CLEARANCES SEE PLUMBING PLAN

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
04 102029
MAR 2 3 2000

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT
01 116945

FLOOR PLAN

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

REVISIONS

Electrical Engineer's Seal | Mechanical Engineer's Seal | Structural Engineer's Seal | Architects Seal

LICENSE EXPIRES 6-30-2000

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
PC-04
101447

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

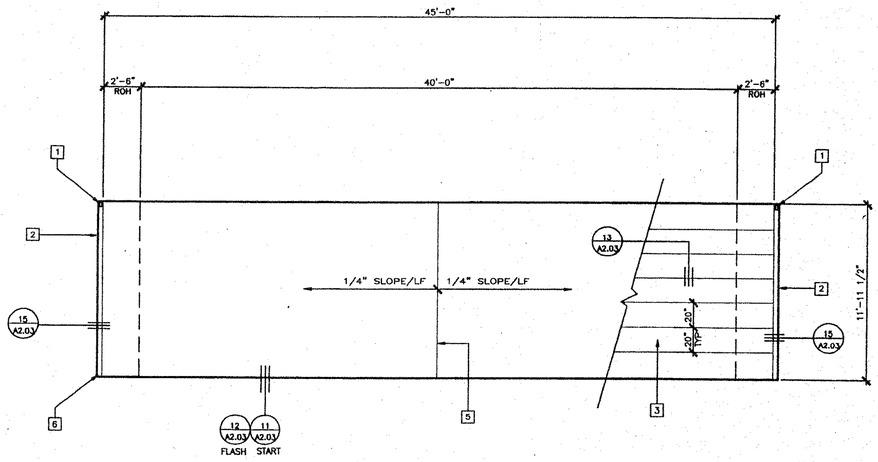
PROJECT NUMBER:

FLOOR PLAN MODEL "B"

DRAWN BY:
DATE:
CHECKED BY:
DATE:
MODTECH Index No.
A1.02

FILE PATH: 1240-A1.02.DWG
PROJECT NO. PC-04-101447

REAR



LEFT

RIGHT

FRONT

ROOF PLAN

26 GA DUAL PITCH

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

KEY NOTES

1. DOWNSPOUT
2. CONTINUOUS GUTTER 26GA.
3. 26GA. MIN.-INTERLOCKING ROOF PANELS OVER AQUA BAR 15 (MH) ROOFING UNDERLAYMENT (RADCO LISTING #1109) OVER 3/4" CDX PLYWOOD - CLASS A ROOFING SYSTEM
4. NOT USED
5. RIDGELINE
6. ALTERNATE DOWNSPOUT LOCATION FOR OPTIONS D, E, F

NOTES

1. BUILDINGS HOUSING GROUP E OCCUPANCIES SHALL HAVE ROOF COVERINGS AS SPECIFIED IN CBC TABLE 15A - CLASS A OR B.

IDENTIFICATION STAMP
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OFFICE OF REGULATION SERVICES
04 102929
AC FLS SS JP
DATE MAR - 3 2000

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
0' 116945
AC FLS SS
DATE 08-04-99

REVISIONS

1			
2			
3			
4			
5			

Electrical Engineer's Seal

Mechanical Engineer's Seal

Structural Engineer's Seal

REGISTERED PROFESSIONAL ENGINEER
No. 39223
STRUCTURAL
STATE OF CALIFORNIA

LICENSE EXPIRES 6-30-2000

Architects Seal

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
PC-04
101447
AC PCD SS
DATE OCT 6 1999

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

PROJECT NUMBER:

DRAWN BY:
DATE:
CHECKED BY:
DATE:

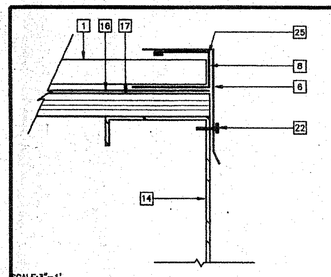
MODTECH Index No.

ROOF PLAN 26 GA DUAL PITCH

A2.01

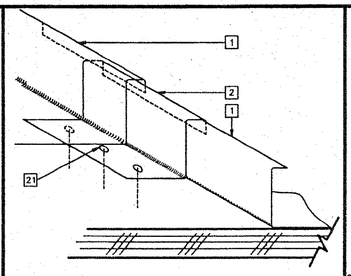
PROJECT NO. PC-04-101447

FILE PATH: 1240-A2.01.DWG

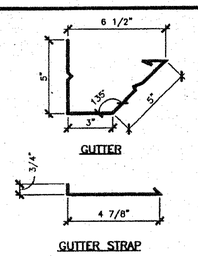


SCALE:3"=1'

ROOF FLASHING AT HIGH SIDE | 17

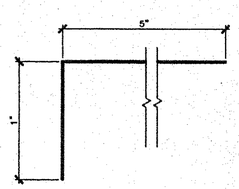


ROOF STANDING SEAM | 13



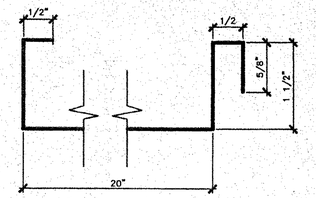
SCALE: 3"=1'

26 GA GUTTER AND GUTTER STRAP | 9



SCALE: NOT TO SCALE

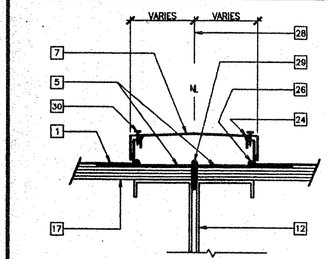
FLASHING AT MODLINE WALL | 5



26 GA STEEL G90 LFQ

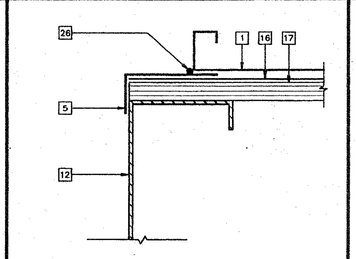
SCALE: FULL

ROOF PAN | 1



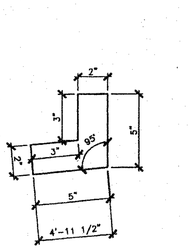
SCALE: 3"=1'

MODLINE ROOF CAP | 18



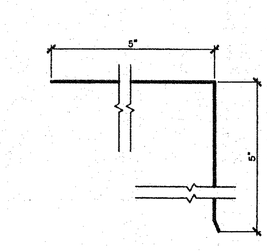
SCALE: NTS

END ROOF PAN CONNECTION | 14



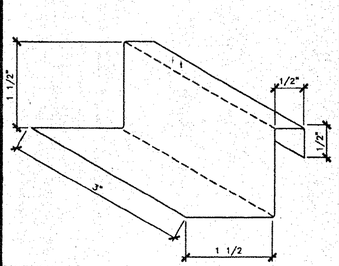
SCALE: 3"=1'

DOWNSPOUT AT BEND | 10



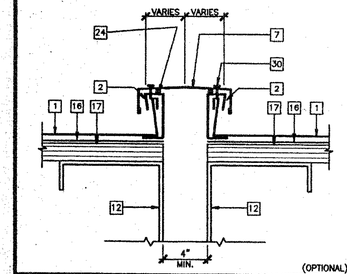
SCALE: FULL

ROOF FLASHING AT HIGH SIDE | 6



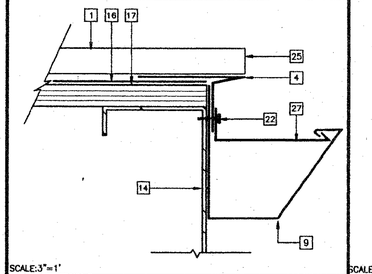
SCALE: FULL

ROOF CLIP | 2



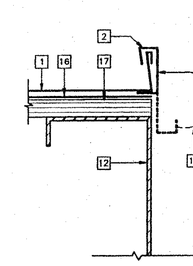
(OPTIONAL)

ROOF CAP AT 4" SEPARATION | 19



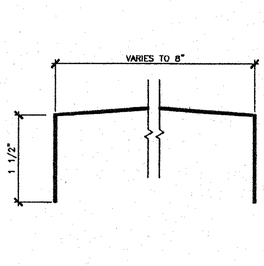
SCALE:3"=1'

GUTTER AT ROOF FASCIA BEAM | 15

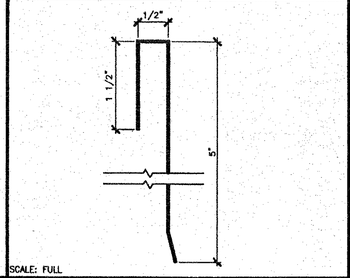


SCALE:3"=1'

STARTER ROOF PAN CONNECTION | 11

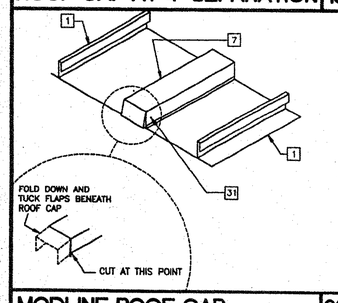


26 GA ROOF CAP AT MODLINE | 7

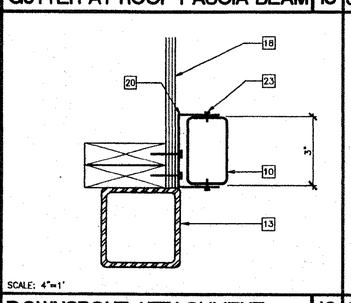


SCALE: FULL

FLASHING AT SIDE WALL | 3

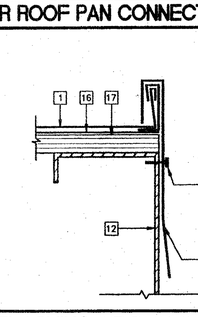


MODLINE ROOF CAP | 20



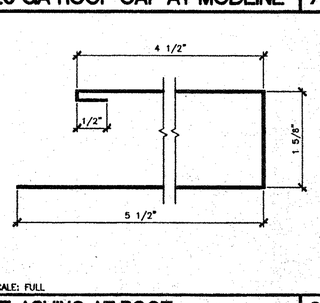
SCALE: 4"=1'

DOWNSPOUT ATTACHMENT | 16



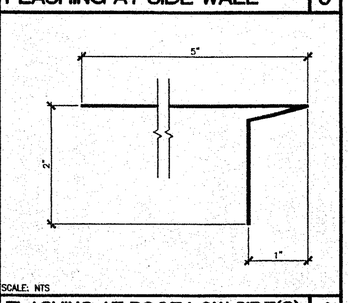
SCALE:3"=1'

ROOF FLASHING AT SIDE WALL | 12



SCALE: FULL

FLASHING AT ROOF | 8



SCALE: NTS

FLASHING AT ROOF LOW SIDE(S) | 4

KEY NOTES

1. 26 GA STANDING SEAM ROOF PAN – 1/A2.03
2. 26 GA ROOF CLIP – 2/A2.03 – AT 24" OC MAX AND 6" MAX FROM END OF ROOF
3. 22 GA GALVANIZED IRON FLASHING AT SIDEWALL 3/A2.03
4. 22 GA GALVANIZED IRON FLASHING AT LOW END OF ROOF – 4/A2.03
5. 22 GA GALVANIZED STEEL FLASHING AT MODLINE WALL – 5/A2.03
6. 22 GA GALVANIZED STEEL FLASHING AT HIGH END OF ROOF – 6/A2.03
7. 26 GA ROOF CAP AT MODLINE – 7/A2.03
8. 26 GA FLASHING AT HIGH SIDE – 8/A2.03
9. 26 GA CONTINUOUS GUTTER – 9/A2.03
10. DOWN SPOUT
11. ROOF CLIP MOUNTED UPSIDE–DOWN, BEND CLIP HEAD UP AND OVER ROOF PAN
12. ROOF BEAM (STR)
13. COLUMN
14. ROOF FASCIA (STR)
15. NOT USED
16. WEATHER PROOF MEMBRANE (25–30 LBS ASPHALT COATED)
17. PLYWOOD ROOF SHEATHING (STR)
18. TYPICAL EXTERIOR FINISH
19. NOT USED
20. ATTACHMENT BRACKET TYPICAL (3) PLACES, TOP, BOTTOM AND MIDSPAN – ATTACH TO SIDING WITH (2) #10 STSMS
21. (3) .080 x 1 1/2" SCREW SHANK NAILS – ROOF CLIP TO ROOF DECKING
22. #10 STSMS WITH NEOPRENE WASHER AT 24" OC
23. TWO FASTENERS AT EACH SIDE OF BRACKET
24. 1/4" BEAD OF SEALANT ALONG ENTIRE LENGTH OF BOTH MODLINE RIBS
25. SEALANT AT END OF SEAM
26. CONTINUOUS BEAD OF SEALANT AT JOINT BETWEEN MODLINE FLASHING AND END PAN AND AT EACH END PAN ROOF CLIP
27. GUTTER STRAP – 9/A2.03
28. MODLINE
29. CONTINUOUS SEALANT AT MODLINE JOINT
30. #10 STSMS WITH NEOPRENE WASHERS AT 36" OC ON "WET" SIDE OF SEALANT
31. #10 STSMS WITH NEOPRENE WASHERS AT EACH SIDE

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
PC 102929
AC – FLS – SSA
DATE MAR 2 3 2010

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
O 116945
AC – FLS – SSA
DATE 08.04.11

REVISIONS

1			
2			
3			
4			
5			

Electrical Engineer's Seal

Mechanical Engineer's Seal

Structural Engineer's Seal
REGISTERED PROFESSIONAL ENGINEER
JAMES T. SIMPSON
No. 38021
STRUCTURAL
STATE OF CALIFORNIA
LICENSE EXPIRES 6-30-2000

Architect's Seal

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
RC-04
101447
AC – FLS – SSA
DATE 08.04.11

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

PROJECT NUMBER:

DRAWN BY:
DATE:
CHECKED BY:
DATE:

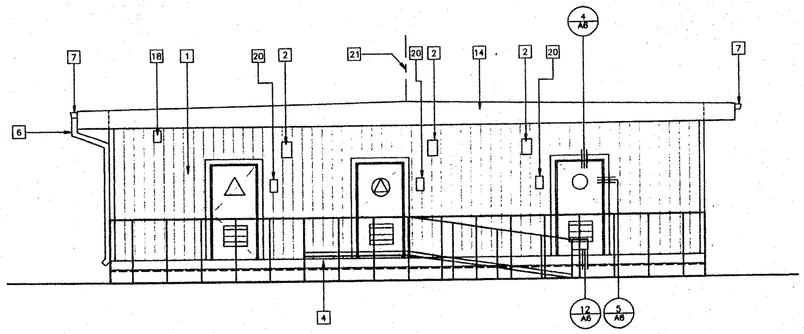
MODTECH Index No.

ROOFING DETAILS 26 GA

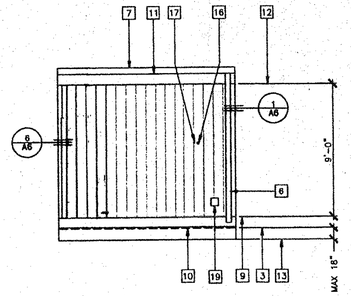
A2.03

PROJECT NO. PC-04-101447

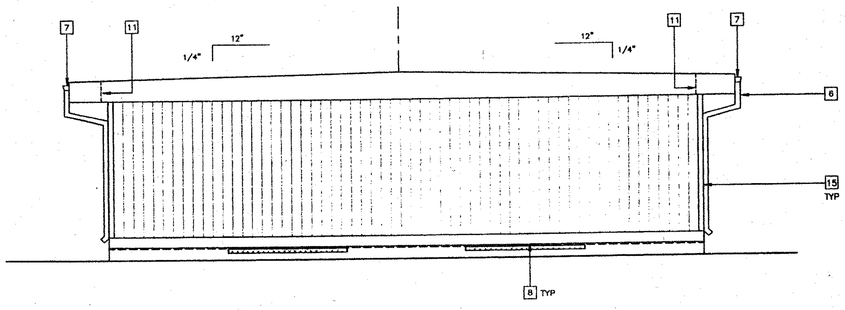
FILE PATH: 1240-A2.03.DWG



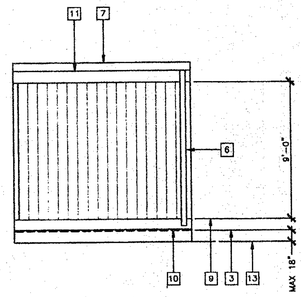
① FRONT ELEVATION



② LEFT SIDE ELEVATION



③ REAR ELEVATION



④ RIGHT SIDE ELEVATION

KEY NOTES

1	TYPICAL EXTERIOR FINISH SEE EXTERIOR FINISH SCHEDULE BELOW.
2	EXTERIOR LIGHT FIXTURE (EL)
3	TOP OF SKIRTING
4	RAMP AND LANDING (RAMP)
5	NOT USED
6	DOWNSPOUT FASTEN TO BUILDING TYPICAL (3) PLACES – 16/A2.03
7	CONTINUOUS GUTTER WITH DOWNSPOUT (LOCATION OF DOWNSPOUT SHOWN ON ROOF PLAN)
8	FOUNDATION VENT (SEE FOUNDATION PLAN)
9	FINISH FLOOR LINE
10	FLOOR BEAM (STR)
11	ROOF HEADER (STR)
12	TOP OF COLUMN
13	FINISH GRADE
14	ROOF BEAM (STR)
15	COLUMN (STR)
16	ELECTRICAL STUB-OUT (EL)
17	GROUND STUB-OUT (EL)
18	J-BOX FOR EXTERIOR FIRE ALARM HORN (EL)
19	GUTTER BOX (EL)
20	SIGNAGE PROVIDED AND INSTALLED BY DISTRICT PRIOR TO OCCUPANCY. A3.01
21	RIDGE

EXTERIOR FINISH SCHEDULE

NOTE: SEE SPECIFICATIONS FOR DETAILED DESCRIPTION OF FINISH OPTIONS.

STANDARD – 5/8" PLYWOOD SIDING

OPTIONAL – 5/16" GROOVED FIBER CEMENT BOARD

OPTIONAL – 5/16" FIBER CEMENT BOARD WITH TEXTURED ELASTOMERIC COATING SYSTEM

OPTIONAL – EXTERIOR PLASTER OVER LATH

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES 04 102029 AC G FLS SS STR MAR 23 2004

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT 01-116945 AC FLS SS/F DATE 09/04/17

FILE PATH: 1240-A3.02.DWG

EXTERIOR ELEVATIONS

MODELS "B" ~~AND "C"~~ — 26 GA DUAL PITCH

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

REVISIONS					
1					
2					
3					
4					
5					

Electrical Engineer's Seal

Mechanical Engineer's Seal

Structural Engineer's Seal — LICENSE EXPIRES 6-30-2020

Architects Seal

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC-04 101447 AC DF FLS CDV DATE OCT 0 2019

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

PROJECT NUMBER:

DRAWN BY:
DATE:
CHECKED BY:
DATE:

MODTECH Index No.

EXTERIOR ELEVATIONS 26 GA DUAL PITCH MODEL B,C

A3.02

PROJECT NO. PC-04-101447

DOOR SCHEDULE 6

DOOR NUMBER	DOOR TYPE	QUANTITY	FRAME OPENING WIDTH	FRAME OPENING HEIGHT	DOOR MATERIAL	FIRE RATING	HARDWARE SET NO	FRAME MATERIAL	JAMB THROAT	REMARKS
1	A		3 -0"	6 -8"	HM		1	HM	5-1/8"	FOR STANDARD SIDING RE-CALCULATE FOR SIDING OPTIONS
2	B		2 -0"	6 -8"	HM		1	HM	5-1/8"	FOR STANDARD SIDING RE-CALCULATE FOR SIDING OPTIONS
3	A		3 -0"	6 -8"	HM		8	HM	5-1/8"	FOR STANDARD SIDING RE-CALCULATE FOR SIDING OPTIONS

HM – HOLLOW METAL – PRESSED STEEL KD TYPE
AL – ALUMINUM
SST – STAINLESS STEEL
STL – STEEL FRAME 16ga FULLY WELDED GALV AT EXTERIOR REPUBLIC ME SERIES PAINT TO MATCH TRIM
WWF – WINDOW WALL FRAME
SC – SOLID CORE WOOD
HC – HOLLOW CORE WOOD
SCL – SOLID CORE WOOD LEGACY

WINDOW SCHEDULE 3

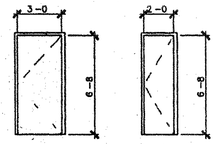
WINDOW NUMBER	WINDOW TYPE	QUANTITY	FRAME OPENING WIDTH	FRAME OPENING HEIGHT	FINISH	REMARKS
A	1		8 -0"	4 -0"	ANODIZED	SEE NOTE #1

ROOM FINISH SCHEDULE 1

ROOM NUMBER	ROOM NAME	FINISHES FLOOR	BASE	WALLS NORTH	EAST	SOUTH	WEST	CEILING	CEILING HEIGHT	REMARKS
	TOILET ROOM OPT S A-F	B	F	N	N	N	N	Q	8 -0"	

A – CARPET PER STATE OF CALIF SPEC COMPLYING WITH GROUP 1 TYPE A OR TYPE B CLASS 2 DENSITY 4600 DIRECT GLUE DOWN
B – VINYL SHEET FLOORING
C – VCT ARMSTRONG STANDARD OR EXCELON
D – TOP SET BASE – 4"
E – TOP SET BASE – 6"
F – SELF COVE BASE – 6"
G – 1/2" VINYL TACKBOARD CLASS 1 OVER 1/2" GYP BOARD BACKING
H – 1/8" MARLITE OVER 1/2" GYP BOARD OR 3/8" MARLITE FLAME SPREAD CLASS 3
J – 1/2" WR GYP BOARD TAPE TEXTURE PAINTED FINISH
K – 3/8" WR GYP BOARD TAPE TEXTURE PAINTED FINISH
L – 1/2" GYP BOARD TAPE TEXTURE PAINTED FINISH
M – 3/8" GYP BOARD TAPE TEXTURE PAINTED FINISH
N – 3/32" FRP OVER 1/2" WR GYP BOARD
P – NO FINISH
Q – ACOUSTICAL LAY IN GRID CEILING PANELS (SEE SPECIFICATIONS)

DOOR ELEVATIONS 7

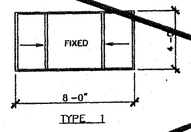


TYPE A TYPE B

DOOR NOTES

1 DOOR HANDLES FOR LOCKSETS AND PANIC HARDWARE TO BE CENTERED AT 40" AFF AND DEAD BOLTS AT 44" AFF HARDWARE TO BE OPENABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT LEVERS TO RETURN TO WITHIN 1/2" OF DOOR
2 ALL DOORS SHALL BE 1 3/4" THICK UON DOUBLE LETTERS IN SCHEDULE INDICATES A PAIR OF DOORS
3 CLOSURE SHALL BE SET FOR MAXIMUM OPENING PRESSURE OF 8.5 LBS AT EXTERIOR DOORS AND 5.0 LBS AT INTERIOR DOORS
4 PLACE SIGN OVER EXIT DOOR "THESE DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS"
5 SIGNAGE IS NOT IN MODTECH CONTRACT

~~WINDOW ELEVATIONS~~ 4



TYPE 1

WINDOW NOTES

1 ANODIZED ALUMINUM GLAZING 7/32" MIN TEMPERED GLASS – SOLAR GRAY WITH A LIGHT TRANSMISSION FACTOR OF 46%, ALL OPERABLE SASH SHALL HAVE SCREENS
2 OPTIONAL DUAL PANE

FINISH NOTES

1 ALL FINISHES SHALL COMPLY WITH MODTECH S SPECIFICATIONS AND WITH CBC CHAPTERS 3 6 7 8 AND 10 AND CFC AND TITLE 19 CCR
2 PREPARATION FOR SUB FLOOR TO ACCEPT FINISH FLOORING IS BY FLOORING CONTRACTOR PLYWOOD SUB FLOOR IS 2 4 1 PLYWOOD OUTER PLYWOOD IS PLUGGED AND TOUCH SANDED ANY DEFORMITIES DUE TO STANDARD CONSTRUCTION PRACTICES SHALL BE FILLED AND SANDED BY FLOORING CONTRACTOR THE JOINT AT THE MODULE JOINING SHALL NOT BE LARGER THAN 1/8" AND SHALL BE FILLED AND SANDED BY FLOORING CONTRACTOR

HARDWARE SCHEDULE 8

HARDWARE SET #1 (EXTERIOR)
LOCKSET – SCHLAGE D70PD RHODES LEVER OR EQUAL
BUTTS – 1 1/2" PAIR HAGER BB1279 4 1/2"x4 1/2" NRP 26D OR EQUAL
CLOSER – NORTON 8501 BFDP OR EQUAL
THRESHOLD – PEMCO 271A OR EQUAL
DOOR BOTTOM – PEMCO 216AV OR EQUAL
WEATHER-STRIP – PEMCO 299AV OR EQUAL

HARDWARE SET #2 (INTERIOR PASSAGE)
LOCKSET – SCHLAGE D10S WITH RHODES LEVER OR EQUAL
BUTTS – 1 1/2" PAIR HAGER BB1279 4 1/2"x4 1/2" OR EQUAL

HARDWARE SET #3 (EXTERIOR)
LOCKSET – SCHLAGE D70PD WITH RHODES LEVER OR EQUAL
BUTTS – 1 1/2" PAIR HAGER BB1279 4 1/2"x4 1/2" NRP 26D OR EQUAL
STOP – RIXON 9 SERIES STEEL DOOR STOP
THRESHOLD – PEMCO 271A OR EQUAL
DOOR BOTTOM – 216AV OR EQUAL
WEATHER STRIP – PEMCO 299V OR EQUAL

HARDWARE SET #4 (INTERIOR DOUBLE LOCKABLE)
LOCKSET – SCHLAGE D86PD WITH RHODES LEVER OR EQUAL
BUTTS – 1 1/2" PAIR HAGER BB1279 4 1/2"x4 1/2" 26D OR EQUAL

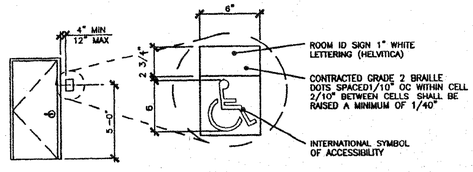
HARDWARE SET #5 (INTERIOR TOILET ROOM/PRIVACY)
LOCKSET – SCHLAGE D40S WITH RHODES LEVER OR EQUAL
BUTTS – 1 1/2 PAIR HAGER BB1279 4 1/2"x4 1/2" 26D OR EQUAL

HARDWARE SET #6 (INTERIOR STOREROOM)
LOCKSET – SCHLAGE D80PD WITH RHODES LEVER OR EQUAL
BUTTS – 1 1/2" PAIR HAGER BB1279 4 1/2"x4 1/2" 26D OR EQUAL

HARDWARE SET #7 (PANIC)
LOCKSET – VON DUPRIN 99L PANIC HARDWARE OR EQUAL
BUTTS – 1 1/2" PAIR HAGER BB1279 4 1/2"x4 1/2" NRP 26D OR EQUAL
CLOSER – NORTON 8501 BFDP OR EQUAL
THRESHOLD – PEMCO 271A OR EQUAL
DOOR BOTTOM – PEMCO 216AV OR EQUAL
WEATHER-STRIP – PEMCO 299AV OR EQUAL

HARDWARE SET #8 (EXTERIOR)
LOCKSET – SCHLAGE D70PD WITH RHODES LEVER DR EQUAL
BUTTS – 1 1/2" PAIR HAGER BB1279 4 1/2"x4 1/2" NRP 26D OR EQUAL
THERESHOLD – PEMCO 271A OR EQUAL
DOOR BOTTOM – PEMCO 216AV OR EQUAL
WEATHER-STRIP – PEMCO 299AV OR EQUAL
NO CLOSER PERMITTED

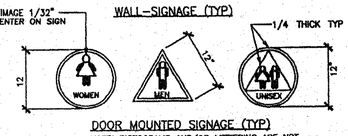
ACCESSIBILITY SIGNAGE (BY DISTRICT) 5



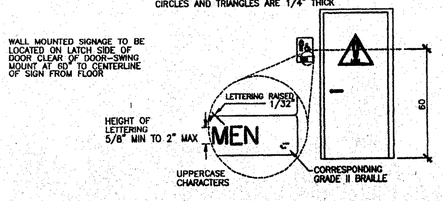
ENTRY DOOR FROM EXTERIOR VIEW

TOILET ROOM SIGNAGE (BY DISTRICT) 2

WALL–SIGNAGE (TYP)



DOOR MOUNTED SIGNAGE (TYP)
NOTE PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR–MOUNTED SIGNAGE ALL CIRCLES AND TRIANGLES ARE 1/4" THICK



IDENTIFICATION SYMBOLS FOR SANITARY FACILITIES

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

IDENTIFICATION STAMP DIV OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES DS 102029 AC FLS SS JP DATE MAR 2 3 2000

IDENTIFICATION STAMP DIV OF THE STATE ARCHITECT OF 116945 AC – FLS – SS KF DATE 10.04.17

FILE PATH 1240-A5.01.DWG

PROJECT NO PC-04-101447

REVISIONS			
1			
2			
3			
4			
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Electrical Engineer's Seal

Mechanical Engineer's Seal

Structural Engineer's Seal — LICENSE EXPIRES 6 30

Architects Seal

IDENTIFICATION STAMP DIV OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC-04 101447 AC FLS SS DATE

MODTECH INC
2830 BARRETT AVENUE
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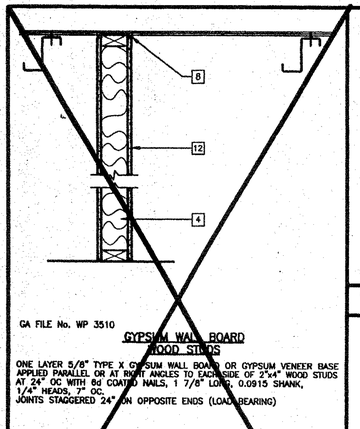
FAX (909) 940-0427

PROJECT NUMBER

DRAWN BY
DATE
CHECKED BY
DATE

SCHEDULES

SHEET NO A5.01



GA FILE No. WP 3510

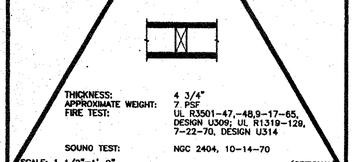
GYPSUM WALL BOARD
WOOD STUDS

ONE LAYER 5/8" TYPE X GYPSUM WALL BOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2"x4" WOOD STUDS AT 24" OC WITH 8d COATED NAILS, 1 7/8" LONG, 0.0915 SHANK, 1/4" HEADS, 7" OC; JOINTS STAGGERED 24" ON OPPOSITE ENDS (LOAD BEARING)

THICKNESS: 4 3/4"
APPROXIMATE WEIGHT: 7 PSF
FIRE TEST: UL R3501-47,-48,9-17-65, DESIGN U309; UL R1319-129, 7-22-70, DESIGN U314
SOUND TEST: NGC 2404, 10-14-70

SCALE: 1 1/2"=1'-0" (OPTIONAL)

~~ONE HOUR INTERIOR FIRE WALL~~ ~~16~~

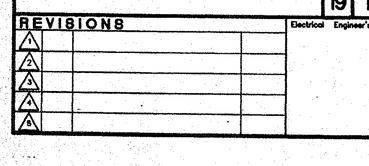


SCALE: NTS

18 HVAC UNIT (PLAN)

SCALE: 3"=1'-0"

19 HVAC UNIT AT BOTTOM



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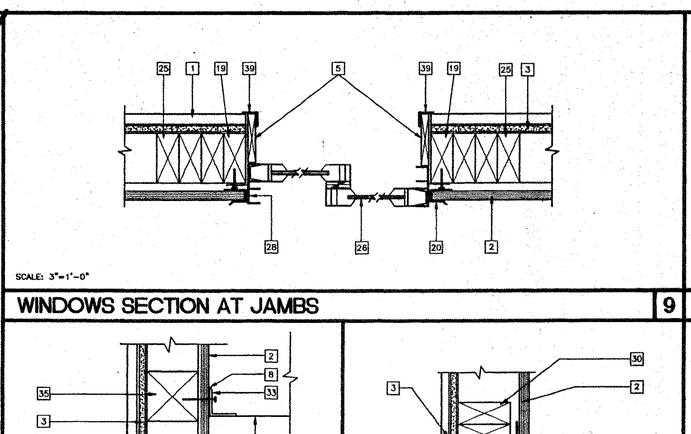
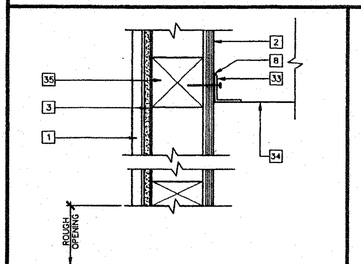


SCALE: 3"=1'-0"

WINDOWS SECTION AT JAMBS 9



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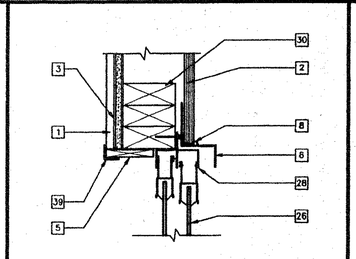
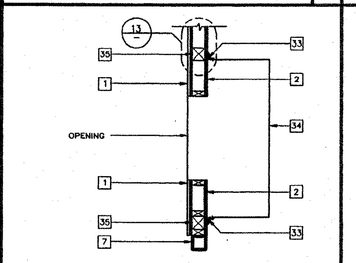


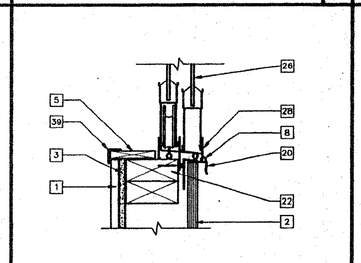
SCALE: 3"=1'-0"

.HVAC MOUNT AT JAMBS 13



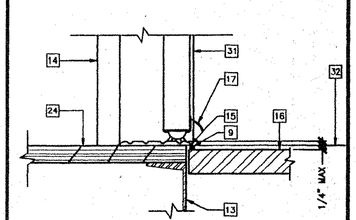
SCALE: 3"=1'-0"

WINDOW HEADER 10



SCALE: 3"=1'-0"

SILL PLATE 11



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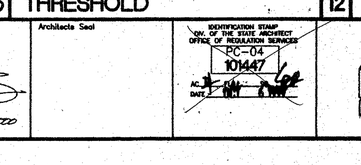
THRESHOLD 12



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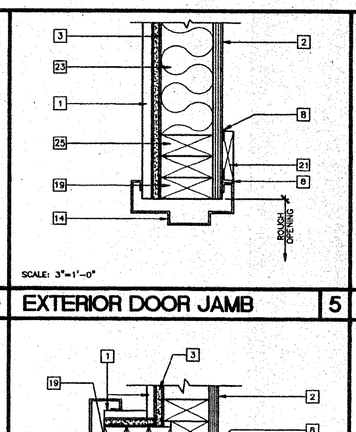

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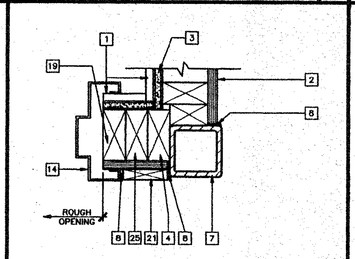
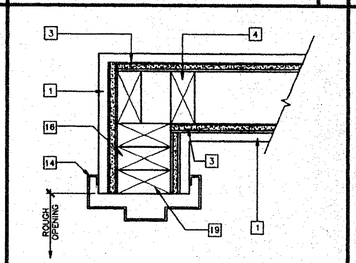
EXTERIOR DOOR JAMB 5



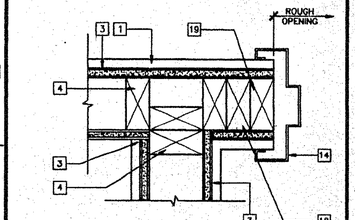
SCALE: 3"=1'-0"

EXTERIOR DOOR JAMB 6



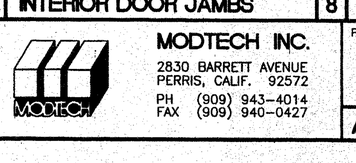
SCALE: 3"=1'-0"

INTERIOR DOOR JAMBS 7



SCALE: 3"=1'-0"

INTERIOR DOOR JAMBS 8



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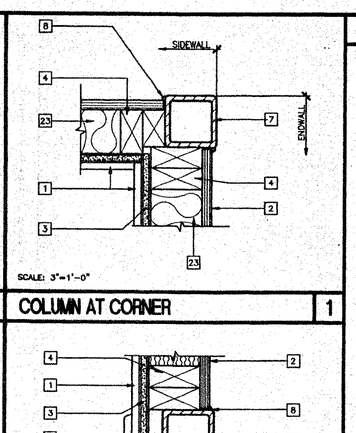
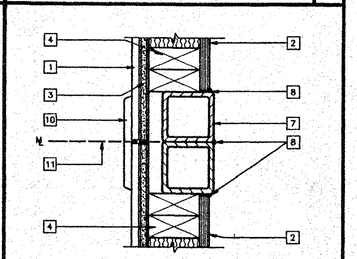


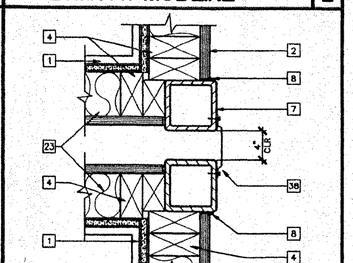
SCALE: 3"=1'-0"

COLUMN AT CORNER 1



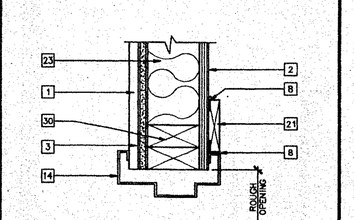
SCALE: 3"=1'-0"

COLUMN AT MODLINE 2



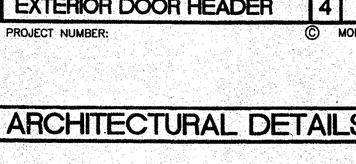
SCALE: 3"=1'-0" OPTIONAL

CLOSURE BETWEEN BUILDINGS 3



SCALE: 3"=1'-0"

EXTERIOR DOOR HEADER 4



SCALE: 3"=1'-0"

KEY NOTES

1. TYPICAL INTERIOR FINISH (FIN) – 1/A5.01
2. TYPICAL EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS)
3. 1/2" GYPSUM BOARD BACKING WITH 7d COOLER NAILS AT MAX 7" OC TYPICAL AT EACH STUD
4. 2"x4" STUD TYPICAL
5. INTERIOR WOOD TRIM.
6. DRIP FLASH 26 GA
7. TUBE STEEL COLUMN (STR)
8. SEALANT TYPICAL (SEE SPECS.)
9. CAULKING
10. CLOSURE
11. MODULE JOINT
12. 5/8" TYPE X GYPSUM BOARD
13. FLOOR BEAM (STR)
14. PRESSED STEEL FRAME – 3,6/A5.01
15. ALUMINUM THRESHOLD – 1/4" WITH 2:1 BEVEL – 8/A5.01
16. FINISH LANDING
17. DOOR BOTTOM – 8/A5.01
18. (2) 2"x4" KING STUD – 13/S4.02
19. 2"x4" TRIMMER STUD – 13/S4.02
20. 'J' MOLD 26 GA
21. 1"x4" WOOD TRIM WITH 8d ELECTRO GALVANIZED AT 12" OC
22. SILL PLATE – 13/S4.02
23. INSULATION (SEE SPECS. FOR SIZE AND TYPE)
24. FINISH FLOORING – 1/A5.01
25. 2"x6" FULL HEIGHT JAMB STUDS – 13/S4.02
26. WINDOW GLAZING – 3/A5.01
27. HVAC UNIT BOTTOM SEAT 12 GA x24" LONG WITH (6) 3/8" DIA x2" LAG BOLTS
28. ALUMINUM NAIL ON WINDOW FRAME, INSTALL WITH 8d BOX ELECTRO GALVANIZED NAILS AT 24" OC MAXIMUM WITH MINIMUM 3" BUILDING PAPER BETWEEN FRAME AND WALL.
29. NOT USED
30. HEADER – 13/S4.02
31. DOOR – 8/A5.01
32. FINISHED FLOOR LINE
33. HVAC SIDE BRACKET (FURNISHED WITH UNIT) ATTACH TO WALL WITH 3/4"x2" LAG SCREWS
34. HVAC UNIT (HV)
35. 4"x4" POST OR ALTERNATE – (2) 2"x4" FULL HEIGHT STUDS WITH 1/2" PLYWOOD SPACER STITCH NAILED WITH 16d AT 12" OC STAGGERED
36. 2"x8" LET-IN – S4.01
37. NOT USED
38. CLOSURE SCREEN
39. CORNER MOLDING

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DIV. OF THE STATE ARCHITECT
01-116945
AC – FLS – SS KF
DATE 09-04-01

FILE PATH: 1240-A6.01.DWG

PROJECT NO. PC-04-101447

REVISIONS			
1			
2			
3			
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5			

Electrical Engineer's Seal

Mechanical Engineer's Seal

Structural Engineer's Seal
REGISTERED PROFESSIONAL ENGINEER JAMES V. SWISHER No. 1603 CIVIL STATE OF CALIFORNIA
LICENSE EXPIRES 6-30-2000

Architects Seal

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DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
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101447
AC FLS SS SP
DATE MAR 23 2000

MODTECH

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

PROJECT NUMBER:

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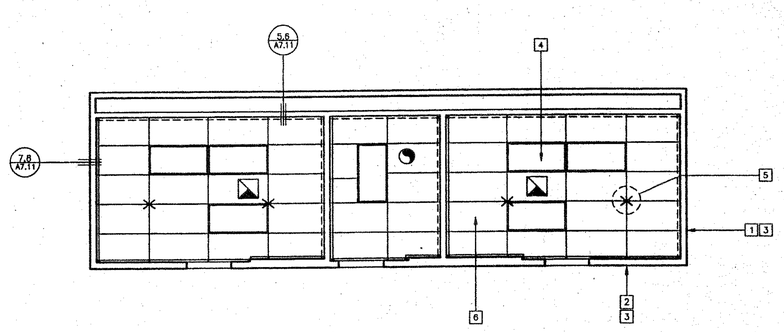
MODTECH Index No.

ARCHITECTURAL DETAILS WOOD STUDS

A6.01

REAR



LEFT

RIGHT

FRONT

REFLECTED CEILING PLAN

MODEL "B"

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

KEY NOTES

1. MAIN RUNNERS AT 4'-0" OC WITH 12 GA HANGER WIRES AT END OF EACH RUNNER
2. CROSS TEE AT 2'-0" OC
3. T-BAR PART NUMBERS

	ARMSTRONG PX-041	CHICAGO METALLIC IR-47	USG IR-47
RUNNER MAIN	7301	200	DS 26
4' CROSS TEE	7342	1210	DX 422
2' CROSS TEE	7328	1226	DX 216
WALL ANGLE	7800	1420-01	M-7

4. LIGHT FIXTURE, RECESSED, 2'x4' TYPICAL – 11/A7.11
5. 4 WAY SPLAY AT LOCATIONS INDICATED, WIRES TAUT BUT NOT TO DISTORT GRID –. 1/A7.11
6. CEILING PANELS: 2'x4' LAY-IN PANELS, ASTM FLAME SPREAD CLASS 1 (0-25). SMOKE DEVELOPMENT DENSITY LESS THAN 450 TYPICAL

NOTES

1. AT THE END OF ROWS OF RUNNERS A 12 GA HANGER WIRE SHALL BE ATTACHED WITHIN 8" OF WALL OR SOFFIT.
2. VERTICAL WIRES MORE THAN 1-IN-6 OUT OF PLUMB SHALL HAVE COUNTER BRACING WIRES.
3. RUNNERS MAY BE ATTACHED TO WALLS OR MOLD AT (2) ADJACENT WALLS – OTHER WALLS NO ATTACHMENT. CLEARANCE OF 1/2" BETWEEN END OF RUNNERS AND FACE OF WALL.
4. DUCTWORK SHALL BE RIGIDLY ATTACHED TO BUILDING AND SHALL NOT BE CLOSER THAN 6" TO HANGER WIRES.

LEGEND

T & T BAR CEILING

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2'X 4'. ELEC. FIXTURE RECESSED

SPLAY WIRE

INDICATES FIXED SIDE 7/A7.11

INDICATES FREE SIDE 6/A7.11

EXHAUST VENT (EL)

EXHAUST VENT (EL)

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT 01-116945 AC – FLS – SS – DATE 05.04.17

REVISIONS

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Electrical Engineer's Seal

Mechanical Engineer's Seal

Structural Engineer's Seal — LICENSE EXPIRES 6-30-2000

Architects Seal

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC-04 101447 GW AC – FLS – SS – DATE OCT 6 1999

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

PROJECT NUMBER:

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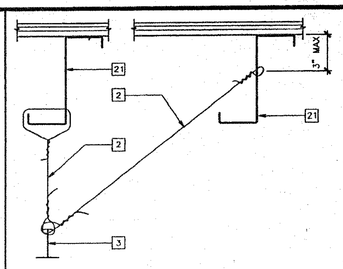
REFLECTED CEILING PLAN MODEL "B"

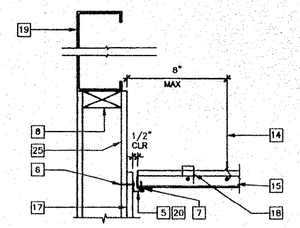
A7.02

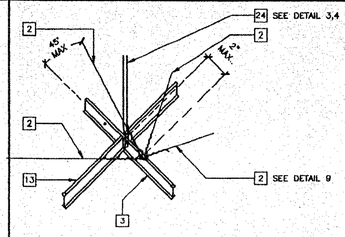
PROJECT NO. PC-04-101447

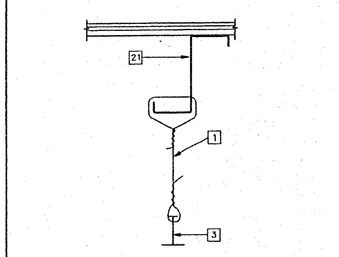
FILE PATH: 1240-A7-02.DWG

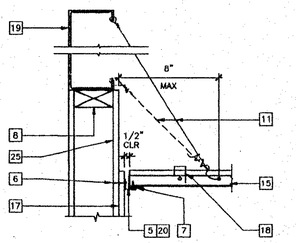
.	17	.	13	SPLAY BRACING WIRE	9	TYPICAL FREE SIDE	5	SIESMIC SPLAY - 4 WAY	1
.	18	.	14	HANGER WIRE DETAIL	10	ALTERNATE FREE SIDE	6	GRID AT MODLINE	2
.	19	.	15	LIGHT FIXTURE MOUNTING	11	TYPICAL FIXED SIDE	7	COMPRESSION STRUT	3
.	20	.	16	HVAC REGISTER MOUNTING	12	ALTERNATE FIXED SIDE	8	ALTERNATE COMPRESSION STRUT	4

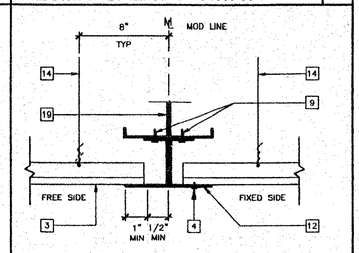






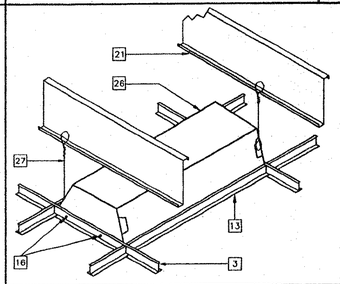


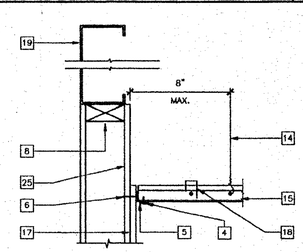


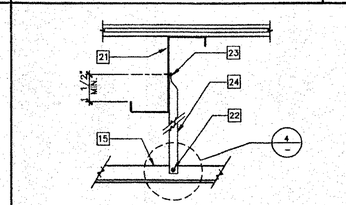


NOTE: FREE SIDE TO FIXED SIDE SHOWN
FREE SIDE TO FREE SIDE SIMILAR

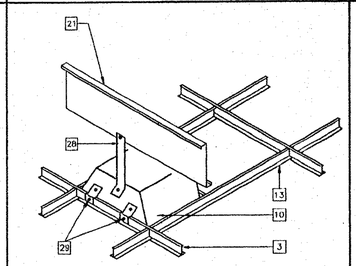
SCALE: 3"=1'



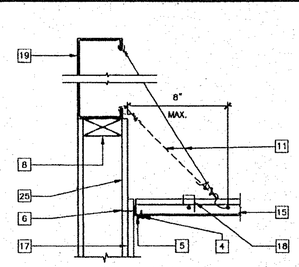


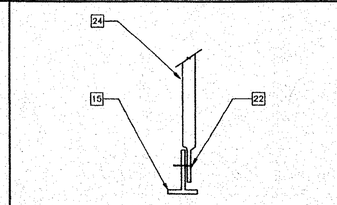


NOTE: CONDUIT MAY BE CRIMPED ON EITHER SIDE OF T-BAR DEPENDING UPON CONDITION & LOCATION



SIMILAR FOR EXHAUST FAN





NOTE: CONDUIT MAY BE CRIMPED ON EITHER SIDE OF T-BAR, DEPENDING UPON CONDITION & LOCATION

KEY NOTES

1. HANGER WIRE AT 4'-0" OC IN PUNCHED OR DRILLED HOLE
2. SPLAY BRACE WIRE TO RUN IN SAME PLANE AS RUNNERS AT MAX 45° FROM CEILING PLANE
3. MAIN RUNNER
4. 1/8" DIA POP RIVET TO EACH T-BAR
5. WALL ANGLE
6. 6d NAIL AT 16" OC AT WALL STUDS (WOOD STUDS) #8 STSMS AT 16" OC AT WALL STUDS (STEEL STUDS)
7. ANGLE WITH 1/8" DIA POP RIVET TO EACH T-BAR, NO CONNECTION TO WALL ANGLE
8. TOP PLATE
9. #10 STSMS AT 4' OC
10. HVAC REGISTER, 2'x2' TYPICAL
11. HANGER TO TOP LIP OF ROOF BEAM WHERE NO PURLIN ABOVE MAX SLOPE 1" IN 6", ALTERNATE: CONNECT TO BOTTOM LIP (DASHED) WHERE THERE IS INTERFERENCE WITH DUCTWORK
12. 26 GA CEILING MOUNT X 2" ⌐
13. CROSS TEE
14. HANGER WIRE AT THE END ON EACH RUNNER TO PURLIN MAX DISTANCE FROM WALL 8" OR 1/4 LENGTH OF END TEE RUNNER, WHICHEVER IS LESS, SEE 10/A7.11
15. MAIN RUNNERS OR CROSS TEES
16. #8 STSMS, (2) AT EACH END
17. FINISH WALL
18. HORIZONTAL STRUTS SHALL RUN CONTINUOUS AT ALL PERIMETERS, NOT POP RIVETED TO THE WALL ANGLE ARMSTRONG #7425 OR #7445 WITH SPRING STEEL SNAP TO RUNNER PER IR 47-4
19. ROOF BEAM
20. NO POP RIVETS
21. ROOF PURLIN
22. CRIMP CONDUIT AND ATTACH TO T-BAR GRID WITH (1) #8 TEKSCREW
23. CRIMP CONDUIT AND ATTACH TO PURLIN WITH (1) #8 TEKSCREW
24. 3/4" EMT CONDUIT
25. EXTEND GYP BOARD TO TOP PLATE FOR FIRE BLOCK
26. RECESSED LIGHT FIXTURE
27. SLACK WIRES, TOTAL OF (2) LOCATED AT OPPOSITE CORNERS OF FIXTURE OR REGISTER
28. (2) 26 GA STRAPS, FASTEN WITH #8 STSMS (1) TO REGISTER AND (1) TO ROOF PURLIN OR ROOF BEAM
29. 24 GA REGISTER CLIP, FASTEN WITH #8 STSMS (1) TO CEILING GRID AND (1) TO REGISTER, (2) CLIPS AT EACH END

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NOTES

1. ALL HANGER, SPLAY BRACE & SLACK WIRES SHALL BE 12 GA WITH MIN 4 TIGHT TURNS WITHIN 1 1/2" MAX OF EACH END

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REVISIONS

1			
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Electrical Engineer's Seal

Mechanical Engineer's Seal

Structural Engineer's Seal
REGISTERED PROFESSIONAL ENGINEER
JAMES F. SWAIN
No. 2127
STRUCTURAL
STATE OF CALIFORNIA
LICENSE EXPIRES 6-30

Architects Seal

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DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
RC-04
101447
AC — PLS — SS
DATE OCT 6 1999

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

PROJECT NUMBER:

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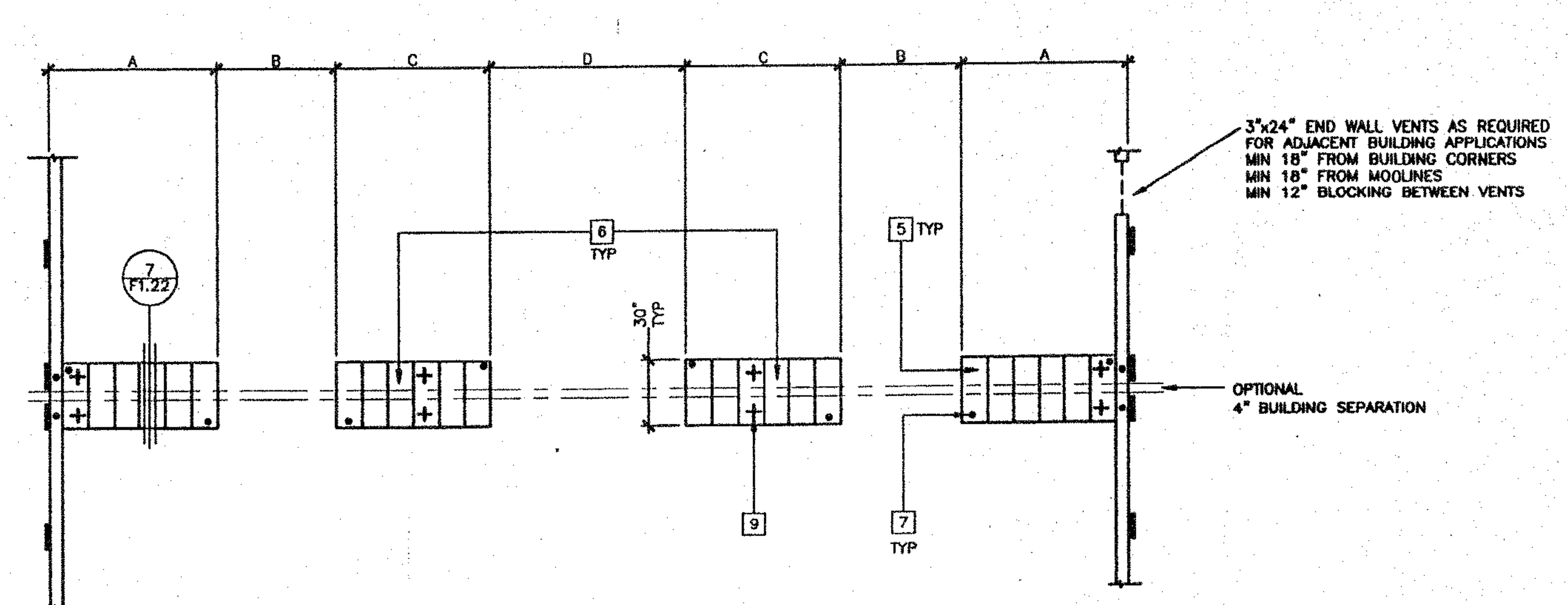
SUBSHEET Index No.

REFLECTED CEILING DETAILS

A7.11

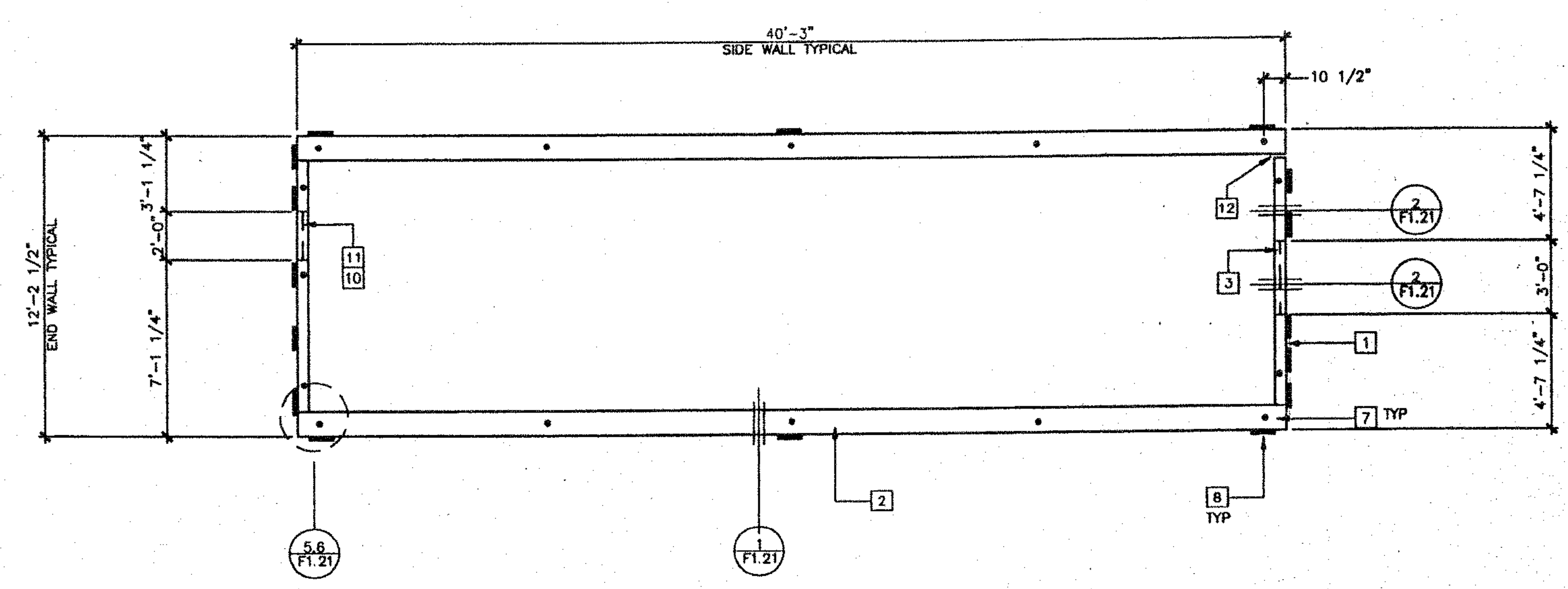
FILE PATH: 1240-A7.11.DWG

PROJECT NO. RC-04-101447



FOOTINGS AT ADJACENT BUILDING
(OPTIONAL 4" SEPARATION)

LEFT



FRONT

FOUNDATION PLAN

50, 50+20, OR 100 PSF LL

WOOD SILL

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

FOUNDATION PLATE SCHEDULE

		50 PSF	50 + 20 PSF	100 PSF
END WALL	SILL	2"x6"	2"x6";	2"x6";
	BLOCKING	2"x4"	2"x4"	2"x4"
	TOP PLATE	2"x4"	2"x4"	2"x4"
SIDE WALL	SILL	2"x12"	2"x12"	2"x12"
	BLOCKING	2"x8"	2"x6"	2"x8"
	TOP PLATE	2"x6"	2"x6"	2"x6"
4" SEPARATION PAD AT END WALL	SILL	(6)2"x12"x30"	(6)2"x12"x30"	(6)2"x12"x30"
	BLOCKING	2"x12"	2"x12"	2"x12"
	TOP PLATE	2"x12"	2"x12"	2"x12"
4" SEPARATION PAD AT INTERIOR	SILL	(6)2"x12"x30"	(8)2"x12"x30"	(14)2"x12"x30"
	BLOCKING	2"x12"	2"x12"	2"x12"
	TOP PLATE	2"x12"	2"x12"	2"x12"

NOTE:
- USE 2"x4" PLATES FOR ANY ADDITIONAL BLOCKING REQUIRED FOR LEVELING.
- ALL SILL (FOOTING) PLATES TO BE PRESSURE TREATED SEE NOTE #3 THIS SHEET.
- FOR FOUNDATION PLATE NAILING SEE F1.21

DIMENSION SCHEDULE

	50 PSF	50 + 20 PSF	100 PSF	125 PSF
A	6'-1"	6'-1"	5'-6 1/4"	SEE SHEET F1.11
B	4'-9"	3'-10"	2'-6"	
C	5'-7 1/2"	7'-6"	10'-9 1/2"	
D	7'-4"	5'-5"	2'-7 1/2"	

FOUNDATION FOR CONCRETE FLOOR OPTION

OPTIONAL CONCRETE FLOOR REQUIRES THE 100 PSF FOUNDATION OESIGN TO BE USED WHEN THE FLOOR LIVE LOAD IS 50 PSF OR 70 PSF. FLOOR LIVE LOADS OF 100 PSF OR 125 PSF REQUIRE A CUSTOM FOUNDATION DESIGN.

KEY NOTES

1. FOUNDATION AT ENO WALL – SEE FOUNDATION PLATE SCHEDULE
2. FOUNDATION AT SIDE WALL – SEE FOUNDATION PLATE SCHEDULE
3. ACCESS VENT
4. NOT USED
5. FOUNDATION PAD AT 4" SEPARATION AT END WALL
6. FOUNDATION PAD AT 4" SEPARATION AT INTERIOR WALL
7. SILL RESTRAINT – SEE NOTE 1
8. TIE PLATE – 5 AT EACH END WALL AND 3 AT EACH SIDE WALL. TOTAL 16 PLATES FOR 12'x40' BUILDING – 5,6/F1.21
9. 5/8" DIAx4" LAGS
10. FOUNDATION VENT
11. FOR VENTS THAT OCCUR UNDER LANDINGS PROVIDE EQUAL AREA SCREENED VENT IN LANDING SKIRT
12. 2" CUTOUT OF SILL PLATE FOR DRAINAGE. FIELD TO LOCATE AT LOWEST CORNER OF FOUNDATION

NOTES

1. SILL RESTRAINT:
ON ASPHALTIC CONCRETE PAVING ANO ON SOIL USE 1" OD GALVANIZED PIPE AT 10'-0" OC MAX WITH 12" PENETRATION BELOW SURFACE VERTICALLY. DRILLED SILL HOLE TO BE 1 1/4" MAX. PIPE MAY BE DRIVEN MAX OF 45' ANGLE TO VERTICAL 16-1/2" LONG PIPE REQUIRED FOR PENETRATION AT 45' ANGLE
ON CONCRETE PAVING HILTI DS 82-P10 THRU SILL PLATE, 8" OC AT END WALLS ANO 22" OC AT SIDE WALLS
2. TO PREVENT WATER FROM PONDING BENEATH THE STRUCTURE VERIFY DRAINAGE WITH DISTRICT ARCHITECT SITE PLANS
3. A WOOD SILL (FOOTING) PLATE SHALL BE PRESSURE TREATED HEM FIR OR DOUG FIR AND MAY BEAR DIRECTLY ON SOIL OR PAVED SURFACE. GRASS OR TURF SHALL BE CLEAREO TO BARE SOIL UNDER THE ENTIRE AREA OF THE BUILDING (BY OISTRICT). THE WOOD SILL (FOOTING) PLATE MAY SUPPORT WOOD CRIPPLE STUDS, POSTS OR CONTINUOUS BLOCKING AND SHEATHING (SKIRT) WHICH NEEO NOT BE TREATED. FOUNDATION LUMBER TO BE PRECUT AT FACTORY, LUMBER AND PRESSURE TREATING TO BE VERIFIED BY THE IN-PLANT INSPECTOR.
4. FOUNOATION DESIGNED FOR 1000 PSF SOIL BEARING PRESSURE PER ORS IR 23-6.
5. THIS FOUNDATION PLAN HAS 1/4" ADDED AT EACH MODLINE ANO ANO 1/8" AT EACH SIDE WALL AND DOES NOT MATCH THE FLOOR PLAN, THIS IS REQUIRED FOR GROWTH THAT IS EXPERIENCED WHEN SETTING MULTIPLE MODULE BUILDINGS.
6. TRENCHING FOR PLUMBING MANIFOLD IS REQUIRED AND MUST BE PROVIDED BY DISTRICT.

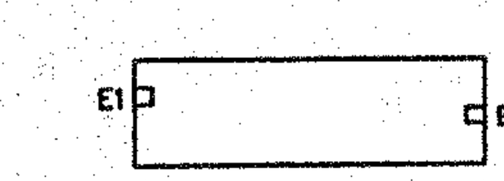
VENT CALCULATIONS

VENTING REQUIRED=12'x40'=480/150=3.20 SF

VENT

E1=3"x16"=0.33 SF EACH
E2=18"x24"=3.0 SF (ACCESS)

E1x1=0.33 SF
E2x1=3.00 SF
3.33 SF > 3.20 OK



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DATE MAR 2 3 2000

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DIV. OF THE STATE ARCHITECT
01-116945
AC FLS SS KF
DATE 02.04.17

FILE PATH: 1240-F1.01.DWG

PROJECT NO.
PC-04-101447

REVISIONS

1	
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Electrical Engineer's Seal

Mechanical Engineer's Seal

Structural Engineer's Seal

LICENSE EXPIRES 6-30 2000

Architects Seal

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DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
PC-04
101447
AC FLS SS
DATE OCT 6 1999

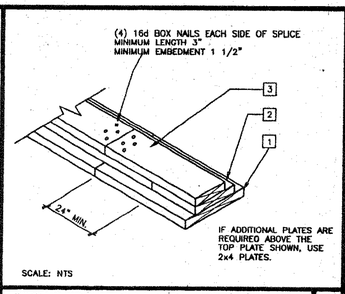
MODTECH INC.
2830 BARRETT AVENUE
PERRIS, CALIF. 92572
PH (909) 943-4014
FAX (909) 940-0427

PROJECT NUMBER:

FOUNDATION PLAN WOOD/50, 50+20, 100 PSF

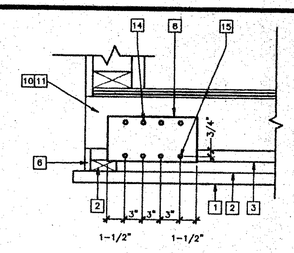
DRAWN BY:
DATE:
CHECKED BY:
DATE:

MODTECH Index No.
F1.01



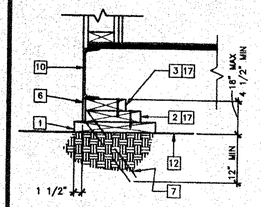
SCALE: NTS

FOUNDATION SPLICE 9



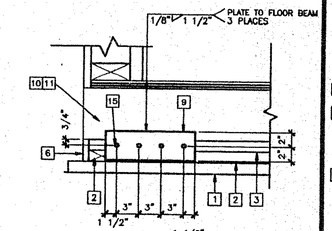
SCALE: 1 1/2"=1'-0" LAG BOLT TO FLOOR BEAM

TIE PLATE 5

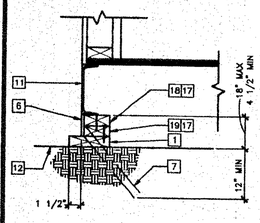


SCALE: 1 1/2"=1'-0" NOTE: WHERE ADDITIONAL BLOCKING IS REQUIRED SEE DETAIL 7

FOUNDATION AT SIDE WALL 1



SCALE: 1 1/2"=1'-0" WELDED TO FLOOR BEAM



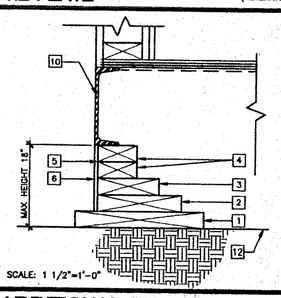
SCALE: 1 1/2"=1'-0"

KEY NOTES

1	SILL PLATE – SEE FOUNDATION PLATE SCHEDULE.
2	BLOCKING PLATE – SEE FOUNDATION PLATE SCHEDULE. ATTACH TO SILL OR BLOCKING WITH 16d NAILS AT 24" OC (MAX. 15" O.C. AT 80 MPH OPTION)
3	TOP PLATE – SEE FOUNDATION PLATE SCHEDULE. ATTACH TO BLOCKING WITH 1–16d BOX NAIL AT 24" OC (MAX. 15" O.C. AT 80 MPH OPTION)
4	ADDITIONAL 2"x4" BLOCKING AS NECESSARY FOR LEVELING
5	LOCATION OF SHIM PLATES WHERE REQUIRED FOR LEVELING USE 1/4", 1/2" OR 3/4" PLYWOOD AT SAME WIDTH AS TOP PLATE
6	SKIRTING–3/8" PLYWOOD. ATTACH WITH 10d NAILS, EDGE NAILING 4" OC AT END WALLS AND 6" OC AT SIDE WALLS, FIELD NAILING 12" OC
7	SILL RESTRAINT – SEE NOTE 1 SHEET F1.01
8	TIE PLATE 6"x12"x10 GA
9	TIE PLATE 4"x12"x10 GA
10	FLOOR BEAM
11	FLOOR HEADER
12	FINISH GRADE
13	MODLINE
14	1/4" DIA STS TYPICAL 4 PLACES
15	1/4" DIAx3" LONG LAG SCREW TYPICAL 4 PLACES
16	5/8" DIAx4" LAGS (FOR LOCATION SEE PLAN)
17	REMOVE AT VENT LOCATIONS
18	TOP PLATE – SEE FOUNDATION PLATE SCHEDULE. ATTACH TO BLOCKING WITH 2–16d BOX NAILS AT 4 1/2" OC.
19	BLOCKING PLATE – SEE FOUNDATION PLATE SCHEDULE. ATTACH TO SILL OR BLOCKING WITH 2–16d BOX NAILS AT 4 1/2" OC.

FILE PATH: 1240-F1.21.DWG

10 TIE PLATE (ALTERNATE) 6

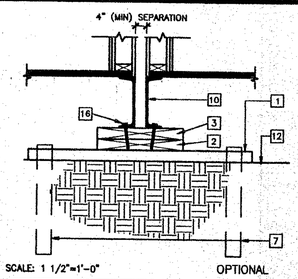


SCALE: 1 1/2"=1'-0"

ADDITIONAL BLOCKING 7

FOUNDATION AT END WALL 2

3



SCALE: 1 1/2"=1'-0" OPTIONAL

FOUNDATION AT ADJACENT BUILDING 8

4

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES 04 102029 AC FLS SS DATE MAR 8 2004

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT 01-116945 AC FLS SS KE DATE 06.04.17

REVISIONS	Electrical Engineer's Seal	Mechanical Engineer's Seal	Structural Engineer's Seal	Architects Seal	IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC-04 101447 AC FLS SS DATE 3-8-2004
1					
2					
3					
4					
5					

Structural Engineer's Seal: No. 3625 Exp. 6-30-2006 STATE OF CALIFORNIA — LICENSE EXPIRES 6-30-2006

MODTECH INC.
2830 BARRETT AVENUE
PERRIS, CALIF. 92572
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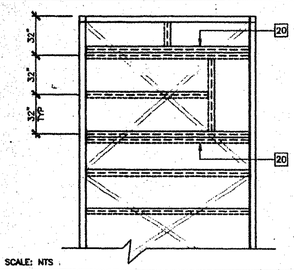
PROJECT NUMBER:

DRAWN BY:
DATE:
CHECKED BY:
DATE:

MODTECH Index No.

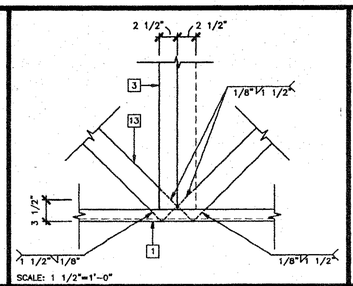
FOUNDATION DETAILS W000/50, 50+20, 100 PSF F1.21

PROJECT NO. PC-04-101447



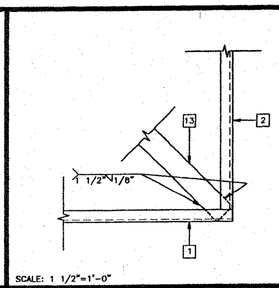
SCALE: NTS

BLOCKING AT PLUMBING INTERFERENCE | 11



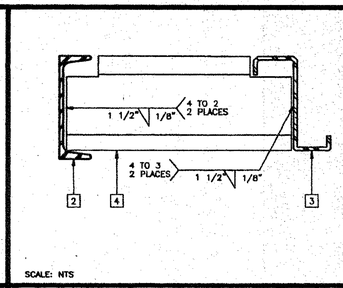
SCALE: 1 1/2"=1'-0"

CROSS BRACING AT SIDE WALL | 10



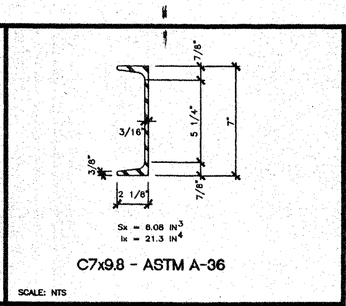
SCALE: 1 1/2"=1'-0"

CROSS BRACING AT END WALL | 9



SCALE: NTS

FLOOR HEADER BLOCKING | 5



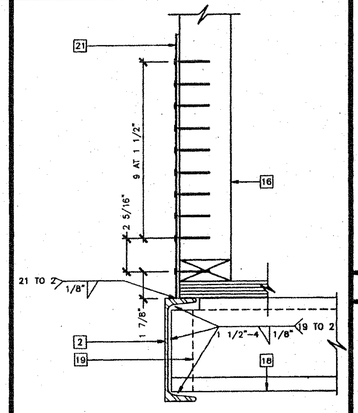
C7x9.8 - ASTM A-36

SCALE: NTS

FLOOR BEAM/HEADER | 1

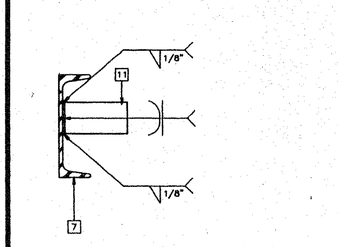
KEY NOTES

1. [FLOOR BEAM, COPE TO MATE WITH HEADER – 1/S1.01
2. [FLOOR HEADER – 1/S1.01
3. ∫ FLOOR JOIST – 2/S1.01
4. ∫ BLOCKING AT MIDSPAN OF FLOOR HEADER – 2,5/S1.01
5. 11/16"ø HOLE AT MIDDEPTH FOR HANDLING
6. 2"x4" STUD
7. [FLOOR BEAM – 1/S1.01
8. EDGE NAILING AT FLOOR BEAM OR HEADER – #10x1 3/4" SELF TAPPING FLAT HEAD SCREWS AT 6"OC
9. EDGE NAILING OR FIELD NAILING – AEROSMITH AKN 144.0175 DRIVE PINS AT 6"OC. FIELD NAILING TO BE 10" OC FOR PURLIN SPACING OF 32" OR LESS
10. 5"x8"x1/4" STEEL ANCHOR PLATE. FOR OPTIONAL CONCRETE FOUNDATION ONLY.
11. SHIPPING HOLD DOWN – 3 1/2"x3 1/2"x1/4" TUBE STEEL CUT TO 1 3/4" HEIGHT – 6/S1.01
12. PLYWOOD FLOOR SHEATHING: APA PS 1-83, 1 1/8" THICK STURD-I-FLOOR WITH 48" OC SPAN RATING – LAYOUT PATTERN SHOWN IS TYPICAL
13. 3"x20 GA STRAP CROSS BRACING – MOUNT TO UNDERSIDE OF JOISTS – TACK WELD TO EACH JOIST
14. 1/2"x3 1/2" THREADED BOLT AT 24" OC FOR 75 MPH WIND OR 21" O.C. MAX. FOR 80 MPH WIND.
15. 1 1/2"x1 1/2"x1/4" PLATE
16. DOUBLE STUDS AT HOLD DOWN
17. 2 1/2" WIDE x1/8" STEEL STRAP WITH 2-5/8" DIA ASTM A307 BOLTS TO DOUBLE STUD. NOTE: ALIGN CENTER LINE OF BOLTS (VERTICAL) WITH CENTER LINE OF DOUBLE STUD. PROVIDE 3-5/8" DIA. ASTM A 307 BOLTS FOR 80 MPH WIND OPTION.
18. ∫ BLOCK AT HOLD DOWN – 2,5/S1.01
19. 3/16" FULL HEIGHT STIFFENER PLATE AT HOLD DOWN
20. ∫ DOUBLE JOIST AT PLUMBING BLOCKOUT – 2,11/S1.01
21. 2 1/2"x16"x14 GA STEEL STRAP WITH 10-16d BOX NAILS PER STUD (20 TOTAL NAILS)
22. AT DETAIL 12A: USE DOUBLE STEEL STUDS AT HOLD DOWN. AT 2 1/2"x16"x14 GA STEEL STRAP USE 10-SMS PER STUD FOR TOTAL OF 20-SMS.



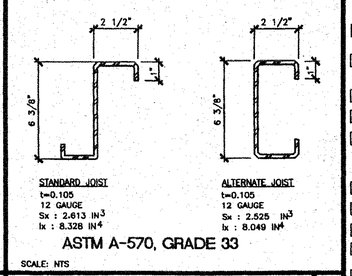
SCALE: 3"=1'-0" DETAIL 12A – 22

ALTERNATE HOLD DOWN | 12A | 12



SCALE: NTS

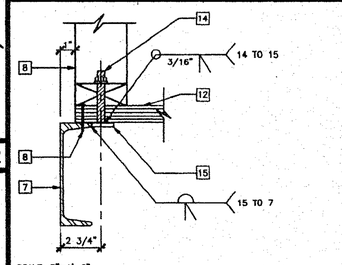
SHIPPING HOLD DOWN | 6



ASTM A-570, GRADE 33

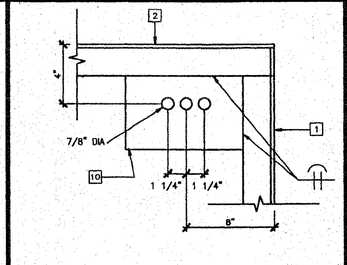
SCALE: NTS

FLOOR JOIST | 2



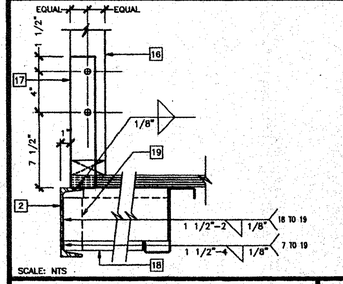
SCALE: 3"=1'-0"

SHEAR BOLT AT FLOOR HEADER | 7



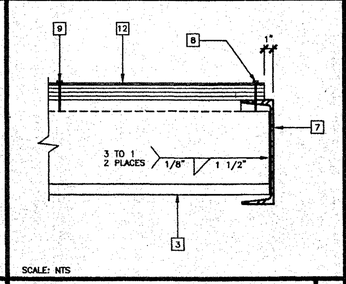
SCALE: NTS (OPTIONAL)

ANCHOR PLATE (CONCRETE FOUNDATION) | 3



SCALE: NTS

HOLD DOWN AT CHASE DOOR | 8

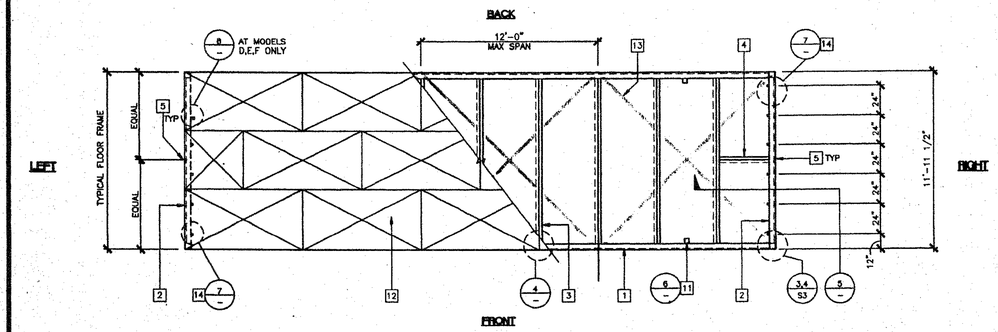


SCALE: NTS

FLOOR JOIST TO FLOOR BEAM | 4

FLOOR JOIST TABLE

LIVE LOAD PSF	JOIST SPACING STANDARD	JOIST SPACING STIFFENED
50	48"	24"
50+20	32"	16"
100	24"	N/A
125	16"	N/A



SEE FLOOR JOIST TABLE FOR SPACING

FLOOR FRAMING PLAN

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

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES 04 102029 AC FLS SS DATE MAR 2 3 2006

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OF-11 6 9 4 5 AC FLS SS DATE 4-30-07

REVISIONS			Electrical Engineer's Seal	Mechanical Engineer's Seal	Structural Engineer's Seal	Architects Seal	IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
1					JAMES T. SIMPSON No. 3002 Exp. 6-30-2009 REGISTERED PROFESSIONAL ENGINEER STRUCTURAL STATE OF CALIFORNIA		PC-04 101447 AC DATE
2					LICENSE EXPIRES 6-30-2009		
3							
4							
5							

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PROJECT NUMBER:

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DATE:

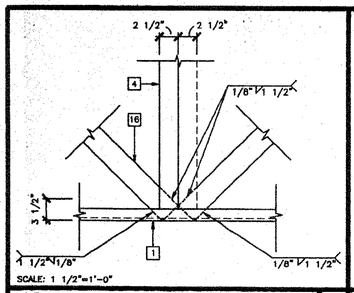
MODTECH Index No.

FLOOR FRAMING PLAN WOOD FLOOR

S1.01

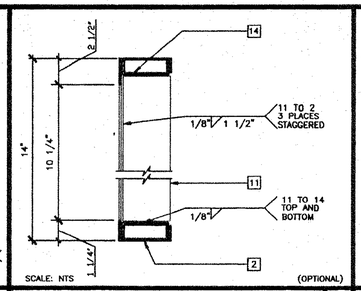
PROJECT NO. PC-04-101447

FILE PATH: 1240-S1.01.DWG



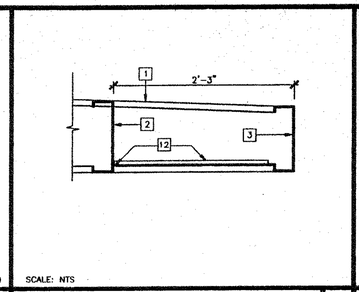
SCALE: 1 1/2"=1'-0"

CROSS BRACING AT SIDE WALL | 15



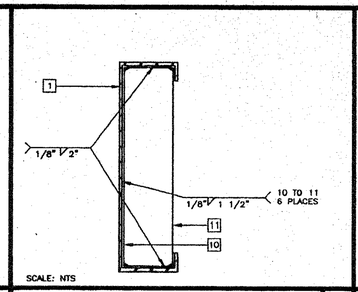
SCALE: NTS (OPTIONAL)

HVAC OPENING IN ROOF HEADER | 13



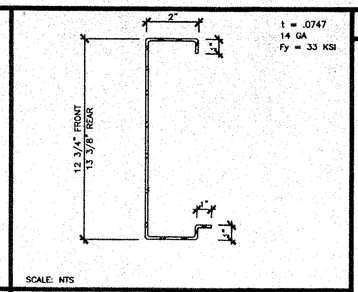
SCALE: NTS

OVERHANGS | 11



SCALE: NTS

STIFFENER PLATE AT SPLICE | 7

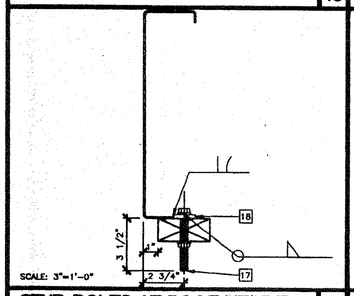


SCALE: NTS

ROOF FASCIA | 3

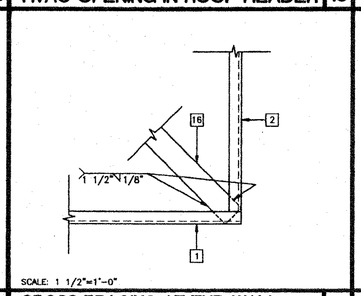
KEY NOTES

1. TAPERED ROOF BEAM – 1/S2.01
2. ROOF HEADER – 2/S2.01
3. ROOF FASCIA – 3/S2.01
4. ROOF PURLIN – 4/S2.01
5. RIDGE LINE
6. NOT USED
7. EDGE NAIL THIS LINE
8. PLYWOOD ROOF SHEATHING, 3/4" CD EXPOSURE 1, P.1.1 48/24, PSI-83 PLYCLIPS AT 16" OC MAX ON LONG EDGES #10x1 1/4" SELF TAPPING FLAT HEAD SCREWS AT 6" OC TO PERIMETER FRAME OR ALTERNATE USE AEROSMITH AKN 144.0175 DRIVE PINS AT 6" OC TO PERIMETER FRAME, AEROSMITH AKN 144.0175 DRIVE PINS AT 6" OC AT SUPPORTED EDGES AND 6" OC FIELD NAILING TO PURLINS, PLYWOOD PATTERN SHOWN IS TYPICAL
9. OPTIONAL BEAM SPLICE LOCATIONS
10. 10 GA BENT PLATE BACK UP
11. 1/4" FULL DEPTH STIFFENER PLATE AT 4'-0" OC TYPICAL ALIGN WITH PURLIN – 9/S2.01
12. 1/2"x1/2"x16 GA ANGLE, TACK WELD TO HEADER AND ROOF BEAM
13. 6"x2 1/2"x14 GA BLOCKING AT HEADER MIDSPAN FOR 80 MPH DESIGN WIND LOAD ONLY
14. 3 1/4"x1" CHANNEL STIFFENER
15. TUBE STEEL STIFFENER
16. 3"x20 GA STRAP CROSS BRACING – MOUNT TO TOPSIDE OF PURLINS – TACK WELD TO EACH PURLIN
17. 1/2"x3 1/2" THREADED BOLT AT 24" OC MIN, TYPICAL BOTH ENDS OF BUILDING, DELETE TWO BOLTS OVER DOOR AT BUILDING MODELS D,E,F, REPLACE WITH TYPICAL TOP PLATE FASTENERS
18. 1 1/2"x1 1/2"x1/4" PLATE TYPICAL AT BOTH ENDS OF BUILDING



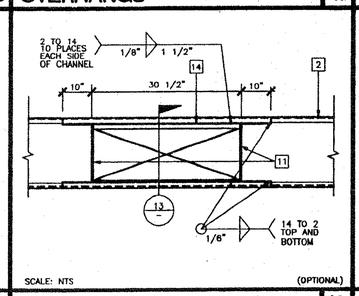
SCALE: 3"=1'-0"

STUD BOLTS AT ROOF HEADER | 16



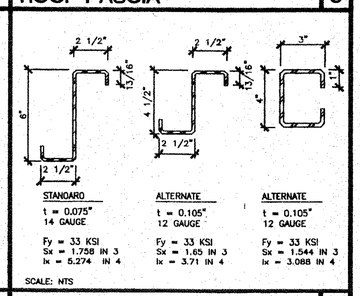
SCALE: 1 1/2"=1'-0"

CROSS BRACING AT END WALL | 14



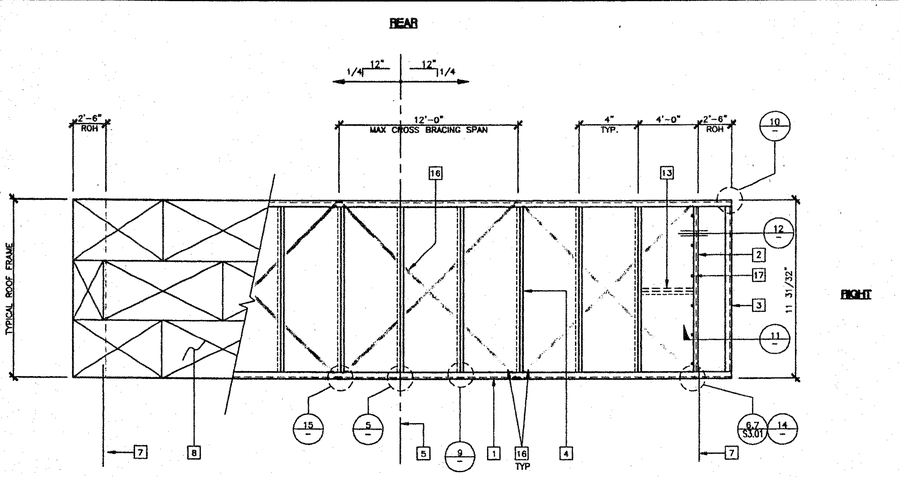
SCALE: NTS (OPTIONAL)

HVAC OPENING IN ROOF HEADER | 12



SCALE: NTS

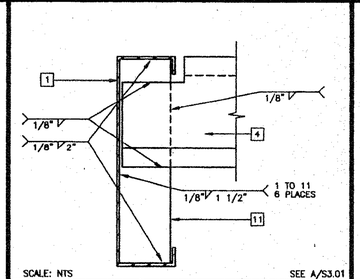
ROOF PURLIN | 4



ROOF FRAMING PLAN

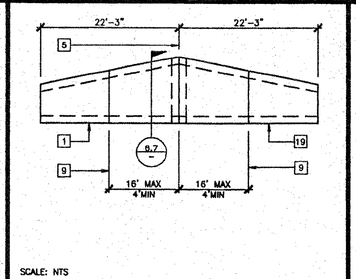
26 GA DUAL PITCH

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



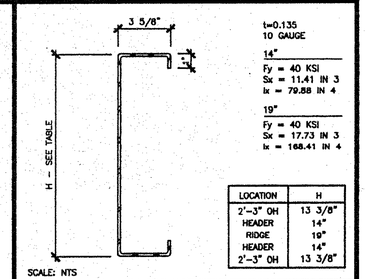
SCALE: NTS SEE A/S3.01

PURLIN/STIFFENER TO ROOF BEAM | 9



SCALE: NTS

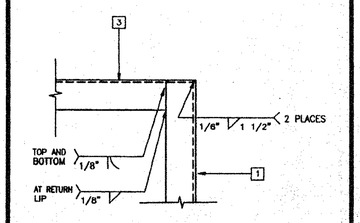
TAPERED ROOF BEAM SPLICE | 5



LOCATION	H
2'-3" OH	13 3/8"
HEADER	14"
RIDGE	19"
HEADER	14"
2'-3" OH	13 3/8"

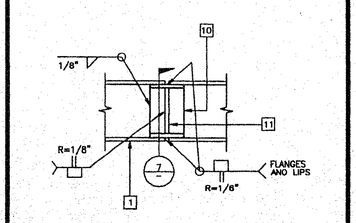
SCALE: NTS

TAPERED ROOF BEAM | 1



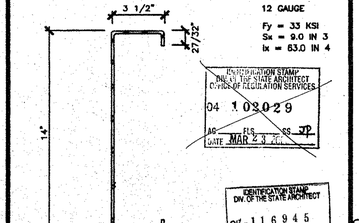
SCALE: NTS

ROOF FASCIA AT ROOF BEAM | 10



SCALE: NTS

BEAM SPLICE | 6



SCALE: NTS

ROOF HEADER | 2

REVISIONS				
1				
2				
3				
4				
5				
6				

Electrical Engineer's Seal

Mechanical Engineer's Seal

Structural Engineer's Seal

LICENSE EXPIRES 6-30-2002

Architects Seal

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
PC-04
101447
AC FLS SS
DATE

MODTECH INC.
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PROJECT NUMBER:

DRAWN BY:
DATE:
CHECKED BY:
DATE:

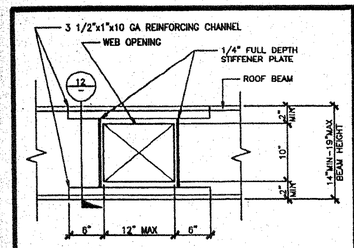
MODTECH Index No.

ROOF FRAMING PLAN 26 GA DUAL PITCH

S2.01

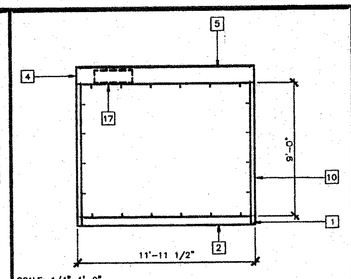
PROJECT NO. PC-04-101447

FILE PATH: 1240-S2.01.DWG



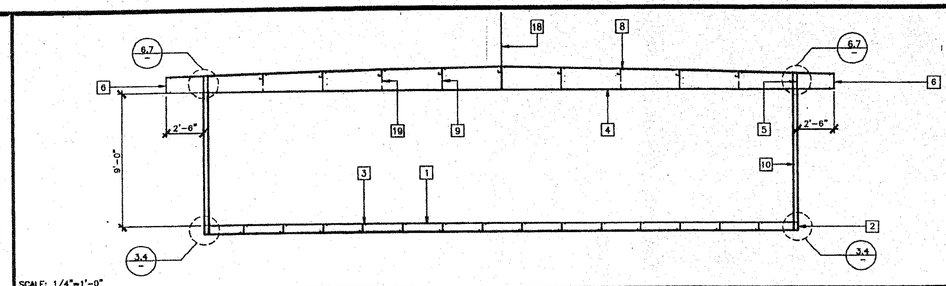
SCALE: NTS

OPTIONAL BEAM PENETRATION | 11



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

SECTION AT END WALL | B

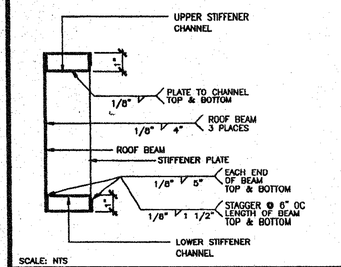


SCALE: 1/4"=1'-0"

SECTION AT SIDE WALL | A

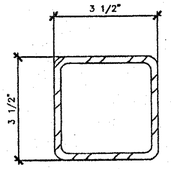
KEY NOTES

1	FLOOR BEAM – 1/S1
2	FLOOR HEADER – 1/S1
3	FLOOR JOIST – 2/S1
4	TAPERED ROOF BEAM – 1/S2.01
5	ROOF HEADER – 2/S2.01
6	ROOF FASCIA AT 2'-6" OVERHANG – 3/S2.01
7	NOT USED
8	ROOF PURLIN – 4/S2.01
9	1/4" FULL DEPTH STIFFENER PLATE AT 8'-0" OC TYPICAL ALIGN WITH PURLIN – 9/S2.01
10	3 1/2"x3 1/2"x1/4" TUBE STEEL COLUMN.
11	3 1/2"x3 1/2"x1/4" STEEL STIFFENER PLATE. WHEN CONCRETE FOUNDATIONS ARE USED REPLACE LOWER PLATE WITH 5"x5"x1/4" ANCHOR BOLT PLATE – 3/S1
12	3 1/2"x3 1/2"x1/4" TUBE STEEL STIFFENER
13	(1) 3"x3"x10 GA. TUBE STEEL BACK UP TUBE OR (4) 10 GA BACK UP PLATES
14	3 1/2"x3 1/2"x1/4" ANGLE STIFFENER
15	BACK-UP PLATE – 10 GA MIN
16	1/4" BASE PLATE – INSERT FLUSH WITH STIFFENER TUBE
17	OPTIONAL HVAC DUCT OPENING – 12/S2.01
18	RIDGE
19	1/4" FULL DEPTH STIFFENER PLATE AT 4'-0" OC AT SIDEWALLS ALIGN WITH PURLINS FOR 80 MPH DESIGN WIND LOAD ONLY
20	HAND HOLE AT BOLT LOCATION
21	5/8" MB A307 AT MODULE CONNECTION JOINT – SEE FLOOR/ROOF FRAMING PLANS
22	FLOOR SHEATHING
23	MODULE JOINT



SCALE: NTS

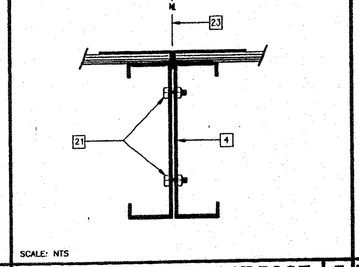
PENETRATION REINFORCMENT | 12



ASTM A-500, GRADE B
SEE TABLE THIS SHEET

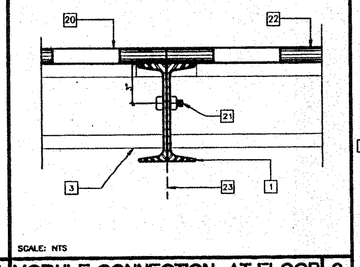
SCALE: 6"=1'-0"

TUBE STEEL COLUMN/STIFFENER | 8



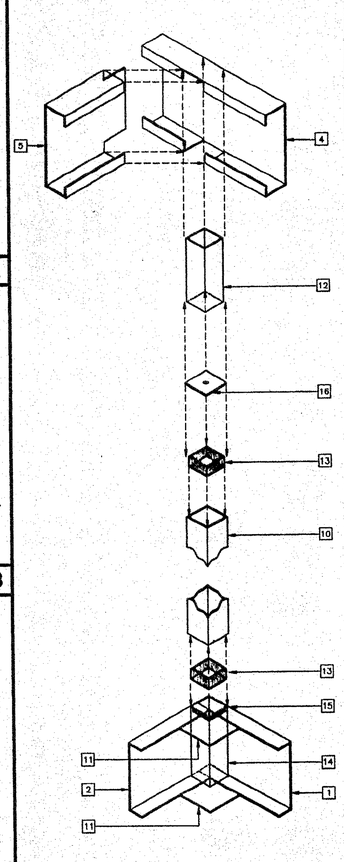
SCALE: NTS

MODULE CONNECTION AT ROOF | 5



SCALE: NTS

MODULE CONNECTION AT FLOOR | 2



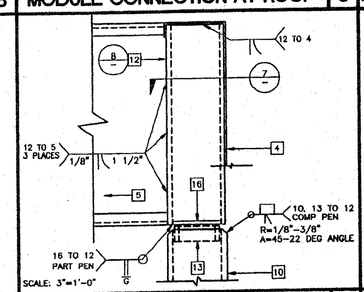
SCALE: NTS

COLUMN AT FLOOR AND ROOF | 1

ASTM A-36

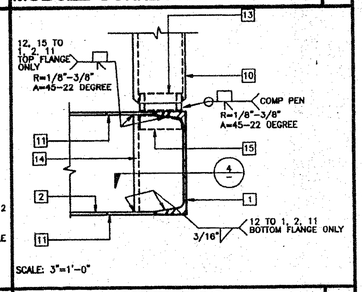
SCALE: 6"=1'-0"

STIFFENER ANGLE | 9



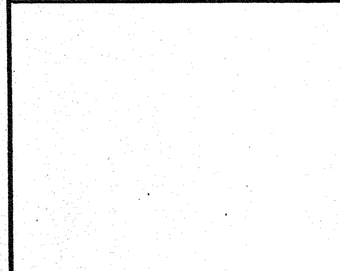
SCALE: 3"=1'-0"

COLUMN AT ROOF | 6



SCALE: 3"=1'-0"

COLUMN AT FLOOR | 3

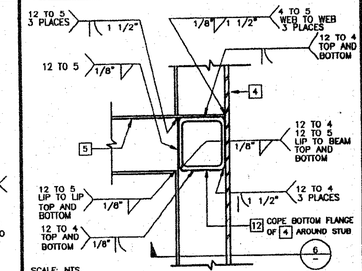


WEB OPENING	PLATE SIZE	PLATE OPENING
6"ø	12"x12"	6 1/4"ø
8"ø	14"x14"	8 1/4"ø
10"ø	16"x16"	10 1/4"ø

18" MIN SPACING EDGE OF HOLE TO EDGE OF HOLE

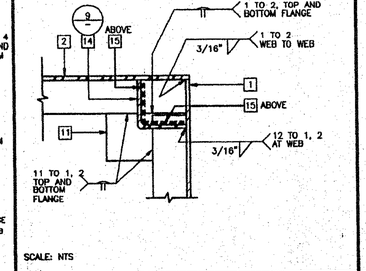
SCALE: NTS

OPTIONAL BEAM PENETRATION | 10



SCALE: NTS

COLUMN AT ROOF | 7



SCALE: NTS

STIFFENER AT FLOOR | 4

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01-116945
AC — FLS — SS — ME
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REVISIONS		
1		
2		
3		
4		
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Electrical Engineer's Seal

Mechanical Engineer's Seal

Structural Engineer's Seal

LICENSE EXPIRES 8-30-2006

Architects Seal

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
PC-04-101447
AC — DATE

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

PROJECT NUMBER:

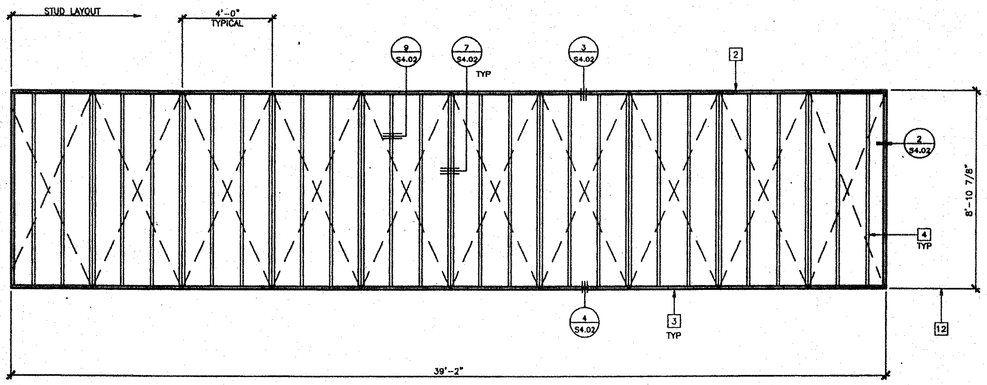
DRAWN BY:
DATE:
CHECKED BY:
DATE:

STRUCTURAL FRAMING 26 GA DUAL PITCH

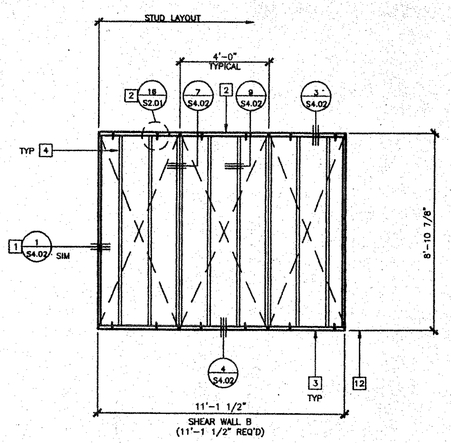
Drawing No. S3.01

PROJECT NO. PC-04-101447

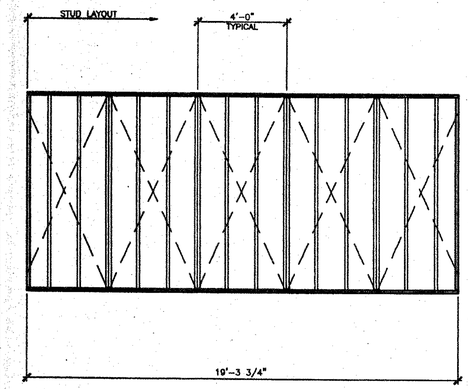
FILE PATH: 1240-S3.01.DWG



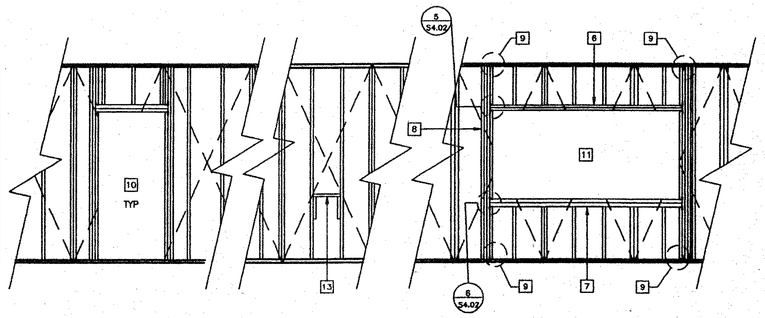
TYPICAL FRONT/REAR WALL



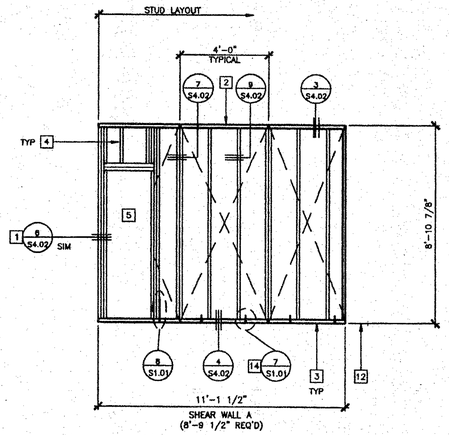
TYPICAL ENDWALL



TYPICAL SIDEWALL WITH CENTER COLUMN



TYPICAL DOOR TYPICAL PANEL



TYPICAL WINDOW SHEAR WALL OPTIONS D,E,F ONLY

WALL FRAMING ELEVATIONS

WOOD STUDS

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

KEY NOTES

1	2x4 END STUD TO BE INSTALLED AFTER FRAME IS IN PLACE
2	2"x4" TOP PLATE
3	2"x4" FLOOR SILL PLATE
4	2"x4" STUDS AT 16" OC TYPICAL
5	REQUIRED OPENING FOR A 2068 DOOR – 13/S4.02
6	2"x4" HEADER – 13/S4.02
7	2"x4" SILL – 13/S4.02
8	2"x4" FULL HEIGHT KING STUDS AND 2"x4" TRIMMER 13/S4.02
9	A 34 CLIPS AT HEADER AND SILL TO FULL HEIGHT STUDS AND FULL HEIGHT STUDS TO TOP AND BOTTOM PLATES
10	REQUIRED OPENING FOR A 3068 DOOR – 13/S4.02
11	REQUIRED OPENING FOR A 8040 WINDOW – 13/S4.02
12	FINISH FLOOR LINE
13	FRAME FOR ELECTRICAL PANEL
14	SHEAR BOLT AT 24" OC

SHEAR WALLS (75 OR 80 MPH)

A. 3/8" MIN. THICKNESS PLYWOOD W/8d GALV. BOX NAILS AT 3" O.C. E.N. AND 12" O.C. F.N. ALL EDGES BLOCKED.

SILL BOLTING. 1/2" DIA. BOLTS AT 21" O.C.
ALTERNATE – USE 0.145 DIA. SHOTPINS AT 5" O.C.
HOLDOWN SEE 8/S1.01.

ALTERNATE BOLT TO STEEL COLUMNS IN LIEU OF HOLDOWN WITH 1/2" DIA. BOLTS AT 21" O.C. (5 BOLTS MIN.). ALTERNATE – USE 0.145 SHOTPINS AT 5" O.C. (21 SHOTPINS MIN.)

B. 38" MIN. THICKNESS PLYWOOD W/8d GALV. BOX NAILS AT 4" O.C. E.N. AND 12" O.C. F.N. ALL EDGES BLOCKED.

SILL BOLTING. 1/2" DIA. BOLTS AT 27" O.C.

ALTERNATE – USE 0.145 DIA. SHOTPINS AT 6 1/2" O.C.

ALTERNATE BOLT TO STEEL COLUMNS IN LIEU OF HOLDOWN WITH 1/2" DIA. BOLTS AT 27" O.C. (4 BOLTS MIN.). ALTERNATE USE 0.145 SHOTPINS AT 6 1/2" O.C. (17 SHOTPINS MIN.)

8d BOX = 6d COMMON

NOTES

1. PLASTER OPTION – 2x4 HF STUD GRADE STUDS AT 12" O.C. ALL WALLS

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AC – FLS – SS KF
DATE 2/6/04

REVISIONS	Electrical Engineer's Seal	Mechanical Engineer's Seal	Structural Engineer's Seal	Architects Seal	IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC-04 101447 AC – FLS – SS DATE
1			REGISTERED PROFESSIONAL ENGINEER JAMES T. SIMPSON No. 22332 STRUCTURAL STATE OF CALIFORNIA LICENSE EXPIRES 6-30-2004		
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3					
4					
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MODTECH INC.
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WALL FRAMING — WOOD STUDS

MODTECH Index No. S4.01

PROJECT NO. PC-04-101447

FILE PATH: 1240-S4-01.DWG

NOTE:
ALL NAILS SHALL BE BOX NAILS UNLESS OTHERWISE NOTED

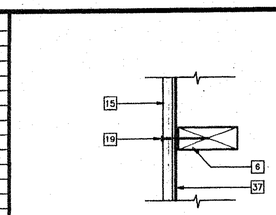
CONNECTION	NAILING[1]
1. JOIST TO SILL OR GIRDER, TOENAIL	3–8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2–8d
3. 1"x8" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL.	2–8d
4. WIDER THAN 1"x8" SUBFLOOR TO EACH JOIST, FACE NAIL.	3–8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2–16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d AT 16" OC 3–16d PER 18"
7. TOP PLATE TO STUD, END NAIL	2–16d
8. STUD TO SOLE PLATE	4–8d, TOENAIL OR 2–16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24" OC
10. DOUBLE TOP PLATES, TYPICAL FACE NAIL DOUBLE TOP PLATES, LAP SPLICE	16d AT 16" OC 8–16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL.	3–8d
12. RIM JOIST TO TOP PLATE, TOENAIL.	8d AT 6" OC
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL.	2–16d
14. CONTINUOUS HEADER, TWO PIECES.	16d AT 16" OC ALONG EACH EDGE
15. CEILING JOIST TO PLATE, TOENAIL.	3–8d
16. CONTINUOUS HEADER TO STUD, TOENAIL.	4–8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL.	3–16d
18. CEILING JOISTS, TO PARALLEL RAFTERS, FACE NAIL.	3–16d
19. RAFTER TO PLATE, TOENAIL.	3–8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL.	2–8d
21. 1"x8" OR LESS SHEATHING TO EACH BEARING, FACE NAIL	2–8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3–8d
23. BUILT–UP CORNER STUDS	16d AT 24" OC
24. BUILT–UP GIRDER AND BEAMS.	20d AT 32" OC AT TOP AND BOTTOM AND STAGGERED 2–20d AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	2–16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD[2] SUBFLOOR AND WALL SHEATHING (TO FRAMING): 1/2" AND LESS 19/32"–3/4" 7/8"–1" 1 1/8"–1 1/4" COMBINATION SUBFLOOR–UNDERLAYMENT (TO FRAMING) 3/4" AND LESS 7/8"–1" 1 1/8"–1 1/4"	 8d[4] OR 6d[3] 8d[3] 10d[4] OR 8d[5] 6d[5] 8d[5] 10d[4] OR 8d[5]
27. PANEL SIDING (TO FRAMING)[2]: 1/2" OR LESS 5/8"	 6d[6] 8d[6]
28. FIBERBOARD SHEATHING:[7] 1/2" 25/32" 	 NO. 11 GA.[8] 6d[4] NO. 16 GA.[9] NO 11 GA.[8] 8d[4] NO.16 GA.[9]
29. INTERIOR PANELING 1/4" 3/8"	 4d[10] 6d[11]

1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
2. NAILS SPACED AT 6" ON CENTER AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTIONS 2315.3.3 AND 2315.4. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
3. COMMON OR DEFORMED SHANK.
4. COMMON.
5. DEFORMED SHANK.
6. CORROSION–RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
7. FASTENERS SPACED 3" ON CENTER AT EXTERIOR EDGES AND 6" ON CENTER AT INTERMEDIATE SUPPORTS.
8. CORROSION–RESISTANT ROOFING NAILS WITH 7/16"ø HEAD AND 1 1/2" LENGTH FOR 25/32" SHEATHING CONFORMING TO REQUIREMENTS OF SECTION 2304.3
9. CORROSION–RESISTANT STAPLES WITH NOMINAL 7/16" CROWN AND 1 1/8" LENGTH FOR 1/2" SHEATHING AND 1 1/2" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3
10. PANEL SUPPORTS AT 16" [20" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.
11. PANEL SUPPORTS AT 24". CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.

NAILING SCHEDULE 17

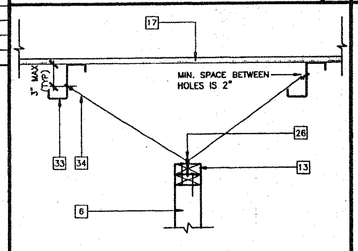
OPENING	HEADER	SILL	JAMB	WIDTH	HEIGHT
STANDARD WALLS – 75 MPH WIND					
2068	(2)2"X4"	N/A	(2)2"X4"	26"	81 1/4"
3068	(2)2"X4"	N/A	(2)2"X4"	38"	81 1/4"
6068	(2)2"X4"	N/A	(3)2"X4"	74"	81 1/4"
6040	(3)2"X4"	(2)2"X4"	(4)2"X4"	95 3/4"	47 5/8"
STANDARD WALLS – 80 MPH WIND					
2068	(2)2"X4"	N/A	(2)2"X4"	26"	81 1/4"
3068	(2)2"X4"	N/A	(2)2"X4"	38"	81 1/4"
6068	(2)2"X4"	N/A	(3)2"X4"	74"	81 1/4"
6040	(3)2"X4"	(2)2"X4"	(4)2"X4"	95 3/4"	47 5/8"
PLASTER WALLS – 80 MPH WIND					
2068	(2)2"X4"	N/A	(2)2"X4"	26"	81 1/4"
3068	(2)2"X4"	N/A	(3)2"X4"	38"	81 1/4"
6068	(2)2"X4"	N/A	(4)2"X4"	74"	61 1/4"
6040	(3)2"X4"	(2)2"X4"	(5)2"X4"	95 3/4"	47 5/8"
PLASTER WALLS – 75 MPH WIND					
2068	(2)2"X4"	N/A	(3)2"X4"	26"	81 1/4"
3068	(2)2"X4"	N/A	(3)2"X4"	38"	81 1/4"
6068	(2)2"X4"	N/A	(4)2"X4"	74"	61 1/4"
6040	(3)2"X4"	(2)2"X4"	(4)2"X4"	95 3/4"	47 5/8"

ROUGH OPENING SCHEDULE 13



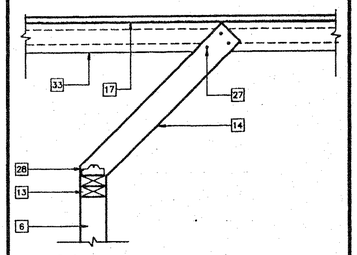
SCALE: 3"=1'

SECTION AT STUD 9



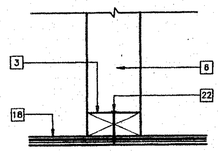
SCALE: 1–1/2"=1'

PARALLEL PARTITION CONNECTION 10



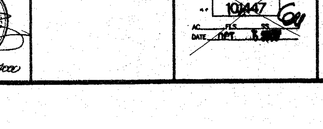
SCALE: 3"=1'

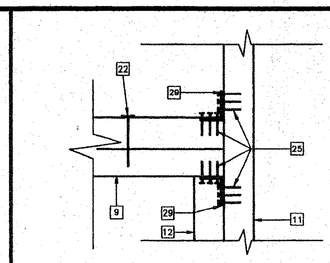
PERPENDICULAR PARTITION CONNECTION 11



SCALE: 3"=1'

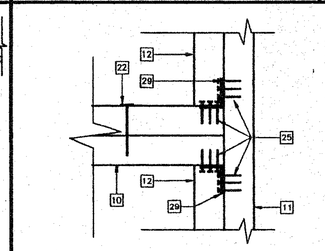
PARTITION CONNECTION AT FLOOR 12





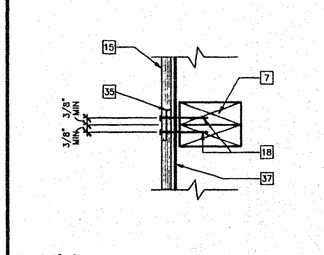
SCALE: 3"=1'

HEADER AT JAMB 5



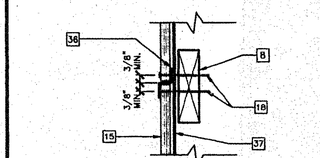
SCALE: 3"=1'

WINDOW SILL AT JAMB 6



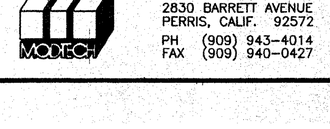
SCALE: 3"=1'

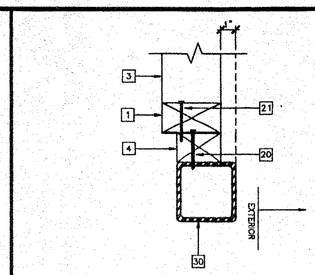
VERTICAL PLYWOOD JOINT 7



SCALE: 3"=1'

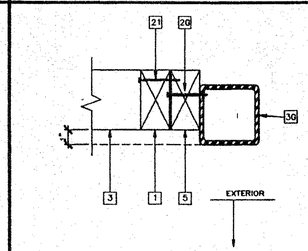
HORIZONTAL PLYWOOD JOINT 8





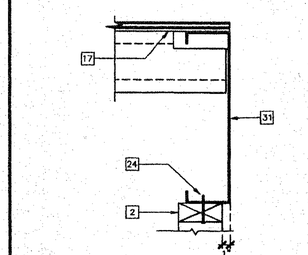
SCALE: 3"=1'

COLUMN AT END WALL. 1



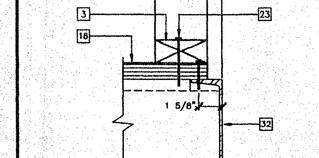
SCALE: 4"=1'

COLUMN AT SIDE WALL 2



SCALE: 3"=1'

TOP PLATE AT ROOF BEAM 3



SCALE: 3"=1'

WALL SILL AT FLOOR 4

KEY NOTES

1. 2"x4" END STUD
2. 2"x4" TOP PLATE
3. 2"X4" FLOOR SILL PLATE
4. 2"x NAILER AT END WALL
5. 2"x4" NAILER AT SIDE WALL
6. 2"X4" AT 16" OC
7. DOUBLE 2"x4" STUDS AT PLYWOOD EDGES
8. 2"X4" BLOCKING
9. HEADER – 13/S4.02
10. WINDOW SILL – 13/S4.02
11. FULL HEIGHT JAMB STUDS – 13/S4.02
12. 2"x4" TRIMMER STUD
13. 2"X4" DOUBLE TOP PLATE AT INTERIOR PARTITIONS
14. 2"x4" BRACE AT 6'–0" OC MAX AT 45° MAX
15. EXTERIOR SHEATHING NAIL WITH 8d GALVANIZED BOX NAILS AT 6" OC EDGE NAILING, 12" OC FIELD NAILING
16. FLOOR SHEATHING
17. ROOF SHEATHING
18. EDGE NAILING 8d ELECTRO GALVANIZED AT 6" OC
19. FIELD NAILING 8d ELECTRO GALVANIZED AT 12" OC
20. #10 STSMS AT 24" OC OR 0.145 DIA SHOT PIN AT 24" OC
21. 16d AT 24" OC
22. 16d NAIL AT 16" OC
23. 16d BOX NAILS AT 8" OC
24. #10 STSMS OR AEROSMITH AKN 0.145 DIA DRIVE PIN.
    75 MPH WIND = 24" O.C.
    80 MPH WIND = 21" O.C.
    PLASTER OPTION = 21" O.C.
25. 8dx1 1/2" NAILS
26. 1/4" OIAx2 1/2" EYE LAG SCREW AT 8'–0" OC (2" EMBEDMENT)
27. #12x2" TYPE A HEX HEAD SCREWS WITH WASHERS TYPICAL FOR 3
28. A35 CLIP BOTH SIDES OF BRACE TO TOP PLATE
29. A34 CLIPS AT HEADER AND SILL TO FULL HEIGHT STUDS AND FULL HEIGHT STUDS TO TOP AND BOTTOM PLATES
30. TUBE STEEL COLUMN (STR)
31. ROOF BEAM OR HEADER (STR)
32. FLOOR BEAM OR HEADER (STR)
33. ROOF PURLIN (STR)
34. 12 GA BRACE WIRES ATTACH TO EYE LAG SCREWS AND TO ROOF PURLINS AT 8'–0" OC – ENDS TO HAVE 4 TIGHT WRAPS IN 1 1/2"
35. LAP JOINT
36. "Z" FLASHING
37. WATERPROOF MEMBRANE

REVISIONS			
1			
2			
3			
4			
5			

Electrical Engineer's Seal

Mechanical Engineer's Seal

Structural Engineer's Seal


LICENSE EXPIRES 6-30-2000

Architects Seal

MODTECH INC.
2830 BARRETT AVENUE
PERRIS, CALIF. 92572
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PROJECT NUMBER:

DRAWN BY:
DATE:
CHECKED BY:
DATE:

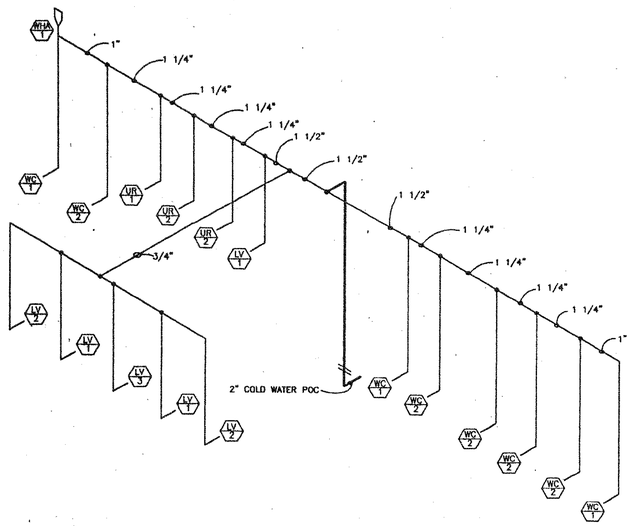
MODTECH Index No.

FRAMING DETAILS

S4.02

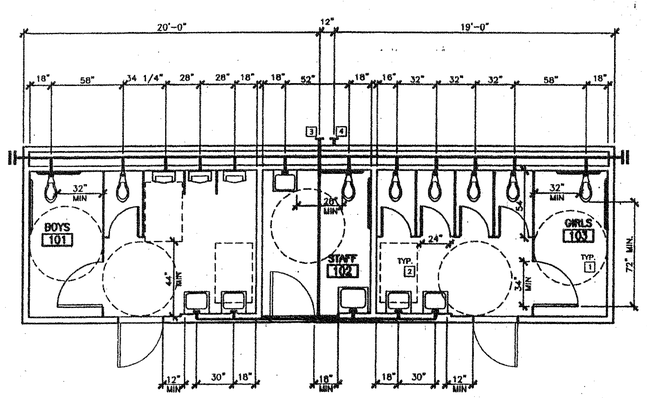
PROJECT NO.

FILE PATH: 1240-S4.02.DWG



SCALE: NTS

SUPPLY ISOMETRIC DIAGRAM 8



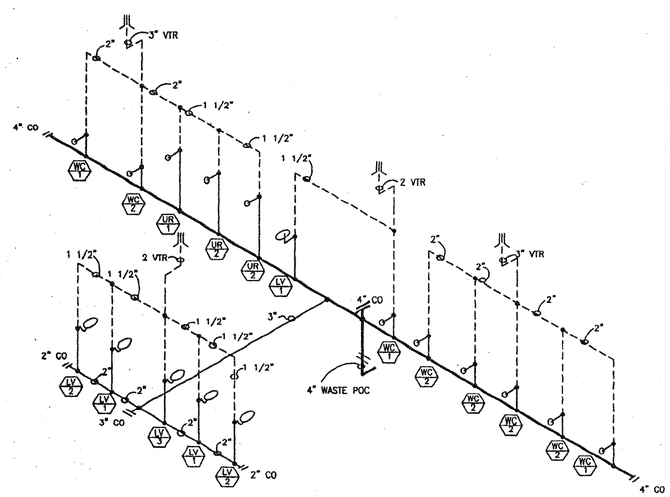
1 ☐ 30"x48" ACCESSIBLE CLEARANCE
2 ◯ 60" DIA ACCESSIBLE CLEARANCE
3 P.O.C. 4" SEWER
4 P.O.C. 2" C.W.
SEE 2/P1.02 FOR ACCESSIBLE HEIGHTS

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

PLUMBING PLAN 6

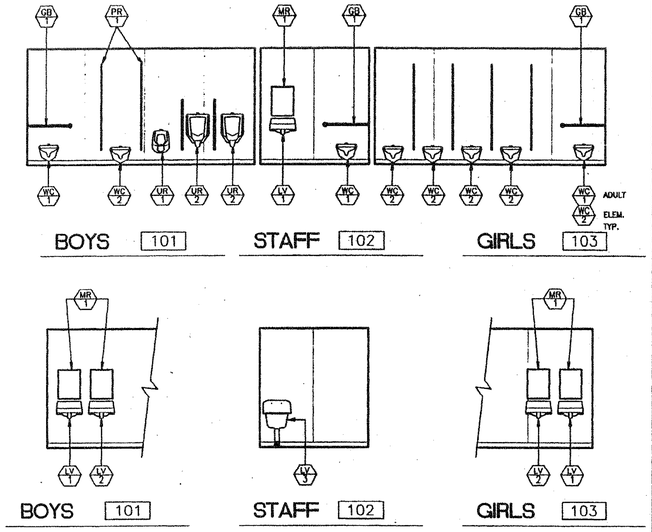
ITEM	FIXTURE	COLD WATER	HOT WATER	WASTE	VENT	DESCRIPTION
WC 1	WATER CLOSET ACCESSIBLE	1"	–	3"	2"	CRANE 3–446E PLACIDUS, VITREOUS CHINA, 1.5 GALLON FLUSH #10 CC OLSONITE SEAT, #111 SLOAN FLUSH VALVE, ZURN Z–1023–NL4 ADJUSTABLE HORIZONTAL SIPHON JET (NO HUB) OR APPROVED EQUAL
WC 2	WATER CLOSET	1"	–	3"	2"	CRANE 3–446E PLACIDUS, VITREOUS CHINA, 1.5 GALLON FLUSH #10 CC OLSONITE SEAT, #111 SLOAN FLUSH VALVE, ZURN Z–1023–NL4 ADJUSTABLE HORIZONTAL SIPHON JET (NO HUB) OR APPROVED EQUAL
UR 1	URINAL ACCESSIBLE	3/4"	–	2"	1 1/2"	CRANE C7–209 MANHATTAN LOW CONSUMPTION, VITREOUS CHINA, 1.0 GALLON FLUSH, SIPHON JET WITH INTEGRAL TRAP – SLOAN #186 REGAL FLUSHOMETER, FLUSH VALVE #129 OR #130 OR APPROVED EQUAL
UR 2	URINAL	3/4"	–	2"	1 1/2"	CRANE C7–121 BEDFORD WATER ECONOMY, VITREOUS CHINA, 1.0 GALLON FLUSH, SIPHON JET WITH INTEGRAL TRAP – SLOAN #186 REGAL FLUSHOMETER, FLUSH VALVE #129 OR #130 OR APPROVED EQUAL
LV 1	LAVATORY ACCESSIBLE	1/2"	–	2"	1 1/2"	CRANE HARWICH VITREOUS CHINA 1–412, ZURN "Z" DURA–COATED SYSTEM WITH CONCEALED ARMS (Z–1251 LAV WALL SUPPORT) OR #700 SERIES. FAUCET – BRASS NL 805 IPS LEVER HANDLE OR APPROVED EQUAL.
LV 2	LAVATORY	1/2"	–	2"	1 1/2"	CRANE HARWICH VITREOUS CHINA 1–412, ZURN "Z" DURA–COATED SYSTEM WITH CONCEALED ARMS (Z–1251 LAV WALL SUPPORT) OR #700 SERIES. FAUCET – BRASS NL 805 IPS LEVER HANDLE OR APPROVED EQUAL.
LV 3	SERVICE SINK	1/2"	–	2"	1 1/2"	KOHLER K–6714 BANNON OR APPROVED EQUAL FAUCET – K–8905 KNOXFORD OR APPROVED EQUAL
PR 1	TYPICAL WALL PARTITION	–	–	–	–	THE EMBASSY–POWDER COATED METAL EVERHEAD BRACED, BAKED ENAMEL FINISH, MANUFACTURED BY GLOBAL STEEL PROD. OR APPROVED EQUAL
MR 1	MIRROR	–	–	–	–	SERIES 530 RETURNED MIRRORS STAINLESS STEEL – 18 GA, 18"x24" ("J" SHEET METAL – MANUFACTURED) OR APPROVED EQUAL
GB 1	GRAB BAR	–	–	–	–	MCKINNEY 9704–1–1/2" OC STAINLESS STEEL GRAB BAR SATIN FINISH 36" LONG IN BACK AND 42" ON SIDE OR APPROVED EQUAL
WHA 1	WATER HAMMER ARRESTOR	1"	–	–	–	PPP SC–1000

FIXTURE SCHEDULE



SCALE: NTS

WASTE ISOMETRIC DIAGRAM 9



SCALE: NTS

SEE 2/P1.02 FOR ACCESSIBLE HEIGHTS

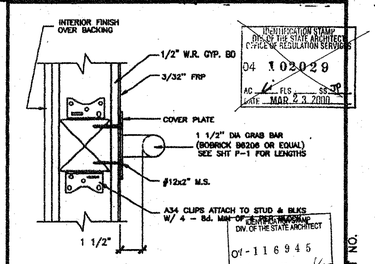
FIXTURE ELEVATION 7

	A	E	K
TOILET CENTER FROM WALL	18"	15"*	12"*
TOILET SEAT HEIGHT	17"–19"	15"	10"–12"
GRAB BAR HEIGHT (SIDE)	33"	27"	20"–22"
TOILET PAPER IN FRONT OF TOILET	12" MAX	8" MAX*	6" MAX*
NAPKIN DISPOSAL IN FRONT OF TOILET	12" MAX	12" MAX	N/A
DISPENSER OR MIRROR HEIGHT	40" MAX	36" MAX	32" MAX
LAVATORY/SINK TOP HEIGHT	34" MAX	29" MAX	24" MAX
LAVATORY/SINK KNEE HEIGHT	27" MAX	24" MAX	19" MAX
SINK DEPTH	7" MAX	5" MAX	5" MAX
URINAL LIP HEIGHT	17" MAX	15" MAX	13" MAX
URINAL FLUSH HANDLE HEIGHT	44" MAX	37" MAX	32" MAX
DRINKING FOUNTAIN BUBBLER HEIGHT	36" MAX	33" MAX	30" MAX
DRINKING FOUNTAIN KNEE CLEARANCE	27" MIN	24" MIN	19" MIN
BUBBLER HEIGHT	2"	3"	6"
RAMP/STAIR HANDRAIL HEIGHT	34"–38"	27"	22"

A = ADULT DIMENSIONS (AGE 12 AND OVER)
~~E = ELEMENTARY DIMENSIONS~~
~~K = KINDERGARTEN AND PRE–SCHOOL DIMENSIONS~~
* = DEVIATES FROM CODE REQUIREMENTS AND REQUIRES A WRITTEN FINDING OF UNREASONABLE HARDSHIP

NOTE: DIMENSIONS FROM 1998 CBC TABLE 1115B–1

ACCESSIBILITY DIMENSIONS 4 | 2



SCALE: 3"=1'-0"

GRAB BAR SECTION 5 | 1

REVISIONS				
1				
2				
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5				

Electrical Engineer's Seal

Mechanical Engineer's Seal

Structural Engineer's Seal
LICENSE EXPIRES 6-30-2000

Architects Seal

IDENTIFICATION STAMP DSA OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
PC-04 101447
AC FLS SS
DATE 12-6-99

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

PROJECT NUMBER:

DRAWN BY:
DATE:
CHECKED BY:
DATE:

MODTECH Index No.

PLUMBING PLAN MODEL "B" – WALL MOUNTED P1.02

PROJECT NO. PC-04-101447

FILE PATH: 1240-P1.02.DWG

ELECTRICAL PANEL SCHEDULE

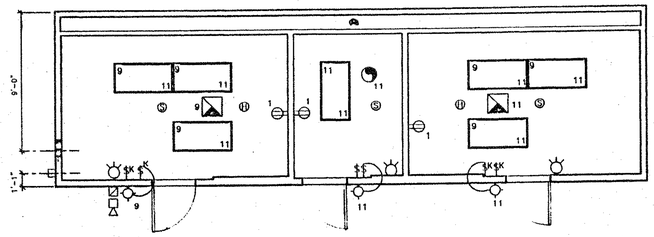
MAIN: 100 AMP 12 POLE — PANEL: LOCATION REAR/INTERIOR — FEED: REAR — MOUNTING: FLUSH

LOAD		WATTS A#	WATTS B#	BREAKER Amps	BREAKER P	CKT	A	B	CKT	BREAKER P	BREAKER Amps	WATTS A#	WATTS B#	LOAD
RECEPTACLE	(3)	540		20	1	1			2					
						3			4					
						5			6					
						7			8					
INT/EXT LIGHTS, FANS	(8)	780		20	1	9			10					
INT/EXT LIGHTS, FANS	(12)		1080	20	1	11			12	–	–		40	FIRE ALARM (DEDICATED)
WATTS/PHASE	A = 1320	1320	1080										40	B = 1120 WATTS/PHASE
TOTAL 2915	WATTS	13		AMPS		120/240	VOLTS			SINGLE ϕ		THREE	WIRE	

NCL = 540 WATTS

REAR

LEFT



RIGHT

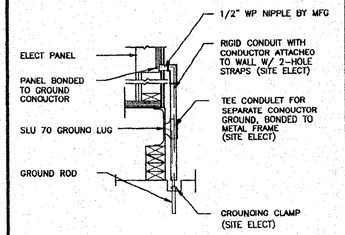
FRONT

ELECTRICAL PLAN

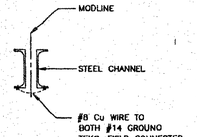
MODEL "B" SCALE: 1/4" = 1'-0"

GENERAL GROUNDING NOTES

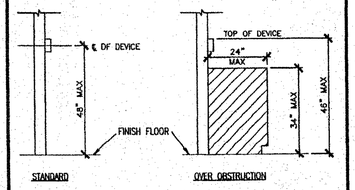
1. EACH BUILDING SHALL BE SEPARATELY GROUNDED WITH A 3/4" RD. X 8' COPPERCLAD STEEL GROUND ROD. WHERE ROCK BOTTOM IS ENCOUNTERED, ROD SHALL BE DRIVEN AT AN ANGLE NOT TO EXCEED 45 DEGREE'S FROM THE VERTICAL OR SHALL BE BURIED IN A TRENCH THAT IS AT LEAST 30" DEEP (BY SITE ELECTRICAL)
2. TESTING: TEST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



TYP GROUNDING DETAIL 1



GROUND JUMPER AT MOD LINE 2



DEVICE MOUNTING 3

ELECTRICAL LEGEND

- 2'x4' 4 TUBE FLUORESCENT LIGHT FIXTURE
- EXTERIOR LIGHT FIXTURE AT +93" AFF
- SWITCH AT +48" AFF
- DUPLEX WALL RECEPTACLE 15A 125V 3-WIRE AT +18" AFF UON
- 4SD J-BOX FOR FIRE ALARM PULL STATION AT +48" AFF, 3/4" CO TO OR . PULLSTRING
- 4SD J-BOX FOR FIRE ALARM STROBE AT +80" AFF 3/4" CO TO PULLSTRING
- 4SD J-BOX FOR FIRE ALARM HORN AT +98" AFF 3/4" CO TO . PULLSTRING
- WEATHER PROOF GUTTER BOX (6"x6"x4") AT +18" AFF RECEIVE 3/4" CO FROM FA DEVICE, PULLSTRING
- ELECTRICAL PANEL AT +80" AFF TO CENTERLINE 1 1/4" POWER NIPPLE POC, GND JUMPER BY SITE ELECT
- 300 CFM CEILING EXHAUST VENT. SWITCH WITH LIGHT.
- 100 CFM CEILING EXHAUST VENT. SWITCH WITH LIGHT
- (S) 4SD JBOX FOR SMOKE DETECTOR (ATTIC) *
- (H) 4SD JBOX FOR HEAT DETECTOR (ATTIC) *

NOTES

1. SCHOOL EQUIPMENT ANCHORAGE

THE FOLLOWING IS FOR THE ARCHITECTS INFORMATION ONLY:

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

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

EQUIPMENT ON GRADE	20% OF OPERATING WEIGHT
EQUIPMENT ON STRUCTURE	30% OF OPERATING WEIGHT

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

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

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

2. * SMOKE AND HEAT DETECTORS SHOWN ARE FOR OPTIONAL AUTOMATIC DETECTION. IF ELECTED AS AN OPTION, MODTECH WILL PROVIDE 4SD BOXES AND 3/4" CO MOUNTED ON UNDER SIDE OF ROOF PURLINS. DEVICES PROVIDED AND INSTALLED BY OTHERS.

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
04 102029
AC — FLS — SS — JP
DATE MAR 2 8 2006

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT
01-116945
AC — FLS — SS
DATE 08.04.11

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Electrical Engineer's Seal | Mechanical Engineer's Seal | Structural Engineer's Seal (LICENSE EXPIRES 6-30-2000) | Architects Seal

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC-04 101447 AC — FLS — SS — JP DATE MAR 2 8 2006

MODTECH INC.
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PROJECT NUMBER:

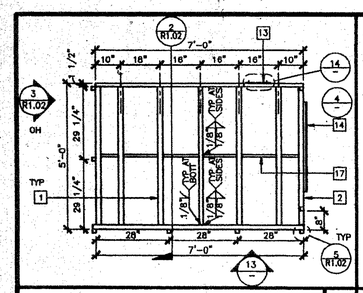
DRAWN BY:
DATE:
CHECKED BY:
DATE:
MODTECH Index No.

ELECTRICAL PLAN MODEL "B"

E1.02

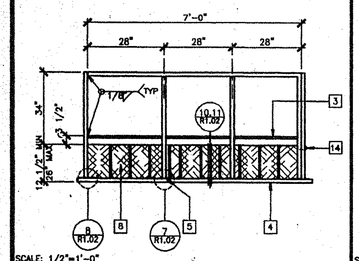
PROJECT NO. PC-04-101447

FILE PATH: 1240-E1-02.DWG



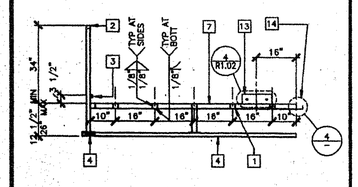
SCALE: NTS

LANDING FRAME | 12



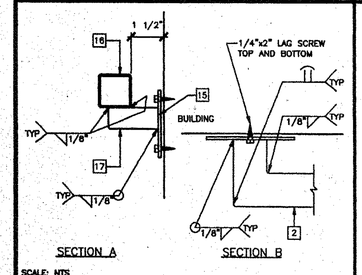
SCALE: 1/2"=1'-0"

LANDING ELEVATION | 13



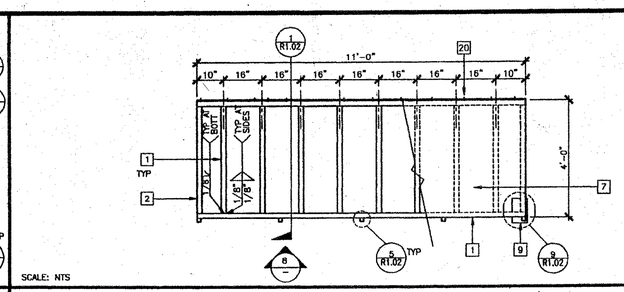
SCALE: NTS

SECTION AT LANDING | 14



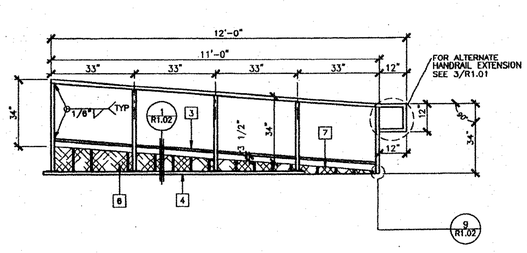
SCALE: NTS

HANDRAIL CONNECTION | 15



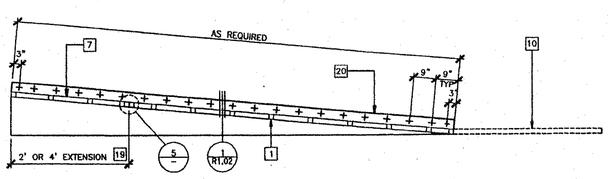
SCALE: NTS

RAMP FRAME | 7



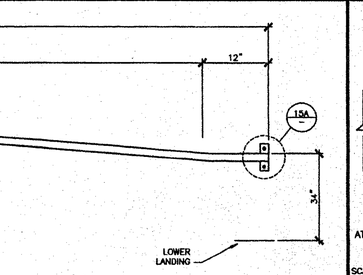
SCALE: 1/2"=1'-0"

RAMP ELEVATION | 8



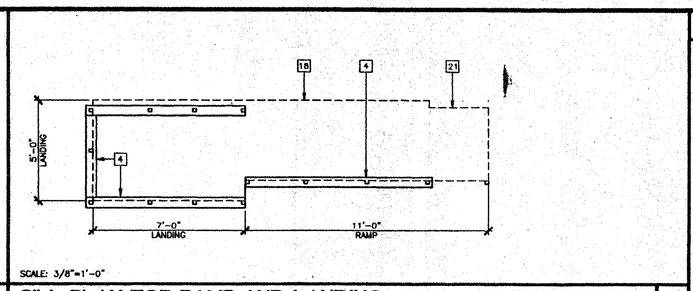
SCALE: NTS

LONGITUDINAL SECTION AT RAMP | 9



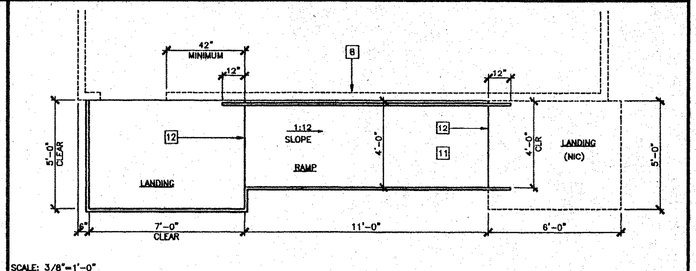
SCALE: NTS

HANDRAIL CONNECTION | 15



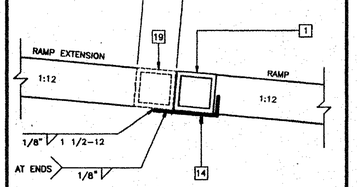
SCALE: 3/8"=1'-0"

SILL PLAN FOR RAMP AND LANDING | 1



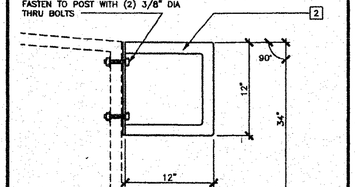
SCALE: 3/8"=1'-0"

RAMP AND LANDING AT BUILDING | 2



SCALE: NTS

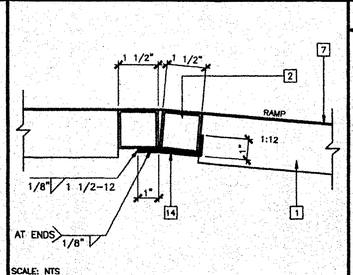
RAMP EXTENSION TO RAMP | 5



ALTERNATE GUARD RAIL EXTENSION | 3

SCALE: NTS

HANDRAIL ATTACHED TO BUILDING (OPTIONAL) | 6



SCALE: NTS

RAMP AT LANDING | 4

KEY NOTES

1. TS 2"x2"x14 GA
2. TS 1 1/2"x1 1/2"x14 GA (Fy = 39KSI). EASED OR ROUNDED CORNERS
3. TS 1"x1"x16 GA WHEELCHAIR GUIDE
4. 2"x6" PRESSURE TREATED SILL PLATE
5. 2"x4"x12 GA BASE PLATE WITH (2) 1/4"x1" LAGS
6. SKIRTING: PLYWOOD TO MATCH BUILDING SIDING. BLOCK ALL EDGES. ATTACH WITH 8d AT 6" OC EDGES AND 12" OC FIELD. AT EDGE CONNECTION TO TUBE STEEL USE #14x2" TEK SCREWS AT 6" OC
7. 12 GA METAL DECK: NON-SLIP SURFACE. DESIGN COEFFICIENT OF FRICTION GREATER THAN 6X. MAINTAINABLE FOR 1 YEAR
8. EXISTING BUILDING
9. 6"x10"x12 GA BASE PLATE AT RAMP TOE
10. LOWER LANDING BY DISTRICT
11. RAMP BY MODTECH
12. FLUSH TRANSITION
13. 6"x12"x10 GA PLATE WITH (2) 1/4"x3" LAGS TO STRUCTURAL FRAME OF BUILDING
14. 3"x1"x3'-0"x10 GA BENT PLATE
15. 2"x4"x 1/8" PLATE
16. TS 1 1/2"x1 1/2"x14 GA HANDRAIL – CONTINUOUS AND UNINTERRUPTED. ROUNDED OR BEVELED AT CORNERS
17. TS 1"x1"x16 GA RAIL SUPPORT
18. LINE OF RAMP/LANDING ABOVE
19. RAMP EXTENSION FRAME
20. 6"x10 GA CONTINUOUS PLATE WITH 1/4"x2" TEK SCREWS AT 9" OC INTO WOOD OR FOUNDATION BLOCKS OR #14x2" TEK SCREWS INTO STEEL AT 9" OC
21. NOTCH BOTTOM PLATE (MUD SILL) AS REQUIRED TO CLEAR RAMP TOE. MAX NOTCH 1 1/2"x4'-0" LONG.
24. NOTCH BOTTOM PLATE (MUD SILL) AS REQUIRED TO CLEAR RAMP TOE. MAX NOTCH 1 1/2"x4'-0" LONG.

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
04 102029
AC — FLS — SS SP
DATE MAR 3 2008

NOTES

1. RAMPS: RAMPS SHALL NOT SLOPE MORE THAN 1" IN 12"
2. HANDRAILS: HANDRAILS AT BOTH SIDES OF RAMP AT 34" HEIGHT.
3. SURFACE: LANDING & RAMP TO HAVE NON-SLIP SURFACE AMCOR GRIP II AS MANUFACTURED BY AMERICAN CHEMICAL COMPANY (OR EQUAL)
4. GROUNDING: PROVIDE GROUNDING OF RAMP TO BUILDING FRAME WITH #8 COPPER TO BOTH GROUND LUGS.
5. ARCHITECT SITE/RAMP/LANDING PLANNING: DUE TO VARYING SITE CONDITIONS THE MAXIMUM HEIGHT OF FINISH FLOOR FROM GRADE IS 28". THEREFORE IT IS POSSIBLE THAT THE ACCESS RAMP ATTACHED TO THE BUILDING COULD BE 28'-0" AT A SLOPE OF 1:12. ARCHITECT MUST TAKE INTO ACCOUNT THAT THE RAMP SUPPLIED BY MODTECH INC. IS 11'-0" AT A SLOPE OF 1:12. THEREFORE THE ARCHITECT WILL HAVE TO DESIGN AND PROVIDE DETAILS OF RAMP EXTENSIONS AND BOTTOM LANDING DEPENDING ON PARTICULAR SITE CONDITIONS. IN NO WAY IS MODTECH INC RESPONSIBLE FOR ANY RAMP EXTENSION EXCEEDING THE ORIGINAL PLAN AS SHOWN ON THIS SHEET
6. ALL 1 1/4" AND 1 1/2" TUBE STEEL TO BE OF ASTM A500 GRADE A STEEL (Fy = 39 KSI)

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT
07-116945
AC — FLS — SS/F
DATE 08.04.17

REVISIONS					
1					
2					
3					
4					
5					
6					

Electrical Engineer's Seal

Mechanical Engineer's Seal

Structural Engineer's Seal — REGISTERED PROFESSIONAL ENGINEER — No. 39071 — CIVIL — STATE OF CALIFORNIA — LICENSE EXPIRES 6-30-2000

Architects Seal

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
PC-04
101447
AC FLS SS SP
DATE OCT 1 4 1999

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

PROJECT NUMBER:

DRAWN BY:
DATE:
CHECKED BY:
DATE:

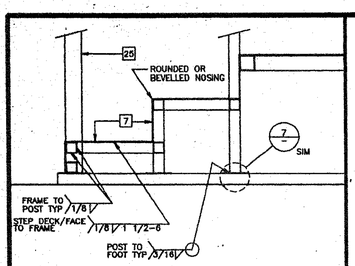
MODTECH Index No.

R1.01

RAMP/LANDING

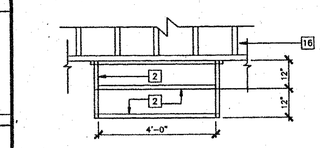
PROJECT NO. PC-04-101447

FILE PATH: 1240-R1.01.DWG



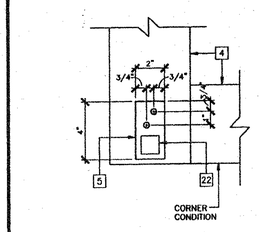
SCALE: 1 1/2"=1'-0" (OPTIONAL)

STAIR SECTION 16



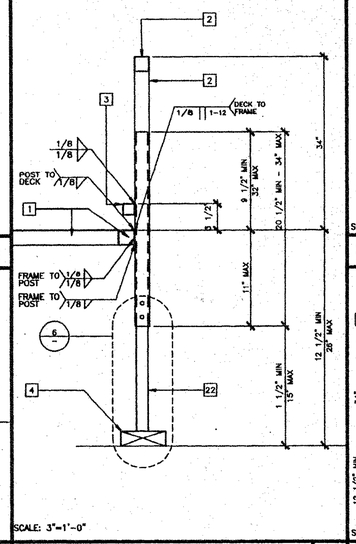
SCALE: 1/2"=1'-0" (OPTIONAL)

STAIR FRAMING PLAN 12



SCALE: 3"=1'-0"

ADJUSTABLE LEG BASE PLATE 8



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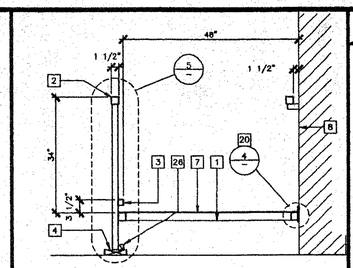
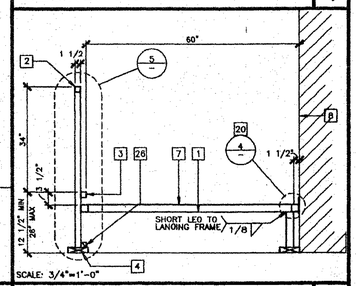


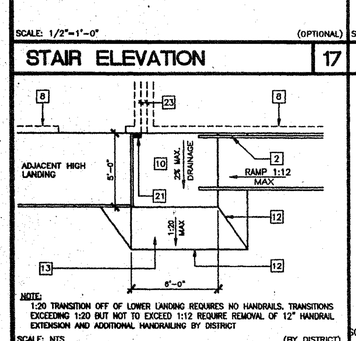
SCALE: 3/4"=1'-0"

SECTION AT RAMP 1



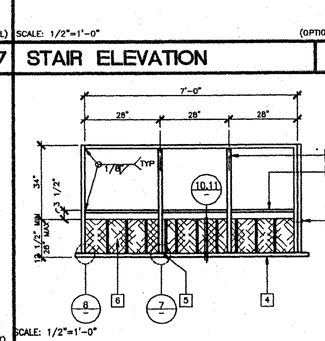
SCALE: 3/4"=1'-0"

SECTION AT LANDING 2



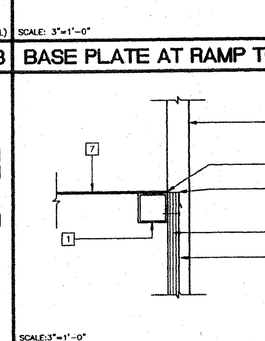
SCALE: NTS (BY DISTRICT)

RAMP TRANSITION 18



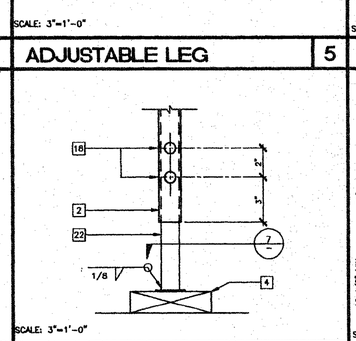
SCALE: 1/2"=1'-0"

LANDING ELEVATION 14



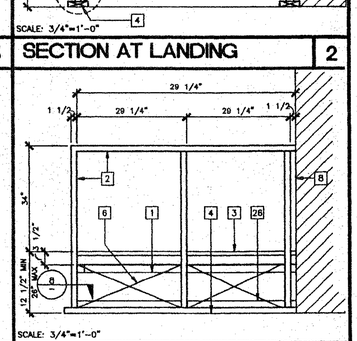
SCALE:3"=1'-0"

SKIRT FLASHING 10



SCALE: 3"=1'-0"

ADJUSTABLE LEG 5



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

SECTION AT LANDING 2

KEY NOTES

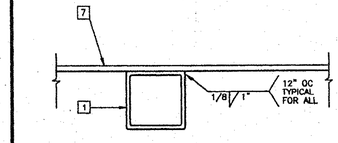
1	TS 2"x2"x14 GA
2	TS 1 1/2"x1 1/2"x14 GA (Fy = 39 KSI). EASED OR ROUNDED CORNERS.
3	TS 1"x1"x16 GA WHEELCHAIR GUIDE
4	2"x6" PRESSURE TREATED SILL PLATE
5	2"x4"x12 GA BASE PLATE WITH 2-1/4"x1" LAGS
6	SKIRTING: PLYWOOD TO MATCH BUILDING SIDING, BLOCK ALL EDGES. ATTACH WITH 8d AT 6" OC EDGES AND 12" OC FIELD, AT EDGE CONNECTION TO TS. USE #14x2" TEK SCREWS AT 6" OC
7	12GA METAL DECK: NON-SLIP SURFACE. DESIGN COEFFICIENT OF FRICTION GREATER THAN 8X. MAINTAINABLE FOR 1 YR. PROVIDE ROUNDED OR BEVELED EDGES ON STAIR NOSING
8	EXISTING BUILDING.
9	6"x10"x12 GA BASE PLATE AT RAMP TOE.
10	LOWER LANDING BY DISTRICT
11	RAMP BY MODTECH
12	FLUSH TRANSITION
13	PAVE BY DISTRICT
14	3"x1"x3'-0"x10 GA BENT PLATE
15	FASTEN POSTS WITH 3/8" DIA THRU BOLT, TYPICAL
16	RAMP LANDING, TYPICAL
17	26 GA FLASHING
18	3/8" DIAx2" LONG MB WITH NUT & WASHERS
19	CAULKING
20	6"x10GA CONTINUOUS PLATE WITH #14x2" TEK SCREWS AT 9" OC INTO WOOD OR FOUNDATION BLOCKS OR #14x2" TEK SCREWS INTO METAL AT 9" OC
21	PROVIDE DIVERSION FOR WATER FROM DOWNSPOUT FOR THIS CONDITION. BY DISTRICT
22	TS 1 1/4"x1 1/4"x14 GA (Fy = 39 KSI)
23	4" MINIMUM BUILDING SEPARATION
24	2" SLIP RESISTANT WARNING STRIPES MAX 1" FROM EVERY STAIR NOSING. USE CONTRASTING COLOR.
25	TS 2 1/2"x1 1/2"x8 GA ASTM A500 GRADE A
26	2"x2" NAILER WITH 16d AT 12" OC

SCALE: NTS (BY DISTRICT)

RAMP TRANSITION 19

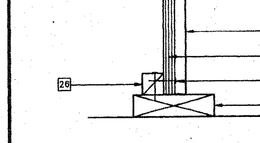
SCALE: NTS

LANDING ELEVATION 14



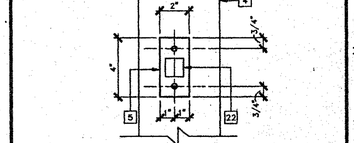
SCALE: NTS

SECTION AT INTERIOR FRAME 15



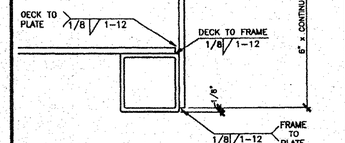
SCALE: 3"=1'-0"

SKIRT AT SILL PLATE 11



SCALE: 3"=1'-0"

ADJUSTABLE LEG BASE PLATE 7



SCALE: NTS

SECTION AT PLATE 4

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
04 102029
AC Gi FLS SS JP
DATE MAR 4 2004

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
01-116945
AC FLS SS KF
DATE 06.04.17

REVISIONS			
1			
2			
3			
4			
5			

Electrical Engineer's Seal

Mechanical Engineer's Seal

Structural Engineer's Seal

REGISTERED PROFESSIONAL ENGINEER JAMES T. SULLIVAN No. 34927 Structural CALIFORNIA
LICENSE EXPIRES 6-30-2000

Architects Seal

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
PC-04 101447 DV
AC Gi FLS SS
DATE

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

PROJECT NUMBER:

DRAWN BY:
DATE:
CHECKED BY:
DATE:

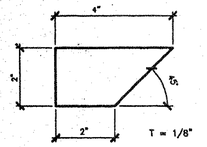
MODTECH Index No.

RAMP/LANDING DETAILS

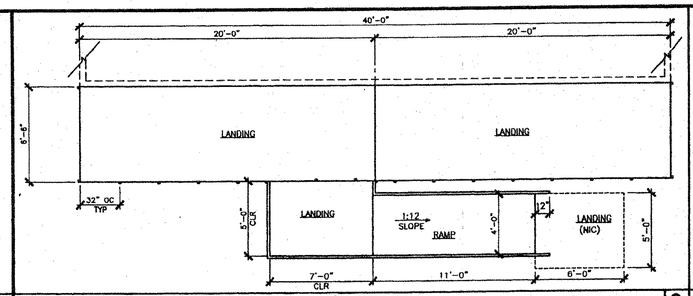
R1.02

PROJECT NO. PC-04-101447

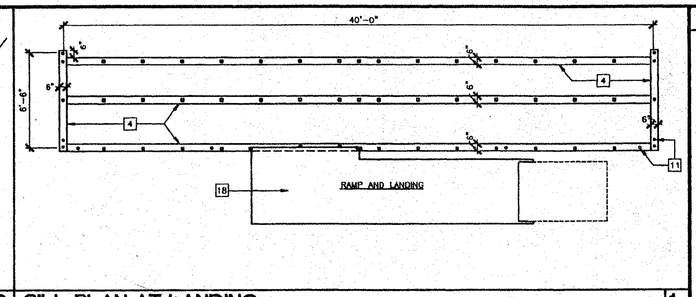
FILE PATH: 1240-R1.02.DWG



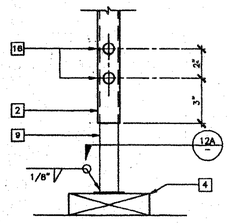
GUSSET PLATE | 10



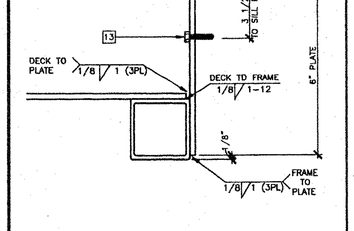
COMMON LANDING AT BUILDING | 6



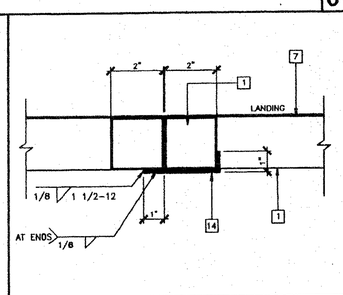
SILL PLAN AT LANDING | 1



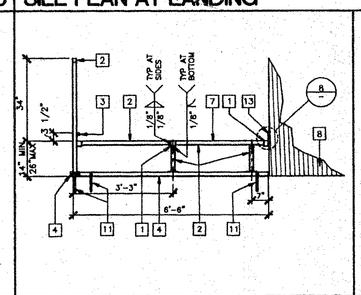
SECTION AT ADJUSTABLE POST | 11



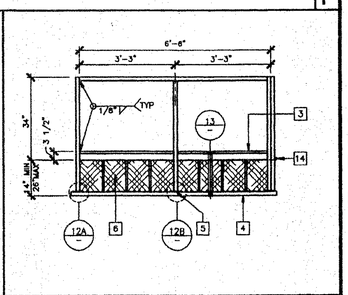
SECTION AT PLATE | 8



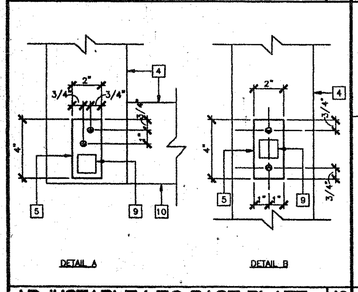
LANDING TO LANDING | 7



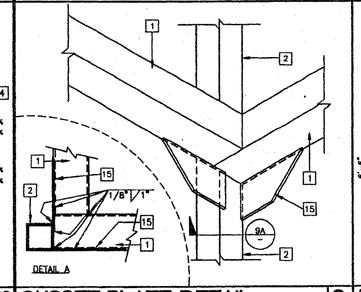
SECTION AT LANDING | 5



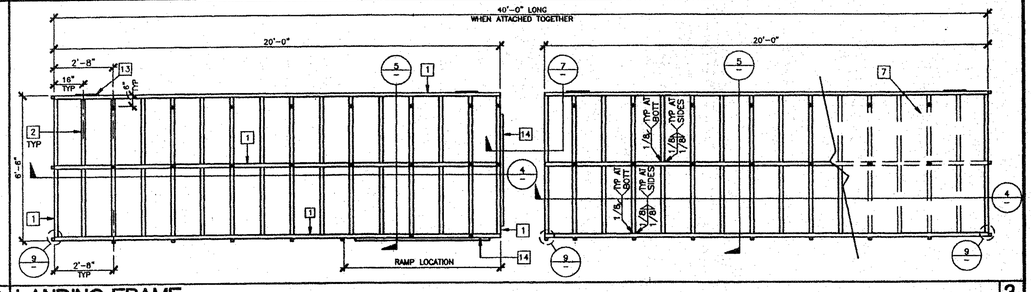
(TYP) LANDING ELEVATION | 2



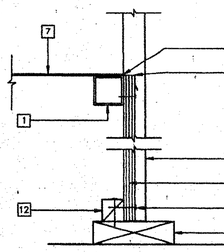
ADJUSTABLE LEG BASE PLATE | 12



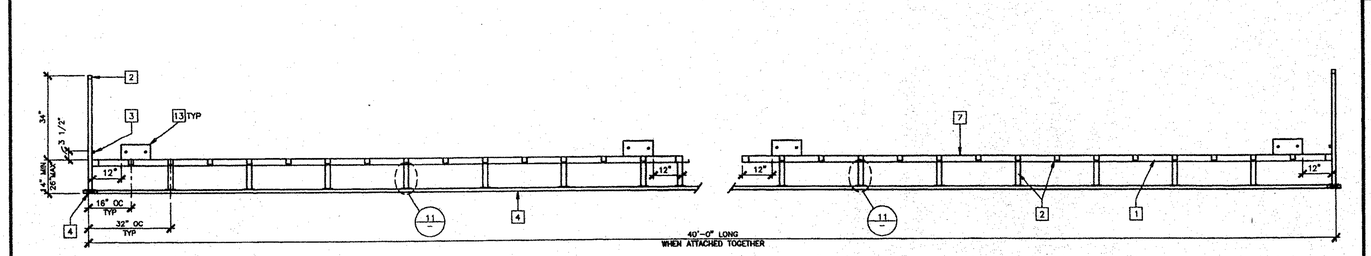
GUSSET PLATE DETAIL | 9



LANDING FRAME | 3



SKIRT AND SKIRT FLASHING AT SILL PLATE | 13



LONGITUDINAL SECTION AT LANDING | 4

KEY NOTES

1. TS 2"x2"x14GA
2. TS 1 1/2"x1 1/2"x14 GA (Fy = 39KSI) EASED OR ROUNDED CORNER
3. TS 1"x1"x16 GA WHEELCHAIR GUIDE
4. 2"x6" PRESSURE TREATED SILL PLATE
5. 2"x4"x12 GA BASE PLATE WITH (2) 1/4"x1" LAGS
6. SKIRTING: PLYWOOD TO MATCH BUILDING SIDING. BLOCK ALL EDGES. ATTACH WITH 8d AT 6" OC EDGES AND 12"OC FIELD. AT EDGE CONNECTION TO TS USE #14 x 2" TEK SCREWS AT 8"OC
7. 12 GA METAL DECK: NON-SLIP SURFACE. DESIGN COEFFICIENT OF FRICTION GREATER THAN 6%. MAINTAINABLE FOR 1 YEAR
8. EXISTING BUILDING
9. TS 1 1/4"x1 1/4"x14 GA (Fy = 39KSI)
10. CORNER CONDITION
11. SILL RESTRAINT PIPE 1" DIA – 12" EMBEDMENT AT 10'-0" OC
12. 2"x2" NAILER WITH 16d AT 12" OC
13. 6"x12"x10 GA PLATE WITH (2) 1/4"x3" LAGS TO STRUCTURAL FRAME OF BUILDING
14. 3"x1"x10 GA BENT PLATE – LENGTH VARIES
15. 1/8" THICK GUSSET PLATE 3 PLACES TOTAL – SEE PLANS FOR LOCATIONS
16. 3/8" DIAx2" LONG MB WITH NUT AND WASHERS
17. 26 GA FLASHING
18. FOR RAMP AND LANDING SPECIFICATIONS WITH DETAILED INFORMATION PLEASE REFER TO SHEETS R1.01 AND R1.02 FOR THE INTERMEDIATE LANDING DESIGN, AND SHEETS R2.01 AND R2.02 FOR THE RAMP DESIGN.
19. CAULKING

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
04 102029
AC 4 FLS SS STP
DATE 2000

NOTES

1. RAMPS: RAMPS SHALL NOT SLOPE MORE THAN 1" IN 12"
2. HANDRAILS: HANDRAILS AT BOTH SIDES OF RAMP AT 34" HT.
3. SURFACE: LANDING AND RAMP TO HAVE NON-SLIP SURFACE AMCOR GRIP II AS MANUFACTURED BY AMERICAN CHEMICAL COMPANY (OR EQUAL)
4. GROUNDING: PROVIDE GROUNDING OF RAMP TO BUILDING FRAME WITH #6 COPPER TO BOTH GROUND LUGS.
5. ARCHITECT SITE/RAMP/LANDING PLANNING: DUE TO VARYING SITE CONDITIONS THE MAXIMUM HEIGHT OF FINISH FLOOR FROM GRADE IS 26". THEREFORE IT IS POSSIBLE THAT THE ACCESS RAMP ATTACHED TOTHE BUILDING COULD BE 26'-0" AT A SLOPE OF 1:12. ARCHITECT MUST TAKE INTO ACCOUNT THAT THE RAMP SUPPLIED BY MODTECH INC IS 11'-0" AT A SLOPE OF 1:12. THEREFORE THE ARCHITECT WILL HAVE TO DESIGN AND PROVIDE DETAILS OF RAMP EXTENSIONS AND BOTTOM LANDING DEPENDING ON PARTICULAR SITE CONDITIONS. IN NO WAY IS MODTECH INC RESPONSIBLE FOR ANY RAMP EXTENSION EXCEEDING THE ORIGINAL PLAN AS SHOWN ON THIS SHEET
6. ALL TUBE STEEL TO BE OF ASTM A500 GRADE A (Fy = 39 KSI)
7. OVERALL LENGTH OF THE LANDING MAY VARY FROM 26'-8" UP TO 40'-0". LENGTH MUST CONFORM TO STRUCTURAL DESIGN OF APPROVED LANDING. (MULTIPLES OF 32")

REGISTRATION STAMP DIV. OF THE STATE ARCHITECT
AC – 16945
FLS – SS WF
DATE 06-07-01

REVISIONS	Electrical Engineer's Seal	Mechanical Engineer's Seal	Structural Engineer's Seal	Architects Seal
1			LICENSE EXPIRES 6-30-2000	
2				
3				
4				
5				

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
PC-04
101447
AC – FLS – SS –
DATE

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

PROJECT NUMBER:

DRAWN BY:
DATE:
CHECKED BY:
DATE:

MODTECH Index No.

RAMP/LANDING

FULL LENGTH LANDING

R3.01

PROJECT NO. PC-04-101447

FILE PATH: 1240-R3.01.DWG