### TAFT PRIMARY ELEMENTARY SCHOOL MODULAR TAFT CITY SCHOOL DISTRICT

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# SLAB ON GRADE BUILDING MODEL

40' WIDE BUILDINGS - 1 MODULE TO 10 MODULES.

	LENGTH INCREMENTS OF 12'-0" FOR					
PROJECT DA	TA - THIS PC IS APPROVED FOR CLIMA	ATE Z	ONES	3,4,5,	12&13	_
BUILDING DATA	BUILDING DATA	APPLICABLE CODES				
DESIGN LOADS PER 2022 CALIFORNIA BUILDING CODE:   DEAD AND LIVE LOADS   Floor live load: SLAB ON GRADE   Roof live load: 20 PSF (REDUCIBLE)   Ramp live load: N/A   Roof dead load 22 PSF MAX   Floor dead load: SLAB ON GRADE   Allowance for Solar Panels: 1 PSF	SITE SPECIFC CHECK LIST THIS PC BUILDING IS NOT DESIGNED FOR FLOOD HAZARD AREAS. THIS PC BUILDING IS NOT DESIGNED FOR SHOW LOADING. THIS PC BUILDING HAS NOT BEEN APPROVED FOR PLACEMENT IN FIRE HAZARD SEVERITY ZONES. THIS PC BUILDING HAS NOT BEEN APPROVED FOR PLACEMENT IN FIRE HAZARD SEVERITY ZONES. THIS PC BUILDING HAS NOT BEEN APPROVED FOR GROUP E USES WITH SPECIAL HAZARDS SUCH AS SCIENCE LABORATORIES, VOCATIONAL SHOPS, AND OTHER SUCH AREAS WHERE HAZARDOUS MATERIALS ARE USED OR STORED. VERIFY THE SITE SIE DOES NOT EXCEED THE DESIGN SELISTED IN THE DESIGN CRITERIA. VERIFY SITE OLASSA B. A. C. OR. D. SITE CLASSES E AND FONT PERMITTED VERIFY SITE TS IS GREATER THAN THE MIN PER PC DESIGN CRITERIA. VERIFY THE SITE WIND SPEED DOES NOT EXCELE 95 MPH FOR A RISK CATEGORY II BUILDING. THE PLACEMENT OF THE PC BUILDING(S) ON OR ADJACENT TO SLOPE SHALL COMPLY WITH THE REQUIREMENTS OF 2022 CBC, 1808A.7.1. SEE DETAIL 8/S1.9 THIS PC FOR REQUIREMENTS.  CALIFORNIA GEOLOGICAL SURVEY (CGS) APPROVAL IS NOT REQUIRED FOR SINGLE STORY MODULAR BUILDINGS PROVIDING THEY DO NOT EXCEED 4.000 SQ. FT. AND ARE NOT LOCATED IN A GEOLOGIC HAZARD ZONE  A COPY OF GEOHAZARD AND GEOTECHNICAL REPORTS SHALL ALSO BE SUBMITTED TO DSA FOR BUILDINGS AREAS LARGER THAN 4000SF (INCLUDING AREAS COVERED BY OVERHANCS) PER 2022 CBC, SECTIONS 1803A.1, 1803A.2, AND 1803A.6. THE GEOHAZARD AND GEOTECHNICAL REPORTS SHALL ALSO BE SUBMITTED TO AND APPROVED BY CA GEOLOGICAL SURVEY (CGS) PRIOR TO THE APPROVEAL OF PLANS OF ANY SITE SPECIFIC APPLICATION USING THIS PULLORISM PROFILED WITH TO ADJACENT STRUCTURES AND PROPERTY LINES, EXTERIOR WALLS AND OPENING PROTECTION, ALLOWABLE FLOOR AREA AND ACCESS TO PUBLIC RICHT OF WAY. A SEPARATE APPLICATION SHALL BE IDE THE INFORMATION OF BUILDING SING DE PLACED UPON A SPECIFIC SITE. IT SHALL BE THE RESPONSIBILITY OF THE SITES ARCHITECT OR ENGINEER OF RECORD TO PLACE THE PROPOSED STRUCTURES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE. IF A CHANGE OF OCCUPANCY OR IP MULTIPLE OCCUPANCIES ARE REQUIRED FOR A SPECIFIC SITE, DRAWINGS M	TITLE 24, CCR, PAR' 2022 NFPA 13, INST/ 2019 NFPA 14, INST/ 2021 NFPA 17A, WE' 2019 NFPA 20, INST/ 2018 NFPA 22, WATE 2019 NFPA 24, INST/ 2022 NFPA 72, NATIO	T 2 - 2022 CALIFORNIA BL T 3 - 2022 CALIFORNIA EL T 4 - 2022 CALIFORNIA ME T 5 - 2022 CALIFORNIA PL T 6 - 2022 CALIFORNIA EN T 9 - 2022 CALIFORNIA FIF T 11 - 2022 CALIFORNIA G T 12 - 2022 CALIFORNIA R ALLATION OF SPRINKLER ALLATION OF STANDPIPE CHEMICAL EXTINGUISHIN T CHEMICAL EXTINGUISH ALLATION OF STATIONAR ER TANKS FOR PRIVATE I	NDARDS ADMINISTRATION  JILDING CODE, VOL. 1 & LECTRICAL CODE (CEC ECHANICAL CODE (CMC LUMBING CODE (CPC)(2 NERGY CODE EFFECTIVE RE CODE (CFC)(2021 IFFE EREN BUILDING STDS REFERENCED STANDAF RESYSTEMS (CA AMEND E AND HOSE SYSTEMS HING SYSTEMS RY PUMPS FOR FIRE PFFIRE PROTECTION RE SERVICE MAINS (CA AMENDED); SEE U	EIVE CODE EFFECTIVE JANUARY 1, 2 & 2 (CBC)(2021 IBC, AS AMENDED BY CA)  C)(2020 NEC, AS AMENDED BY CA)  C)(2021 IAPMO UMC, AS AMENDED BY CA)  VE JANUARY 1, 2023  FC, AS AMENDED BY CA)  S CODE EFFECTIVE JANUARY 1, 2022  RDS (PARTIALS LIST - SEE CBC 35 ADED)	BY CA) CA)  23  AND CFC CH. 45)
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	NOTE: THIS PC IS NOT TO BE USED FOR AIRPORTS OR WITHIN THE 65 CNEL OR LAND NOISE CONTOUR OF A FREEWAY OR EXPRESSWAY, RAILROAD, INDUSTRIAL SOURCE OR FIXED-GUIDEWAY SOURCE AS DETERMINED BY THE JOISE ELEMENT OF THE GENERAL PLAN.  GENERAL NOTES  NOTHING IN THE DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT AN INSTALLATION THAT COULD BE IN VIOLATION OF	2018 NFPA 2001, CLEAN AGENT FIRE EXTINGUISHING SYSTEMS  2005(R2010) UL 300, CLASS I HOOD FIRE SUPPRESSION SYSTEMS  2003 UL 464, AUDIBLE SIGNAL APPLIANCES  1999 UL 521, HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS  2017 ICC 300, BLEACHERS, FOLDING AND TELESCOPIC SEATING AND GRANDSTANDS (ICC/ANSI 300-2002)				2002)
SITE SPECIFIC SEISMIC CRITERIA Site classes E and F not allowed Ss = Fa = Sds =	THE APPLICABLE CODES, ORDINANCES, REGULATIONS, RESTRICTIONS, ETC.  THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY. DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS SHALL CAUSE THE CONTRACTOR TO NOTIFY THE ARCHITECT PRIOR TO		FIRE	E SPRIN	KLERS	
S1 =	MAKING ANY CHANGES IN THE WORK.  THE DRAWINGS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED HEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT/OWNER AND NO PART THEREOF SHALL BE COPIED OR DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF JTS MODULAR INC. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTES CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.	AT THE SITE AND D WITNESSED BY THE THE TEST MUST BE	OCUMENTED BY A WATE E LOCAL AUTHORITY, WA E NO OLDER THAN SIX (12 MENTS MAY REQUIRE AD	R FLOW TEST. THE WA TER PURVEYOR OR A MONTHS AT THE TIM	RE FLOW" IS LISTED BELOW, AND N ATER FLOW TEST MUST BE CONDU DSA APPROVED THIRD PARTY. IE OF PLAN SUBMITTAL. SITES THA TO BE TAKEN TO PROVIDE THE MI	JCTED OR AT DO NOT MEET THE
SITE SPECIFIC WIND CRITERIA  BASIC WIND SPEED V =	WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND JTS MODULAR INC. MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.	WATER TANKS, FIR	E PUMPS, ADDITIONAL W LATIONS FROM THE TES		FOR THIS PC TO BE UTILIZED. ASE OF THE RISER MUST BE PROVI	DED AT EACH
OCCUPANCY: E - CLASSROOM  OCCUPANCY LOAD: SHALL BE 20 SQ. FT. PER OCCUPANT WITH TOTAL OCCUPANT LOAD LESS THAN 250 PERSONS  TYPE OF CONSTRUCTION: VB	MISPLACEMENT, ADDITION, OR OMISSION OF ANY WORD, LETTER, FIGURE, PUNCTUATION MARK, ETC., SHALL IN NO WAY CHANGE OR ALTER THE TRUE INTENT, SPIRIT, OR MEANING OF THE DRAWINGS.  THE CONTRACTOR SHALL STUDY AND COMPARE ALL DRAWING SHEETS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO JTS MODULAR INC. BEFORE COMMENCING WORK IN THAT AREA.	STATIC PSI: 35.00 RESIDUAL PSI: 30.00 GPM: 800.00			NCE SHEETS ARE THE WORST CA	SE ENEDGY
BUILDING AREA PROPOSED: 480 S.F 4800 S.F.  SPRINKLER SYSTEM: PER FIRE MARSHALL  ONLY CHECKED BOXES APPLY TO THIS PROJECT:	IF CONFLICTS BETWEEN VARIOUS ELEMENTS (ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL) OF THE WORK OF THE DRAWINGS ARE DISCOVERED, THEY SHALL BE BROUGHT TO THE ATTENTION OF JTS MODULAR INC. IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT.		E VALID FOR ALL MODUL IN CALIFORNIA O :	ES/VARIATIONS SHOW PTIONS LIST - KE  33M   4M     5M     5M-RR	/N IN THIS SET OF DRAWINGS FOR	
SECTION 116(a): MANUFACTURED DOORS AND WINDOWS INSTALLED SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING THOSE SHOWN IN TABLE 1-E OF THE STANDARDS. MANUFACTURED FENESTRATION PRODUCTS MUST BE LABELED FOR U-VALUE ACCORDING TO NFRC PROCEDURES  ■ SECTION 116(b): SITE CONSTRUCTED DOORS, WINDOWS AND SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT AND THE	EXISTING DIMENSIONS INDICATED ON THESE DRAWINGS HAVE BEEN PROVIDED FROM INFORMATION OBTAINED FROM THE DISTRICT. THE CONTRACTOR SHALL USE WHAT MEANS NECESSARY TO VERIFY THE DIMENSIONS IN THE AREAS OF DESIGNATED WORK THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING WORK IN THE AREA OF QUESTION.  ALL WORK SHALL CONFORM TO TITLE 24, 2022 CALIFORNIA CODE OF REGULATIONS (C.C.R.)  CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS INCLUDING SUBSTITUTIONS AFFECTING DSA REGULATED ITEMS SHALL BE MADE	CEILING PLAN  ROOF:	⊠2'X4' ACOUSTIC T-BAR SYS ⊠HARD LID ⊠24 GAUGE STANDING SEAM	M □MONO PITCH  ⊠DUAL PITCH  □BARREL	□ OVERHANG □ OVERHANG □ OVERHANG	A-1.20 2/A-6.00 A-4.00 A-4.00 A-4.00
BUILDING, AND SHALL BE WEATHER STRIPPED (EXCEPT FOR UNFRAMED GLASS DOORS AND FIRE DOORS)  SECTION 117(a): ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING THAT ARE OBSERVABLE SOURCES OF AIR	BY AN ADDENDUM OR A CCD APPROVED BY THE DIVISION OF THE STATE ARCHITECT AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.  A PROJECT INSPECTOR (CLASS 1) EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT SHALL	NOOF.	☐60 MIL TPO (PARAPET ONLY ☐SOLATUBE ON ROOF GENERAL DETAILS	Y) □PARAPET	CORNICE	A-4.00 A-4.00 A-6.01
LEAKAGE SHÀLL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED  SECTION 118(a): INSTALLED INSULATING MATERIAL SHALL HAVE BEEN CERTIFIED BY THE MANUFACTURER TO COMPLY WITH	PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR.  ARCHITECT OF RECORD TO VERIFY WITH LOCAL AUTHORITY THAT FOUNDATION DEPTH IS BELOW FROST LINE WHEN BUILDING IS LOCATED IN		⊠ELASTOMERIC FINISH		⊠DUAL  □MONO  □PARAPET	A-3.01 - A-3.03 A-3.05 - A-3.07 A-3.09 - A-3.11
THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL, TITLE 20, CHAPTER 4, ARTICLE 3  □ SECTION 118(c): SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF CHAPTER 7 AND 719 OF TITLE 24, PART 2  ■ SECTION 118(e): DEMISING WALLS IN NON-RESIDENTIAL BUILDINGS: THE OPAQUE PORTIONS OF FRAMED DEMISING WALLS IN NON-RESIDENTIAL BUILDINGS SHALL HAVE INSULATION WITH AN INSTALLED R-VALUE NO LESS THAN R-11 BETWEEN FRAMING MEMBERS	SNOW CONDITION.  ACCEPTANCE TESTS TO BE COMPLETED ON NEWLY INSTALLED OR REPLACEMENT OF LIGHTING CONTROLS, MECHANICAL SYSTEMS, FENESTRATION, AND PROCESS EQUIPMENT BEFORE PROJECT COMPLETION PER THE CALIFORNIA ENERGY CODE SECTION. ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED ACCEPTANCE TEST TECHNICIAN (ATT). THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES CORRECTED UNTIL THE INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA. COMPLETED NRCA FORMS SHALL BE SUBMITTED TO THE PROJECT INSPECTOR AND THE DISTRICT.	INTERIOR ELEVATIONS FINISH SCHEDULE	ALL CASES  ALL CASES		□BARREL □DUAL □MONO □PARAPET □BARREL	A-3.13 - A-3.15  A-3.01  A-3.05  A-3.09  A-3.13  A-2.00 - A-2.02  A-1.32
PROJECT DIRECTORY	SEE SHEET E4.01 FOR SOLAR PANEL REQUIREMENTS.	BUILDING SECTIONS	⊠WOOD STUDS  □METAL STUDS	□MONO □PARAPET □MONO □PARAPET	⊠DUAL  □BARREL  □DUAL  □BARREL	A-5.00 A-5.01 A-5.02 A-5.03
STRUCTURAL ENGINEER: ORION STRUCTURAL ENGINEERING, INC. 11305 RANCHO BERNARDO RD., SUITE 121 SAN DIEGO, CA 92127  ELECTRICAL ENGINEER: CANTELMI ENGINEER: CANTELMI ENGINEERING CANTELMI ENGINEERING CONTROL FIRE PROTECTION INC. 1800 21 ST., SUITE C 1800 21 ST., SUITE C 1347 OGDEN ST. BAKERSFIELD, CA 93301 BAKERSFIELD, CA 93301 BAKERSFIELD, CA 93305	<ol> <li>PV PANEL NOTES:</li> <li>SOLAR PANELS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1703 OR WITH BOTH UL 61730-1 AND UL 61730-2 PER CBC SECTION 1511.9 FOR THE PANEL ORIENTATIONS SHOWN ON PC PLANS.</li> <li>THE LOAD RATINGS FOR THE SOLAR PANELS SELECTED BY THE CONTRACTOR MUST MEET OR EXCEED THE ACTUAL DESIGN WIND PRESSURES SHOWN BELOW. ONLY 4 POINTS ON THE SOLAR PANEL ARE ALLOWED TO MEET THE LOAD RATING. MINIMUM DOWNWARD WIND LOAD (ASD): 25 PSF (BASED ON MINIMUM PANEL SIZE PER NOTE 4)</li> <li>MINIMUM UPWARD WIND LOAD (ASD): 25 PSF (BASED ON MINIMUM PANEL SIZE PER NOTE 4)</li> </ol>	WALL DETAILS  HVAC EQUIPMENT  WALL FRAMING		⊠WALL HUNG	□ROOFTOP HVAC	A-6.00 A-6.04 A-1.02 - A-4 S1.5 <b>X</b> S1.5

MINIMUM DOWNWARD WIND LOAD (ASD): 25 PSF (BASED ON MINIMUM PANEL SIZE PER NOTE 4) MINIMUM UPWARD WIND LOAD (ASD): 25 PSF (BASED ON MINIMUM PANEL SIZE PER NOTE 4)

MINIMUM PV PANEL AREA 78.13" X 39" ( 21.16 SQUARE FEET)

SPECIAL INSPECTION OF THE S-5 CLAMPS PER T-1.01&E4.02

MAXIMUM PV PANEL SIZE: 98' LONG X 46" WIDE

☐ ACTUAL PANEL SIZE: \_\_\_\_ X \_\_\_\_

THE OWNER'S SITE PROFESSIONAL SHALL PROVIDE PRODUCT DOCUMENTATION FROM THE SOLAR PANEL SUPPLIER, INCLUDING PANEL

DIMENSION AND LOAD RATINGS, TO THE PC DESIGN PROFESSIONAL FOR REVIEW PRIOR TO SUBMITTAL TO DSA FOR PLAN REVIEW. DOCUMENTATION SHALL IDENTIFY PANEL LOAD RATING AS ALLOWABLE OR TESTS. UPON ACCEPTANCE THE PC DESIGN PROFESSIONAL SHALL PROVIDE A STATEMENT TO OWNER'S SITE PROFESSIONAL THAT THE SOLAR PANELS ARE IN COMPLIANCE WITH THE APPROVED PC PLANS. THE OWNER'S SITE PROFESSIONAL SHALL SUBMIT THE STATEMENT AND PANEL DOCUMENTATION WITH PLAN REVIEW PACKAGE.

A-4.00 ☐ ROOF PLANS

PAGE COUNT: 67 SHEETS

S1.6 

TYPICAL DETAILS WOOD FRAMED SHEARWALL

☐ TYPICAL DETAILS ROOF FRAMING☐ TYPICAL DETAILS

☐ EMBEDMENT PLAN 1 MODULES EMBEDMENT PLAN 2 MODULES

1 EMBEDMENT PLAN 4 MODULE EMBEDMENT PLAN 5 MODULE

EMBEDMENT PLAN 6 MODULES
EMBEDMENT PLAN 7 MODULES

EMBEDMENT PLAN 8 MODULES
EMBEDMENT PLAN 9 MODULES

☐ FOUNDATION PLAN 2 MODULES
☐ FOUNDATION PLAN 3 MODULES FOUNDATION PLAN 4 MODULES FOUNDATION PLAN 5 MODULES FOUNDATION PLAN 6 MODULES FOUNDATION PLAN 7 MODULES

TOUNDATION PLAN 7 MODULES

FOUNDATION PLAN 8 MODULES FOUNDATION PLAN 9 MODULES ☐ FOUNDATION PLAN 10 MODULES☐ FOUNDATION PLAN RESTROOM OPTON

☐ FRAME ELEVATIONS
☐ FRAME DETAILS
☐ FRAME ELEVATIONS

S7.1 ☐ WOOD STUD FRAMING DETAILS S7.2 ☐ WOOD STUD FRAMING DETAILS S7.3 ☐ WOOD STUD FRAMING DETAILS S7.4 ☐ FRAMING DETAILS S7.5 ☐ WOOD STUD FRAMING DETAILS

PAGE COUNT: 56 SHEETS

EMBEDMENT PLAN 10 MODULES

☐ EMBEDMENT PLAN RESTROOM OPTION☐ FOUNDATION PLAN 1 MODULE

□ FOUNDATION PLAN RESTROOM OPTON
□ ROOF FRAMING PLAN DOUBLE SLOPE OVERHANG
□ ROOF FRAMING PLAN SINGLE SLOPE OVERHANG
□ ROOF FRAMING PLAN SINGLE SLOPE PARAPET
□ ROOF FRAMING PLAN BARREL OVERHANG
□ FRAME ELEVATIONS DOUBLE SLOPE OVERHANG

☐ FRAME ELEVATIONS SINGLE SLOPE W/OVERHANG
☐ FRAME ELEVATIONS SINGLE SLOPE OVERHANG
☐ FRAME ELEVATIONS SINGLE SLOPE WITH PARAPET
☐ FRAME ELEVATIONS
☐ FRAME ELEVATIONS
☐ FRAME ELEVATIONS

☐ FOUNDATION DETAILS WOOD STUD WALLS

S6.2 

FOUNDATION DETAILS WOOD STUD WALLS S6.3 

| FOUNDATION DETAILS WOOD STUD WALLS

■ S7.6 □ PARAPET FRAMING DETAILS WOOD STUD 

A-5.00 BUILDING SECTIONS A-5.01 BUILDING SECTIONS

A-3.09 = EXTERIOR ELEVATIONS - PARAPET ROOF
A-3.10 = EXTERIOR ELEVATIONS - PARAPET ROOF
A-3.11 = EXTERIOR ELEVATIONS - PARAPET ROOF

A-3.13 

EXTERIOR ELEVATIONS - BARREL ROOF
A-3.14 

EXTERIOR ELEVATIONS - BARREL ROOF
A-3.15 

EXTERIOR ELEVATIONS - BARREL ROOF

DRAWIN	(	3 INDEX
ARCHITECTURAL T-1.00   TITLE PAGE T-1.01   TEST AND INSPECTION GUIDELINES  A-1.00   FLOOR PLANS - 1M-RR & 1M-RR + JAN A-1.01   FLOOR PLANS - 2M & 3M 'Q' TECH  A-1.02   FLOOR PLANS - 2M & 3M WALL HUNG  A-1.03   FLOOR PLANS - 2M, 3M, & 4M SPLIT SYSTEM A-1.04   FLOOR PLANS - 5M-RR, & 6M SPLIT SYSTEM A-1.05   FLOOR PLANS - 5M-RR, & 6M SPLIT SYSTEM A-1.06   FLOOR PLANS - 5M-RR, & 6M SPLIT SYSTEM A-1.07   FLOOR PLANS - 2M, & 10M SPLIT SYSTEM A-1.08   FLOOR PLANS - 2M-RR, & 6M-RR SPLIT SYSTEM A-1.09   FLOOR PLANS - 2M-RR, & 6M-RR SPLIT SYSTEM A-1.00   FLOOR PLANS - 2M-RR, & 6M-RR SPLIT SYSTEM A-1.10   FLOOR PLANS - 2M-RR, & 6M-RR + JAN SPLIT SYSTEM A-1.10   FLOOR PLANS - 2M-RR, & 6M-RR + JAN SPLIT SYSTEM A-1.11   FLOOR PLANS - 2M-RR, & 6M-RR + JAN SPLIT SYSTEM A-1.12   FLOOR PLANS - 3M, & 10M ROOF TOP HVAC A-1.13   FLOOR PLANS - 3M, & 10M ROOF TOP HVAC A-1.14   FLOOR PLANS - 3M, & 10M ROOF TOP HVAC A-1.15   ENLARGED FLOOR PLANS A-1.16   ENLARGED FLOOR PLANS A-1.16   ENLARGED FLOOR PLANS A-1.16   ENLARGED FLOOR PLANS A-1.20   CEILING PLANS - 1M-RR A-1.22   REFLECTED CEILING PLANS - 1M-RR A-1.22   REFLECTED CEILING PLANS - 1M-R & 6M A-1.25   REFLECTED CEILING PLANS - 1M-R & 6M A-1.26   REFLECTED CEILING PLANS - 1M-R & 6M A-1.27   REFLECTED CEILING PLANS - 1M-R & 6M-RR A-1.29   REFLECTED CEILING PLANS - 1M-R & 6M-RR A-1.20   REFLECTED CEILING PLANS - 1M-R & 6M-RR A-1.20   REFLECTED CEILING PLANS - 1M-R & 6M-RR A-1.21   REFLECTED CEILING PLANS - 1M-R & 6M-RR A-1.22   REFLECTED CEILING PLANS - 1M-R & 6M-RR A-1.23   REFLECTED CEILING PLANS - 1M-R & 6M-RR A-1.29   REFLECTED CEILING PLANS - 1M-R & 6M-RR A-1.20   REFLECTED CEILING PLANS - 1M-R & 6M-RR A-1.300   REFLECTED CEILING PLANS - 1M-R & 6M-RR A-1.300   REFLECTED CEILING PLANS - 1M-R & 6M-RR A-1.300   REFLECTED CEILING PLANS - 5M & 6M A-1.300   REFLECTED		MECHANICAL
A-3.07   EXTERIOR ELEVATIONS - MONO SLOPE ROOF  A-3.08   EXTERIOR ELEVATIONS - PARAPET ROOF  A 3.00   EXTERIOR ELEVATIONS - PARAPET ROOF		PAGE COUNT: 30 SHEETS

	3 3 3 1 1 2 1 3
PLUME	BING
P0.01	□ PLUMBING NOTES
P1.01	□ PLUMBING PLANS: 5M-RR & 6M
P1.02	□ PLUMBING PLANS: 2M-RR & 6M-RR+JAN
P1.03	□ PLUMBING PLANS: 7M-RR
P1.04	□ PLUMBING PLANS: 7M-RR+JAN
P1.05	□ PLUMBING PLANS: 1M-RR & 1M-RR+JAN
P2.01	□ PLUMBING PLANS: 2M, 3M, & 4M & 6M
P2.02	□ PLUMBING PLANS: 5M-RR & 7M
P2.03	□ PLUMBING PLANS: 7M & 7M-RR + JAN
P2.04	☐ PLUMBING PLANS: 8M & 9M
P2.05	☐ PLUMBING PLANS: 10M, 2M-RR & 6M-RR + JA
P5.01	□ PLUMBING DETAILS
P5.02	□ PLUMBING SCHEDULE
	P1.01 P1.02 P1.03 P1.04 P1.05 P2.01 P2.02 P2.03 P2.04 P2.05 P5.01

#### PAGE COUNT: 13 SHEETS

FIRE SPRINKLERS

FS-1 DETAILS FS-2 SECTION VIEW F3-2 MM-RR+JAN, 2M, 2M-RR, 3M, 4M FIRE SPRINKLER PLAN FS-4 SM-RR, 6M, 6M-RR, + JAN, 7M FIRE SPRINKLER PLAN FS-5 7M-RR, 7M-RR + JAN, 8M FIRE SPRINKLER PLAN FS-6 9M, 10M, FIRE SPRINKLER PLAN
PAGE COUNT: 6 SHEETS
ENERGY CALCULATIONS EC-0.01 □ COMPLIANCE MATRIX DESIGN 2M & 3M EC-0.02 □ COMPLIANCE MATRIX DESIGN 5M & 6M

☐ ENERGY CALCULATIONS - 2M
☐ ENERGY CALCULATIONS - 3M
☐ ENERGY CALCULATIONS - 3M **ENERGY CALCULATIONS - 5M-RR** ENERGY CALCULATIONS - 5M-RR ENERGY CALCULATIONS - 5M-RR ENERGY CALCULATIONS - 6M
ENERGY CALCULATIONS - 6M **ENERGY CALCULATIONS - 6M** ☐ ENERGY CALCULATIONS - CXR & ELC FORMS

PAGE COUNT: 13 SHEETS

WASTE MANAGEMENT WM-1.00 □ WASTE MANAGEMENT PLAN PAGE COUNT: 1 SHEET

TOTAL PAGE COUNT: 203 SHEETS

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITEC APP: 03-124742 INC: REVIEWED FOR SS 🗹 FLS 🗹 ACS 🗹 DATE: 04/10/2025

APPROVALS

MODULAR A BETTER WAY TO BUILD

COMMERCIAL INSTITUTIONAL AND RESIDENTIAL

MODULAR BUILDINGS **DESIGN & PLANNING** 

7001 Mc Divitt Dr. Bakersfield, CA 93313 Office: (661) 835-9270 Fax: (661) 847-1007 www.jtsmodular.com





IDENTIFICATION STAME DIV OF THE STATE ARCHITE APP: 02-120983 PC

CODE: 2022 CBC DSA APPLICATION NUMBER 02-120983 A separate project application

for construction is required

DSA APP NO.

GRADE LEVEL	⊠KINDERGARTEN □EL	LE SCHOOL/HIGH SCHOOL/ADULT	DRAWING NUMBER				
CEILING PLAN	⊠2'X4' ACOUSTIC T-BAR SYSTEM			A-1.20			
	⊠HARD LID			2/A-6.00			
		☐MONO PITCH	□OVERHANG	A-4.00			
		⊠DUAL PITCH	⊠OVERHANG	A-4.00			
BOOF.		□BARREL	□OVERHANG	A-4.00			
ROOF:	☐ 60 MIL TPO (PARAPET ONLY)	□PARAPET	□CORNICE	A-4.00			
	□SOLATUBE ON ROOF	A-4.00					
	GENERAL DETAILS						
	⊠ELASTOMERIC FINISH		⊠DUAL	A-3.01 - A-3.03			
			□MONO	A-3.05 - A-3.07			
			□PARAPET	A-3.09 - A-3.11			
EXTERIOR ELEVATIONS		□BARREL	A-3.13 - A-3.15				
	☐THIN BRICK VENEER		□DUAL	A-3.01			
			□MONO	A-3.05			
			□PARAPET	A-3.09			
		A-3.13					
INTERIOR ELEVATIONS	ALL CASES			A-2.00 - A-2.02			
FINISH SCHEDULE	ALL CASES			A-1.32			
	⊠WOOD STUDS	□MONO	⊠DUAL	A-5.00			
DIIII DING OFOTIONS		□PARAPET	□BARREL	A-5.01			
BUILDING SECTIONS	☐METAL STUDS	□MONO	□DUAL	A-5.02			
		□PARAPET	□BARREL	A-5.03			
	⊠WOOD STUDS	A-6.00					
WALL DETAILS	□METAL STUDS			A-6.04			
HVAC EQUIPMENT	□ SPLIT SYSTEM	⊠WALL HUNG	□ROOFTOP HVAC	A-1.02 - A-1.4			
	⊠WOOD STUDS	<u> </u>	S1.5 <b>X</b>				
	□METAL STUDS		S1.5				
WALL FRAMING	☐RATED WOOD STUDS						
	□RATED METAL STUDS	S1.5					
WATER HEATER				A 1.01			
ROOF FRAMING	≥24 GAUGE STANDING SEAM	□MONO □DU.	AL □BARREL	S4.1 - S4.4 S4.6 S4.7			
NOOT TRAINING	□ 60 MIL TPO (PARAPET ONLY)	□PARAPET		S4.5			
	⊠NO	□ YES * REQUII	RED IF BUILDING AREA > 4,000 SF				
GEOHAZARD REPORT	(IF YES) GEOTECHNICAL FIRM	:					
		1					

□ BUILDING IS LOCATED WITHIN EARTHQUAKE FAULT ZONES OR SEISMIC HAZARD ZONES

REQUIRED IF BUILDING AREA > 4,000 SF

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITEC APP: 03-124742 INC: REVIEWED FOR SS 🗹 FLS 🗹 ACS 🗹 DATE: <u>04/10/2025</u>

> APPROVALS FILE # APPLICATION #

MODULAR A BETTER WAY TO BUILD

Permanent Modular Steel Moment

Frame Building Project X INDICATES TEST OR

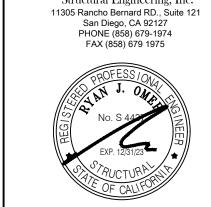
/ INSPECTION TO BE DONE

/--- INDICATES NOT APPLICABLE

COMMERCIAL INSTITUTIONAL AND RESIDENTIAL MODULAR BUILDINGS **DESIGN & PLANNING** 7001 Mc Divitt Dr.

Office: (661) 835-9270 Fax: (661) 847-1007 www.jtsmodular.com STRUCTURAL ENGINEER OF RECORD

Bakersfield, CA 93313



DENTIFICATION STAMP DIV. OF THE STATE ARCHITECT APP: 02-120983 PC SS V FLS V ACS X CG V

> PRE-CHECK (PC) DOCUMENT CODE: 2022 CBC
> DSA APPLICATION NUMBER
> 02-120983

A separate project application for construction is required

MODEL

MODULAR

GRADE BUILDING N

WIDE MODULAR BUILDIN

DSA APP NO. PROJECT NO.

06-0142

**Permanent Modular Steel Moment** Frame Building Project

SOLAR TESTING NOTES: FIELD TESTS ARE REQUIRED TO VERIFY PROPER INSTALLATION OF THE SEAM CONNECTING DEVICE. AFTER ALL THE CONNECTING DEVICES HAVE BEEN INSTALLED, TEST A MINIMUM OF 20 CONSECUTIVE DEVICES TO TWICE THE MAXIMUM ALLOWABLE STRESS DESIGN ( ASD ) WIND UPLIFT LOAD TRIBUTARY TO THE CONNECTING DEVICE BASED ON THE WIND PRESSURE OF 25 PSF. IF THERE IS NO FAILURE IN 20 CONSECUTIVE TESTS, TEST 10 PERCENT OF THE REMAINING INSTALLED CONNECTING DEVICES. IF FAILURE OCCURS BEFORE 20 CONSECUTIVE SUCCESSFUL TESTS ARE COMPLETED, THEN CONTINUE AT A RATE OF 10 PERCENT ON THE REMAINING INSTALLED DEVICES. ILLUSTRATES THIS TESTING.

The Nondestructive Testing Inspection is TBD by Architect of Record (AOR)/DSA per project specific requirements.

Ultrasonic Testing (UT) shall be performed on 100% of the complete joint penetration (CJP) groove welds when the columns shown on sheets S5.1-S5.8 have a thickness of  $\frac{5}{16}$ " or greater. Magnetic particle testing shall be performed on 25% of all beam to column CJP groove welds.

### APPENDIX D:

PC TESTS & INSPECTIONS GUIDELINES FOR PERMANENT MODULAR

**USER NOTE**: The purpose of this guide is to aid in the proper completion of form DSA-103 for this pre-check (PC) design. Check the applicable tests and/or special inspections on the form DSA-103 using the guideline. Though is not shown in this guideline, items exempt from testing or special inspection may be noted at the end of the form as in the APPENDIX to DSA-103.

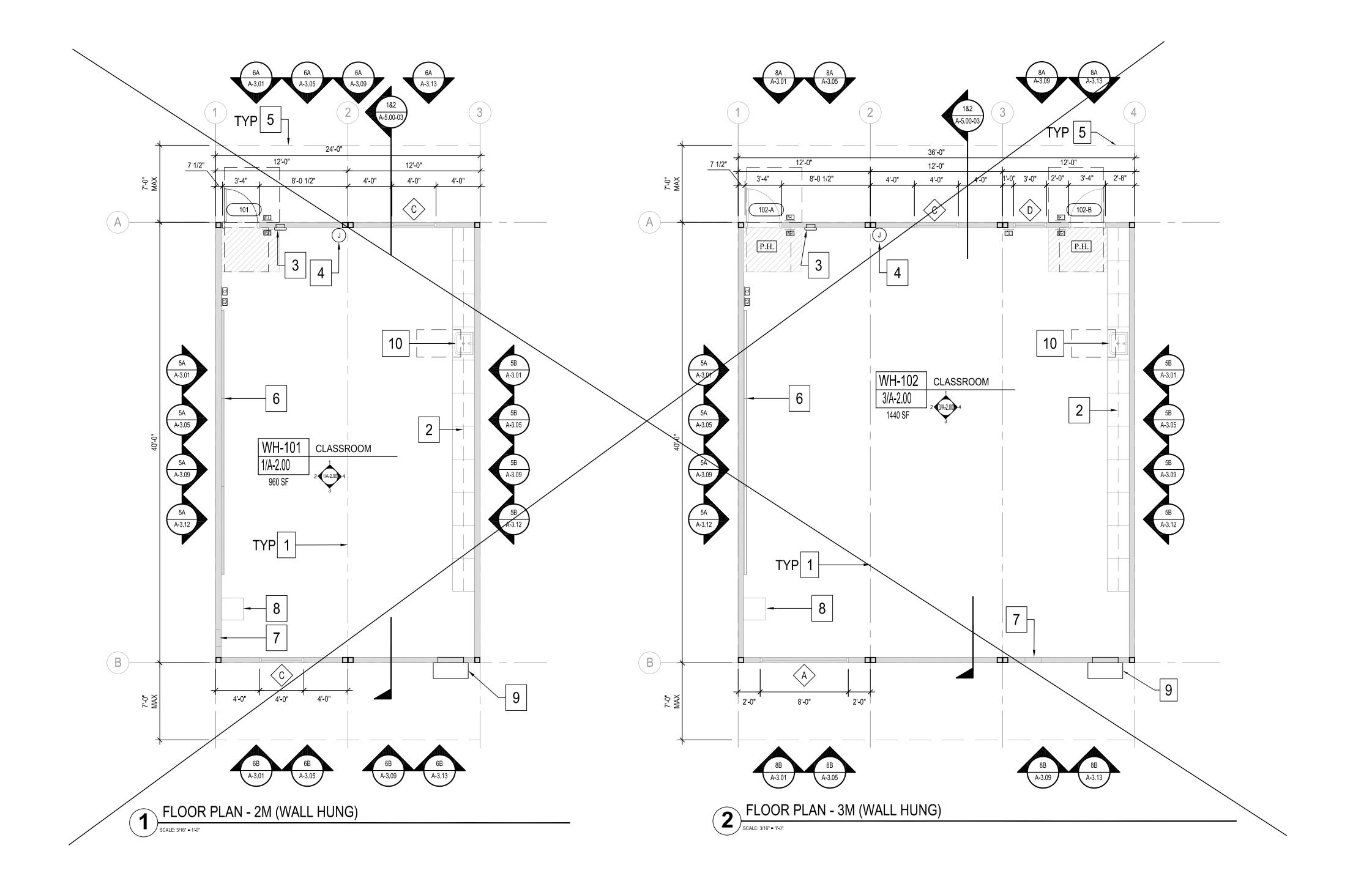
A seperate Example form DSA-103 must be included on the PC drawings for each lettered column that is applicable to your PC.

For assistance or questions about types of construction not covered in this guideline, contact your DSA Regional Office.

	STOCKPILE	CONSTRUCTION OF PERMANENT MODULAR OR RELOCATABLE BUILDING
INSPECTOR CLASS (MINIMUM REQUIREMENTS)	RBIP OR CLASS 1	In plant: RBIP or Class1 Site: Class 1
SELECTION OF THE PROJECT INSPECTOR AND TESTING/SPECIAL INSPECTION AGENCY	By the owner (not manufacturer) and approved by DSA, A/E of Record and structural engineer	By the School district and approved by DSA and A/E responsible for in-plant construction observation
COST OF THE PROJECT INSPECTION (CAC, SECTION 4-333 [b]) AND TESTING/SPECIAL INSPECTION AGENCY (CAC, SECTION 4-333[b])	By the owner (not manufacturer)	By the School District

				X INDICA	Building Project ATES TEST OR ON TO BE DONE S NOT APPLICABLE
	\	ESTS or INSI	STOCKPILE	CONSTRUCTION OF PERMANENT MODULAR	
DSA 103 ITEM #			DESCRIPTION		
SOILS	General	S1a	Site has been prepared properly prior to placement of controlled fill and/or excavations for foundations. Foundation excavations extended to proper depth and have reached proper material. Materials below footings are adequate to achieve design bearing capacity.		X
SOILS (Cont.)	COMPACTION AND	S2a	Verify use of proper materials, densities and inspect lift thicknesses, placement and compaction during placement of fill.		X
	FILL	S2b	Compaction testing		x
		C1a	Verify use of required design mix		x
		C1b	Identify, sample, and test reinforcing steel.		x
CONCRETE	CAST IN PLACE CONCRETE	C1c	During concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine temperature of the concrete.		x
		C1d	Test concrete (f'c)	/	X
		C1e	Batch plant inspection.  Continuous  Periodic	/	x
	POST-INSTALLED	C5a	Inspect installation of post-installed anchors.		х
	ANCHORS	C5b	Test post-installed anchors.		x
		M2a	Verify proportions of siteprepared mortar and grout and/or verify certification of premixed mortar.		x
		M2b	inspect placement of units and construction of mortar joints		x
		M2c	inspect placement of wire, connectors and anchors.		X
MASONRY	VENEER OR GLASS BLOCK PARTITIONS Note:	M2d	inspect type, size, and location of anchors and all other items to be embedded in masonry veneer including details of anchorage of masonry to veneer baking, frames and other construction.		x
	Applies to thin brick veneer option per detail	M2e	Verify preparation, construction, and protection of masonry during cold weather (temperature below 40F) or hot weather (above 90F)		X
		M2f	Test veneer bond strength		X

		(a		r INSPECTIONS form DSA - 103-19 )	STOCKPILE	CONSTRUCTION OF PERMANENT MODULAR
	MATER	RIAL TYPE	DSA 103 ITEM#	DESCRIPTION		
		STRUCTURAL STEEL, COLD-FORMED STEEL AND	S/A1a	Verify identification of all materials and:     Mill certificates indicate material properties that comply with requirements.     Material sizes, types and grades comply with requirements.	X	x
		ALUMINUM USED FOR STRUCTURAL	S/A1b	Test unidentified materials.	x	x
		PURPOSES	S/A1c	Examine seam welds of HSS shapes.	x	x
			S/A1d	Verify and Document Steel Fabrication per DSA - Approved Construction Documents	x	x
		WELDING	S/A3a	Verify weld filler material identification markings per AWS designation listed on DSA- approved documents and the WPS.	x	x
			S/A3b	Verify weld filler material manufacturers certificate of compliance.	x	x
			S/A3c	Verify WPS, welder qualifications and equipment.	x	х
STE	STRUCTURAL STEEL, COLQ-FORMED	SHOP WELDING (IN ADDITION TO SECTION S/A3)  *See foundation embed details on \$6.1 & \$6.1A for shop welding of rebar	S/A4a	Inspect groove welds, multi-pass fillet welds, single-pass fillet welds > 5/16", plug and slot welds.	x	x
	STEEL AND ALUMINUM		S/A4b	Inspect single-pass fillet welds < 5/16", floor and roof deck welds.	x	х
	USED FOR STRUCTURAL PURPOSES		S/A4d*	Verification of reinforcing steel weldability other than ASTM A706.	x	х
			S/A4e*	Inspect welding of reinforcing steel.	x	x
			S/A5a	Inspect groove welds, multi-pass fillet welds, single-pass fillet welds > 5/16", plug and slot welds		х
		FIELD WELDING (IN	S/A5b	Inspect single-pass fillet welds ≤ 5/16.		x
		ADDITION TO SECTION S/A3)	S/A5c	Inspect end-welded studs (ASTM A-108) installation (including bend test)		x
			S/A5e	Inspect welding of structural cold formed steel	•••	х
		NONDESTRUCTIVE	S/A6a	Ultrasonic	x	x
		TESTING	S/A6b	Magnetic Particle	x	x
		OTHER STEEL	23a	Shop welding - inspect end-welding of studs (ASTM A-108) Installation (including bend test)	x	x
			23c	Shop welding - inspect welding of cold-formed steel Periodic/Special Inspector.	x	x
	OTHER	PHOTOVOLTAIC SYSTEMS	<b>23</b> d	TESTING OF PHOTOVOLTAIC PANEL CONNECTIONS PER NOTES ON SHEET T1.01	x	X



### **KEYNOTES**

1. MODLINE

2. CABINETS & COUNTERTOP, TYP. - REFER TO 1/A-1.31

3. FIRE EXTINGUISHER - #5 DRY CHEMICAL /2A-10BC UL RATING ON WALL. SEMI-RECESSED HANDLE AT 48" A.F.F & 4" MAX PROJECTION - REFER TO 8/A-6.02

-4. JUNCTION BOX FOR WALL CLOCK @ 90" A.F.F. W/ CONDUIT STUBBED INTO-ATTIC REFER TO 18/A 6.02 FOR BLOCKING

5. LINE OF ROOF OVERHANG

6. 4' X 8' MARKERBOARD - REFER TO 9/A-6.02

7. ELECTRIC PANEL FLUSH WITH WALL - REFER TO 10/E-5.03

8. IDF PANEL - PROVIDE POWER +/ 84" A.F.F. REFER TO ELECTRICAL DRAWINGS FOR MOUNTING DETAILS

9. BARD Q-TEC - REFER TO MECHANICAL DRAWINGS

10. ACCESSIBLE SINK IN CABINET - REFER TO 4/A-2.20

### **LEGEND**

\_\_\_\_\_

48**"**ˈ

| & |

2x6 EXT. WALL, STUDS @ 16" O.C. - SEE DTL 16/A-6.00, FOR MTL STUD OPTION-SEE DTL 16/A-6.04

2x6 EXT. WALL, STUDS @ 16" O.C. - SEE DTL 16/A-6.00, FOR MTL STUD OPTION-SEE DTL 16/A-6.04

2x4 INT. WALL, STUDS @ 16" O.C. - SEE DTL 16/A-6.00, FOR MTL STUD OPTION-SEE DTL 16/A-6.04

INDICATES 30"x48" CLEAR W.C. SPACE

INDICATES 5' DIAMETER W.C. ROTATION SPACE

MIN. CLEARANCE AT DOORS, SHALL MEET CBC 11B-404.2.4, REFER TO 18" MIN. @ INT. 7 24" MIN. @ EXT.

WINDOW TYF SCHEDULE WINDOW TYPE SYMBOL - REFER TO A-1.32 FOR

XXXX DOOR TYPE SYMBOL - REFER TO A-1.32 FOR SCHEDULE.

SPLIT SYSTEM HVAC SYSTEM REFER TO MECHANICAL DRAWINGS ROOF TOP HVAC SYSTEM REFER TO MECHANICAL DRAWINGS

> WALL MOUNTED HVAC SYSTEM REFER TO MECHANICAL DRAWINGS

Q-TECH HVAC SYSTEM REFER TO MECHANICAL DRAWINGS

- OCCUPANT LOAD SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT. OCCUPANT LOAD SIGN SHALL BE PROVIDED BY THE SCHOOL DISTRICT U.O.N. FOR ANY AREA EXCEEDING 49 OCCUPANTS.
- REFER TO A-1.21 THROUGH A-1.30D.
- APPROVED FOR SCIENCE VOCATIONAL SPECIAL HAZARDS.
- FOR THIN BRICK VENEER EXTERIOR OPTIONAL FINISH SEE 19/A-6.01
- WOOD FRAMING OPTION SEE 16/A-6.00
- ). METAL FRAMING OPTION SEE 16/A-6.04

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITEC APP: 03-124742 INC: REVIEWED FOR

SS 🗹 FLS 🗹 ACS 🗹 DATE: 04/10/2025

> APPROVALS APPLICATION #

MODULAR

A BETTER WAY TO BUILD COMMERCIAL INSTITUTIONAL AND

RESIDENTIAL MODULAR BUILDINGS

**DESIGN & PLANNING** 7001 Mc Divitt Dr. Bakersfield, CA 93313 Office: (661) 835-9270 Fax: (661) 847-1007 www.jtsmodular.com

STRUCTURAL ENGINEER OF RECORD Structural Engineering, Inc. 11305 Rancho Bernard RD., Suite 121



IDENTIFICATION STAME DIV OF THE STATE ARCHITE APP: 02-120983 PC SS FLS ACS CG

MODULAR

GRADE

ON 40'-0\*

DSA APP NO.

PROJECT NO.

3M

PRE-CHECK (PC) DOCUMENT

CODE: 2022 CBC DSA APPLICATION NUMBER

02-120983

A separate project application

for construction is required

P.H. PANIC HARDWARE FIRE EXTINGUISHER - REFER TO KEYNOTE 3 <u>W-1 WE-1 WT-# DT-# ALS OL</u>

ROOM EXIT WALL MTD DOOR ALS OL ID RR MTD RR NOTE: REFER TO SIGN SCHEDULE - 3/A-1.31

WALK-OFF MAT AND WALL FINISHES REFER TO INTERIOR FINISH SCHEDULE NOTE (2)

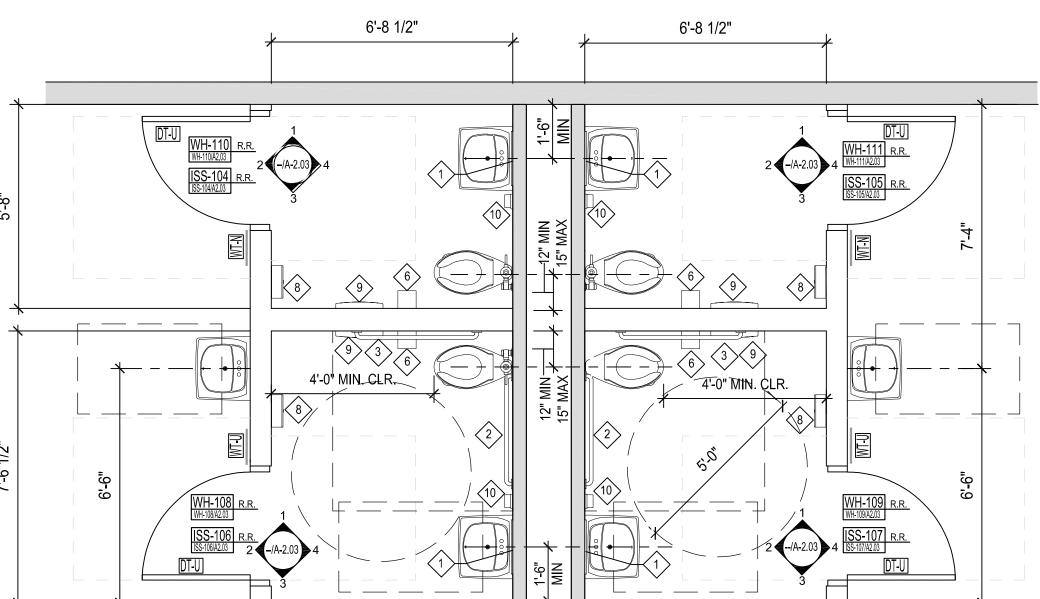
# **GENERAL NOTES**

- REFER TO SITE DRAWINGS FOR ACCESSIBLE DOOR LANDINGS AND PATH OF TRAVEL.
- STANDARD CLASSROOM MAY REQUIRE ADDITIONAL PROVISIONS -REFER TO SITE ADAPTATION DRAWINGS FOR ADDITIONAL REQUIREMENTS EX: FIREWALL & SPRINKLERS
- FOR VARIOUS MODULE WIDTH LAYOUTS REFER TO DRAWINGS A-1.00, THROUGH A-1.14
- OVERHANG MAY BE USED IN VARYING WIDTHS UP TO 7'-0" FOR BASIC CLASSROOM CONFIGURATION REFLECTED CEILING PLANS AND NOTES
- ANY SITE ADAPTATIONS SHALL BE ENCLOSED. THIS PC IS NOT
- CLASSROOM USED FOR DAYCARE SHALL BE SUBMITTED FOR REVIEW FOR EXITING ON SITE SPECIFIC PLANS.

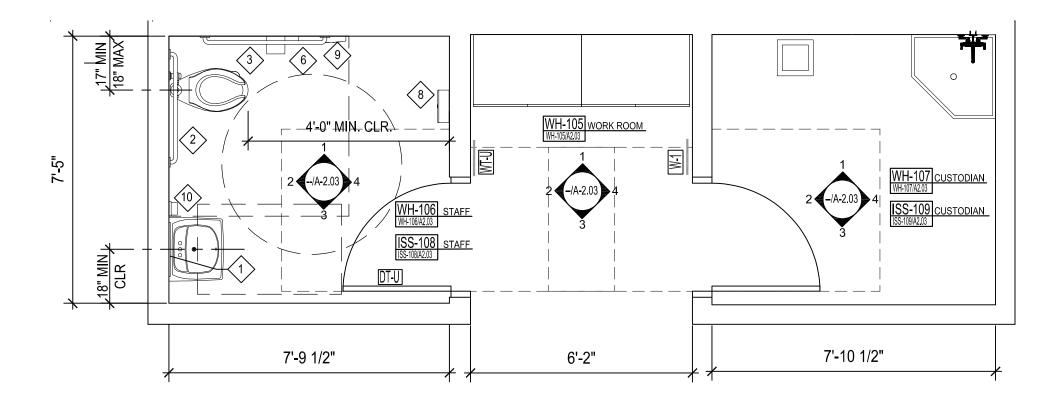
06-0142

NOTE: WHERE REAR GRAB BARS ARE SHIFTED MAINTAIN 1-1/2" MIN CLEAR AT EACH END

	ACCE	SSOR	Y SCH	EDULE
MARK	DESCRIPTION	MFR.	MODEL NO.	REMARKS
1	MIRROR (18" X 30")	BOBRICK	B-290	SURFACE MTD
2	GRAB BAR	BOBRICK	B-6806 SERIES	36" LONG
3>	GRAB BAR	BOBRICK	B-6806 SERIES	42" LONG
4	HAND DRYER (RECESSED)	PINNACLE	PDC-R10	4" MAX PROJ.
5	MOP SINK	FLORSTONE	MSR-2424	
6	MULTI-ROLL TISSUE DISPENSER	BOBRICK	B-3888	RECESSED
7>	MULTI-ROLL TISSUE DISPENSER	BOBRICK	B-4288	SURFACE MTD.
8	PAPER TOWEL DISPENSER	BOBRICK	B-262	4" MAX PROJ.
9>	SEAT COVER DISPENSER	BOBRICK	B-221	
10>	SOAP DISPENSER	BOBRICK	B-4112	SURFACE MTD.
NOTE:	FOR MOUNTING HE	IGHTS & REQ	UIREMENTS SE	E DTL 4/A-2.20 AND 6/A-2.2



# 1 ENLARGED PARTIAL PLAN - AGE GROUP (5-8) **REFER TO 3/A-2.21**



2 ENLARGED PARTIAL PLAN - AGE GROUP ADULT **REFER TO 1/A-2.21** 

DIMENSION KEYNOTES

WATER CLOSET OFFSET VARIES - REFER TO ALTERNATE DIMENSION SCHEDULE ON SHEET A-2.20

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITEC APP: 03-124742 INC: REVIEWED FOR SS 🗹 FLS 🗹 ACS 🗹

DATE: <u>04/10/2025</u> APPROVALS

FILE # APPLICATION #

COMMERCIAL

INSTITUTIONAL

AND

RESIDENTIAL

MODULAR

BUILDINGS **DESIGN & PLANNING** 7001 Mc Divitt Dr. Bakersfield, CA 93313 Office: (661) 835-9270 Fax: (661) 847-1007

www.jtsmodular.com

STRUCTURAL ENGINEER OF RECORD

Structural Engineering, Inc. 11305 Rancho Bernard RD., Suite 121

San Diego, CA 92127 PHONE (858) 679-1974 FAX (858) 679 1975

**IDENTIFICATION STAM** OF THE STATE ARCHITE

SS FLS ACS CG

PRE-CHECK (PC) DOCUMENT

CODE: 2022 CBC
DSA APPLICATION NUMBER
02-120983

A separate project application for construction is required

MODEL

BUILDING DULAR BUILDIN

WIDE MODULAR

GR

DSA APP NO.

PROJECT NO.

06-0142

FLOOR

MODULAR

APP: 02-120983 PC

2x6 EXT. WALL, STUDS @ 16" O.C. - SEE DTL 16/A-6.00, FOR MTL STUD OPTION-MODULAR 2x6 EXT. WALL, STUDS @ 16" O.C. - SEE A BETTER WAY TO BUILD DTL 16/A-6.00, FOR MTL STUD OPTION-

SEE DTL 16/A-6.04 2x4 INT. WALL, STUDS @ 16" O.C. - SEE DTL 16/A-6.00, FOR MTL STUD OPTION-SEE DTL 16/A-6.04

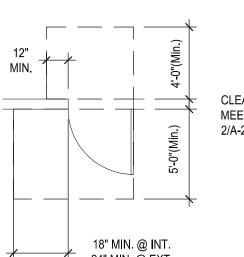
INDICATES 30"x48" CLEAR W.C.

SEE DTL 16/A-6.04

| & | G

LEGEND

INDICATES 5' DIAMETER W.C. ROTATION SPACE



CLEARANCE AT DOORS, SHALL MEET CBC 11B-404.2.4, REFER TO 2/A-2.20

24" MIN. @ EXT. <u>W-1 WE-1 WT-# DT-# ALS OL</u>

ROOM EXIT WALL MTD DOOR ALS OL RR MTD RR NOTE: REFER TO SIGN SCHEDULE - 3/A-1.31

SPLIT SYSTEM HVAC SYSTEM REFER TO MECHANICAL DRAWINGS ROOF TOP HVAC SYSTEM

> WALL MOUNTED HVAC SYSTEM REFER TO MECHANICAL DRAWINGS

> > Q-TECH HVAC SYSTEM REFER TO MECHANICAL DRAWINGS

REFER TO MECHANICAL DRAWINGS

WALK-OFF MAT AND WALL FINISHES REFER TO INTERIOR FINISH SCHEDULE NOTE (2)

LATCH. (11B-604.8.1.)

AT LEAST ONE SIDE PARTITION OF THE ACCESSIBLE STALL PROVIDED A TOE CLEARANCE OF 9" MIN. A.F.F. AND 6" MIN BEYOND THE SUPPORT MEMBERS.

OF 12" MIN A.F.F.

PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP OR ABRASIVE SURFACES. (11B-604.8.1.4) 32" CLEAR WIDTH OPENING TO AMBULATORY COMPARTMENT MEASURED

### **GENERAL NOTES**

REFER TO SITE DRAWINGS FOR ACCESSIBLE DOOR LANDINGS AND PATH OF TRAVEL.

STANDARD CLASSROOM MAY REQUIRE ADDITIONAL PROVISIONS - REFER TO SITE ADAPTATION DRAWINGS FOR ADDITIONAL REQUIREMENTS EX:

THROUGH A-1.14

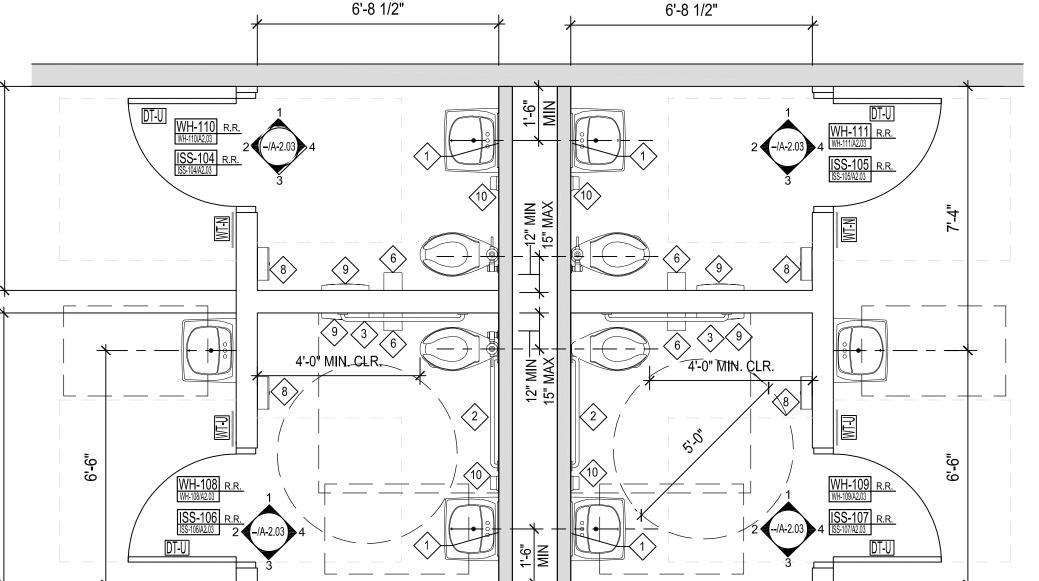
DISTRICT U.O.N. FOR ANY AREA EXCEEDING 49 OCCUPANTS.

CLASSROOM CONFIGURATION REFLECTED CEILING PLANS AND NOTES REFER TO A-1.21 THROUGH A-1.30D.

APPROVED FOR SCIENCE VOCATIONAL SPECIAL HAZARDS.

CLASSROOM USED FOR DAYCARE SHALL BE SUBMITTED FOR REVIEW FOR EXITING ON SITE SPECIFIC PLANS.

9. ALL DIMENSIONS TO ACCESSIBLE FIXTURES ARE TO FACE OF FINISH.



### DOOR ACCESSIBLE STALLS (AMBULATORY INCLUDED)

BE SELF-CLOSING

HAVE HARDWARE COMPLYING WITH 11B-404.2.7 & 11B-309.4

A DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE

COMPARTMENT SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION

COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE TOE CLEARANCE

TO THE FACE OF THE DOOR OPEN 90 DEGREES.

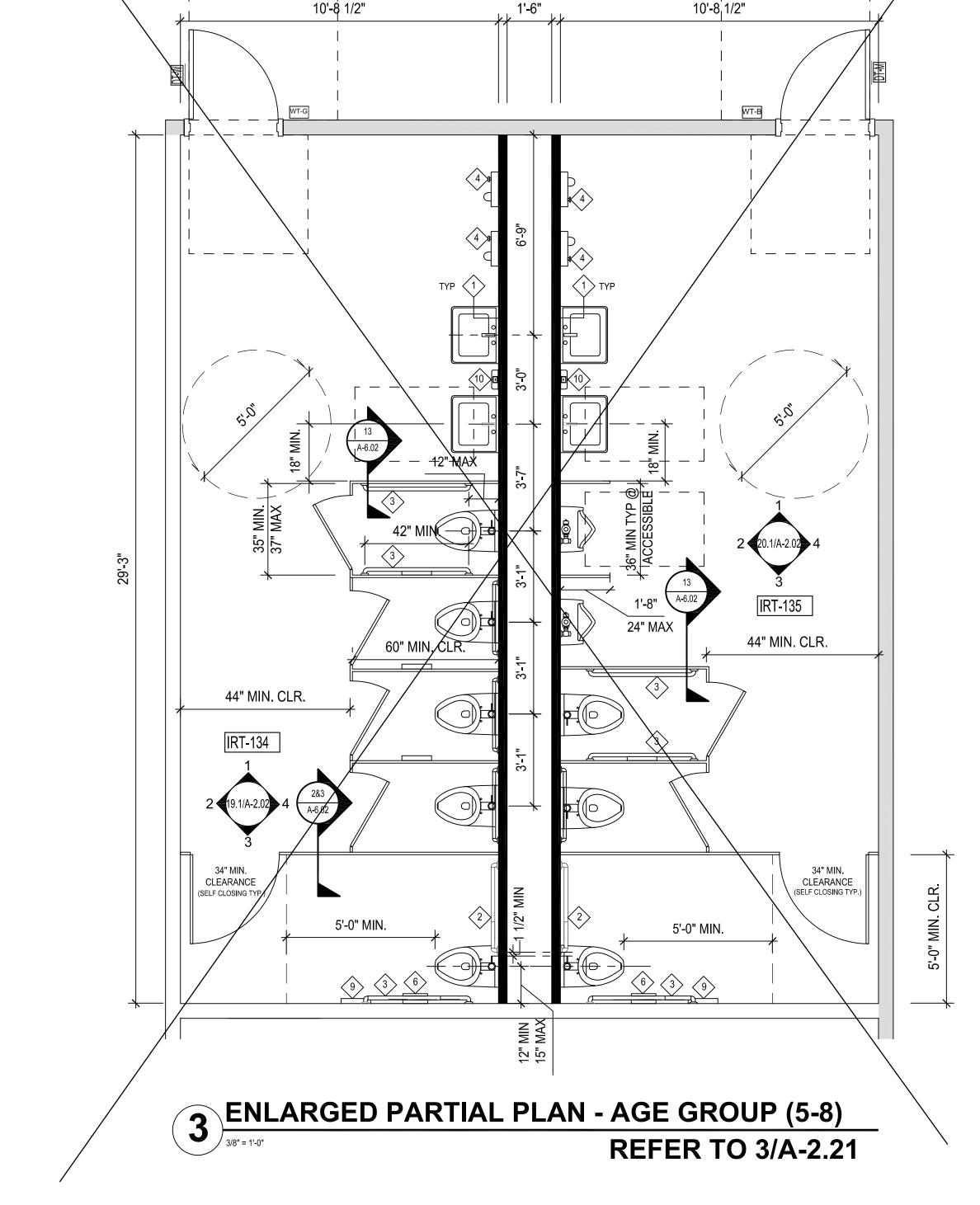
FOR VARIOUS MODULE WIDTH LAYOUTS REFER TO DRAWINGS A-1.01,

OCCUPANT LOAD SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT. OCCUPANT LOAD SIGN SHALL BE PROVIDED BY THE SCHOOL

OVERHANG MAY BE USED IN VARYING WIDTHS - UP TO 7'-0" FOR BASIC

ANY SITE ADAPTATIONS SHALL BE ENCLOSED. THIS PC IS NOT

8. 56" MIN. CLR. @ WALL MOUNTED WC & 59" MIN. CLR. @ FLOOR MOUNTED



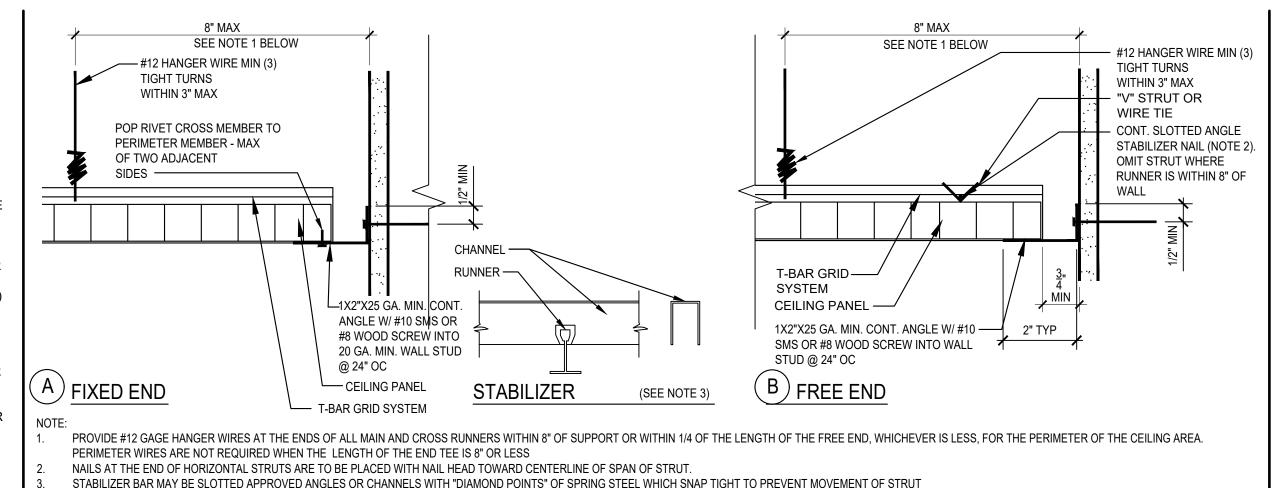
- CEILING SYSTEM GENERAL NOTES:
- 1.01 CEILING SYSTEM COMPONENTS SHALL COMPLY WITH ASTM C635-07 AND SECTION 5.1 OF ASTM E580-10A.
- 1.02 THE CEILING GRID SYSTEM MUST BE RATED HEAVY DUTY AS DEFINED BY ASTM C635-08.
- 1.03 THE FOLLOWING CEILING SYSTEM(S) IS/ARE PART OF THE SCOPE OF THIS PROJECT:
- MANUFACTURER'S NAME: DS RADAR ACC. PANEL USG PRODUCT EVALUATION REPORT TYPE AND NUMBER: ICC-ESR-1222 MANUFACTURER'S MODEL NUMBER - MAIN RUNNER: <u>USG-DXL26 15/16" TEE SYSTEM</u> MANUFACTURER'S CATALOG NUMBER - CROSS RUNNER: USG-DX422 1 1/2" CROSS TEE
- 1.04 SEISMIC WALL CLIP: <u>NOT USED IN PC MANUFACTURER'S MODEL: <u>N/A</u></u>
- 1.05 CEILING PANELS SHALL NOT SUPPORT ANY LIGHT FIXTURES, AIR TERMINALS OR DEVICES.
- I.06 FOR CEILING INSTALLATIONS UTILIZING ACOUSTICAL TILE PANELS OF MINERAL OR GLASS FIBER, IT IS NOT MANDATORY TO PROVIDE 3/4" " CLEARANCE BETWEEN THE ACOUSTICAL TILE PANELS AND THE WALL ON THE SIDES OF THE CEILING WHICH ARE FREE TO SLIP. FOR ALL OTHER CEILING PANEL TYPES, PROVIDE 3/4" " CLEARANCE BETWEEN THE CEILING PANEL AND THE WALL ON THE SIDES OF THE CEILING FREE TO SLIP.
- MATERIALS:
- 2.01 CEILING WIRE SHALL BE CLASS 1 ZINC COATED (GALVANIZED) CARBON STEEL CONFORMING TO ASTM A641-09A. WIRE SHALL BE #12 GAGE (0.106 " DIAMETER) WITH SOFT TEMPER AND MINIMUM TENSILE STRENGTH = 70 KSI.
- 2.02 GALVANIZED SHEET STEEL (INCLUDING THAT USED FOR METAL STUD AND TRACK COMPRESSION STRUTS/POST) SHALL CONFORM TO ASTM A653-11, OR OTHER EQUIVALENT SHEET STEEL LISTED IN SECTION A2.1 OF THE NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS 2007, INCLUDING SUPPLEMENT 2 DATED 2010 (AISI S100-07/S2-10). MATERIAL 43 MIL (18 GAGE) AND LIGHTER SHALL HAVE MINIMUM YIELD STRENGTH OF 33 KSI. MATERIAL 54 MIL (16 GAGE) AND HEAVIER SHALL HAVE A MINIMUM YIELD STRENGTH OF 50 KSI. 2.03 ELECTRICAL METALLIC TUBE (EMT) SHALL BE ANSI C80.3/UL 797 CARBON STEEL WITH G90 GALVANIZING. EMT SHALL HAVE MINIMUM YIELD STRENGTH (FY) OF 30 KSI AND MINIMUM ULTIMATE STRENGTH (FU) OF 48 KSI.
- ATTACHMENT OF HANGER AND BRACING WIRES:

TESTING REQUIREMENTS.

- 3.01 SEPARATE ALL CEILING HANGER AND BRACING WIRES AT LEAST SIX (6) INCHES FROM ALL UNBRACED DUCTS, PIPES, CONDUIT, ETC.
- 3.02 HANGER AND BRACING WIRES SHALL NOT ATTACH TO OR BEND AROUND OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO: PIPING, DUCTWORK, CONDUIT AND EQUIPMENT.
- 3.03 HANGER WIRES THAT ARE MORE THAN ONE (HORIZONTAL) IN SIX (VERTICAL) OUT OF
- PLUMB SHALL HAVE COUNTER-SLOPING WIRES. 3.04 SLACK SAFETY WIRES SHALL BE CONSIDERED HANGER WIRES FOR INSTALLATION AND
- 3.05 HANGER AND BRACING WIRE ANCHORAGE TO THE STRUCTURE SHALL BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE ANCHORAGE ALIGNS CLOSELY WITH THE DIRECTION OF THE WIRE. (E.G. BRACING WIRE CEILING CLIPS MUST BE BENT AS SHOWN IN THE DETAILS AND ROTATED AS REQUIRED TO ALIGN CLOSELY WITH THE DIRECTION OF THE WIRE, SCREW EYES IN WOOD MUST BE INSTALLED SO THEY ALIGN CLOSELY WITH THE DIRECTION OF THE WIRE, ETC.)
- FASTENERS:
- 4.01 SHEET METAL SCREWS SHALL COMPLY WITH ASTM C1513-10, ASME B18.6.4-89 (R2005). PENETRATION OF SCREWS THROUGH JOINED MATERIAL SHALL NOT BE LESS THAN THREE EXPOSED THREADS.
- 6.01 ALL LIGHT FIXTURES SHALL BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION SYSTEMS BY MECHANICAL MEANS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURE. A MINIMUM OF TWO SCREWS OR APPROVED FASTENERS ARE REQUIRED AT EACH LIGHT FIXTURE, PER ASTM E580, SECTION 5.3.1.
- 6.02 SURFACE-MOUNTED LIGHT FIXTURES SHALL BE ATTACHED TO THE MAIN RUNNER WITH AT LEAST TWO POSITIVE CLAMPING DEVICES. THE CLAMPING DEVICE SHALL COMPLETELY SURROUND THE SUPPORTING CEILING RUNNER AND BE MADE OF STEEL WITH A MINIMUM THICKNESS OF #14 GAGE. ROTATIONAL SPRING CATCHES DO NOT COMPLY. A #12 GAGE SLACK SAFETY WIRE SHALL BE CONNECTED FROM EACH CLAMPING DEVICE TO THE STRUCTURE ABOVE. PROVIDE ADDITIONAL SUPPORTS WHEN LIGHT FIXTURES ARE EIGHT (8) FEET OR LONGER OR EXCEED 56 LB. MAXIMUM SPACING BETWEEN SUPPORTS SHALL NOT EXCEED EIGHT (8) FEET.
- 3.03 LIGHT FIXTURES WEIGHING LESS THAN OR EQUAL TO 10 LB. SHALL HAVE A MINIMUM OF ONE (1) #12 GAGE SLACK SAFETY WIRE CONNECTED FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE.
- 6.04 LIGHT FIXTURES WEIGHING LESS THAN OR EQUAL TO 10 LB. SHALL HAVE A MINIMUM OF ONE (1) #12 GAGE SLACK SAFETY WIRE CONNECTED FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE.
- 3.05 LIGHT FIXTURES WEIGHING GREATER THAN 10 LB. BUT LESS THAN OR EQUAL TO 56 LBS. MAY BE SUPPORTED DIRECTLY ON THE CEILING RUNNERS, BUT THEY SHALL HAVE A MINIMUM OF TWO (2) #12 GAGE SLACK SAFETY WIRES CONNECTED FROM THE FIXTURE HOUSING AT DIAGONAL CORNERS TO THE STRUCTURE ABOVE. EXCEPTION: ALL LIGHT FIXTURES GREATER THAN TWO BY FOUR FEET WEIGHING LESS THAN 56 LBS. SHALL HAVE A #12 GAGE SLACK SAFETY WIRE AT EACH CORNER.
- 6.06 ALL LIGHT FIXTURES WEIGHING GREATER THAN 56 LB. SHALL BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN FOUR (4) TAUT #12 GAGE HANGER WIRES (ONE AT EACH CORNER) ATTACHED FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE OR OTHER APPROVED HANGERS. THE FOUR (4) TAUT #12 GAGE WIRES OR OTHER APPROVED HANGERS, INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE, SHALL BE CAPABLE OF SUPPORTING FOUR (4) TIMES THE WEIGHT OF THE FIXTURE.

- 7. SERVICES WITHIN THE CEILING:
- 7.01 ALL FLEXIBLE SPRINKLER HOSE FITTING MOUNTING BRACKETS, CEILING-MOUNTED AIR TERMINALS OR SERVICES SHALL BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION SYSTEMS BY OTHER MECHANICAL MEANS. SCREWS OR APPROVED FASTENERS ARE REQUIRED. A MINIMUM OF TWO ATTACHMENTS ARE REQUIRED AT EACH COMPONENT.
- 7.02 CEILING-MOUNTED AIR TERMINALS OR OTHER SERVICES WEIGHING LESS THAN OR EQUAL TO 20 LB. SHALL HAVE ONE (1) #12 GAGE SLACK SAFETY WIRE ATTACHED FROM THE TERMINAL OR SERVICE TO THE STRUCTURE ABOVE.
- 7.03 FLEXIBLE SPRINKLER HOSE FITTINGS, CEILING-MOUNTED AIR TERMINALS OR OTHER SERVICES WEIGHING MORE THAN 20 LB. BUT LESS THAN OR EQUAL TO 56 LB. SHALL HAVE TWO (2) #12 GAGE SLACK SAFETY WIRES (AT DIAGONAL CORNERS) CONNECTED FROM THE TERMINAL OR SERVICE TO THE STRUCTURE ABOVE.
- 7.04 FLEXIBLE SPRINKLER HOSE FITTINGS, CEILING-MOUNTED AIR TERMINALS OR OTHER SERVICES WEIGHING MORE THAN 56 LB. SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BY NOT LESS THAN FOUR (4) TAUT #12 GAGE HANGER WIRES ATTACHED FROM THE TERMINAL OR SERVICE TO THE STRUCTURE ABOVE OR OTHER APPROVED HANGERS.
- OTHER DEVICES WITHIN THE CEILING:
- 8.01 ALL LIGHTWEIGHT MISCELLANEOUS DEVICES, SUCH AS STROBE LIGHTS, OCCUPANCY SENSORS, SPEAKERS, EXIT SIGNS, ETC., SHALL BE ATTACHED TO THE CEILING GRID. IN ADDITION, DEVICES WEIGHING MORE THAN 10 LBS. SHALL HAVE A #12 GAGE SLACK SAFETY WIRE ANCHORED TO THE STRUCTURE ABOVE. DEVICES WEIGHING MORE THAN 20 LB. SHALL BE SUPPORTED INDEPENDENTLY FROM THE STRUCTURE ABOVE.

- MAIN RUNNERS MUST BE RATED AS HEAVY DUTY. SHOW MANUFACTURER, DUTY CLASSIFICATION AND CATALOG
- NUMBERS.
- IF A CROSS RUNNER SUPPORTS LIGHT FIXTURES, AIR TERMINALS, OR OTHER CROSS RUNNERS, IT SHALL BE CONSIDERED A MAIN RUNNER FOR THE PURPOSE OF STRUCTURAL CLASSIFICATION.



STABILIZER BAR MAY BE SLOTTED APPROVED ANGLES OR CHANNELS WITH "DIAMOND POINTS" OF SPRING STEEL WHICH SNAP TIGHT TO PREVENT MOVEMENT OF STRUT

T-BAR FIXED/FREE END

**CEILING TILE** - ESCUTCHEON RING ACC640

CHANNEL COMPRESSION STRUT

(D) IR-25-2.13 SHEET 3.21

TOP VIE

250S125-33

362S137-33

400S137-43

ROOF JOIST PER

STRUCTR'L ---

- ROOF JOIST PER

- 400516254 BLOCKING

PER STRUCTURAL REFER TO 2/S1.7

STRUCTR'L

(B) CROSS SECTION OF COMP. STRUT @ RUNNERS

/4'-0"/OC/

**5** | CEILING RING (OPTION)

— BLOCKING

— (2) #10 SMS

COMPRESSION STRUT

COPE FLANGE OR FLATTEN

TO ALLOW INSTILLATION OF

ACOUSTICAL TILE -

HANGER WIRE - TYP

(2) 1/4" DIA. MACHINE -

CROSS RUNNER - TYP-

12 GA VERTICAL HANGERS -

MINIMUM 3-TIGHT TURNS IN

AT 4'-0" O.C. EACH WAY AT

MAIN RUNNER WITH

3" AT BOTH ENDS, SEE

8/ A-1.20

PER 20D/A-1.20

PER STRUCR'L

REFER TO 2/S1.7

FOR FIRE SPRINKLER PENDENT LINE

MAX. LENGTH

5'-0"

6'-10"

8'-0"

8'-10"

10'-10"

- 400516254 BLOCKING

PER STRUCTURAL

REFER TO 2/S1.7

— (2) #10 SMS - TYP

HANGER WIRE

CROSS RUNNER

- MAIN RUNNER

STRUT PER 8D/A-1.20

SCALE: NTS

SIDE VIEW COMPRESSION

SCALE: NTS

RESIDENTIAL MODULAR **BUILDINGS** DESIGN & PLANNING 7001 Mc Divitt Dr. Bakersfield, CA 93313 Office: (661) 835-9270 Fax: (661) 847-1007 www.jtsmodular.com

**IDENTIFICATION STAMP** 

DIV. OF THE STATE ARCHITEC

REVIEWED FOR

SS 🗹 FLS 🗹 ACS 🗹

APPROVALS

MODULAR

A BETTER WAY TO BUILD

COMMERCIAL

INSTITUTIONAL

APPLICATION #

APP: 03-124742 INC:

DATE: 04/10/2025

STRUCTURAL ENGINEER OF RECORD Structural Engineering, Inc. 11305 Rancho Bernard RD., Suite 121 PHONE (858) 679-1974 FAX (858) 679 1975

APP: 02-120983 PC REVIEWED FOR SS FLS ACS CG PRE-CHECK (PC) DOCUMENT **BRACE WIRE BEYOND** CODE: 2022 CBC DSA APPLICATION NUMBER

IDENTIFICATION STAME

DIV. OF THE STATE ARCHITEC

A separate project application for construction is required

M

SEE 20C/A-1.20 FOR TOP CONNECTION CHANNEL TYPE COMPRESSION STRUT CENTER OVER **CROSS RUNNER -**TYP SEE 20D MODUI BRACE WIRES - TYP - 4 TIGHT TURNS IN 1 1/2 TYP. FOR BRACE WIRE - MAIN RUNNER - TYP SCALE: NTS U

- 12 GA BRACING WIRE

TURNS IN 1 1/2" BOTH

CONNECTED TO MAIN

RUNNER 90° APART 4

W/MIN. 4 TIGHT

ENDS OF WIRE

TOTAL AT EACH STRUT (U.N.O.) SEE

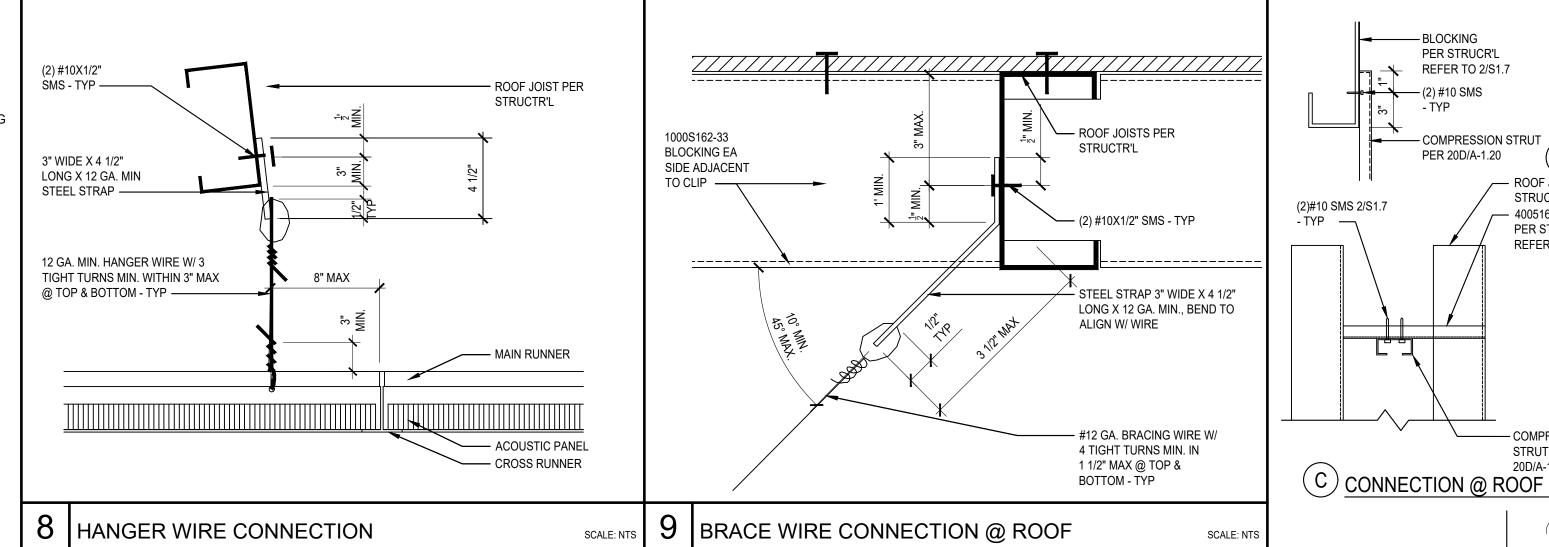
RIGID VERT. STRUT.

MAIN RUNNER

SEE DET. 20A,B,C,&D/ A-1.20

DSA APP NO.

PROJECT NO



\*: S

FOR THIS SCHOOL SITE SEE SHEET S1.1

WHERE, AS DEFINED IN ASCE 7-10, SECTION 13.3.1

Z = HEIGHT IN STRUCTURE OF POINT OF ATTACHMENT OF CEILING WITH RESPECT TO THE BASE.

B. IT SHALL BE PERMITTED TO USE THE BRACE ASSEMBLY SPACING FOR "z/h > 0.5" FOR THE FULL BUILDING HEIGHT

H = AVERAGE ROOF HEIGHT OF THE STRUCTURE WITH RESPECT TO THE BASE.

6'-0" MAX 12'-0" MAX 6'-0" MAX 1/2 SPACING SPACING PER 1/2 SPACING PER PER TABLE 1 TABLE 1 TABLE 1 BRACING WIRE LOACATION - TYP SEE DETAILS 9 AND 20 - CROSS RUNNERS @ 2' - MAIN RUNNERS @ 4' OC - TYP CONTINUOUS ANGLE @ PERIMETER SEE NOTE 1 3A A-1.20 FREE - CONTINUOUS ANGLE @ PERIMETER SEE NOTE 1 SOLID LINE INDICATES FIXED END, DASHED LINE INDICATED FREE END. FOR HANGER AND BRACING WIRE DETAILS DETAILS ABOVE.

18 TYPICAL SUSPENDED LAY-IN CEILING FRAMING.

BRACING WIRE AND COMP. STRUT SHALL OCCUR AT EVERY 144 SQ. FT. MAX IN ROOMS OVER 144 SQ. FT.

SEE ELECTRICAL PLANS FOR FIXTURE LOCATIONS.

SEE DTL 11/E5.03 FOR FIXTIRE MOUNTING

TABLE 1

LATERAL FORCE BRACE ASSEMBLY SPACING

DESIGN SPECTRAL ACCELERATION

PARAMETER SDS

\*S<sub>DS</sub> ≤ 1.15

\*S<sub>DS</sub> > 1.73

 $1.15 < *S_{DS} \le 1.73$ 

BRACE ASSEMBLY SPACING

\*z/h>0.5ື້

12'X12'

8'X12'

8'X8'

\*z/h<=0.5<sup>°</sup>

12'X12'

12'X12'

8'X12'

IR-25-2.13 METAL SUSPENSION SYSTEMS FOR LAY IN CEILING PANELS

20 CEILING GRID/COMPRESSION STRUT

THE RUNNERS, LIGHT FIXTURES, ETC. AND REMAIN STRAIGHT AND UNOBSTRUCTED.

THE MINIMUM ACCEPTABLE ANGLE IS DETERMINED SUCH THAT THE WIRES DO NOT INTERFERE WITH

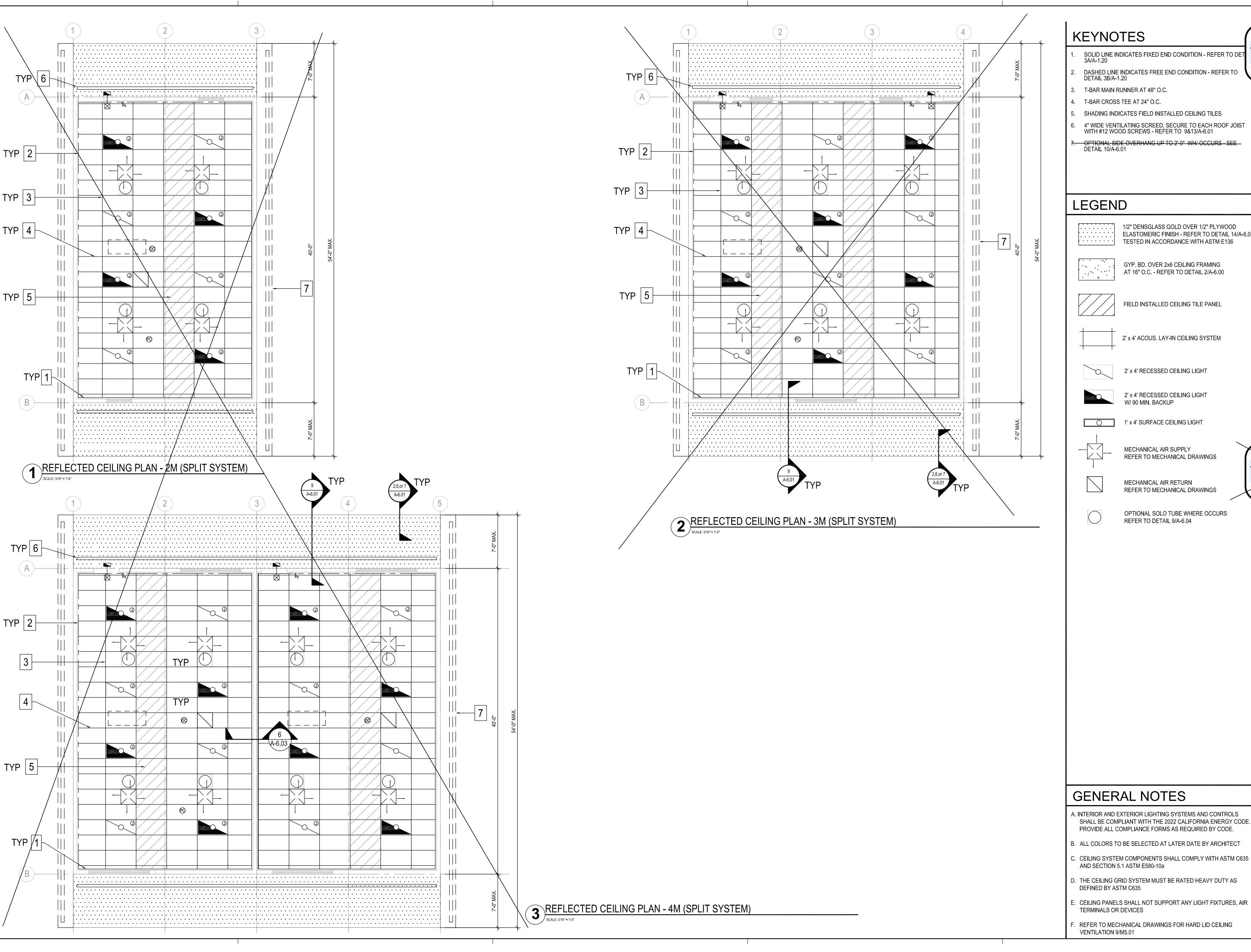
0° TO 45° (NOTE 2)

**CROSS RUNNER-**

(A) CONNECTION @ MAIN RUNNER

STRUTS SHALL NOT REPLACE HANGER WIRE.

SCALE: NTS



SOLID LINE INDICATES FIXED END CONDITION - REFER TO DET 3A/A-1.20

DASHED LINE INDICATES FREE END CONDITION - REFER TO

T-BAR MAIN RUNNER AT 48" O.C.

4" WIDE VENTILATING SCREED, SECURE TO EACH ROOF JOIST

7. OPTIONAL SIDE OVERHANG UP TO 2' 0" WH/ OCCURS - SEE DETAIL 10/A-6.01

1/2" DENSGLASS GOLD OVER 1/2" PLYWOOD ELASTOMERIC FINISH - REFER TO DETAIL 14/A-6.01. TESTED IN ACCORDANCE WITH ASTM E136

AT 16" O.C. - REFER TO DETAIL 2/A-6.00

2' x 4' RECESSED CEILING LIGHT

2' x 4' RECESSED CEILING LIGHT W/ 90 MIN. BACKUP

MECHANICAL AIR SUPPLY

MECHANICAL AIR RETURN

OPTIONAL SOLO TUBE WHERE OCCURS REFER TO DETAIL 9/A-6.04

**IDENTIFICATION STAI** OF THE STATE ARCHIT APP: 02-120983 PC SS FLS ACS CG

**IDENTIFICATION STAMP** 

DIV. OF THE STATE ARCHITEC

REVIEWED FOR

SS 🗹 FLS 🗹 ACS 🗹

FILE # APPLICATION #

MODULAR A BETTER WAY TO BUILD

> COMMERCIAL INSTITUTIONAL

AND RESIDENTIAL MODULAR

BUILDINGS

DESIGN & PLANNING 7001 Mc Divitt Dr. Bakersfield, CA 93313

Office: (661) 835-9270 Fax: (661) 847-1007

www.jtsmodular.com

STRUCTURAL ENGINEER OF RECORD

11305 Rancho Bernard RD., Suite 121

PHONE (858) 679-1974 FAX (858) 679 1975

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PRE-CHECK (PC) DOCUMENT CODE: 2022 CBC
DSA APPLICATION NUMBER
02-120983

A separate project application

for construction is required MODEI

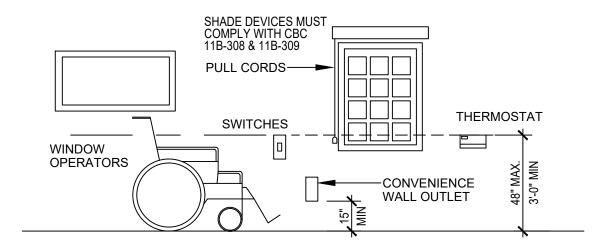
DSA APP NO.

PROJECT NO.

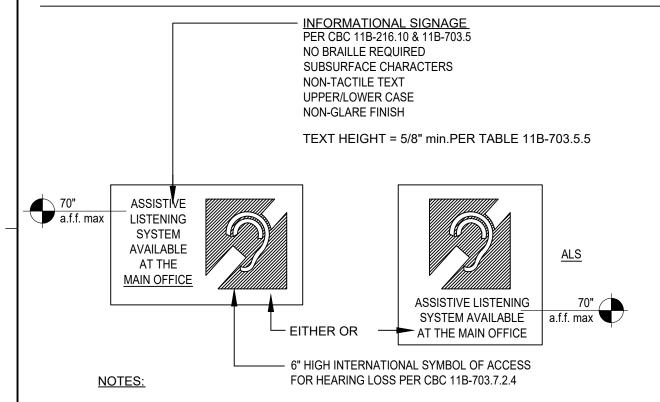
MODULAR

#### **CONTROLS**

- 1. THE OUTLET BOX OF SWITCHES TO CONTROL LIGHTING... (ETC.) SHALL BE INSTALLED MAXIMUM 48" TO THE TOP OF THE BOX.
- CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5LBS

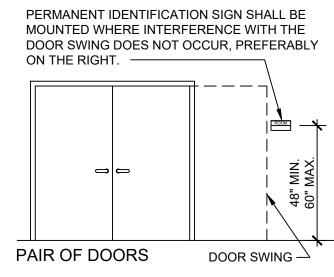


#### ASSISTIVE LISTENING DEVICES



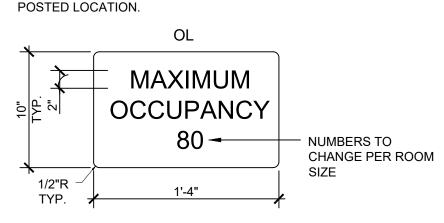
1. THE SIGN IS ASSISTING THE DEAF NOT THE BLIND BRAILLE NOT REQUIRED. SEE CBC 11B-219 FOR ASSISTIVE-LISTENING SYSTEM REQUIREMENTS.

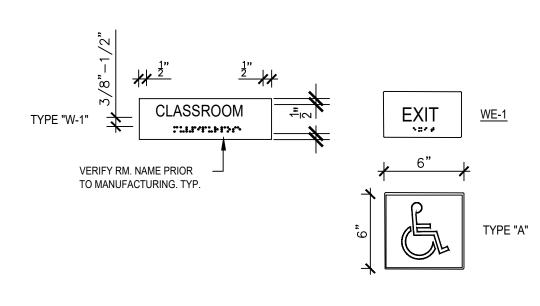
#### WALL MOUNTED SIGNAGE AT FUNCTIONAL ROOMS

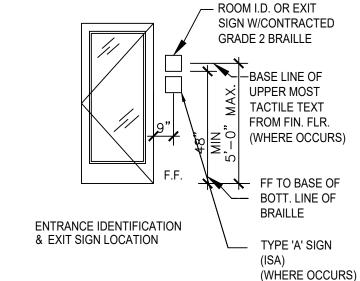


OCCUPANCY LOAD SIGN (OL)

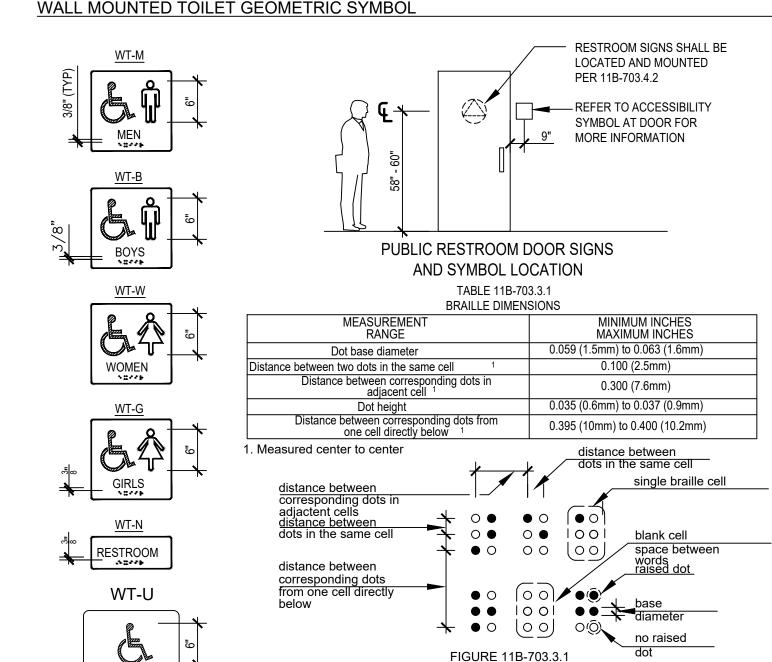
SEE FLOOR PLAN & INTERIOR ELEVATION FOR







- SIGNS WITH RAISED CHARACTERS AND CONTRACTED GRADE 2 BRAILLE SHALL COMPLY WITH "ROOM
- ID WITH BRAILLE" NOTES 1 8 IN THIS DETAIL ROOM SIGNS SHALL BE MOUNTED WITH COUNTERSUNK TAMPER RESISTANT SCREWS AT EACH CORNER OF SIGN. ADHESIVE MOUNTING PROHIBITED
- 3. SIGNS SHALL BE MOUNTED WITH THE CENTERLINE OF THE TACTILE CHARACTERS 9" MIN OF THE DOOR OPENING TO COMPLY WITH 11B-703.4.2.



#### **ROOM ID WITH BRAILLE**

RESTROOM

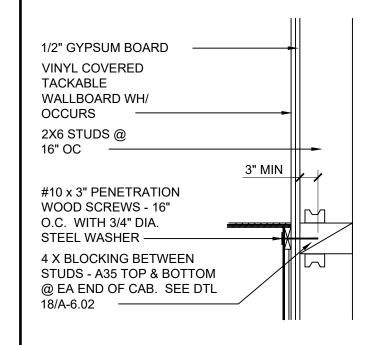
- RAISED CHARACTER (11B-703.2): CHARACTERS SHALL BE 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND
- CHARACTER HEIGHT (11B-703.2.5): CHARACTERS HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I"

**BRAILLE MEASUREMENT** 

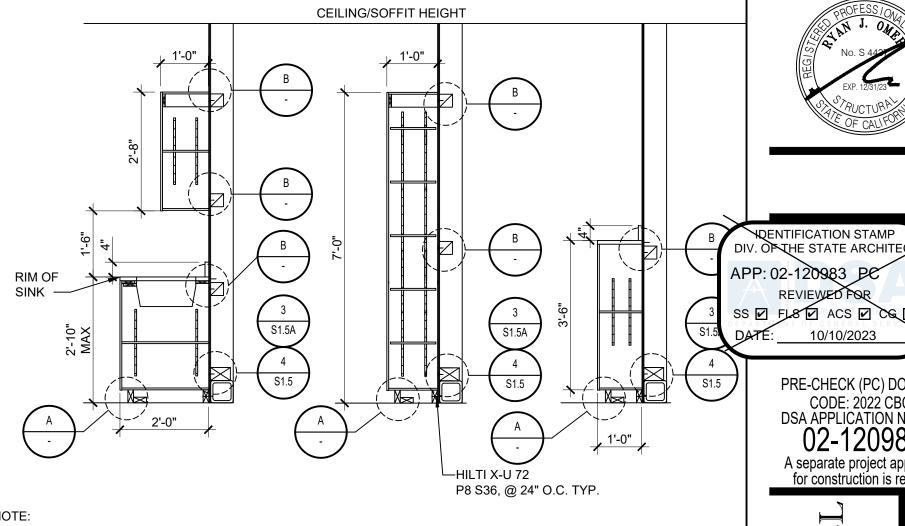
- FINISH AND CONTRAST: CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- CHARACTER PROPORTIONS (11B-703.2.4): CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "0" IS 60% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPER CASE LETTER "I"
- STROKE THICKNESS (11B-703.2.6): STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15 PERCENT MAXIMUM OF THE
- CHARACTER SPACING (11B-703.2.6): CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINT OF ADJACENT RAISED CHÀRACTER WÍTHIN A MESSAGE, EXCLUDING WORD SPACES. WHERE CHARACTERS HAVE RECTANGULAF CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8 INCH MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16 MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE BASE OF THE CROSS SECTION, AND 1/8 MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF HE CROSS SECTION. CHARACTERS SHALL BE SEPARATED FROM THE BORDERS AND DECORATIVE ELEMENTS 3/8 INCH
- 7. LINE SPACING (11B-703.3): SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A
- BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTIONS 11B-703.3 AND 11B-703.4. BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. REFER TO TABLE 11B-703.3.1 ABOVE FOR DIMENSIONS AND MEASUREMENT. BRAILLE DOTS SHALL A HAVE DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE (11B-703.3.1) THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF ALPHABET, INITIALS AND ACRONYMS. (11B-703.3.1) CONTRACTED BRAILLE DOTS SHALL EACH BE DISTINCT AND SEPARATE. DOTS WITH STRAIGHT SIDES AND FLAT TOPS ARE NOT
- SIGNS SHALL COMPLY WITH SECTION 11B-703. WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED. (11B-703.1)
- 10. EDGES AND VERTICES ON GEOMETRIC SYMBOLS (11B-703.7.2.6.4): EDGES SHALL BE EASED OR ROUNDED AT 1/16 INCH (1.59 MM) MINIMUM, OR CHAMPERED AT 1/8 INCH (3.2 MM) MAXIMUM. VERTICES SHALL BE RADIUSED BETWEEN 1/8 INCH (3.2 MM) MINIMUM

#### · #10 x 3" WOOD SCREWS - 16" O.C. IN CABINET BASE 2X PRESSURE TREATED SILL PLATE, TYP. 3" #14 WS @ 12" OC IN CAB. BASE HILTI X-U 72 P8 S36 FASTERNERS @ 16"O.C. W/ MIN. 1" EMBED IN CONCRETE PER ICC ESR-2269 IN 2X

# $(\mathsf{A})$ CONCRETE FLOOR



# $(\mathsf{B})$ at wall - wood



SEE GENERAL NOTES 4/A-1.31 CABINET WORK FOR MORE INFORMATION

# CAB. ATTACHMENT

### GYPSUM BOARD AND GYPSUM PANEL PRODUCT:

1.PER SECTION 2506 ALL GYPSUM BOARD MATERIAL AND ACCESSORIES SHALL CONFORM TO ASTM C1047, C557, S240, S220, C920, D6464, C1766, C1278, C1178, C1658, C1177, C474, C475, C514, F547, F1667, C954, C1002, C1396, C22, C472, C473. ADHESIVES FOR INSTALLATION SHALL CONFORM TO

WOOD FRAMING SUPPORTING GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL BE NOT LESS THAN 2 INCHES (51 MM) NOMINAL THICKNESS IN THE LEAST DIMENSION EXCEPT THAT WOOD FURRING STRIPS NOT LESS THAN 1-INCH BY 2-INCH (25 MM BY 51 MM) NOMINALDIMENSION SHALL BE PERMITTED TO BE USED OVER SOLID BACKING OR FRAMING SPACED NOT MORE THAN 24 INCHES (610 MM) ON CENTER.

MATERIAL	STANDARD
Accessories for gypsum board	ASTM C1047
Adhesives for fastening gypsum board	ASTM C557
Cold-formed steel studs and track, structural	AISI S200 and ASTM C955, Section 8
Cold-formed steel studs and track, nonstructural	AISI S220 and ASTM C645, Section 10
Elastomeric joint sealants	ASTM C920
Fiber-reinforced gypsum panels	ASTM C1278
Glass mat gypsum backing panel	ASTM C1178
Glass mat gypsum panel	ASTM C1658
Glass mat gypsum substrate	ASTM C1177
Joint reinforcing tape and compound	ASTM C474; C475
Nails FOR gypsum boards	ASTM C514, F547, F1667
Steel screws	ASTM C954; C1002
Steel studs, load-bearing	ASTM C955
Steel studs, nonload-bearing	ASTM C645
Standard specification for gypsum board	ASTM C1396
Testing gypsum and gypsum products	ASTM C22; C472; C473

# SIGN TYPES & NOTES

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE TITLES 22 AND 24 CALIFORNIA CODE OF REGULATIONS (C.C.R.). NO CHANGES SHALL BE MADE FROM D.S.A. APPROVED DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL OF THE D.S.A. AND THE DISTRICT ARCHITECT.

WORK CONSISTS OF MANUFACTURING IN A PLANT, AND INSTALLING ON-SITE, MODULAR RELOCATE BUILDINGS AS DEFINED HEREIN AND SHOWN AND DETAILED ON THE DRAWINGS. 1. ALL REQUIREMENTS OF TITLES 22 AND 24 OF THE STATE OF CALIFORNIA CODE OF REGULATIONS (C.C.R.) RELATED INSPECTIONS AND VERIFIED REPORTS SHALL BE COMPILED WITH AND SHALL INCLUDE:

A. GENERAL RESPONSIBLE CHARGE OF FIELD ADMINISTRATION BY THE ARCHITECT

- B. INSPECTION IN-PLANT DURING THE COURSE OF CONSTRUCTION BY AN INSPECTOR APPROVED BY THE DIVISION OF THE STATE ARCHITECT. THE INSPECTOR SHALL BE RESPONSIBLE FOR AND APPROVED TO INSPECT THE GENERAL CONSTRUCTION, WELDING, MECHANICAL, AND ELECTRICAL WORK. COST OF THESE INSPECTIONS SHALL BE BORNE BY THE SCHOOL DISTRICT. C. ON-SITE INSPECTION OF THE BUILDING ELECTRICAL AND PLUMBING AT THE
- TIME OF BUILDING INSTALLATION SHALL BE PERFORMED BY AN INSPECTOR APPROVED BY THE DIVISION OF THE STATE ARCHITECT AND RETAINED BY THE
- D. OTHER TESTS AND INSPECTIONS MAY BE REQUIRED BY THE DIVISION OF THE STATE ARCHITECT

ALL ON-SITE OR OFF-SITE UTILITIES AND THE CONNECTION TO THE BUILDING UNLESS NOTED OTHERWISE ON THE DRAWINGS

ALL LEVELING, GRADING, AND OTHER SITE PREPARATION, EXCEPT CONCRETE OR WOOD LEVELING STRIPS, UNLESS NOTED OTHERWISE ON THE DRAWINGS. FIRE ALARM SYSTEM, FIRE EXTINGUISHER, PROGRAM BELL, CLOCK, PUBLIC ADDRESS SYSTEM, INTERCOM SYSTEM, TV SYSTEM UNLESS OTHERWISE NOTED ON THE DRAWINGS.

DURING THE ORIGINAL FACTORY-TO-SITE TRANSPORTATION, OR ANY FUTURE RELOCATION TRANSPORTATION, TRANSPORTER SHALL USE MANUFACTURERS REQUIREMENTS FOR BRACING, AND SHALL USE BRACING COMPONENTS PROVIDED BY THE MANUFACTURER.

### MATERIALS

- A. WALLS AND FLOORS R-19 KRAFT FACED 'CertainTeed' ASTM C 665. TYPE II, CLASS
- C, CATEGORY 1.OR EQUAL. B. INTERIOR WALLS - R-11, UNLESS OTHERWISE NOTED
- C. ATTIC R-30 KRAFT FACED 'CertainTeed' ASTM C 665. TYPE II, CLASS C, CATEGORY

1. SHALL BE SCHOOL DISTRICTS RESPONSIBILITY TO PROVIDE ACCESS TO THE SITE FOR THE INSTALLATION OF BUILDINGS: REMOVAL OF TREES, SHRUBS, FENCING, SPRINKLERS, COMPLETELY CONSTRUCT MODULAR BUILDING ETC. NECESSARY TO

#### PRODUCT

A. HOLLOW METAL FRAME - BRONZE ANODIZED FINISH -DUAL GLAZED - LOW "E"

#### DOORS AND FRAMES

I. PRODUCTS A. DOORS EXTERIOR

18 GAUGE HOLLOW METAL DOOR WITH SOUND INSULATION AS MANUFACTURED BY "REPUBLIC" OR EQUAL

B. FRAMES EXTERIOR 16 GAUGE HOLLOW METAL FRAME  $-3'-0" \times 7'-0" - 8-1/2"$  FRAME WIDTH AS

MANUFACTURED BY "REPUBLIC" OR EQUAL. C. <u>DOORS INTERIOR</u>

#### LEGACY WALNUT SOLID CORE DOORS - FRAMES "TIMELY" PRODUCT

A. 24 GAUGE METAL SEAM ROOF SYSTEM - POLYESTER RESIN COLOR COAT-24" PANEL VERTICAL SEAM AS MANUFACTURED BY WESTERN SALES DIVISION, METAL SALES MANUFACTURING CORPORATION.

B. 60 MIL TPO ROOFING O/ 1/2" DENS GLASS GOLD O/ 5/8" PLYWOOD DECKING 60 MIL ROOFING PRODUCT:

### 1. PRODUCT

A. CABINETS SHALL BE CONSTRUCTED AS REQUIRED TO CONFORM TO THE REQUIREMENTS OF THE WIC CUSTOM GRADE. ALL CABINETWORK SHALL HAVE LAMINATED PLASTIC FACES AND FRONTS - COUNTERTOPS SHALL BE LAMINATED PLASTIC WITH INTEGRAL 4" BACKSPLASH -CABINET INTERIORS SHALL BE STANDARD WHITE MELAMINE ON 3/4" PARTICLE BOARD OR MDF. SINK CABINETS SHALL CONFORM TO WC 153 OR 154. ALL DOOR AND DRAWER PULLS SHALL BE U-SHAPED WIRE TYPICAL.

#### 1. PRODUCT

THE FLOOR SURFACE.

CARPET SHALL CONFORM TO STATE OF CALIFORNIA SPECIFICATION COMPLYING WITH GROUP 1, TYPE A OR TYPE B, CLASS 2 DENSITY 2600, DIRECT GLUE DOWN - MINIMUM WEIGHT = 25 oz. CARPET SHALL COMPLY WITH CBC SECTION 804.2 CARPET SHALL HAVE LEVEL LOOP, TEXTURED LOOP, LEVEL CUT OR LEVEL CUT/UNCUT PILE TEXTURE AND PILE HEIGHT OF 1/2" MAX. CARPET NEEDS TO MATCH CAMPUS STANDARD INTERFACE TILE SQUARES. CARPET SHALL COMPLY WITH SECTION 11B-302.2. THE ENTIRE LENGTH OF EXPOSED EDGES SHALL HAVE EDGE TRIM COMPLYING WITH 11B-303 AND BE FASTENED TO

1/2" FIBERBOARD WITH DECORATIVE VINYL OVERLAY - 15 oz. PSF MINIMUM DENSITY AS MANUFACTURED BY CHATFIELD-CLARK OR EQUAL.

#### GLASS AND GLAZING: 1. REFER TO NOTES ON A-1.32

REFER TO NOTES ON A-1.32

1. REFER TO NOTES ON A-1.32

1.  $\frac{1}{2}$ " DENS GLASS W/ #10 SMS @ 16" O.C AT EA. CONTACT TESTED IN ACCORDANCE WITH ASTM E 136

1. REFER TO CEILING DETAILS AND GENERAL NOTES ON A-1.20

1. ½" PERMABASE W/ DIRECT-APPLIED EXTERIOR FINISH STUCCO SYSTEM PER ESR-2536, OR APPROVED EQUAL WITH VALID ESR REPORT PER DSA IR A-5

1.PER SECTION R702.4 CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A108.1, A108.4, A108.11, A118.1, A118.3, A136.1 AND A137.1

INTERIOR COVERING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R702 AND TABLES R702.1(1,2,3). INTERIOR FINISHES AND MATERIALS SHALL CONFORM TO THE FLAME SPREAD AND SMOKE -DEVELOPMENT REQUIREMENTS OF SECTION R302.9

#### 1.ALL FLASHING SHALL BE APPLIED IN ACCORDANCE TO SECTION R703.4

1.PER SECTION R703.7.2 PLASTERING WITH CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926

1.PER SECTION R703.8 TABLE R703.81,2)

1. PRODUCT A. ARMSTRONG OR EQUAL VINYL COMPOSITION TILE - 12" X 12" X 1/8" DSA APP NO.

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11305 Rancho Bernard RD., Suite 121

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CODE: 2022 CBC DSA APPLICATION NUMBER

02-120983

A separate project application

for construction is required

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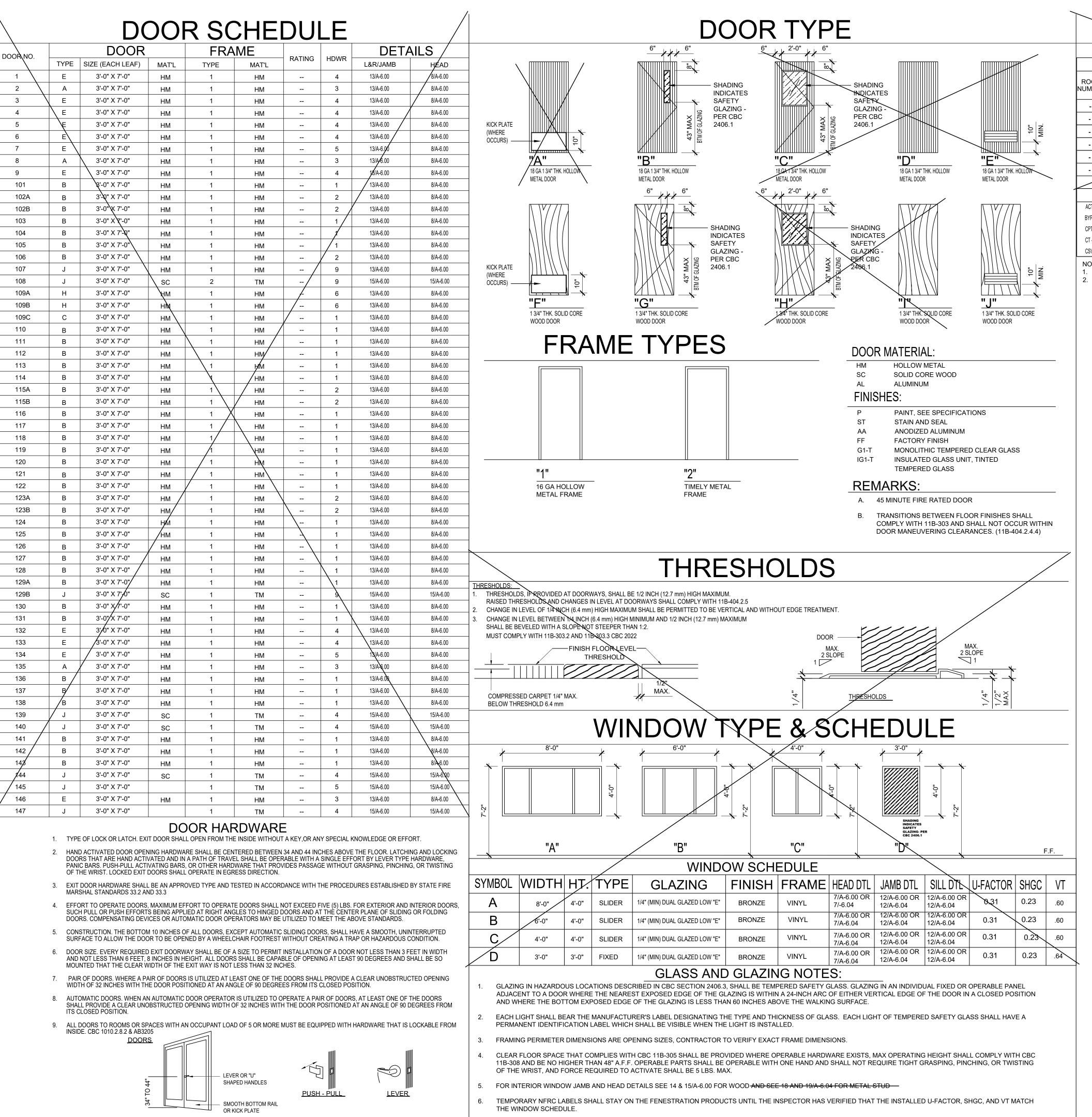
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Bakersfield, CA 93313

APPLICATION #

APP: 03-124742 INC:

PROJECT NO.



WINDOWS TO COMPLY WITH ASCE 7-16, 13.5.9 (MIN. <sup>1</sup>/<sub>4</sub>" WINDOW GLAZING GAP)

JNTERIOR FINISH SCHEDULE

INTERIOR FINISH SCHEDULE EAST SOUTH | WEST **ROOM TYPE** MAT | FIN | MAT | FIN | MAT | FIN | MAT | FIN TYP. CLASSROOM CSV FF TYP. BOY'S RR |FRP | FF |FRP | FF |FRP | FF P GB TYP. UNISEX RR TYP. GIRL'S RB 

**ABBREVIATIONS** 

ACT - ACOUSTIC CEILING TILE EC - EXPOSED CONCRETE GB - GYPSUM BOARD PL - PLYWOOD SHEATHING SVS - SHEET VINYL SLIP-RESISTANT **EPS - EXPOSED PAINTED SCRIM** OA - OPEN TO ATTIC QT - QUARRY TILE TB - VINYL COVERED TACK BOARD CPT - CARPET FF - FACTORY FINISH P - PAINT RTB - RUBBER TOPSET BASE VCT - VINYL COMPOSITE TILE CT - CERAMIC TILE FRP - FIBER REINFORCED POLYESTER PANELS PMS - PERFORATED METAL SOFFIT SL - SHEET LINOLEUM CSV - COVED SHEET VINYL BASE PLS - PLASTER SV - SHEET VINYL GT - GEO TILE (AT ENTRANCE)

- ALL WALLS (INCLUDING BATHROOM PARTITIONS) & CEILING FINISHES SHALL COMPLY WITH CBC 803 & 804 EXTERIOR ENTRIES AND/OR OPENINGS SUBJECT TO FOOT TRAFFIC OR WIND-DRIVEN RAIN SHALL BE COVERED TO PREVENT WATER INTRUSION BY USING NONABSORBENT FLOOR SUCH AS 4'X4' V.C.T. AND WALL FINISHES WITHIN AT LEAST 2'-0" AROUND AND PERPENDICULAR TO SUCH OPENINGS TO BE T.B. PLUS AT LEAST ONE OF THE FOLLOWING:
  - AN INSTALLED AWNING AT LEAST 4'-0" IN DEPTH THE DOOR IS PROTECTED BY A ROOF OVERHANG AT LEAST 4'-0" IN DEPTH
  - THE DOOR IS RECESSED AT LEAST 4'-0" OTHER METHODS WHICH PROVIDE EQUIVALENT PROTECTION

# HARDWARE SCHEDULE

$\overline{}$	l		T		
SÈŢ	QTY	EXTERIOR CLASSROOM	SET	QTY	EXTERIOR STAFF RESTROOM
`	3	IVES HINGE 5BB1HW 4.5 x 4.5 630 NRP	-	3	IVES HINGE 5BB1HW 4.5 x 4.5 630 NRP
	1	SCHLAGE SECURITY LOCK ND75TDRHO626	-	1	SCHLAGE LOCK CO-200-CY-40-KP-RHP-626-TD 626
	2	SCHLAGE CORE 23-030 626		1	SCHLAGE CORE 23-030 626
	1	LCN CLOSER 4040XP 689	-	1	LCN CLOSER 4040XP 689
1	1	IVÈS KICK PLATE 8400 10" x 2" LDW 630	5	1	IVES KICK PLATE 8400 10" x 2" LDW 630
	2	NGP JAMB SEAL 700ES		2	NGP JAMB SEAL 700ES
	1	NGP HEAD SEAL 700S	1	1	NGP HEAD SEAL 700S
	1	NGP THRESHOLD 613 MS/LA		1	NGP THRESHOLD 613 MS/LA
	1	DOOR STOP PS436 US10 IVE		1	DOOR STOP FS436 VS10 IVE
	1	SEAL 700S		1	SEAL 700S
SET	QTY	EXTERIOR CLASSROOM WITH PANIC	SET	QTY	INTERIOR OFFICE/WORKROOM
	3	IVES HINGE 5BB1HW 4.5 x 4.5 630 NRP		3	IVES HINGE 5BB1 4.5 x 4.5 652
	1	VON DUPRIN EXIT DEVICE CD99NL x 990NL 626		1	SCHLAGE LOCK ND53TDRHO626
	1	SCHLAGE RIM CYLINDER 20-06 LICX 626	6	1	SCHLAGE CORE 23-030 626
	1	SCHLAGE MORTISE CYLINDER 20-061-10X 626		1	LCM CLOSER 4040XP 689
	2	SCHLAGE CORE 23-030 626		1	WES KICK PLATE 8400 10" x 2" LDW 630
2	1	LCN CLOSER 4040XP 689		1 /	DOOR STOP FS436 US10 IVE
	1	IVES KICK PLATE 8400 10" x 2" LDW 630		1	SEAL 700S
	2	NGP JAMB SEAL 700ES	SET	QTY	INTERIOR STORAGE
	1	NGP HEAD SEAL 700S		3	IVES HINGE 5BB1 4.5 x 4.5 652
	1	NGP THRESHOLD 613 MS/LA	X	1	SCHLAGE LOCK ND80TDRHO626
	1	DOOR STOP FS436 US10 IVE	] ,\	1	SCHLAGE CORE 23-030 626
	1	SEAL 700S	] ′ `	1	LCN CLOSER 4040XP 689
SET	QTY	EXTERIOR STORAGE		X	IVES KICK PLATE 8400 10" x 2" LDW 630
	3	IVES HINGE 5BB1HW 4.5 x 4.5 630 NRP		1	DOOR STOP FS436 US10 IVE
	1	SCHLAGE STOREROOM LOCK ND80TDRHQ626		1	SEAL 700S
	1	SCHLAGE CORE 23-030 626	SET	QTY	INTERIOR PASSAGE
	1	LCN CLOSER 4040XP 689		3	IVES AUNGE 5BB1 4.5 x 4.5 652
3	1	IVES KICK PLATE 8400 10" x 2 LDW 630		1	SCHLAGE PASSAGE SET ND10SRHO626
	2	NGP JAMB SEAL 700ES	8	1	LCN CLOSER 4040XP 689
	1	NGP HEAD SEAL 700S		1	IVES KICK PLATE 8400 10" x 2" LDW 630
	1	NGP THRESHOLD 613 MS/LA		1	DOOR STOP FS436 US10 IVE
	1	DOOR STOP F\$436 US10 IVE		1	SEAL 700S
	1	SEAL 700S	SET	QTY	INTERIOR RESTROOM
SET	QTY	EXTERIOR BOYS/GIRLS RESTROOM		3	IVES HINGE 5BB1 4.5 x 4.5 652
	3	IVES JINGE 5BB1HW 4.5 x 4.5 630 NRP		1	SCHLAGE PRIVACY SET ND40SPHO626
	1	SCHLAGE CLASSROOM LOCK ND70TDRHO626	9	1	LCN CLOSER 4040XP 689
	1	CHLAGE CORE 23-030 626	1	1	IVES KICK PLATE 8400 10" x 2" LDW 630
	1 /	LCN CLOSER 4040XP 689	1	1	DOOR STOP FS436 US10 IVE
4	1	IVES KICK PLATE 8400 10" x 2" LDW 630	1	1	SEAL 700S
	2	NGP JAMB SEAL 700ES			
/	1	NGP HEAD SEAL 700S	1		
	'				· · · · · · · · · · · · · · · · · · ·
	1	NGP THRESHOLD 613 MS/LA	1		

### MISCELLANEOUS HARDWARE NOTES

- DOOR HANDLE FOR LOCKSETS AND PANIC HARDWARE SHALL BE CENTERED +38" A.F.F.
- 2. HARDWARE SHALL BE OPERABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT. LEVERS SHALL RETURN TO WITHIN ½" OF DOOR.
- THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS: 1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2. N) MAXIMUM. 2. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM. 3. REQUIRED FIRE DOORS: MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.7 N) 4. EXTERIOR HINGED DOORS: 5 POUNDS (22.2 N) MAXIMUM. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION. (11B-404.2.9)
- MAXIMUM UNLATCHING FORCE FOR PANIC HARDWARE SHALL NOT EXCEED 5 LBS APPLIED ON THE DIRECTION OF TRAVEL. PANIC HARDWARE SHALL COMPLY WITH CBC SECTION 1010.2.9
- EACH DOOR IN A MEAN OF EGRESS FROM GROUP E OCCUPANCIES SHALL NOT NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS I IS PANIC HARDWARE OR FIRE EXIT HARDWARE PER CBC 1010.2.9
- 6. FLOOR STOPS SHALL NOT BE LOCATED IN THE PATH OF TRAVEL AND SHALL BE LOCATED 4" MAXIMUM FROM WALLS.
- 7. ALL EXT. CLASSROOM DOORS SHALL BE 180° SWING
- 8. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS (OF DOOR HARDWARE) SHALL BE 5 LBS. MAXIMUM. (11B-309.4)

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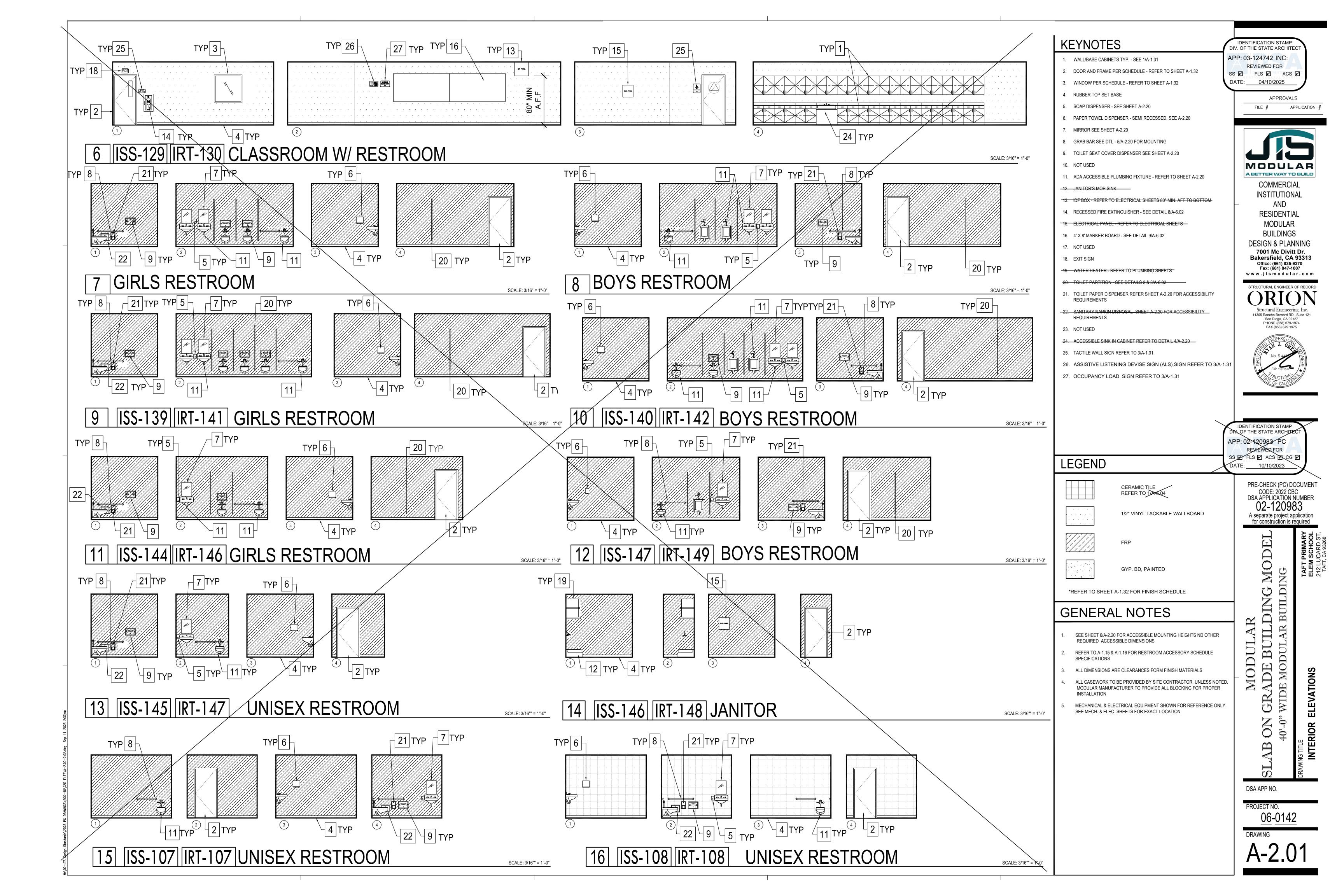
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A separate project application for construction is required



CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRAPING, PINCHING, OR TWISTING OF THE WRIST, NO GREATER THAN 5 LBS, OF FORCE SHALL BE REQUIRED TO ACTIVATE CONTROLS (11B-309.4). SEE ALSO SECTIONS 210-7(G). 380-8(C) AND 760-9, CALIFORNIA ELECTRICAL CODE, FOR ELECTRICAL INSTALLATION. GENERAL CONTROLS AND OPERATING MECHANISMS REQUIRED TO BE ACCESSIBLE BY SECTION 108.1 SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION (11B-205.1). THE ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS SHALL BE INSTALLED NOT MORE THAN 48" TO TOP OF BOX NOR LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM TO BOTTOM OF BOX. SEC 11B-308.1.2 THE TOP OF BOX OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE LESS THAN 15" TO BOTTOM BOX. SEC 380-8(C). SEC 11B-308.1.1. THE TOP OF FIRE ALARM INITIATING DEVICES (BOXES OPERATING HANDLE) SHALL BE LOCATED 48" MAX AND 42" MIN. TO TOP OF BOX ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK. SEC 907.4.2.2 &

OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR OR WORKING PLATFORM, NOR

THE INSTALLATION OF FIRE ALARM EQUIPMENT AND SYSTEMS IN ANY OCCUPANCY WITHIN THE SCOPE OF THESE REGULATIONS SHALL BE IN

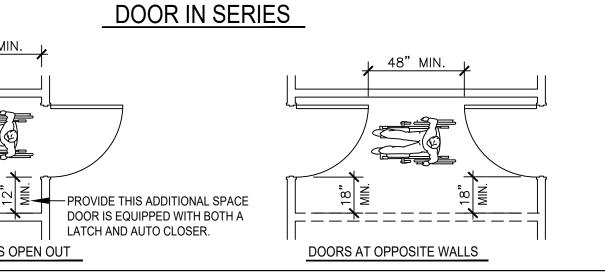
ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA ELECTRICAL CODE

**ELECTRICAL NOTES** 

THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN SECTIONS 11B-308.2 AND 11B-308.3. SECTION

#### LEVEL MANEUVERING CLEARANCE AT DOORS PULL SIDE PULL SIDE CLEAR AT **EXTERIOR DOORS** CLEAR AT INTERIOR DOORS PROVIDE THIS ADDITIONAL SPACE DOOR IS EQUIPPED WITH BOTH A LATCH **PUSH SIDE PUSH SIDE** AND AUTO CLOSER. 48" MINIMUM IF DOOR HAS BOTH 48" MINIMUM IF DOOR HAS A CLOSER A LATCH AND A CLOSER LATCH APPROACH HINGE APPROACH FRONT APPROACH

48" MIN. BOTH DOORS OPEN OUT DOOR IN SERIES



SIGNAGE GENERAL AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THESE SIGNS SHALL INDICATE THE DIRECTIONS TO ACCESSIBLE ENTRANCES AND FACILITIES.

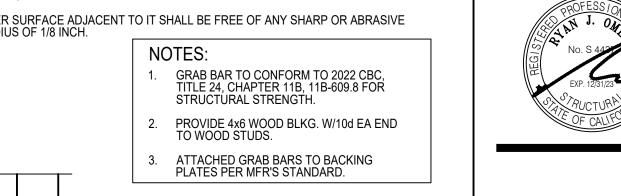
EGRESS GENERAL IN BUILDING OR PORTIONS OF BUILDINGS REQUREID TO ACCESSIBLE, ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED IN THE SAME NUMBER AS REQUIRED FOR EXISTS BY CHAPTER 10. WHEN ADDITIONAL EXITS ARE PROVIDED AND PERCEIVED OR SIGNED TO BE EXITS THEY SHALL ALSO HAVE ACCESSIBLE MEANS OF EGRESS.

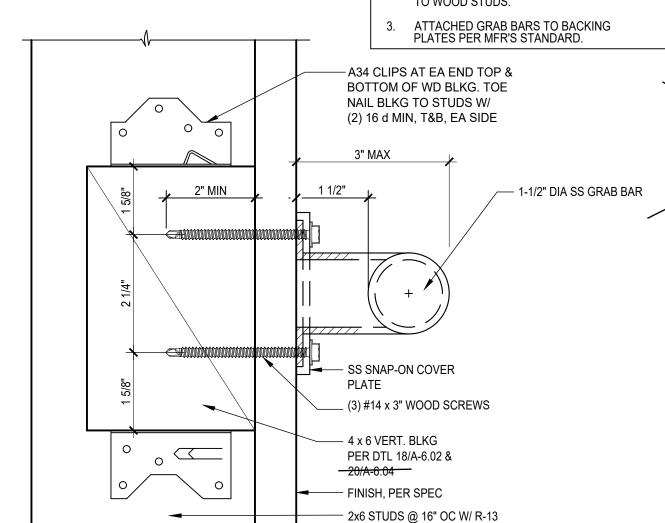
-MINIMUM HEIGHT OF KNEE CLEARANCE CLR. 34" MAX 28" MIN. TO 34" MAX . TOP OF COUNTER MAXIMUM HEIGHT TOP OF COUNTER TO A.F.F. TO F.F. OR RIM 19" MIN DEPTH OF KNEE/TOE CLEARANCE MINIMUM 30" x 48" CLEAR SPACE FOR FRONT **APPROACH** 

# COUNTER WORKSPACE

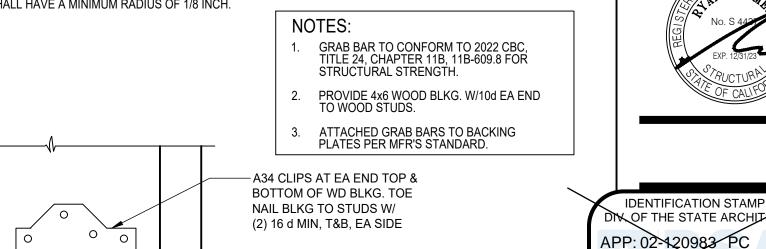
LOCATION: GRAB BARS LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE ACCESSIBLE TOILET STALL OR COMPARTMENT, SHALL BE SECURELY ATTACHED PER DETAIL 5/A-2.20. GRAB BARS AT THE SIDE SHALL BE AT LEAST 42 INCHES LONG WITH THE FRONT END POSITIONED 24 INCHES IN FRONT OF THE WATER CLOSET STOOL. GRAB BARS AT THE BACK

- 2. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4 INCH MINIMUM TO 1 -1/2 INCH, THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO THE WALL, THE
- THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES MUST WITHSTAND AT LEAST 250 POUNDS OF LATERAL LOAD VERTICAL OR HORIZONTAL FORCE.
- 4. GRAB BARS CANNOT ROTATE WITHIN THEIR FITTINGS.
- SURFACE: A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH.





- SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2 INCHES.



INSUL.

FOR GRAB BAR CLEARENCE AND DIMENSION REQUIREMENTS - SEE DTL 6/A-2.20

# **ENTRANCES & EXITS**

SANITARY FACILITY FIXTURES & ACCESSORIES

THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" AND A MAXIMUM OF 19" MEASURED TO THE TOP OF A MAXIMUM 2" HIGH TOILET SEAT, SECTION 11B-604.4

A CLEAR FLOOR SPACE 30" BY 48" SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND A MAXIMUM OF 19" INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. SECTION 11B-606.2

LAVATORIES ADJACENT TO A WALL SHALL BE MOUNTED WITH A MINIMUM DISTANCE OF 18" TO THE CENTER LINE OF THE FIXTURE. SECTION 11B-606.6

LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISHED FLOOR AND WITH A CLEARANCE OF AT LEAST 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30" IN WIDTH AND 8" MINIMUM DEPTH AT 27" A.F.F. & 11" MINIMUM DEPTH AT 9" A.F.F. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR AND A MINIMUM OF 17" DEEP FROM THE FRONT OF THE LAVATORY. SECTION 11B-606.3 AND SECTIONS 11B-306.3 (KNEE CLEARANCE) AND 11B-306.2 (TOE CLEARANCE).

WATER AND DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. SEC 11B-606.5.

CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS. SEC 11B-604.6.

WATER CLOSET AND URINAL FLUSH VALVE CONTROLS. SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING. PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. SEC 11B-604.6, 11B-605.4, 11B-606.4. W.C. FLUSH CONTROLS AT CHILDREN'S USE SHALL BE 36" MAX. A.F.F. 11B-604.9.5

HAND-OPERATED METERING FAUCETS ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. SEC 11B-606.4.

MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF REFLECTIVE SURFACE NO HIGHER THAN 40" FROM THE FLOOR. SEC

WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED. AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40" FROM THE FINISHED FLOOR AND SHALL COMPLY WITH SECTION 11B-603.5

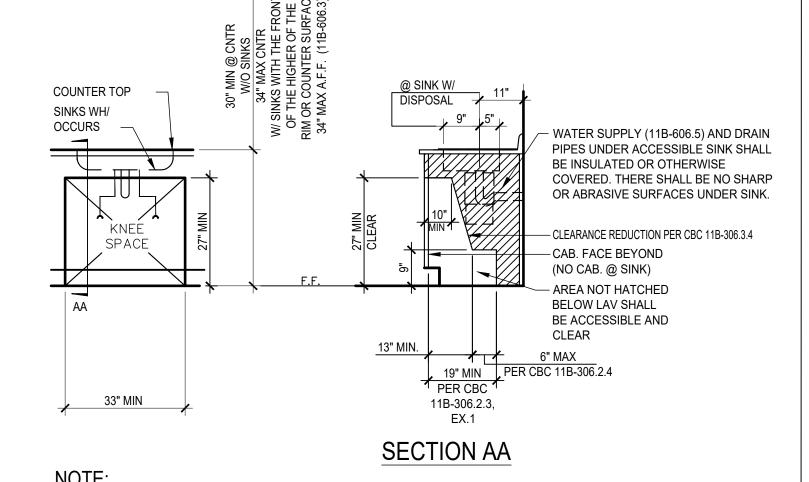
CENTER LINE OF TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL BETWEEN 7"-9" OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19" FROM THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.SEC 11B-604.7.

URINALS, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES (762 MM BY 1219 MM) IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH. THIS CLEAR SPACE SHALL COMPLY WITH SECTION 11B-605.3.

IN OTHER THAN DWELLING UNITS, TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 6". WALLS WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITH 24" OF THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48" AND, EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE. SEC 1210.2.1 THRU 1210.2.4.

PROVIDE A CLEAR SPACE 30" x 48" IN FRONT OF LAVATORY. THE CLEAR SPACE SHALL EXTEND 19" MAX. INTO KNEE AND TOE UNDER LAVATORY.

- 2. INSULATE OR COVER ALL WATER AND DRAIN PIPES UNDER LAVATORIES.
- 3. NO SHARP OR ABRASIVE SURFACES ARE ALLOWED UNDER LAVATORIES.
- 4. FAUCET CONTROLS AND OPERATING MECHANISMS ARE REQUIRED TO BE OPERABLE WITH ONE HAND AND CANNOT REQUIRE GRASPING, PINCHING, OR TWISTING OF WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS IS NOT EXCEED 5LBS. LEVER OPERATED PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGN.
- 5. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.



DOORS AT ADJACENT WALLS

WATER SUPPLY AND DRAIN PIPES UNDER SINK SHALL BE INSULATED OR OTHERWISE COVERED.

THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINK. CBC 11B-606.5 FOR ACCESSORY MOUNTING HEIGHT REQUIREMENTS SEE DTL 6/A-2.20

SOLID BLOCKING AS REQUIRED PER FIXTURE SEE DTL 18/A-6.02

SHALL BE 12" MIN.

KNEE AND TOE CLEARANCE SHALL BE PROVIDED IN COMPLIANCE WITH 2022 CBC SECTION 11B-306.

FAUCET CONTROLS AND OPENING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE

SHALL BE NO MORE THAN 5 LBS. LEVER OPERATED, PUSH TYPE AND SELF-CLOSING VALVES TO REMAIN OPEN

FOR AT LEAST TEN SECONDS. (11B-606.7) SINK DEPTH: WHERE A FORWARD APPROACH IS REQUIRED AT A SINK,

TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS

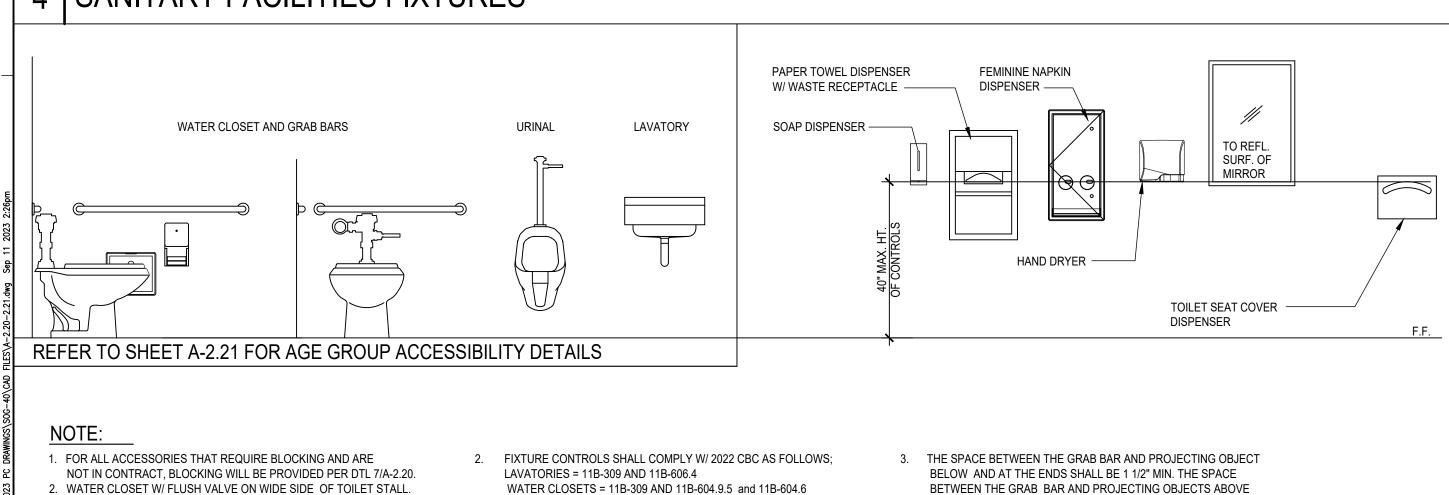
ACCESSIBLE SINK IN CAB. REQUIREMENTS

URINALS = 11B-605.4 AND 11B-309

LAV REQUIREMENTS SCALE: i" = 1'-0"

SCALE: i" = 1'-0"

# 4 | SANITARY FACILITIES FIXTURES



5 GRAB BARS

2X6 STUDS @ 16" OC W/ R-13 - A34 CLIPS AT EA END TOP & BOTTOM - TYP - 4 x 6 VERT WOOD BLKG, LOCATION VARIES AS REQ'D BY FIXTURE OR ACCESSORY - SEE DTL 18/A-6.02 &

#10 X 2-1/2" PAN SCREWS (2) MIN, - ACCESSORY PER PLANS, SEE DET 6/A-2.20 FOR MOUNTING HTS. — FINISH, PER SCHEDULE 4" MAX.

A CIRCULATION PATH (11B-307.2)

**ACCESSORY MOUNTING** 

DSA APP NO.

PROJECT NO

6 TYPICAL ACCESSIBLE MOUNTING HEIGHTS

SCALE: NTS

SCALE: 3" = 1'-

SCALE: 6" = 1'-0"

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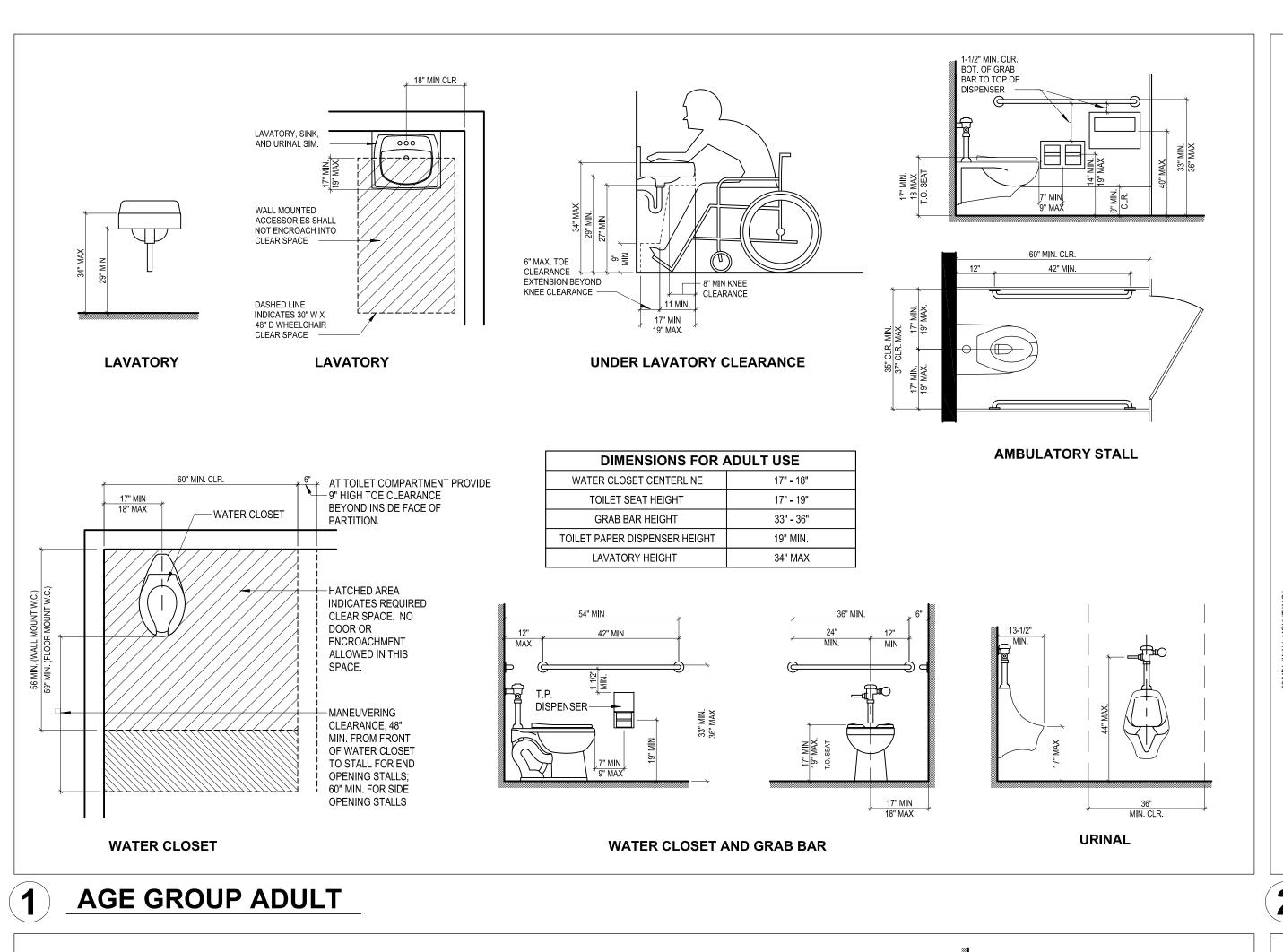
A separate project application

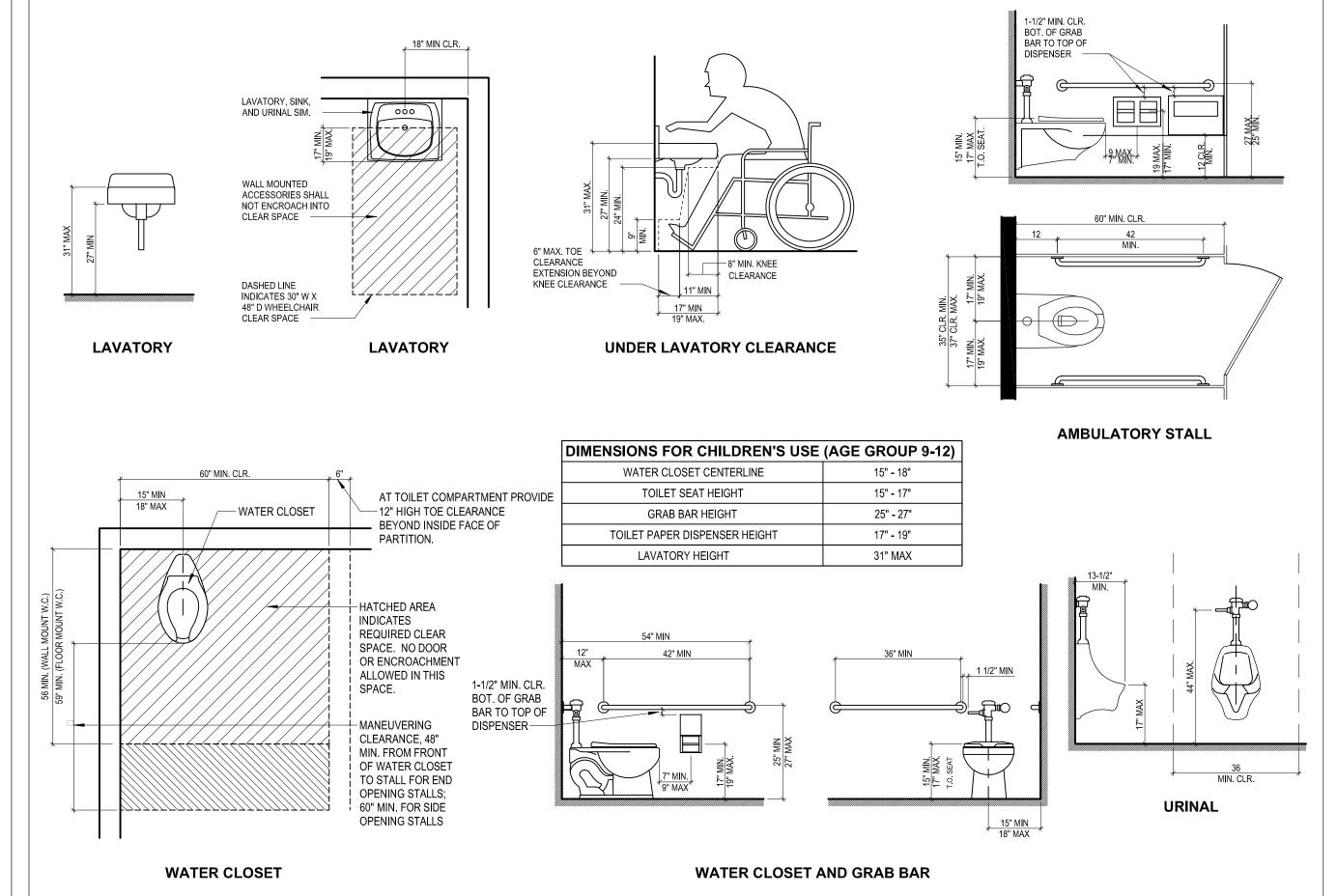
for construction is required

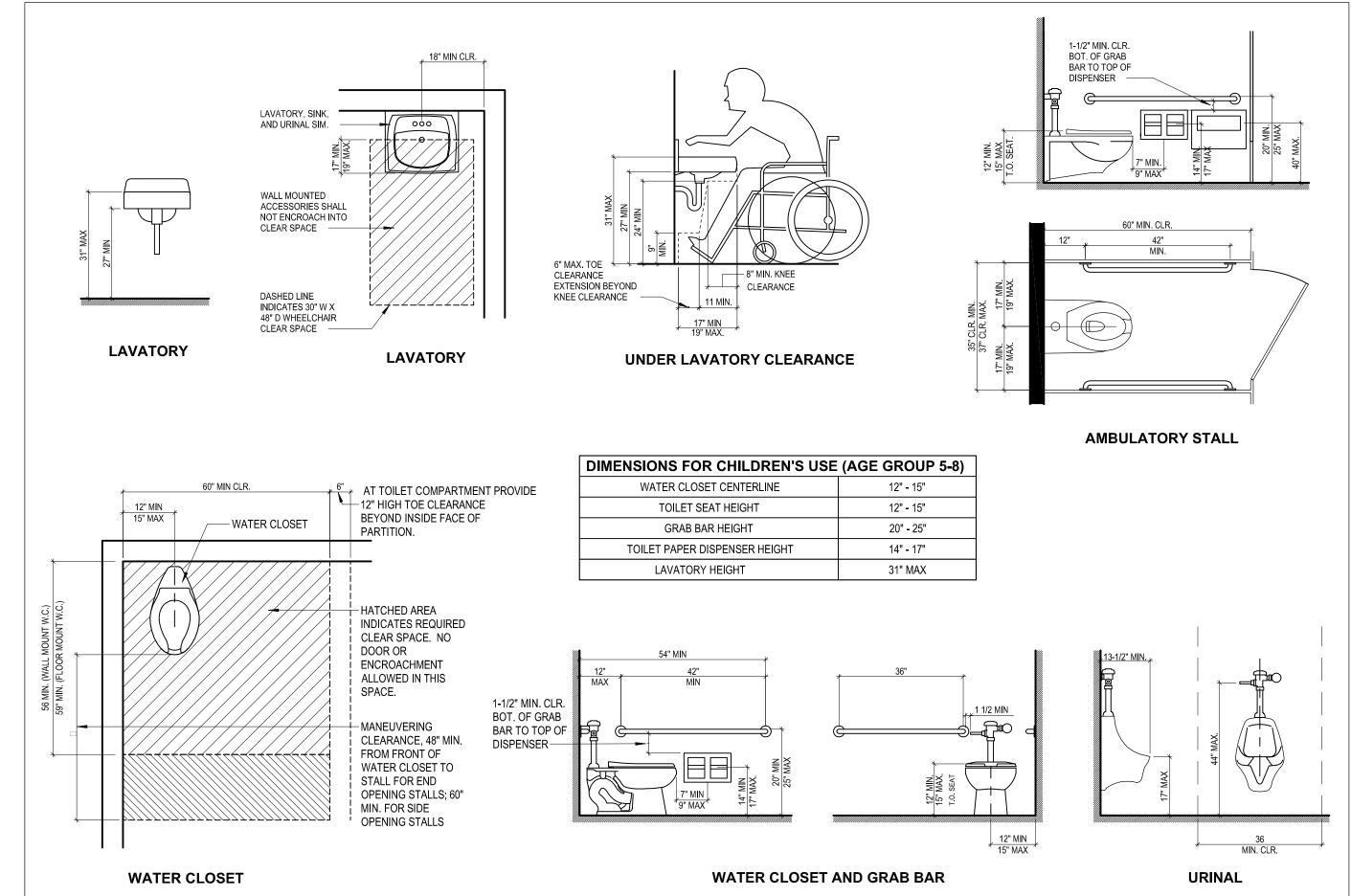
MODE]

APPLICATION #

APP: 03-124742 INC:

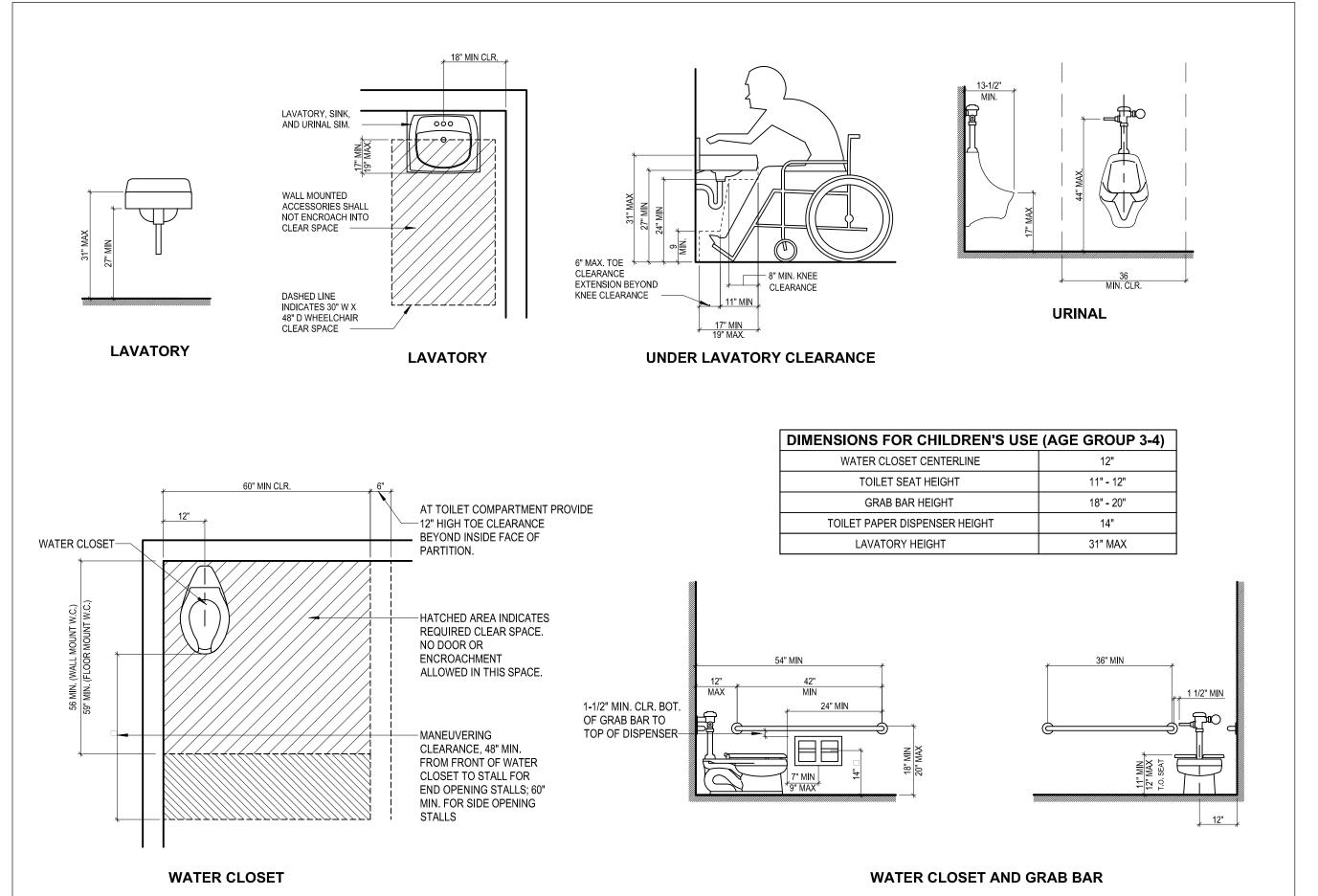






AGE GROUP 5-8





AGE GROUP 3-4

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITEC APP: 03-124742 INC: REVIEWED FOR SS 🗹 FLS 🗹 ACS 🗹 DATE: 04/10/2025

APPROVALS FILE # APPLICATION #

MODULAR A BETTER WAY TO BUILD

> COMMERCIAL INSTITUTIONAL AND RESIDENTIAL MODULAR BUILDINGS

**DESIGN & PLANNING** 7001 Mc Divitt Dr. Bakersfield, CA 93313 Office: (661) 835-9270 Fax: (661) 847-1007 www.jtsmodular.com





DIV OF THE STATE ARCHIT APP: 02-120983 PC SS FLS ACS CG

PRE-CHECK (PC) DOCUMENT CODE: 2022 CBC
DSA APPLICATION NUMBER
02-120983 A separate project application for construction is required

MODEL

GRADE BUILDING WIDE MODULAR BUILDI

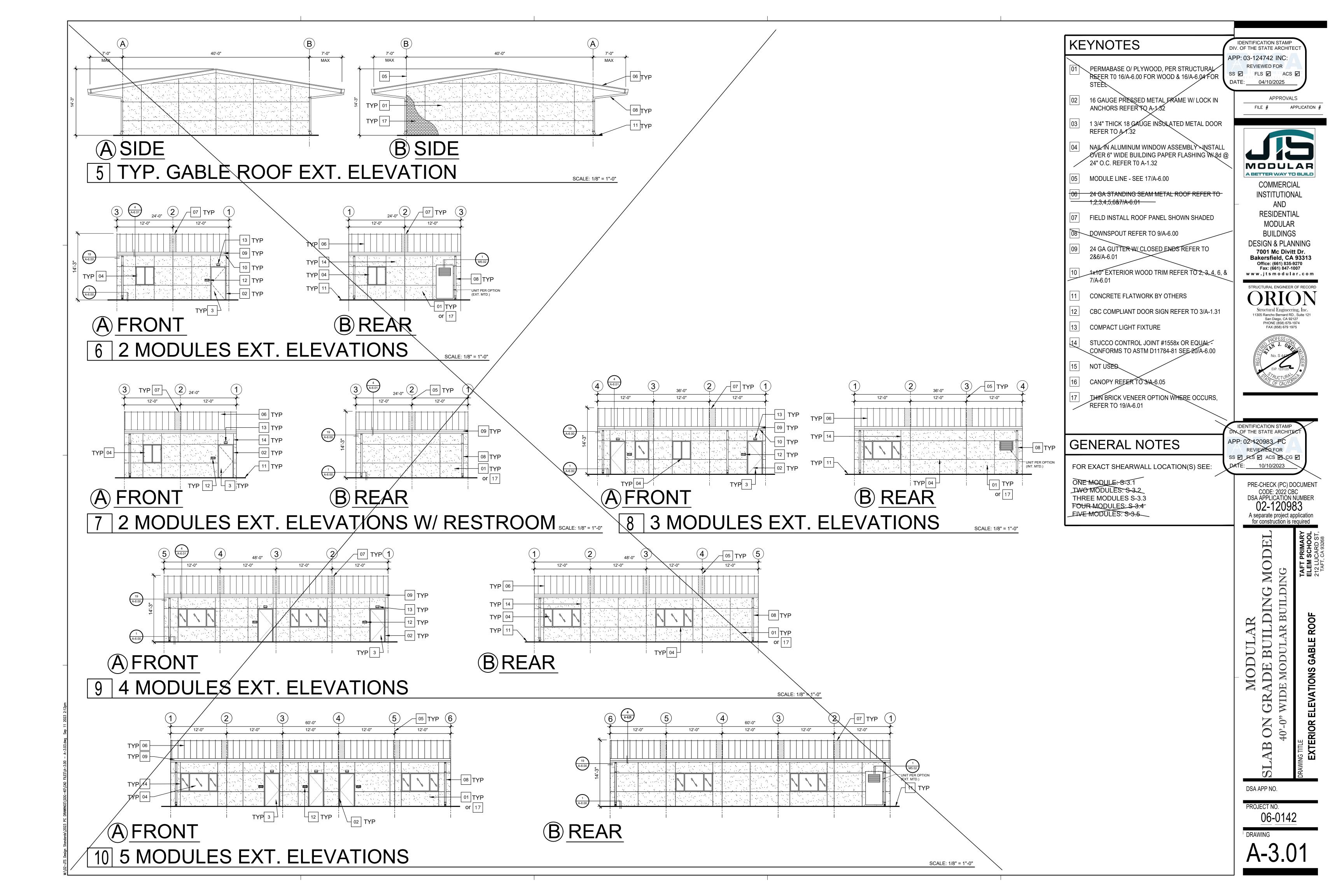
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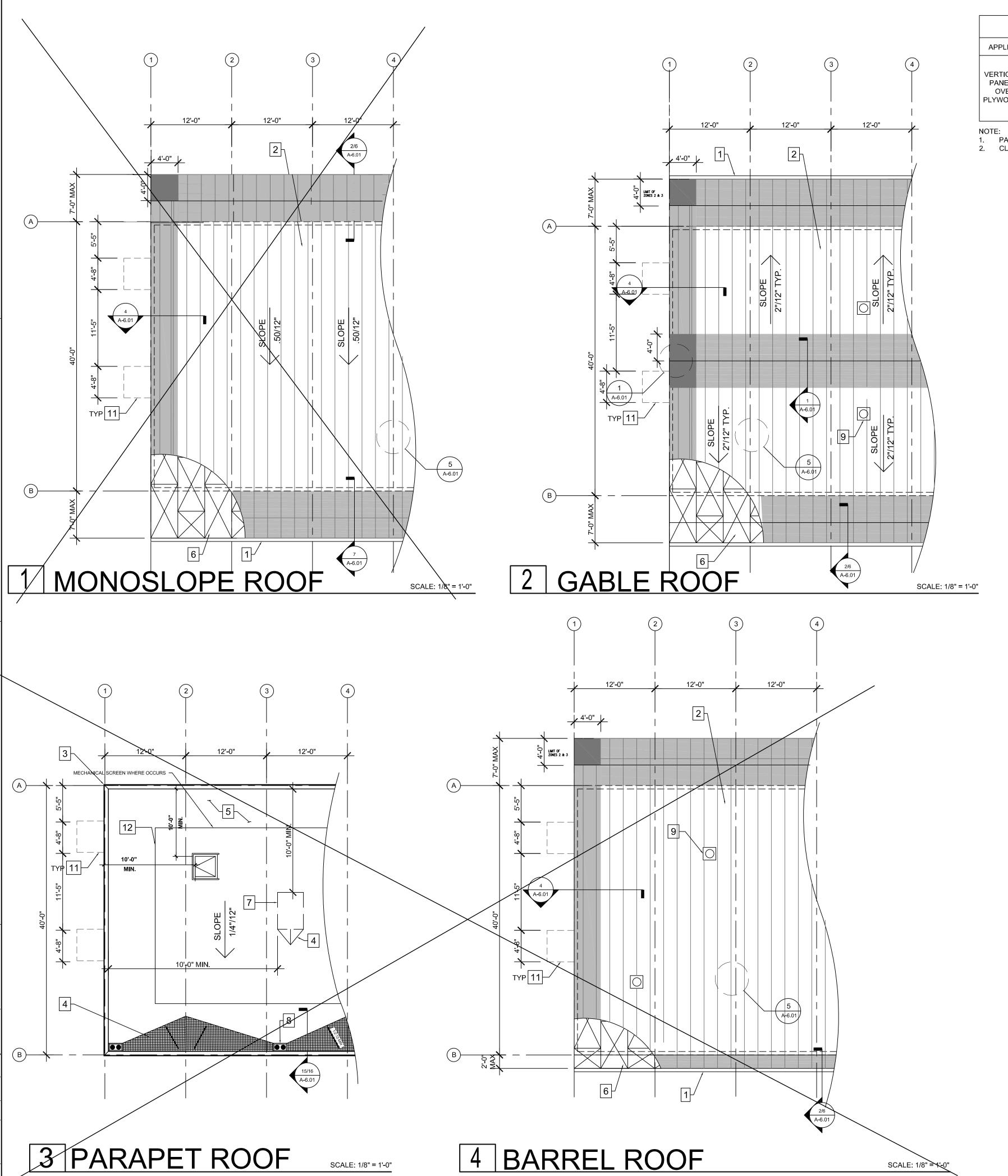
GROUP

DSA APP NO.

PROJECT NO. 06-0142

MODULAR





### METAL SALES 18" VERTICAL SEAM METAL ROOF SYSTEM

APPLICATION	ZONE	INSULATION REQUIREMENTS		CLIP SPACING	TYPE OF FASTENER	# REQ'D.
VERTICAL SEAM	1	ESR 2385	24 GAUGE	SEE LEGEND	#10 X 1" PANACAKE HEAD WOOD SCREW (ATLAS)	2 FASTNERS
PANEL CLIPS OVER 5/8" PLYWOOD DECK	2	ESR 2385	24 GAUGE	SEE LEGEND	#10 X 1" PANACAKE HEAD WOOD SCREW (ATLAS)	2 FASTNERS
		SEE LEGEND	#10 X 1" PANACAKE HEAD WOOD SCREW (ATLAS)	2 FASTNERS		

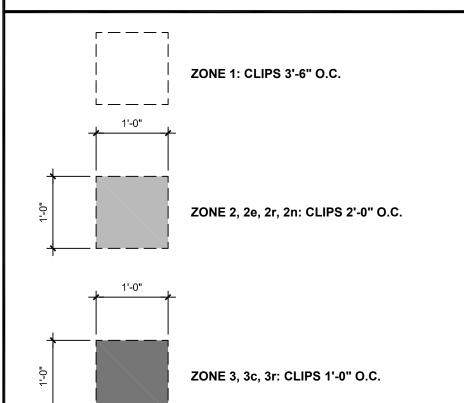
- PANEL: ASTM A792, SS GRADE 50 CLASS 1, AZ50
- CLIP: ASTM, SS A653 GRADE 50 CLASS 1, G90

MODULE/ MODEL (A)	ROOF AREA AVAILABLE B FOR SOLAR READY	ZONE AREA (15% OF COLUMN B)
1 MODS - GABLE/ MONO	648 SQ. FT.	97 SQ. FT.
1 MODS - BARREL	588 SQ. FT.	88 SQ. FT.
1 MODS - PARAPET	480 SQ. FT.	72 SQ. FT.
2 MODS - GABLE/ MONO	1,377 SQ. FT.	206 SQ. FT.
2 MODS - BARREL	1,317 SQ. FT.	197 SQ. FT.
2 MODS - PARAPET	900 SQ. FT.	135 SQ. FT.
3 MODS - GABLE/ MONO	2,065 SQ. FT.	309 SQ. FT.
3 MODS - BARREL	1,976 SQ. FT.	296 SQ. FT.
3 MODS - PARAPET	1,366 SQ. FT.	204 SQ. FT.
4 MODS - GABLE/ MONO	2,754 SQ. FT.	413 SQ. FT.
4 MODS - BARREL	2,635 SQ. FT.	395 SQ. FT.
4 MODS - PARAPET	1,832 SQ. FT.	274 SQ. FT.
5 MODS - GABLE/ MONO	3,442 SQ. FT.	516 SQ. FT.
5 MODS - BARREL	3,294 SQ. FT.	494 SQ. FT.
5 MODS - PARAPET	2,298 SQ. FT.	344 SQ. FT.
6 MODS - GABLE/ MONO	4,131 SQ. FT.	619 SQ. FT.
6 MODS - BARREL	3,953 SQ. FT.	592 SQ. FT.
6 MODS - PARAPET	2,295 SQ. FT.	419 SQ. FT.
7 MODS - GABLE/ MONO	4,819 SQ. FT.	722 SQ. FT.
7 MODS - BARREL	4,611 SQ. FT.	691 SQ. FT.
7 MODS - PARAPET	3,230 SQ. FT.	484 SQ. FT.
8 MODS - GABLE/ MONO	5,508 SQ. FT.	826 SQ. FT.
8 MODS - BARREL	5,270 SQ. FT.	760 SQ. FT.
8 MODS - PARAPET	3,696 SQ. FT.	554 SQ. FT.
9 MODS - GABLE/ MONO	6,196 SQ. FT.	929 SQ. FT.
9 MODS - BARREL	5,929 SQ. FT.	889 SQ. FT.
9 MODS - PARAPET	4,162 SQ. FT.	624 SQ. FT.
10 MODS - GABLE/ MONO	6,885 SQ. FT.	1,032 SQ. FT.
10 MODS - BARREL	6,588 SQ. FT.	988 SQ. FT.
10 MODS - PARAPET	4,628 SQ. FT.	694 SQ. FT.

## KEYNOTES

- PRE-FINISHED METAL GUTTER SEE DETAILS 2 & 6/A-6.01 24 GA. CLASS "C" PRE-FINISHED VERTICAL SEAM PANEL METAL ROOF SYSTEM OVER 5/8" WOOD DECK INSTALL WITH STEEL CLIPS FURNISHED BY THE MFG. ATTACH CLIPS ALONG LEADING EDGE OF EACH PANEL INTO ROOF SHEATHING PER CONNECTOR'S SPACING REQUIREMENTS BELOW. PANEL LOCKS OVER CLIP w/ #10x1" PANCAKE HEAD WOOD SCREW,
- 3. PARAPET WALL SEE DETAILS 15 & 16/A-6.01
- 4. CRICKET TAPERED MATCH ROOF SLOPE
- 60 MIL TRO ROOF CLASS A PER ESR-1463
- 6. PLYWOOD ROOF SHEATHING REFER TO STRUCTURAL
- ROOF MOUNTED MECHANICAL UNIT (ONLY @ PARAPET) SEE DETAIL 10/A6.03 REFER TO MECHANICAL FOR HVAC INFORMATION
- ROOF DRAIN SEE DETAIL 16/A6.02
- (2) SOLATUBES PER MODULAR SEE DETAIL 9/A-6.04 AND 8/A-6.01 FOR PENETRATION DETAILS
- 10. ROOF HATOH SEE DETAIL 17/A-6.01
- 11. CANOPY OPTION REFER TO 3 & 4/A-6.05
- MECHANICAL SCREEN WHERE OCCUR REFER TO DETAIL

# ROOF PANEL CLIP SPACING



\*REFER TO DETAIL 1,2,5,6,7/A-6.01 FOR CLIP\* ATTACHMENT DETAILS

# GENERAL NOTES

- 1. SEE DETAIL 9/A-6.04 FOR SOLATUBE
- 2. NO SOLAR PANELS TO BE PLACED ON OVERHANG

IDENTIFICATION STAMP APP: 03-124742 INC: REVIEWED FOR

SS 🗹 FLS 🗹 ACS 🗹 DATE: 04/10/2025

FILE # APPLICATION #

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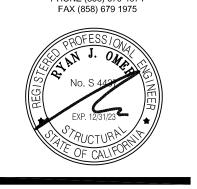
COMMERCIAL

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STRUCTURAL ENGINEER OF RECORD Structural Engineering, Inc. 11305 Rancho Bernard RD., Suite 121 San Diego, CA 92127 PHONE (858) 679-1974



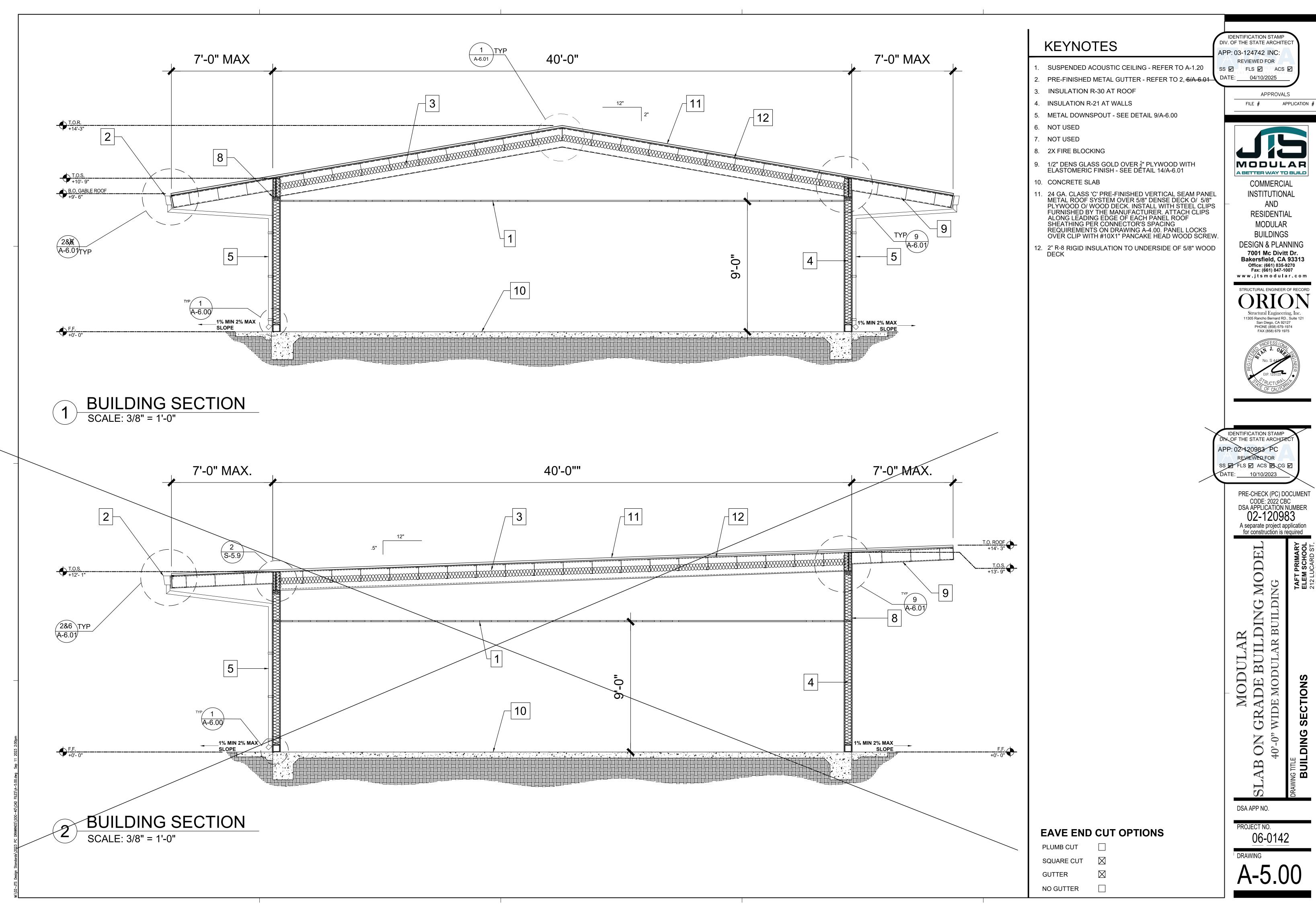
IDENTIFICATION STAME DIV OF THE STATE ARCHITE APP: 02-120983 PC SS FLS ACS CG

PRE-CHECK (PC) DOCUMENT
CODE: 2022 CBC
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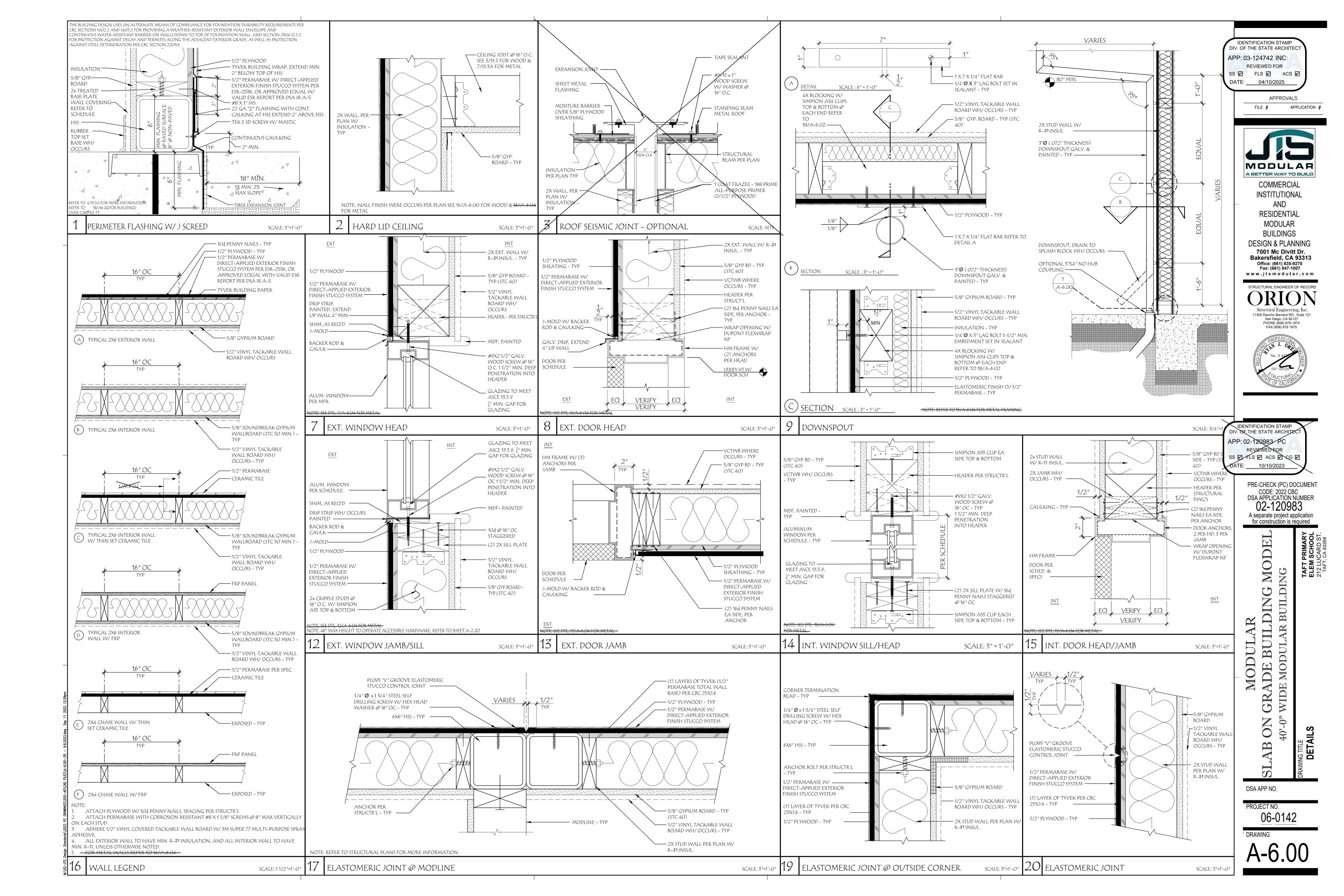
AB ON GRADE BUILDING MODEI 40'-0" WIDE MODULAR BUILDING MODULAR

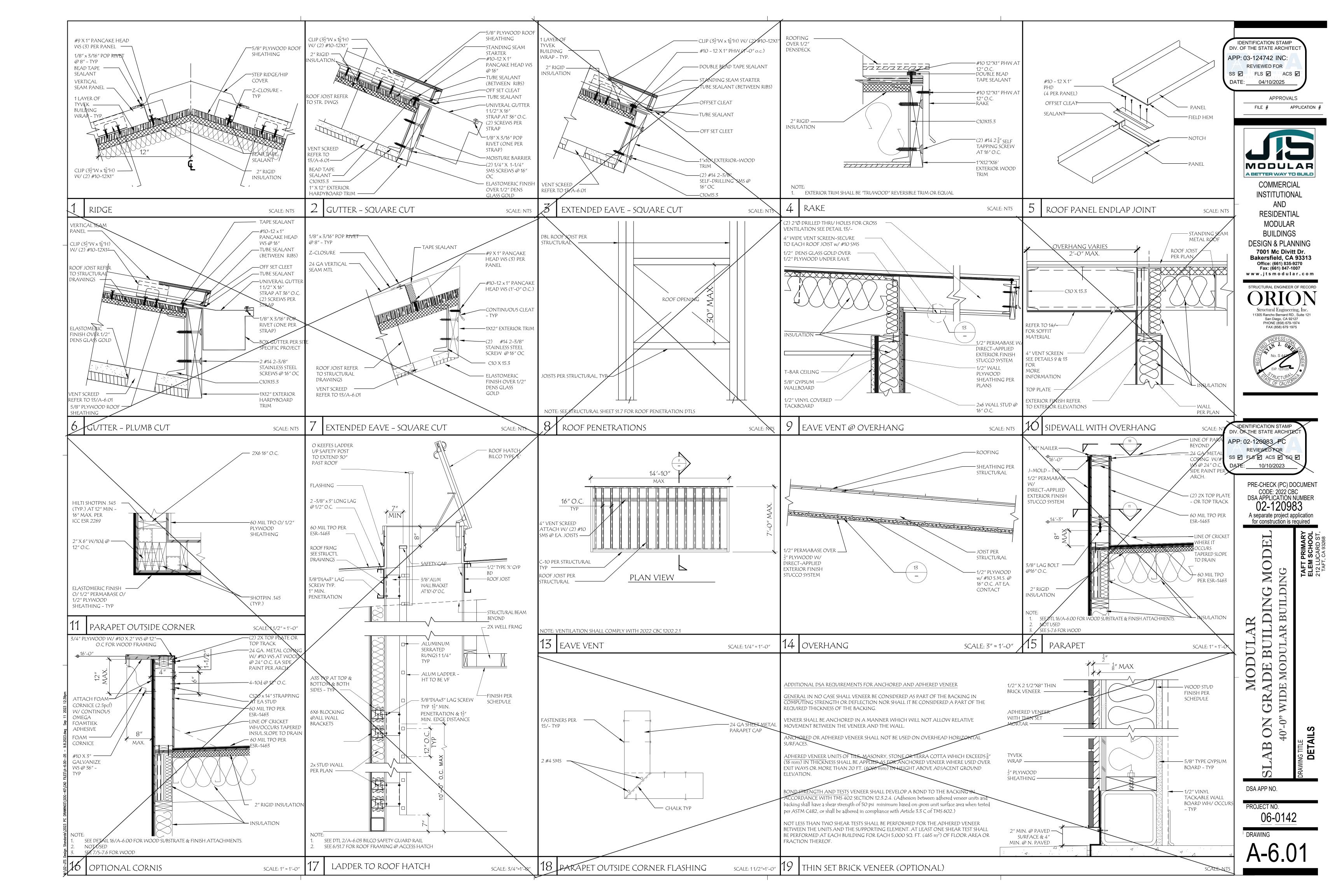
DSA APP NO.

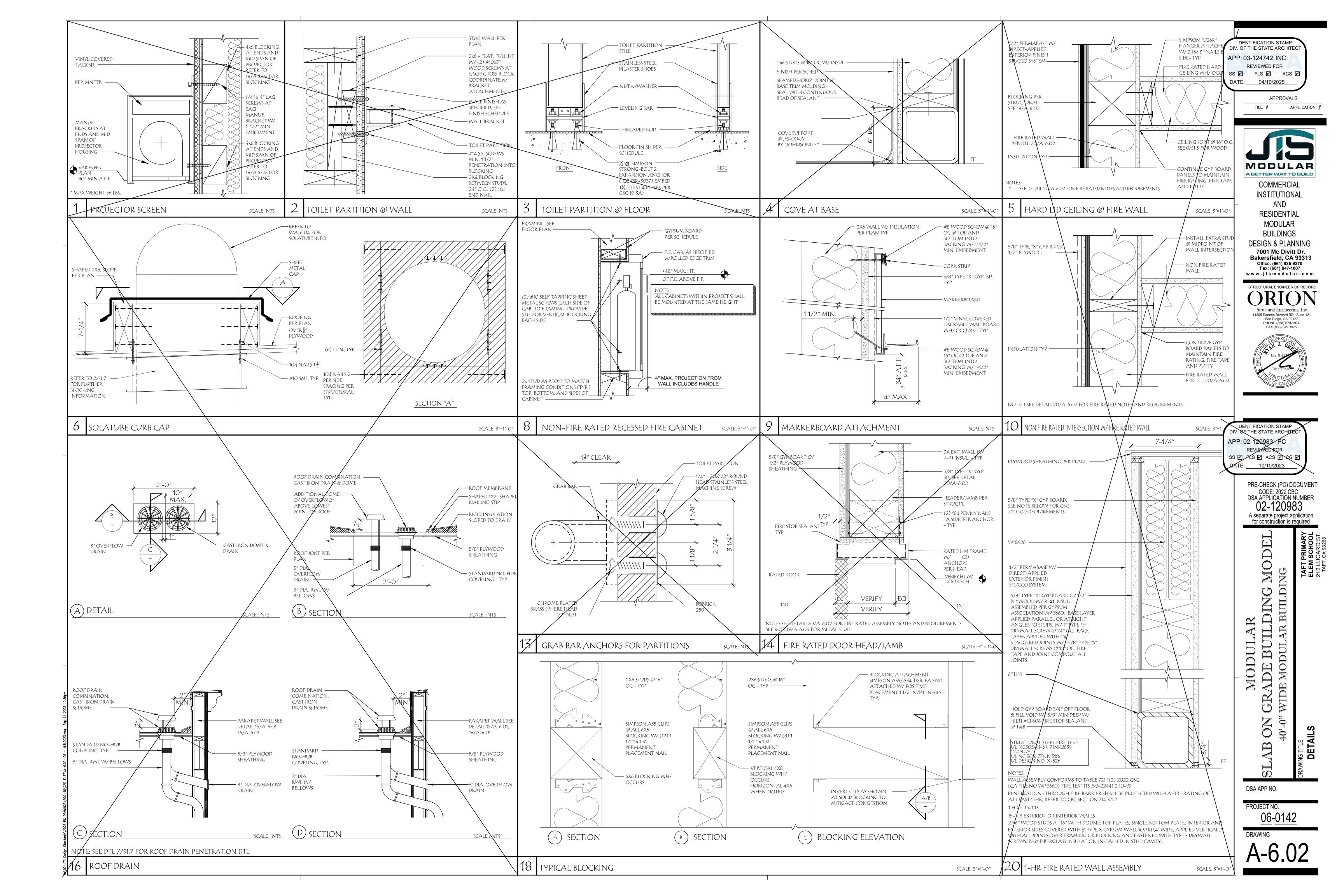
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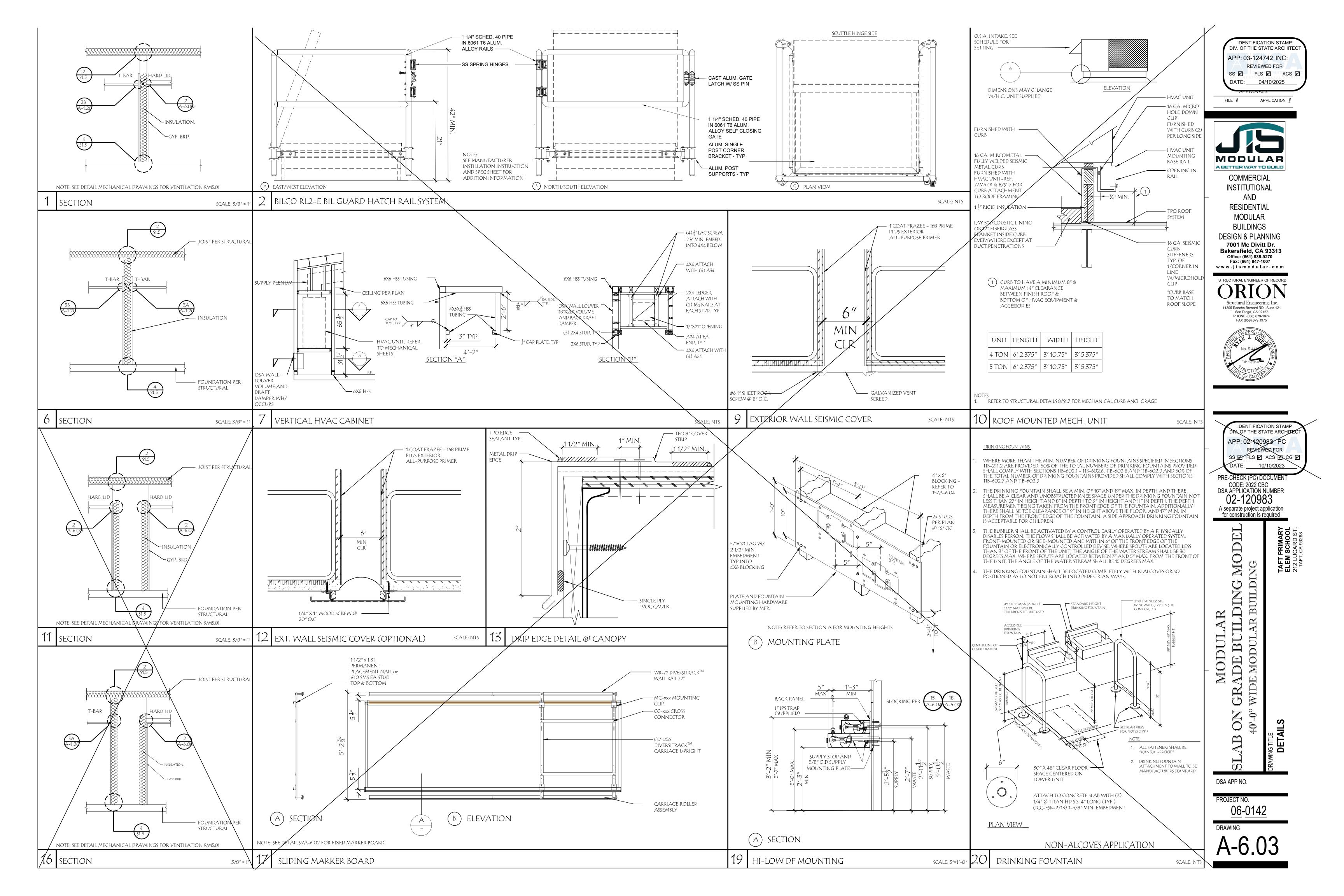


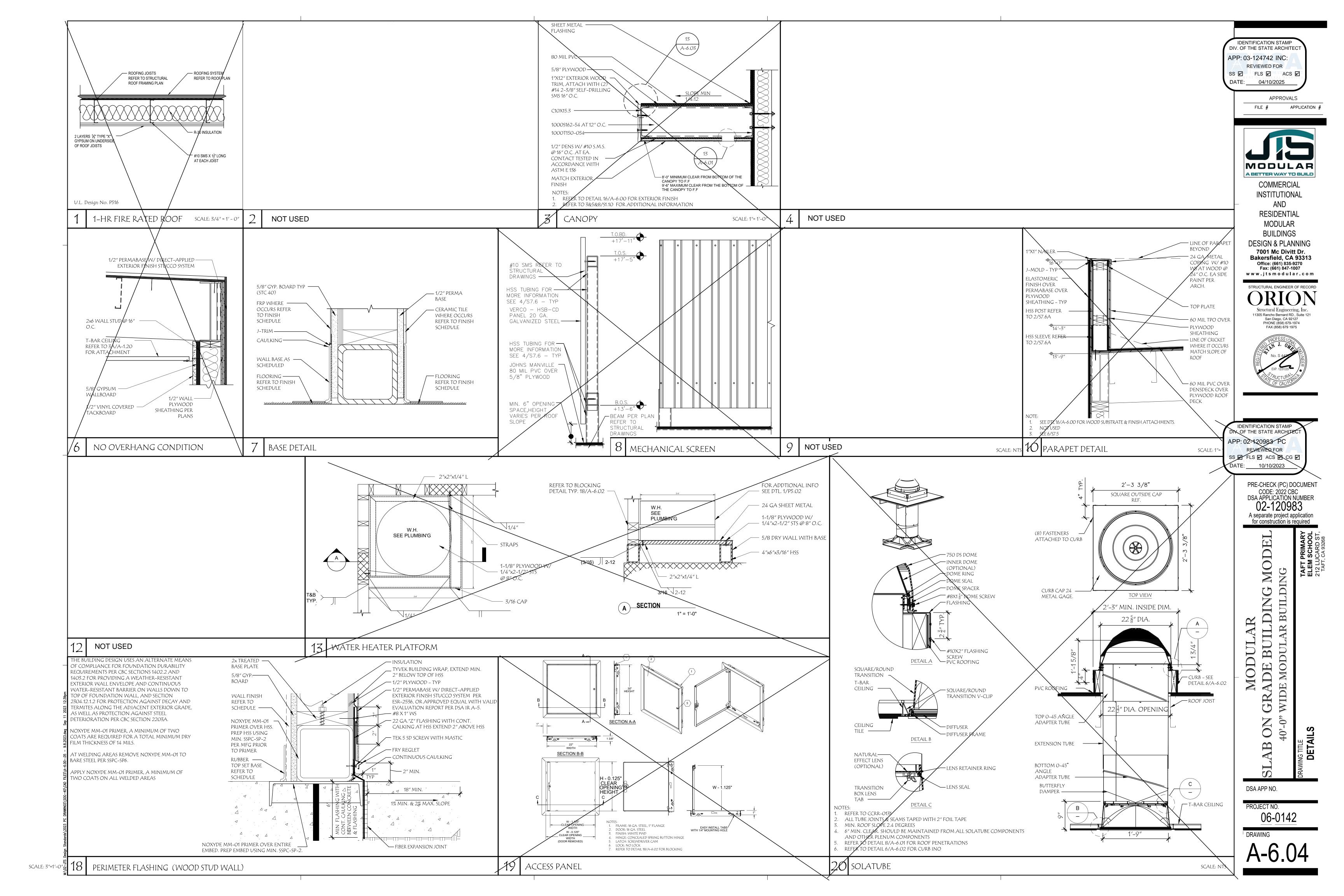












#### **CONCRETE:**

- ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE 2019 C.B.C. AND THE A.C.I. 318-19 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
- 2. SLAB AND FOUNDATION CONCRETE SHALL BE 150 P.C.F. HARDROCK, MIXED PER A.S.T.M. C-94, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5.000 P.S.I. AT 28 DAY. MAX. SLUMP TO BE 4" + 1" OF W/C RATIO  $\leq$  .40
- 3. PC IS NOT ALLOWED TO BE USED IN EXPOSURE CLASS F1,F2 AND F3
- 4. THE MAXIMUM SIZE AGGREGATE IN FOUNDATION AND MASS CONCRETE WORK SHALL BE 1 INCH.
- 5. CEMENT SHALL CONFORM TO A.S.T.M., C-150, TYPE  $\Sigma$ , LOW ALKALI. AGGREGATES FOR NORMAL WEIGHT SHALL CONFORM TO A.S.T.M. C-33
- 6. ADMIXTURES AND COLORS (EXCEPT AS NOTED HEREIN) SHALL NOT BE USED UNLESS SUBSTANTIATING DATA IS SUBMITTED TO AND ACCEPTED BY THE ENGINEER AND ARCHITECT OF RECORD AND DSA, ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE PROHIBITED.
- CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY. THE MIX DESIGNS SHALL CONFORM TO ACI 318-19 SECTION 26.4.3. UNLESS NOTED OTHERWISE.
- 8. NON-STRUCTURAL STEEL EMBEDDED IN CONCRETE SHALL BE GALVANIZED OR PAINTED, ALL DAMAGED GALVANIZED AREAS SHALL BE REPAIRED PRIOR TO EMBEDMENT.
- 9. READY MIXED CONCRETE SHALL CONFORM TO (A.S.T.M. C-94).
- 10. PLACEMENT OF CONCRETE SHALL CONFORM THE 2022 C.B.C. AND THE TO A.C.I. 304. CLEAN AND ROUGHEN A FULL AMPLITUDE OF 1/4" BY REMOVING THE ENTIRE SURFACE AND EXPOSING CLEAN AGGREGATE SOLIDLY EMBEDDED IN THE MORTAR MATRIX AGAINST ALL CONCRETE SURFACES AGAINST WHICH CONCRETE IS TO BE POURED.
- 11. ALL EXPOSED CONCRETE SHALL HAVE A SMOOTH FORM FINISH USING B-B PLYFORM, CLASS I, EXT-A.P.A. PLYWOOD.
- 12. ALL SLABS SHALL HAVE A TROWELED FINISH EXCEPT AS NOTED ON THE DRAWINGS.
- 13. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE
- 14. IF THE CONTRACTOR DESIRES TO MAKE ANY CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THESE DRAWINGS, HE SHALL SUBMIT DETAILS OF CHANGES TO THE ENGINEER OF RECORD FOR REVIEW BEFORE STARTING WORK AND THE ENGINEER OF RECORD TO OBTAIN DSA APPROVAL PRIOR TO STARTING WORK.
- 15. NO BRICK OR POROUS MATERIAL SHALL BE USED TO SUPPORT FOUNDATION STEEL OFF THE GROUND.
- 16. PROVIDE 1/2 INCH CHAMFER ON ALL EXPOSED CONCRETE CORNERS, U.N.O.
- 17. MINIMUM CONCRETE COVERAGES

FOOTINGS CAST AGAINST EARTH FORMED CONCRETE EXPOSED TO EARTH OR WEATHER

18. CONCRETE CURING: SLAB AND FDN; TYPICALLY REQUIRED FOR 10 DAYS TO ACHIEVE A MINIMUM OF 3000 PSI STRENGTH PRIOR TO INSTALLATION OF OTHER MAJOR STRUCTURAL COMPONENTS.

#### REINFORCING STEEL:

- ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH THE C.B.C., AND THE "MANUAL OF STANDARD PRACTICE" BY THE C.R.S.I.
- REINFORCING BARS SHALL CONFORM TO A.S.T.M. A-615, DEFORMED GRADE 60. REINFORCING BARS THAT ARE TO BE WELDED SHALL CONFORM TO A.S.T.M. A-706, DEFORMED GRADE 60.
- WELDING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH A.S.T.M. A-706 WITH LOW HYDROGEN ELECTRODES AND SHALL CONFORM TO THE STRUCTURAL WELDING CODE REINFORCING STEEL BY A.N.S.I. / A.W.S. D1.4. MINIMUM TENSILE STRENGTH OF WELD METAL SHALL BE 90 K.S.I. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
- 4. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE LAPPED WITH THE SAME GRADE, SIZE, SPACING AND NUMBER AS THE VERTICAL REINFORCEMENT, RESPECTIVELY.
- REINFORCING SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS.
- SLAB ON GRADE REINFORCING SHALL BE POSITIONED AT MID-DEPTH, UNLESS NOTED OTHERWISE.
- PROVIDE #3 SPACER TIES AT 2'-6" ON CENTER IN ALL BEAMS AND FOOTINGS TO SECURE REINFORCING BARS IN PLACE, U.N.O.
- PIPING AND CONDUIT SHALL BE SO FABRICATED AND INSTALLED THAT CUTTING. BENDING. OR DISPLACEMENT OF REINFORCEMENT FROM ITS PROPER LOCATION WILL NOT BE REQUIRED. A.C.I. #318-19

#### FOUNDATION:

- 1. THIS P.C. IS DESIGN TO THE C.B.C. TABLE 1806A.2 CLASS 5 MATERIAL MINIMUM. WHERE SOIL REPORT IS AVAILABLE; ATTACH ONE COPY OF SOILS REPORT TO THE APPROVED SET OF CONSTRUCTION DOCUMENTS. SOILS REPORT SHALL BE PART OF THESE NOTES. PRIOR TO THE POURING OF CONCRETE AND PRIOR TO THE CONTRACTOR REQUESTING A DSA FOUNDATION INSPECTION, THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE THE FOOTING EXCAVATIONS. HE SHALL POST NOTICE ON THE JOB SITE AND ADVISE THE DSA INSPECTOR IN WRITING THAT THE WORK SO INSPECTED MEETS THE CONDITIONS OF THE REPORT. A WRITTEN CERTIFICATION TO VERIFY THAT:
  - A. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOIL REPORT.
  - B. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED, AND
  - C. THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.
- 2. SOIL REMOVAL AND RECOMPACTION SHALL BE DONE PER SOILS REPORT RECOMMENDATIONS UNDER GEOTECHNICAL ENGINEER'S SUPERVISION AND INSPECTION. IF NO SOILS REPORT IS AVAILABLE, DSA INSPECTOR TO VERIFY.
  - A. SITE HAS BEEN PREPARED PROPERLY PRIOR TO PLACEMENT OF CONTROLLED FILL AND/OR EXCAVATIONS FOR FOUNDATION.
  - B. FOUNDATION EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.
  - C. MATERIALS BALOW FOOTING ARE ADEQUATED TO ACHIVE BEARING CAPACITY.
- 3. TYPE OF FOOTING:
  - A. SHALLOW FOOTING SYSTEM MINIMUM EMBEDMENT 30" BELOW LOWEST ADJACENT GRADE. DESIGN SOIL PRESSURE:

FOOTING TYPE STATIC BEARING PRESSURE (DL+LL) SPREAD FOOTING 1,500 CONTINUOUS FOOTING 1,500

- NO 1/3 SHORT TERM INCREASE SLIDING RESISTANCE FACTOR  $\phi = 0.4$
- 4. NO PIPES OR DUCTS SHALL BE PLACED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED AND APPROVED BY THE ENGINEER AND DSA.
- 5. FOR ALL DIMENSIONS, CURBS, SLAB DEPRESSIONS, STEPS, FLOOR DRAINS, FLOOR SINKS, TRENCHES, UNDER FLOOR DUCTS AND CONDUITS, SEE ARCHITECTURAL, MECHANICAL, AIR CONDITIONING, PLUMBING, AND ELECTRICAL DRAWINGS, TRENCH BACKFILL AS PER SOILS REPORT REQUIREMENTS.
- ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
- THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN AREAS TO BE EXCAVATED BEFORE BEGINNING EXCAVATION. EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING, DAMAGE CAUSED AS A RESULT OF FAILING TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 8. THE CONTRACTOR SHALL PROVIDE FOR THE DESIGN, APPROVALS, PERMITS, INSTALLATION AND MONITORING OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN TEMPORARY EXCAVATIONS.
- 9. ALL PLANTERS IN CLOSE PROXIMITY TO THE STRUCTURE SHALL HAVE ADEQUATE DRAINAGE OF SURFACE WATER TO PREVENT SATURATION OF SOIL UNDER FOUNDATION.
- 10. 2022 C.B.C. SEISMIC SITE CLASS A, B, C, OR D (SECTION 1613A.2.3).
- 11. A GEOTECHNICAL & GEO-HAZARD REPORT IS REQUIRED FOR BUILDINGS LARGER THAN 4000 SQUARE FEET OR IF LOCATED WITHIN EARTHQUAKE FAULT ZONES OR SEISMIC HAZARD ZONES AS SHOWN IN THE MOST RECENTLY PUBLISHED MAPS FROM THE CALIFORNIA GEOLOGICAL SURVEY (CGS) OR IN SEISMIC HAZARD ZONES AS DEFINED IN THE SAFETY ELEMENT OF THE LOCAL GENERAL PLAN.

### **GENERAL NOTES:**

- 1. THE PROJECT SPECIFICATIONS SHALL BE PART OF THE CONTRACT DOCUMENTS.
- 2. THE STRUCTURAL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.
- THE CONTRACTOR SHALL REVIEW EXISTING CONDITIONS ON THE SITE DURING THE BIDDING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO PROCEEDING.
- 4. ALL PHASES OF WORK ARE TO CONFORM TO THE MINIMUM STANDARDS OF THE CALIFORNIA BUILDING CODE (2022 EDITION C.B.C.), RELATED CALIFORNIA BUILDING CODE STANDARDS, AND ANY A.S.T.M. SPECIFICATIONS ON WHICH THESE STANDARDS ARE BASED. WHERE CONFLICT BETWEEN BUILDING CODES AND SPECIFICATIONS OCCURS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- 5. ALL A.S.T.M. DESIGNATIONS REFERRED TO ON THESE DRAWINGS SHALL BE THE LATEST ADOPTED OR REVISED SPECIFICATION. AS OF THE DATE OF THESE DRAWINGS.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. DRAWINGS SHALL NOT BE SCALED FOR CONSTRUCTION PURPOSES.
- 7. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- THE STRUCTURAL DRAWINGS SHOW ONLY THE BASIC STRUCTURAL REQUIREMENTS. REFER TO CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS, SUCH AS:
  - A. SIZE AND LOCATION OF ALL OPENINGS B. SIZE AND LOCATION OF ALL NON-BEARING WALLS. C. SIZE AND LOCATION OF ALL CONCRETE CURBS, WALKS, ROOF AND FLOOR DRAINS, SLOPES, DEPRESSED SLAB AREAS, ETC.
  - D. FLOOR, ROOF AND WALL FINISHES. E. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
- 9. THE STRUCTURAL CONTRACT DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- 10. NEITHER THE OWNER NOR THE ARCHITECT/STRUCTURAL ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE SAFETY ITEMS.
- 11. SATISFACTORY EXECUTION OF CONSTRUCTION IS DEPENDENT UPON CONFORMANCE WITH THE INTENT OF THESE DRAWINGS. OWNER OR CONTRACTOR SHALL RETAIN A CALIFORNIA LICENSED STRUCTURAL ENGINEER DURING CONSTRUCTION TO OBSERVE THE CONSTRUCTION AND FILE A REPORT (DSA 6AE) STATING THE "THE CONSTRUCTION HAS, IN EVERY MATERIAL RESPECT, BEEN PERFORMED IN COMPLIANCE WITH THE DSA APPROVED DOCUMENTS".
- 12. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED DESIGN LIVE LOAD FOR EACH PARTICULAR LEVEL. WHEN WEIGHT OF MATERIALS OR EQUIPMENT MAY EXCEED DESIGN LOAD, STRUCTURAL SYSTEMS SHALL BE SHORED.
- 13. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK. THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR

### DESIGN BASIS:

2022 C.B.C. (CALIFORNIA BUILDING CODE CCR, TITLE 24, PART 2) **GRAVITY LOADS:** 

20 P.S.F. (REDUCIBLE) 1. ROOF LIVE LOAD

ROOF DEAD LOAD 22 P.S.F. (MAX.) SOLAR LOAD

3 P.S.F. LOADING FOR FUTURE SOLAR PANELS IS INCLUDED IN THE DEAD LOAD. A SEPERATE DSA APPLICATION IS REQD. FOR SOLAR PANELS

2. SNOW LOAD Pq 0 PSF

LATERAL LOADS:

1. SEISMIC DESIGN I = 1.0

0 = 1.0

RISK CATEGORY = IISEISMIC DESIGN CATEGORY = E

ANALYSIS METHOD = EQUIVALENT LATERAL FORCE ANALYSIS R = 6.5 LIGHT FRAMED BEARING WALLS W/ WOOD STRUCTURAL PANELS FOR SHEAR RESISTANCE.

SITE CLASS	[2] A	B □	C C	[2] D	D-DEFAULT
Ss	2.69	2.38	1.79	2.14	1.79
Fa	0.8	0.9	1.2	1.0	1.2
Sms (Fax Ss)	2.15	2.15	2.15	2.14	2.15
Sds (2/3 Sms)	1.43	1.43	1.43	1.43	1.43
0.7S ps <sup>[1]</sup>	1.0	1.0	1.0 [4]	1.0 [4]	1.0 [4]
S1	0.75	0.75	0.75	0.75	0.75
Fv	0.8	0.8	1.4	1.7	1.7
SM1 (Fv xS1)	0.6	0.6	1.05	1.91	ធ 1.275
Sd1 (2/3 Sd1)	0.4	0.4	0.7	1.28	0.85

Sds=1.43 FOR MECHANICAL AND ARCHL COMPONENTS

SEISMIC BASE SHEAR V = CsW, WHERE Cs = 0.154(LRFD)[1] AND [4]: MAX Sds = 1.0 AND 30% REDUCTION IN Sds PER ASCE 7-16,

SECTION 12.8.1.3
[2]: SITE CLASS A,B,C,D TO BE SUBSTANTIATED BY GEO-TECHNICAL REPORT, SITE CLASS D-DEFAULT TO BE USED IN ABSENCE OF GEOTECH REPORT

[3]: MAXIMUM BASE SHEAR BASED ON EQN. 12.8-2 WAS USED, THEREFORE, A GROUND MOTION HAZARD ANALYSIS IS NOT REQUIRED

2. WIND DESIGN

ANALISIS METHOD ± DIRECTIONAL PROCEEDURE

Vault = 95 M.P.H.EXPOSURE "C"

Kzt = 1.0

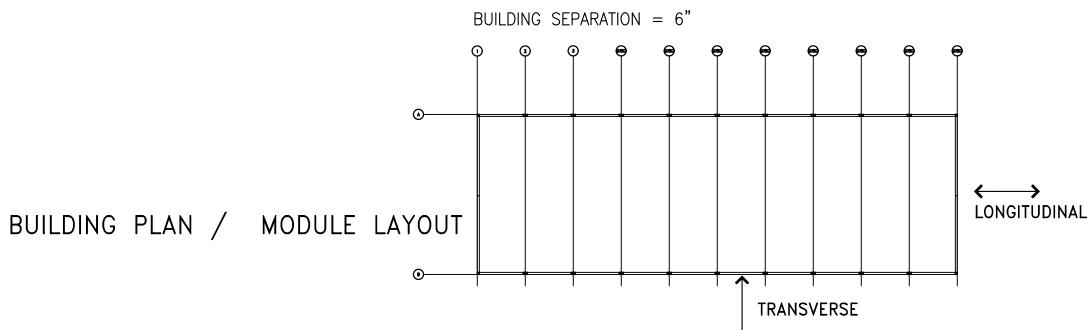
Gcpi = .18Ke = 1.0

RISK CATEGORY = II

FLOOD HAZARD: DESIGN DOES NOT ACCOUNT FOR FLOOD HAZARD.

#### BIIII DING DRIFT

BUILDING DRIFT					
ROOF TYPE	DIRECTION	DRIFT			
BARREL	TRANSVERSE	2"			
DANNEL	LONGITUDINAL	1 5/8"			
BARREL	TRANSVERSE	2"			
W/ OVERHANG	LONGITUDINAL	1 5/8"			
MONOSLOPE	TRANSVERSE	2"			
MONOSCOLE	LONGITUDINAL	1 5/8"			
MONOSLOPE	TRANSVERSE	2"			
W/ OVERHANG	LONGITUDINAL	1 5/8"			
DUAL PITCH	TRANSVERSE	2"			
DOAL THON	LONGITUDINAL	1 5/8"			
DUAL PITCH	TRANSVERSE	2"			
W/ OVERHANG	LONGITUDINAL	1 5/8"			
PARAPET	TRANSVERSE	2"			
I ANAI LI	LONGITUDINAL	1 5/8"			



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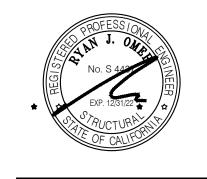
COMMERCIAL INSTITUTIONAL

AND RESIDENTIAL **MODULAR** BUILDINGS

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IDENTIFICATION STAMP ON OF THE STATE ARCHITEC APP: 02-120983 PC REVIEWED FOR SS FLS ACS CG 10/10/2023 CODE: 2022 CBC

DSA APPLICATION NUMBER

02-120983 A separate project

application for construction is required

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DSA APP NO.

PROJECT NO.

06-0142

#### CONT COLD FORMED STRUCTURAL STEEL:

- 19. SPLICES IN STUDS SHALL NOT BE PERMITTED
- 20. STRUCTURAL STEEL AND CFS MEMBERS SHALL BE PROTECTED BY RUST INHIBITIVE COATING PER 2022 CBC 2203 A.2 & A.I.S.I S240-20, TABLE A4-1.

GAUGE EQUIVALENTS			
GAUGE	MILS (MIN. THCK)		
10	118		
11	105		
12	97		
14	68		
16	54		
18	43		
20	33		

#### LUMBER:

- 1. STRUCTURAL LUMBER SHALL BE STRESS—MARKED DOUGLAS FIR—LARCH. S4S IN ACCORDANCE WITH GRADING AND DRESSING RULE NO. 17 OF THE WEST COAST LUMBER INSPECTION BUREAU (LATEST EDITION).
- 2. LUMBER SHALL NOT BE BORE OR NOTCHED, EXCEPT WHERE DETAILED.
- 3. SILLS AND PLATES IN CONTACT WITH CONCRETE OR MASONRY WITHIN 48 INCH OF GROUND SHALL BE PRESSURE TREATED DOUGLAS FIR-LARCH.
- 4. PROVIDE 2x FIRE BLOCKING AT MID-HEIGHT OF STUD PARTITIONS OVER 8'-6" IN HEIGHT.
- 5. ROOF SHEATHING INSPECTIONS SHALL BE MADE PRIOR TO COVERING.
- 6. METAL CONNECTORS SHALL BE "SIMPSON STRONG—TIE", EXCEPT AS SHOWN. FILL ALL HOLES OF THE PREFAB. CONNECTORS.
- 7. LUMBER MINIMUM GRADE: # 2 OR BETTER
- 8. ALL BOLTS AND LAG SCREWS SHALL HAVE STANDARD CUT WASHERS BETWEEN THE WOOD AND THE NUTS. SEE DRAWINGS FOR LOCATIONS OF PLATE WASHERS AS REQUIRED.

BOLTS	A.S.T.M.	A307
LAG SCREWS	A.S.M.E.	B-18.2.
NUTS	A.S.T.M	-A563
WASHERS	A.S.T.M.	F-844

- 9. LEAD HOLES FOR LAG SCREWS SHALL HAVE THE SAME DIAMETER OF THE SHANK FOR THE UNTHREADED PORTION OF THE SHANK, AND 70% OF THE SHANK DIAMETER FOR THE THREADED PORTION. ALL LAG SCREWS SHALL BE INSERTED BY TURNING WITH A WRENCH AND NOT BY DRIVING WITH A HAMMER.
- 10. TOP PLATES OF ALL WOOD STUD WALLS SHALL BE TWO PIECE SAME SIZE AS STUDS EXCEPT AS NOTED OTHERWISE, LAP 4'-0" MINIMUM WITH NO LESS THAN 12- 16d AND NO MORE THAN SIX INCHES BETWEEN NAILS AT EACH LAP.
- 11. STRUCTURAL PLYWOOD FOR ROOF SHALL BE A.P.A. RATED AS INDICATED ON THE DRAWINGS IN ACCORDANCE WITH U.S. PRODUCT STANDARD PS 1-19. PLYWOOD SPECIES TO BE GROUP 1 PSI-1-19.
- 12. FASTENERS USED FOR ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, MECHANICALLY DEPOSIT ZINK-COATED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPER. THE COATING WEIGHTS FOR HOT-DIPPED ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153. THE COATING WEIGHTS FOR MECHANICALLY DEPOSIT ZINC COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM.
- 13. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED.
- 14. ALL NAILING SHALL CONFORM TO NAILING SCHEDULE, USING COMMON WIRE NAILS. PREDRILL ALL NAILS 20d AND LARGER AND WHERE REQUIRED TO PREVENT SPLITTING.
- 15. THE MOISTURE CONTENT OF WOOD MEMBERS SHALL NOT EXCEED 19%, DURING INSTALLATION. IT WILL BE THE RESPONSIBILITY OF THE INSPECTOR OF RECORD TO VERIFY THAT THE CONTRACTOR HAS SUPPLIED LUMBER OF THE PROPER MOISTURE CONTENT BEFORE INSTALLATION. THE USE OF A HAND HELD MOISTURE CONTENT METER IS ACCEPTABLE.
- 16. WOOD FRAMING MEMBERS INCLUDING SHEATHING SHALL BE PROTECTED/TREATED PER 2022 CBC, 2304.12
- 17. METAL CONNECTORS SHALL BE "SIMPSON STRONG TIE". FILL ALL HOLES OF PRE-FEB CONNECTORS WITH FASTENERS AS SPECIFIED BY MANUFACTURER.
- 18. STRUT CONNECTIONS MUST BE INSPECTED PRIOR TO COVERING.

### COLD FORMED STRUCTURAL STEEL:

- 1. ALL LIGHT GAUGE METAL FRAMING SHALL BE THE TYPE, SIZE AND GAUGE AS SHOWN ON THE PLANS AND BE FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.I. S100-16(2020) W/S2-20, A.I.S.I. S400-20 AND A.I.S.I. S240-20 CBC SECTIONS 2210A, AND 2211A.
- 2. ALL GALVANIZED STUDS AND JOISTS 12, 14 AND 16 GAUGE SHALL CONFORM TO A.S.T.M. A-1011SS GRADE 33(230) OR A653-SS GRADE33.
- 3. ALL GALVANIZED TRACK BRIDGING, END ENCLOSURES AND ACCESSORIES SHALL CONFORM TO A.S.T.M. A-1011SS GRADE A (Fy = 33 K.S.I.) OR A653-SS GRADE 33.
- 4. STRUCTURAL MEMBERS UTILIZED IN COLD-FORMED STEEL LIGHT-FRAME CONSTRUCTION SHALL HAVE A PROTECTIVE COATING AS APECIFIED IN TABLE A4-1, A.I.S.I. S240 SHOWN BELOW

COATING	COATING	MINIMUM COATING REQUIREMENTS			
		ZINK COATED A oz/ft² (g/m²)	ZINK Iron <sup>B</sup> oz/ft² (g/m²)	55% AL-Zinc <sup>C</sup> oz/ft² (g/m²)	Zinc-5% <sup>D 2</sup> oz/ft <sup>2</sup> (g/m )
METALLIC	CP 60	G60 [Z180]	G60 [Z180]	AZ50 [AZM150]	GF30 [ZGF90]
COATED	CP 90	G90 [Z275]	Not Applicable	AZ50 [AZM150]	GF45 [ZGF135]
PAINTED METALLIC		The metallic coated substrate shall meet the requirements of metallic coated. In addition, the paint film shall have a minimum thickness of 0.5 mil per side (primer plus topcoat) with a minimum primer thickness of 0.1 mil per side.			

- A Zinc-coated steel sheet as described in ASTM A653/A653M.
- <sup>B</sup> Zinc—iron alloy—coated steel sheet as described in ASTM A653/A653M.
- <sup>C</sup> 55% Alumunum—zinc alloy—coated steel sheet as described in ASTM A792/A792M.
- D Zinc-5% aluminum alloy-coated steel sheet as described in ASTM A875/875.
- E In accordance with the requirements of ASTM A1003/A1003M.
- 5. CARBON SHEET STEEL MUST MEET THE MINIMUM REQUIREMENTS OF A.S.T.M. A1011SS GRADE 33 (230) K.S.I. OR A653—SS GRADE 33. FOR 18 GAUGE AND LIGHTER MEMBERS. CARBON SHEET STEEL PRODUCTS MUST BE THOROUGHLY COATED WITH A RUST INHIBITIVE PAINT.
- 6. ALL STRUCTURAL MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH THE 2016 AMERICAN IRON AND STEEL INSTITUTE (A.I.S.I. S100 W/ SUPLEMENT 2, 2020) "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS".
- 7. METAL STUDS AND/OR JOIST:
  - FOR METAL STUD WALLS, UNLESS OTHERWISE SHOWN ON THE DRAWINGS, A. PROVIDE STANDARD PUNCHED STEEL MEMBERS OF THE GAUGES SHOWN ON THE DRAWINGS.
  - USE ONLY ONE TYPE THROUGHOUT THE WORK, UNLESS OTHERWISE NOTED B. ON THE DRAWINGS OR SPECIFICALLY APPROVED IN ADVANCE BY THE ARCHITECT/ENGINEER.
- PROVIDE ALL ACCESSORIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, TRACKS, CLIPS, WEB STIFFENERS, ANCHORS, FASTENING DEVICES, RESILIENT CLIPS AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE AND PROPER INSTALLATION, AND AS RECOMMENDED BY THE MANUFACTURER FOR THE STEEL MEMBERS USED.
- FASTENINGS OF COMPONENTS SHALL BE WITH ASTM C1513 SELF-DRILLING SCREWS OR WELDING U.N.O. SCREWS OR WELDS SHALL BE OF SUFFICIENT SIZE TO INSURE THE STRENGTH OF THE CONNECTION. ALL WELDS OF GALVANIZED STEEL SHALL BE TOUCHED UP WITH ZINC-RICH PAINT. ALL WELDS OF CARBON SHEET STEEL SHALL BE TOUCHED UP WITH PAINT.
- 10. ALL LIGHT GAUGE STEEL SECTIONS SHALL COMPLY W/SSMA SECTION PROPERTIES AND DESIGNATIONS, ICC ESR 3064. ALTERNATE METAL STUDS MUST BE OF EQUAL OR GREATER SECTIONS PROPERTIES WITH MIN. FLANGE WIDTHS AND DEPTHS AS REQUIRED BY CBC, AISI 400 AND SHALL BE APPROVED BY THE ENGINEER AND DSA.
- 11. STUDS SHALL BE INSTALLED WITH THEIR BEARING ENDS POSITIONED FLUSH AGAINST THE INSIDE TRACK WEB.
- 12. FULL—HEIGHT DOUBLE STUDS SHALL BE PROVIDED AT THE ENDS OF PARTITIONS, AT ALL WALL OPENINGS, AND AT OTHER LOCATIONS SHOWN ON THE PLANS.
- 13. BRIDGING SHALL BE COLD FORMED CHANNEL, MINIMUM 1-1/2" DEEP WITH 9/16" FLANGE SPACED AT 4'-0" ON CENTER MAXIMUM VERTICALLY. DOUBLE UP STUDS AT ALL DOOR JAMBS, WALL ENDS AND WALL CORNERS.
- 14. SHEATHING SHALL BE ATTACHED TO BOTH FACES OF METAL WALL STUDS THROUGHOUT THEIR LENGTH, U.N.O.
- 15. TRACK AT TOP AND BOTTOM OF STUD WALLS SHALL AT A MINIMUM MATCH THE STUD GAUGE, U.N.O.
- 16. ALL SHEET METAL SCREWS SHALL COMPLY W/ICC ESR-1976
- 17. ALL WELDING OR MATERIAL LESS THAN 0.18 INCHES IN THICKNESS SHALL BE MADE IN ACCORDANCE WITH THE A.W.S. D1.3 WELDERS AND WELDING PROCEDURES AND SHALL BE QUALIFIED AS SPECIFIED IN A.W.S. D1.3.
- 18. TOUCH UP COLD GALVANIZING USING ZRC CHEMICAL PRODUCTS CO., ZRC COLD GALVANIZING COMPOUND OR EQUAL.

### WELDING:

- 1. ALL WELDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICAN WELDING SOCIETY CODE D1.1.—15.
- 2. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS.
- 3. ALL WELDING SHALL BE DONE BY THE SHIELDED ARC PROCESS USING APPROVED ELECTRODES PER A.W.S. SPECIFICATIONS E70XX (LOW HYDROGEN ELECTRODES).
- 4. ALL WELDS SHALL HAVE A WELD CONTROLLED SEQUENCE AND TECHNIQUE IN ORDER TO MINIMIZE SHRINKAGE, STRESSES AND DISTORTION.
- 5. ALL ELECTRODES FILLER MATERIAL SHALL BE A MINIMUM OF E70XX.
- 6. WELDING OF REINFORCING BARS TO BE IN ACCORDANCE WITH A.W.S. D1.4. REINFORCING STEEL TO BE WELDED SHALL HAVE A CARBON EQUIVALENT (CE) OF 0.75 SPECIAL INSPECTION IS REQUIRED.
- 7. WELDING OF SHEET METAL SHALL BE IN ACCORDANCE WITH A.W.S. D1.3.
- 8. SPECIAL INSPECTION IS REQUIRED FOR ALL WELDING.
- 9. ALL SHOP AND FIELD WELDING OF MOMENT CONNECTIONS OR MOMENT RESISTING FRAMES, AND ALL COLUMN SPLICE WELDS, SHALL BE TESTED AS PER C.B.C.

### STEEL:

- 1. FABRICATION AND ERECTION TO CONFORM TO A.I.S.C. 360-16 "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS" AND "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" EXCEPT AS OTHERWISE SHOWN OR SPECIFIED.
- 2. QUALIFIED AND CERTIFIED WELDERS SHALL BE USED FOR ALL WELDING. ALL WELDING TO CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE A.W.S. D1.1.
- MATERIALS:

ROLLED STRUCTURAL STEEL SHAPES
ANGLES, CHANNELS, MISC. STEEL
MISCELLANEOUS PLATES
STRUCTURAL STEEL PIPES
WELDING ELECTRODES

ANCHOR BOLTS
TYPICAL STEEL CONNECTION BOLTS
MISCELLANEOUS BOLTS
GALVANIZING
RUST—INHIBITING PRIMER
STEEL TUBING

A.S.T.M. A-992, GRADE 50
A.S.T.M. A36
A.S.T.M. A-36
A.S.T.M. A53 TYPE E OR S, GRADE B
A.W.S. STRUCTURAL STEEL E70XX,
REINFORCING STEEL E90XX
A.S.T.M. A-F1554 GRADE 36
A.S.T.M. A-307

A.S.T.M. A-307 A.S.T.M. A-307 A.S.T.M. A-123 CC-M10 SHERWIN WILLIAMS A.S.T.M. A-500, GRADE B (Fy = 46 K.S.I.)

- 4. PRIMER AND PAINT GALVANIZE AFTER FABRICATION ALL STRUCTURAL STEEL AND CONNECTORS EXPOSED TO SOIL. TOUCH UP DAMAGED PRIMER AND PAINT AFTER ERECTION IS COMPLETE.
- 5. CONNECTED MEMBERS SHALL BEAR ONLY UPON UNTHREADED PORTIONS OF BOLTS.
- 6. BURNING OF HOLES IS NOT ALLOWED.
- 7. INSPECTION OF WELDING SHALL CONFORM TO C.B.C. REQUIREMENTS (CHAPTER 17A).
- 8. THE STRUCTURAL STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
- 9. BOLT HOLES SHALL BE 1/16" LARGER IN DIAMETER THAN NOMINAL SIZE OF BOLT USED, UNLESS NOTED OTHERWISE.
- 10. ALL STRUCTURAL STEEL SURFACES TO RECEIVE SPRAY—APPLIED FIREPROOFING, OR TO BE ENCASED IN CONCRETE OR MASONRY, SHALL BE LEFT UNPAINTED.
- 11. STRUCTURAL STEEL SHALL BE DELIVERED TO THE JOB SITE FREE OF EXCESSIVE RUST, MILL SCALE, GREASE, ETC.
- 12. OPENINGS SHALL NOT BE PLACED IN STEEL MEMBERS UNLESS SPECIFICALLY DETAILED.

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT

APP: 03-124742 INC:

REVIEWED FOR

SS FLS ACS D

DATE: 04/10/2025



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APP: 02-120983 PC

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SS FLS ACS CG D

DATE: 10/10/2023 SUMEN

CODE: 2022 CBC

IDENTIFICATION STAMP

CODE: 2022 CBC
DSA APPLICATION NUMBER 02 - 120983

A separate project application for construction

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DSA APP NO.

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PROJECT NO. 06-0142

DRAWING

**S1.2** 

### STRUCTURAL OBSERVATION:

- 1. PER C.B.C. CHAPTER 17A, 1704A.6 THE OWNER SHALL EMPLOY A LICENSED ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR HIS DESIGNATED ENGINEER OR ARCHITECT TO MAKE SITE VISITS TO OBSERVE GENERAL COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS, SPECIFICATIONS AND CHANGE ORDERS. THE ENGINEER OR ARCHITECT SHALL SUBMIT A STATEMENT IN WRITING TO THE BUILDING OFFICIAL STATING THAT THE SITE VISIT HAS BEEN MADE AND THAT ANY DEFICIENCIES NOTED HAVE BEEN CORRECTED.
- 2. IN ACCORDANCE WITH SECT. 4-333 (a) OF TITLE 24, PART 1, STRUCTURAL OBSERVATION SHALL INCLUDE AND OCCUR AT THE FOLLOWING STAGES: A. OBSERVATION AT THE SITE PRIOR TO PLACING CONCRETE. B. OBSERVATION OF THE BUILDING DURING FABRICATION AFTER THE

MAJORITY OF STRUCTURAL ITEMS ARE IN PLACE.

- C. OBSERVATION OF THE COMPLETED STRUCTURE PRIOR TO BEING COVERED FINISHES.
- 3. AT COMPLETITION OF IN-PLANT MANUFACTURING THE INDIVIDUAL ACCEPTING RESPONSABILITY FOR OBSERVATION OF IN-PLANT MANUFACTURING SHALL SING THE VERIFIED REPORT, DSA 152-IPI ( IN-PLANT INSPECTOR VERIFIED REPORT ).
- 4. OBSERVATION OF THE ON SITE CONSTRUCTION INCLUDES THE SCOPE OF WORK INDICATED ON THE DSA APPROVED MODULAR BUILDING PLANS AND
- 5. INTERIM AND FINAL VERIFIED REPORTS ARE REQUIRED DURING, AND AT THE COMPLETITION OF, ON SITE CONSTRUCTION AND INSTALLATION USING FORM DSA 6-AE ( ARCHITEC/ENGINEER VERIFIED REPORT ).
- 6. STRUCTURAL TESTING & SPECIAL INSPECTIONS: SEE APROVED DSA-103 FORM FOR STRUCTURAL TESTING & INSPECTIONS.

### **ABBREVIATIONS:**

&	AND	KIPS	KILOPOUNDS (1,000 POUNDS)
& @ (L PL	AT	K.O.	KNOCK OUT `
(): D	CENTER LINE PLATE, PROPERTY LINE	LB I R	POUND LAG BOLT
A.B.	ANCHOR BOLT	L.B. L.F.	LINEAR FOOT
ADJ	ADJACENT	LG	LONG
A.F.F. ARCH'L	ABOVE FINISH FLOOR ARCHITECTURAL	L.L. L.L.H.	LIVE LOAD LONG LEG HORIZONTAL
BD	BOARD	L.L.V.	LONG LEG VERTICAL
BLD'G	BUILDING	L.S.	LAG SCREW
BLK BLK'G	BLOCK BLOCKING	LT. MAS	LIGHT MASONRY
BLW	BELOW	MAT.	MATERIAL
BM B.N.	BEAM BOUNDARY NAIL/SCREW	MAX. M.B.	MAXIMUM MACHINE BOLT
BOT.	BOTTOM	MECH'L	MECHANICAL
BRG	BEARING	MEZZ.	MEZZANINE
B.S. BTWN	BOTH SIDE BETWEEN	MIN. M.H.	MINIMUM MANHOLE
C.B.	CARRIAGE BOLT	MANUF.	MANUFACTURER
C.F.	CUBIC FOOT	MTL.	METAL
CHAM C.I.	CHAMFER CAST—IRON	N.S. N.I.C.	NEAR SIDE NOT IN CONTRACT
C.I.P.	CAST-IN-PLACE	NOM.	NOMINAL
C.J. CLG	CONTROL JOINT CEILING	N.T.S. O.C.	NOT TO SCALE ON CENTER
CLK	CAULK	0.C. 0.D.	OUTSIDE DIAMETER
CLK'G	CAULKING	O.H.	OPPOSITE HAND
CLR. C.M.U.	CLEAR CONCRETE MASONRY UNIT	OPN'G OPP	OPENING OPPOSIDE
CNTR	CENTER	O.W.J.	OPEN WEB JOIST
COL	COLUMN	P.C.	PRECAST
CONC CONN	CONCRETE CONNECTION	PERP. PLYWD	PERPENDICULAR PLYWOOD
CONT	CONTINUOUS	PNL	PANEL
CNTRSNK	COUNTERSINK	PREFAB	PREFABRICATED
d DBL	PENNY DOUBLE	P.S.F. P.S.I.	POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCHES
DEP	DEPRESSED	PT	POINT
DET D.F.	DETAIL DOUGLAS FIR	P.T. P.V.C.	PRESSURE TREATED POLYVINYL CHLORIDE
D.F.L.	DOUGLAS FIR/LARCH	RAD	RADIUS
DIA	DIAMETER	R.D.	ROOF DRAIN
DIAG DIAM.	DIAGONAL DIMENSION	REF. REINF.	REFERENCE REINFORCED / REINFORCING
D.L.	DEAD LOAD	REQ'D	REQUIRED ´
DN	DOWN	REV	REVISION
DIV DR	DIVISION DOOR	RF RFTR	ROOF RAFTER
DWG	DRAWING	R.H.	ROOF HATCH
DWL EA	DOWEL EACH	RM R.O.	ROOM ROUGH OPENING
E.F.	EACH FACE	R.S.	ROUGH SAWN
EL.	ELEVATION / FLEXATOR	SCHED.	SCHEDULE
ELEV. EMBED	ELEVATION / ELEVATOR EMBEDMENT	SECT. S.F.	SECTION SQUARE FOOT
E.N.	EDGE NAIL/SCREW	SHT	SHEET
EQ. EQUIP	EQUAL	SHT'G SIM.	SHEETING
E.S.	EQUIPMENT EACH SIDE	S.M.S.	SIMILAR SHEET METAL SCREW
E.W.	EACH WAY	SPEC.	SPECIFICATION
EXIST'G EXP	EXISTING EXPANSION	SQ. S.S.	SQUARE STAINLESS STEEL
EXT	EXTERIOR	STAGG.	STAGGERED
F.D.	FLOOR DRAIN	STD STIFF.	STANDARD
FDN F.F.	FOUNDATION FINISH FLOOR	STL.	STIFFENER STEEL
FIN.	FINISH	STRUCT'L	STRUCTURAL
FLR. F.N.	FLOOR FIELD NAIL	STS SYM	SELF TAPPING SCREW SYMMETRICAL
F.O.	FACE OF	SYS	SYSTEM
FRM'G	FRAMING	T & B	TOP AND BOTTOM
F.S. FT	FAR SIDE FEET / FOOT	T & G TEMP	TONGUE AND GROOVE TEMPORARY
FTG	FOOTING	THK	THINK
GA GALV	GAUGE GALVANIZED	THKN'D THRU	THICKENED
GALV G.I.	GALVANIZED IRON	T.L.	THROUGH TOTAL LOAD
GLB	GLU-LAMINATED BEAM	T.O.	TOP OF
GRD GYP	GRADE GYPSUM	T.S.G. TYP.	TAPERED STEEL GIRDER TYPICAL
H.D.	HOLDOWN	U.N.O.	UNLESS NOTED OTHERWISE
HDR	HEADER	U.T.	ULTRASONIC TESTING
HGR HORIZ	HANGER HORIZONTAL	VERT. W/	VERTICAL WITH
HRD	HARD	W/ W/O	WITHOUT
H.S.B. HT.	HIGH STRENGTH BOLT	WD WIN	WOOD WINDOW
HT. HVAC	HEIGHT HEATING, VENTILATION, & AIR CONDITIONING	WIN W.P.	WATERPROOF / WORK POINT
IN.	INCH	W.P.J.	WEAKENED PLANE JOINT
INSP. INT.	INSPECTION / INSPECTOR INTERIOR	WT. W.W.F.	WEIGHT WELDED WIRE FABRIC
JST	JOIST	W.W.M.	WELDED WIRE MESH
JT	JOINT		

### MINIMUM NAILING SCHEDULE BASE ON CBC TBL 2304.10.1

CONNECTION		NAILIN
SOLE PLATE to joist or blocking, ty SOLE PLATE to joist or blocking, at		16d at 16" o. 16d at 16" o.
TOP PLATE to stud, end nail		2-16
STUD to sole plate		4-8d toenail, or 2-16d end no
DOUBLE STUD, face nail		16d at 24" o.
DOUBLE TOP PLATES, typical face n DOUBLE TOP PLATE, lap splice	ail	16d at 16" o. 8—16
BLOCKING between joists or rafters	to top plate, toenail ea	ch end 3-8
RIM JOIST to top plate, toenail		8d at 6" o.
TOP PLATE, lap at intersections, fac	ce nail	2–16
HEADER, two pieces		16d at 16" o.c. along each edg
CEILING JOISTS to plate, toenail		3–8
BUILT-UP HEADER to stud, toenail		4–8
CEILING JOISTS, laps over partitions,	, face nail	3–16
CEILING JOISTSto parallel rafters, fa	ce nail	3–16
RAFTERS to plate, toenail		3–8
BUILD-UP CORNER studs (2x memb	pers)	16d at 24" o.
BUILD—UP GIRDERS and BEAMS (2x members)	top and bottom ar	20d at 32" o.c. o nd staggered on opposite side 2— 20 at ends and at each splic
JOIST to band joist, face nail		3–16
LEDGER STRIP, face nail		3–16

1. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED.
6d NAIL - 2" x 0.113"ø
8d NAIL - 2 1/2" x 0.131"ø
10d NAIL - 3" x 0.148"ø
16d NAIL - 3 1/2" x 0.162"ø
20d NAIL - 4" x 0.192"ø

2. 1"(INCH) = 25.4 mm

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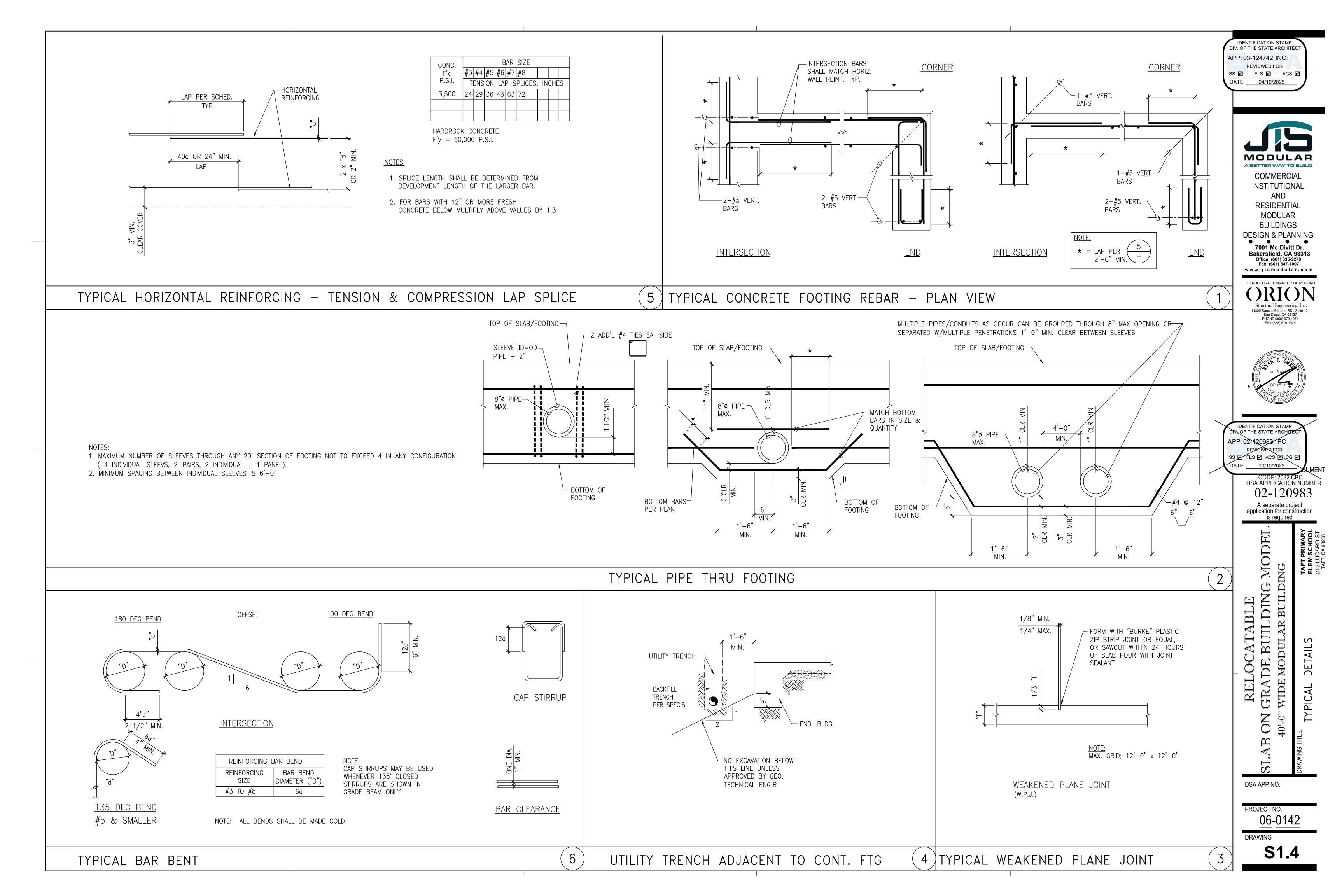
A separate project application for construction is required

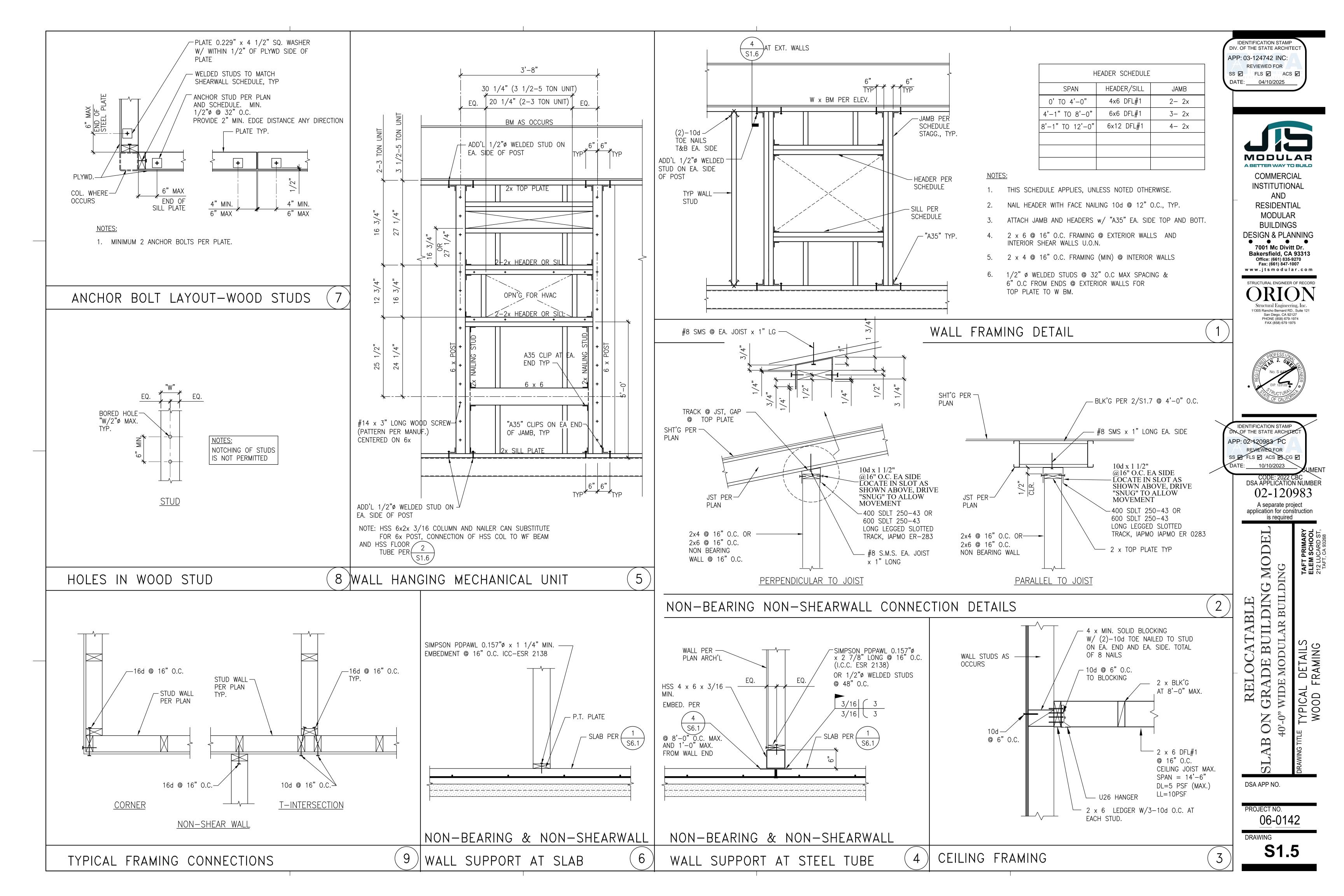
GRADE BUILDING MODEI WIDE MODULAR BUILDING

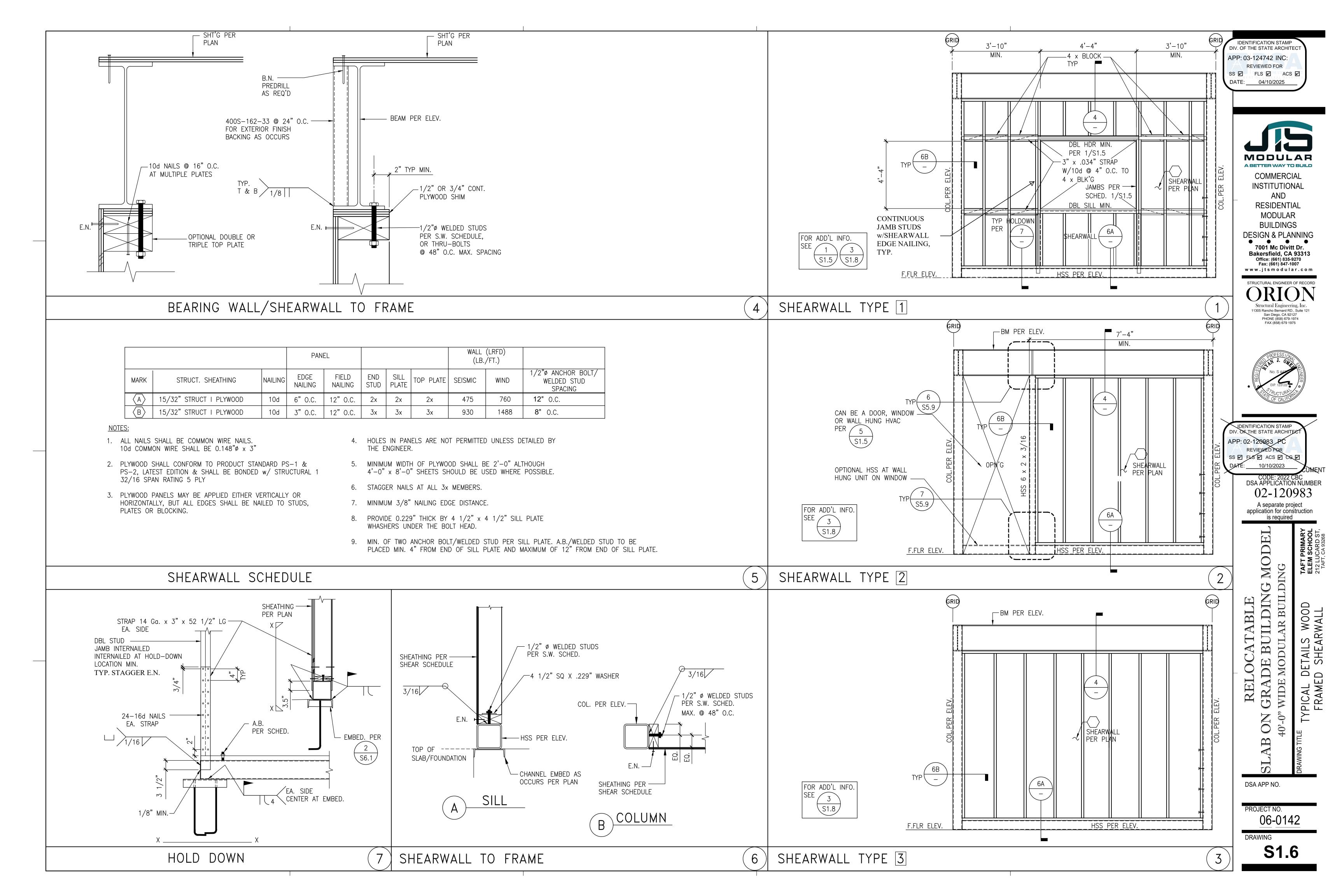
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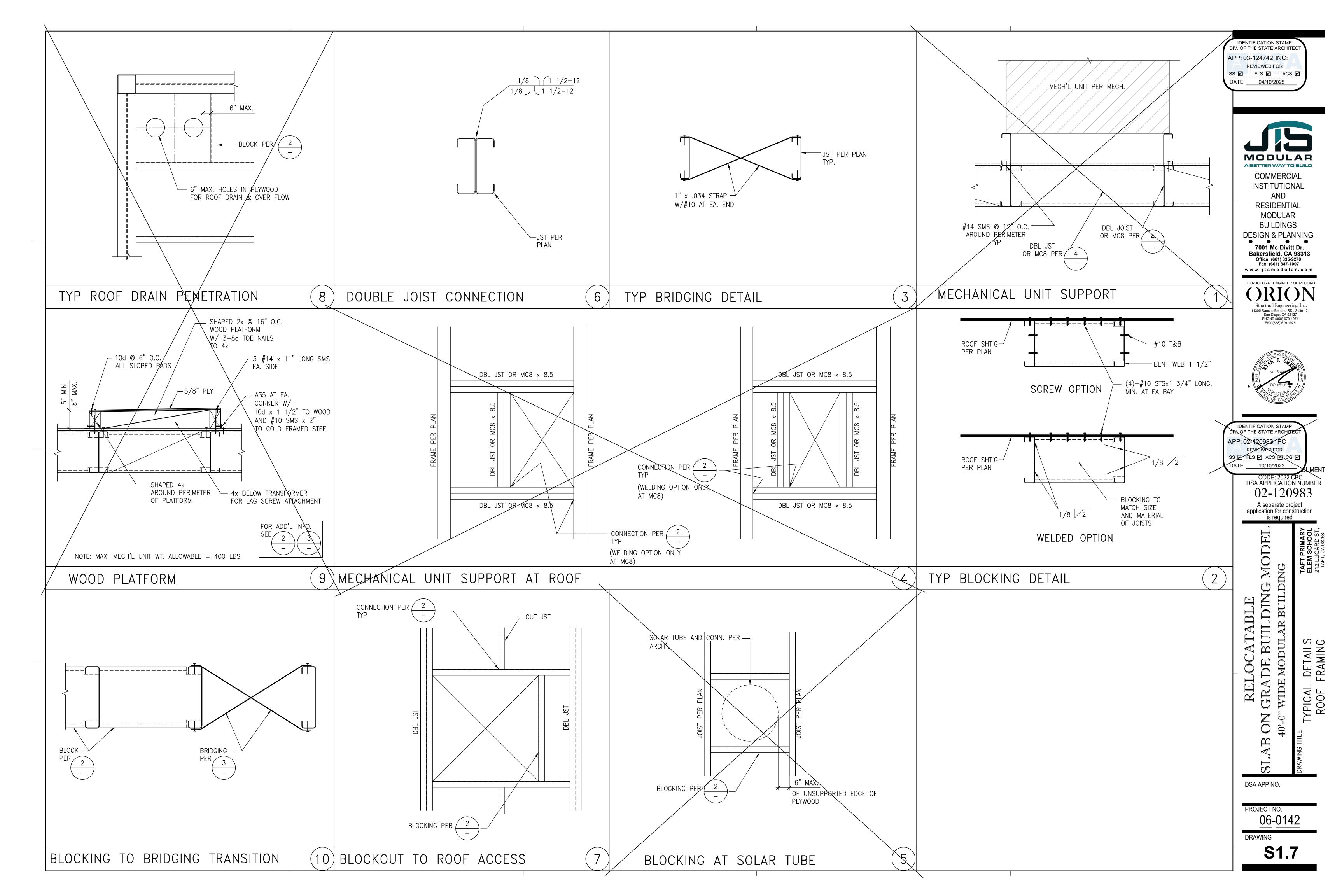
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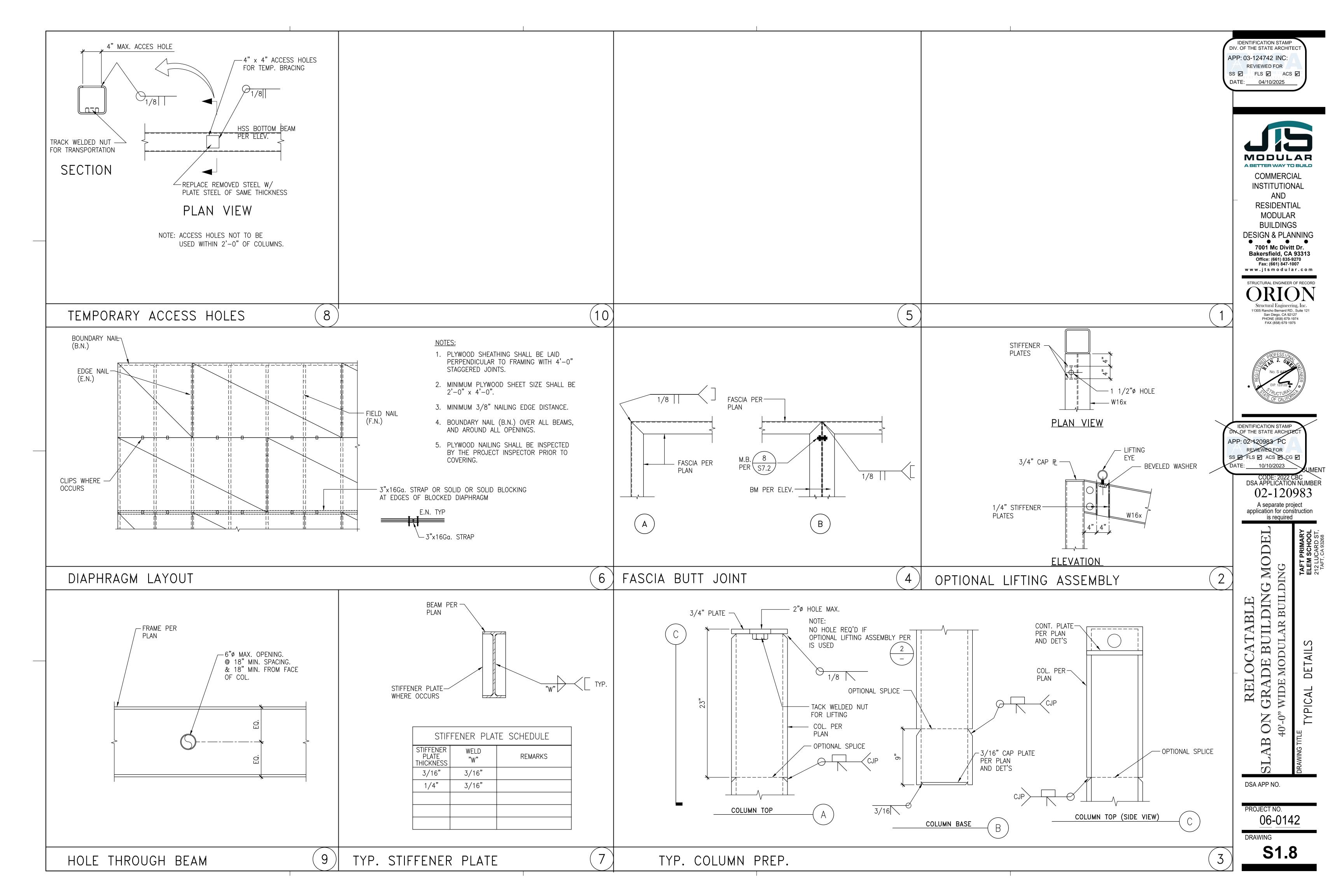
RELOCATABLE

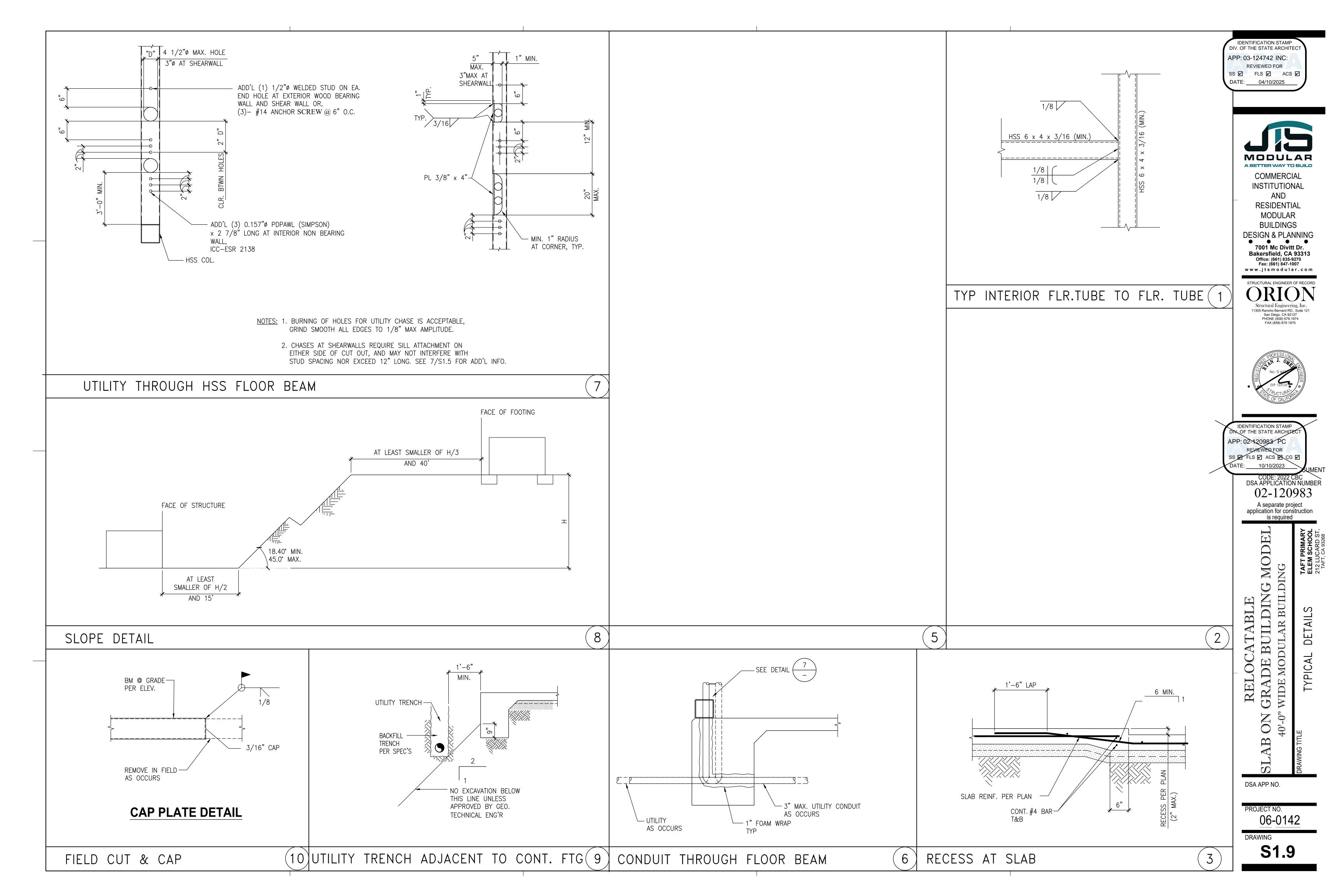


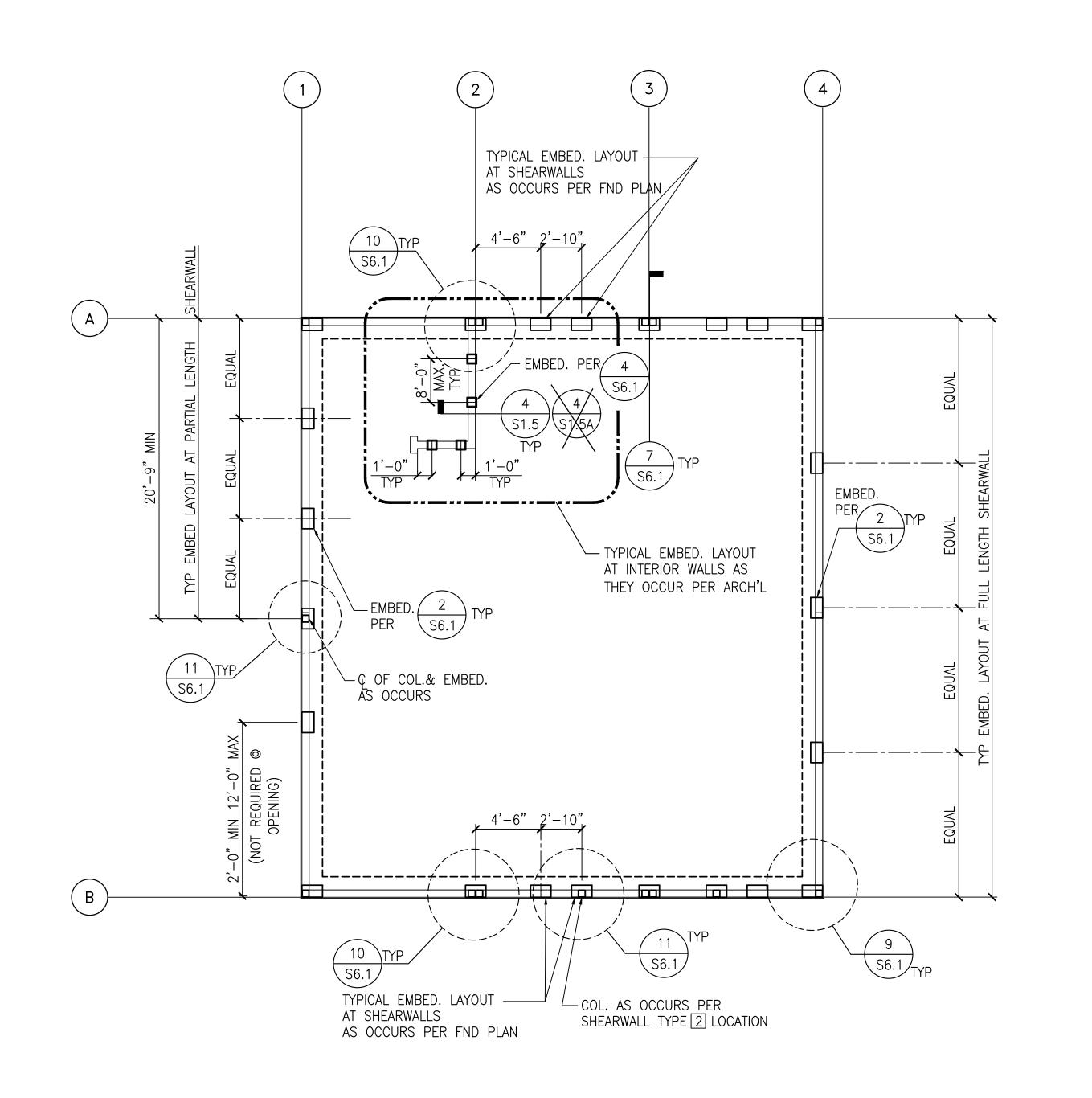












IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT APP: 03-124742 INC: REVIEWED FOR SS 🗹 FLS 🗹 ACS 🗹 DATE: 04/10/2025



COMMERCIAL INSTITUTIONAL AND

RESIDENTIAL MODULAR BUILDINGS

DESIGN & PLANNING

7001 Mc Divitt Dr. Bakersfield, CA 93313 Office: (661) 835-9270 Fax: (661) 847-1007 www.jtsmodular.com

STRUCTURAL ENGINEER OF RECORD Structural Engineering, Inc. 11305 Rancho Bernard RD., Suite 121 San Diego, CA 92127 PHONE (858) 679-1974 FAX (858) 679 1975



IDENTIFICATION STAMP DIV OF THE STATE ARCHITE APP: 02-120983 PC SS FLS ACS CG

PLAN NORTH

SCALE 3/16" = 1'-0"

CODE: 2022 CBC
DSA APPLICATION NUMBER

02-120983

A separate project application for construction is required

RELOCATABLE GRADE BUILDING MODEI WIDE MODULAR BUILDING

EMBEDMENT PLAN 3 MODULES

DSA APP NO.

06-0142

**S2.3** 

EMBEDMENT PLAN - 3 MODULES

LEGEND:

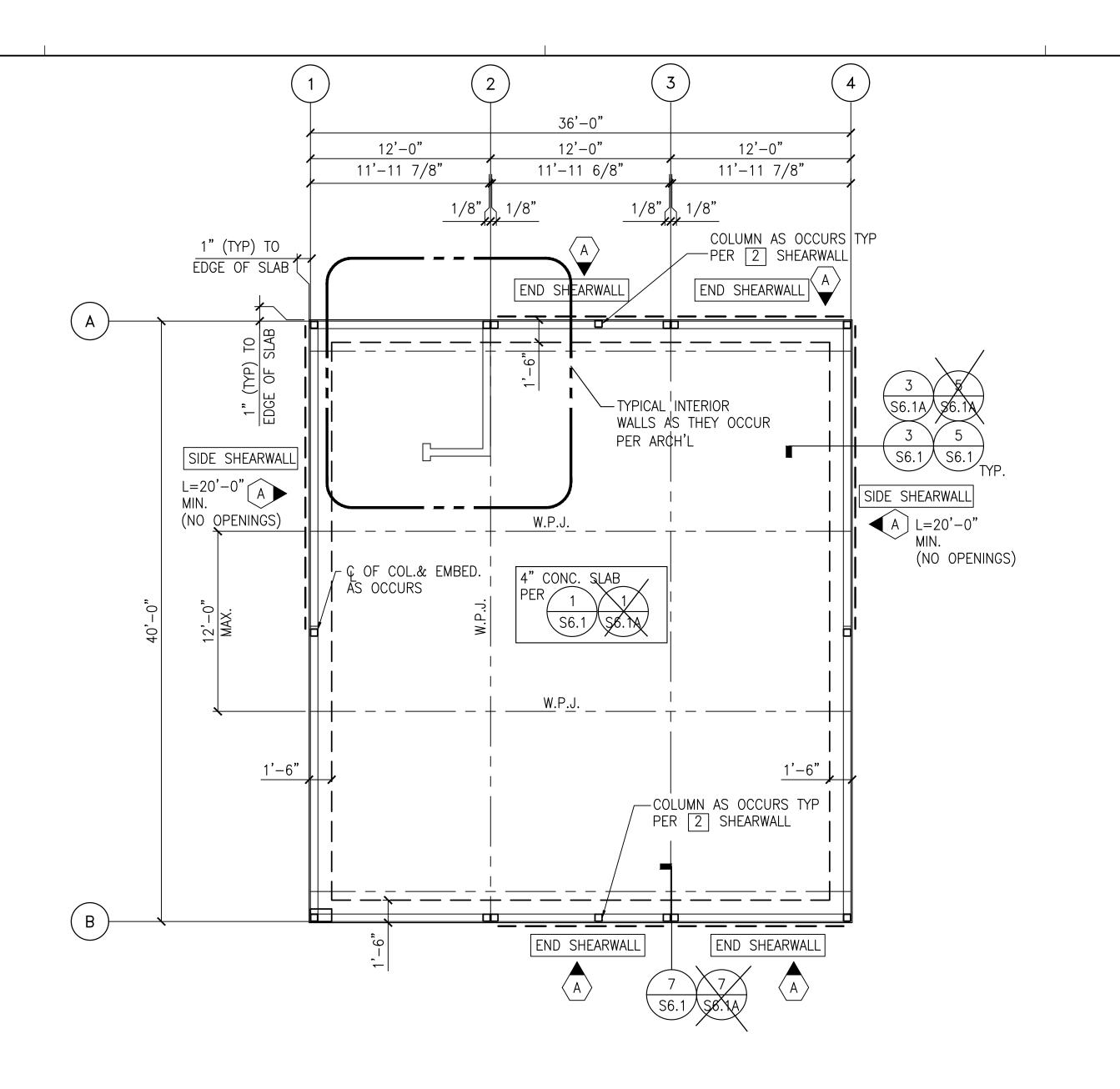
NOTES:

1. FOR TYPICAL DETAILS AND GENERAL NOTES, SEE SHEETS S1.1, S1.2, S1.3, S1.4, S1.5, S1.5A, S1.6, S1.6A, S1.7, S1.8 AND S1.9

2. FOR DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL AND FOUNDATION PLAN.

3. FOR SHEARWALL LOCATION SEE FOUNDATION PLAN.

4. FOR RESTROOM EMBEDMENT OPTION REFER TO S2.11



IDENTIFICATION STAMP DIV. OF THE STATE ARCHITEC APP: 03-124742 INC: REVIEWED FOR SS 🗹 FLS 🗹 ACS 🗹 DATE: 04/10/2025



COMMERCIAL INSTITUTIONAL AND

RESIDENTIAL MODULAR **BUILDINGS DESIGN & PLANNING** 

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IDENTIFICATION STAME DIV OF THE STATE ARCHITE APP: 02-120983 PC SS FLS ACS CG

SCALE 3/16" = 1'-0"

CODE: 2022 CBC
DSA APPLICATION NUMBER 02-120983

A separate project application is required

MODEI

PLAN ES

FOUNDATION 3 MODULE

DSA APP NO.

RELOCATABLE

PROJECT NO. 06-0142

**S3.3** 

FOUNDATION PLAN - 3 MODULES

### END SHEARWALL

- 1. MINIMUM 2 SHEARWALLS OF TYPES 1 2 OR 3 IS REQUIRED SEE SHEET S1.6 OR S1.6A
- 2. EACH SHEAR WALL ALONG GRID LINE (A) & (B) CAN BE REPOSITIONED ONE MODULE OVER FROM THE ILLUSTRATED LOCATION.

### SIDE SHEARWALL

1. MINIMUM OF 20'-0' PLYWOOD SHEATHING, STEEL 6  $\times$  6  $\times$  3/16 COLUMN IS REQUIRED AT END OF SHEARWALL CONNECTED
TO EMBED., SEE EMBED. PLAN FOR TYPES AND LOCATIONS.
SHEARWALL CAN BE POSITIONED AT ANY LOCATION ALONG THE LINE PROVIDED MINIMUM LENGTH IS ARCHIVED, AND STEEL COLUMNS ARE LOCATED AT END OF SHEARWALL & EMBED. IS CENTERED BELOW EACH COLUMN.

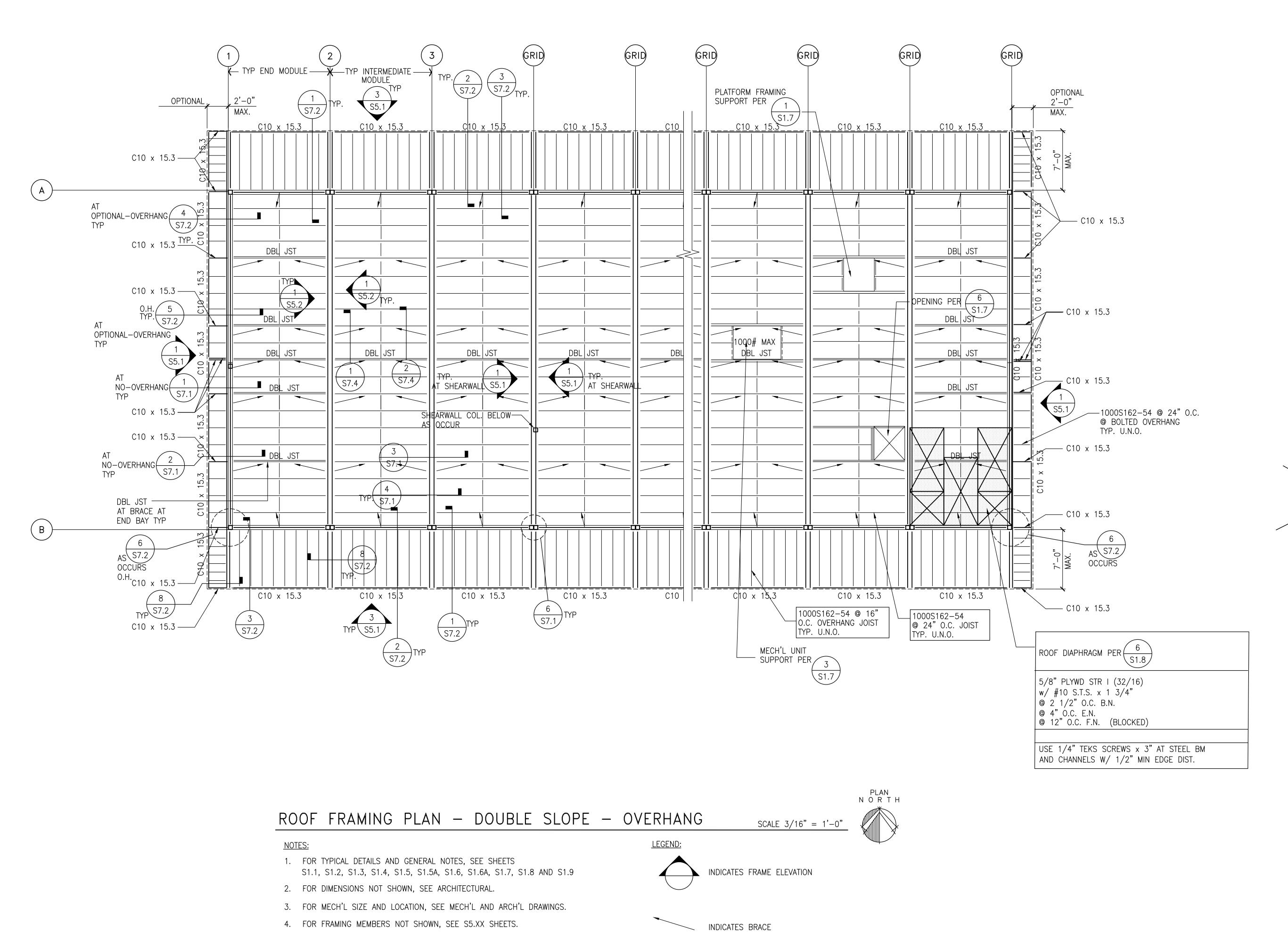
### LEGEND:

INDIATES SHEAR WALL FASTENING SCHEDULE AND LENGTH L=20'-0"

- 1. FOR TYPICAL DETAILS AND GENERAL NOTES, SEE SHEETS S1.1, S1.2, S1.3, S1.4, S1.5, S1.5A, S1.6, S1.6A, S1.7, S1.8 AND S1.9
- 2. FOR DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL.

INDICATES EXTERIOR WALL

- 3. PRIOR TO CONSTRUCTION, VERIFY ALL DIMENSION WITH THE ARCHITECTURAL DRAWINGS
- 4. INTERIOR NON-BEARING WALLS CAN BE PLACED ANYWHERE WITHIN THE STRUCTURAL SHELL.
- 5. EXTERIOR NON-STRUCTURAL FRAMING NOT SHOWN, SHALL BE BY ARCH'L.
- MIRROR OF THE BUILDING IS ACCEPTABLE.
- 7. FOR FOUNDATION PLAN OF RESTROOM OPTION, REFER TO \$3.11



---- INDICATES BLK'G/BRIDGING,

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITEC APP: 03-124742 INC: REVIEWED FOR SS 🗹 FLS 🗹 ACS 🗹 DATE: 04/10/2025



COMMERCIAL INSTITUTIONAL AND

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DSA APPLICATION NUMBER

02-120983

A separate project application is required

MODEI

RELOCATABLE

GRADE BUILDING N

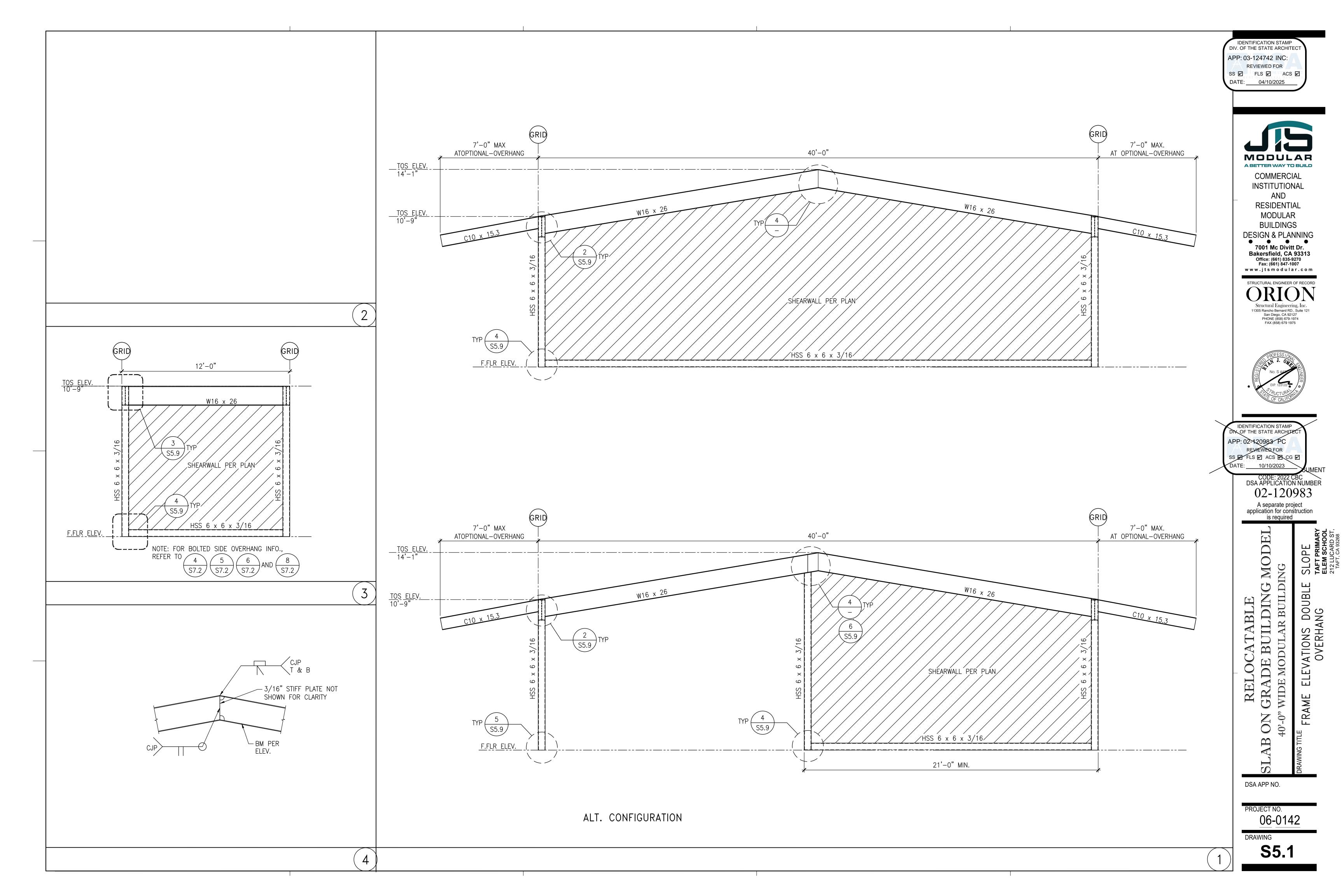
WIDE MODULAR BUILDIN FRAMING PLAN SLOPE OVERHANG

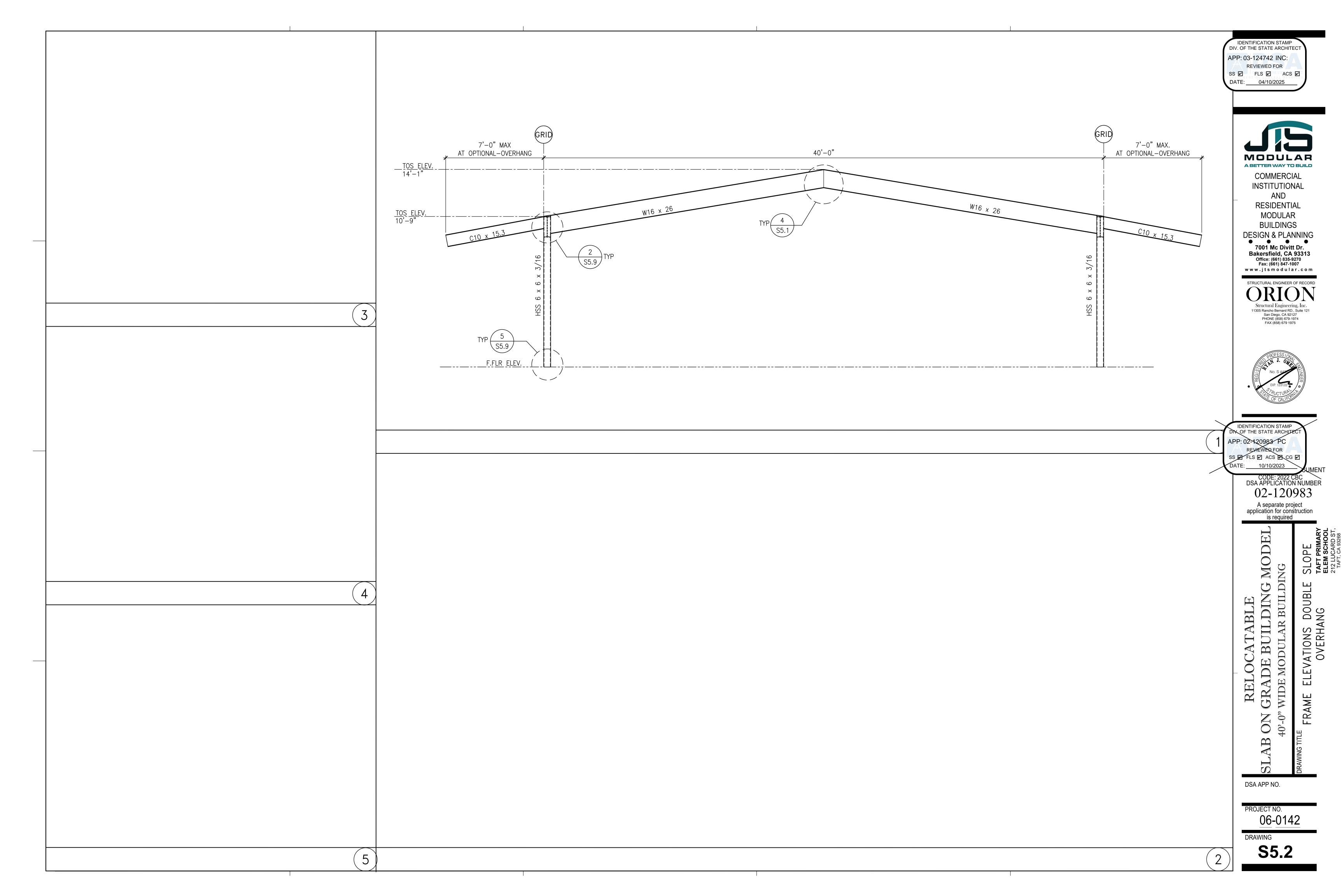
ROOF DOUBLE

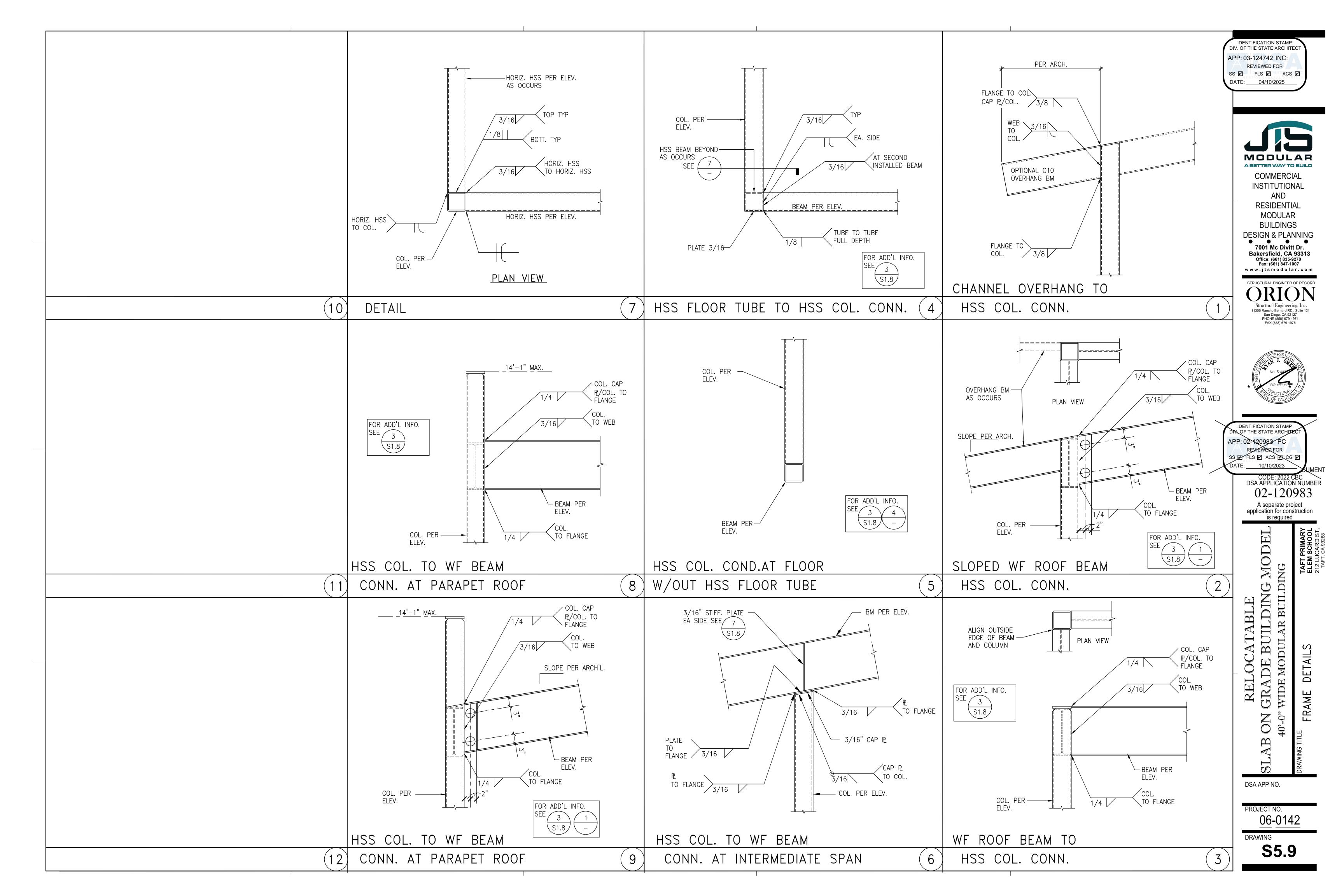
DSA APP NO.

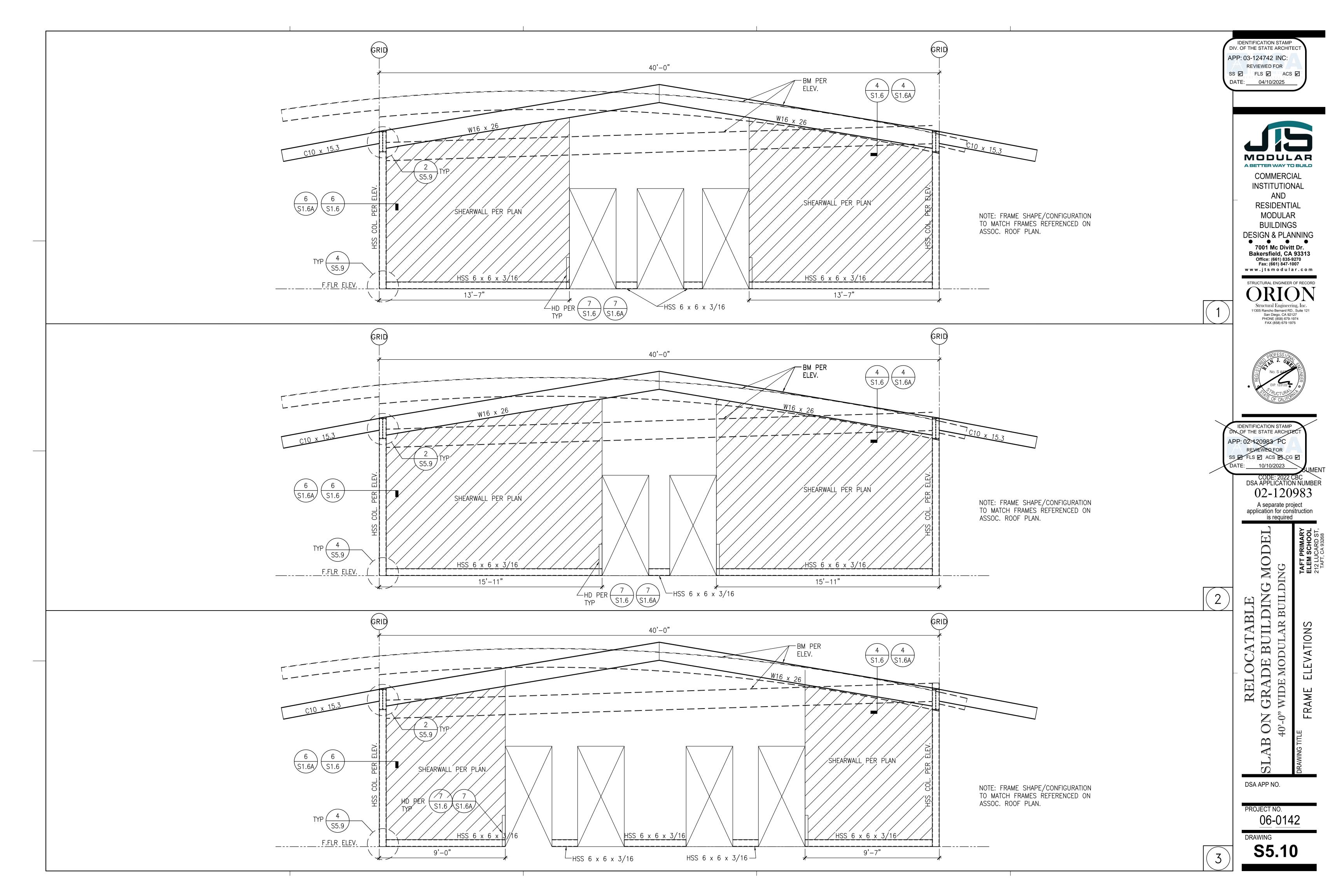
06-0142

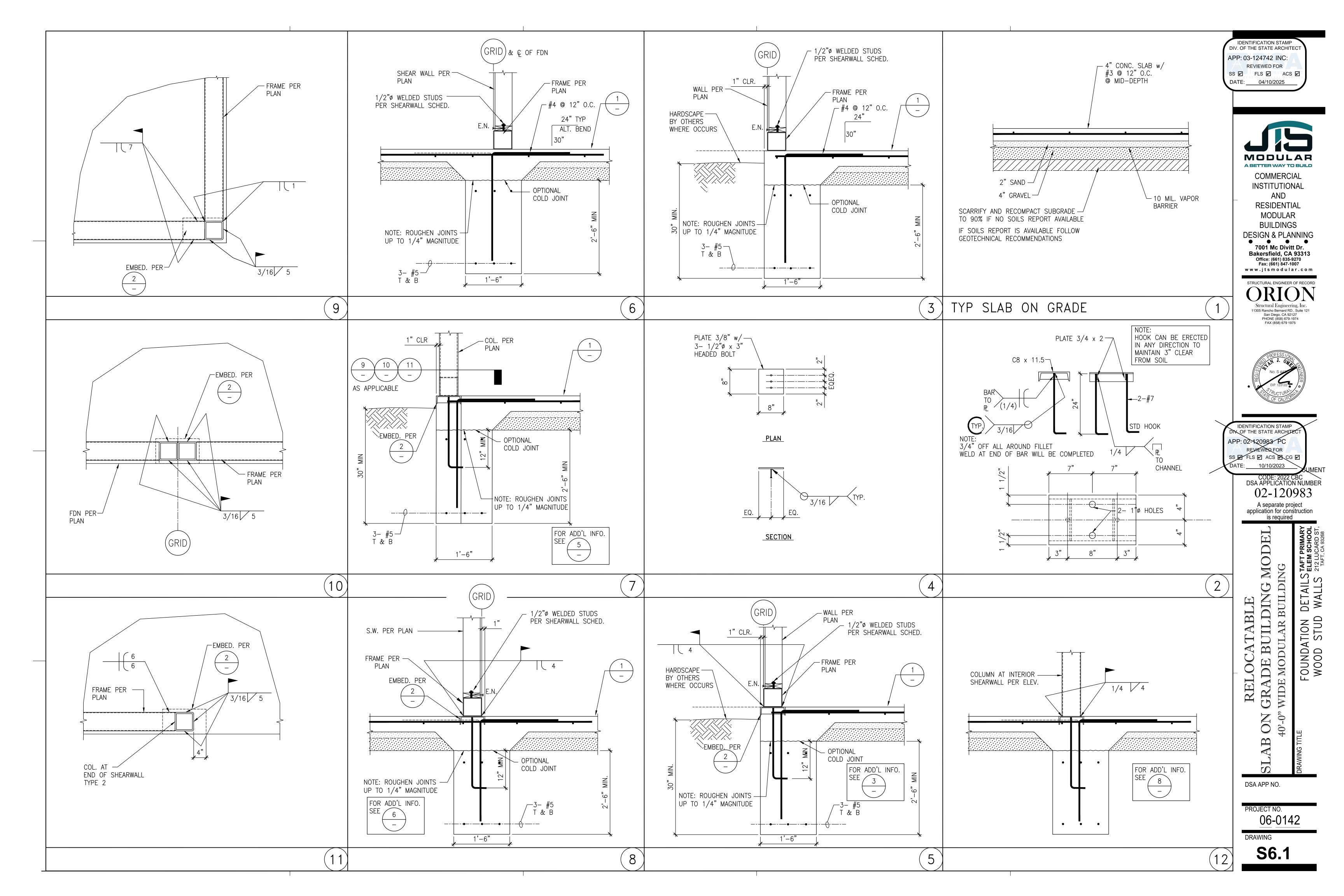
**S4.1** 

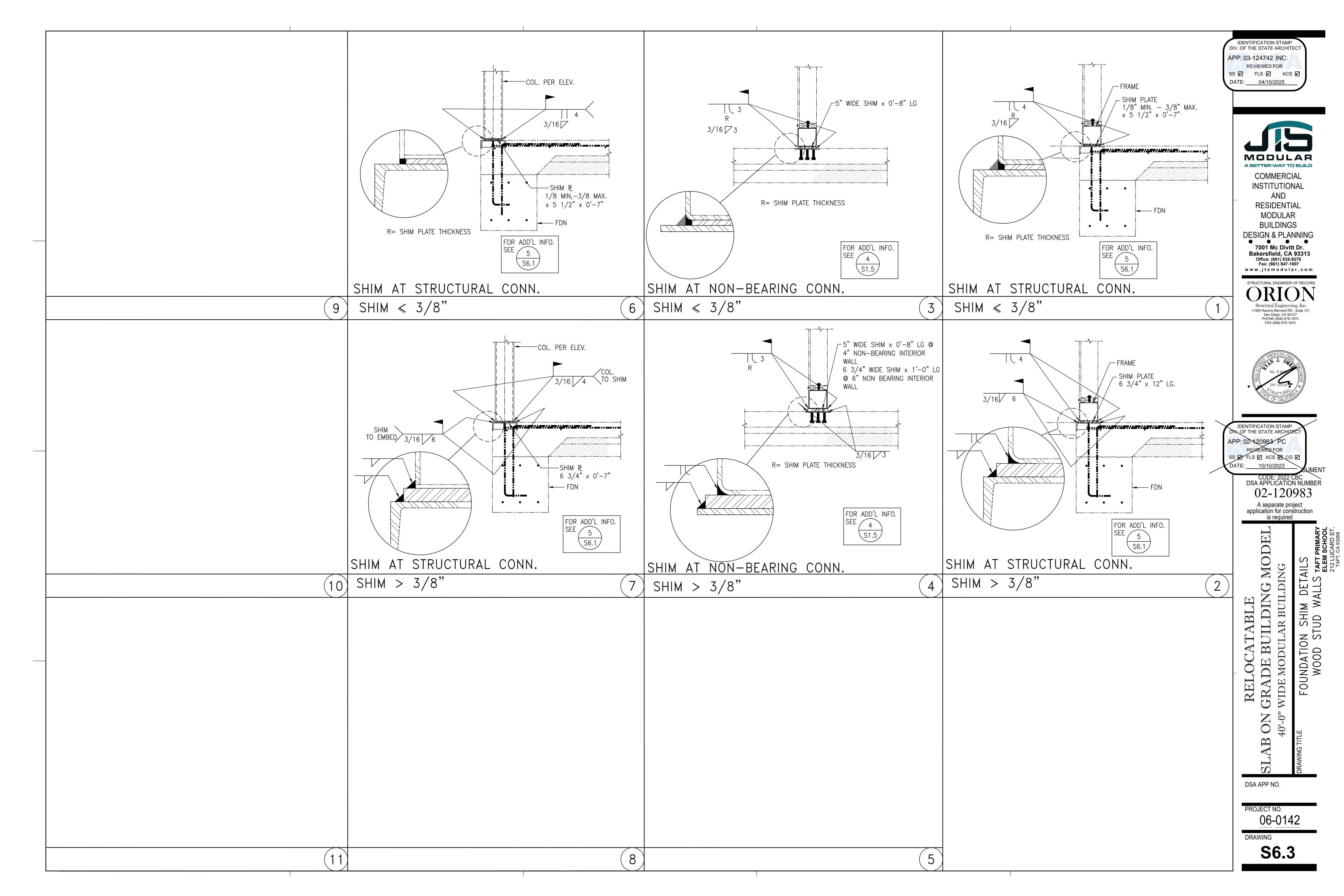


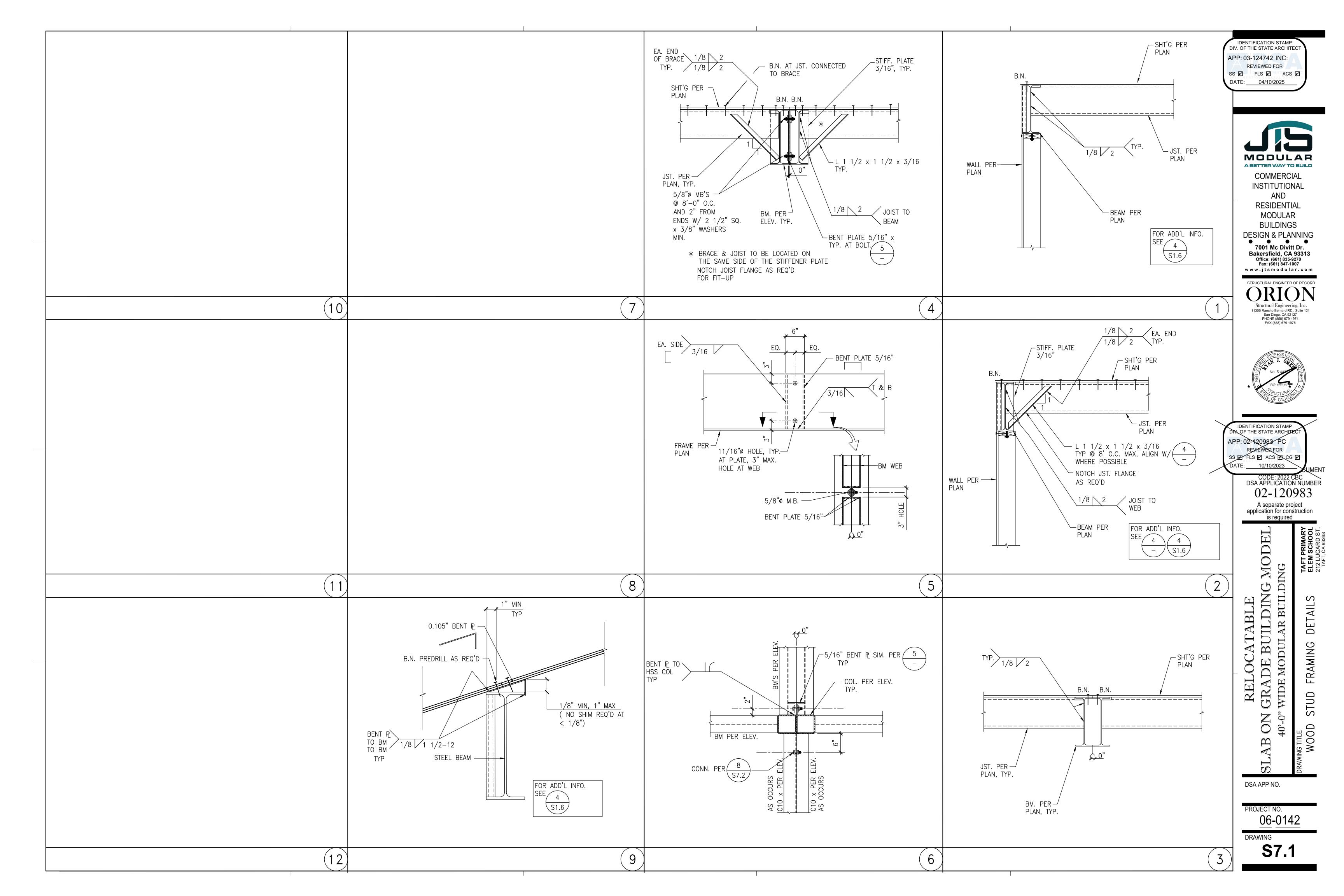


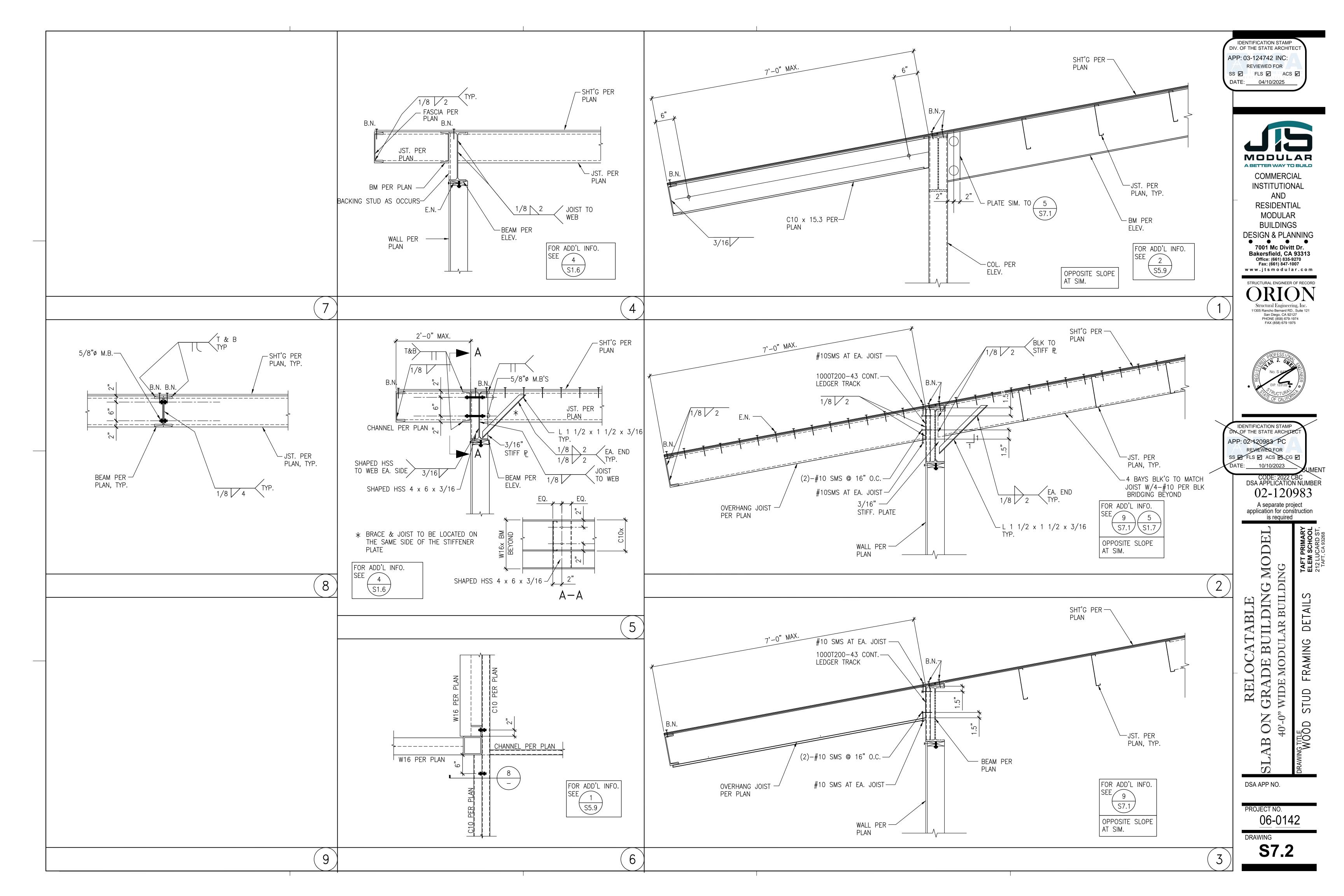


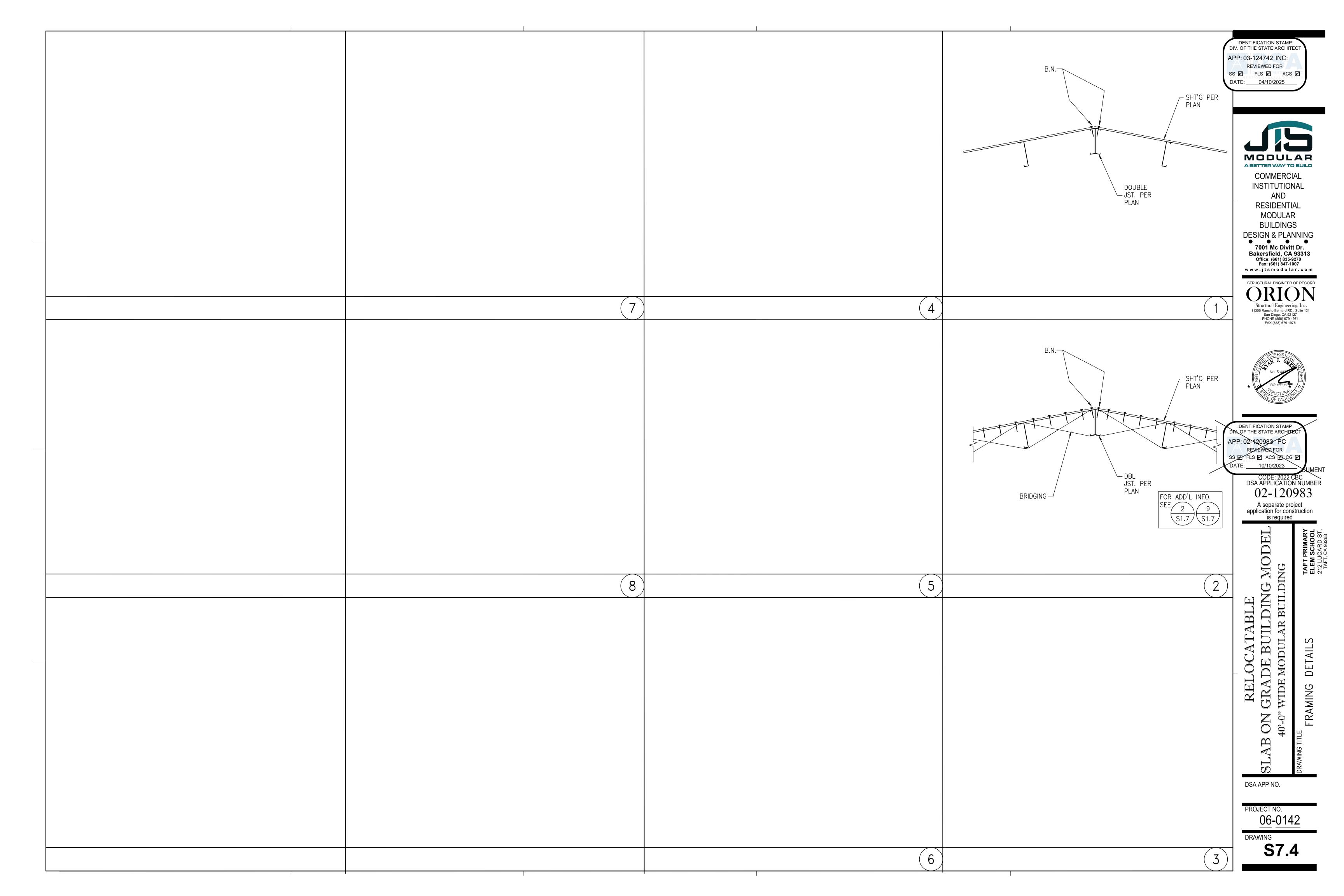












## GENERAL MECHANICAL NOTES

#### BASIC MECHANICAL MATERIALS AND METHODS

A. LABOR, MATERIALS, TOOLS, AND SERVICES FOR A COMPLETE INSTALLATION OF EQUIPMENT AND SYSTEM CONTAINED

- B. PRINCIPAL FEATURES OF THE WORK INCLUDED ARE
  - HEATING, VENTILATING, AIR CONDITIONING SYSTEMS, CONTROLS, AND MECHANICAL SYSTEM INSULATION. ROOF CURBS FOR HVAC SYSTEMS, INTAKE HOODS, LOUVERS, SUPPLY FANS, AND RELIEF VENTS FURNISHED AND SET UNDER THIS DIVISION.
  - REFRIGERANT PIPING, CONNECTIONS, REFRIGERANT AND REFRIGERANT CHARGES EXCAVATING AND BACKFILLING FOR MECHANICAL WORK; COORDINATE WITH APPROPRIATE TRADE
  - ANCHOR BOLTS, SLEEVES. SUPPORTS AND SIMILAR ITEMS TO BE BUILT INTO CONCRETE OR MASONRY PREPARATION FOR TESTING AND BALANCE OF MECHANICAL SYSTEMS AND CORRECTING DEFICIENCIES.
  - PREPARATION AND SUBMITTAL OF SHOP DRAWING AND PRODUCT DATA. MAINTAINING A RECORD SET OF BLUE LINE PRINTS AND MAKING THEM TO INDICATE LOCATIONS OF CONCEALED ITEMS, AND DEVIATIONS MADE TO SUIT CONDITIONS AND PRODUCTION OF MECHANICAL AS- BUILT (RECORD) DRAWINGS.
- A. SUBMITTAL OF BID IMPLIES BIDDER HAS READ APPLICABLE PARAGRAPHS OF THE SPECIFICATIONS AND WILL BE BOUND BY THEIR CONDITIONS.

## A. CONFORM WITH LOCAL CONDITIONS. COORDINATE WITH LOCAL UTILITIES ON SIZE OF UTILITY SERVICE.

A. THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) DESCRIBE THE MECHANICAL WORK OF THIS PROJECT ANY ITEMS MENTIONED IN ONE PART SHALL B. THE CONTRACT DOCUMENTS FORM A GUIDE FOR A COMPLETE MECHANICAL INSTALLATION. WHERE AN ITEM IS REASONABLY NECESSARY BUT NOT SPECIFICALLY MENTIONED, SUCH AS DUCT HANGERS OR TRANSITIONS, PIPING OFFSETS, DRAINS, ETC., FOR A COMPLETE SYSTEM, PROVIDE SAME

C. MECHANICAL LAYOUTS INDICATED ON DRAWINGS ARE DIAGRAMMATIC ONLY. EXACT LOCATIONS OF DUCTS, AND EQUIPMENT SHALL BE GOVERNED BY THE DRAWINGS

- A. NO DEVIATIONS FROM SPECIFICATIONS AND DRAWINGS SHALL BE MADE WITHOUT FULL KNOWLEDGE AND WRITTEN CONSENT OF CONSTRUCTION MANAGER. B. SHOULD CONTRACTOR FIND, DURING PROGRESS OF WORK, CONDITIONS WHICH DICTATE A MODIFICATION OF ANY PARTICULAR REQUIREMENTS, REPORT SUCH ITEM
- PROMPTLY FOR DECISION OF INSTRUCTIONS. C. EQUIPMENT OR MATERIALS MAY NOT VARY FROM THE APPROVED PLANS.

C. EMPLOY ONLY QUALIFIED JOURNEYMEN FOR THIS WORK. EMPLOY COMPETENT, QUALIFIED MECHANICS TO SUPERVISE THE WORK.

A. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES.

B. COMPLY WITH APPLICABLE REQUIREMENTS OF RECOGNIZED INDUSTRY ASSOCIATIONS WITH PROMULGATE STANDARDS FOR THE VARIOUS TRADES. (SEE DIVISIONS 21

- A. PERFORM WORK SPECIFIED IN DIVISIONS 21 THRU 23 IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS LISTED BELOW, AND SUCH STANDARDS THAT
- MAY BE SPECIFIED IN OTHER SECTIONS. WHEN THESE SPECIFICATIONS ARE MORE STRINGENT, THEY TAKE PRECEDENCE. IN CASE OF CONFLICT, OBTAIN A DECISION FROM THE MECHANICAL ENGINEER
- NFPA 54: NATIONAL FUEL AND GAS CODE. NFPA 90A: AIR CONDITIONING AND VENTILATION SYSTEMS.
- NFPA 101: LIFE SAFETY CODE. APPLICABLE STATE BUILDING CODE APPLICABLE STATE MECHANICAL CODE
- ACCESSIBILITY REQUIREMENTS ANSI A117.1, ADA, AND CBC CHAPTER 11-B APPLICABLE STATE ENERGY CODE.
- AGA: AMERICAN GAS ASSOCIATION
- ANSI: AMERICAN NATIONAL STANDARDS INSTITUTE. ARI: AMERICAN REFRIGERATION INSTITUTE
- ASHRAE: AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS. ASME: AMERICAN SOCIETY FOR MECHANICAL ENGINEERS.
- ASTM: AMERICAN SOCIETY FOR TESTING AND MATERIALS
- MSS: MANUFACTURER'S STANDARDIZATION SOCIETY OF THE VALVE AND FITTING INDUSTRY.
- NFPA: NATIONAL FIRE PROTECTION ASSOCIATION. 16. SMACNA: SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION.
- UI: UNDERWRITERS' LABORATORIES. INC.

## 18. TITLE 24 CODES: SEE SHEET E-0.01

- A. CAREFULLY EXAMINE SPECIFICATIONS AND DRAWINGS TO BE THOROUGHLY FAMILIAR WITH ITEMS WHICH REQUIRE HVAC CONNECTIONS AND COORDINATION. B. COORDINATE WITH OTHER DIVISIONS TO LEAVE PROPER CHASES AND OPENINGS. PLACE OUTLETS, ANCHORS, SLEEVES, AND SUPPORTS PRIOR TO POURING CONCRETE OF INSTALLATION OF MASONRY WORK.
- A. SUBMITTALS ARE ONLY REQUIRED FOR SPECIFIC ITEMS OF EQUIPMENT OR MATERIAL LISTED IN INDIVIDUAL SECTIONS OF THESE SPECIFICATIONS. B. WITHIN 15 DAYS AFTER AWARD OF CONTRACT FOR THIS WORK, SUBMIT A LIST OF PROPOSED MANUFACTURERS (OF EQUIPMENT OR MATERIAL TO BE USED) FOR APPROVAL. SUBMIT THIS LIST BEFORE SUBMITTAL OF SHOP DRAWINGS AND PRODUCT DATA, AND OBTAIN APPROVAL BEFORE SUBMITTING REQUIRED ITEMS. C. SHOP DRAWINGS (NOT REQUIRED FOR OWNER FURNISHED EQUIPMENT).
- A. INSOFAR AS POSSIBLE, DELIVER ITEMS IN MANUFACTURER'S ORIGINAL UNOPENED PACKAGING. WHERE THAT IS NOT PRACTICAL, COVER ITEMS WITH PROTECTIVE MATERIALS TO KEEP THEM FROM BEING DAMAGED. USE CARE IN LOADING, TRANSPORT, UNLOADING, AND STORAGE TO KEEP ITEMS FROM BEING DAMAGED.
- A. MATERIALS USED ANYWHERE IN THE WORK MUST HAVE NFPA RATINGS AS FOLLOWING:
- FLAME SPREAD NOT OVER 25 SMOKE DEVELOPED - NOT OVER 50 FUEL CONTRIBUTED - NOT OVER 25

### R. MATERIALS SHALL BE "SELE EXTINGUISHING

- A. OBTAIN, PAY FOR, AND DELIVER PERMITS, CERTIFICATION OF INSPECTION, AND OTHER SUCH ITEMS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION, DELIVER CERTIFICATION TO THE CONSTRUCTION MANAGER PRIOR TO FINAL ACCEPTANCE OF THE WORK. AN INSPECTION CERTIFICATE FOR EACH CLASS OF WORK REQUIRING INSPECTION MUST BE SUBMITTED PRIOR TO OR WITH THE FINAL PAYMENT INVOICE. THE RESPONSIBLE TRADE CONTRACTOR MUST MAKE APPLICATION FOR THE INSPECTION, COORDINATE SAME AND PAY THE REQUIRED INSPECTION FEE.
- A. WORK FURNISHED UNDER THE CONTRACT SHALL BE WARRANTED AGAINST DEFECTS IN WORKMANSHIP AND ( CONTRACTOR FURNISHED) MATERIALS FOR A PERIOD OF NOT LESS THAT ONE (1) YEAR, OR AS OTHERWISE SPECIFIED, FROM THE DATE OF FINAL ACCEPTANCE OF THE INSTALLATION, DEFECTS OF WORKMANSHIP DEVELOPING DURING THIS PERIOD SHALL BE REMEDIED, AND DEFECTIVE MATERIAL REPLACED, WITHOUT ADDITIONAL COST. WHEN DEFECTS IN A TRADE CONTRACTOR'S WORK CAUSES DAMAGE TO THE WORK OF THE OTHER TRADE CONTRACTORS SUCH DAMAGE SHALL BE REPAIRED BY THE TRADE CONTRACTOR CAUSING DAMAGE AND WORK RESTORED TO ITS ORIGINAL CONDITION, AT THE EXPENSE OF THE TRADE CONTRACTOR THAT CAUSED THE DAMAGE

### PART 2 - PRODUCTS

- .1 MATERIALS AND EQUIPMENT A. WITHIN THE CONTRACT DOCUMENTS RELATING TO MECHANICAL WORK, MANUFACTURER'S NAMES, CATALOG NUMBERS, AND OTHER PROPRIETARY REFERENCES TO MATERIALS AND EQUIPMENT ARE MADE. SUCH REFERENCES ARE MADE TO ESTABLISH THE STANDARDS OF QUALITY AND TYPE REQUIRED, AND NOT TO LIMIT COMPETITION. ACCEPTABLE MANUFACTURER'S OF COMPETITIVE PRODUCTS ARE LISTED IN APPLICABLE SECTIONS AS "APPROVED EQUALS". REASONABLE REQUESTS FOR SUBSTITUTION OR ADDITIONS TO "APPROVED EQUALS" WILL BE CONSIDERED, BUT THE ARCHITECT WILL BE THE SOLE JUDGE OF ACCEPTABILITY
- OF ITEMS PROPOSED AS SUBSTITUTE: B. MATERIALS AND EQUIPMENT USED IN CARRYING OUT THESE SPECIFICATIONS SHALL BEAR UL OR OTHER RECOGNIZED TESTING LABORATORY LABEL WHEN SUCH LABELS ARE AVAILABLE.

## PART 3 - EXECUTION

- A. MECHANICAL LAYOUTS INDICATED ON DRAWINGS ARE DIAGRAMMATIC. EXACT LOCATIONS OF DUCT, AND EQUIPMENT MAY VARY BECAUSE OF CONFLICTS WITH WORK OF OTHER TRADES. WORK OUT CONFLICTS WHERE RELOCATION'S WILL NOT AFFECT OPERATION OR APPEARANCE OF SYSTEMS. B. LOCATE EQUIPMENT REQUIRING PERIODIC SERVICING SO THAT IT IS READILY ACCESSIBLE. DO NOT BACK UP SERVICE SIDES TO WALLS, NOR PLACE IT TOO CLOSE TO OTHER EQUIPMENT TO MAKE SERVICE IMPRACTICAL. EQUIPMENT SERVICE CLEARANCE SHALL MEET MINIMUM ACCEPTABLE DISTANCE AS RECOMMENDED

## 3.2 UTILITIES EXCAVATING AND BACKFILLING

- A. PERFORM TRENCHING, EXCAVATING, BACKFILLING FOR MECHANICAL WORK IN ACCORDANCE WITH THE APPROPRIATE SECTIONS AND AS SET FORTH BELOW
- PERFORM WORK NECESSARY FOR INSTALLATION OF MECHANICAL UTILITIES. DEPTH OF EXCAVATION TO PROVIDE A MINIMUM OF 3' ABOVE TOP OF PIPE. EXCAVATION TO BE CARRIED TO A DEPTH OF AT LEAST 6" BELOW BOTTOM OF PIPE ELEVATION. FILL BELOW PIPE (6"), AROUND PIPE, AND A MINIMUM OF 12" ABOVE PIPE WIT SAND OR CLASS "B" CRUSHED STONE TAMPED FIRM AND EVEN. SEPARATE TOPSOIL DURING EXCAVATION. FINAL LAYER OR DIRT (12" MINIMUM) TO BE TOPSOIL. TRENCHES TO BE AT LEAST 18" WIDER THAN PIPE WITH BATTER BOARDS PLACED EVERY 25'. BACKFILLING SHALL BE DONE TO EXCLUDE USE OF ROCK OR STONE ABOVE SAND OR CRUSHED STONE.
- 3.3 CUTTING AND PATCHING A. REPAIR OR REPLACE ROUTINE DAMAGE CAUSED BY CUTTING IN PERFORMANCE OF CONTRACT.
  - R CORRECT UNNECESSARY DAMAGE CAUSED DUE TO INSTALLATION OF MECHANICAL WORK C. PERFORM REPAIRS WITH MATERIALS WHICH MATCH EXISTING AND INSTALL IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THESE SPECIFICATIONS OR THE REST STANDARDS OF THE INDUSTRY
- 3.4 CONNECTION TO EQUIPMENT

A. CONNECT OR INSTALL EQUIPMENT SHOWN ON MECHANICAL DRAWINGS THAT REQUIRE MECHANICAL HOOKUPS.

- A. IF EQUIPMENT IS PLACED IN SERVICE PRIOR TO ACCEPTANCE OF THE PROJECT, OPERATE EQUIPMENT STRICTLY IN ACCORDANCE WITH MANUFACTURER'S
- ISTRUCTIONS. INSTALL NEW FILTERS IN EQUIPMENT PRIOR TO OWNER OCCUPYING BUILDING B. EMPLOY COMPETENT, QUALIFIED PERSONNEL IN OPERATION OF THE EQUIPMENT.
- PROVIDE FOR PROPER OPERATION AND CLEANLINESS. ). OPEN UP EQUIPMENT FOR INSPECTION AS DIRECTED BY THE SUPERINTENDENT.
- LUBRICATE EQUIPMENT AND PERFORM SUCH OTHER MAINTENANCE AS REQUIRED TO PLACE IT IN FIRST CLASS OPERATING CONDITION. DURING MANUFACTURING DUCT OPENINGS AND MECHANICAL EQUIPMENT SHALL BE PROTECTED THROUGH SHIPMENT AND START UP TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS ENTERING THE SYSTEM.

#### END OF SECTION

#### SECTION 2 HEATING, VENTILATION AND AIR CONDITIONING

#### PART 1 - GENERAL

- 1.1 RELATED DOCUMENTS A. REFER TO DRAWINGS AND CONTRACT FOR MATERIALS FURNISHED BY OWNER, INSTALLED BY CONTRACTOR OR FURNISHED AND INSTALLED BY OWNER.
- A. FURNISH ALL LABOR, SUPERVISION, AND EQUIPMENT ( UNLESS EQUIPMENT IS SPECIFICALLY NOTED AS 'OWNER FURNISHED' ) FOR THE COMPLETE INSTALLATION OF HEATING, VENTILATION, AND AIR CONDITIONING SYSTEM TOGETHER WITH ALL NECESSARY AUXILIARIES AND APPURTENANCES.
- A. MANUFACTURER'S QUALIFICATIONS INSTALL PACKAGED UNITS, AS INDICATED IN THE DRAWINGS, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS. PROVIDE RELATED PRODUCTS AND ACCESSORIES FROM ONE MANUFACTURER. STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S
- RECOMMENDATION PROTECTING FROM DIRT. MOISTURE, CONTAMINANTS, AND WEATHER. B. CODES AND STANDARDS - PERFORM ALL INSTALLATION IN ACCORDANCE WITH THE LATEST STANDARDS AS RECOGNIZED BY ASHRAE, SMACNA AND ALL
- APPLICABLE STATE AND LOCAL CODES AND ORDINANCES C. WORKMANSHIP - EXPERIENCED, WELL - TRAINED WORKERS, COMPETENT TO COMPLETE THE WORK AS SPECIFIED, SHALL PERFORM LABOR IN CONFORMANCE WITH GENERALLY ACCEPTED TRADE STANDARDS. INSTALL ALL EQUIPMENT SQUARE AND PLUMB ALLOWING ACCESS FOR PROPER OPERATION, ADJUSTMENT AND
- 1.4 STRUCTURAL AND SPACE CONDITIONS A. ALL WORK SHALL AVOID OBSTRUCTIONS AND INTERFERENCE WITH OTHER TRADES, PRESERVE HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR AND
- 1.5 VIBRATION AND NOSE
- A. INSTALL EACH OF THE VARIOUS PIECES OF EQUIPMENT TO OPERATE WITHOUT OBJECTIONABLE VIBRATION OR NOISE.
- A. CUTTING OR PATCHING NECESSARY TO PERMIT THE INSTALLATION OF ANY WORK UNDER THIS CONTRACT SHALL BE THE RESPONSIBILITY OF THIS TRADE. CUTTING AND PATCHING SHALL BE COORDINATED WITH OTHER TRADES SO AS NOT TO IMPACT OTHER WORK

- A. TEST AND BALANCE SHALL BE PERFORMED BY A NATIONALLY QUALIFIED TEST AND BALANCE COMPANY. BALANCE COMPANY SHALL BE AN NEBB COMPANY. B. CONTRACTOR SHALL COORDINATE TESTING WITH THE TESTING AND BALANCE COMPANY. ALL SYSTEMS SHALL BE FULLY OPERATIONAL PRIOR TO COMMENCEMENT
- OF TESTING. CORRECT ALL DEFICIENCIES NOTED IN THE TEST AND BALANCE REPORT WITHIN THREE DAYS OR PRIOR TO ACCEPTANCE OF THE PROJECT. C. ASSUME RESPONSIBILITY FOR CORRECTING ALL ITEMS DETERMINED TO BE THE RESULT OF IMPROPER OR INCOMPLETE INSTALLATION. EXTRA TESTING REQUIRED DUE TO SUCH DEFICIENCIES WILL BE AT CONTRACTOR'S EXPENSE D. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEST REPORTS TO THE LOCAL BUILDING AND HEALTH DEPARTMENTS AS REQUIRED FOR CERTIFICATE OF
- E. OUTSIDE AIR SETTING ON A HVAC UNIT SHALL BE PERFORMED BY AN INDEPENDENT CERTIFIED COMPANY. COMPANY SHALL BE AN NEBB COMPANY PART 2 - PRODUCTS
- 2.1 AIR CONDITIONING UNITS, FANS AND AIR DEVICES A. SHALL BE AS INDICATED ON THE DRAWINGS.
- A FARRICATION AND INSTALLATION GENERAL EXCEPT AS OTHERWISE INDICATED FARRICATE AND INSTALL RECTANGULAR AND ROLLND DUCTS IN ACCORDANCE WITH 2022 CMC CHAPTER 6 DUCT SYSTEMS, CONFORM TO THE REFERENCED SMACNA HVAC DUCT CONSTRUCTION STANDARDS FOR METAL AND FLEXIBLE DUCTS, AN APPROVED FLEXIBLE DUCT MAY BE USED FOR THE LAST 5 FT CONNECTION TO REGISTERS. B. DUCT INSTALLATION AND PLENUMS SHALL MEET THE REQUIREMENTS OF ENERGY CODE SECTION 120.4 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL CONNECTIONS BETWEEN HVAC EQUIPMENT, PLENUMS AND DUCTS SHALL BE SEALED USING UL 18' SUPPORTED AT A MAX. 4 FT. INTERVALS W/ HANGING STRAPS A MIN. 1-1/2" WIDE. FLEX DUCTS MUST BE PULLED TIGHT W/ A MAX. SAG OF 1/2" PER FOOT OF HORIZONTAL RUN. FLEX DUCTS SHALL USE A DRAW-BAND TO ATTACH THE INNER CORE TO A METAL COLLAR. FLEX DUCTS SHALL NOT BE KINKED OR
- C. FOR ROOF MOUNTED HVAC UNITS A GASKET SHALL BE PLACED BETWEEN THE CURB AND THE HVAC UNIT. MASTIC SEALANT SHALL BE USED TO SEAL ALL SEAMS BETWEEN THE HVAC UNIT AND THE CURB. THE SUPPLY AND RETURN DUCTS SHALL BE ATTACHED TO THE CURB AND MASTIC SHALL BE USED TO SEAL THE DUCTS TO THE CURB. D. THE SUPPLY AND RETURN DUCTS SHALL BE THE SAME SIZE AND ALIGN WITH THE HVAC UNIT.
- 2.3 DUCT ACCESS PANELS AND DOORS A. IN SHEET METAL WORK, HOLLOW CORE DOUBLE CONSTRUCTION OF SAME OR HEAVIER GAGE MATERIAL AS DUCT IN WHICH INSTALLED, PRODUCTS BY CESCO,
- VENT PRODUCTS, AIR BALANCE, OR FOUIVALENT. PROVIDE VENTLOK OR APPROVED HINGES AND LATCHES ON ALL DOORS: 100 SERIES HINGES AND LATCHES ON LOW PRESSURE SYSTEM DOORS UP TO 18" MAXIMUM DIMENSION, 200 SERIES ON LARGER LOW PRESSURE SYSTEM DOORS AND 333 SERIES ON HIGH PRESSURE SYSTEMS. 2. CONSTRUCT DOORS UP TO 18" MAXIMUM DIMENSION WITH ONE INCH OVERLAP FIT AND GASKET WITH 3/4" BY 1/8" SPONGE RUBBER, FIT LARGER
- DOORS AGAIN 1-1/2" BY 1/8" FLAT STOCK OR ANGLE FRAME AND GASKET WITH 3/4" BY 1/8" SPONGE RUBBER OR FELT DOOR SWING TO BE OPPOSITE OF AIRFLOW.

### 2.4 DUCTWORK SPECIALTIES

- A. VOLUME AND SPLITTER DAMPERS GALVANIZED SHEFT METAL BLADE AND FRAME WITH VENTEABRICE INC. VENTLOK OPERATING HARDWARE.
- FOR ACCESSIBLE DAMPERS, PROVIDE #641 SELF LOCKING DIAL REGULATORS AND #644 SELF LOCKING DIAL REGULATORS FOR INSULATED DUCTWORK, #637 SQUARE END BEARING, AND #635 SPRING END BEARING, AS APPLICABLE 3. FOR INACCESSIBLE DAMPERS, PROVIDE #666 OR #667 CONCEALED LOCKING DAMPER REGULATOR WITH BEARING AS ABOVE. FOR STATIC PRESSURES
- ABOVE 3" W.G., PROVIDE #640 HIVEL DIAL REGULATOR AND #609 HIVEL END BEARING FOR ACCESSIBLE DAMPERS. B. MULTI - LOUVER VOLUME DAMPERS 1. 16 - GAUGE GALVANIZED STEEL FRAME. OPPOSED, 6" WIDE, 16 - GAUGE GALVANIZED STEEL BLADES. CONCEALED LINKAGE IN FRAME.
- TITUS #AG 35 B, RUSKIN #CD35/ OBD OR EQUAL C. FLEXIBLE CONNECTIONS
- PROVIDE FLEXIBLE CONNECTORS AT THE DISCHARGE AND INLET OF FANS, AIR HANDLERS, ROTATING MECHANICAL EQUIPMENT, AND WHERE SHOWN AN THE DRAWINGS FOR PROPER VIBRATION ISOLATION.
- 2. NEOPRENE IMPREGNATED GLASS CLOTH WITH 24 GAUGE GALVANIZED METAL FRAME. MINIMUM DIMENSIONS 3" METAL, 3" FABRIC, 3" METAL.

## ALL ECONOMIZERS MUST BE PROGRAMMED IN THE FIELD BY THE HVAC CONTRACTOR TO THE TEMPERATURE IN TABLE 140.4-E

AIR ECONOMIZER HIGH LIMIT SHUT OFF CONTROL REQUIREMENTS (TABLE 140.4-E)					
DEVICE TYPE*	CLIMATE ZONES	REQUIRED HIGH LIMIT (ECONOMIZER OFF WHEN):			
		EQUATION**	DESCRIPTION		
FIXED DRY BULB	1,3,5,11-16	<i>T</i> <sub>OA</sub> > 75°F	OUTDOOR AIR TEMPERATURE EXCEEDS 75°F		
	2, 4, 10	<i>T</i> <sub>OA</sub> > 73°F	OUTDOOR AIR TEMPERATURE EXCEEDS 73°F		
	6, 8, 9	<i>T</i> <sub>OA</sub> > 71°F	OUTDOOR AIR TEMPERATURE EXCEEDS 71°F		
	7	<i>T</i> <sub>OA</sub> > 69°F	OUTDOOR AIR TEMPERATURE EXCEEDS 69°F		
DIFFERENTIAL DRY BULB	1,3,5,11-16	$T_{OA} > T_{RA}^{\circ} F$	OUTDOOR AIR TEMPERATURE EXCEEDS RETURN AIR TEMPERATURE		
	2, 4, 10	$T_{OA} > T_{RA}$ -2°F	OUTDOOR AIR TEMPERATURE EXCEEDS RETURN AIR TEMPERATURE MINUS 2°F		
	6, 8, 9	$T_{OA} > T_{RA}$ -4°F	OUTDOOR AIR TEMPERATURE EXCEEDS RETURN AIR TEMPERATURE MINUS 4°F		
	7	$T_{OA} > T_{RA}$ -6°F	OUTDOOR AIR TEMPERATURE EXCEEDS RETURN AIR TEMPERATURE MINUS 6°F		
FIXED ENTHALPY*** + FIXED DRY BULB	ALL	hoa > 28 BTU/LB*** OR <i>Toa</i> > 75°F	OUTDOOR AIR ENTHALPY EXCEEDS 28 BTU/LB OF DRY AIR*** OR OUTDOOR AIR TEMPERATURE EXCEEDS 75°F		

- ONLY THE HIGH LIMIT CONTROL DEVICES LISTED ARE ALLOWED TO BE USED AND AT THE SETPOINTS LISTED. OTHERS SUCH AS DEW POINT, FIXED ENTHALPY, ELECTRONIC ENTHALPY AND DIFFERENTIAL ENTHALPY CONTROLS MAY NOT BE USED IN ANY CLIMATE ZONE FOR COMPLIANCE WITH SECTION 140.4(e)1 UNLESS APPROVAL FOR USE IS PROVIDED BY THE ENERGY COMMISSION EXECUTIVE DIRECTOR.
- \*\* DEVICES WITH SELECTABLE (RATHER THAN ADJUSTABLE) SETPOINTS SHALL BE CAPABLE OF BEING SET TO WITHIN 2°F AND 2 BTU/LB OF THE SETPOINT LISTED.
- \*\*\* AT ALTITUDES SUBSTANTIALLY DIFFERENT THAN SEA LEVEL, THE FIXED ENTHALPY LIMIT VALUE SHALL BE SET TO THE ENTHALPY VALUE AT 75°F AND 50% RELATIVE HUMIDITY. AS AN EXAMPLE. AT APPROVIMATELY 6.000 FOOT ELEVATION. THE FIXED ENTHALPY LIMIT IS APPROXIMATELY 30.7 BTU/LB.

IRN ON HVAC SYSTEM DURING NORMALLY UNOCCUPIED HOURS

#### NOTE: HVAC SYSTEMS TO INTERLOCK WITH OCCUPANCY SENSOR TO PROVID MANUAL OVERRIDE ACCESSIBILITY TO OCCUPANTS & ALLOW THEM TO

3. DURO DYNE #MFN4, VENT FABRICS #VENTGLAS, Q INDUSTRIES, CONSOLIDATED KINETICS, ELGEN, OR EQUAL.

- D. BACKDRAFT DAMPERS PROVIDE COUNTERWEIGHT TYPE COMPLETE WITH FRAME, END BEARING, COUNTERBALANCE ASSEMBLY, BLADES, AND LINKAGE.
  - INSTALL AT OUTSIDE AIR INTAKE, EXHAUST OUTLETS, AND WHERE SHOWN ON DRAWINGS.
- PACIFIC AIR PRODUCTS #PRD 100AL, RUSKIN #CBS 7 OR EQUAL BY AMERICAN WARMING. OR VENT PRODUCTS.
- PROVIDE TURNING VANES AT ALL 90° AND 45° SQUARE ELBOWS. TURNING VANES SHALL BE DOUBLE WALL AIR FOIL TYPE CONSTRUCTED AND INSTALLED AS PER SMACNA.
- 2.5 DUCT INSULATION A. ACCEPTABLE MANUFACTURERS: PROVIDE PRODUCTS OF THE FOLLOWING MANUFACTURES, COMPLYING WITH SPECIFIED REQUIREMENTS. EQUIVALENT PRODUCTS OF OTHER MANUFACTURERS WILL BE CONSIDERED
- CERTAINTEED CORP. B. ALL INSULATION MATERIAL SHALL COMPLY WITH APPLICABLE ENERGY CONSERVATION REGULATION FOR PROJECT LOCATION.
- C. PROVIDE COMPOSITE MECHANICAL INSULATION (INSULATION, JACKET, COVERINGS, SEALERS, MASTICS, AND ADHESIVES) WITH FLAME SPEED INDEX OF 25 OR LESS, AND SMOKE - DEVELOPED INDEX OF 50 OR LESS, AS TESTED BY ASTM E84 (NFPA 255) METHOD. D. PROVIDE STAPLES, BANDS, WIRES, TAPE, ANCHORS, CORNER ANGLES AND SIMILAR ACCESSORIES AS RECOMMENDED BY INSULATION MANUFACTURER FOR APPLICATIONS INDICATED
- E. PROVIDE CEMENTS, ADHESIVES, COATINGS, SEALERS, PROTECTIVE FINISHES, AND SIMILAR COMPOUNDS AS RECOMMENDED BY INSULATION MANUFACTURER FOR APPLICATIONS INDICATED
- A. REFRIGERANT PIPING TO BE COPPER SEAMLESS, VACUUM PACKED TUBING.
- B. ALL SUCTION LINES TO SLOPE BACK TOWARDS CONDENSING UNIT. C. ALL SUCTION LINES HEADING UP TOWARDS CONDENSING UNIT SHALL HAVE A 'P' TRAF
- D. PROVIDE SIGHT GLASS AND FILTER DRIER ON LIQUID LINES AT CONDENSING UNITS. E. ALL REFRIGERANT PIPING UNDERGROUND TO BE CONTAINED IN A PVC SLEEVE.
- F. REFRIGERANT PIPING TO BE SIZED AND INSTALLED AS PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS G. REFRIGERANT PIPING TO BE INSULATED WITH ARMAFLEX INSULATION.
- H. INSTALL AIREX PRO-SYSTEM KIT AIR-TIGHT SEALING WITH A WALL-MOUNTED PIPING OUTLET AND A UV/VAPOR RETARDER PIPING INSULATION PROTECTOR FOR EXTERIOR APPLICATIONS OF HVAC REFRIGERANT PIPING WALL PENETRATIONS AND OUTDOOR INSULATION. NO "ARMAFLEX" ALLOWED
- A. SHALL BE AS INDICATED ON THE DRAWINGS.
- B. ELECTRIC AND ELECTRONIC HVAC CONTROLS COMPONENTS AND OPERATING FEATURES AS INDICATED ON THE DRAWINGS. MINIMUM OUTDOOR AIR IN CLASSROOM IS DESIGNED TO 0.38 CFM PER SF OR 15 CFM PER OCCUPANT, WHICHEVER IS GREATER, WITH OCCUPANT SENSOR VENTILATION CONTROL DEVICE PER CEC 120.2(F)3
- C. THERMOSTAT SHALL BE PROGRAMMED WHEN MODULAR BUILDING IS PLACED ON SITE TO ENSURE MINIMUM AIR RATE IS SUPPLIED TO SPACE AT ALL OCCUPIED TIMES AND PROVIDE PRE-OCCUPANCY PURGE ONE HOUR PRIOR TO MODULAR BUILDING BEING OCCUPIED PER CEC 120.1(D)1. D. UPON SITE PLACEMENT THE OPERATION AND MAINTENANCE DOCUMENTATION FOR ALL MECHANICAL SYSTEMS AND CONTROLS SHALL BE PROVIDED BY
- MODULAR BUILDING MANUFACTURER OR GENERAL CONTRACTOR TO THE OWNER. E. HEAT PUMPS USING SUPPLEMENTARY ELECTRIC RESISTANCE HEATING MUST USE A THERMOSTAT DESIGNED FOR HEAT PUMPS PER SECTION 110.2(B). THERMOSTAT SHALL BE PROGRAMMED TO PREVENT SUPPLEMENTARY HEATER OPERATION WHEN THE HEATING LOAD CAN BE MET BY THE HEAT PÙMP ALONE. THE CUT-ON TEMPERATURE FOR COMPRESSION HEATING MUST BE HIGHER THAN THE CUT-ON TEMPERATURE FOR SUPPLEMENTARY HEATING,
- AND THE CUT-OFF TEMPERATURE FOR COMPRESSION HEATING MUST BE HIGHER THAN THE CUT-OFF TEMPERATURE FOR SUPPLEMENTARY HEATING.
- 3.1 HVAC SYSTEM INSTALLATION, GENERAL SEQUENCE, COORDINATE, AND INTEGRATE THE VARIOUS ELEMENTS OF MECHANICAL SYSTEMS, MATERIALS, AND EQUIPMENT. COMPLY WITH THE FOLLOWING REQUIREMENTS A. COORDINATE MECHANICAL SYSTEMS, EQUIPMENT, AND MATERIALS WITH OTHER BUILDING COMPONENTS.
- B. VERIFY ALL DIMENSIONS BY FIFLD MEASUREMENTS C. ARRANGE FOR CHASES, SLOTS, AND OPENINGS IN OTHER BUILDING COMPONENTS DURING PROGRESS OF CONSTRUCTION. TO ALLOW FOR MECHANICAL INSTALLATIONS.
- D. COORDINATE THE INSTALLATION OF REQUIRED SUPPORTING DEVICES AND SLEEVES TO BE SET IN POURED IN PLACE CONCRETE AND OTHER STRUCTURAL COMPONENTS. AS THEY ARE CONSTRUCTED.
- E. SEQUENCE, COORDINATE, AND INTEGRATE INSTALLATIONS OF MECHANICAL MATERIALS AND EQUIPMENT FOR EFFICIENT FLOW OF THE WORK, GIVE PARTICULAR ATTENTION TO LARGE EQUIPMENT REQUIRING POSITIONING PRIOR TO CLOSING IN THE BUILDING
- F. WHERE MOUNTING HEIGHTS ARE NOT DETAILED OR DIMENSIONED, INSTALL SYSTEMS, MATERIALS, AND EQUIPMENT TO PROVIDE THE MAXIMUM HEADROOM POSSIBLE G. COORDINATE CONNECTION OF MECHANICAL SYSTEMS WITH EXTERIOR UNDERGROUND AND OVERHEAD UTILITIES AND SERVICES. COMPLY WITH REQUIREMENTS OF GOVERNING REGULATIONS. FRANCHISED SERVICE COMPANIES. AND CONTROLLING AGENCIES. PROVIDE REQUIRED CONNECTION FOR EACH SERVICE.
- H. INSTALL SYSTEMS. MATERIALS, AND EQUIPMENT TO CONFORM WITH DRAWINGS AND SPECS, TO GREATEST EXTENT POSSIBLE. CONFORM TO ARRANGEMENTS. INDICATED BY THE CONTRACT DOCUMENTS. RECOGNIZING THAT PORTIONS OF THE WORK ARE SHOWN ONLY IN DIAGRAMMATIC FORM. WHERE COORDINATION REQUIREMENTS CONFLICT WITH INDIVIDUAL SYSTEM REQUIREMENTS, REFER CONFLICT TO THE CONTRACTOR FOR RESOLUTION PRIOR TO INSTALLATION.
- INSTALL SYSTEMS, MATERIALS, AND EQUIPMENT LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO OTHER BUILDING SYSTEMS AND COMPONENTS, WHERE INSTALLED EXPOSED IN FINISHED SPACES OF FOUIPMENT COMPONENTS, AS MUCH AS PRACTICAL,

J. INSTALL MECHANICAL EQUIPMENT TO FACILITATE SERVICING, MAINTENANCE, AND REPAIR OR REPLACEMENT

<u>NOTE:</u>

OCTOBER 1, 2021.

THE CALIFORNIA ENERGY CODE SECTION 10-103 REQUIRES ACCEPTANCE

BEFORE PROJECT COMPLETION. AN ACCEPTANCE TEST IS A FUNCTIONAL PERFORMANCE TEST TO HELP ENSURE THAT NEWLY INSTALLED EQUIPMENT

SYSTEMS, ENVELOPES, AND PROCESS EQUIPMENT AFTER INSTALLATION AND

TESTING ON ALL NEWLY INSTALLED LIGHTING CONTROLS, MECHANICAL

LIGHTING CONTROLS ACCEPTANCE TESTS MUST BE PERFORMED BY A

CERTIFIED LIGHTING CONTROLS ACCEPTANCE TEST TECHNICIAN (ATT).

MECHANICAL SYSTEM ACCEPTANCE TESTS MUST BE PERFORMED BY A

CERTIFIED MECHANICAL ATT FOR PROJECTS SUBMITTED ON OR AFTER

THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND

DEFICIENCIES MUST BE CORRECTED BY THE BUILDER OR INSTALLING

ACCEPTANCE TESTS SHALL BE COMPLETED ON NEWLY INSTALLED OR

CONTRACTOR UNTIL THE CONSTRUCTION/INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA.

PROJECT INSPECTORS WILL BE COLLECTING THE FORMS TO CONFIRM THAT

REPLACEMENT OF MECHANICAL SYSTEMS BEFORE PROJECT COMPLETION PER

THE CALIFORNIA ENERGY CODE SECTION 10-103. ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED ACCEPTANCE TEST TECHNICIAN (ATT). THE

ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES

CORRECTED UNTIL THE INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM

AND PASS THE REQUIRED ACCEPTANCE CRITERIA. COMPLETED NRCA FORMS

SHALL BE SUBMITTED TO THE PROJECT INSPECTOR AND THE DISTRICT.

https://www.energy.ca.gov/programs-and-topics/programs/acceptance-test-

IS OPERATING AND IN COMPLIANCE WITH THE ENERGY CODE.

A LISTING OF CERTIFIED ATT'S CAN BE FOUND AT:

-technician-certification-provider-program/acceptance

THE REQUIRED ACCEPTANCE TESTS HAVE BEEN COMPLETED.

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITEC APP: 03-124742 INC: REVIEWED FOR

SS 🗹 FLS 🗹 ACS 🗹 04/10/2025

FILE #

MODULAR

APPROVALS

APPLICATION #

A BETTER WAY TO BUILD COMMERCIAL INSTITUTIONAL AND

RESIDENTIAL MODULAR **BUILDINGS** 

DESIGN & PLANNING 7001 Mc Divitt Dr. Bakersfield, CA 93313 Office: (661) 835-9270

Fax: (661) 847-1007 www.jtsmodular.com STRUCTURAL ENGINEER OF RECORD



Structural Engineering, Inc

11305 Rancho Bernard RD., Suite 12

San Diego, CA 92127

IDENTIFICATION STAM DIV. OF THE STATE ARCHITECT APP: 02-120983 PC REVIEWED FOR SS I FLS I ACS I CG I DATE: / 10/10/2023

PRE-CHECK (PC) DOCUMENT CODE: 2022 CBC DSA APPLICATION NUMBER A separate project application

for construction is required

 $\blacksquare$ m DE

DSA APP NO.

LICENSE #E18218

2130 F STREET

9/12/23

BAKERSFIELD, CA 93301

FAX: (661) 324-8439 Cantelmi@Cantelmi.NET

TEL: (661) 324-5252

CANTELM

CNGINEERING

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

TEMPORARY, MOVABLE OR MOBILE EQUIPMENT THAT IS PERMANENTLY ATTACHED (E.G. HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICITY, GAS OR WATER.

5. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT WHICH IS HEAVIER THAN 400 POUNDS OR HAS A CENTER OF MASS LOCATED 4 FEET OR MORE ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT IS REQUIRED TO BE RESTRAINED IN A MANNER APPROVED BY DSA. THE FOLLOWING MECHANICAL AND ELECTRICAL COMPONENTS SHALL BE POSITIVELY ATTACHED TO THE STRUCTURE BUT NEED NOT DEMONSTRATE DESIGN COMPLIANCE WITH THE REFERENCES NOTED ABOVE. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING AND CONDUIT. FLEXIBLE

"PERMANENTLY ATTACHED" SHALL INCLUDE ALL ELECTRICAL CONNECTIONS EXCEPT PLUGS FOR 110/220 VOLT RECEPTACLES HAVING A FLEX CABLE.

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

THE ANCHORAGE OF ALL MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE

CHARGE OR STRUCTURAL ENGINEER DELEGATED RESPONSIBILITY AND ACCEPTANCE BY DSA. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN

WHEN BRACING AND ATTACHMENTS ARE BASED ON A PRE-APPROVED INSTALLATION GUIDE (EG. OSHPOD OPM FOR 2013 CBC OR LATER), COPIES OF THE BRACING SYSTEM INSTALLATION

GUIDE OR MANUAL SHALL BE AVAILABLE ON THE JOBSITE PRIOR TO START OF AND DURING THE HANGING AND BRACING OF THE DISTRIBUTION SYSTEMS. THE STRUCTURAL ENGINEER OF

## ANCHORED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS. PIPING, DUCTWORK AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTE

THE METHOD OF SHOWING BRACING AND ATTACHMENTS TO THE STRUCTURE FOR THE IDENTIFIED DISTRIBUTION SYSTEM ARE AS NOTED BELOW.

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

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

CONNECTIONS MUST ALLOW MOVEMENT IN BOTH TRANSVERSE AND LONGITUDINAL DIRECTIONS:

GAS LINE

- MP MD PP □ E □ OPTION 1: DETAILED ON THE APPROVED DRAWINGS WITH PROJECT SPECIFIC NOTES AND DETAILS.
- MP ☐ MD ☐ PP☐E ☐ OPTION 2: SHALL COMPLY WITH THE APPLICABLE OSHPD PRE-APPROVED (OPM #) #\_\_\_\_

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

## IZE SAD - SUPPLY AIR CEILING DIFFL SUPPLY 'T'BAR CEILING-#PSAMCTBSB CEILING DIFFUSER ADJUSTABLE MODULAR CÖRE

		Laurence agains Meaninge
SIZE CFM	RAG – FILTERED RETURN	SUPPLY HARD CEILING-#PSAMODOB ADJUSTABLE MODULAR CORE
CFM 🖂	AIR GRILLE	RETURN/EXHAUST 'T'BAR CEILING #PSAEC5TB
SIZE CFM	RAG – RETURN AIR	RETURN/EXHAUST HARD SURFACE #PSAEC5
CFM 🎚	WALL REGISTER	RETURN/EXHAUST WALL SURFACE #PSHFSW
SIZE CFM	EAG — EXHAUST AIR GRILLE	PROVIDE W/ROUND COLLAR WHEN REQ'D — SEE PLAN FOR DUCT CONNECTION SIZE. SEE PLAN FOR ALL SIZES.
SIZE CFM	EAG — EXHAUST AIR WALL REGISTER	SEE PLAN FOR SUPPLY AIR THROWS.  CORDINATE REGISTERS W/CEILING GRID & LIGHTING.

REGISTER SCHEDULE

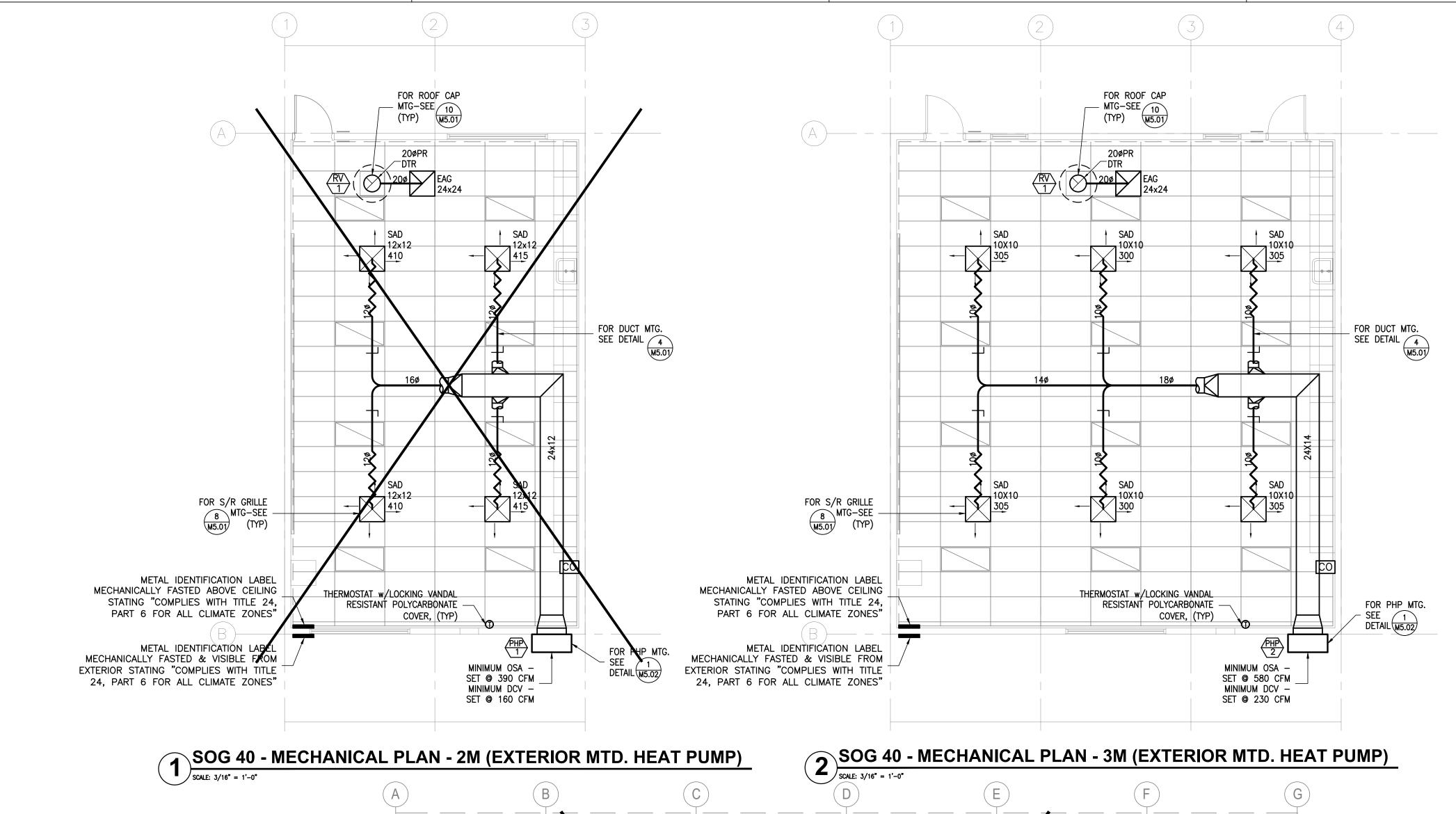
REGISTERS TO BE PROSELECT OR EQ.

# **DUCT SIZING REQUIREMENTS**

600 FPM	.08 LOSS PER 100FT	6" DIAMETER
600 FPM	.08 LOSS PER 100FT	8" DIAMETER
700 FPM	.08 LOSS PER 100FT	10" DIAMETER
800 FPM	.08 LOSS PER 100FT	12" DIAMETER
875 FPM	.08 LOSS PER 100FT	14" DIAMETER
900 FPM	.08 LOSS PER 100FT	16" DIAMETER
900 FPM	.08 LOSS PER 100FT	18" DIAMETER
900 FPM	.08 LOSS PER 100FT	20" DIAMETER
900 FPM	.08 LOSS PER 100FT	22" DIAMETER
	600 FPM 700 FPM 800 FPM 875 FPM 900 FPM 900 FPM 900 FPM	600 FPM       .08 LOSS PER 100FT         700 FPM       .08 LOSS PER 100FT         800 FPM       .08 LOSS PER 100FT         875 FPM       .08 LOSS PER 100FT         900 FPM       .08 LOSS PER 100FT         900 FPM       .08 LOSS PER 100FT         900 FPM       .08 LOSS PER 100FT

2. ALL FITTINGS TO BE OF INDUSTRY STANDARD TYPE WITH COEFFICIENTS PUBLISHED IN MANUAL Q

1. ALL ELBOWS TO BE SMOOTH RADIUS



**MECHANICAL NOTES** 

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE IN THE FACTORY OR ONT HE CONSTRUCTION SITE, DURING SHIPMENT AND UNTIL FINAL STARTUP OF THE HEATING COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED DISTRIBUTION COMPONENT OPENINGS SHALL BE PROTECTED TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.

FILTERS TO BE 2" MERV 13 MINIMUM REQUIRED ON ALL MECHANICAL SYSTEMS.

ADJUST OUTDOOR AIR REQUIREMENTS BASED ON NUMBER OF OCCUPANTS EXPECTED BY OWNER.

UPON SITE PLACEMENT OR SITE CONSTRUCTION, THE OPERATION AND MAINTENANCE DOCUMENTATION FOR ALL MECHANICAL AND LIGHTING SYSTEMS AND CONTROLS SHALL BE PROVIDED BY MODULAR BUILDING MANUFACTURER, OR THE GENERAL CONTRACTOR FOR THE PERMANENT MODULAR RELOCATABLE BUILDING AND DELIVERED TO THE OWNER.

INTERLOCK EXHAUST FANS W/ LIGHTING - SEE DETAIL 5/E5.04

FOR REGISTER TYPE REFER TO REGISTER SCHEDULE ON SHEET MO.01

ALL SUPPLY DUCTS SHALL BE INSULATED TO A R-4.2 MIN.

INSTALL BARD #8403-067 CO2 SENSOR WHICH MUST BE PLACED IN THE ROOM IN A TAMPER-PROOF MANNER, BETWEEN 3FT. & 6FT. ABOVE THE FLOOR AND AT LEAST 5FT. AWAY FROM DOORS & OPERABLE WINDOWS. CO2 SENSOR INCLUDES A DISPLAY SHOWING PPM IN THE SPACE. IT SHALL PROVIDE NOTIFICATION WHEN CARBON DIOXIDE HAS EXCEEDED 1,100 PPM IN SPACE. CO2 SENSOR TO MEASURE LEVELS @ A MIN. 15 MINUTE INTERVALS AND MAINTAIN A RECORD OF PREVIOUS MEASUREMENTS OF NOT LESS THAN 30 DAYS. CO2 SENSOR TO HAVE THE CAPACITY TO MEASURE LEVELS WITH A RANGE OF 400 PPM TO 2,000 PPM OR GREATER.

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITEC APP: 03-124742 INC: REVIEWED FOR SS 🗹 FLS 🗹 ACS 🗹 DATE: 04/10/2025

> **APPROVALS** FILE # APPLICATION #



COMMERCIAL INSTITUTIONAL AND RESIDENTIAL MODULAR BUILDINGS **DESIGN & PLANNING** 7001 Mc Divitt Dr.

Bakersfield, CA 93313

Office: (661) 835-9270

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www.jtsmodular.com STRUCTURAL ENGINEER OF RECORD Structural Engineering, Inc 11305 Rancho Bernard RD., Suite 121

San Diego, CA 92127 PHONE (858) 679-1974



IDENTIFICATION STAME DIV. OF THE STATE ARCHITEC APP: 02-120983 PC REVIEWED FOR SS V FLS V ACS V CG V DATE: \( \) 10/10/8023

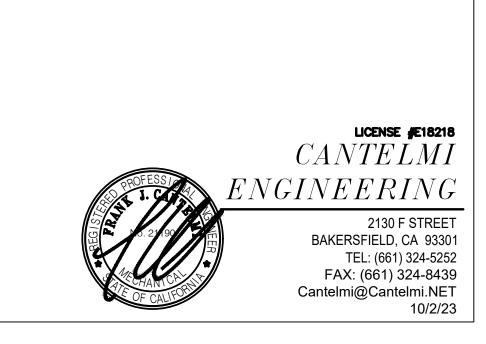
> PRE-CHECK (PC) DOCUMENT CODE: 2022 CBC
> DSA APPLICATION NUMBER
> 02-120983

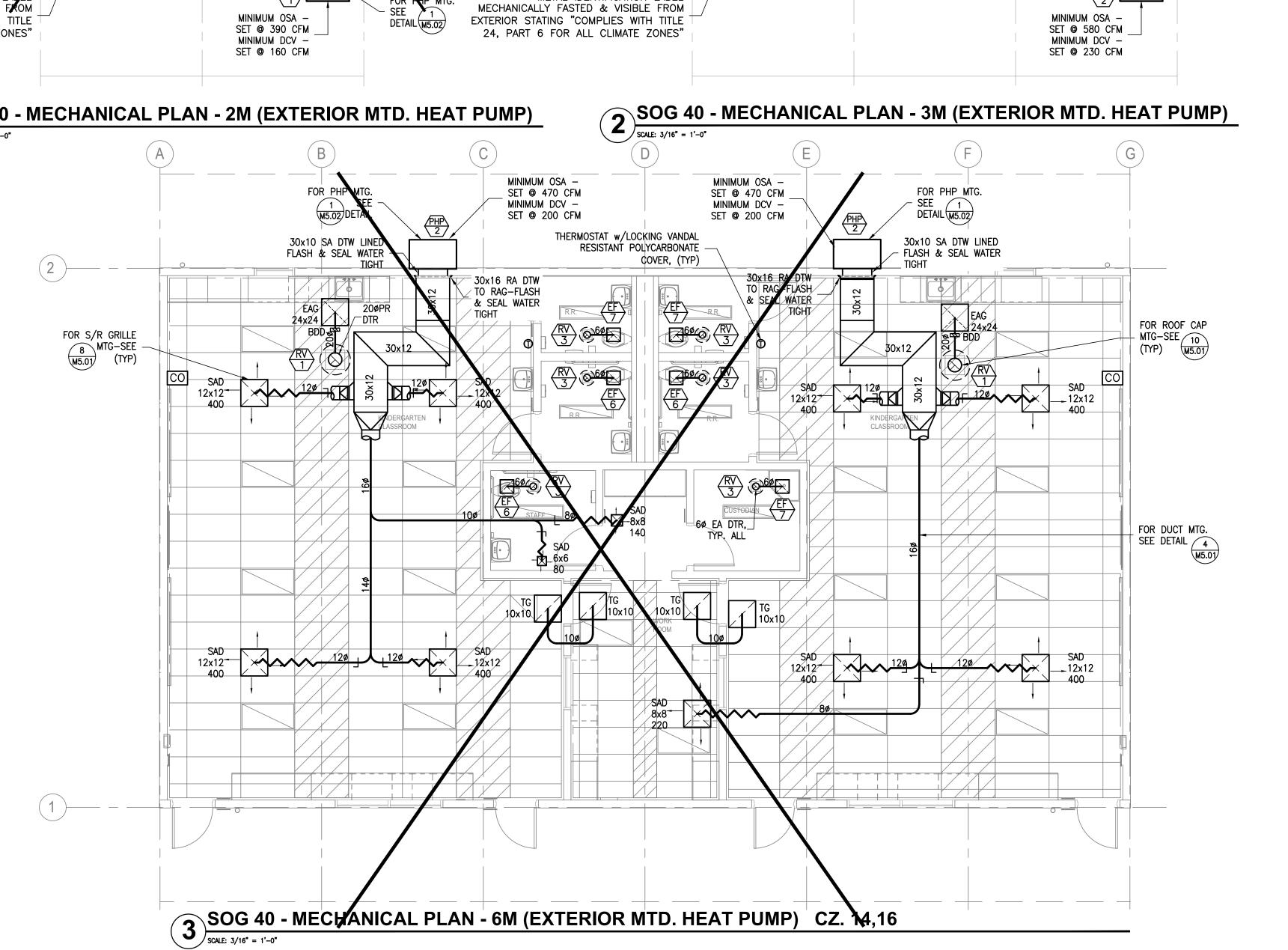
A separate project application for construction is required

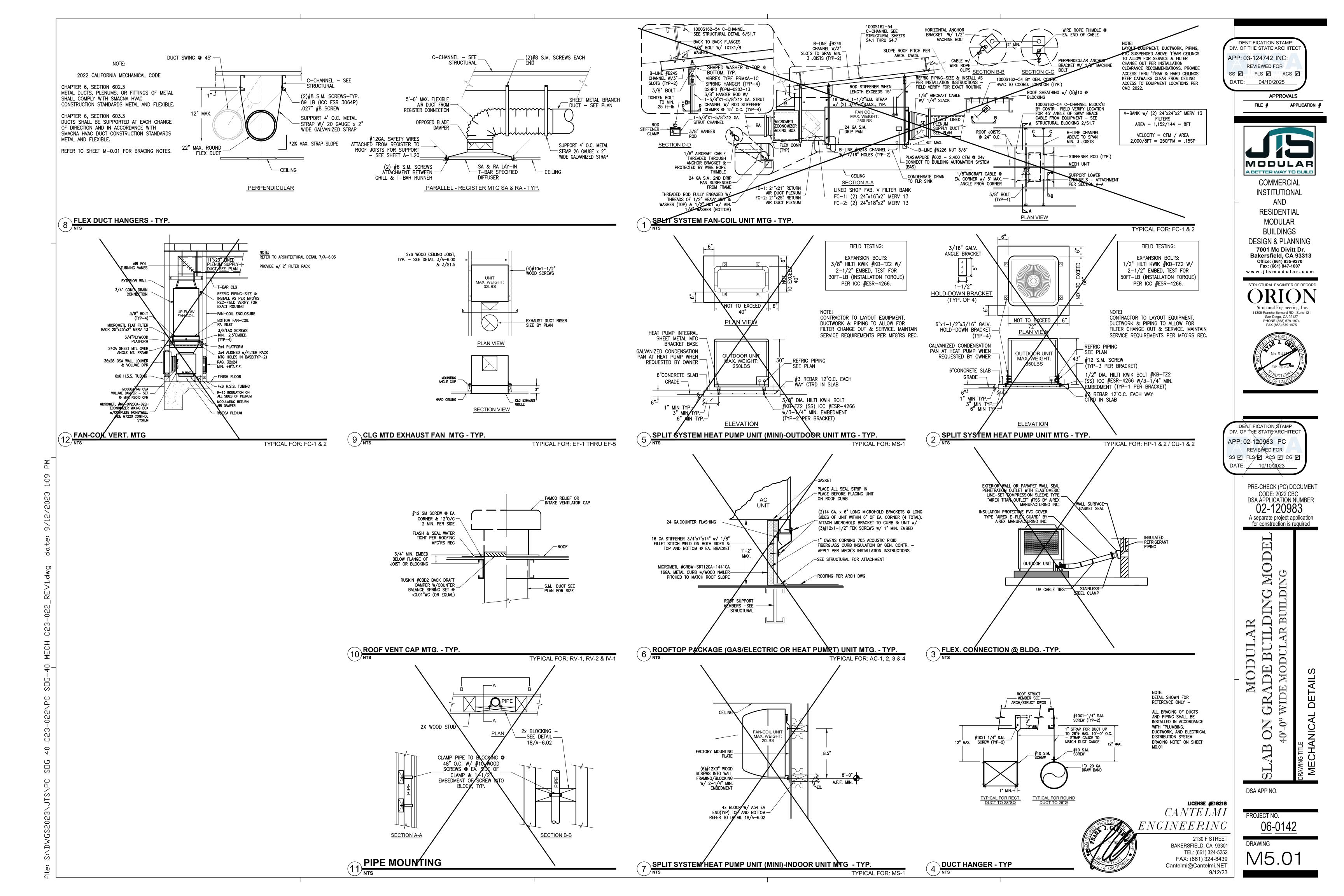
GRADE BUILDING MODEI MODULAR

MECHANICAL PLANS: 2M, 3M (EXTERIOR MTD. HEAT PUMP)

DSA APP NO.







SPLIT SYSTEM FAN-COIL UNITS

- 🖎 NIGHT #DLFUAAH48XAK MULTI—POSITION FAN COIL 1470 CFM @ .8"ESP EXPANSION VALVE FOR HEAT PUMP - 7.5 MCA @ 208/230/10 15 AMP MOCP - LINED SHOP FAB. V FILTER BANK w/2" PLEATED MERV 13 FILTERS - MICROMETL #MB-GP20CB-D2EH CUBE ULTBA LOW LEAK MIXING BOX WYCOMPLETE HONEYWELL ECONOMIZER JADE CONTROL SYSTEM #W7220 & CO2 SENSOR #C7232 OPER. WT. 200 LBS (OR EQUAL) SEE DETAILS 1/M5.01 & 12/M5.00
- DAY & NIGHT #DLFUAAH68XAK MULTI-POSITION FAN COIL 1800 CFM .8"ESP EXPANSION VALVE FOR HEAT PUMP - 9.0 MCA @ 208/230/10 15 AMP MOOP - LINED SHOP FAB. V FILTER BANK w/2" PLEATED MERV 13 FILTERS - MICROMETL #MB-0P20CB-D2EH CUBE ULTRA LOW LEAK MIXING BOX w/COMPLETE HONEYWELL ESONOMIZER JADE CONTROL SYSTEM #W7220 & CO2 SENSOR #C7232 OPER. WT. 220 LBS (OR EQUAL) SEE DEPAILS 1/M5.01 & 12/M5.01

SPLIT SYSTEM HEAT PUMP UNITS

- HP DAY & NIGHT #DLCURAH48AAK HEAT PUMP NOM. 4 TON OUTSOOR UNIT 15.8 SEER2 8.8 EER2 AHRI RATED 47,000 BTUH COOLING CAPACITY - HTG CAPACITY 55,000 BTUH @ 47°F, 9.4 HSPF2 LOW AMBIENT KIT - FACTORY SUPPLIED CONNECTIONS & ACCESSORIES FOR LONG REFRIG. LINE SET INSTALLED PER MECK'S REC - 42.0 MCA @ 208/230v/1ø, 50 MOCP 218 LBS OPERATE w/FC-1 (OR EQUAL) REFER TO ANCHORAGE DETAIL 2/M5.01
- HP DAY & NIGHT #DLCURAH60AAK HEAT PUMP NOM. 5 TON OUTDOOR UNIT 14.7 SEERS 8.8 EER2

  AHRI BAYED 57,000 BTUH COOLING CAPACITY HTC CAPACITY CO. COOL STILL 27 MJ.U.I. LOW AMBIENT KIT - FACTORY SUPPLIED CONNECTIONS & ACCESSORIES FOR LONG REFRIG. LIN SET INSTALLED PER MFGR'S REC - 42.0 MCA @ 208/230v/1ø, 60 MOCP - 240 LBS OPERATE w/FC-2 (OR EQUAL) REFER TO ANCHORAGE DETAIL 2/M5.01

EXTERIOR WALL-MOUNT HEAT PUMP UNITS

<del>vounted - 11.0 eer - 1650 cfm @ .4"esp - r 410A - Heating Capacity 42,500 btuil @</del> 47°F 3.3 COP 5 KW FLECTRIC HEAT KIT FACTORY INSTALLED FULL FLOW DRY BULB FCONOMIZE w/ gravity pressure relief for room pressurization relief & 602 sensors. complete Jade o TO 10v DC CONTROLS WITH FDD CAPABILITY #W72A, COMPLIES WITH CALIFORNIA TITLE 24 - 40 MCA @ 208/230v/3ph, 50 MOCP SINCLE POINT ELECTRICAL CONNECTION 2" PLEATED MERV 13 FILTERS WALL CURB 550 LBS (OR EQUAL) REFER TO MTC DETAIL 1/M5.02

BARD #W60HY-B09ZNXXXE HEAT PUMP - AHRI RATED COOLING 54,500 BTUH - EXTERIOR WALL MOUNTED - 11.0 EER - 1820 CFM @ .4"ESP - R-410A - HEATING CAPACITY 52,500 BTUH @ 47°F 3.3 COP - 9 KW ELECTRIC HEAT KIT - FACTORY INSTALLED FULL FLOW DRY BULB ECONOMIZER w/ GRAVITY PRESSURE RELIEF FOR ROOM PRESSURIZATION RELIEF, TEMP. & CO2 SENSORS, COMPLETE JADE 0 TO 10v DC CONTROLS WITH FDD CAPABILITY #W72A, COMPLIES WITH CALIFORNIA TITLE 24 - 56 MCA @ 208/230v/3ph, 60 MOCP - SINGLE POINT ELECTRICAL CONNECTION - 2" PLEATED MERV 13 FILTERS WALL CURB 560 LBS (OR EQUAL) REFER TO MTG DETAIL 1/M5.02

#### ROOFTOP PACKAGE HEAT PUMP UNITS

- ∖DAY & NIGHT #RHW049H0FW0AAB SINGLE—PACKAGE ROOFTOP HEAT PUMP UNIT AHRI NET COOLING; 4NQ MBH, 2 STAGE - 16.0 SEER 2 - 12.0 EER 2 - R-410A - 1600 CFM @ .6"ESP - DIBLECT DRIVE X VAN FAN - HIGH HEATING; 45.0 MBH - 7.1 HSPF 2 - 3.6 COP - 4.4 KW ELECTRIC HEAT 42 MCA 2 208/230v/3ph 50 MOCP - SINGLE POINT ELECT CONNECTION - FACTORY TEMP. ULTRA LOW LEAK ECONOMIZER W/BAROMETRIC RELIEF, #W7220 CONTROLLER WITH FDD CAPABILITY, WALL MTD CO2 SENSOR #C7232 COMPLIES WITH CALIF TITLE 24 - LOW AMBIENT CONTROLLER - 2" PLEATED MERV 13 FILTERS - FACTOR' SLOPED ROOF CURB 935 LBS (OR EQUAL) SEE DETAIL 6/M5.01
- DAY & NIGHT #RHW061H0FWQAAB SINGLE-PACKAGE ROOFTOP HEAT PLMP UNIT AHRI NET COOLING; 59.5 MBH, 2 STAGE - 16.0 SEER 2 - 12.0 EER 2 - R-410A 2000 CFM @ .6"ESP - DIRECT DRIVE X VAN FAN - HIGH HEATING, 51.0 MBH - 7.5 HSPF 2 3.7 COP - 6.5 KW ELECTRIC HEAT 51 MCA @ 208/230v/3ph 60 MOCP SINGLE POINT ELECT CONNECTION - FACTORY ENTHALPY ULTRA LOW LEAK ECONOMIZER W/BAROMETRIC RELIEF, #W7220 CONTROLLER WITH FDD CAPABILITY, WALL MTD CO2 SENSOR #C7232, COMPLIES WITH CALIF TITLE 24 - LOW AMBIENT CONTROLLER - 2" PLEATED MERV 13 FILTERS - FACTORY SLOPED ROOF CURE - 940 LBS (OR EQUAL) SEE DETAIL 6/M5.01

SPLIT SYSTEM HEAT PUMP UNITS (MINI)

MITSUBISHI #MSZ-GLO9NA-U2/MWZ-GLO9NA-U2 WALL MOUNTED MINI-SPLIT HEAT PUMP SYSTEM NOM. .75 TÖN - 24.3 SEER2 - 15.4 EER2 - 10.9 HSPSF2 - COP @ 47\* 4.44 - INDOOR UNIT WALL MOUNTING BRACKET CONDENSATE PUMP - REFRIG PIPING PER MFG'RS INSTALLATION MANUAL - FURNISH FØR COMPLETE OPERATION - 9.0 MCA @ 208-230v/ № 15 MOCP - WIRED REMOTE CONTROLLER - INDOOR UNIT 22 lbs, OUTDOOR UNIT 81 LBS (OR EQUAL)

## INTAKE VENTILATOR

FAMCO #JV20 OUTSIDE AIR INTAKE VENTILATOR CAP 20"0 - 24 GA. GALV STEEL 1/8" SCREEN FLASHING TO MATCH METAL ROOFING PROFILE - SEAL WATER TIGHT PER METAL ROOFING MFG'RS REC. – RUSKIN #CBD2 BACKDRAFT DAMPER w/COUNTER BALANCE SPRING – BIRD SCREEN WEIGH 19 LBS (OR EQUAL)

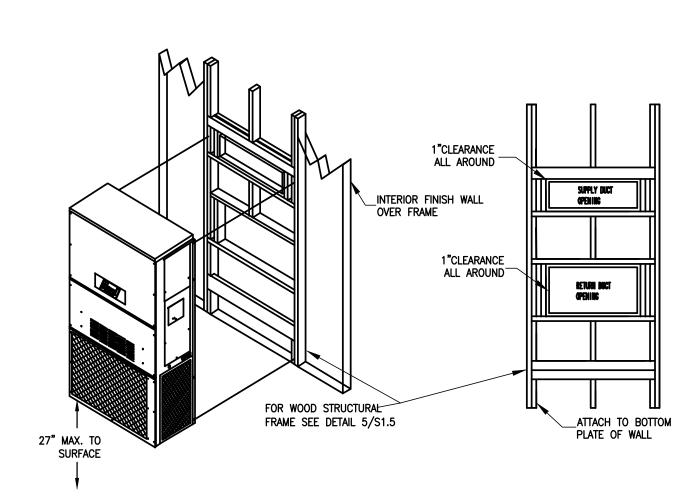
### EXHAUST FANS

- QREENHECK #SP-A700 CEILING MOUNTED EXHAUST FAN 470 CFM @.38" SP BACKDRAFT DAM 5.2 AMPS @ 120v — SPEED CONTROLLER MTD. IN FAN — 34 LBS — INTERLOCK w/LIGHTING
- GREENHECK #SR-A390 CEILING MOUNTED EXHAUST FAN 280 CFM @.38" SP BACKDRAFT DAMPER GREENHECK #SK-A390 CEILING MOUNTED EATTAOST TAN 200 OF THE SECOND SPEED CONTROLLER MTD. IN FAN - 24 LBS - INTEREOCK W/LIGHTING - ALT.
- GREENHECK #SP-A390 CEILING MOUNTED EXHAUST FAN 240 CFM @.38" SP BACKDRAFT DAMPER 1.34 AMPS @ 120v - SPEED CONTROLLER MTD. IN FAN - 24 LBS - INTERLOCK w/LIGHTING - ALT
- COOK FANS (OR EQUAL) GREENHECK #SP-A250 CEILING MOUNTED EXHAUST FAN - 180 CFM @.38" SP BACKDRAFT DAMPER .77 AMPS @ 120v - SPEED CONTROLLER MTD. IN FAN - 24 LBS - INTERLOCK w/LIGHTING - ALT.
- GREENHECK #SP-A190 CEILING MOUNTED EXHAUST FAN 120 CFM @.38" SP BACKDRAFT DAMPER 1.3 AMPS @ 120v - SPEED CONTROLLER MTD. IN FAN - 17 LBS - INTERLOCK W/LIGHTING - ALT.
- GREENHECK #SP-A110 CEILING MOUNTED EXHAUST FAN 70 CFM @.25 SP BACKDRAFT DAMPER .58 AMPS @ 1200 - SPEED CONTROLLER MTD. IN FAN - 17 LBS - INTERLOCK w/LIGHTING - ALT. COOK FANS (OR EQUAL)
- GREENHECK #SP-A90 CEILING MOUNTED EXHAUST FAN 50 CFM @.25" SP BACKDRAFT DAMPER AMPS @ 120v - SPEED CONTROLLER MTD. IN FAN - 12 LBS - INTERLOCK w/LIGHTING ALT. COOK FANS (OR EQUAL)

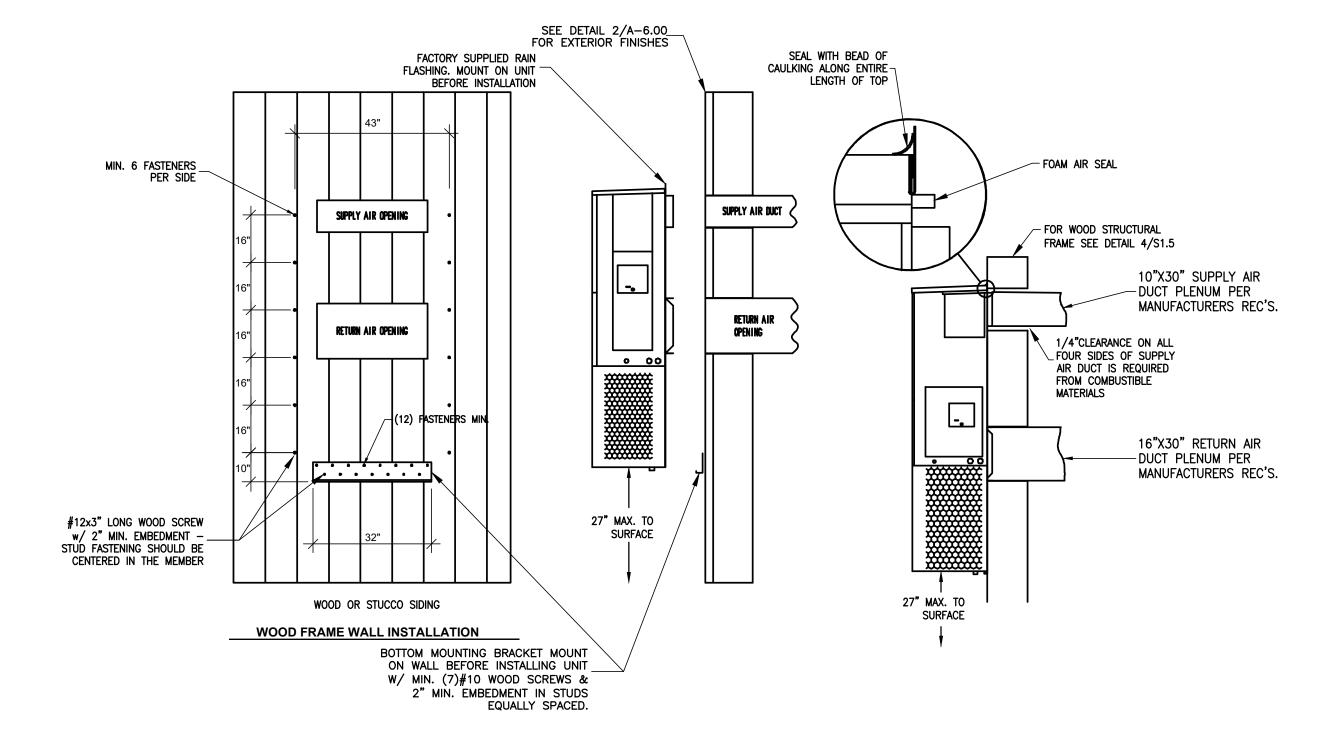
### RELIEF VENTILATOR

FAMCO #JV20 PRESSURE RELIEF VENTILATOR CAP 20"\$ 24 CA. CALV STEEL 1/8" SCREEN FLASHING TO MATCH METAL ROOFING PROFILE SEAL WATER TIGHT PER METAL ROOFING MFG'RS REC. RUSKIN #CBD2 BACKDRAFT DAMPER W/COUNTER BALANCE SPRING BIRD SCREEN

- FAMCO #JV12 EXHAUST RELIEF VENTILATOR CAP 12"0 26 GA. GALV STEEL 1/8" SCREEN FLASHING TO MATCH METAL ROOFING PROFILE — SEAL WATER TIGHT PER METAL ROOFING MFG'RS REC. - RUSKIN #CBD2 BACKDRAFT DAMPER w/COUNTER BALANCE SPRING - BIRD SCREEN WEIGHT: 9 LBS (OR EQUAL)
- FAMCO #JV12 EXHAUST RELIEF VENTILATOR CAP 8"0 26 GA. GALV STEEL 1/8" SCREEN FLASHING TO MATCH METAL ROOFING PROFILE - SEAL WATER TIGHT PER METAL ROOFING MFG'RS REC. - RUSKIN #CBD2 BACKDRAFT DAMPER w/COUNTER BALANCE SPRING - BIRD SCREEN WEIGHT: 7 LBS (OR EQUAL)



HEAT PUMP/UNIT MTG - TYP.



IDENTIFICATION STAMP DIV. OF THE STATE ARCHITEC APP: 03-124742 INC: REVIEWED FOR SS 🗹 FLS 🗹 ACS 🗹 DATE: 04/10/2025 **APPROVALS** FILE # APPLICATION #

MODULAR A BETTER WAY TO BUILD **COMMERCIAL** 

> INSTITUTIONAL AND RESIDENTIAL MODULAR BUILDINGS

**DESIGN & PLANNING** 7001 Mc Divitt Dr. Bakersfield, CA 93313 Office: (661) 835-9270 Fax: (661) 847-1007 www.jtsmodular.com

STRUCTURAL ENGINEER OF RECORD Structural Engineering, Inc 11305 Rancho Bernard RD., Suite 121 San Diego, CA 92127 PHONE (858) 679-1974



208/230v/1ø DATE: / 208/230V/1ø SW TO BLDG FIRE ALARM SYSTEM BY FIRE ALARM CONTRACTOR FIRE ALARM CONTACTS Ц́ J SMOKE DETECTOR \_\_\_\_ IN SA DUCT AIR PRODUCTS (E) VERIFY CONTROL FOR UNITS WHERE AUTOMATIC SHUT-OFF MANUFÁCTUREF is required HONEYWEN #16 PRO PROG. | H/W REMOTE SENSOR THERMOSTAL FOR HEAT PUMP IN RA DUCT OPERATION WYREQ'D SUB-BASE \_\_\_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_

TO BLDG BEING NORMALLY OCCUPIED. THERMOSTAT PROGRAMMED W/ SET-BACK TIMES TO PRE-COOL PRE-OCCUPANCY, CONTINUE SERVICE BY ESTABLISHED TEMPERATURES DURING OCCUPIED HOURS & RE-SET DURING UNOCCUPIED/HOLIDAY SCHEDULING.

NOT USED

ס <u>NTS</u>

(SPLIT HVAC SYSTEM)

APP: 02-120983 PC REVIEWED FOR SS FLS ACS CG 10/10/2023 PRE-CHECK (PC) DOCUMENT CODE: 2022 CBC DSA APPLICATION NUMBER 02-120983

IDENTIFICATION STAMP

DIV. OF THE STATE ARCHITECT

A separate project application for construction is required

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DSA APP NO.

LICENSE #E18218

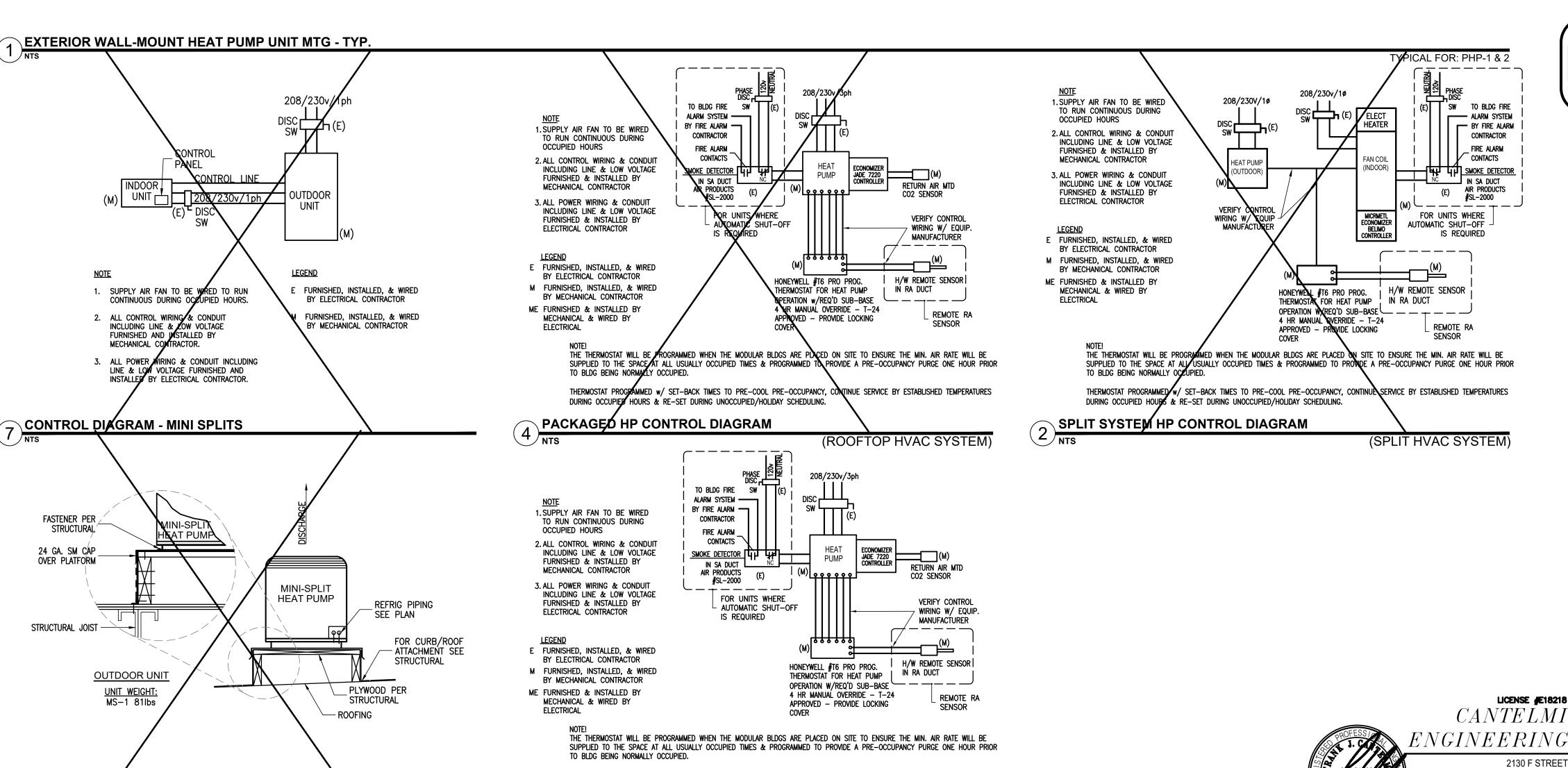
2130 F STREET

10/2/23

TEL: (661) 324-5252 FAX: (661) 324-8439

BAKERSFIELD, CA 93301

Cantelmi@Cantelmi.NET



THERMOSTAT PROGRAMMED w/ SET-BACK TIMES TO PRE-COOL PRE-OCCUPANCY, CONTINUE SERVICE BY ESTABLISHED TEMPERATURES

(WALL HUNG HEAT PUMP)

DURING OCCUPIED HOURS & RE-SET DURING UNOCCUPIED/HOLIDAY SCHEDULING.

PACKAGED HP CONTROL DIAGRAM

TYPICAL FOR: MS-1

NOT USED

O / NTS

RESPONSIBILITY AND ACCEPTANCE BY DSA. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND

PIPING, DUCTWORK AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND

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

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

PIPING, DUCTWORK AND ELECTRICAL DISTRIBUTION

SYSTEM BRACING NOTE

DISPLACEMENTS PRESCRIBED IN ASCE 7-16 SECTION 13.3 AS DEFINED IN ASCE 7-16 SECTIONS 13.6.5, 13.6.6, 13.6.7, 13.6.8;

THE METHOD OF SHOWING BRACING AND ATTACHMENTS TO THE STRUCTURE FOR THE IDENTIFIED DISTRIBUTION SYSTEM ARE AS

WHEN BRACING AND ATTACHMENTS ARE BASED ON A PRE-APPROVED INSTALLATION GUIDE (EG. OSHPOD OPM FOR 2013 CBC

START OF AND DURING THE HANGING AND BRACING OF THE DISTRIBUTION SYSTEMS. THE STRUCTURAL ENGINEER OF RECORD

OR LATER), COPIES OF THE BRACING SYSTEM INSTALLATION GUIDE OR MANUAL SHALL BE AVAILABLE ON THE JOBSITE PRIOR TO

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

MP□ MD□ PP□E□ OPTION 2: SHALL COMPLY WITH THE APPLICABLE OSHPD PRE-APPROVED (OPM #) #\_\_\_\_\_.

EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS.

AND 2022 CBC, SECTIONS 1617A.1.24, 1617A.1.25, AND 1617A.1.26

SW

TEL

TTB

MICROWAVE

NEMA 3R

NIC NOT IN CONTRACT

NTS NOT TO SCALE

OC ON CENTER

OVLD OVERLOAD

PC PULL CHAIN

PC PHOTOCELL

POLE

PULLBOX

NIGHT LIGHT

NORMALLY OPEN

OUTSIDE DIAMETER

PUBLIC ADDRESS

OVERHEAD

NORMAL POWER FACTOR

OVERCURRENT PROTECTION

OSA OFFICE of the STATE ARCHITECT

PLANNING & DEVELOPMENT

OSHPD OFFICE of STATEWIDE HEALTH

NORMALLY CLOSED

NATIONAL ELECTRICAL CODE

NEMA NAT'L ELEC MANUFACTURER'S ASSOC

NFW

N3R

OCP

NEUTRAL (GROUNDED CONDUCTOR)

FLR

CA. ENERGY COMMISSION

COMPACT FLUORESCENT

CALIFORNIA FIRE CODE

CONDUIT ONLY (W/PULLROPE)

CEILING

CIRCUIT

CSFM CALIFORNIA SFM

COPPER

DEPTH

DIAMETER

DISCONNECT

DISTRIBUTION

DISHWASHER

**EMERGENCY** 

**EXISTING** 

DPST

CENTER LINE

CONTRACTOR

COND CONDUIT, CONDUCTOR

CRITICAL BRANCH

CONDENSING UNIT

DIRECT CURRENT

DRINKING FOUNTAIN

DOUBLE POLE SINGLE THROW

**CURRENT TRANSFORMER** 

FLOOR

FLUOR FLUORESCENT

FUSIBLE SWITCH

FULL VOLTAGE NON-REVERSING

GROUND FAULT CIRCUIT INTERRUPTER

GROUND FAULT CIRCUIT INTERRUPTER

GROUNDING CONDUCTOR

GENERAL CONTRACTOR

GALVANIZED RIGID STEEL

GANG WITH SWITCH

HEATING, AC & REFRIG

HIGH INTENSITY DISCHARGE

HEIGHT, HIGH

HIGH OUTPUT

HAND-OFF-AUTO

HIGH POWER FACTOR

HIGH PRESSURE SODIUM

HORSEPOWER

INTERCOM

J-BOX JUNCTION BOX

**IDENTIFICATION** 

INSIDE FROST

ISOLATED GROUND

GARBAGE DISPOSAL

SWITCH

TRANSFORMER, TERMINAL

TELEPHONE CONDUIT

TIME SWITCH OVERRIDE

TWISTED SHIELDED PAIR

TELEPHONE TERMINAL BOARD

TELEPHONE TERMINAL CABINET

UNDERCABINET, UNDERCOUNTER

UNDERWRITERS LABORATORIES

UG SVC ALERT 800-642-24444

UNLESS OTHERWISE NOTED

**VOLT ALTERNATING CURRENT** 

TO BE REMOVED

TIME CLOCK

TELEPHONE

TELCO TELEPHONE COMPANY

TIME SWITCH

TRANSFORMER

UNDERGROUND

**VOLT AMPERES** 

VERY HIGH OUTPUT

WEATHER RESISTANT

UGPS UNDERGROUND PULL SECTION

TYPICAL

VOLT

TYP SIM TYPICAL SIMILAR

2022 CALIFORNIA ELECTRICAL CODE (CEC) . . . . . . . . . . . (PART 3, TITLE 24 CCR) (2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)

(2021 IAPMO UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)

(2021 IAPMO UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA FIRE CODE (CFC) . . . . . . . . . . . . . . . (PART 9, TITLE 24 CCR)

2022 CALIFORNIA EXISTING BUILDING CODE (CEBC) . . . . . . . . . . (PART 10, TITLE 24 CCR) (2021 INTERNATIONAL EXISTING BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE . . . . . . (PART 11, TITLE 24 CCR) TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

2019 ASME A17.1/CSA B44-13 SAFETY CODE FOR ELEVATORS AND ESCALATORS.

2022 CALIFORNIA REFERENCED STANDARDS CODE . . . . . . . (PART 12, TITLE 24 CCR) NFPA 13 - 2022 EDITION

NFPA 14 - 2019 EDITION NFPA 17 — 2021 EDITION NFPA 17A - 2021 EDITION 2019 EDITION NFPA 20 NFPA 22 2018 EDITION NFPA 24 2019 EDITION NFPA 72 2022 EDITION - 2019 EDITION NFPA 80 NFPA 2001 - 2018 EDITION 2005 EDITION (R2010) UL 300

 2003 EDITION UI 464 UL 521 1999 EDITION UL 1971 2002 EDITION ICC 300 2017 EDITION

REFERENCED CODE SECTIONS FOR APPLICABLE STANDARDS 2022 CBC, CHAPTER 35 2022 CFC, CHAPTER 80

BAKERSFIELD, CA 93301 TEL: (661) 324-5252 FAX: (661) 324-8439 Cantelmi@Cantelmi.NET 9/12/23

DIV. OF THE STATE ARCHITEC APP: 03-124742 INC: REVIEWED FOR SS 🗹 FLS 🗹 ACS 🗹 04/10/2025

IDENTIFICATION STAMP

FILE # APPLICATION #

APPROVALS



COMMERCIAL INSTITUTIONAL AND RESIDENTIAL

MODULAR **BUILDINGS** DESIGN & PLANNING

7001 Mc Divitt Dr. Bakersfield, CA 93313 Office: (661) 835-9270 Fax: (661) 847-1007 www.jtsmodular.com





IDENTIFICATION STAME DIV. OF THE STATE ARCHITECT APP: 02-120983 PC REVIEWED FOR SS FLS ACS CG DATE: \ 10/10/2023

PRE-CHECK (PC) DOCUMENT CODE: 2022 CBC DSA APPLICATION NUMBER 02-120983 A separate project application

for construction is required

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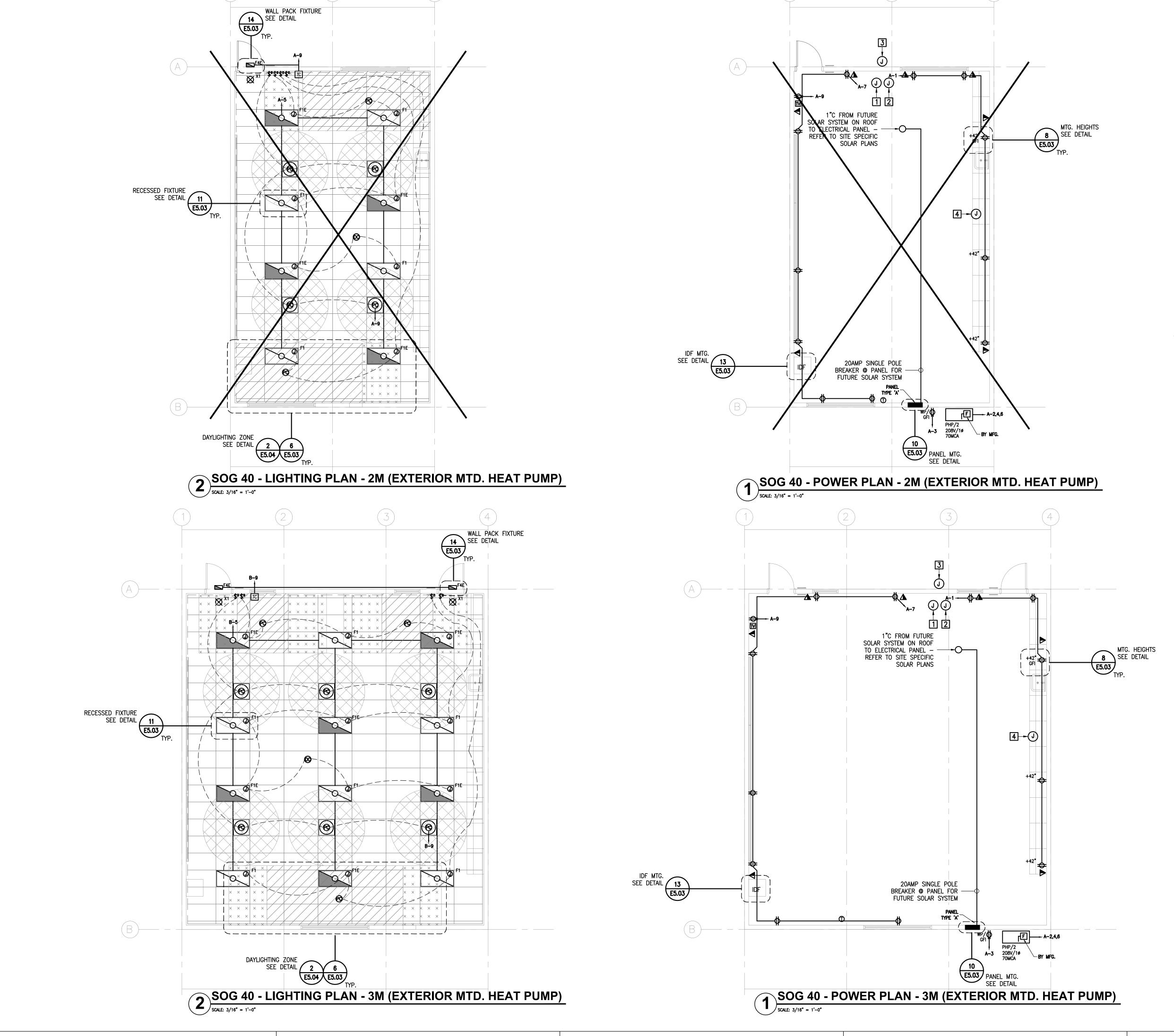
DSA APP NO.

PROJECT NO. 06-0142

DRAWING

LICENSE #E18218 CANTELMIGINEERING

2130 F STREET



**KEYNOTES** 

- JUNCTION BOX FOR FIRE ALARM PULL STATION @ +48"FF WITH CONDUIT STUBBED TO ATTIC
- 2 JUNCTION BOX FOR FIRE ALARM VISUAL DEVICE
- @ +80"FF WITH CONDUIT STUBBED TO ATTIC 3 JUNCTION BOX FOR FIRE ALARM EXTERIOR HORN @ +80"FF WITH CONDUIT STUBBED TO
- 4 ADD JUNCTION BOX FOR FIRE ALARM PULL STATION @ +48"FF WITH CONDUIT STUBBED SCHOOL OR DAYCARE PURPOSES.

DEDICATED FIRE ALARM PLANS SHALL BE REQUIRED PER SITE SPECIFIC PLANS - JUNCTION BOXES SHOWN TO SPECIFY ROUTING OF CONDUIT IN ATTIC PURPOSES ONLY

REFER TO E0.01 & DETAIL 8/E5.03 FOR MOUNTING REFER TO E3.11 FOR SOLAR READY AREA ON ROOF

IDF NOTE: LOCATION OF TELECOMMUNICATIONS CABINET DETERMINED IN FIELD. PROVIDE (1)6'X5/8"DIA COPPER CLAD STEEL GROUND ROD W/(1)#6G TO PANEL GROUND - PROVIDE (1) QUAD-PLEX RECEPTACLE IN CABINET TO CKT 3

GFI ∯ − GFI REQUIRED WITHIN 6' OF WATER SOURCE

WIRE ALL RESTROOM OUTDOOR LIGHTS TO ASTRONOMICAL ELECTRONIC TIME CLOCK - REFER TO DETAIL 4/E5.03

PRIMARY DAYLIT ZONE

PHOTO-SENSOR SHALL BE IN PRIMARY DAYLIT ZONE

T-24 PERFORMANCE RUNS DO NOT REQUIRE SECONDARY DAYLIGHT ZONE

FOR MORE INFO REFER TO E-5.04 DETAIL 6

**ELECTRICAL NOTES** 

ALL 20A, 120V RECEPTACLES SHALL BE LISTED TAMPER RESISTANT

GFI REC 6'-0" FROM WATER SOURCE

PANEL TO USE UFFER GROUND WHEN PANEL IS LOCATED IN ELECTRICAL ROOM BY OTHERS, SEE DETAILS 1 & 16/E5.03

## **LIGHTING NOTES**

INTERLOCK EXHAUST FAN W/ LIGHTS VIA A RELAY

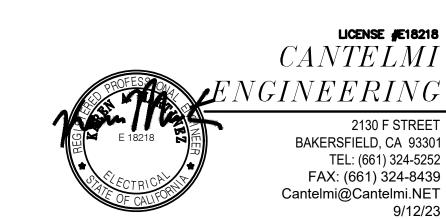
PHOTOSENSORS & OCCUPANCY SENSORS CONNECTED TO RELAY BOX W/ INDIVIDUAL RUNS

HALLWAY LIGHTS TO DIM 50% DURING UNOCCUPIED HOURS AND RETURN TO 100% WHEN OCCUPIED - WIRE THRU ASTRONOMICAL TIME CLOCK

INSTALL FLEX CONNECTION BETWEEN BUILDING MODULES WHEN RUNNING CONDUIT THROUGH SEISMIC GAP, SEE DETAIL 2/E5.03

WHEN SKYLIGHT OPTION SELECTED REFER TO DETAIL 3/E5.03

EXHAUST FAN SHALL REMAIN ON FOR 15 MIN. AFTER LIGHTS SHUT-OFF



IDENTIFICATION STAMP DIV. OF THE STATE ARCHITEC APP: 03-124742 INC: REVIEWED FOR SS 🗹 FLS 🗹 ACS 🗹

DATE: 04/10/2025 **APPROVALS** 

FILE #

MODULAR A BETTER WAY TO BUILD

COMMERCIAL

APPLICATION #

INSTITUTIONAL AND RESIDENTIAL MODULAR BUILDINGS

**DESIGN & PLANNING** 7001 Mc Divitt Dr. Bakersfield, CA 93313 Office: (661) 835-9270 Fax: (661) 847-1007 www.jtsmodular.com

STRUCTURAL ENGINEER OF RECORD Structural Engineering, Inc. 11305 Rancho Bernard RD., Suite 121 San Diego, CA 92127 PHONE (858) 679-1974



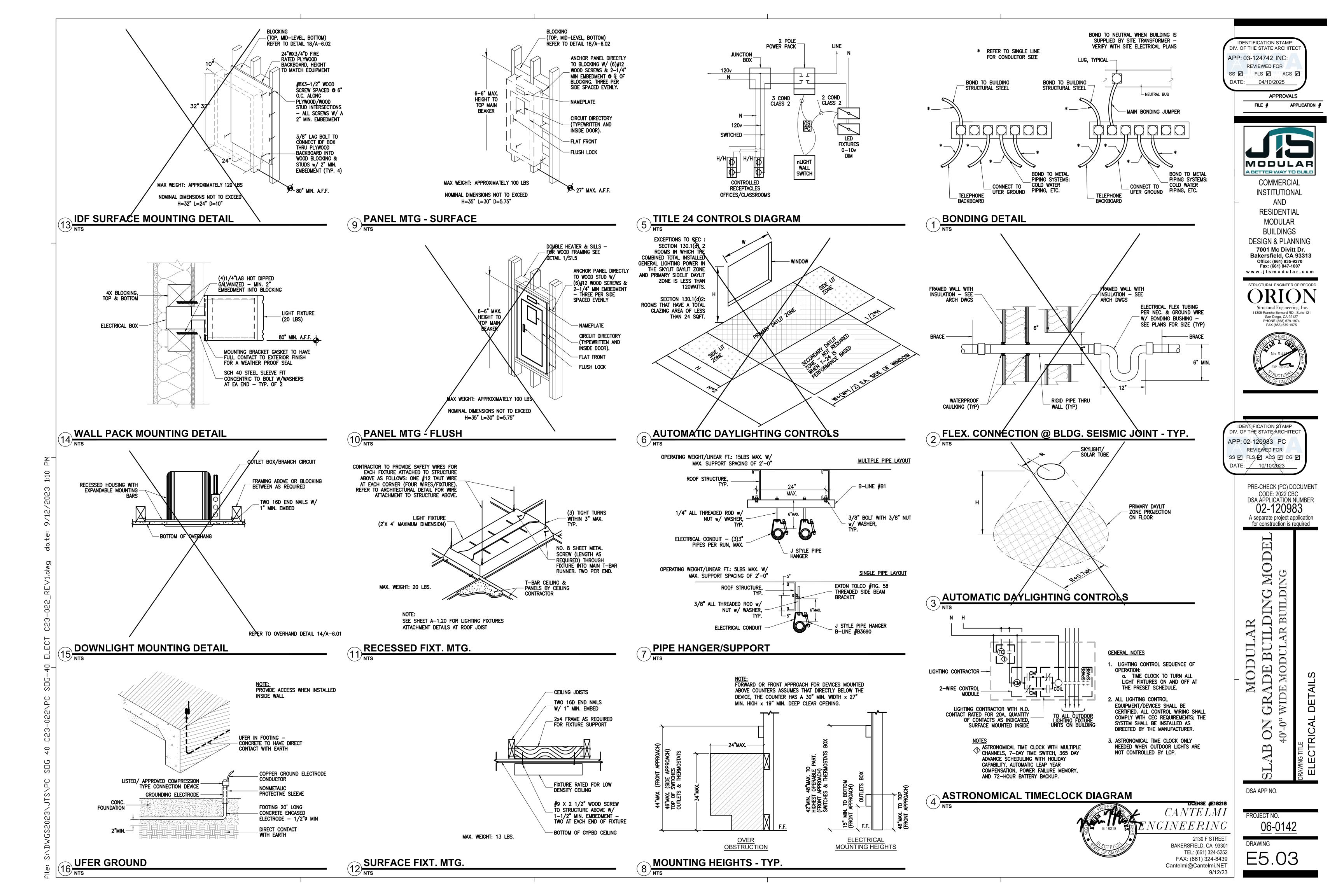
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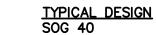
MODEI BUILDING MODULAR

DSA APP NO.



\* ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT AND SHALL NOT EXCEED BUG RATING REQUIREMENTS AS SHOWN IN TABLE 5.106.8 OF THE CALIFORNIA ENERGY CODE.

LIGHTING CONTROLS SCHEDULE						
SYMBOL	DESCRIPTION AND MANUFACTURER	SYMBOL				
<b>©</b>	OCCUPANCY SENSOR CEILING MOUNT - 360° SENSING ANGLE - COMMUNICATION: (2)#18 AWG MANUFACTURER: DOUGLAS #WORSDG1-P-N	R	RELAY PACK FOR CONTROLLED RECEPTACLES FOR CONTROLLED RECEPTACLES IN OFFICE AREAS 20A MAX COMMUNICATION: (2)18 GAUGE WIRE MANUFACTURER: DOUGLAS WUL—3924			
0	DAYLIGHT SENSOR CEILING MOUNT IN DAYLIGHT AREA  COMMUNICATION: (2)#18 AWG MANUFACTURER: DOUGLAS #WPP-INT		DIMMING RELAY PACK FOR CONTROLLED LIGHTS  MOUNT CONCEALED ABOVE CEILING – 16A MAX COMMUNICATION: (2)18 GAUGE WIRE MANUFACTURER: DOUGLAS WUL—3924			
<b>\$</b> <sup>D</sup>	DIMMING LIGHT SWITCH COLOR TO MATCH WALL FINISH — WH=WHITE  COMMUNICATION: (2)#18 AWG MANUFACTURER: DOUGLAS #WSD-3501	\$ <sup>oc</sup>	OCCUPANCY WALL LIGHT SWITCH COLOR TO MATCH WALL FINISH — WH=WHITE  COMMUNICATION: (2)#18 AWG MANUFACTURER: DOUGLAS #WOSSDG1—P—VW			



**DESCRIPTION:** 

THE CLASSROOM LIGHTING CONTROLS SHALL BE PART OF THE CENTRAL LIGHTING CONTROL SYSTEM; LIGHTING SHALL BE CONFIGURED FOR ON/OFF/DIMMING/DAYLIGHT HARVESTING, AND SHALL PROVIDE THE FOLLOWING -

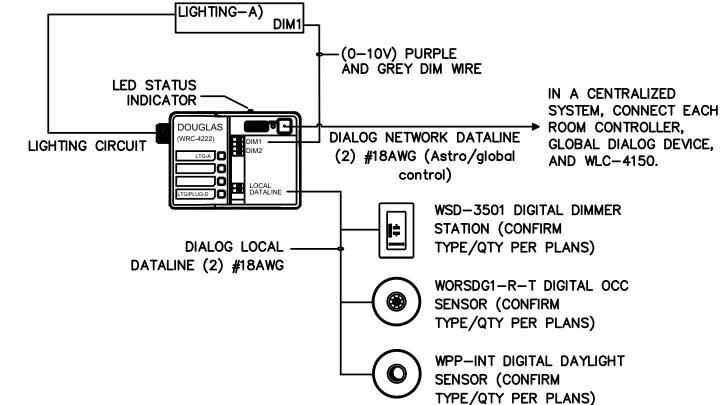
SEQUENCE OF OPERATIONS:

1. CLASSROOM LIGHTING SHALL COME ON VIA WALL STATION DIMMER.

2. DAYLIGHT SENSOR SHALL CAUSE THE LIGHTING SYSTEM TO DIM THE LIGHTS UNIFORMLY BASED ON NATURAL DAYLIGHT AND PROVIDE TARGET FOOT-CANDLE LEVEL AT WORKPLANE HEIGHT. SENSORS IN DAYLIGHT AREA SHALL BE LOCATED PER MANUFACTUER'S RECOMMENDATIONS.

3. OCCUPANCY/VACANCY SENSORS SHALL TURN LIGHTS OFF 20 MINUTES AFTER THE CLASSROOM HAS BEEN VACATED. IN THE EVENT THE LUMINAIRES ARE TURNED OFF BY THE VACANCY SENSOR AND OCCUPANCY IS DETECTED BY THE VACANCY SENSOR WITHIN 30 SECONDS OF THE "OFF EVENT", LUMINAIRES SHALL AUTOMATICALLY BE ENERGIZED TO THEIR PREVIOUS SETTING.

4. CLASSROOM LIGHTING SHALL BE WIRED TO COMPLY WITH DEMAND RESPONSE SIGNAL TRIGGERED BY THE UTILITY COMPANY.



→ ROOM CONTROLLER, GLOBAL DIALOG DEVICE, AND WLC-4150.

> IDENTIFICATION STAME DIV. OF THE STATE ARCHITECT APP: 02-120983 PC REVIEWED FOR SS FLS ACS CG CG DATE: \( \) 10/10/2023

**IDENTIFICATION STAMP** DIV. OF THE STATE ARCHITEC

REVIEWED FOR

SS 🗹 FLS 🗹 ACS 🗹

FILE #

**APPROVALS** 

MODULAR

A BETTER WAY TO BUILD

COMMERCIAL

INSTITUTIONAL

AND RESIDENTIAL MODULAR

**BUILDINGS** 

**DESIGN & PLANNING** 

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Bakersfield, CA 93313

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APP: 03-124742 INC:

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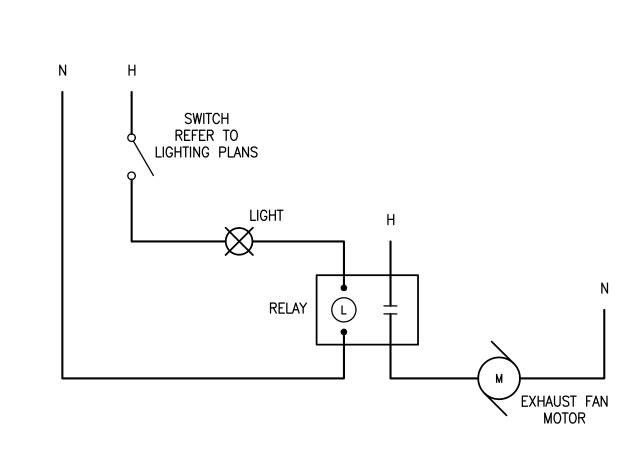
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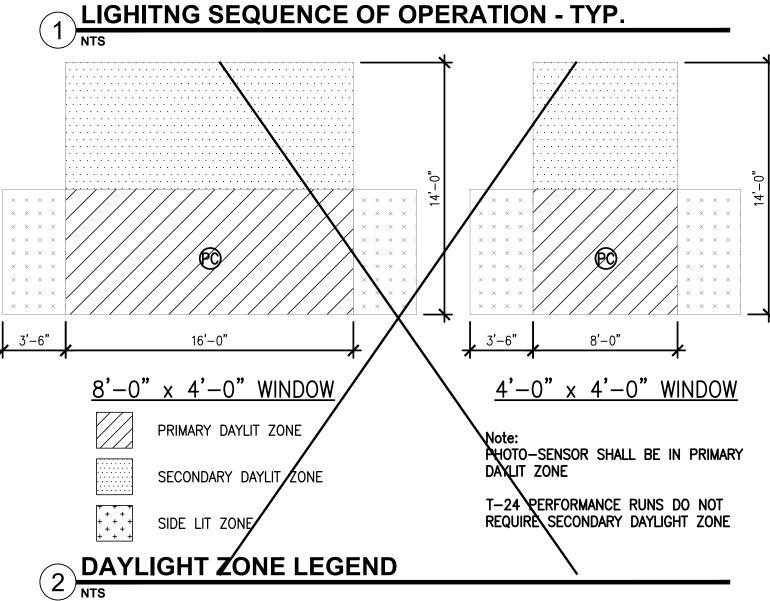
MODEI

GRADE BUILDING MODULAR

PROJECT NO. 06-0142



**EXHAUST FAN WIRING DIAGRAM** 



1. Wall Assembly -- The 1 or 2 hr fire-rated gypsum valloard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual 0800 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features: A. Studs -- Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-112 in. wide and spaced max 24 in. OC. When steel studs are used and the diam of opening exceeds the width of stud cavity, the opening shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be 4 to 6 in wider and 4 to 6 in. higher than the diam of the penetrating item such that, when the penetrating item is installed in the opening, a 2 to 3 in. clearance is present between the penetrating item and the framing on all four side B. Gypsum Board\* -- 5/8 in. thick 4 ft wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 32-1/4 in. for steel stud walls. Max diam of opening is 14-1/2 in. for wood stud walls. The F Rating of the firestop system is equal to the fire rating of the wall assem 2. Through-Penetrants -- One metallic pipe, conduit or tubing to be installed either concentrically or

eccentrically within the firestop system. The annular space shall be min 0 in. to max 2 1/4 in. Pipe may be installed with continuous point contact. Pipe, conduit or tubing may be installed at an angle not greater than 45 degrees from perpendicular. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used: A. Steel Pipe -- Nom 30 in diam (or smaller) Schedule 10 (or heavier) steel pipe. B. Iron Pipg -- Nom 30 in. diam (or smaller) cast or ductile iron pipe. C. Conduit -- Nom 4 in diam (or smaller) steel electrical metallic tubing or 6 in. diam steel conduit. D. Copyer Tubing -- Nom 6 in. diam (or smaller) Type L (or heavier) copper tubing. Copper Pipe -- Nom 6 in. diam (or smaller) regular (or heavier) copper pipe. Fill, Void or Cavity Material\* -- Sealant -- Min 5/8 in. thickness of fill material applied within the annulus, file with both surfaces of wall. At the point or continuous contact locations between pipe and wall, a min 1/2 in. diam bead of fill material shall be applied at the pipe wall interface on both surfaces of wall . PIPE PENETRATION DETAIL

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC --

FS-One Sealant \*Bearing the UL Classification Mark

F Ratings -- 1 and 2 Hr (See Item 1)

T Ratings -- 1 and 2 Hr (See Item 1)

L Rating at Ambient - Less Than 1 CFM/sq

ft L Rating at 400 F - 2 CFM/sq ft

LICENSE #E18218 CANTELMIINEERING2130 F STREET BAKERSFIELD, CA 93301 TEL: (661) 324-5252 FAX: (661) 324-8439

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9/12/23

SCHEDULE

DSA APP NO.

## GENERAL PLUMBING NOTES

SECTION 1 BASIC MECHANICAL MATERIALS AND METHODS

#### PART 1 - GENERAL

A. LABOR, MATERIALS, TOOLS, AND SERVICES FOR A COMPLETE INSTALLATION OF EQUIPMENT AND SYSTEM CONTAINED

- WITHIN THE CONTRACT DOCUMENTS B. PRINCIPAL FEATURES OF THE WORK INCLUDED ARE
  - PLUMBING SYSTEM AND RELATED PIPING INSULATION. DOMESTIC WATER PIPING, VALVES, CONNECTIONS AND RELATED PIPING INSULATION.
  - LIMITED AREA FIRE PROTECTION (SPRINKLER SYSTEMS)
  - EXCAVATING AND BACKFILLING FOR MECHANICAL WORK; COORDINATE WITH APPROPRIATE TRADE. ANCHOR BOLTS, SLEEVES. SUPPORTS AND SIMILAR ITEMS TO BE BUILT INTO CONCRETE OR MASONRY.
  - PREPARATION AND SUBMITTAL OF SHOP DRAWING AND PRODUCT DATA MAINTAINING A RECORD SET OF BLUE LINE PRINTS AND MAKING THEM TO INDICATE LOCATIONS OF CONCEALED ITEMS, AND DEVIATIONS MADE TO SUIT CONDITIONS AND PRODUCTION OF MECHANICAL AS-BUILT (RECORD) DRAWINGS.
- A. SUBMITTAL OF BID IMPLIES BIDDER HAS READ APPLICABLE PARAGRAPHS OF THE SPECIFICATIONS AND WILL BE BOUND BY THEIR
- 1.3 LOCAL CONDITIONS
- A. CONFORM WITH LOCAL CONDITIONS. COORDINATE WITH LOCAL UTILITIES ON SIZE OF UTILITY SERVICE.
- A. THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) DESCRIBE THE PLUMBING WORK OF THIS PROJECT ANY ITEMS MENTIONED IN ONE PART SHALL BE AS BINDING AS THOUGH MENTIONED IN BOTH. B. THE CONTRACT DOCUMENTS FORM A GUIDE FOR A COMPLETE PLUMBING INSTALLATION. WHERE AN ITEM IS REASONABLY NECESSARY BUT NOT
- SPECIFICALLY MENTIONED, SUCH AS PIPING OFFSETS, DRAINS, ETC., FOR A COMPLETE SYSTEM, PROVIDE SAME. C. C.PLUMBING LAYOUTS INDICATED ON DRAWINGS ARE DIAGRAMMATIC ONLY. EXACT LOCATIONS OF PIPES, AND EQUIPMENT SHALL BE GOVERNED BY THE DRAWINGS OF RELATED TRADES.
- 1.5 DEVIATIONS A. NO DEVIATIONS FROM SPECIFICATIONS AND DRAWINGS SHALL BE MADE WITHOUT FULL KNOWLEDGE AND WRITTEN CONSENT OF CONSTRUCTION B. B.SHOULD CONTRACTOR FIND, DURING PROGRESS OF WORK, CONDITIONS WHICH DICTATE A MODIFICATION OF ANY PARTICULAR REQUIREMENTS,

REPORT SUCH ITEM PROMPTLY FOR DECISION OF INSTRUCTIONS.

- 1.6 QUALITY ASSURANCE A. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- B. COMPLY WITH APPLICABLE REQUIREMENTS OF RECOGNIZED INDUSTRY ASSOCIATIONS WITH PROMULGATE STANDARDS FOR THE VARIOUS TRADES.
- C. C.EMPLOY ONLY QUALIFIED JOURNEYMEN FOR THIS WORK. EMPLOY COMPETENT, QUALIFIED PLUMBERS TO SUPERVISE THE WORK.
- A. PERFORM WORK SPECIFIED IN DIVISIONS 21 THRU 23 IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS LISTED BELOW. AND SUCH STANDARDS THAT MAY BE SPECIFIED IN OTHER SECTIONS. WHEN THESE SPECIFICATIONS ARE MORE STRINGENT, THEY TAKE PRECEDENCE. IN CASE 3.3 CUTTING AND PATCHING OF CONFLICT, OBTAIN A DECISION FROM THE PLUMBING ENGINEER.
- NFPA 54: NATIONAL FUEL AND GAS CODE.
- NFPA 101: LIFE SAFETY CODE. APPLICABLE STATE BUILDING CODE
- NATIONAL STANDARD PLUMBING CODE ( OR APPLICABLE STATE PLUMBING CODE).
- ACCESSIBILITY REQUIREMENTS ANSI A117.1, ADA, AND CBC CHAPTER 11-B APPLICABLE STATE ENERGY CODE
- AGA: AMERICAN GAS ASSOCIATION.
- ANSI: AMERICAN NATIONAL STANDARDS INSTITUTE ASTM: AMERICAN SOCIETY FOR TESTING AND MATERIALS.
- MSS: MANUFACTURER'S STANDARDIZATION SOCIETY OF THE VALVE AND FITTING INDUSTRY.
- 11. NEMA: NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION 12. NFPA: NATIONAL FIRE PROTECTION ASSOCIATION.
- 13. UL: UNDERWRITERS' LABORATORIES. INC.

#### 1.8 COORDINATION

- A. BEFORE STARTING ANY WORK CONTRACTOR SHALL CAREFULLY EXAMINE SPECIFICATIONS AND DRAWINGS TO BE THOROUGHLY FAMILIAR WITH ITEMS WHICH REQUIRE PLUMBING AND COORDINATION B. BEFORE STARTING ANY WORK SITE CIVIL ENGINEER SHALL PROVIDE UTILITIES TO THE BUILDING LOCATION BASED ON CAPACITY OF CALCULATIONS LISTED ON DRAWINGS. HE SHALL THOROUGHLY EXAMINE THE BUILDING SPECIFICATIONS AND DRAWINGS FOR COORDINATION OF ALL WORK AND
- REPORT TO THE ARCHITECT IN WRITING ANY AND ALL CONDITIONS WHICH MIGHT ADVERSELY AFFECT THIS PROJECT. C. COORDINATE WITH OTHER DIVISIONS TO LEAVE PROPER CHASES AND OPENINGS. PLACE OUTLETS, ANCHORS, SLEEVES, AND SUPPORTS PRIOR TO POURING CONCRETE OF INSTALLATION OF MASONRY WORK.
- A. SUBMITTALS ARE ONLY REQUIRED FOR SPECIFIC ITEMS OF EQUIPMENT OR MATERIAL LISTED IN INDIVIDUAL SECTIONS OF THESE SPECIFICATIONS. B. WITHIN 15 DAYS AFTER AWARD OF CONTRACT FOR THIS WORK, SUBMIT A LIST OF PROPOSED MANUFACTURERS (OF EQUIPMENT OR MATERIAL TO BE USED) FOR APPROVAL. SUBMIT THIS LIST BEFORE SUBMITTAL OF SHOP DRAWINGS AND PRODUCT DATA, AND OBTAIN APPROVAL BEFORE
- SUBMITTING REQUIRED ITEMS. C. SHOP DRAWINGS (NOT REQUIRED FOR OWNER FURNISHED EQUIPMENT).

### 1.10 DELIVERY AND STORAGE

A. INSOFAR AS POSSIBLE, DELIVER ITEMS IN MANUFACTURER'S ORIGINAL UNOPENED PACKAGING. WHERE THAT IS NOT PRACTICAL. COVER ITEMS WITH PROTECTIVE MATERIALS TO KEEP THEM FROM BEING DAMAGED. USE CARE IN LOADING, TRANSPORT, UNLOADING, AND STORAGE TO KEEP ITEMS

### I.11 FIRE RATINGS

- A. MATERIALS USED ANYWHERE IN THE WORK MUST HAVE NFPA RATINGS AS FOLLOWING:
- FLAME SPREAD NOT OVER 25 SMOKE DEVELOPED - NOT OVER 50
- FUEL CONTRIBUTED NOT OVER 25 B. MATERIALS SHALL BE "SELF EXTINGUISHING".

### 1.12 PERMITS AND FEES

A. OBTAIN, PAY FOR, AND DELIVER PERMITS, CERTIFICATION OF INSPECTION, AND OTHER SUCH ITEMS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION, DELIVER CERTIFICATION TO THE CONSTRUCTION MANAGER PRIOR TO FINAL ACCEPTANCE OF THE WORK. AN INSPECTION CERTIFICATE FOR EACH CLASS OF WORK REQUIRING INSPECTION MUST BE SUBMITTED PRIOR TO OR WITH THE FINAL PAYMENT INVOICE. THE RESPONSIBLE TRADE CONTRACTOR MUST MAKE APPLICATION FOR THE INSPECTION, COORDINATE SAME AND PAY THE REQUIRED INSPECTION FEE.

#### 1.13 EXTENDED WARRANTIES

A. WORK FURNISHED UNDER THE CONTRACT SHALL BE WARRANTED AGAINST DEFECTS IN WORKMANSHIP AND ( CONTRACTOR FURNISHED) MATERIALS FOR A PERIOD OF NOT LESS THAT ONE (1) YEAR, OR AS OTHERWISE SPECIFIED, FROM THE DATE OF FINAL ACCEPTANCE OF THE INSTALLATION, DEFECTS OF WORKMANSHIP DEVELOPING DURING THIS PERIOD SHALL BE REMEDIED, AND DEFECTIVE MATERIAL REPLACED, WITHOUT ADDITIONAL COST. WHEN DEFECTS IN A TRADE CONTRACTOR'S WORK CAUSES DAMAGE TO THE WORK OF THE OTHER TRADE CONTRACTORS, SUCH DAMAGE SHALL BE REPAIRED BY THE TRADE CONTRACTOR CAUSING DAMAGE AND WORK RESTORED TO ITS ORIGINAL CONDITION, AT THE EXPENSE OF THE TRADE CONTRACTOR THAT CAUSED THE DAMAGE.

#### PART 2 - PRODUCTS

#### 2.1 MATERIALS AND EQUIPMENT

A. WITHIN THE CONTRACT DOCUMENTS RELATING TO PLUMBING WORK, MANUFACTURER'S NAMES, CATALOG NUMBERS, AND OTHER PROPRIETARY REFERENCES TO MATERIALS AND EQUIPMENT ARE MADE. SUCH REFERENCES ARE MADE TO ESTABLISH THE STANDARDS OF QUALITY AND TYPE REQUIRED, AND NOT TO LIMIT COMPETITION. ACCEPTABLE MANUFACTURER'S OF COMPETITIVE PRODUCTS ARE LISTED IN APPLICABLE SECTIONS AS "APPROVED EQUALS". REASONABLE REQUESTS FOR SUBSTITUTION OR ADDITIONS TO "APPROVED EQUALS" WILL BE CONSIDERED, BUT THE

MECHANICAL ENGINEER WILL BE THE SOLE JUDGE OF ACCEPTABILITY OF ITEMS PROPOSED AS SUBSTITUTES B. MATERIALS AND EQUIPMENT USED IN CARRYING OUT THESE SPECIFICATIONS SHALL BEAR UL OR OTHER RECOGNIZED TESTING LABORATORY LABEL WHEN SUCH LABELS ARE AVAILABLE.

#### PART 3 - EXECUTION

#### 3.1 LOCATIONS

- A. PLUMBING LAYOUTS INDICATED ON DRAWINGS ARE DIAGRAMMATIC. EXACT LOCATIONS OF PIPES, AND EQUIPMENT MAY VARY BECAUSE OF CONFLICTS WITH WORK OF OTHER TRADES. WORK OUT CONFLICTS WHERE RELOCATION'S WILL NOT AFFECT OPERATION OR APPEARANCE OF SYSTEMS PER APPROVAL OF THE ARCHITECT & ENGINEER OF RECORD.
- B. LOCATE EQUIPMENT REQUIRING PERIODIC SERVICING SO THAT IT IS READILY ACCESSIBLE. DO NOT BACK UP SERVICE SIDES TO WALLS. NOR PLACE IT TOO CLOSE TO OTHER EQUIPMENT TO MAKE SERVICE IMPRACTICAL. EQUIPMENT SERVICE CLEARANCE SHALL MEET MINIMUM ACCEPTABLE DISTANCE AS RECOMMENDED BY EQUIPMENT MANUFACTURER.

### 3.2 UTILITIES EXCAVATING AND BACKFILLING

- A. PERFORM TRENCHING, EXCAVATING, BACKFILLING FOR MECHANICAL WORK IN ACCORDANCE WITH THE APPROPRIATE SECTIONS AND AS SET FORTH RELOW PERFORM WORK NECESSARY FOR INSTALLATION OF MECHANICAL UTILITIES.
  - DEPTH OF EXCAVATION TO PROVIDE A MINIMUM OF 3' ABOVE TOP OF PIPE. EXCAVATION TO BE CARRIED TO A DEPTH OF AT LEAST 6" BELOW BOTTOM OF PIPE FLEVATION. FILL BELOW PIPE (6"). AROUND PIPE, AND A MINIMUM OF 12" ABOVE PIPE WIT SAND OR CLASS "B" CRUSHED STONE TAMPED FIRM AND EVEN. SEPARATE TOPSOIL DURING EXCAVATION. FINAL LAYER OR DIRT (12" MINIMUM) TO BE TOPSOIL. TRENCHES TO BE AT LEAST 18" WIDER THAN PIPE WITH BATTER BOARDS PLACED EVERY 25'. BACKFILLING SHALL BE DONE TO EXCLUDE USE OF ROCK OR STONE ABOVE SAND OR CRUSHED

A. REPAIR OR REPLACE ROUTINE DAMAGE CAUSED BY CUTTING IN PERFORMANCE OF CONTRACT. B. PERFORM REPAIRS WITH MATERIALS WHICH MATCH EXISTING AND INSTALL IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THESE SPECIFICATIONS OR THE BEST STANDARDS OF THE INDUSTRY.

#### 3.4 CONNECTION TO FQUIPMENT

A. CONNECT OR INSTALL EQUIPMENT SHOWN ON MECHANICAL DRAWINGS THAT REQUIRE PLUMBING.

#### ROUGH - IN PIPING AND CONNECT EQUIPMENT

PROVIDE PIPING, SHUTOFF VALVES, AND UNIONS REQUIRED FOR A COMPLETE INSTALLATION

#### 3.5 SERVICE OF SYSTEM

A. EMPLOY COMPETENT, QUALIFIED PERSONNEL IN OPERATION OF THE EQUIPMENT. B. PROVIDE FOR PROPER OPERATION AND CLEANLINESS.

C. OPEN UP EQUIPMENT FOR INSPECTION AS DIRECTED BY THE SUPERINTENDENT

#### END OF SECTION

#### SECTION 2 PLUMBING

A. FURNISHING OF ALL LABOR, MATERIALS, TOOLS, TRANSPORTATION, SERVICE, AND RELATED ITEMS NECESSARY TO COMPLETE THE INSTALLATION OF THE PLUMBING SYSTEM AS ILLUSTRATED ON THE DRAWING AND AS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: HOT & COLD WATER SYSTEM WITH COMPLETE CONNECTIONS FROM METER TO ALL PLUMBING FIXTURES & EQUIPMENT REQUIRING

- WATER CONNECTIONS SOIL, WASTE, VENT AND CONDENSATE SYSTEM LINES INSIDE AND OUTSIDE THE BUILDING.
- FINAL PLUMBING CONNECTIONS TO HEATING AND AIR CONDITIONING EQUIPMENT. GAS PIPING TO HEATING, WATER HEATERS AND ALL OTHER GAS BURNING EQUIPMENT.

### PART 2 - PRODUCTS

#### 2.1 DESCRIPTION A. ALL SOIL. WASTE, AND VENT PIPING TO BE ABS OR PVC-DWV SCHEDULE 40 PIPE & FITTINGS, YARD PIPING, PIPE AND FITTINGS OR P.V.C. SCHEDULE 40 PIPE AND FITTINGS (AS APPROVED BY LOCAL AUTHORITY). EXCEPTION: ALL SOIL, WASTE & VENTS LOCATED WITHIN A FIRE RATED WALL SHALL BE METALLIC (STEEL, CAST IRON ECT., NO PVC). IT SHALL BE THE RESPONSIBILITY OF THE PLUMBER TO VERIFY ALL FIRE RATED

AND VENTS SHALL BE INSTALLED AS PER CPC AND LOCAL CODES. B. HOT & COLD WATER PIPING ABOVE FLOOR: TYPE "L" COPPER, HARD DRAWN. BELOW GROUND OUTSIDE OF BUILDING: TYPE "K" SOFT DRAWN COPPER TUBING WITH OUT JOINTS.

WALLS AND CONSTRUCTION AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND COORDINATE WITH THE GENERAL CONTRACTOR. ALL SOIL, WASTE

- C. CONDENSATE DRAIN PIPING: TYPE "M" COPPER WITH 95-5 TIN ANTIMONY SOLDER AND ROUGH COPPER FITTINGS OR EQUAL.
- D. INDIRECT WASTE PIPING: TYPE "M" COPPER WITH 95-5 TIN ANTIMONY SOLDER AND WROUGHT COPPER FITTINGS OR P.V.C. SCHEDULE 40, AS APPROVED BY LOCAL AUTHORITY.
- E. UNDERGROUND GAS PIPING: SCHEDULE 40 BLACK STEEL PIPE WITH LONG RADIUS STEEL WELDING FITTINGS INCLUDING CATHODIC PROTECTION OR POLYETHYLENE AS APPROVED BY LOCAL GAS COMPANY AND AUTHORITY HAVING JURISDICTION. INSTALLATION OF GAS SERVICE PIPING IN VENTED CONDUIT AND MEETING WITH THE LOCAL GAS COMPANY'S APPROVAL.

#### F. GAS PIPING ABOVE GROUND: SCHEDULE 40 BLACK STEEL WITH 150 POUND BLACK MALLEABLE IRON SCREWED FITTINGS. GAS PIPING COMPOUND AT JOINTS IN COMPLIANCE WITH NFPA BULLETIN #45 AND LOCAL APPLICABLE CODES AND SUITABLE FOR NATURAL GAS SERVICE. INSTALL MOISTURE TRAPS ON HVAC UNITS, WATER HEATERS, AND KITCHEN EQUIPMENT.

- G. STORM PIPING BELOW GROUND: STANDARD WEIGHT COATED CAST IRON PIPE AND STAINLESS STEEL/ NEOPRENE GASKET FITTING, LOCATIONS.
- H. STORM PIPING ABOVE GROUND: STANDARD WEIGHT COATED CAST IRON PIPE AND STAINLESS STEEL/ NEOPRENE GASKET FITTING.
- I. TRAPS AND VENTS FOR SERVICE SINK: A.B.S. OR P.V.C. SCHEDULE 40, AS APPROVED BY LOCAL AUTHORITY.

- A. INSULATE ALL HOT AND COLD WATER COPPER PIPING WITH AT LEAST 1/2" THICK FOAM RUBBER OR FOAM PLASTIC TYPE PIPE INSULATION. B. ALL PIPE SYSTEMS SHALL BE INSULATED: SPACE COOLING SYSTEMS (ALL REFRIGERANT SUCTION, CHILLED WATER & FLUID DISTRIBUTION), SPACE HEATING SYSTEMS (ALL REFRIGERANT, STEAM, STEAM CONDENSATE & HOT WATER FLUID DISTRIBUTION) & SERVICE WATER-HEATING SYSTEMS. C. ALL WATER HEATERS TO HAVE R7.7 INSULATION ON HOT & COLD LINES FOR FIRST 8 FEET FROM WATER HEATER (TANK TYPE AND INSTANT). D. ALL RE-CIRCULATING LINES TO BE INSULATED.
- A. ALL FIXTURES: AS INDICATED ON DRAWINGS WITH EQUAL PRODUCTS FURNISHED BY AMERICAN STANDARD, KOHLER, ELJER OR EQUAL.
- 2.4 CLEANOUTS, FLOOR DRAINS, FLOOR SINKS, AND ROOF DRAINS. A. ALL ACCESSORIES, AS INDICATED ON DRAWING WITH EQUAL PRODUCTS FURNISHED BY WADE, JOSAM, OR ZURN BEING ACCEPTABLE.

- A. SHUTOFF VALVES UNDERNEATH LAVATORIES, TANK TYPE WATER CLOSETS, AND KITCHEN EQUIPMENT WITH CHROME PLATED ANGLE STOP VALVES WITH CHROME PLATED ESCUTCHEON PLATES. B. HOSE BIBBS - AS SCHEDULED ON DRAWINGS
- D. BACKFLOW PREVENTERS AS SCHEDULED ON DRAWINGS. E. GAS COCK — PLUG VALVE IRON BODY, BRONZE TAPERED PLUG, LUBRICATED, THREADED ENDS. RATED FOR 200 CWP, AGA AND UL LISTED.

#### PART 3 - INSTALLATION

PIPING A. RUN ALL PIPING CONCEALED EXCEPT WHERE OTHERWISE INDICATED ON DRAWINGS.

VACUUM BREAKERS — AS SCHEDULED ON DRAWINGS

B. INSTALL VALVES TRAPS CLEANOUT AND OTHER APPARATUS IN AN EASILY ACCESSIBLE LOCATION C. INSTALL SOIL, WASTE VENT OFFSETS AND CONDENSATE DRAINS WITH A MINIMUM UNIFORM GRADE OF ONE QUARTER INCH TO THE FOOT. D. MAINTAIN HOT AND COLD WATER LINES AT LEAST 6 INCHES APART WHERE PIPING IS PARALLEL. E. PROVIDE ESCUTCHEON PLATES WHERE ALL PIPES PASS THROUGH A FINISHED WALL.

HAVING JURISDICTION. PERFORM ALL TESTS REQUIRED TO SHOW CODE COMPLIANCE AS DIRECTED.

- A. FURNISH AND INSTALL ALL PLUMBING FIXTURES COMPLETE WITH ALL EQUIPMENT FITTINGS, TRIMMING, AND ACCESSORIES. B. ALL FIXTURES: GRADE A. WHITE.
- C. EXPOSED PIPING TO FIXTURES: A PRODUCT OF THE FIXTURE MANUFACTURE. D. PROVIDE STOPS AS MANUFACTURED BY THE FIXTURE MANUFACTURER, WITH METAL - TO - SEAT FOR ALL FIXTURES AND EQUIPMENT.

# A. THE PLUMBING SYSTEM AND ASSOCIATED SYSTEM IS SUBJECT TO FINAL APPROVAL OF THE OWNER'S REPRESENTATIVE AND CODE AUTHORITIES

- 3.4 CLEANING AND PROTECTION A. AFTER THE PLUMBING PIPING HAS BEEN INSTALLED, INSPECTED, AND APPROVED, FLUSH THE PIPING SYSTEM TO REMOVED ANY FOREIGN MATTER
- FROM THE PIPES.

## A. MAINTAIN ALL PARTS OF THE PLUMBING FIXTURES AND ASSOCIATED EQUIPMENT THROUGHOUT THE GUARANTEE

END OF SECTION

RESIDENTIAL MODULAR **BUILDINGS DESIGN & PLANNING** 7001 Mc Divitt Dr. Bakersfield, CA 93313 Office: (661) 835-9270

IDENTIFICATION STAMP

DIV. OF THE STATE ARCHITEC

REVIEWED FOR

SS 🗹 FLS 🗹 ACS 🗹

FILE #

04/10/2025

APPROVALS

MODULAR

A BETTER WAY TO BUILD

COMMERCIAL

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AND

APPLICATION #

APP: 03-124742 INC:

Fax: (661) 847-1007 www.jtsmodular.com STRUCTURAL ENGINEER OF RECORD



Structural Engineering, Inc

IDENTIFICATION STAM DIV. OF THE STATE ARCHITECT APP: 02-120983 PC REVIEWED FOR SS FLS ACS CG DATE: / 10/10/2023

> PRE-CHECK (PC) DOCUMENT CODE: 2022 CBC DSA APPLICATION NUMBER A separate project application for construction is required

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DSA APP NO.

LICENSE #E18218 **CANTELMI** NGINEERING2130 F STREET BAKERSFIELD, CA 93301 TEL: (661) 324-5252 FAX: (661) 324-8439 Cantelmi@Cantelmi.NET 9/12/23

## MEP COMPONENT ANCHORAGE NOTE

ANCHORED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS.

GAS LLINE

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

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

THE FOLLOWING MECHANICAL AND ELECTRICAL COMPONENTS SHALL BE POSITIVELY ATTACHED TO THE STRUCTURE BUT NEED NOT DEMONSTRATE DESIGN COMPLIANCE WITH THE REFERENCES NOTED ABOVE. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING AND CONDUIT. FLEXIBLE CONNECTIONS MUST ALLOW MOVEMENT IN BOTH TRANSVERSE AND LONGITUDINAL DIRECTIONS: A. COMPONENTS WEIGHING LESS THAN 400 POUNDS AND HAVING A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY

B. COMPONENTS WEIGHING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LEES THAN 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL. THE ANCHORAGE OF ALL MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE

CHARGE OR STRUCTURAL ENGINEER DELEGATED RESPONSIBILITY AND ACCEPTANCE BY DSA. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN

# PIPING, DUCTWORK AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTE

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

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

RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE THE LOADS. MECHANICAL PIPING (MP), MECHANICAL DUCTS (MD), PLUMBING PIPING (PP), ELECTRICAL DISTRIBUTION SYSTEM (E):

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

MP□ MD □ PP□E □ OPTION 2: SHALL COMPLY WITH THE APPLICABLE OSHPD PRE-APPROVED (OPM #) #\_\_\_\_\_.

## TITLE 24 CODES

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) . . . . . . . . . (PART 1, TITLE 24 CCR) 2022 CALIFORNIA BUILDING CODE (CBC) . . . . . . . . . . . . (PART 2, TITLE 24 CCR) (2021 INTERNATIONAL BUILDING CODE, VOL. 1 & 2, AND 2022 CALIFORNIA AMENDMENTS) 2022 CALIFORNIA ELECTRICAL CODE (CEC) . . . . . . . . . . . . (PART 3, TITLE 24 CCR)

2022 CALIFORNIA MECHANICAL CODE (CMC) . . . . . . . . . . (PART 4, TITLE 24 CCR) (2021 IAPMO UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA ENERGY CODE (CEC) . . . . . . . . . . . . (PART 6, TITLE 24 CCR)

2022 CALIFORNIA FIRE CODE (CFC) . . . . . . . . . . . . . . (PART 9, TITLE 24 CCR) (2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS) 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC) . . . . . . (PART 10, TITLE 24 CCR)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE . . . . . . (PART 11, TITLE 24 CCR)

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

2019 ASME A17.1/CSA B44-13 SAFETY CODE FOR ELEVATORS AND ESCALATORS.

2022 CALIFORNIA REFERENCED STANDARDS CODE . . . . . . (PART 12, TITLE 24 CCR) NFPA 13 - 2022 EDITION NFPA 17 - 2021 EDITION NFPA 20 - 2019 EDITION NFPA 24 - 2019 EDITION NFPA 80 - 2019 EDITION 2005 EDITION (R2010) UL 300 UL 1971 - 2002 EDITION UL 521 1999 EDITION

(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA PLUMBING CODE (CPC) . . . . . . . . . . (PART 5, TITLE 24 CCR) (2021 IAPMO UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)

(2021 INTERNATIONAL EXISTING BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)

NFPA 14 - 2019 EDITION NFPA 17A - 2021 EDITION NFPA 22 - 2018 EDITION NFPA 72 - 2022 EDITION NFPA 2001 - 2018 EDITION UL 464 - 2003 EDITION

REFERENCED CODE SECTIONS FOR APPLICABLE STANDARDS 2022 CBC, CHAPTER 35 & 2022 CFC, CHAPTER 80

2017 EDITION

ICC 300

### ROOF DRAIN SIZING CHART

ONE MODULE  $(30' \times 15') = 450 \text{ SQ. FT. ROOF AREA}$ 

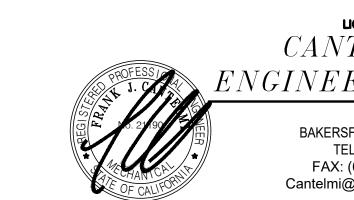
 $\underline{\text{TWO MODULES}}$  (30'x30') = 900 SQ. FT. ROOF AREA (MAX. ARE PER ROOF DRAIN)

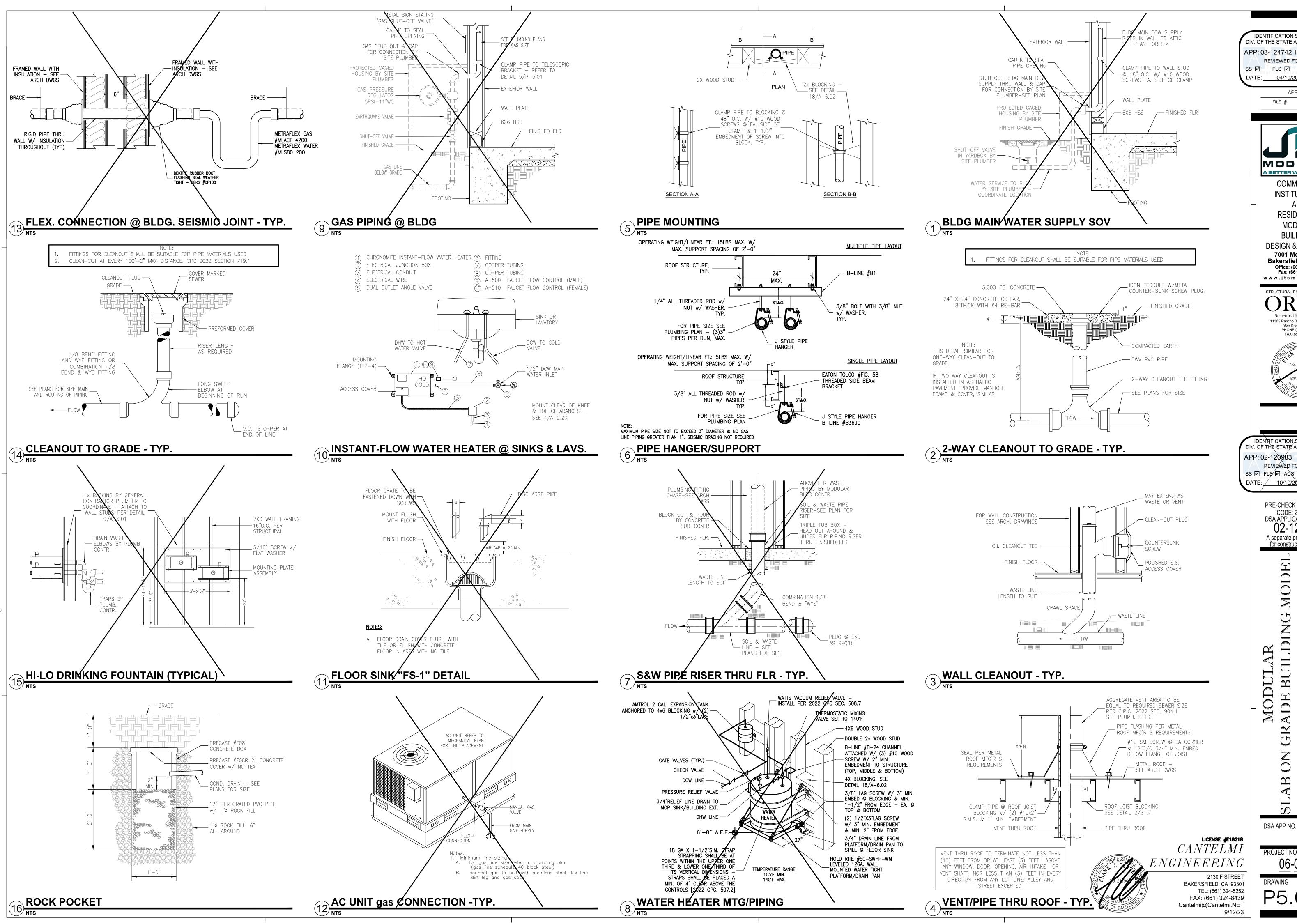
VERTICAL & HORIZONTAL RAINWATER PIPING SHALL BE 3" MIN. SIZE 3"Ø VERTICAL RAINWATER PIPE MAX. 2,930 SQ. FT.

@ 3" RAINFALL PER HR. 3"Ø HORIZONTAL RAINWATER PIPE MAX. 1,096 SQ.

FT. @ 3" RAINFALL PER HR.

RAINFALL SHALL BE VERIFIED FOR EACH WEATHER REGION. VERTICAL & HORIZONTAL RAINWALL PIPING SHALL BE SIZED PER THE 2016 C.P.C., TABLE 1101.12 & TABLE 1101.8 (1/8" PER FT. SLOPE)





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> APPROVALS FILE # APPLICATION #

MODULAR A BETTER WAY TO BUILD

COMMERCIAL INSTITUTIONAL AND RESIDENTIAL

MODULAR **BUILDINGS DESIGN & PLANNING** 

7001 Mc Divitt Dr. Bakersfield, CA 93313 Office: (661) 835-9270 Fax: (661) 847-1007 www.jtsmodular.com

STRUCTURAL ENGINEER OF RECORD Structural Engineering, Inc 11305 Rancho Bernard RD., Suite 121 San Diego, CA 92127 PHONE (858) 679-1974



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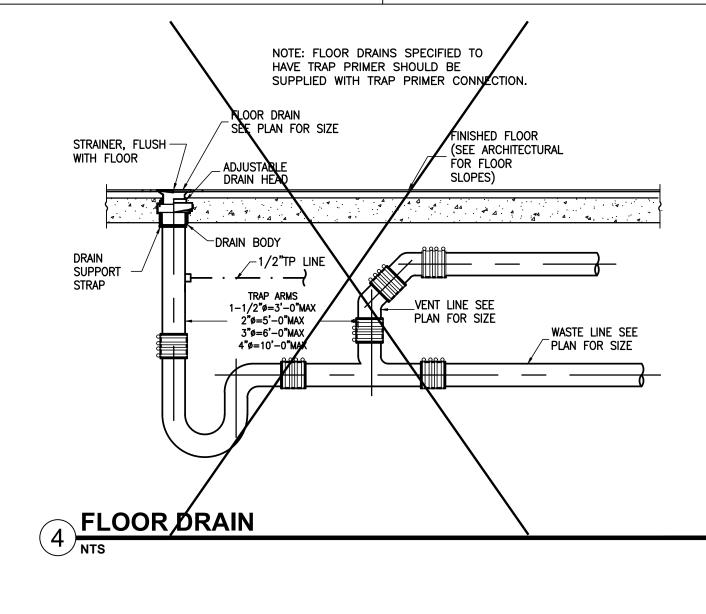
> PRE-CHECK (PC) DOCUMENT CODE: 2022 CBC
> DSA APPLICATION NUMBER
> 02-120983

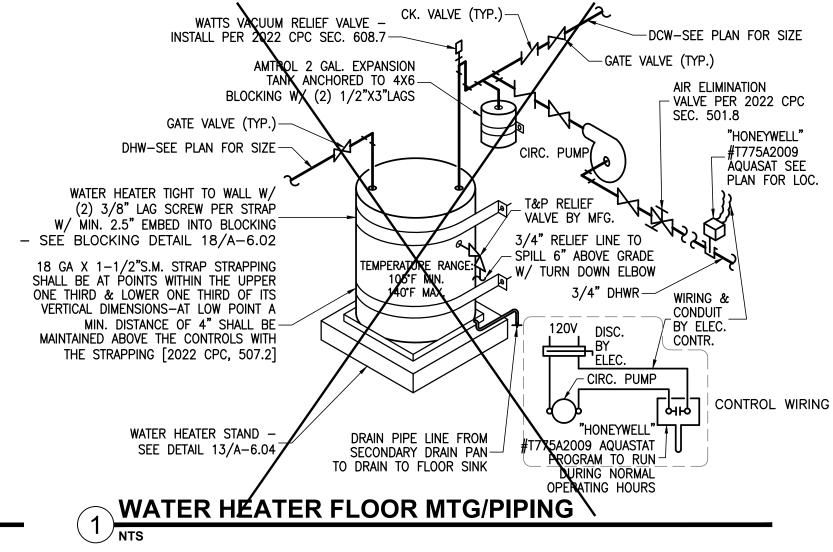
A separate project application for construction is required

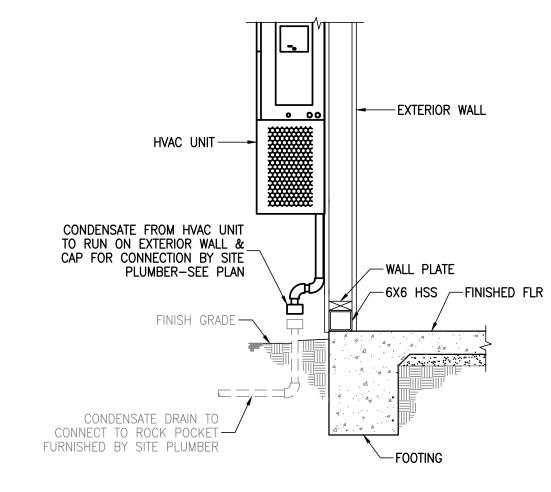
MODEI BUILDING

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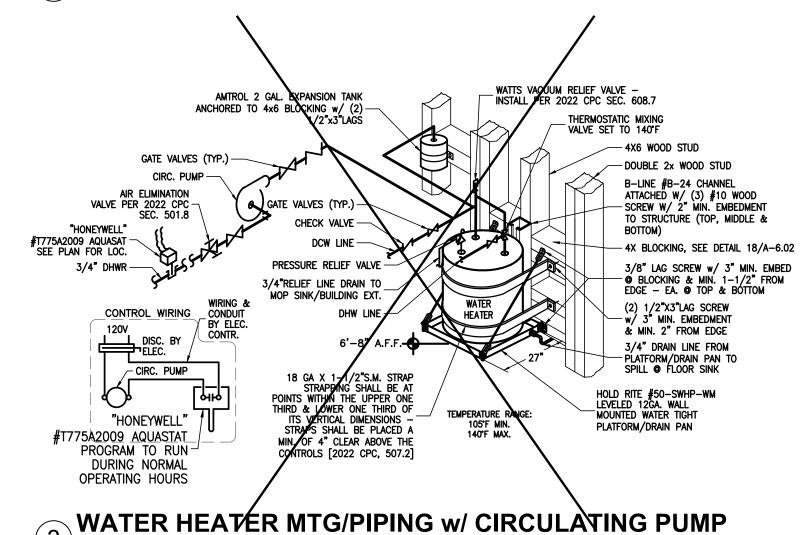
- 3-SPEED MOTOR - INTEGRAL CHECK VALVE - 5GPM @ 13'-0" - 1/12 HP - 120V/1PH





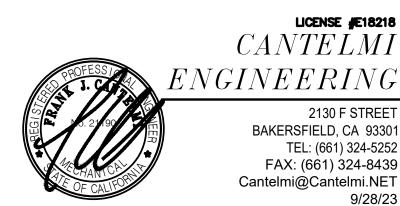


**CONDENSATE LINE FROM HVAC** 



NOTE: **ALL PLUMBING FIXTURES SHALL MEET 2022 CALGREEN MANDATORY MEASURES MAXIMUM** 

FLOW RATE AT 20% REDUCTION PER TABLE 5.303.2.3



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DSA APP NO.

# JTS Modular, Inc **Construction Waste Management Plan**

Project Name: Job #: Project Manager: Waste Hauling Company: Contact Name:

All contractors/subcontractors shall comply with the project's Construction Waste Management Plan. All contractors/subcontractors foreman shall sign the CWM Plan acknowledgment Sheet.

Contractors/Subcontractors who fail to comply with the Waste Management Plan will be subject to back charges or withholding of payment, as deemed appropriate. For instance, contractors/subcontractors who contaminate debris boxes that have designated for a single material type will be subject to back charge or withheld payment, as deemed appropriate.

- 1. The project's overall rate of waste diversion will be <sup>≥</sup> 65%
- 2. This project shall generate the least amount of waste possible by planning and ordering carefully, following all proper storage and handling procedures to reduce broken and damaged materials and reusing materials whenever possible. The majority of the waste that is generated on the jobsite will be diverted from the landfill and recycled for other use.
- 3. Spreadsheet 1, enclosed, identifies the waste materials that will be generated on this project, the diversion strategy for each waste type and the anticipated diversion rate.
- 4. Waste prevention and recycling activities will be discussed at the beginning of weekly subcontractor meetings. As each new subcontractor comes on-site, the WMP coordinator will present him/her with a copy of CWM Plan and provide a tour of the jobsite to identify materials to be salvaged and the procedures for handling jobsite debris. All subcontractor foreman will acknowledge in writing that they have read and will abide by the SWM Plan. Contractor/Subcontractor acknowledgement sheet is attached. The CWM plan will be posted at the jobsite trailer. 5. Salvage: Excess Materials that cannot be used in any project, nor returned to the vendor, will be offered to site workers, the owner, or donated to charity if feasible.
- 6. (Hauling Company) will provide a commingled drop box at the jobsite for most of the construction waste. These commingled drop boxes will be taken to (Sorting Facility Name, and Location). The average diversion rate for commingled waste will be ≥ 65%. As site conditions permit, additional drop boxes will be used for particular phases of construction (e.g., concrete and wood waste) to ensure the highest waste diversion rate possible.
- 7. In the event that the waste diversion rate achievable via the strategy described in (6) above, is projected to be lower than what is required, then a strategy of source-separated waste diversion and/or waste stream reduction will be implemented. Source separated waste refers to jobsite waste that is not commingled but is instead allocated to a debris box designated for a single material type, such as clean wood or metal.

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- 1. Waste stream reduction refers to efforts taken by the builder to reduce the amount of waste
- generated by the project to below four (4) pounds per square foot of building area. 2. When using waste stream reduction measures, the gross weight of the product is subtracted from a base weight of four (4) pounds per square foot of building area. This reduction is considered additional diversion and can be used in the waste reduction percentage calculations.
- 8. (Hauling Company) will track and calculate the quantity (in tons) of all waste leaving the project and calculate the waste diversion rate for the project. (Hauling Company) will provide Project Manager with an updated monthly report on gross weight hauled and the waste diversion rate being achieved on the project. (Hauling Company's) monthly report will track separately the gross weights and diversion rates for commingled debris and for each source-separated waste stream leaving the project. In the event that (Hauling Company) does not service any or all of the debris boxes on the project, the (hauling company) will work with the responsible parties to track the material type and weight (in tons) in such debris boxers in order to determine waste diversion rates for these materials.
- 9. In the event that contractor/subcontractors furnish their own debris boxes as part of their scope of work, such contractors/subcontractors shall not be excluded from complying with the CWM Plan and will provide (Hauling Company) weight and waste diversion data for their debris boxes.
- 10. In the event that site use constraints (such as limited space) restrict the number of debris boxes that can be used for collection of designated waste the project superintendent will, as deemed appropriate, allocate specific areas onsite where individual material types are to be consolidated. These collection points are not to be contaminated with non-designated waste types.
- 11. Debris from jobsite office and meeting rooms will be collected by (Disposal Service Company). (Disposal Service Company) will, at a minimum, recycle office paper, plastic, metal, and cardboard.

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**WM-1.00**