ROSEMEAD SCHOOL DISTRICT

SITE WORK, UNDERGROUND UTILITIES, ELECTRICAL SCOPE FOR THE INSTALLATION OF

NEW PORTABLE RESTROOM BUILDING

AT

ENCINITA ELEMENTARY SCHOOL

4515 ENCINITA AVE, ROSEMEAD CA 91770

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2019 CALIFORNIA BUILDING CODE, PART 1 AND 2, TITLE 24 C.C.R. AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THE NOTES AND SPECIFICATIONS.
2. DO NOT SCALE THE CONSTRUCTION DOCUMENTS. DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC SCALES SHOWN ON THE DRAWINGS. TYPICAL DETAILS & GENERAL NOTES ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE. IF ADDITIONAL DIMENSIONS ARE REQUIRED, CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING, WORK WITHIN THE AREA OF DISCREPANCY OR CONFLICT SHALL NOT PROCEED UNTIL GIVEN SUCH NOTICE BY THE ARCHITECT TO RESUME CONSTRUCTION.
3. SPECIFIC NOTES & DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES & TYPICAL DETAILS, WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
4. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
5. THIS SHEET IS ONE OF A SET OF DOCUMENTS WHICH INCLUDES, BUT IS NOT LIMITED TO, DRAWINGS, SPECIFICATIONS & ADDENDA ADDRESSING ALL TRADES, FULLY COORDINATE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, AND/OR MECHANICAL DRAWINGS, DETAILS & SPECIFICATIONS TO ASCERTAIN THE FULL SCOPE OF THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FURNISH COMPLETE SET OF CONSTRUCTION DOCUMENTS TO ALL BIDDERS. ALL BIDDERS SHALL REVIEW THE FULL SET OF CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTING BIDS FOR THE WORK. ANY INCONSISTENCIES OR CONFLICTING INFORMATION INCORPORATED INTO THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATIONS AND/OR ADJUSTMENTS BEFORE COMMENCING WORK.
6. WHERE APPLICABLE, REFER TO THE PROJECT SPECIFICATION MANUAL FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS. INFORMATION GIVEN IN ONE PORTION OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED TO BE GIVEN IN ALL CONTRACT DOCUMENTS.
7. THE DRAWINGS & SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE(S) OR MODIFICATION TO AN EXISTING STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
8. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS & SITE CONDITIONS BEFORE STARTING WORK. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE REVIEW & CLARIFICATION OF THE ARCHITECT UNLESS NOTED AS (+/-) PLUS/MINUS OR (FIELD) VERIFY. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY BEFORE PROCEEDING WITH WORK.
9. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS REPRESENTING THE BEST INFORMATION CURRENTLY AVAILABLE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR & SUBCONTRACTOR SHALL CAREFULLY EXAMINE THE SITE, COMPARE THE CONSTRUCTION DOCUMENTS WITH THE EXISTING CONDITIONS, BE RESPONSIBLE FOR ACCURACY OF ALL DIMENSIONS & THOROUGHLY FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK. BY THE ACT OF SUBMITTING A BID THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH AN EXAMINATION, HAVE ACCEPTED THE CONDITIONS & HAVE INCLUDED ALL RELATED SITE/BUILDING(S) CONDITION COST IN HIS/HER BID.
10. NO PART OF THESE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS REQUIRING OR PERMITTING ANY WORK CONTRARY TO THE REQUIREMENTS OF ANY CODE REGULATION OR ORDINANCE WHICH HAS JURISDICTION OVER THE WORK.
11. ALL SYMBOLS & ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS ABBREVIATION OR SYMBOLS. IF THE CONTRACTOR HAS A QUESTION REGARDING THE SAME OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
12. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE EXISTING STRUCTURE(S) DURING CONSTRUCTION.
13. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR SHALL ASSUME SOLE & COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY ACCORDING TO THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) & CALIFORNIA OCCUPATIONAL REGULATIONS. THIS STIPULATION SHALL BE CONSIDERED TO BE CONTINUOUS & NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL INDEMNIFY & HOLD DESIGN PROFESSIONALS, INSPECTORS, ET AL., HARMLESS FROM ANY & ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN.
14. THE DESIGN TEAM SHALL NOT HAVE CONTROL OR CHARGE OF & SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, THE ACTS OR OMISSIONS OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES AND STANDARDS.
15. CONTRACTOR SHALL PROVIDE CONSTRUCTION BARRICADES OR PROTECTIVE DEVICES OF SUFFICIENT HEIGHT & MAGNITUDE AS TO PREVENT ANY PERSONS OF ANY AGE FROM ACCIDENTALLY ENTERING THE WORK AREA. PROVIDE TEMPORARY PASSAGEWAYS AS REQUIRED. YELLOW TAPE BARRICADES SHALL NOT BE ALLOWED AT THESE SITES.
16. DELIVERY OF MATERIALS TO THE CONSTRUCTION ZONE & REMOVAL OF WASTE FROM THE SITE SHALL BE COORDINATED WITH THE DISTRICT FOR AN ACCEPTABLE ACCESS ROUTE & SCHEDULE. USE OF THE AREA OUTSIDE THE CONSTRUCTION ZONE SHALL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES WITHOUT CLEARANCE FROM THE SCHOOL DISTRICT OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
17. CONTRACTOR SHALL INVESTIGATE THE SITE DURING CLEARING & EARTHWORK OPERATIONS, AS MAY BE REQUIRED BY THE SCOPE OF THE WORK, FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SYSTEMS, UTILITIES OR FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
18. IN DEMOLITION OF EXISTING BUILDINGS, WORK SHALL NOT BE PERFORMED IN AREA CONTAMINATED BY MATERIALS MADE OF ASBESTOS &/OR LEAD UNTIL THE ASBESTOS AND/OR LEAD MATERIALS HAVE BEEN REMOVED OR ENCAPSULATED BY THE CONTRACTOR. IF ASBESTOS OR LEAD IS ENCOUNTERED, NOTIFICATION SHALL BE GIVEN PER SPECIFICATIONS.
19. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE SHOP DRAWINGS, PRODUCT LITERATURE, PRODUCT SAMPLES, ETC. ARE SUBMITTED TO THE ARCHITECT IN A TIMELY MANNER SO AS NOT TO IMPACT THE CONSTRUCTION SCHEDULE.
20. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN.
21. CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS BEFORE PERFORMING THE WORK SHOWN ON THE CONSULTING ENGINEER'S DRAWINGS. DISCREPANCIES BETWEEN THE ARCHITECTURAL & CONSULTING ENGINEER'S DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION & DIRECTION. CONSTRUCTION INSTALLED IN CONFLICT WITH THE CONSTRUCTION DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE DISTRICT.
22. INSTALL ALL EQUIPMENT COMPLETELY AS REQUIRED AND/OR AS RECOMMENDED BY THE MANUFACTURER, INCLUDING ALL NECESSARY UTILITY CONNECTIONS, TO MAKE THE EQUIPMENT FULLY OPERATIONAL.
23. TRADE NAMES & MANUFACTURERS REFERRED TO ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTION WILL BE PERMITTED AS APPROVED BY THE SCHOOL DISTRICT OR ARCHITECT OF RECORD. CONTRACTOR SHALL STIPULATE THAT ALL PROPOSED SUBSTITUTIONS ARE EQUAL IN PERFORMANCE & COMPLY WITH THE APPLICABLE CODES & REGULATIONS. SUBSTITUTIONS OF ALTERNATE MATERIALS OR SYSTEMS SHALL BE AT NO ADDITIONAL COST TO THE DISTRICT.
24. ELECTRICAL GROUNDING SHALL BE PERFORMED IN THE PRESENCE OF THE DSA BUILDING INSPECTOR OF THE WORK.
25. ALL INSPECTION & TESTING SHALL CONFORM TO THE REQUIREMENTS OF PART 1 & 2, TITLE 24, C.C.R..
26. SHOP AND FIELD WELDING OPERATIONS SHALL BE PERFORMED BY A CERTIFIED WELDER. ALL WELDING SHALL SPECIALLY INSPECTED BY AN A WS-CWI QUALIFIED INSPECTOR.
27. GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COORDINATION OF THE VARIOUS TRADES PERFORMING THE WORK. CONTRACTOR SHALL SUBMIT FOR REVIEW A COMPLETE COORDINATION SCHEDULE ILLUSTRATING THE EXTENT & THE POSITION OF EACH SCOPE OF WORK TO AVOID CONFLICT & TO MAINTAIN REQUIRED SERVICE ACCESS & CODE REQUIRED CLEARANCES.
28. THE DISTRICT MUST PROVIDE FOR & REQUIRE COMPETENT, ADEQUATE, & CONTINUOUS INSPECTION BY AN INSPECTOR SATISFACTORY TO THE ARCHITECT OR REGISTERED ENGINEER IN GENERAL RESPONSIBLE CHARGE OF OBSERVATION OF THE WORK OF CONSTRUCTION, TO ANY ARCHITECT OR REGISTERED ENGINEER DELEGATED RESPONSIBILITY FOR A PORTION OF THE WORK. THE COST OF THE PROJECT INSPECTION SHALL BE PAID FOR BY THE DISTRICT. AN INSPECTOR SHALL NOT HAVE ANY CURRENT EMPLOYMENT WITH ANY ENTITY THAT IS A CONTRACTING PARTY FOR THE CONSTRUCTION. AN APPROVED PROJECT INSPECTOR MAY BE REMOVED & REPLACED IF THE WORK PERFORMED IS NOT IN CONFORMANCE WITH ACCEPTED INSPECTION STANDARDS AS DETERMINED BY THE DISTRICT THE PROJECT ARCHITECT & ENGINEER, THE INSPECTOR SHALL HAVE PERSONAL KNOWLEDGE AS DEFINED IN SECTIONS 17309 & 81141 OF THE EDUCATION CODE OF ALL WORK DONE ON THE PROJECT OR ITS PARTS AS DEFINED IN SECTION 4-316 OF TITLE 24. NO WORK SHALL BE CARRIED ON EXCEPT UNDER THE INSPECTION OF A PROJECT INSPECTOR.THE EMPLOYMENT OF SPECIAL OR ASSISTANT INSPECTORS SHALL NOT BE CONSTRUED AS RELIEVING THE PROJECT INSPECTOR OF HIS/HER DUTIES & RESPONSIBILITIES UNDER SECTION 17309 & 81141 OF THE EDUCATION CODE AND SECTIONS 4-336 & 4342 OF TITLE24. A PROJECT INSPECTOR SHALL, UNDER THE DIRECTION OF THE ARCHITECTANDOR ENGINEER, BE RESPONSIBLE FOR MONITORING THE WORK OF THE SPECIAL INSPECTORS AND TESTING LABORATORIES TO ENSURE THAT THE TESTING PROGRAM IS SATISFACTORILY COMPLETED. THE PROJECT INSPECTOR AND ANY ASSISTANT INSPECTOR MUST BE APPROVED BY THE DISTRICT.
29. THE INTENT OF THE DRAWINGS & SPECIFICATIONS IS TO MODIFY THE FACILITY FOR ACCESSIBILITY IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE CONSTRUCTION DOCUMENTS SUCH THAT THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CCD DETAILING & SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO & APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK-SECTION 4-417, PART 1, TITLE 24, CCR.
30. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CCD, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK.
31. CUTTING, BORING SAWCUTTING OR DRILLING THROUGH THE EXISTING OR NEW STRUCTURAL ELEMENTS IS NOT TO BE STARTED UNTIL THE DETAILS HAVE BEEN REVIEWED & APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER & THE DSA FIELD ENGINEER IF DETAILS DO NOT SHOW OR CONFORM TO THE APPROVED DRAWINGS.
32. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT SHALL CONDUCT ALL THE REQUIRED TESTS & INSPECTION FOR THE PROJECT.
33. A PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 424, CCR).
34. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISH WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS,

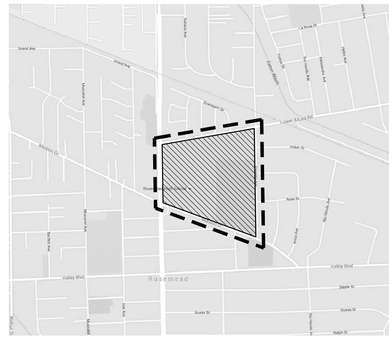
GENERAL SYMBOLS

- DETAIL NUMBER / SHEET NUMBER (1 / A2.1)
- ROOM IDENTIFICATION TAG (14 | ROOM NAME)
- COLUMN GRID REFERENCE (C)
- LEVEL CHANGE
- WALL OR BUILDING SECTION NUMBER / SHEET NUMBER (1 / A2.1)
- LATH AND PLASTER
- GYPSUM BOARD: MOISTURE RESISTANT GYPSUM BOARD
- PLYWOOD
- EXTERIOR ELEVATION / SHEET NUMBER DETAIL NUMBER (1A / A5.1)
- INSULATION BATT; LOOSE FILL
- CONCRETE
- INTERIOR ELEVATION / SHEET NUMBER (1A / 1D 1 A5.2 1B / 1C)
- CENTERLINE
- PROPERTY LINE/ BOUNDARY LINE
- WORK ABOVE, BELOW, OR BEYOND; (E) WORK TO BE REMOVED; FUTURE WORK AS NOTED ON DWGS.
- DOOR NUMBER (1)
- TO BREAK CONTINUITY
- WINDOW TYPE (A)
- FINISH GRADE LINE, ELEVATION EARTH DIMENSION LINES
- NEW CONSTRUCTION KEYNOTE (3)
- CONTOUR LINE ON PLAN, SECTIONS OR ELEVATIONS
- DEMOLITION KEYNOTE (2)
- MATCH LINE (MATCH LINE)
- REVISION NUMBER (3)
- DIMENSION LINE
- INTERNATIONAL ACCESSIBILITY SYMBOL (I.S.A.)
- SURFACE ELEVATION (000.00')

SCOPE OF WORK

SITE, UNDERGROUND UTILITY (WATER/SEWER CONNECTION), ELECTRICAL CONNECTION WORK SCOPE AS IT RELATES TO THE INSTALLATION OF A NEW 12' x 40' RESTROOM RELOCATABLE. IN ADDITION, RELOCATION OF EXISTING STORAGE CONTAINER AND PORTABLE FREEZER. NOTE: INSTALLATION OF RELOCATABLE RESTROOMS/RAMPS/LANDING BY OTHERS (N.I.C.)

VICINITY MAP
ENCINITAS E.S. SITE



N PROJECT SITE:
ENCINITAS ELEMENTARY SCHOOL

APPLICABLE CODES

PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2019

PART 1 2019 BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 C.C.R.

PART 2 2019 CALIFORNIA BUILDING CODE, TITLE 24 C.C.R.
(2009 INTERNATIONAL BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS)

PART 3 2019 CALIFORNIA ELECTRICAL CODE, TITLE 24 C.C.R.
(2008 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)

PART 4 2019 CALIFORNIA MECHANICAL CODE, TITLE 24 C.C.R.
(2009 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING & MECHANICAL OFFICIALS, IAPMO)

PART 5 2019 CALIFORNIA PLUMBING CODE, PART 5, TITLE 24 C.C.R.
(2009 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING & MECHANICAL OFFICIALS, IAPMO)

PART 6 2019 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.

PART 9 2019 CALIFORNIA FIRE CODE, TITLE 24 C.C.R.
(2009 INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL)

PART 12 2019 CALIFORNIA REFERENCED STANDARDS, TITLE 24 C.C.R.

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

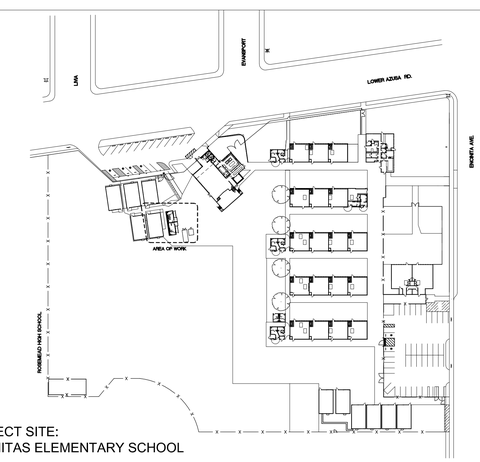
PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2013
-TITLE 24 CCR, PART 2 - 2016 CALIFORNIA BUILDING CODE, VOL. 1 & 2
-TITLE 24 CCR, PART 3 - 2016 CALIFORNIA ELECTRICAL CODE (CEC)
-TITLE 24 CCR, PART 4 - 2016 CALIFORNIA MECHANICAL CODE (CMC)
-TITLE 24 CCR, PART 5 - 2016 CALIFORNIA PLUMBING CODE (CPC)

RELATED CODES AND STANDARDS
-CALIFORNIA BUILDING STANDARDS CODE, PARTS 2-5,7,8,10 % 11 TITLE 24
CCR, PART 2 - 2016 CALIFORNIA BUILDING CODE, VOL 1 & 2
-TITLE 24 CCR, PART 3 - 2016 CALIFORNIA ELECTRICAL CODE (CEC)
-TITLE 24 CCR, PART 4 - 2016 CALIFORNIA MECHANICAL CODE (CMC)
-TITLE 24 CCR, PART 5 - 2016 CALIFORNIA PLUMBING CODE (CPC)

RELATED CODES AND STANDARDS
-CALIFORNIA BUILDING STANDARDS CODE, PARTS 2-5, 7, 8, 10 & 11

SHEET INDEX

REDUCED SITE PLAN



N PROJECT SITE:
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DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED FOR ANY OTHER SITE THAN THE ONE FOR WHICH THEY ARE SPECIFICALLY PREPARED, EXCEPT BY AGREEMENT IN WRITING.

ROSEMEAD SCHOOL DISTRICT
ENCINITAS ELEMENTARY SCHOOL
NEW PORTABLE RESTROOM BUILDING
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FILE	19-96
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CHECKED	GC
DATE	07-16-2021

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TITLE SHEET, INDEX TO DRAWINGS AND NOTES

DEMOLITION KEYNOTES

1. AREA OF WORK: OUTLINE FOR LOCATION OF PROPOSED PORTABLE RESTROOM BUILDING WITH DECK AND RAMP. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED AC PAVING SCOPE REQUIRED TO ACHIEVE 5% SLOPE MAX. (2% MAX. CROSS SLOPE) IN THE DIRECTION OF P.O.T. AROUND PORTABLE PERIMETER TOWARDS RAMPS AND TRENCHING AS REQUIRED FOR PROPER INSTALLATION OF PORTABLE AND CONNECTION TO EXISTING UNDERGROUND UTILITIES. NOTE: INSTALLATION OF RELOCATABLE/RAMPS/DECK BY OTHERS (N.I.C.)
2. (E) TETHER BALL POST TO BE CUT OFF AT 6" FROM FINISHED ASPHALT. GAME STRIPING TO BE REMOVED.
3. (E) STORAGE CONTAINER TO BE RELOCATED. SEE SHEET A1.01
4. (E) PORTABLE FREEZER TO BE RELOCATED. (E) ELECTRICAL CONNECTION TO BE PROTECTED FOR RE-USE AT (N) LOCATION. SEE SHEET A1.01
5. (E) CONCRETE RAMP AND RAILING TO REMAIN. PROTECT IN PLACE
6. (E) UNDERGROUND UTILITY VAULT TO REMAIN. PROTECT IN PLACE
7. (E) TREE TO REMAIN. PROTECT IN PLACE
8. (E) CONC. SWALE TO REMAIN, PROTECT IN PLACE AND DO NOT BLOCK FLOW WITH TEMPORARY OR PERMANENT WORK
9. NEW TRENCHING FOR UNDERGROUND UTILITY CONNECTION
10. PORTION OF (E) SKIRT FROM PORTABLE CLASSROOM 28 TO BE REMOVED AS REQUIRED FOR ACCESS TO (E) DOMESTIC WATER LINE. PORTION OF REMOVED SKIRT TO BE RE-INSTALLED (PAINT TO MATCH EXISTING) BACK INTO ITS ORIGINAL LOCATION AFTER COMPLETION OF NEW DOMESTIC WATER CONNECTION FOR NEW PORTABLE RESTROOM BUILDING. SEE SHEET A1.01FOR ADDITIONAL INFORMATION

GENERAL DEMOLITION NOTES

NOTE: GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK STATED BELOW.

A. ALL ITEMS ARE EXISTING AND ARE TO REMAIN UNLESS NOTED OTHERWISE.

B. VERIFY ALL EXISTING CONDITIONS AND EXTERIOR AC PAVING ELEVATIONS AS AREA OF WORK. CONTACT ARCHITECT IF ANY DISCREPANCIES OR UNFORESEEN CONDITIONS OCCURS. PRIOR TO AND DURING ANY DEMOLITION, THE GENERAL CONTRACTOR SHALL ALSO VERIFY AND MAINTAIN THE ADJACENT BUILDING'S STRUCTURAL INTEGRITY.

C. ALL EXISTING WALLS THAT ARE TO REMAIN, WHICH MAY BE DAMAGED DUE TO CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE GENERAL CONTRACTOR.

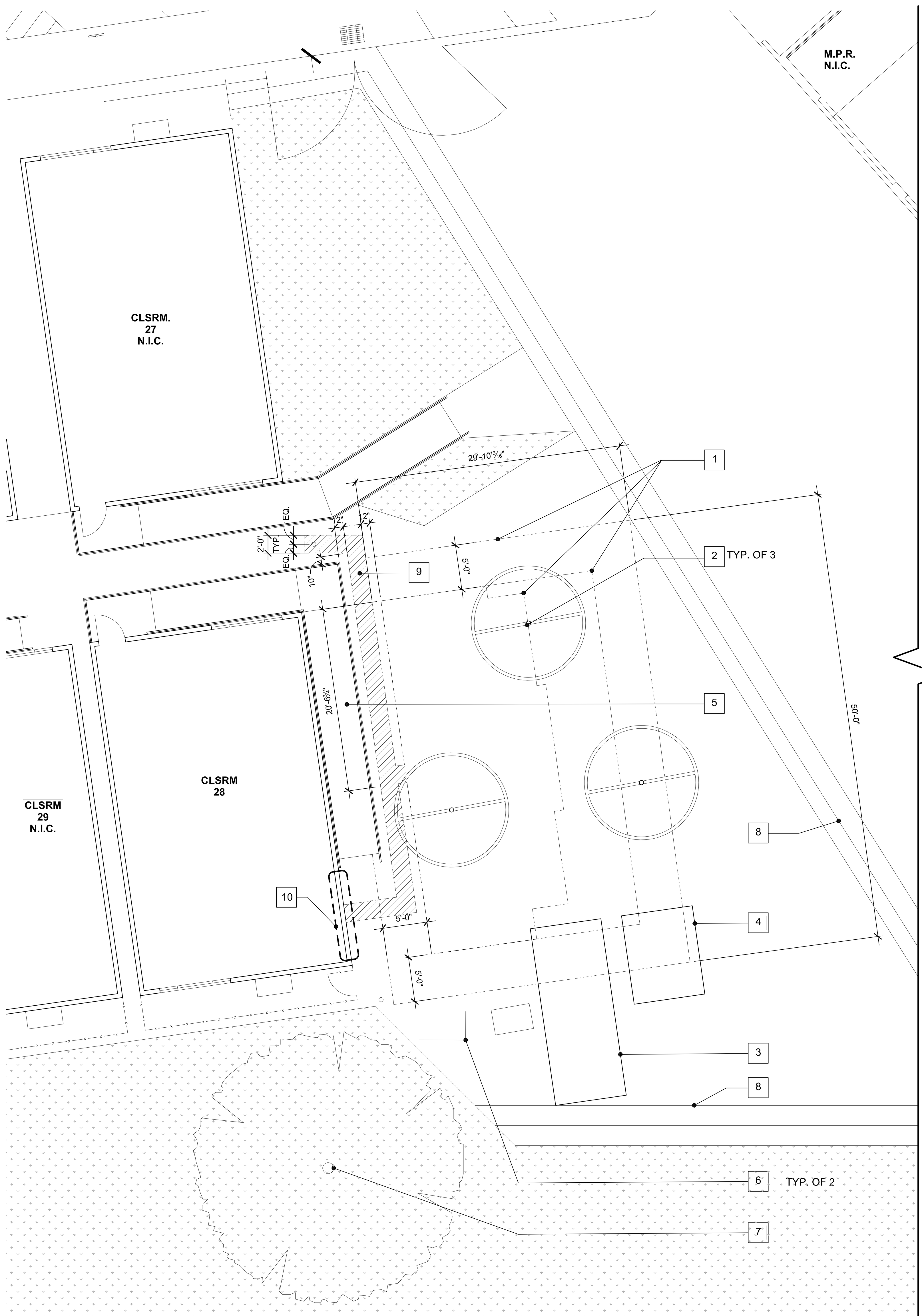
D. ALL EXISTING DOORS AND WINDOWS THAT ARE TO REMAIN WHICH MAY BE DAMAGED DUE TO CONSTRUCTION SHALL BE REPAIRED OR REPLACED AS NECESSARY AT THE EXPENSE OF THE GENERAL CONTRACTOR.

E. PATCH AND REPAIR ALL (E) FINISH SURFACES & FINISH MATERIALS OR EQUIPMENT DAMAGED AS A RESULT OF THE WORK BEING PERFORMED. PATCHES AND/OR REPAIRS PERFORMED SHALL MATCH ADJ. (E) MATERIALS IN TEXTURE,COLOR AND SURFACE FINISH.

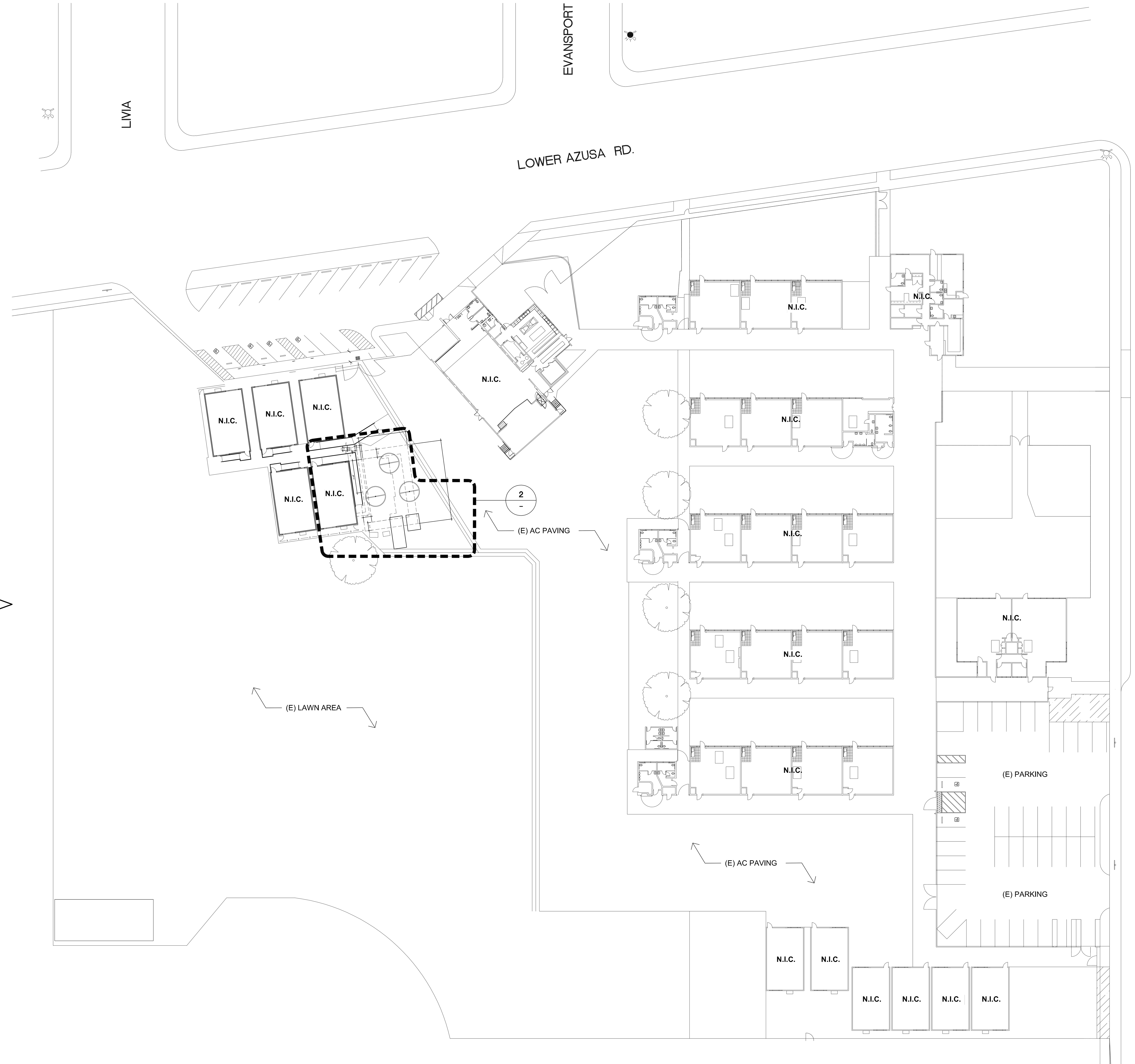
F. VERIFY ALL EXISTING CONDITIONS WHERE SAW-CUTTING IS TO OCCUR. SAW-CUT SHALL BE WIDE AND DEEP ENOUGH TO ALLOW SUFFICIENT WORKING SPACE TO PERFORM PROPER UNDERGROUND UTILITY CONNECTIONS.

G. ALL EXISTING CONCRETE AND AC PAVING REMOVAL SHALL BE DONE BY "SAW-CUT EQUIPMENT METHOD". ALL EXPOSED EDGES TO REMAIN SHALL BE PROTECTED TO PREVENT CRACKING.

H. CONTRACTOR TO COORDINATE AND ESTABLISH ALL LIMITS OF SAW-CUTTING OF EXISTING FINISHED SURFACES TO REMAIN. CONCRETE SAW-CUTS SHALL BE ALONG EXISTING JOINTS WHENEVER POSSIBLE; NO OVER CUTS WILL BE ALLOWED.



2 ENCINITA E.S. | ENLARGED DEMOLITION PLAN
SCALE: 1/8"=1'-0"



1 ENCINITA E.S. | DEMOLITION SITE PLAN
SCALE: 1/32"=1'-0"

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ENCINITA E.S. DEMOLITION PLAN

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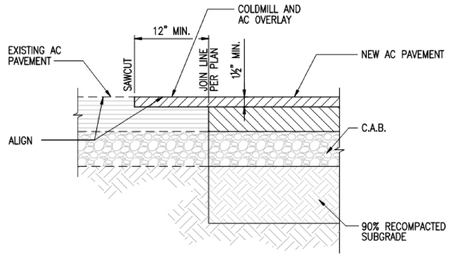


3 AC PAVING PATCH

SCALE: N.T.S.

KEYNOTES

1. (N) PORTABLE RESTROOM BUILDING MOUNTED ON 2 x 6's OVER (E) ASPHALT WITH WOOD DECK AND RAMP. CONTRACTOR TO MAKE ALL NECESSARY CONNECTIONS TO ALL REQUIRED UTILITIES RELATED TO THE SCOPE. INSTALLATION OF PORTABLE RESTROOM BUILDING AND RAMPS BY PORTABLE BUILDING COMPANY
2. PROVIDE (N) PAINT FINISH (BUILDING, SKIRT, DECK, RAMP AND RAILINGS) TO MATCH (E)
3. (E) RELOCATED STORAGE CONTAINER, LEVELED
4. (E) RELOCATED PORTABLE FREEZER UNIT, LEVELED, ELECTRICAL CONNECTION(S) TO REMAIN OPERABLE DURING CONSTRICTION. PROVIDE NEW WIRE PULL FROM SOURCE, NO SPLICING
5. (N) AC PAVING INFILL, MATCH (E) AC PAVING SECTION OF FINISH AC AND BASE MATERIAL
6. BUILT UP AC PAVING UNDER LOCATION OF FUTURE RELOCATABLE AS PER MANUFACTURER'S RECOMMENDATIONS TO ALLOW FOR PROPER FOUNDATION VENTING. SEE ATTACHED PC DRAWINGS FROM RELOCATABLE LEASING COMPANY FOR ADDITIONAL INFORMATION
7. PROVIDE POWER CONNECTION TO RELOCATABLE ONCE INSTALLED BY OTHERS. PROVIDE OVERHEAD CONNECTION THEN , DOWN INTO THE ADJACENT EXISTING RELOCATABLE CLASSROOM AND TAP INTO (E) POWER PANEL. NOTE: FIRE ALARM CONNECTION BY OTHERS (N.I.C.)

NOTE: THE CIVIL, PLUMBING AND ELECTRICAL SCOPE FOR THIS PROJECT WILL BE "DESIGN-BUILT" BY THE CONTRACTOR. THERE ARE NO CIVIL, PLUMBING OR ELECTRICAL DRAWINGS FOR THIS PROJECT

GENERAL SITE NOTES

A. GENERAL CONTRACTOR SHALL COORDINATE WITH THE ROSEMEAD SCHOOL DISTRICT FOR THE LOCATION INSPECTOR(S) / GENERAL CONTRACTOR STAGING AREA

B. CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF EXISTING UTILITIES BEFORE TRENCHING OR EXCAVATING TO PERFORM THE WORK. IF EXISTING UNFORESEEN UTILITIES ARE DISCOVERED, NOTIFY ARCHITECT IMMEDIATELY.

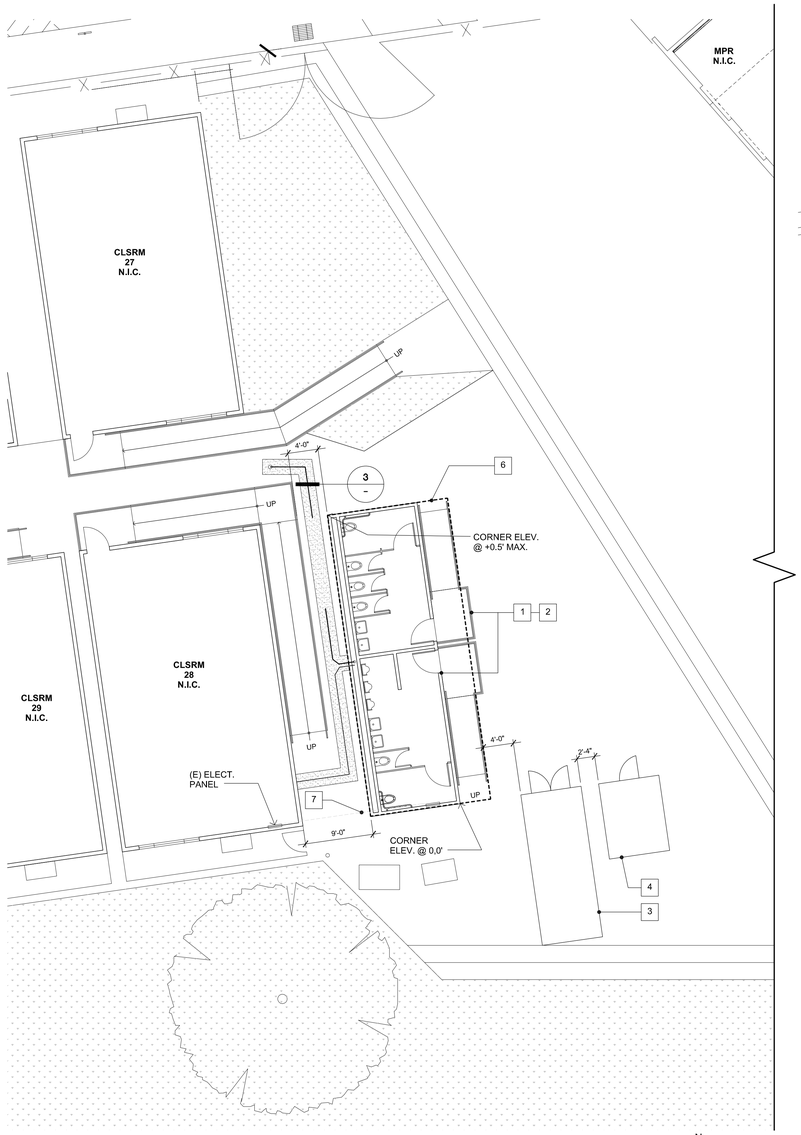
C. CONTRACTOR TO EMPLOY THE USE OF AN ELECTRONIC METAL DETECTOR ALONG THE PATH OF THE INTENDED EXCAVATION TO AVOID ANY DAMAGE TO ANY EXISTING UNDERGROUND UTILITIES WITH MAY NOT BE DETECTABLE AT THE SURFACE.

D. TEMPORARY FENCING/ BARRICADES SHALL BE PROVIDED AT THE WORK AREA.

E. NO TRENCHES SHALL BE LEFT OPEN. ALL TRENCHES OR EXCAVATIONS OUTSIDE OF THE BARRICADE LIMITS SHALL BE BACKFILLED NO LATER THAN 72 HOURS AFTER BEING OPENED. IN THE DURATION THAT TRENCHES ARE OPEN IN TRAFFIC AREAS, THE CONTRACTOR SHALL PROVIDE TRAFFIC WARNING PLATES.

F. ALL EXISTING CONCRETE AND ASPHALT PAVING SURFACE REMOVAL SHALL BE DONE BY "SAW-CUT" METHOD. ALL EXPOSED EDGES REMAINING SHALL BE PROTECTED TO PREVENT CRACKING. CONTRACTOR TO COORDINATE AND ESTABLISH ALL LIMITS OF "SAW-CUTTING" OF EXISTING SURFACES TO REMAIN.

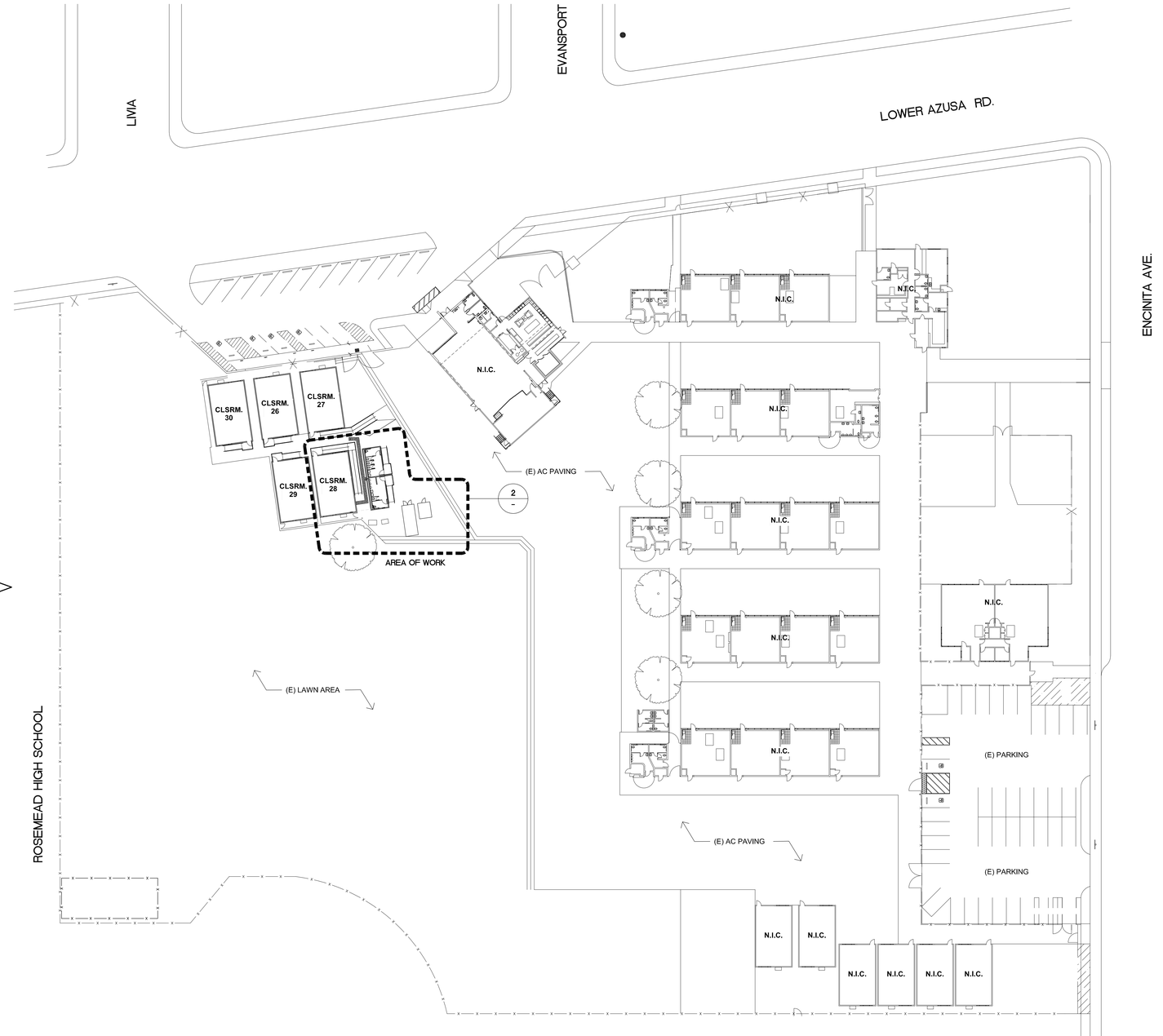
G. VERIFY ALL EXISTING CONDITIONS WHERE, "SAW-CUTTING" IS TO OCCUR, SAW-CUT SHALL BE WIDE AND DEEP ENOUGH TO ALLOW SUFFICIENT WORKING SPACE TO PERFORM SCOPE OF WORK.



2 ENCINITA E.S. | ENLARGED PLAN

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

N PLAN NORTH



1 ENCINITA E.S. | PROPOSED SITE PLAN

SCALE: 1/32"=1'-0"

N PLAN NORTH

ENCINITA E.S. PROPOSED SITE PLAN

LICENSED ARCHITECT
HELENA L. JUBANY
22214
REN. 5-31-23
STATE OF CALIFORNIA

ROSEMEAD SCHOOL DISTRICT
ENCINITAS ELEMENTARY SCHOOL
NEW PORTABLE RESTROOM BUILDING

4515 ENCINITA AVE. ROSEMEAD, CA 91770

ROSEMEAD SCHOOL DISTRICT
PARK ROSEMEAD
3907 ROSEMEAD BOULEVARD
ROSEMEAD, CA 91770

JUBANY NAC ARCHITECTURE
837 N. SPRING ST | LOS ANGELES CA 90012-2323 | P: 323.478.8070 | F: 323.859.3110

NAC NO	161-15094
FILE	19-96
DRAWN	HH
CHECKED	GC
DATE	07-16-2021

WWW.NACARCHITECTURE.COM

A1.01

12' X 40' TOILET BUILDING

SHEET INDEX

ARCHITECTURAL

- A.0 - COVER SHEET
- A1.0 - FLOOR PLAN "A"
- ~~A1.1 - FLOOR PLAN "B"~~
- ~~A1.2 - FLOOR PLAN "C"~~
- ~~A1.3 - FLOOR PLAN "D"~~
- ~~A1.4 - FLOOR PLAN "E"~~
- ~~A1.5 - FLOOR PLAN "F"~~
- ~~A1.6 - FLOOR PLAN "G"~~

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP03 120324
AC FLS SS
DATE 10/22/2019

- A2.0 - INTERIOR / EXTERIOR ELEVATIONS "A"
- ~~A2.1 - INTERIOR / EXTERIOR ELVATIONS "B"~~
- ~~A2.2 - INTERIOR / EXTERIOR ELEVATIONS "C"~~
- ~~A2.3 - INTERIOR / EXTERIOR ELEVATIONS "D"~~
- ~~A2.4 - INTERIOR / EXTERIOR ELVATIONS "E"~~
- ~~A2.5 - INTERIOR / EXTERIOR ELEVATIONS "F"~~
- ~~A2.6 - INTERIOR / EXTERIOR ELEVATIONS "G"~~
- A3.0 - REFLECTED CEILING PLAN & DETAILS "A"
- ~~A3.1 - REFLECTED CEILING PLAN & DETAILS "B"~~
- ~~A3.2 - REFLECTED CEILING PLAN & DETAILS "C"~~
- ~~A3.3 - REFLECTED CEILING PLAN & DETAILS "D"~~
- ~~A3.4 - REFLECTED CEILING PLAN & DETAILS "E"~~
- ~~A3.5 - REFLECTED CEILING PLAN & DETAILS "F"~~
- ~~A3.6 - REFLECTED CEILING PLAN & DETAILS "G"~~
- A4 - FINISH SCHEDULE
- A6.0 - ARCHITECTURAL DETAILS
- ~~A6.0M - ARCHITECTURAL DETAILS~~
- A6.1 - ARCHITECTURAL (TYPICAL) DETAILS

STRUCTURAL

- ~~F1.0 - FOUNDATION PLAN & DETAILS (CONCRETE)~~
- F2.0 - FOUNDATION PLAN & DETAILS (WOOD)
- S1.0 - FLOOR FRAMING PLAN
- S2.0 - ROOF FRAMING PLAN
- ~~S2.0A - ROOF FRAMING PLAN (22 GA~~
- S3.0 - STRUCTURAL ELEVATIONS AND DETAILS
- S3.1 - STRUCTURAL DETAILS
- S4.0 - WALL FRAMING "A"
- ~~S4.1 - WALL FRAMING "B"~~
- ~~S4.2 - WALL FRAMING "C"~~
- ~~S4.3 - WALL FRAMING "D"~~
- ~~S4.4 - WALL FRAMING "E"~~
- ~~S4.5 - WALL FRAMING "F"~~
- ~~S4.6 - WALL FRAMING "G"~~
- S4.7 - WALL FRAMING DETAILS
- ~~S4.0M - WALL FRAMING (METAL)~~
- ~~S4.1M - WALL FRAMING DETAILS (METAL)~~

PLUMBING

- P1.0W - PLUMBING LAYOUT "A" (WALL MOUNT)
- ~~P1.0F - PLUMBING LAYOUT "A" (FLOOR MOUNT)~~
- ~~P1.1W - PLUMBING LAYOUT "B" (WALL MOUNT)~~
- ~~P1.1F - PLUMBING LAYOUT "B" (FLOOR MOUNT)~~
- ~~P1.2W - PLUMBING LAYOUT "C" (WALL MOUNT)~~
- ~~P1.2F - PLUMBING LAYOUT "C" (FLOOR MOUNT)~~
- ~~P1.3W - PLUMBING LAYOUT "D" (WALL MOUNT)~~
- ~~P1.3F - PLUMBING LAYOUT "D" (FLOOR MOUNT)~~
- ~~P1.4W - PLUMBING LAYOUT "E" (WALL MOUNT)~~
- ~~P1.4F - PLUMBING LAYOUT "E" (FLOOR MOUNT)~~
- ~~P1.5W - PLUMBING LAYOUT "F" (WALL MOUNT)~~
- ~~P1.5F - PLUMBING LAYOUT "F" (FLOOR MOUNT)~~

ELECTRICAL

- E1.0 - ELECTRICAL PLAN "A"
- ~~E1.1 - ELECTRICAL PLAN "B"~~
- ~~E1.2 - ELECTRICAL PLAN "C"~~
- ~~E1.3 - ELECTRICAL PLAN "D"~~
- ~~E1.4 - ELECTRICAL PLAN "E"~~
- ~~E1.5 - ELECTRICAL PLAN "F"~~
- ~~E1.6 - ELECTRICAL PLAN "G"~~

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4 100152
FLS SS
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RAMP

- R1.0 - RAMP LANDING
- R2.0 - RAMP STAIRS/ DETAILS
- ~~R3.0 - RAMP LANDING~~
- ~~R1.0 - RAMP STAIRS/ DETAILS~~
- ~~R5.0 - RAMP LANDING~~

LEGEND

(symbol)	DETAIL ON SAME SHEET AS SYMBOL
1/2	DETAIL NUMBER (1) ON SHEET NUMBER (2)
1	NOTE NO 1. ON SAME SHEET AS SYMBOL
4/5	NOTE NO. 4 ON SHEET NUMBER (5)
A/1	WALL PANEL TYPE "A" ON SHEET (1)
A/2	SECTION "A" ON SHEET (2)
1	REVISION, CHANGE IN DWG. NO. (1), FIRST REVISION
CLOUD	HIGHLIGHTS CHANGED AREA
1	DOOR

EML : T.B.D.
RELOCATION PACKAGE FROM STOCKPILE TO SITE SPECIFIC.

ROSEMEAD U.S.D.

(X1) 12X40 TOILET BUILDING
FROM A# 04-100052 / SN 28594

BUILDING DATA

12'X40' BLD'G.	
OCCUPANCY	E-2
TYPE OF CONSTRUCTION	V-N
WIND LOAD	75 MPH. EXP. "C"
FLOOR LIVE LOAD	50 P.S.F.
ROOF LIVE LOAD	20 P.S.F.
BUILDING AREA / BUILDING	480 SQ.FT.
STRUCTURAL DESIGN	STEEL FRAME

"AS ALTERNATE FOR ALL SHOT PIN ATTACHMENTS, USE #10 S.T.S.M.S. AT THE SAME SPACING."

NOTE: SPECIFICATIONS SUBJECT TO CHANGE DUE TO D.S.A. REQUIREMENTS AND PRODUCED IMPROVEMENTS.

MACHINE APPLIED NAILING

USE OF MACHINE NAILING IS SUJECTED TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER AND THE OFFICE OF THE STATE ARCHITECT. THE APPROVAL IS SUBJECTED TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

REFERENCE TITLE 24, PART 2, SEC. 2515 (c)

APPLICABLE CODES - NEW CONSTRUCTION

1994 UBC AND 1995 CALIFORNIA AMENDMENTS (95 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR)
1993 NEC AND 1995 CALIFORNIA AMENDMENTS (95 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR)
1994 UMC AND 1995 CALIFORNIA AMENDMENTS (95 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR)
1994 UPC AND 1995 CALIFORNIA AMENDMENTS (95 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR)
1995 UNIFORM FIRE CODE WITH STATE AMENDMENTS (CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR)
1994 BUILDING STANDARDS CODE (95 STATE REFERENCED STANDARDS CODE - PART 12, TITLE 24, CCR)
TITLE 19, C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

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

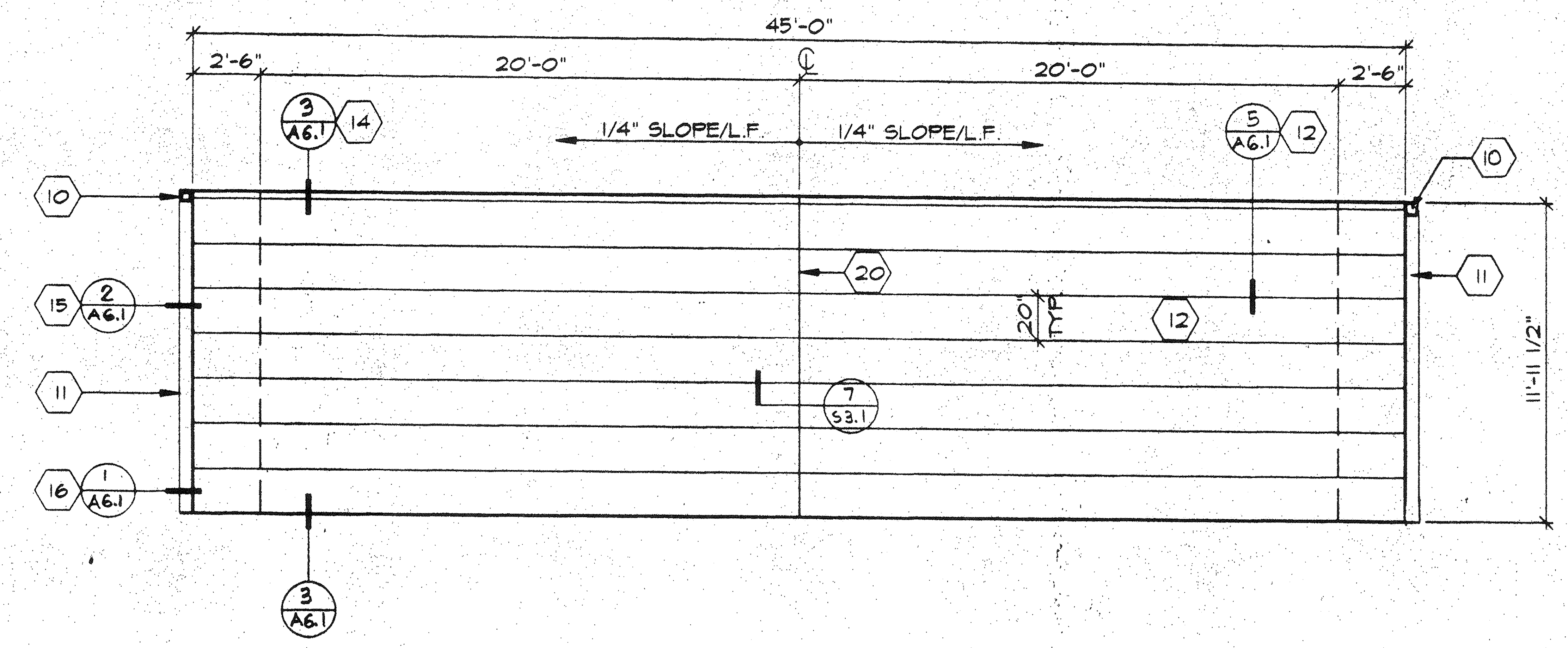
ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY
		REGISTERED PROFESSIONAL ENGINEER JAMES T. SIMPSON No. 2002				IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC 284 FLS SS DATE ACS: D. FERGUSON SS: G. WARD

7/21/97

© MODTECH INC. 1996
MODTECH, INC.
2830 BARRETT AVE. P.O. BOX 1240
PERRIS, CA. 92370 (714) 943-4014
FAX (714) 657-6650

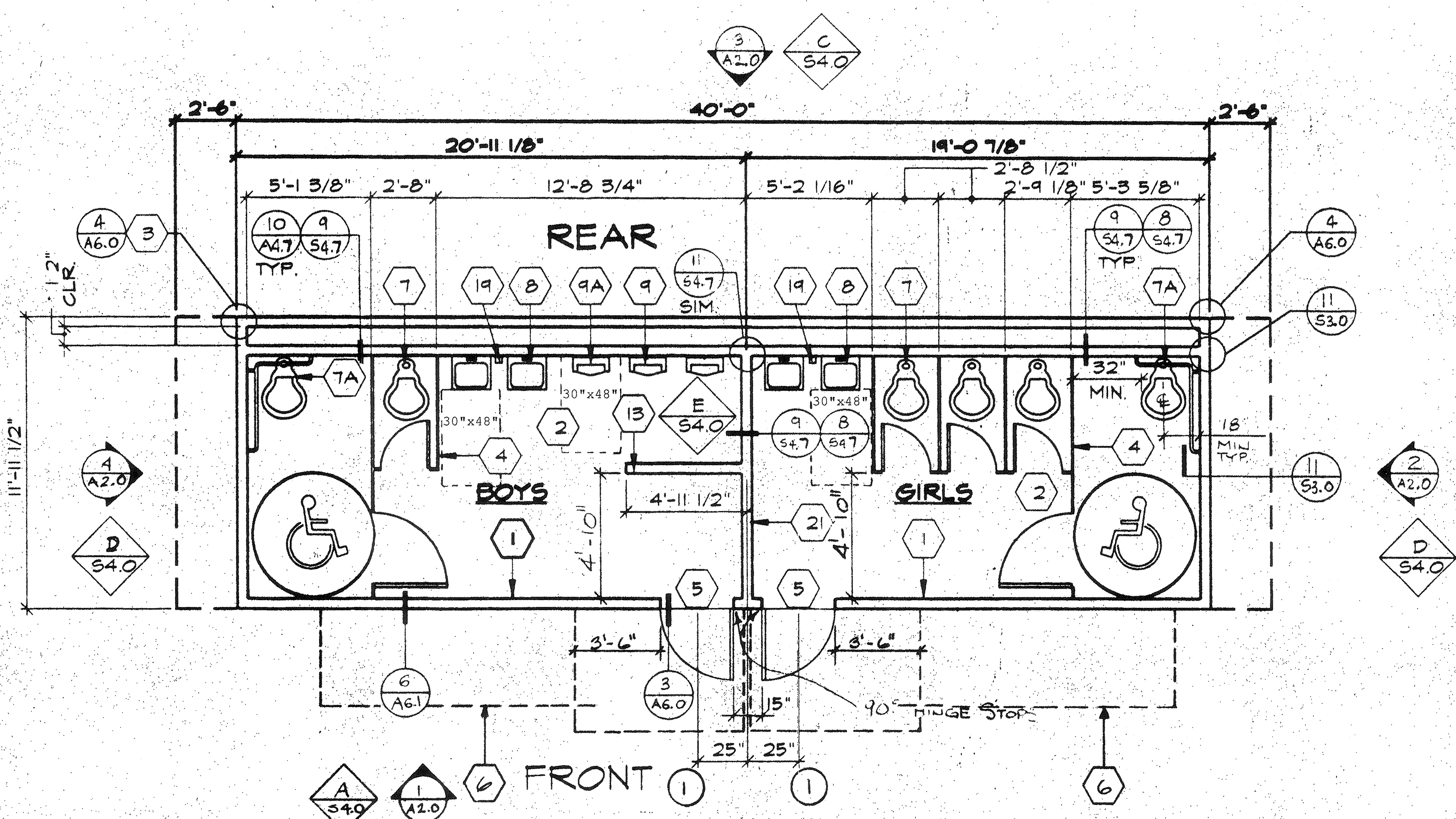
DRAWN BY: K.A.I.A.
DATE: 7-1-96
CHECKED BY:
DATE:

A.0



ROOF PLAN

SCALE 1/4" = 1'-0"



FLOOR PLAN OPTION "A"

SCALE 1/4" = 1'-0"

KEY NOTES

1. TYPICAL INTERIOR FINISH, 1/8" MARLITE OVER 1/2" GYP. BD. OR 5/8" MARLITE FLAME SPREAD CLASS 3
2. FINISH FLOORING, SHEET VINYL WITH 6" RUBBER INTEGRAL COVED BASE
3. METAL TAG ON ALL MODULES MECHANICALLY ATTACHED TO REAR EXTERIOR OF BUILDING. SHOW D.S.A. APPLICATION NUMBER, MANUFACTURER'S NAME AND SERIAL NUMBER
4. PARTITIONS
5. 3068 HOLLOW METAL DOOR
6. LINE OF RAMP LANDING
7. TOILET TYP.
7A. ACCESSIBLE TOILET TYP.
8. LAVATORY TYP.
9. URINAL TYP.
9A. ACCESSIBLE URINAL
10. DOWNSPOUT (26 GA. TYP.)
11. CONTINUOUS GUTTER (26 GA.)
12. 26 GA. MIN. INTERLOCKING ROOF PANELS OVER 3/4" CDX PLYWOOD OVER AQUA BAR 15 MHD ROOFING UNDERLAYMENT RADCO LISTING # ... (OPTIONAL 22GA ROOF PANELS) SEE ROOF FRAMING SHT
13. SCREEN WALL
14. BEAM @ SIDEWALL
15. FASCIA
16. HEADER
17. RAMP (NOT SHOWN) SEE P.I.O
18. LANDING (NOT SHOWN) SEE P.I.O
19. SOAP DISPENSER (N.I.C.)
20. RIDGE LINE (TYP.)
21. INTERIOR PARTITION WALL

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT
APP03 1-96324
AC FLS SS
DATE 10/22/2015

IDENTIFICATION STAMP OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
4 100452
AC FLS SS
DEC 11 1997

NOTE:
BUILDINGS HOUSING GROUP E OCCUPANCIES SHALL HAVE ROOF COVERINGS AS SPECIFIED IN TABLE 15A. CBC. CLASS A

3/24/97

ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY
		JAMES ... SIMPSON No. 2602				IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC 284 AC FLS SS DATE SEP ... 1996

MODTECH INC.

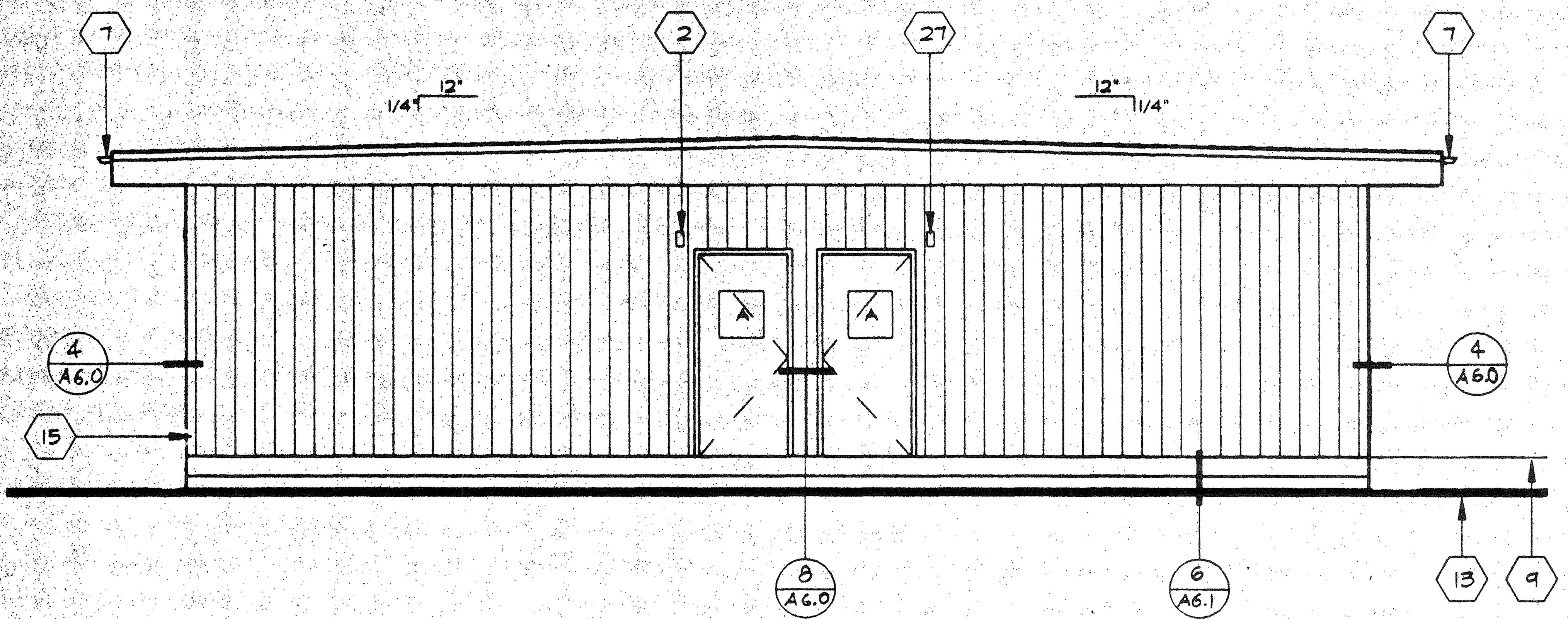
JOB # 2612

OPTION "A"

DRAWN BY
DATE
CHECKED BY
DATE

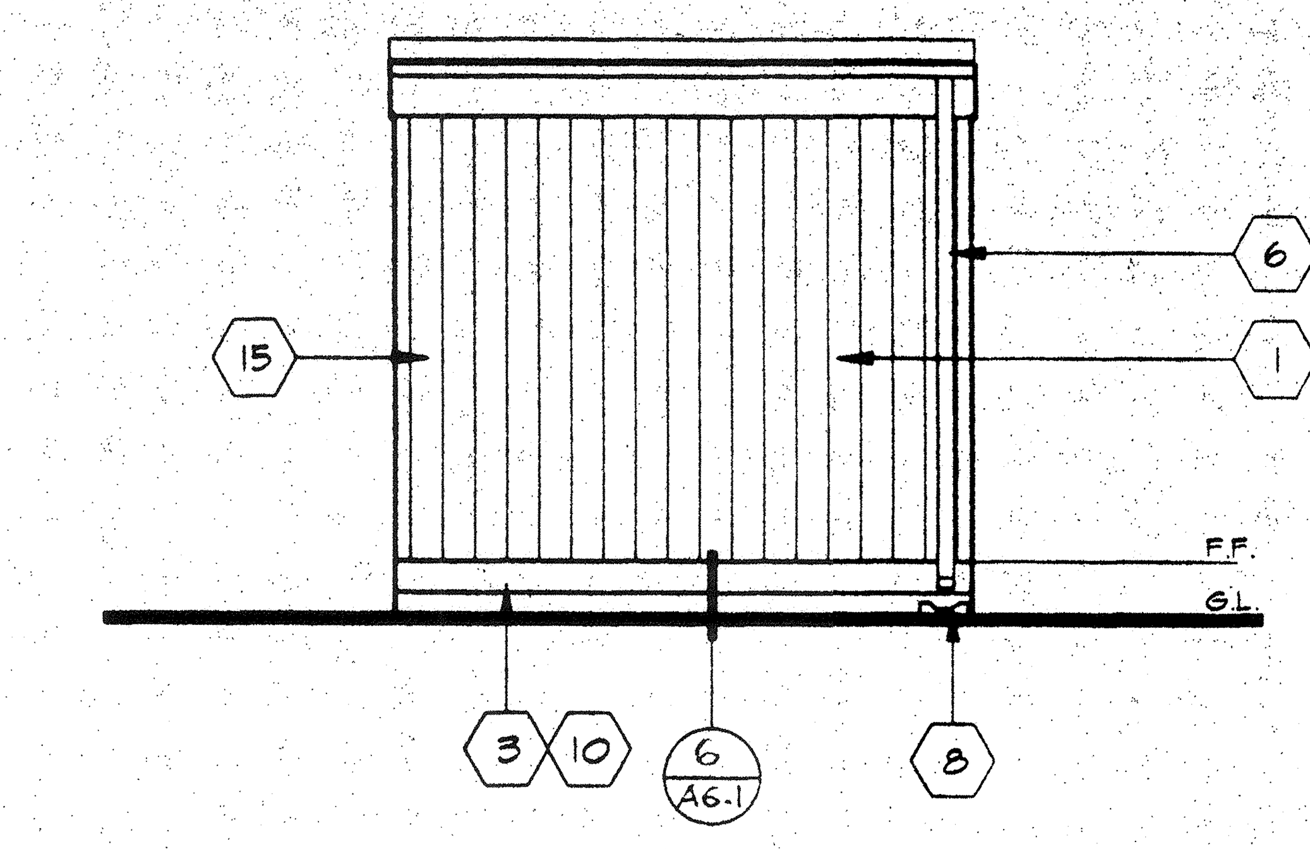
FLOOR PLAN

A1.0



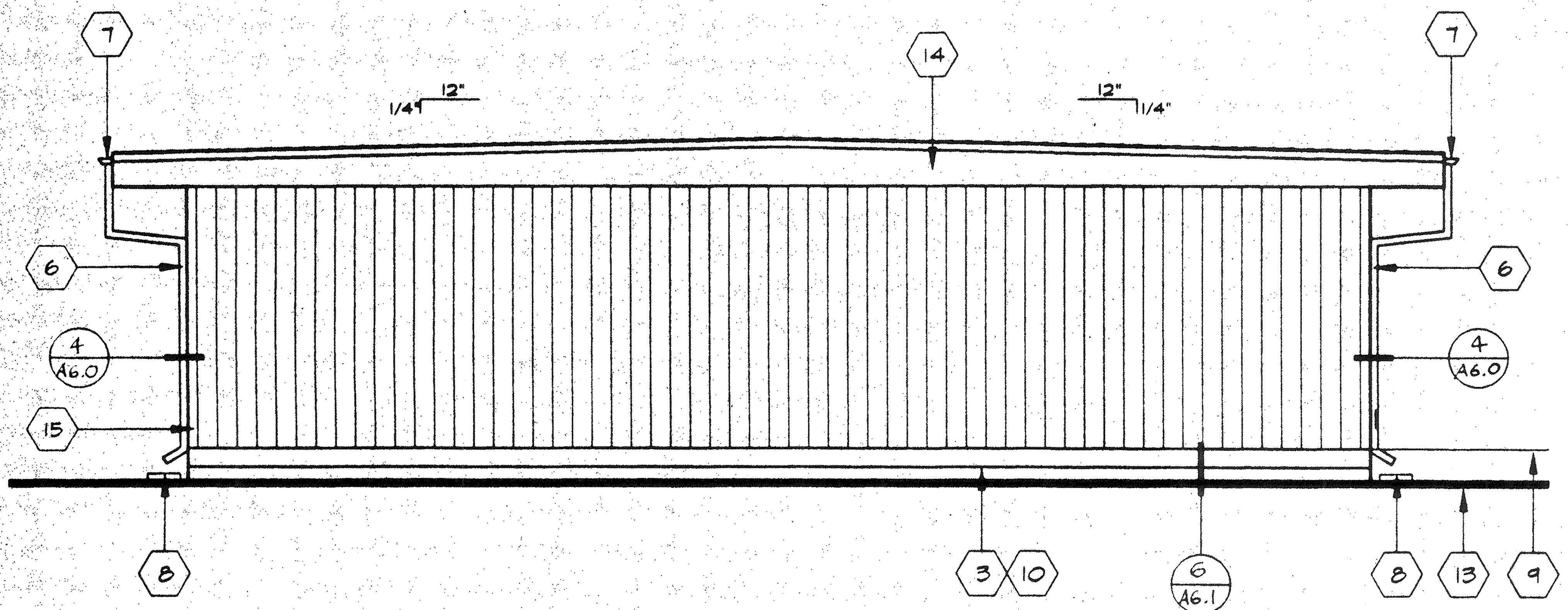
1 FRONT ELEVATION

SCALE 1/4" = 1'-0"



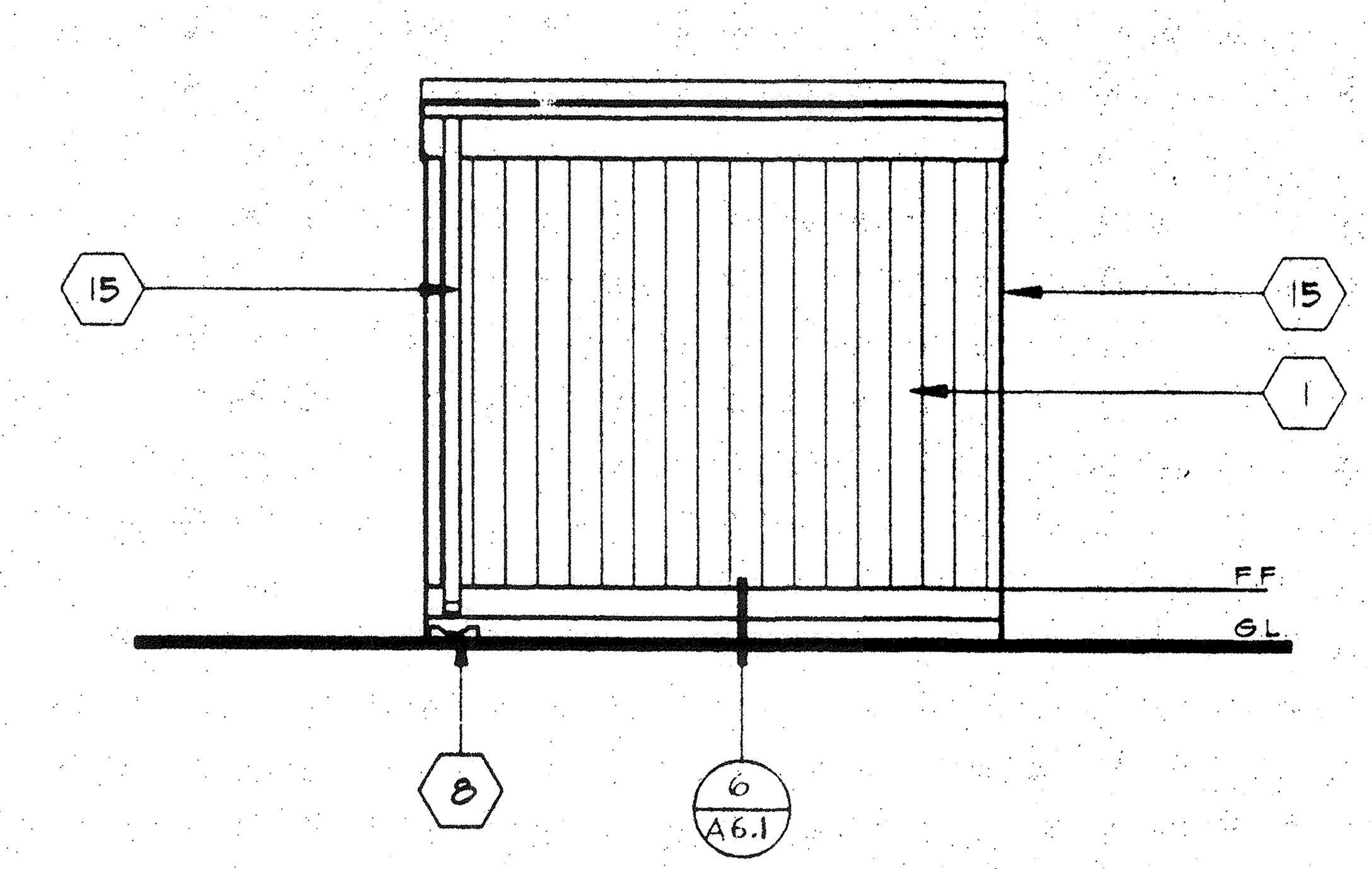
2 SIDE ELEVATION

SCALE 1/4" = 1'-0"



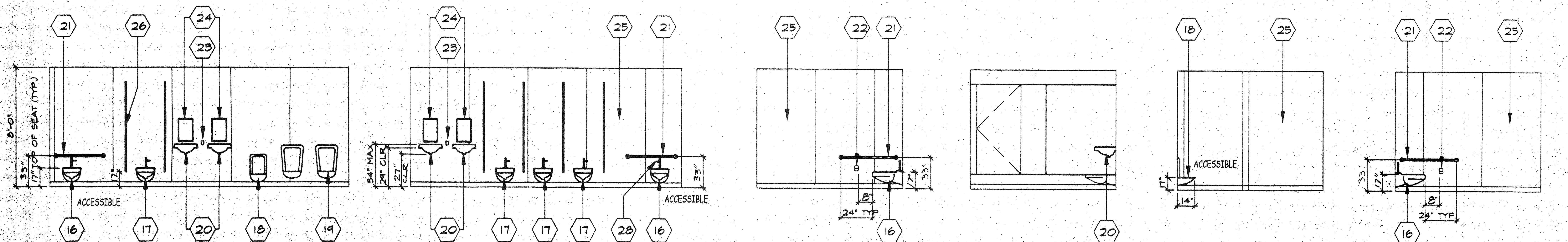
3 REAR ELEVATION

SCALE 1/4" = 1'-0"



4 SIDE ELEVATION

SCALE 1/4" = 1'-0"



INTERIOR/EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

KEY NOTES

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT APP03 120394 AC FLS SS DATE 10/27/2019

A 3068 HOLLOW METAL DOOR
REFER TO ARCH. (SITE SPECIFIC) DWGS FOR SIGNAGE - SIGNAGE BY DISTRICT.

1. TYPICAL EXTERIOR SIDING (SEE FINISH SCHEDULE)
2. EXTERIOR LIGHT FIXTURE (SEE SPECIFICATION)
3. TOP OF SKIRTING
4. RAMP AND LANDING (NOT SHOWN) SEE SHT. R-1
5. NOT USED
6. DOWNSPOUT (TYP.) FASTEN TO BLDG. TYP. 3 PLACES (SEE SHT 7/S4-2)
7. CONTINUOUS GUTTER WITH DOWNSPOUT (LOCATION OF DOWNSPOUT SHOWN ON ROOF PLAN A1.0)
8. SPLASH BLOCK (BY OTHERS)
9. FINISH FLOOR LINE
10. BOTTOM OF FLOOR BEAM
11. NOT USED
12. NOT USED
13. NOT USED
14. ROOF BEAM (SEE STRUCTURAL)
15. COLUMN (SEE STRUCTURAL)
16. ACCESSIBLE WATER CLOSET (SEE SHT. P1.0)
17. STANDARD WATER CLOSET (SEE SHT. P1.0)
18. ACCESSIBLE URINAL (SEE SHT. P1.0)
19. STANDARD URINAL (SEE SHT. P1.0)
20. LAVATORY (SEE SHT. P1.0)
21. GRAB BAR (SEE SHT. P1.0)
22. TOILET PAPER DISPENSER (SEE SHT. P1.0)
23. SOAP DISPENSER (SEE SHT. P1.0, N.I.C.)
24. MIRROR, SEE SHT. P1.0
25. TYPICAL INTERIOR FINISH
26. PARTITION
27. EXTERIOR LIGHTS
28. FLUSH VALVE AT WIDE SIDE OF STALL

IDENTIFICATION STAMP OF THE STATE ARCHITECT FOR REGULATION BY BLDG 4 100852 AC FLS DATE DEC 1 1 1997

NOTE:

1. SEE FOUNDATION PLAN FOR SIZE AND LOCATION OF VENTS.
2. ALL DIMENSIONS SHOWN ARE FOR REFERENCE. SEE CHART ON SHT. A4.0 FOR HEIGHTS & CLEARANCES PER PROJECT.

ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY
		REGISTERED PROFESSIONAL ENGINEER JAMES T. SIMPSON No. 2002				IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC 284 AC FLS SS DATE SEP 1996

MODTECH INC.

JOB # 2612

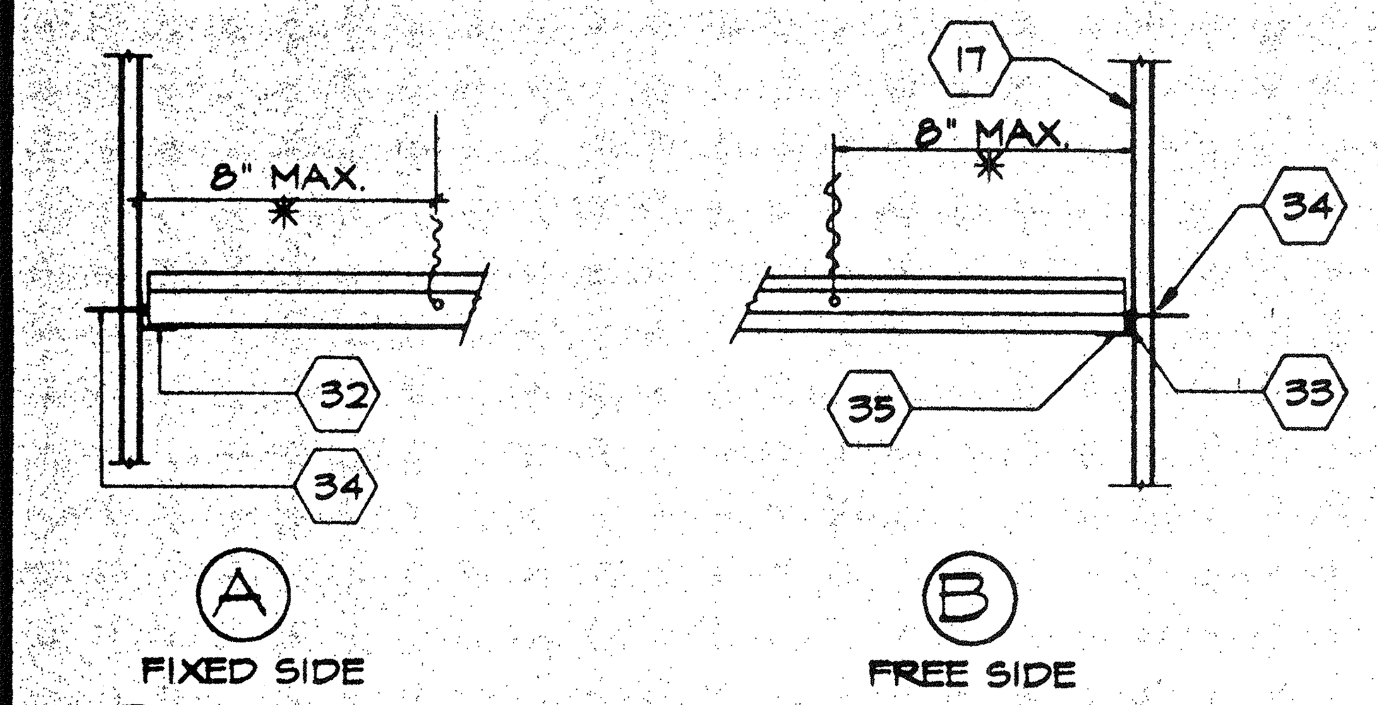
OPTION "A"

S 7/21/97

DRAWN BY / DATE / CHECKED BY / DATE

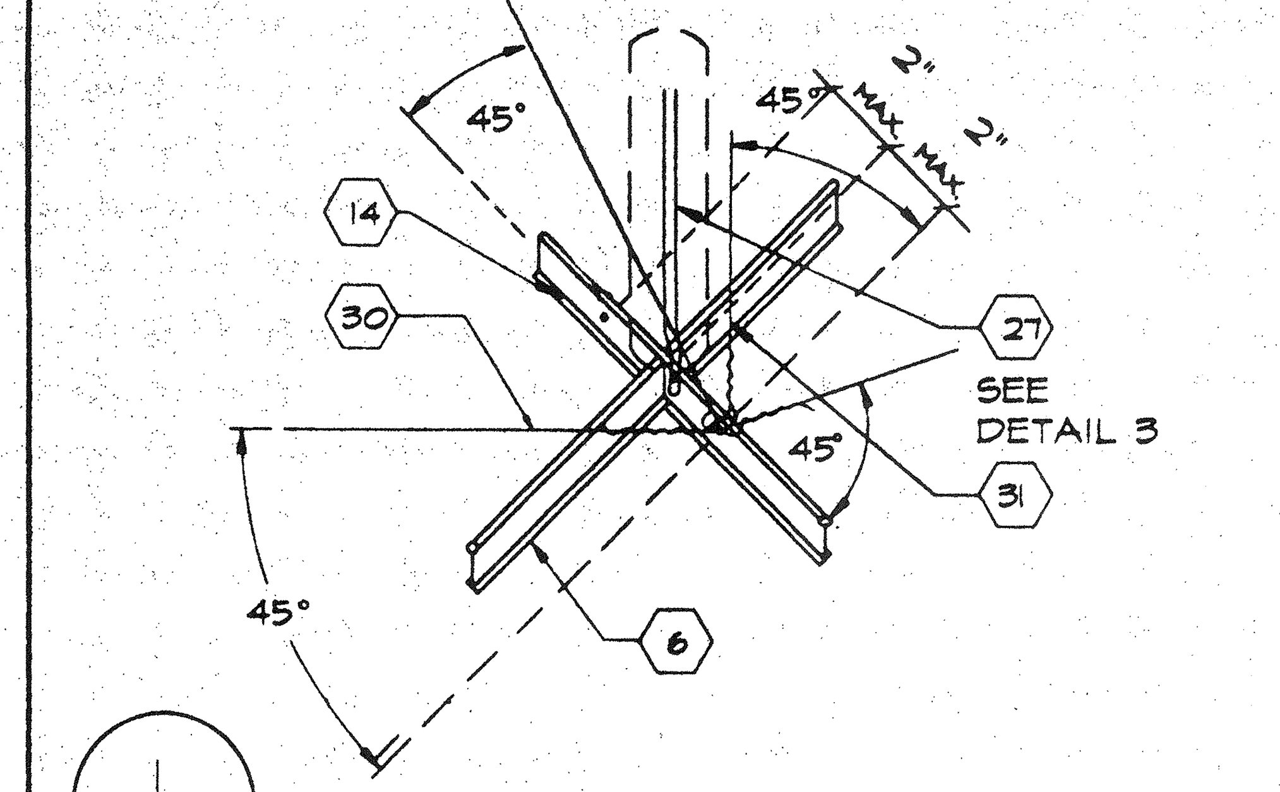
INTERIOR / EXTERIOR ELEVATIONS

A2.0



*OR 1/4 OF THE LENGTH OF THE END RUNNER, WHICHEVER IS LESS

5 GRID @ WALL



1 SEISMIC SPLAY

GENERAL NOTES

(A) MAIN RUNNERS @ 4'-0" W/ 12 GA. HANGER WIRES @ EACH END OF RUNNER

(B) AT THE END OF ROWS OF RUNNERS A 12 GA. HANGER WIRE SHALL BE ATTACHED WITHIN 8" OF WALL OR SOFFIT

(C) VERTICAL WIRES MORE THAN 1-IN-6 OUT OF PLUMB SHALL HAVE COUNTERBRACING WIRES.

(D) ELECTRICIAN SHALL PROVIDE 2-12GA. SLACK WIRES TO HOUSING OF ALL LIGHT FIXTURES AT DIAGONAL CORNERS. WIRES SHALL BE ATTACHED TO STRUCTURE.

(E) RUNNERS MAY BE ATTACHED TO WALLS OR MOLD AT 2-ADJACENT WALLS. OTHER WALLS NO ATTACHMENT. CLEARANCE OF 1/2" BETWEEN END OF RUNNERS AND FACE OF WALL.

(F) CEILING AREAS SHALL HAVE 4-WAY SPLAYS PER DETAIL 1 IN LOCATIONS INDICATED ON DRAWINGS. WIRES TAUT BUT NOT TO DISTORT GRID.

(G) ARMSTRONG HEAVY DUTY: PER PA-041
- MAIN RUNNER #7301
- 2' CROSS TE #XL-7328
- 4' CROSS TEE #XL-7342
- WALL ANGLE #7800

(H) LIGHT FIXTURES: 2'X4' RECESSED, ATTACHED TO GRID WITH 4-#8 SHEET METAL SCREWS.

(J) DUCTWORK (IF APPLICABLE) SHALL BE RIGIDLY ATTACHED TO BUILDING AND SHALL NOT BE CLOSER THAN 6" TO HANGER WIRES

(K) REGISTERS (IF APPLICABLE) SHALL BE POSITIVELY ATTACHED TO GRID WITH 4-#10 S.M.S.

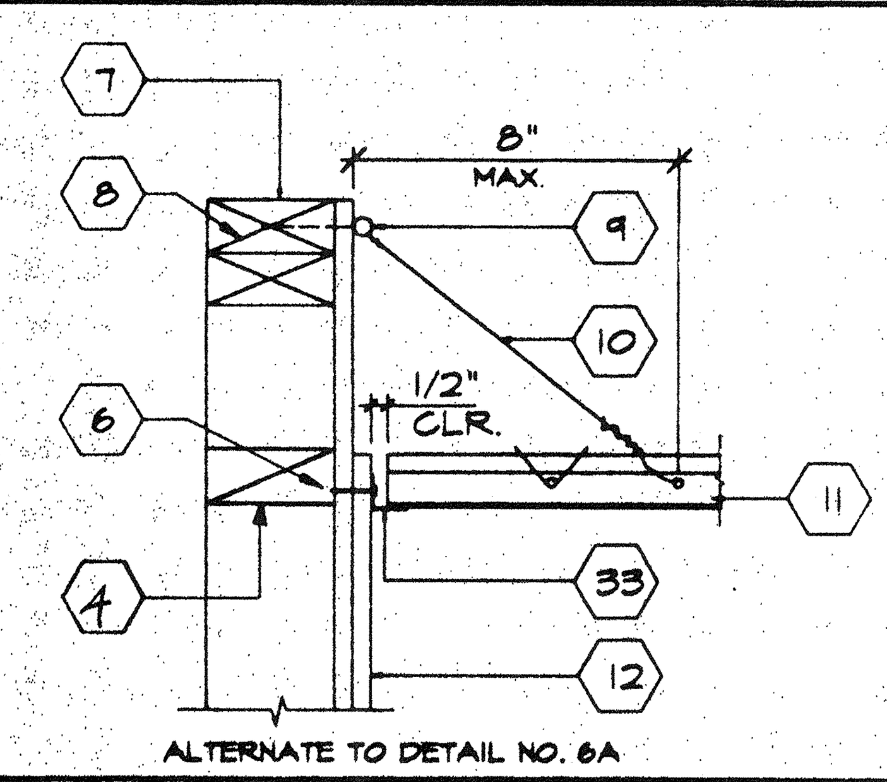
(L) CEILING PANELS: 2'X4' LAY-IN PANELS, ASTM FLAME SPREAD CLASS I(1-25). PAINT GYP. BOARD OR EQUAL SUSPENDED @ 8'-0"

KEY NOTES

1. DASHED LINES INDICATE FREE SIDE SEE DETAIL 5B.
2. NON-DASHED LINES INDICATES FIXED SIDE SEE DETAIL 5A.
3. 2'X4' ELECTRICAL LIGHT FIXTURE RECESSED
4. 2x4 FIRE BLOCK
5. SEISMIC SPLAY WIRE SEE DETAIL #1
6. CROSS TEE
7. TOP PLATE
8. DOUBLE TOP PLATE (WHERE OCCURS)
9. 3" X 1/4" EYED SCREW
10. HANGER TO WALL WHERE NO RAFTER ABOVE
11. T-BAR
12. WALL VINYL TO ABOVE GRID
13. 12 GA. HANGER WIRE AT THE END ON EACH RUNNER
14. MAIN RUNNERS OR CROSS TEES
15. ACCUSTICAL BOARD
16. WALL
17. HORIZONTAL STRUTS SHALL RUN CONTINUOUS AT ALL PERIMETERS, NOT POP RIVETED TO THE WALL ANGLE.
18. RING NAILS SHALL BE INSTALLED AT ALL COMPONENT INTERSECTIONS WITH WITH THE HORIZONTAL STRUT AT UNATTACHED WALLS.
19. NO POP RIVETS
20. PROVIDE SPACE AT ALL MEMBERS AT OPPOSITE WALL
21. NOT USED
22. NOT USED
23. POP RIVET @ EA. T-BAR
24. ROOF PURLIN
25. CRIMP CONDUIT AND ATTACH TO T-BAR GRID WITH #8 TEK SCREW
26. CRIMP CONDUIT TO RAFTER WITH 2-#8 TEK SCREW
27. 3/4" E.M.T. CONDUIT
28. #8 TEK SCREW
29. 12 GA. HANGER WIRE IN PUNCHED OR DRILLED HOLE
30. 12 GA. WIRE WITH 4 WRAPS IN 1/2" (TYP.)
31. MAIN RUNNER
32. WALL ANGLE WITH POP RIVET TO EACH T-BAR
33. WALL ANGLE
34. 6d 16" 2 FRAMING
35. ANGLE WITH POP RIVET TO EACH T-BAR NO CONN. TO WALL ANGLE.

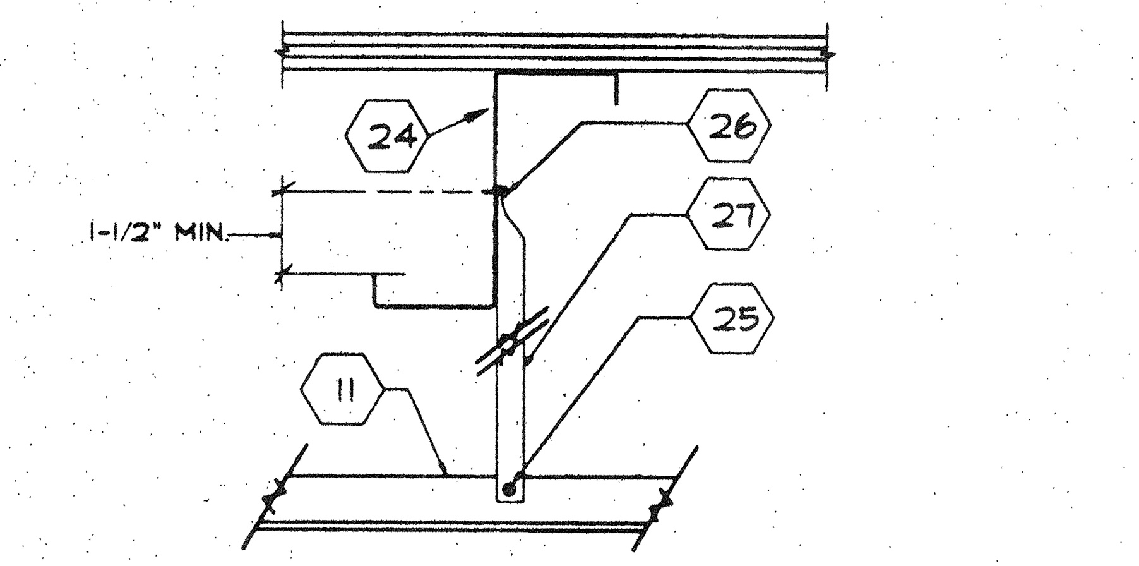
IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT APP03 120324 AC FLS SS DATE 10/22/2019

LICENSED ARCHITECT JACK F. SHIVELY No. C-33467 REN. 01-31-2021 STATE OF CALIFORNIA



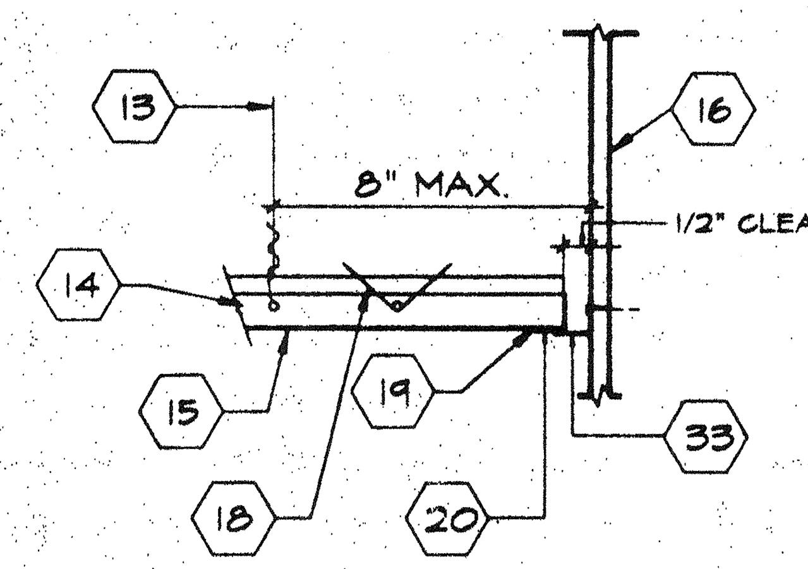
ALTERNATE TO DETAIL NO. 6A

6 ALT. GRID @ WALL



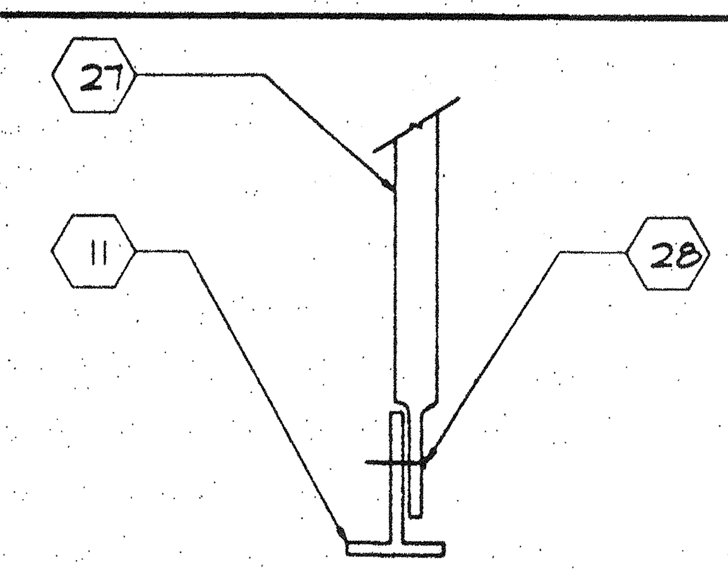
NOTE: CONDUIT MAY BE CRIMPED ON EITHER SIDE OF T-BAR DEPENDING UPON CONDITION & LOCATION

2 CONDUIT CONN. @ TOP



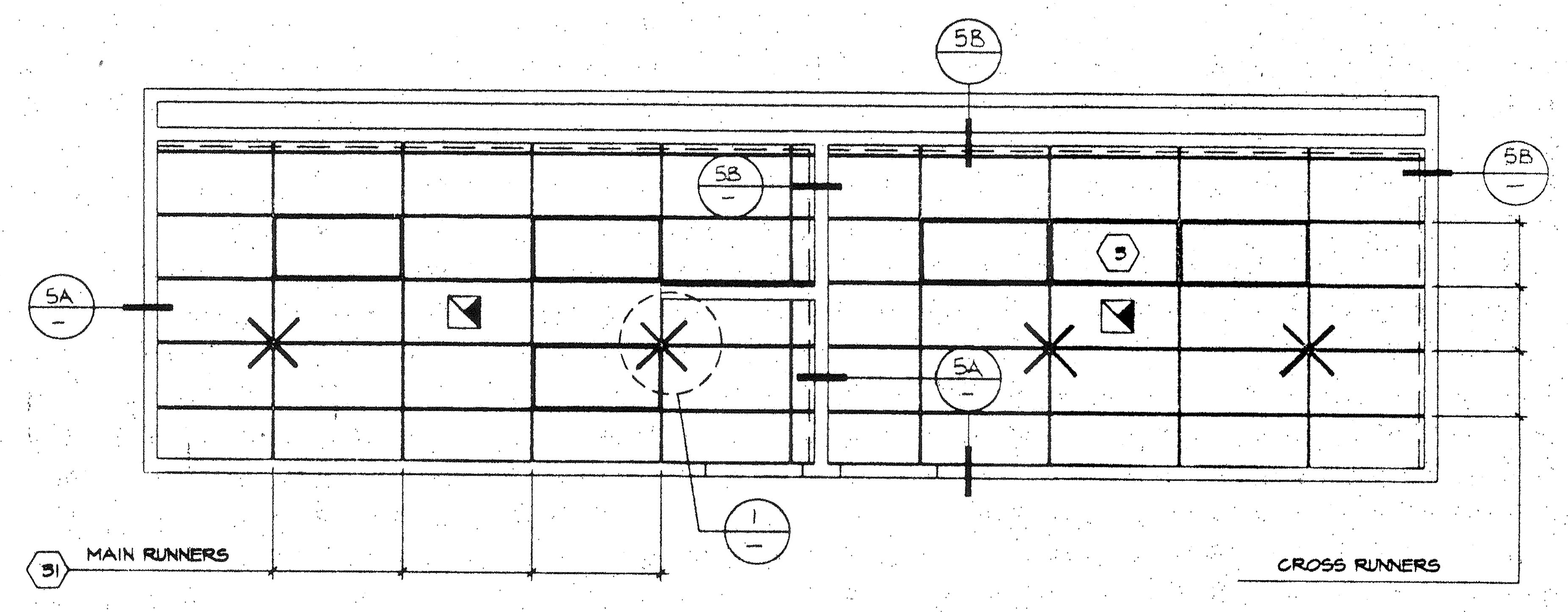
ALTERNATE TO DETAIL NO. 6B

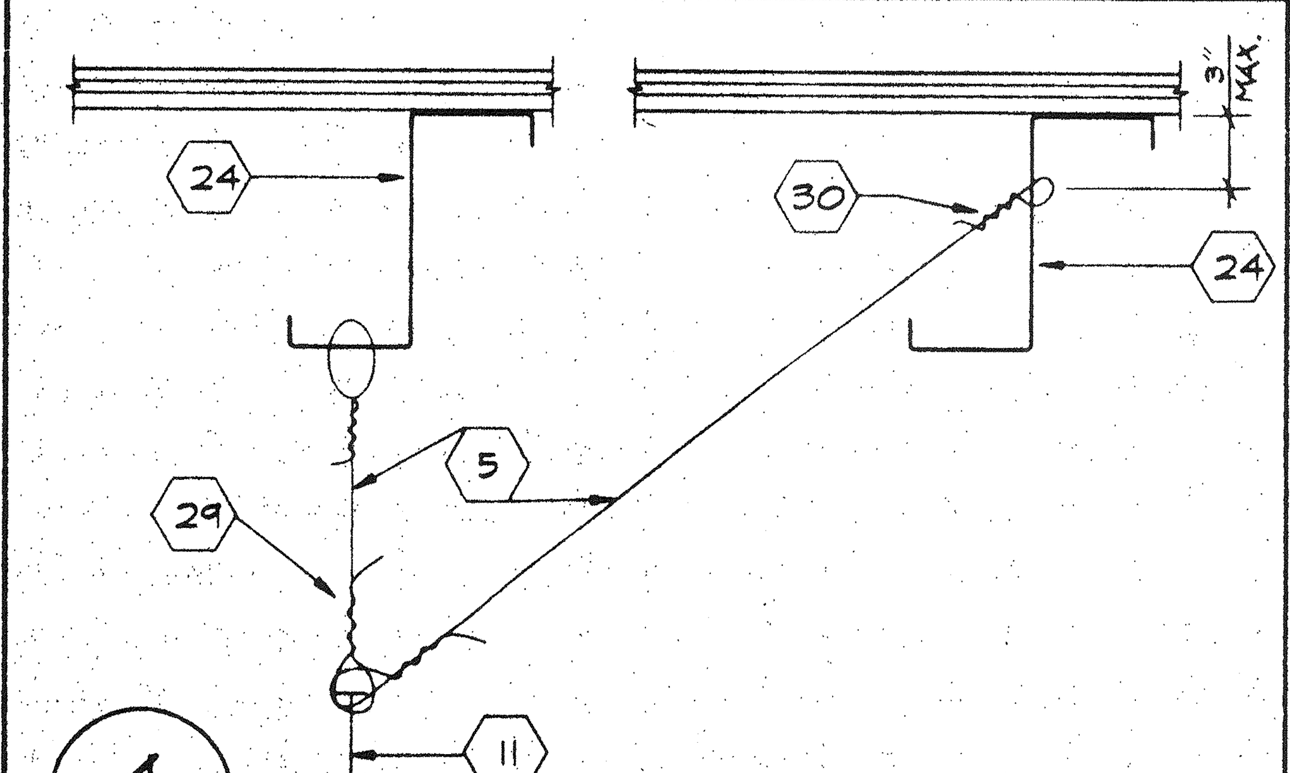
7 ALT. GRID @ WALL



NOTE: CONDUIT MAY BE CRIMPED ON EITHER SIDE OF T-BAR, DEPENDING UPON CONDITION & LOCATION 5'-1" MAX LENGTH

3 CONDUIT CONN. @ BTM.





4 CONDUIT CONN. @ BTM.

REFLECTED CEILING PLAN OPTION "A"

SCALE 1/4" = 1'-0"

SYMBOLS

T-BAR CEILING

SEISMIC SPLAY 4-WAY

2'X4' LIGHT FIXTURE

SUPPLY AIR GRILLE

EXHAUST FAN

INDICATES FREE SIDE SEE DETAIL 6A

INDICATES FIXED SIDE SEE DETAIL

LICENSED ARCHITECT No. C21594 STATE OF CALIFORNIA

/21/97

REVISIONS	ELECTRICAL	MECHANICAL	STRUCTURAL	ARCHITECT	DIVISION OF THE STATE ARCHITECT
			REGISTERED PROFESSIONAL ENGINEER JAMES T. SIMPSON No. 3602 STRUCTURAL STATE OF CALIFORNIA EXP. 6-30-2000		IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES APPL 2 84 AC FLS SS DATE

MODTECH INC.
2830 BARRETT AVE.
PERRIS, CA. 92572
PH. (909) 943-4014
FX. (909) 940-0427

JOB NO.
OPTION "A"
2612

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES 4 100652 AC FLS SS DATE DEC 1 1 1997

DRAWN BY
DATE
CHECKED BY
DATE

A3.0

JOB NO. A-134-95

DOOR SCHEDULE

DOORS						FRAMES						
DOOR NO.	FRAME OPENING SIZE	MATERIAL	TYPE	FIRE PROTECTION RATING	HARDWARE SET NO.	MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	JAMB THROAT		NOTE NO.
1	3'-0" X 6'-8"	HM	A		1	HM	1/A6.0	2/A6.0		5-1/8"		

DOOR NOTES

NOTES:
1. DOOR HANDLES FOR LOCKSETS TO BE CENTERED @ 38" A.F.F. & DEADBOLTS @ 44" A.F.F.
2. EXIT DOORS SHALL BE OPENABLE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. LEVERS TO RETURN TO WITHIN 1/2" OF DOOR.
3. ALL DOORS SHALL BE 1-3/4" THICK, U.N.O.
4. DOUBLE LETTERS IN SCHEDULE, INDICATES A PAIR OF DOORS.
5. SAFETY GLASS, CLEAR.
6. WIRE GLASS
7. UNDERCUT DOOR
8. FIXED LOUVER
9. FUSIBLE LINK LOUVER
10. VISION PANEL
11. CLOSURE SHALL BE SET FOR MAX. OPENING PRESSURE OF 8.5 LBS. @ EXTR. DR. & 5.0 LBS. @INTR. DRS.

ABBREVIATIONS
- HM - HOLLOW METAL
- AL - ALUMINUM
- SST - STAINLESS STEEL
- STL - STEEL
- WWF - WINDOW WALL FRAME
- SC - SOLID CORE WOOD
- HC - HOLLOW CORE WOOD
- SCL - SOLID CORE WOOD W/ LAMINATED PLASTIC FACES.

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME OF AREA	FINISHES								REMARKS
		FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING	CEILING HEIGHT	
1	BOYS RESTROOM	C	D	F	F	F	F	G	8'-0"	
2	GIRLS RESTROOM	C	D	F	F	F	F	G	8'-0"	
3	~~STAFF RESTROOM~~	C	D	F	F	F	F	G	8'-0"	
4	~~MULTI-PURPOSE~~	C	H	J	J	J	J	G	8'-0"	

MATERIAL & FINISH KEY

- (A) - CARPET PER STATE OF CALIFORNIA SPEC. COMPLYING WITH GROUP 1, TYPE A OR TYPE B, CLASS 2, DENSITY 4600, DIRECT GLUE DOWN WITH 4" TOPSET BASE.
- (B) - RESILLENT - SPECIFY OR EQUAL
- (C) - VCT - ARMSTRONG STANDARD OR EXCELON
- (D) - 6" RUBBER INTEGRAL COVE BASE
- (E) - 6" BRIGANTINE OR SANDOVAL
- (F) - 3/32" FRP OVER 1/2" GYP. BD. OR 3/8" MARLITE FLAME SPREAD CLASS 3
- (G) - ACCOUSTICAL LAY IN GRID CEILING PANELS (SEE SPECIFICATIONS)
- (H) - 4" BURKE
- (J) - 1/2" VINYL TACKBOARD CLASS I OVER 1/8" GYPSUM BOARD BACKING

NOTES

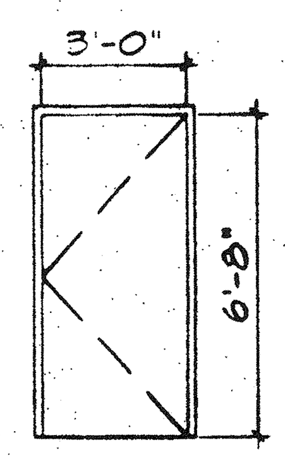
DOOR SPECS. EXTERIOR
FRAME SPECS. (SEE SPEC'S)

DOOR SPECS. INTERIOR
FRAME SPECS (SEE SPEC'S)

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT
APP03 1 [illegible]
AC/ [illegible] SS [illegible]
DATE 10/22/20[illegible]

WINDOWS SPECS

DOOR TYPES



TYPE A

HARDWARE SCHEDULE

HARDWARE PACKAGE #1

LOCKSET - D70 SCHLAGE PD RHODES LEVER
BUTTS - 1-1/2 PR. HAGER 1279 BB 4-1/2 X 4-1/2 NRP 26D OR EQUAL
CLOSER - NORTON 1604 OR EQUAL
THRESHOLD - PEMKO 271A OR EQUAL
DOOR BOTTOM - PEMKO 216AV OR EQUAL
WEATHERSTRIP - PEMKO 299AV OR EQUAL

HARDWARE PACKAGE #2 (INTERIOR)

LOCKSET - D10 (PASSAGE) WITH RHODES LEVER
BUTTS - 1-1/2 PR. HAGER 1279 BB 4-1/2 X 4-1/2 NRP 26D OR EQUAL

HARDWARE PACKAGE #3 (INTERIOR-OFFICE LOCKABLE)

LOCKSET - CAL ROYAL LX-00-GRADE 1
BUTTS - 1 1/2 PR HANGER 1279 4 1/2 X 4 1/2 26D

ACCESSIBILITY DIMENSIONS	11B-604.9 SUGGESTED DIMS			
	ADULT	AGES 9 THROUGH 12	AGES 5 THROUGH 8	AGES 3 AND 4
TOILET CENTERING FROM WALL	17" - 18"	15" - 18"	12" - 15"	12"
TOILET SEAT HEIGHT (DIM TO TOP OF SEAT)	17" - 19"	15" - 17"	12" - 15"	11" - 12"
GRAB BAR HEIGHT (TO TOP)	33" - 36"	25" - 27"	20" - 25"	18" - 20"
TOILET PAPER IN FRONT OF TOILET	7" - 9"	7" - 9"	7" - 9"	7" - 9"
NAPKIN DISPOSAL IN FRONT OF TOILET	12" MAX.	12" MAX.	N/A	N/A
MIRROR HEIGHT (TO BOTTOM OF GLASS)	40" MAX.	40" MAX.	36" MAX.	32" MAX.
DISPENSER HEIGHT	19" MIN.	17" - 19"	14" - 17"	14"
LAVATORY/SINK TOP HEIGHT	34" MAX.	31" MAX.	31" MAX.	24" MAX.
LAVATORY/SINK KNEE CLEARANCE	27" MIN.	24" MIN	24" MIN	SIDE APPROACH
URINAL LIP HEIGHT	17" MAX.	17" MAX.	15" MAX	13" MIN.
URINAL FLUSH HANDLE HEIGHT	44" MAX.	44" MAX.	37" MAX. *	32" MAX. *
DRINKING FOUNTAIN BUBBLER HT. (LOW)	36" MAX.	30" MAX.	30" MAX.	30" MAX.
DRINKING FOUNTAIN KNEE CLEARANCE	27" MIN.	SIDE APPROACH	SIDE APPROACH	SIDE APPROACH
RAMP/STAIR HANDRAIL HEIGHT (TO TOP)	34" - 38"	34" - 38"	34" - 38"	34" - 38"
STANDARD DIMENSIONS	**ALTERNATE HEIGHT (DIMS)**			
	ADULT	AGES 9 THROUGH 12	AGES 5 THROUGH 8	AGES 3 AND 4
TOILET CENTERING FROM WALL/PARTITION	15" MIN	15" MIN	15" MIN	15" MIN
TOILET SEAT HEIGHT/DIM TO TOP OF SEAT	15"	15"	15"	15"
TOILET CLEARANCE/FRONT	24"	24"	24"	24"
URINAL LIP HEIGHT	24"	24"	18"	16"
URINAL CENTER FROM WALL/PARTITION	12"	12"	12"	12"

REFER TO ARCH. (SITE SPECIFIC) DWGS FOR SIGNAGE AND OR SIGNAGE REQUIREMENTS COMPLYING TO CURRENT CODE STDS. SIGNAGE BY DISTRICT.

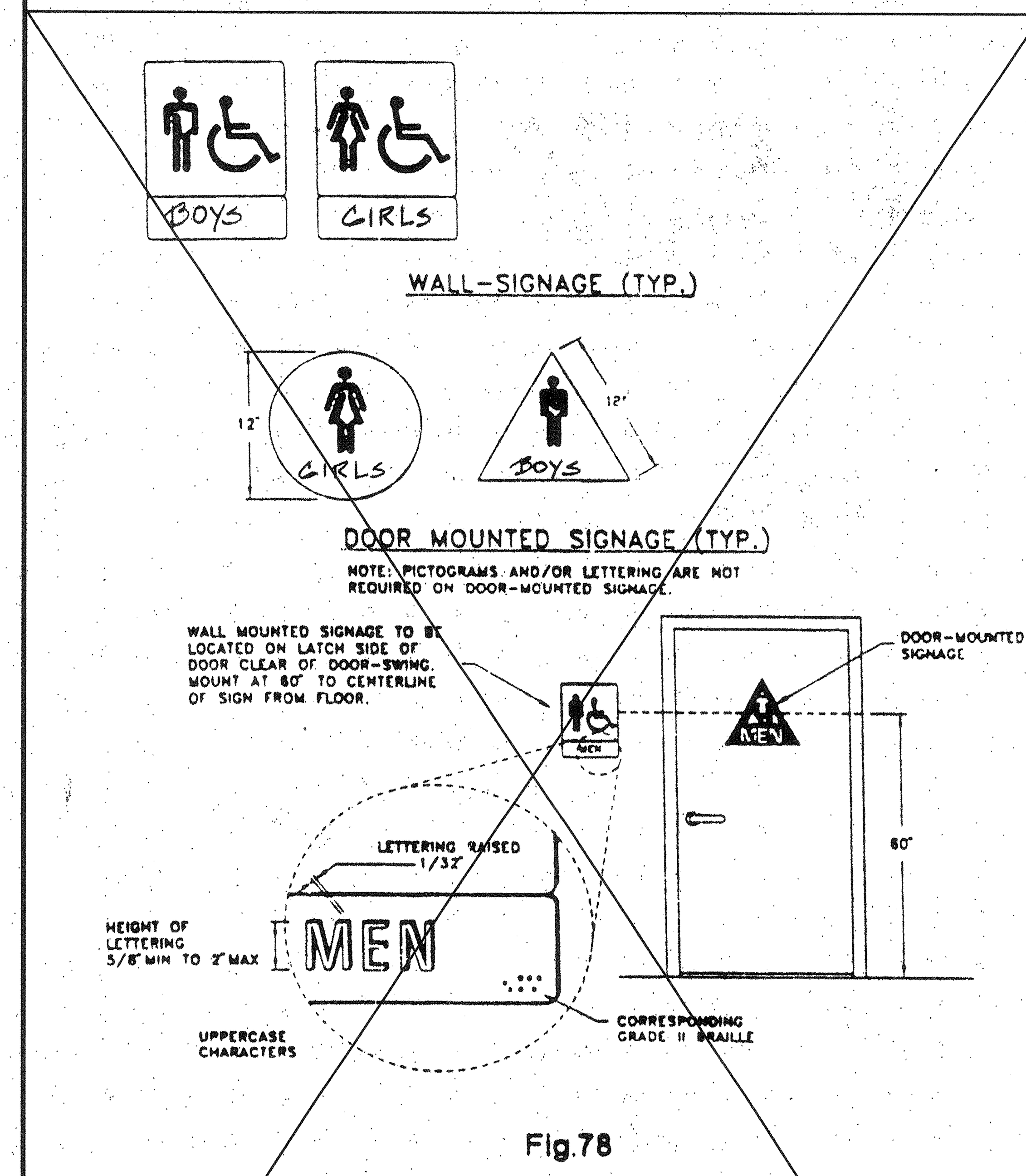


Fig.78

IDENTIFICATION SYMBOLS FOR SANITARY FACILITIES

INTERNATIONAL SYMBOL OF ACCESS (WHEEL CHAIR SYMBOL) REQ'D @ DOOR OR @ STRIKE SIDE. ROOM IDENTIFICATION.

NOTE:

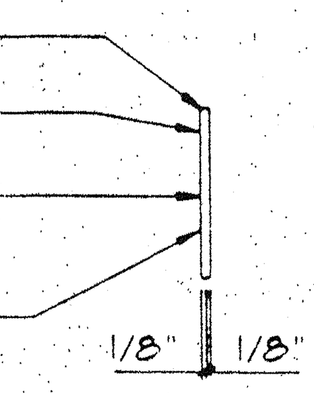
ATTACH SIGNS USING THREE (3) WOODSCREWS, COUNTERSUNK AND ADHESIVE SIGN SHALL BE CENTERED ON DOOR AND MOUNTED 60" ABOVE FLOOR. ATTACHMENT OF SIGN SHALL BE FULLY CONCEALED AND TAMPER RESISTANT.

RADIUS CORNERS

CLEAR ACRYLIC PLASTIC

OPAQUE WHITE ACRYLIC PLASTIC BACK

PAINT BACKGROUND OF INTERIOR FACE OF CLEAR PLASTIC



TOILET SIGNAGE

SYMBOLS SHALL BE CONTRASTING IN COLOR FROM THE DOOR

1/4" THICK, 12" DIAMETER CIRCLE FOR BOTH WOMEN/UNISEX

1/4" THICK, 12" SIDES EQUILATERAL TRIANGLE FOR MEN

NOTES:

SUB-FLOOR PREP.

PREPARTION FOR SUB FLOOR TO ACCEPT FINISH FLOORING IS BY FLOORING CONTRACTOR. PLYWOOD SUB FLOOR IS 2 4 1 PLYWOOD. OUTER PLY IS PLUGGED AND TOUCH SANDED, ANY DEFORMITIES DUE TO STANDARD CONSTRUCTION PRACTICES SHALL BE FILLED AND SANDED BY FLOORING CONTRACTOR. THE JOINT AT THE MODULE JOINING SHALL NOT BE LARGER THAN 1/8" AND SHALL BE FILLED AND SANDED BY FLOORING CONTRACTOR.

ALL FINISH SHALL COMPLY W/ C.B.C. CHAPTERS 3, 6, 7, 8 & 10.

(TYP.)
@ D.P. PARTITION DOOR
- DOOR PULLS EA. SIDE
- SLIDE BOLT TYPE LATCH } 30" - 44"
- COAT HOOKS @ 48" AFF

LICENSED ARCHITECT JACK P. SHIVELY No. C-33467 REN. 01-31-2001 STATE OF CALIFORNIA

IDENTIFICATION STAMP OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
4 100 52
AC [illegible] FLS [illegible] SS [illegible]
DATE DEC 1 [illegible] 1997

S 7/21/97

ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY
		JAMES T. SIMPSON No. 3002 STATE OF CALIFORNIA LICENSE EXPIRES [illegible]				IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC 284 AC [illegible] FLS [illegible] SS [illegible] DATE SEP 6 1996

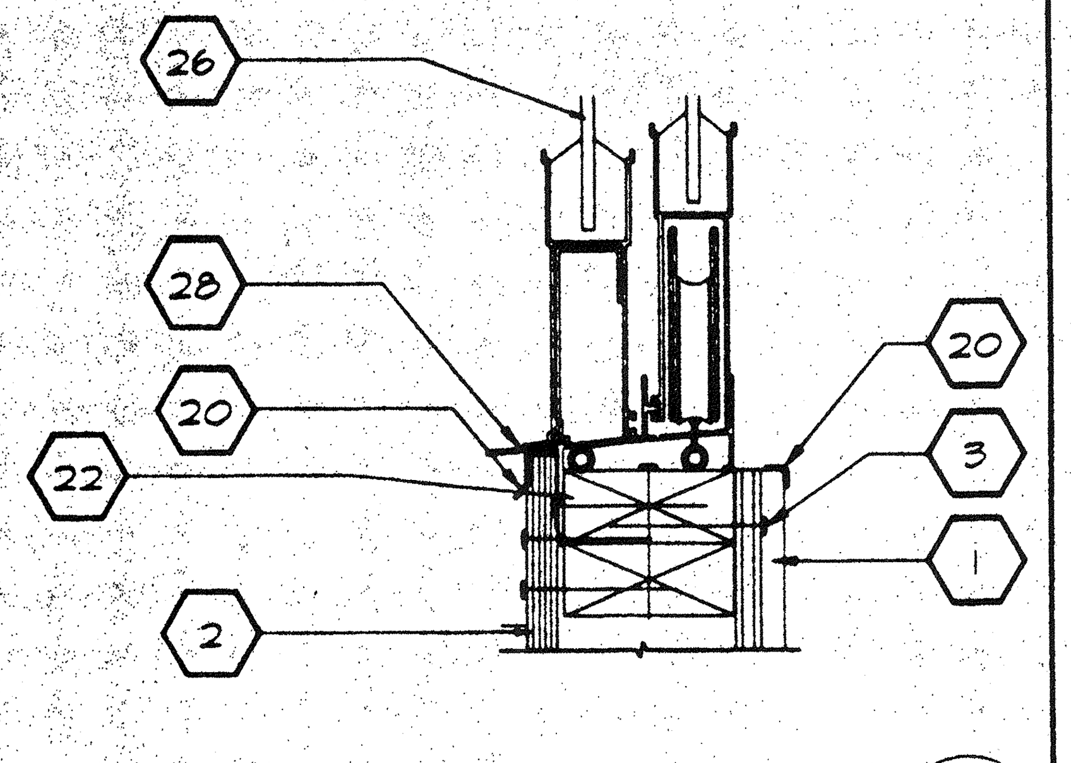
MODTECH INC.

JOB # # 2612

DRAWN BY R.S.
DATE
CHECKED BY
DATE

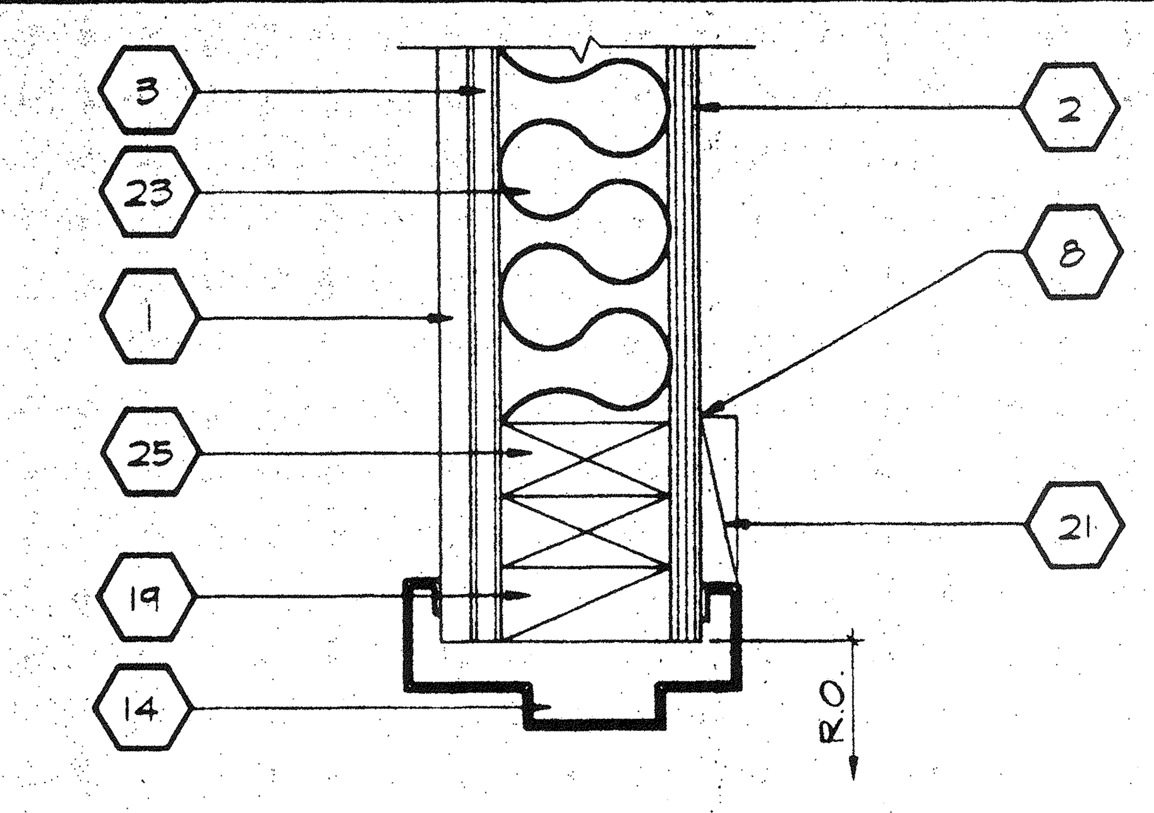
FINISH SCHEDULE

A4.0



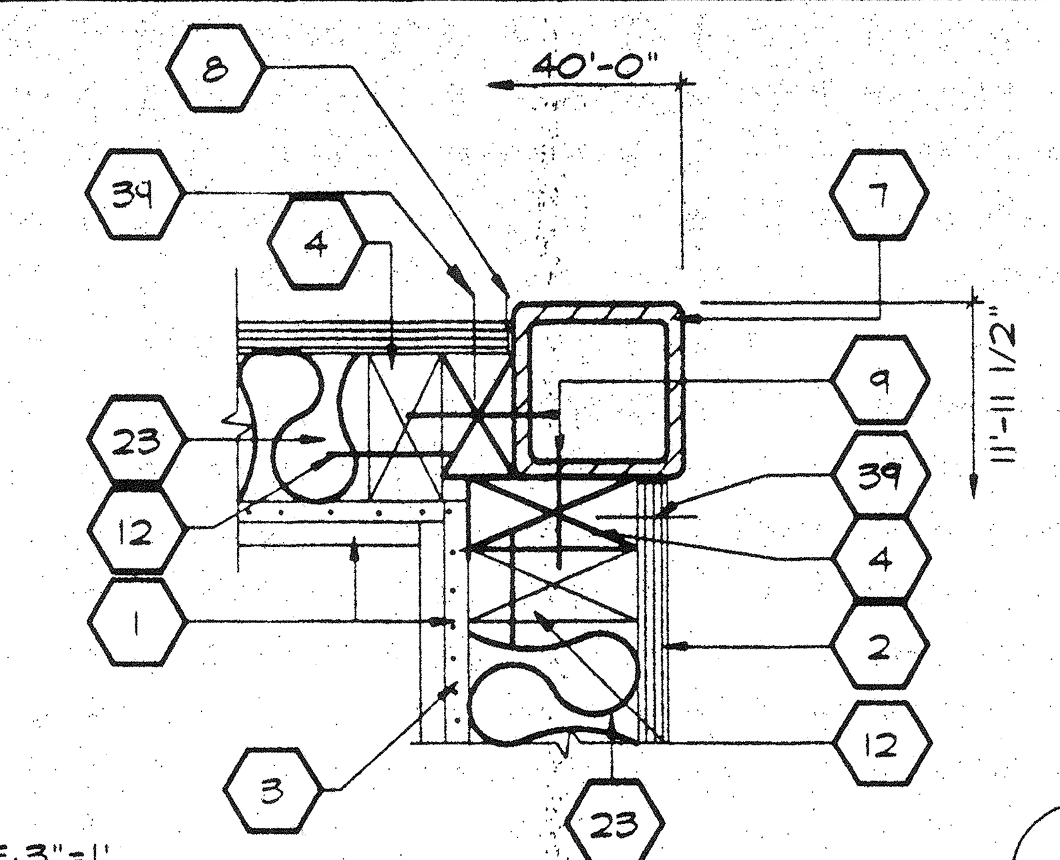
SCALE: 1-1/2"=1'

SILL PLATE (12)



SCALE: 3"=1'

DOOR JAMB (8)



SCALE: 3"=1'

CORNER COLUMN (4)

36 11GA.X 24" STEEL SUPPORT BRACKET BY HVAC MFG.

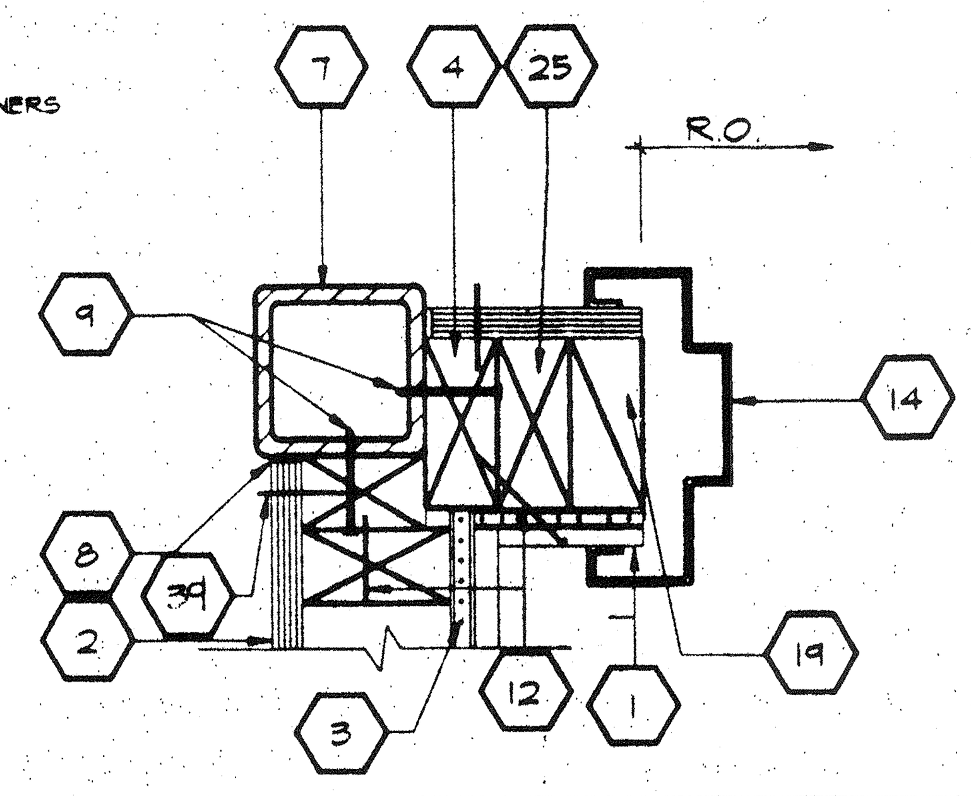
37 6-3/8" ØX2" GALV. LAG SCREWS

38 2X6 LET IN (SEE WALL FRAMING SHT. S5.0)

39 E.N. 8d BOX ELEGRO GAL @ 6"O.C. MAX.
F.N. @ 12" O.C. MAX.

40 CLOSURE SCREEN

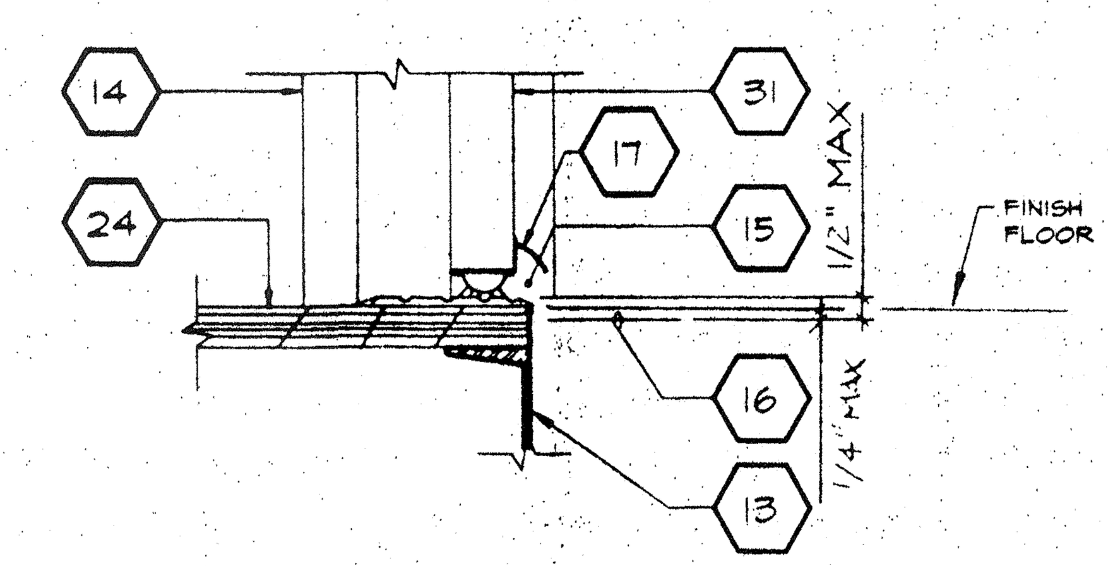
NOT USED (13)



SCALE: 3"=1'

DOOR JAMB (9)

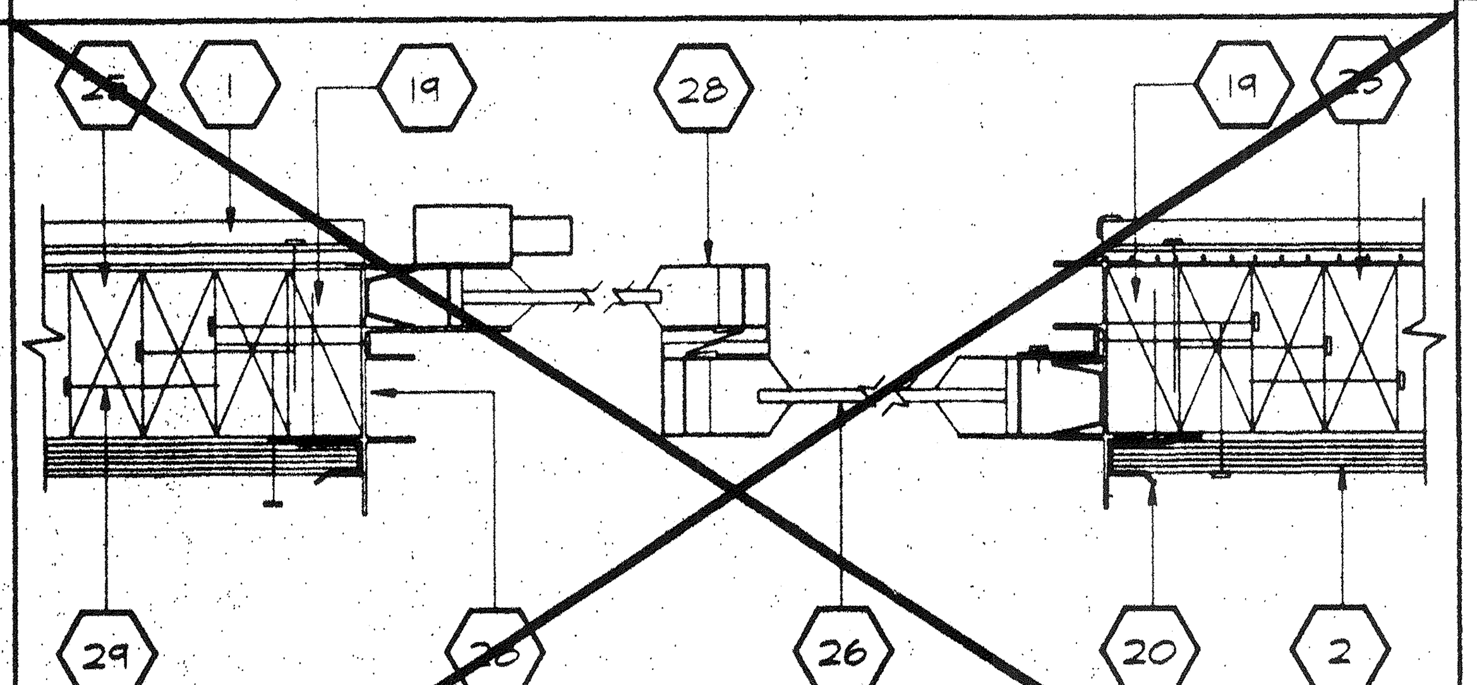
NOT USED (5)



SCALE: 3"=1'

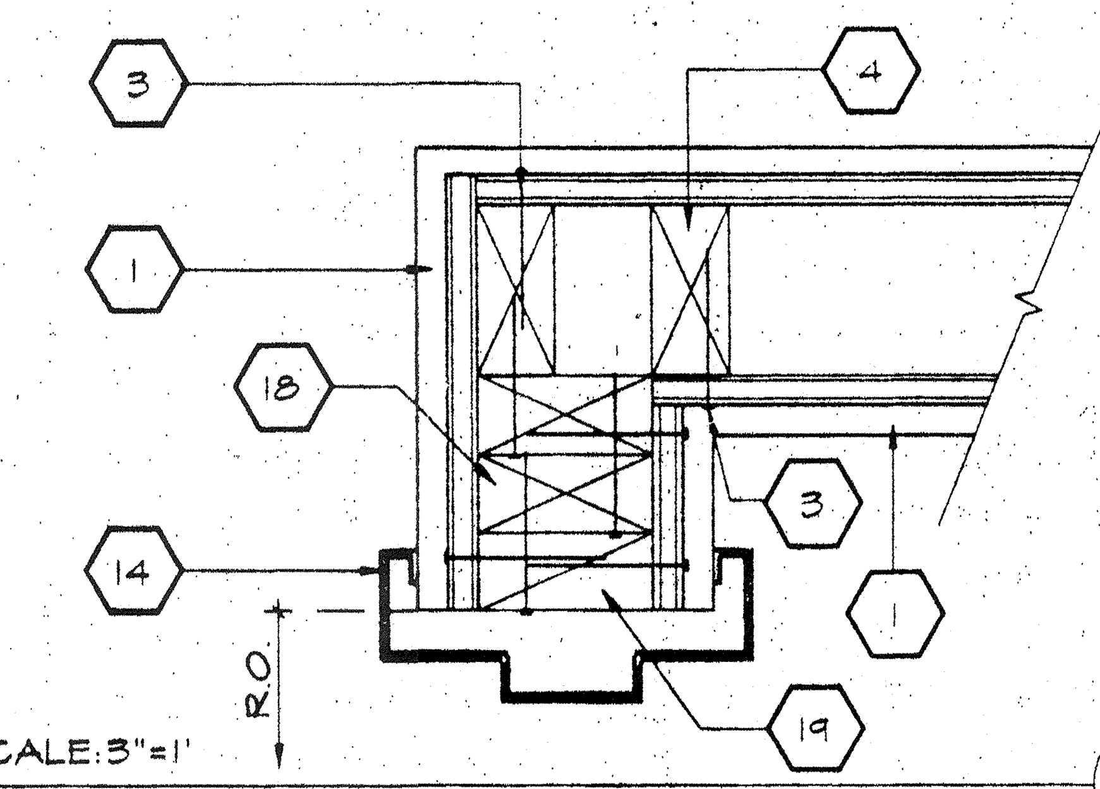
THRESHOLD (1)

NOT USED (14)



SCALE: 3"=1'

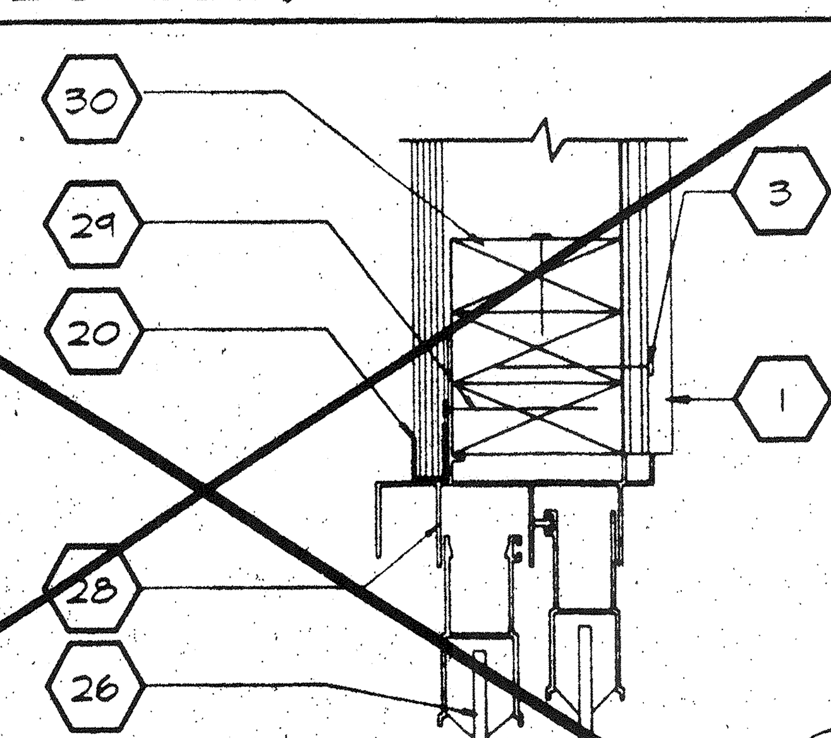
WINDOWS SECTION @ JAMBS (10)
(IF APPLICABLE)



SCALE: 3"=1'

INTERIOR DOOR JAMBS (2)
(IF APPLICABLE)

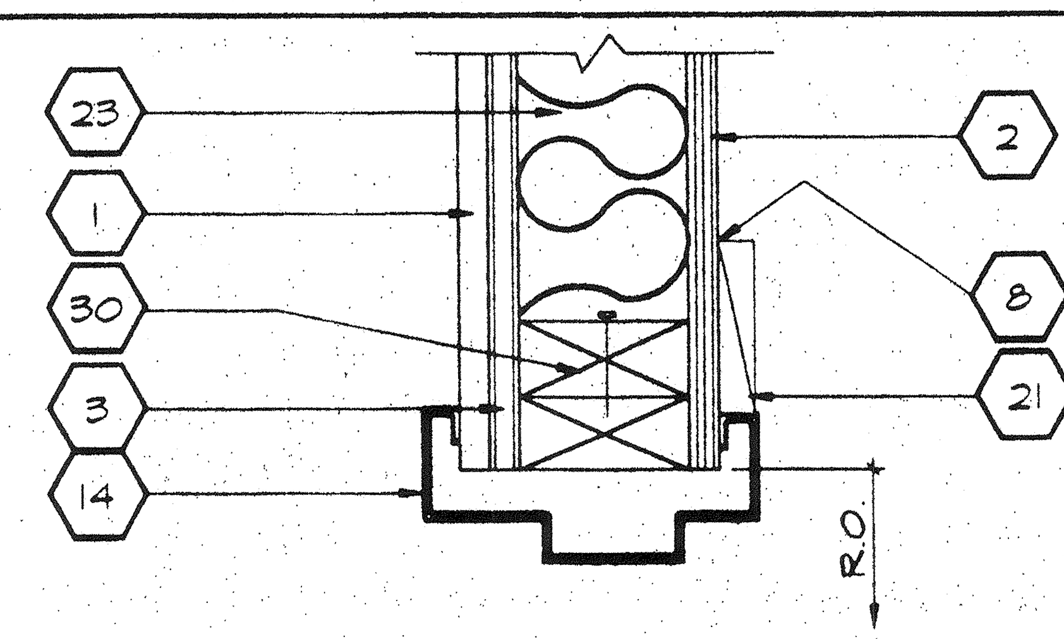
NOT USED (15)



SCALE: 1-1/2"=1'

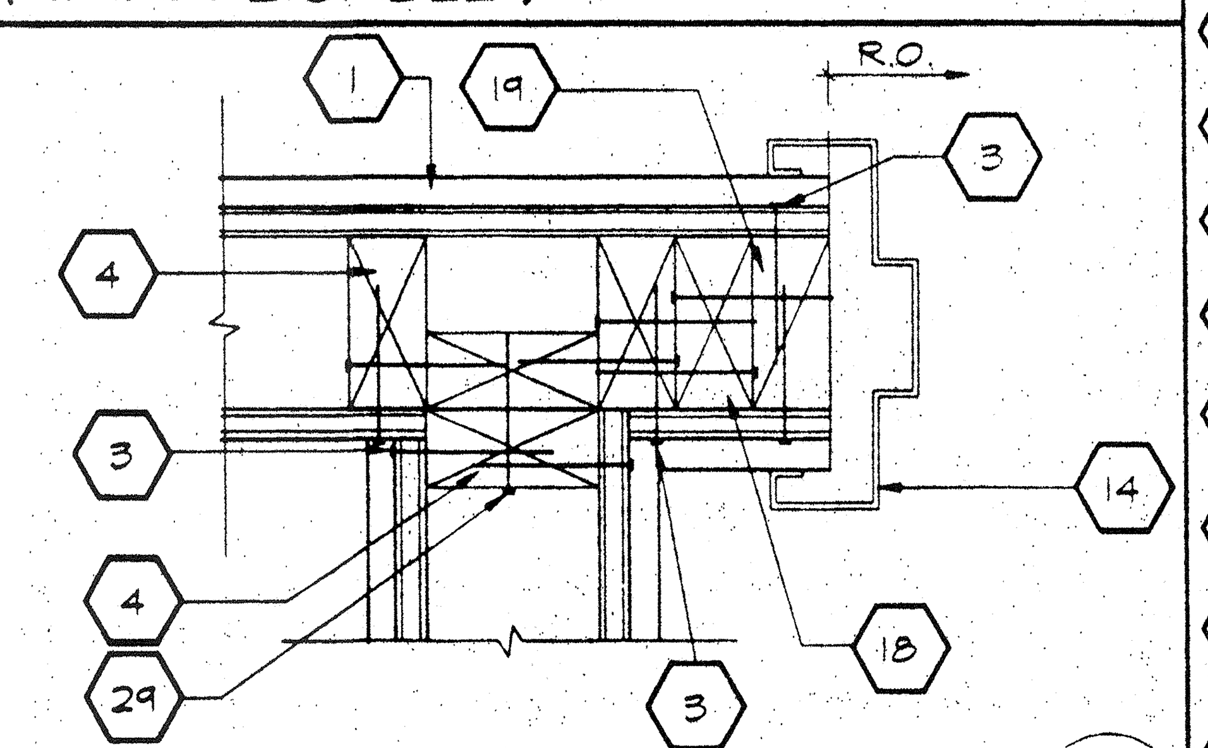
WINDOW HEADER (11)
(IF APPLICABLE)

NOT USED (6)



SCALE: 3"=1'

DOOR HEADER (7)



SCALE: 3"=1'

INTERIOR DOOR JAMBS (3)
(IF APPLICABLE)

NOTE

A. EN 8d ELECTRO GALV. @ 6" O.C.
B. FN 8d ELECTRO GALV. @ 12" O.C.

KEY NOTES

1 TYP. INTERIOR FINISH (SEE FINISH SHCED.)

2 TYP. EXTERIOR FINISH

3 1/2" GYPSUM BOARD BACKING W/ 7d COOLER NAILS @ MAX 7" O.C. TYP. @ EA. STUD

4 2X4 STUD TYP @ 16" O.C. MAX.

5 16d @ 16" O.C. MAX.

6 NOT USED

7 TUBE STEEL COLUMN (SEE STRUCTURAL)

8 SEALANT TYP. (SEE SPECS.)

9 #10 S.T.S.M.S. @ MAX. 24" O.C. (ALT. HILTI 0.145 SHOT PIN)
2X FILLER TO COLUMN @ SIDEWALLS.
MIN. (4) 1/2" Ø M.B. @ ENDWALLS.

10 NOT USED

11 NOT USED

12 16d @ 24" O.C. FACE NAIL OR 16d @ 12" O.C. TOE NAIL (SEE SHT. S5.2 NOTE 12)

13 FLOOR BEAM (SEE STRUCTURAL)

14 PRESSED STEEL FRAME (K.D. TYPE SEE A5.0)

15 ALUMINUM THRESHOLD (SEE HARDWARE SCHEDULE)

16 FINISH LANDING SEE FLOOR PLAN & FOUNDATION FOR TYPE AND FINISH

17 DOOR BOTTOM (SEE HARDWARE SCHEDULE)

18 (2) 2X4 KING STUD (SEE SHT. S5.1 TABLE 25Q FOR NAILING)

19 2X4 TRIMMER (SEE SHT. S5.1 TABLE 25Q FOR NAILING)

20 CORNER MOLDING

21 1X4 WOOD TRIM W/8d ELECTRO GALV. @ 12" O.C.

22 2-2X4 SILL PLATE W/16D @ 16" O.C.

23 INSULATION (SEE SPECS. FOR SIZE AND TYPE)

24 FINISH FLOORING (SEE FINISH SCHEDULE SHT. A5.0)

25 2X4 JAMB STUDS (SEE SHT. S5.1 DETAILS FOR NUMBER OF STUDS REQUIRED AND TABLE 25Q FOR NAILING)

26 WINDOW GLAZING (SEE WINDOW SCHEDULE SHEET A5.0)

27 NOT USED

28 ALUMINUM WINDOW FRAME WITH NAIL-ON FINISH. INSTALL W/MIN. 3" BLDG. PAPER BTWN. FIN AND FRAMING. INSTALL WITH 8d @ MAX 24" O.C.

29 16d BOX STAGGERED @ MAX 24" O.C.

30 HEADER (SEE SHT. S5.1 WALL FRAMING DETAILS)

31 DOOR (SEE DOOR SCHED.)

32 SEE SHEET S5.1 FOR TYPICAL WALL FRAMING NAILING

33 NOT USED

34 NOT USED

35 NOT USED

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT APP03 12324 AC N.A. FLS SS DATE 10/22/2019

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES 4 100052 DEC 1 1 1997

LICENSED ARCHITECT LAWRENCE A. BUTSCH No. C21334 STATE OF CALIFORNIA

7/21/97

REVISIONS	ELECTRICAL	MECHANICAL	STRUCTURAL	ARCHITECT	DIVISION OF THE STATE ARCHITECT
			JAMES T. SIMPSON No. 3602		IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES APP PC 284 DATE 1996

MODTECH INC.

MODTECH INC.
2850 BARRETT AVE.
PERRIS, CA. 92572
PH. (909) 943-4014
FX. (909) 940-0427

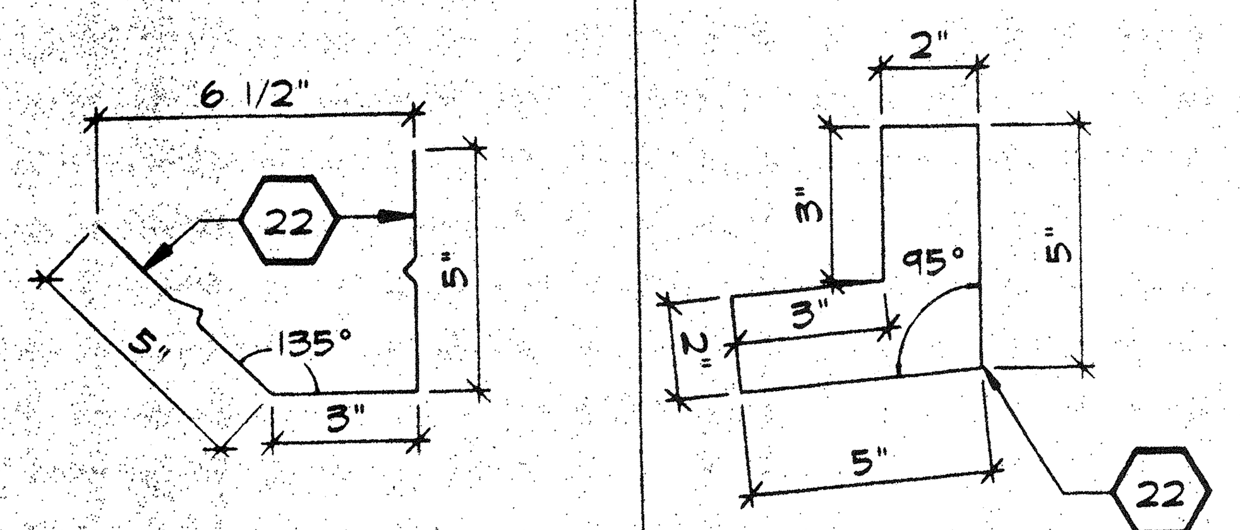
JOB NO. # 2612

LICENSED ARCHITECT JACK F. SHIVELY No. C-33467

ARCHITECTURAL DETAILS

DRAWN BY KA&A
DATE 6-8-96
CHECKED BY
DATE

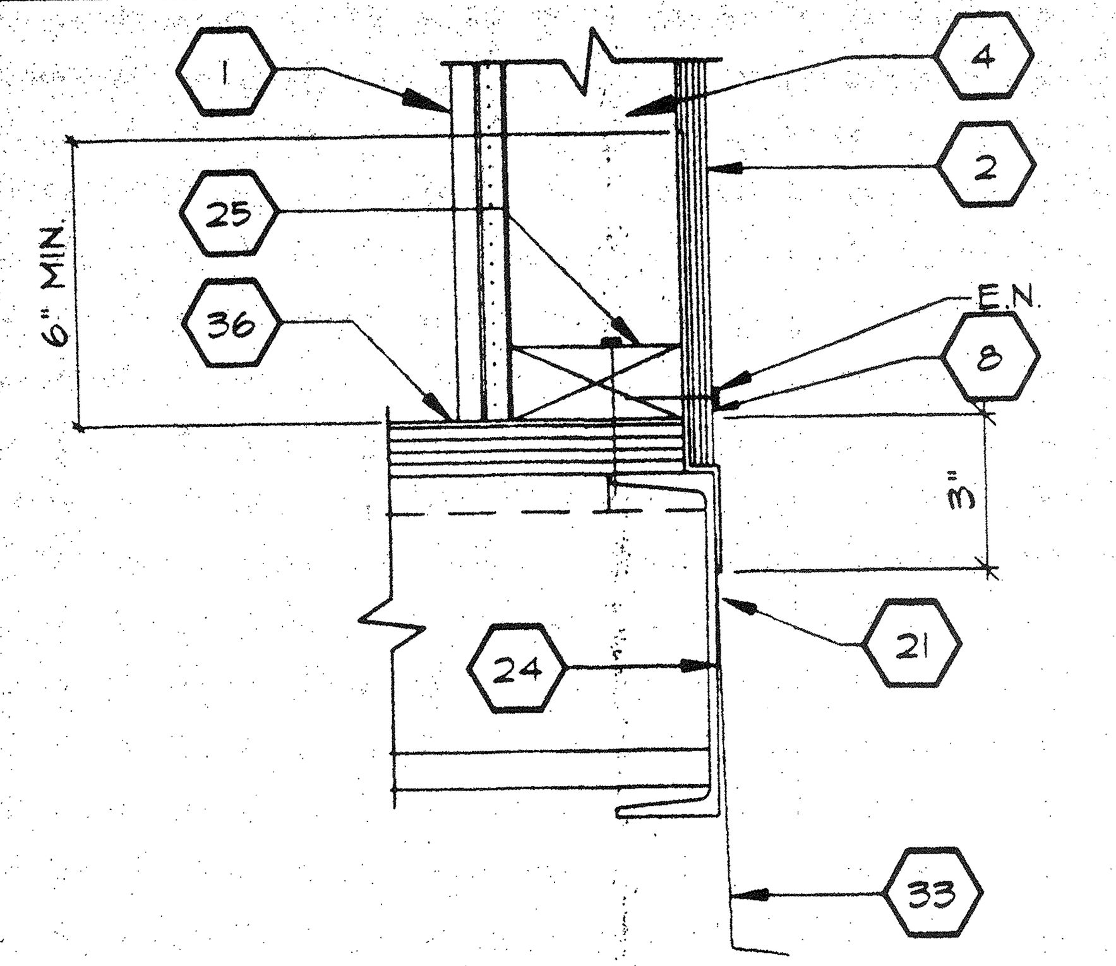
A6.0



SCALE: 3"=1'

SCALE: 3"=1'

CONTINUOUS GUTTER GUTTER @ BEND (9)



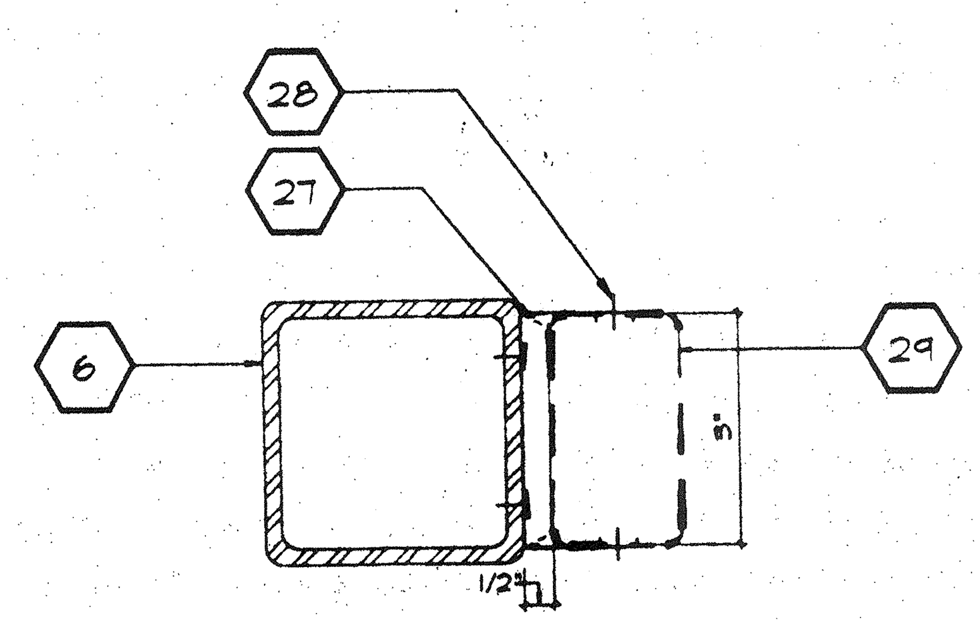
NOTE: FLASHING AS SHOWN SUPPLIED BY MODTECH. SEE NOTE #21 ANY OTHER FLASHING OR EXTENSION IS THE RESPONSIBILITY OF THE SITE CONTRACTOR OR SCHOOL DISTRICT

SCALE: 3"=1'

TYPICAL SILL @ FLOOR (6)

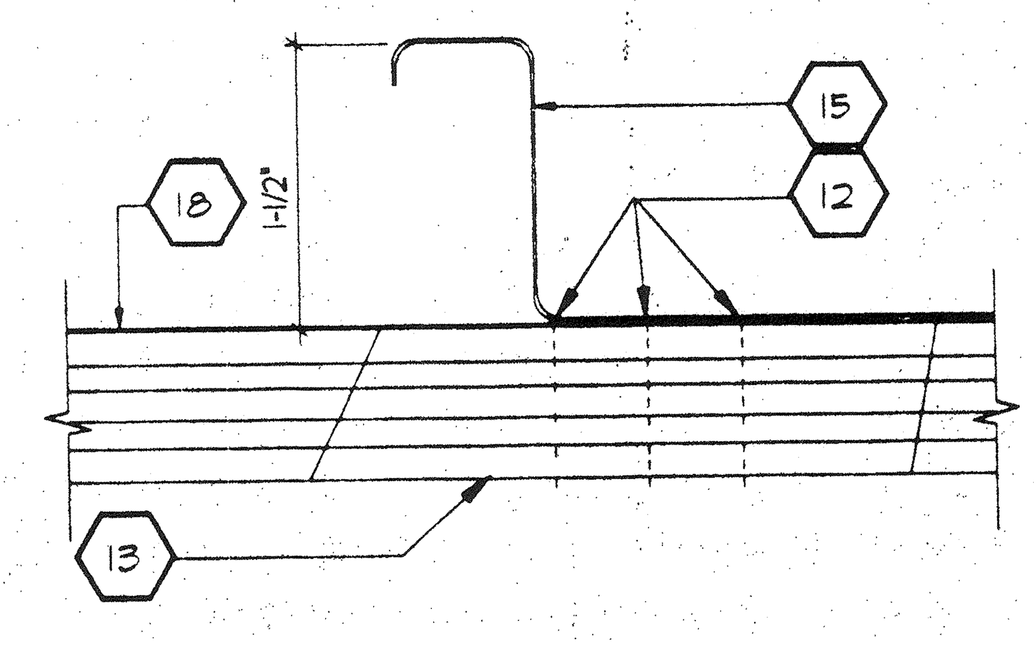
NOT USED (4)

NOT USED (7)



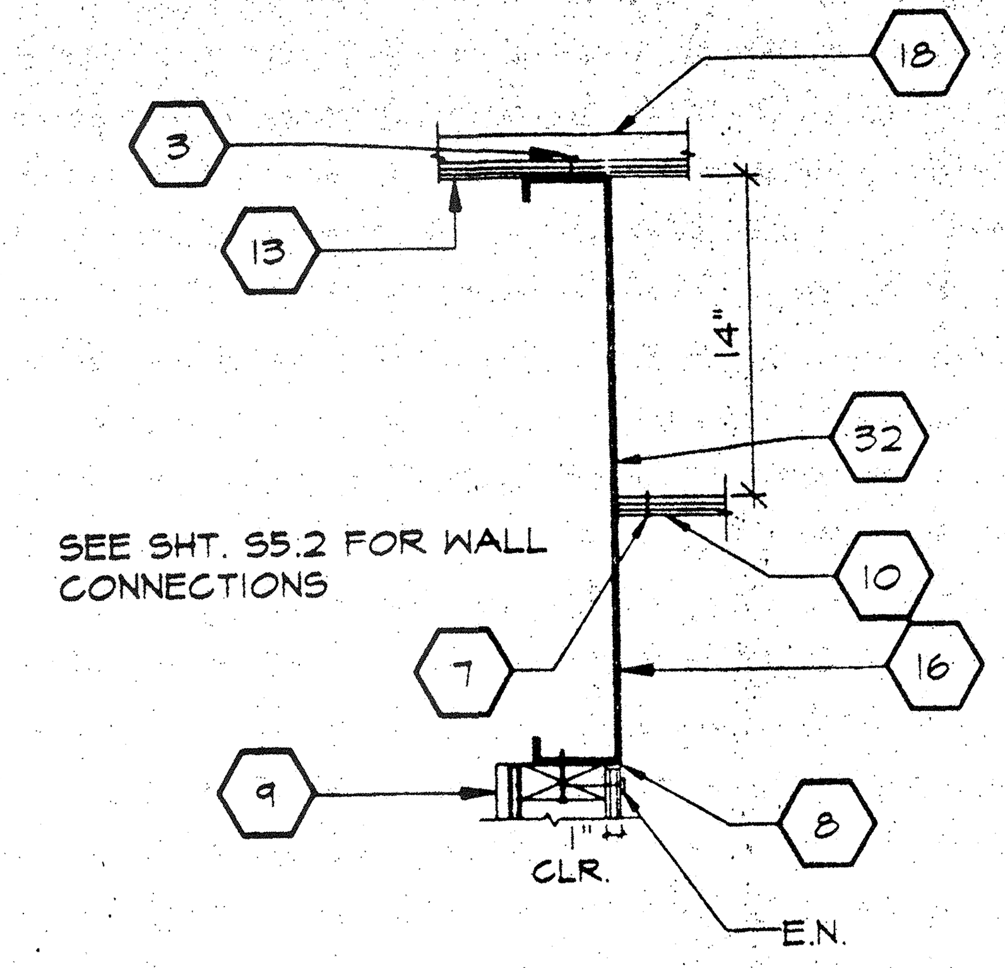
SCALE: 4"=1'

DOWNSPOUT ATTACHMENT (8)



SCALE: FULL

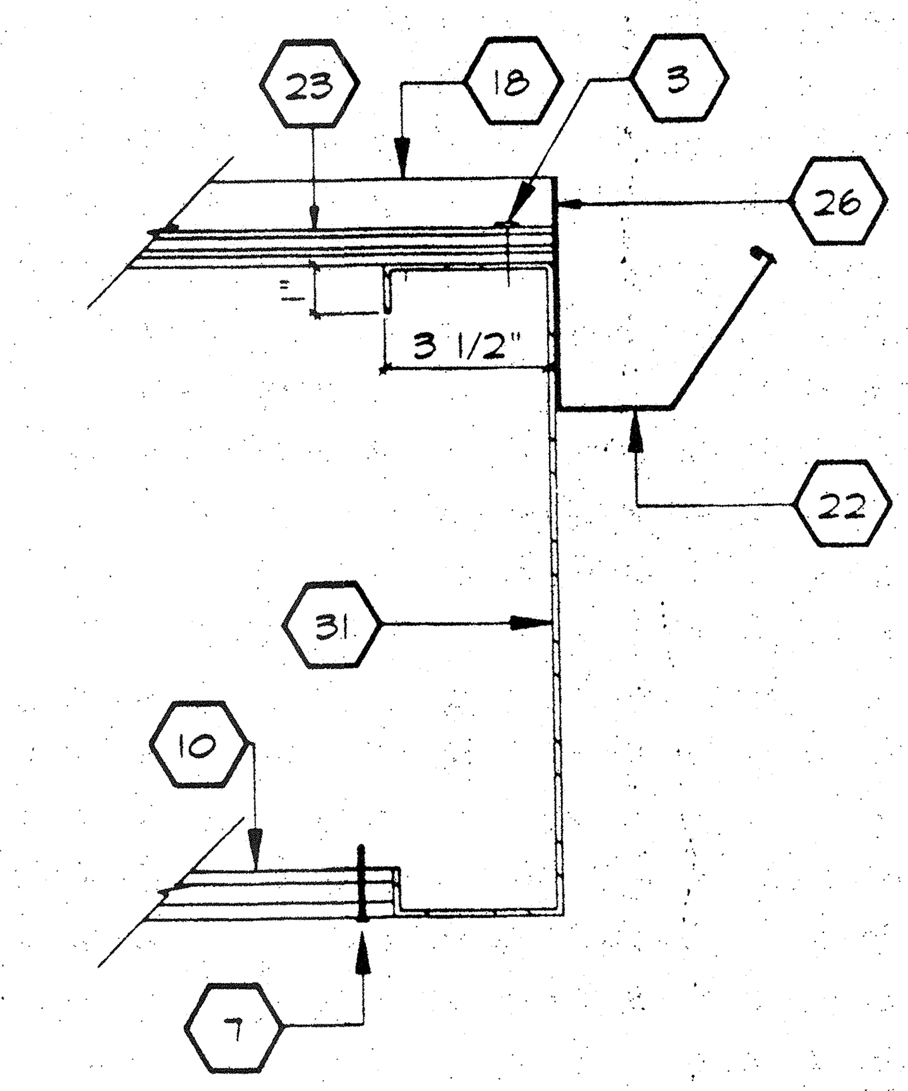
ROOF SEAM (5)



SEE SHT. S5.2 FOR WALL CONNECTIONS

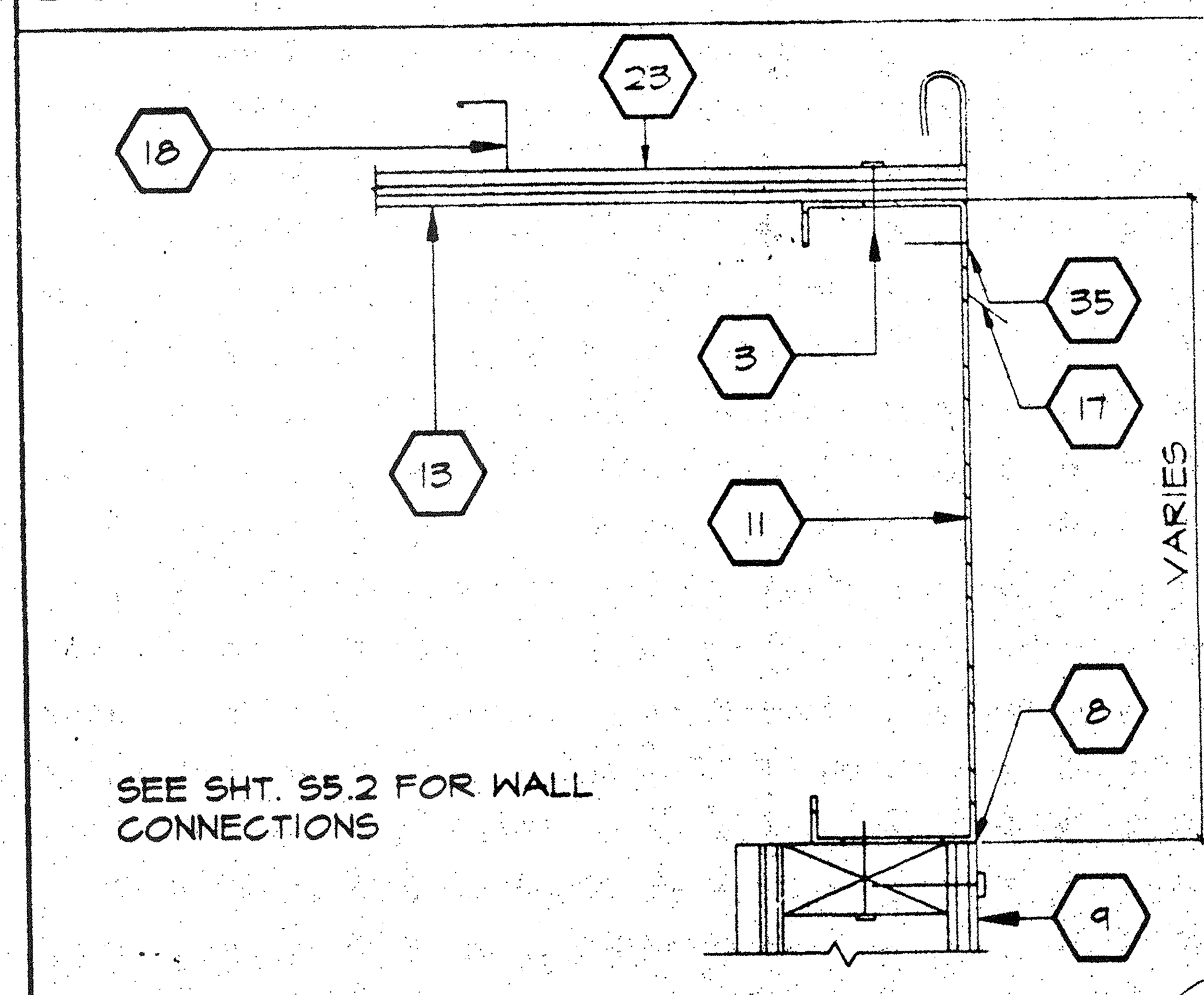
SCALE: 1 1/2"=1'

END WALL @ ROOF (1)



SCALE: 3"=1'

GUTTER @ ROOF FACIA BEAM (2)



SEE SHT. S5.2 FOR WALL CONNECTIONS

SCALE: 3"=1'

ROOF FLASHING @ ROOF BEAM (3)

KEY NOTES

1. TYP. INTERIOR FINISH
2. TYP. EXTERIOR FINISH
3. E.N. RF. PLYWOOD TO BEAM (SEE STRUCTURAL) (DO NOT PENETRATE METAL ROOFING)
4. 2X4 STUD TYP.
5. NOT USED
6. TUBE STEEL (SEE STRUCTURAL)
7. #10 S.T.S.M.S. @ 6" O.C.EN & 12" O.C. FN / ALT. USE AEROSMITH AKN 144.0175 DRIVE PIN.
8. SEALANT TYP. (SEE SPECIFICATIONS)
9. EXTERIOR WALL (SEE S5.2 FOR CONNECTIONS)
10. SOFFIT (SEE SPECIFICATIONS)
11. ROOF BEAM (SEE STRUCTURAL)
12. (3)- 6d RING SHANK NAILS ROOF CLIP (15) TO ROOF DECKING
13. PLYWOOD ROOF SHEATHING (SEE STRUCTURAL)
14. FULL DEPTH STIFFENER PLATE (SEE STRUCTURAL FOR LOCATION)
15. ANCHOR CLIPS @ 24" O.C. & WITHIN 6" @ END OF ROOF DECKING
16. ROOF HEADER (SEE STRUCTURAL)
17. G.I. FLASHING 22GA.
18. STANDING SEAM ROOF (SEE SPEC.)
19. ROOF PURLIN (SEE STRUCTURAL
20. CONTINUOUS 2X4 TOP PLATE
21. GALV. FLASHING (ONLY AT CONCRETE SUB-TERRAIN-FOUNDATION)
22. CONTINUOUS 26GA. GUTTER
23. WEATHERPROOF MEMBRANE (25-30LBS. ASPHALT COATED)
24. FLOOR BEAM (SEE STRUCTURAL)
25. 2X4 SILL PLATE ATTATCHED PER 4/S5.2
26. SEALANT @ END OF SEAM
27. ATTACHMENT BRACKET (TYP. 3-PLACES, TOP,BTM. & MIDSPAN W/2-#10STSMS BRACKET TO COLUMN)
28. POP RIVETS MIN. 1/8" ⌀
29. DOWNSPOUT
30. BLOCKING BRACKET
31. ROOF FACIA HEADER (SEE STRUCTURAL)
32. 1/2"X1 1/2"X14GA. TACK WELD IN PLANT
33. EXTERIOR PLYWOOD SIDING
34. 1X6 RS-WOOD TRIM ATTACH TO COLUM ONE SIDE W/#10 STSMS @ 12" O.C.
35. #10 STSMS @ MAX. 24" O.C.
36. PLYWOOD FLOOR SHEATHING

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT APP03 1-120324 AC FLS SS DATE 10/22/2019

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES 100-52

ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY
		JAMES T. SIMPSON No. 3602 STRUCTURAL STATE OF CALIFORNIA				IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC 284 AC FLS SS DATE SEP 6 1996

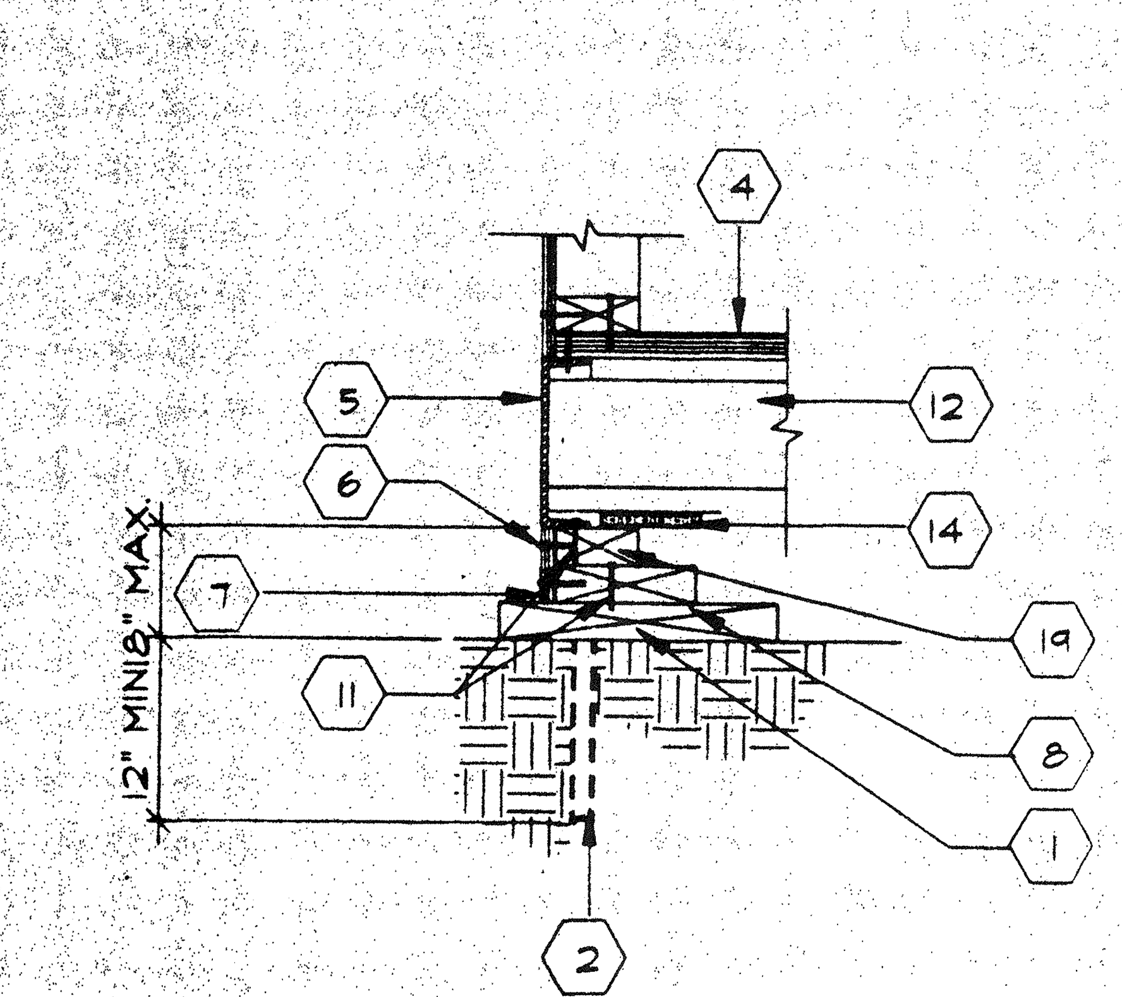
MODTECH INC.

JOB # 2612

DRAWN BY: RN
DATE: 6/28/96
CHECKED BY
DATE

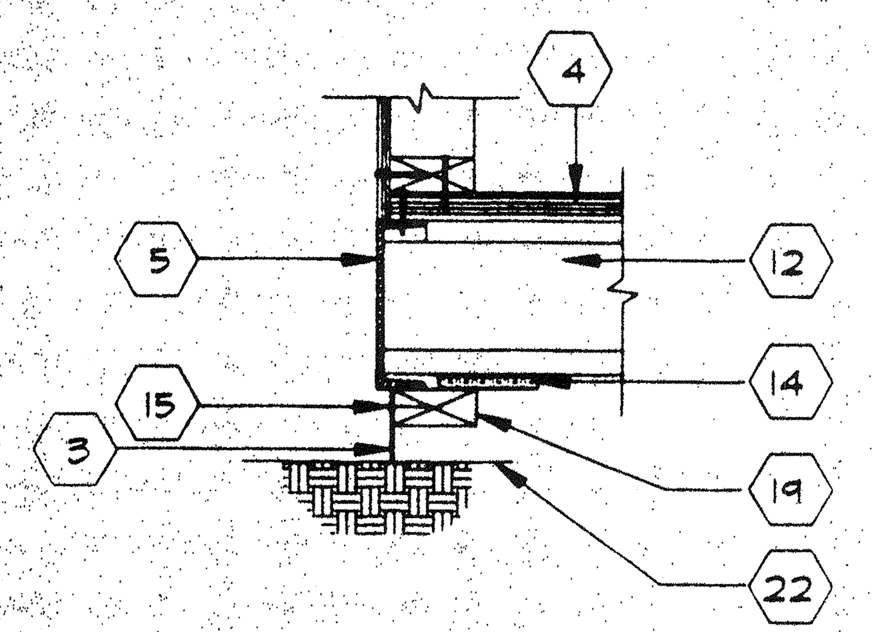
ARCHITECTURAL DETAILS

A6.



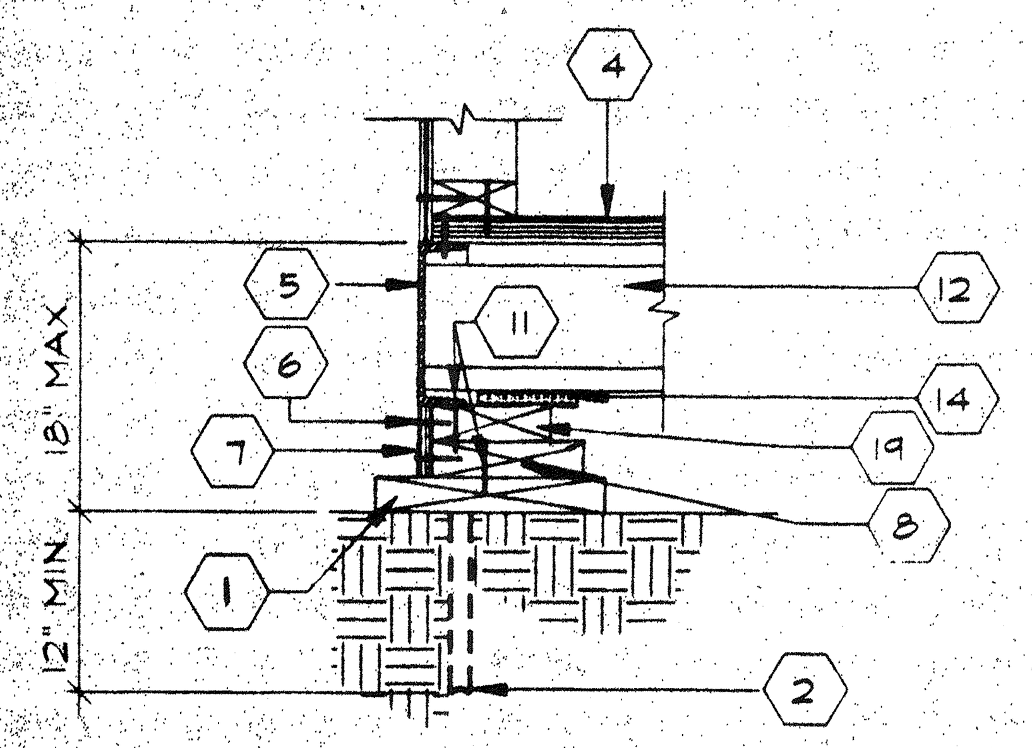
① PERIMETER FD. SIDE WALL

SCALE 1 1/2"=1'



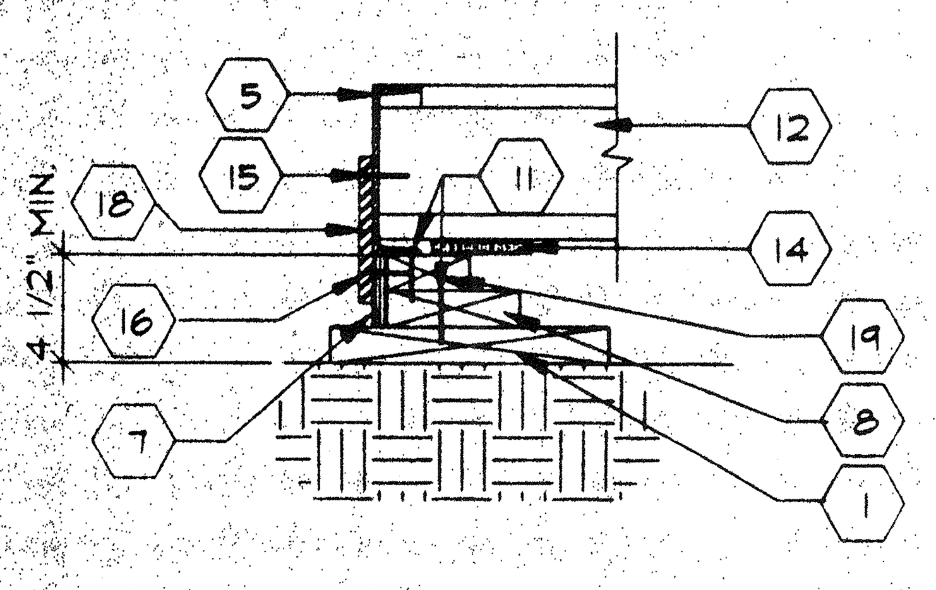
② FOUNDATION VENT

SCALE 1 1/2"=1'



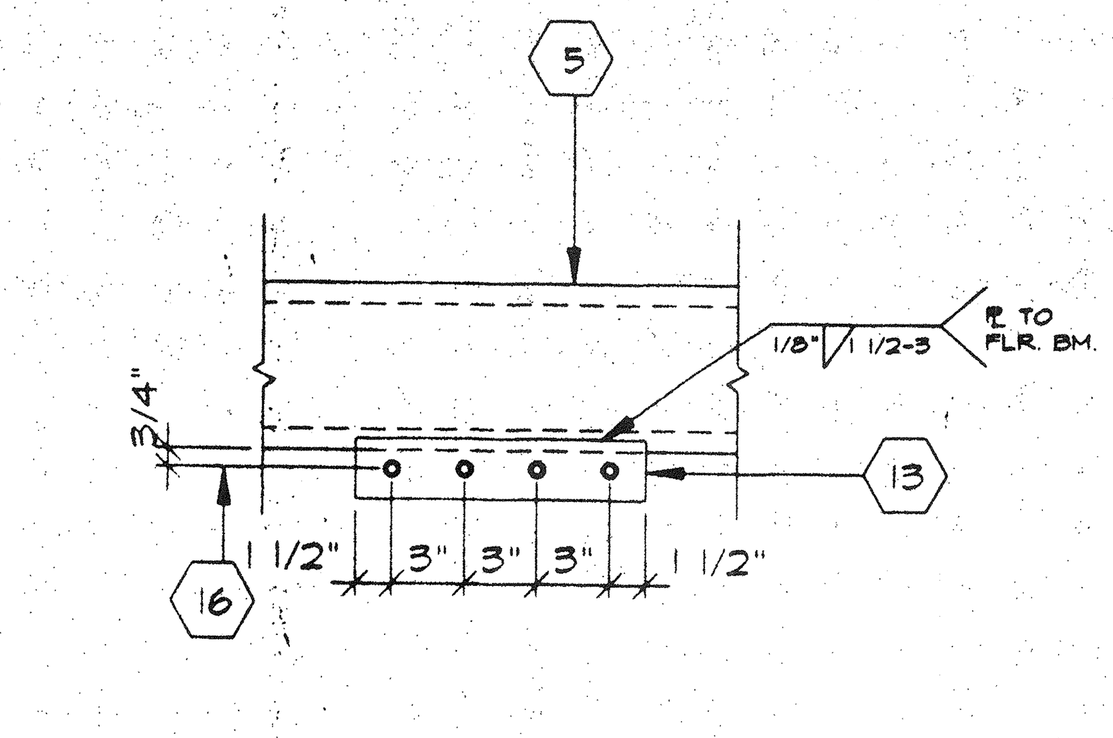
③ PERIMETER FD. END WALL

SCALE 1 1/2"=1'



④ TYPICAL HOLD-DOWN

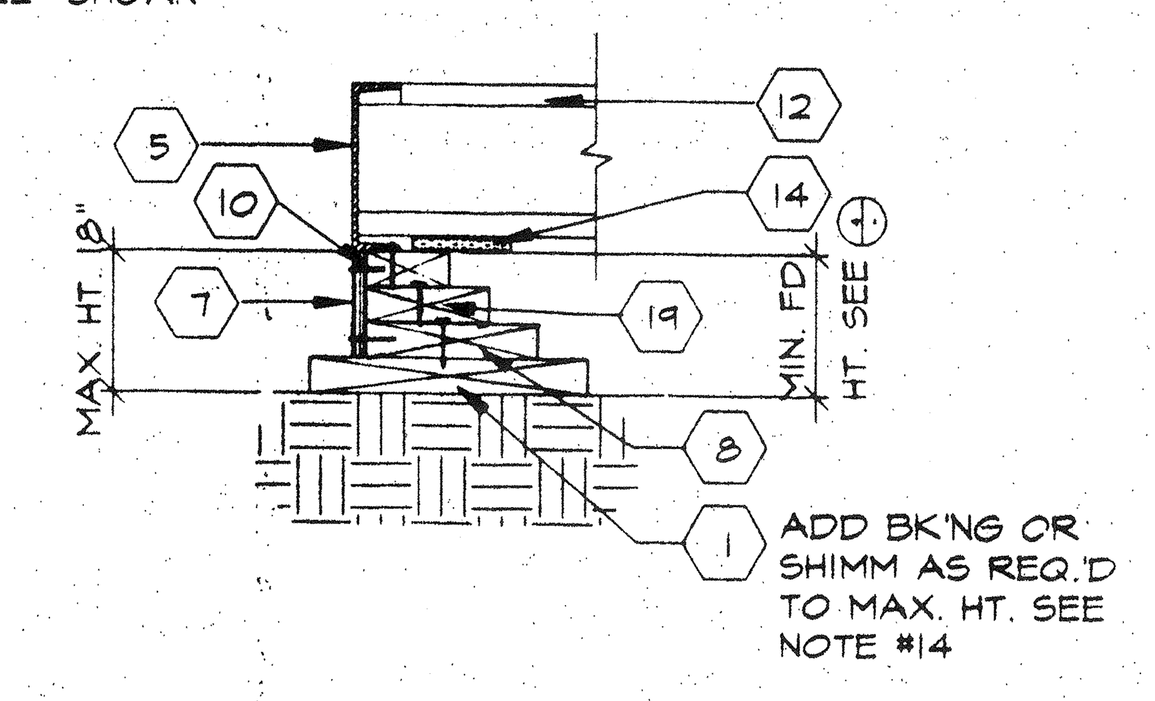
SCALE 1 1/2"=1'



⑤ ALTERNATE HOLD-DOWN

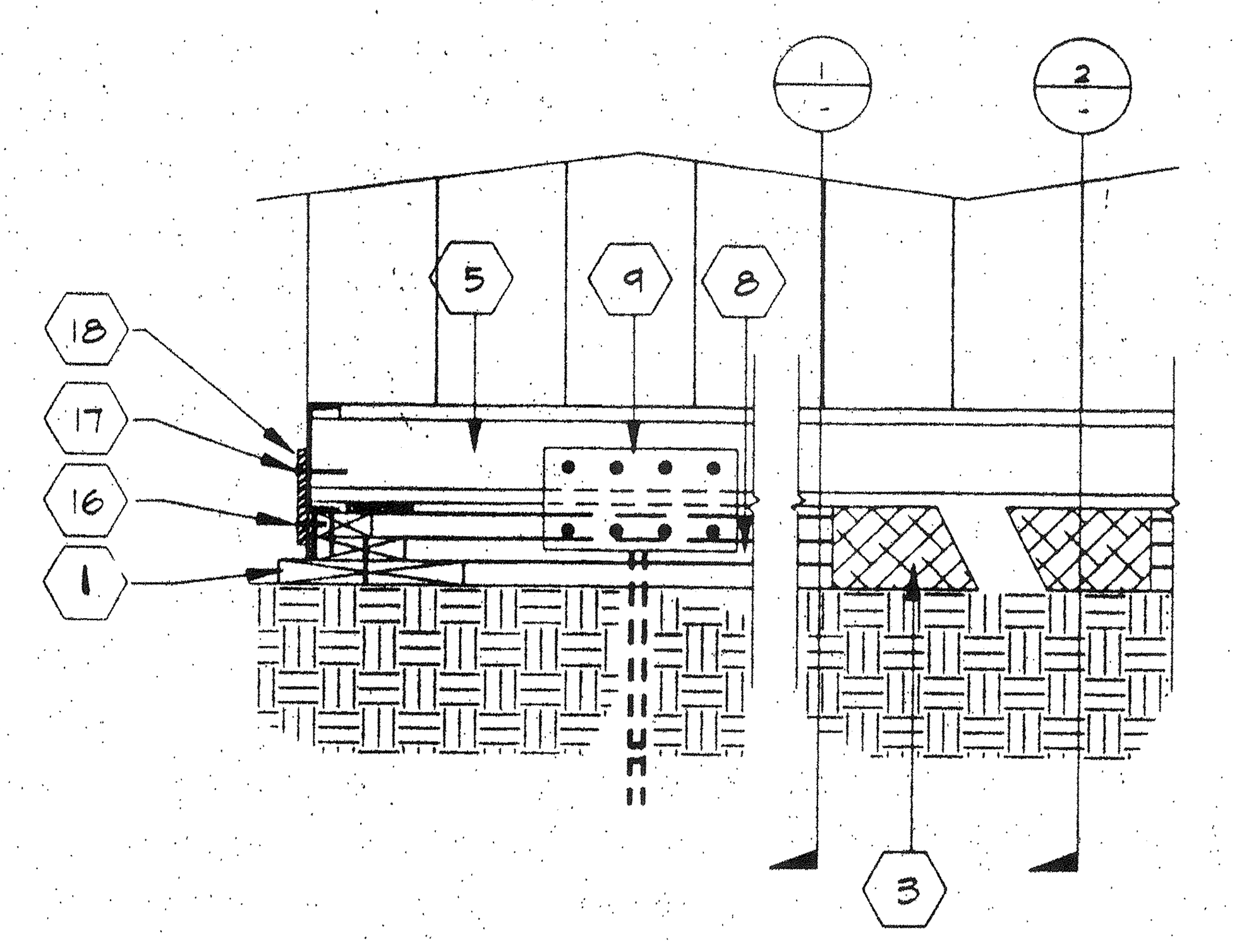
SCALE 1 1/2"=1'

NOTE:
SIDE WALL SHOWN



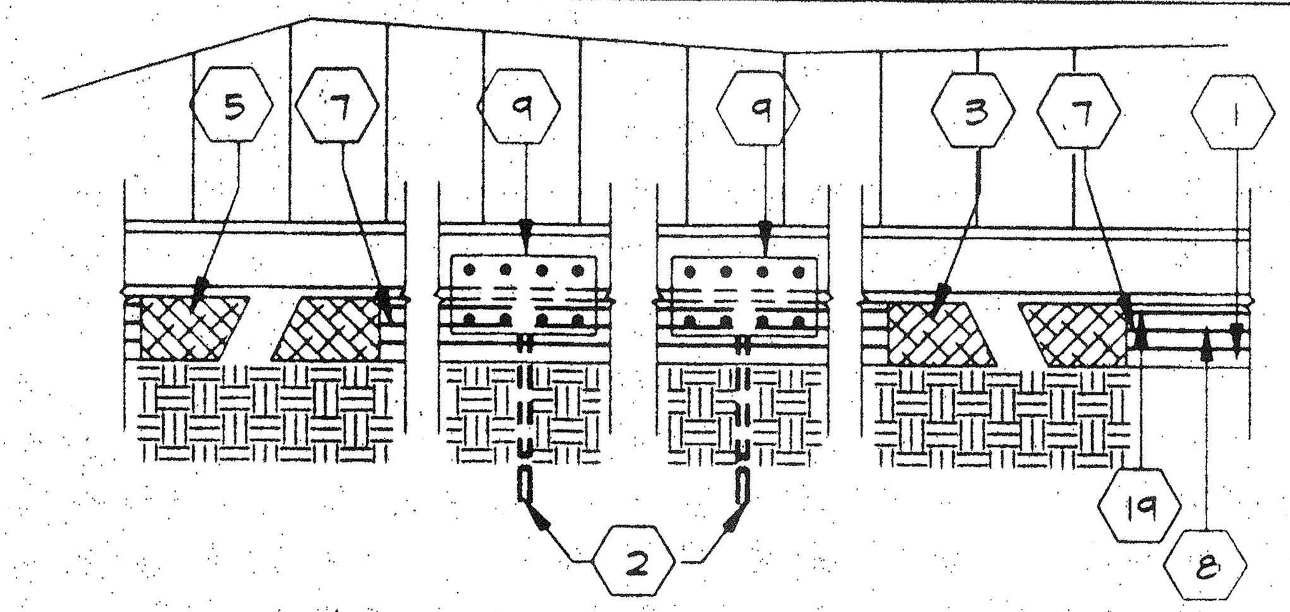
⑥ FOUNDATION MAX. HEIGHT

SCALE 1 1/2"=1'



⑦ DEATIL @ FOUNDATION CORNER

SCALE 1"=1'



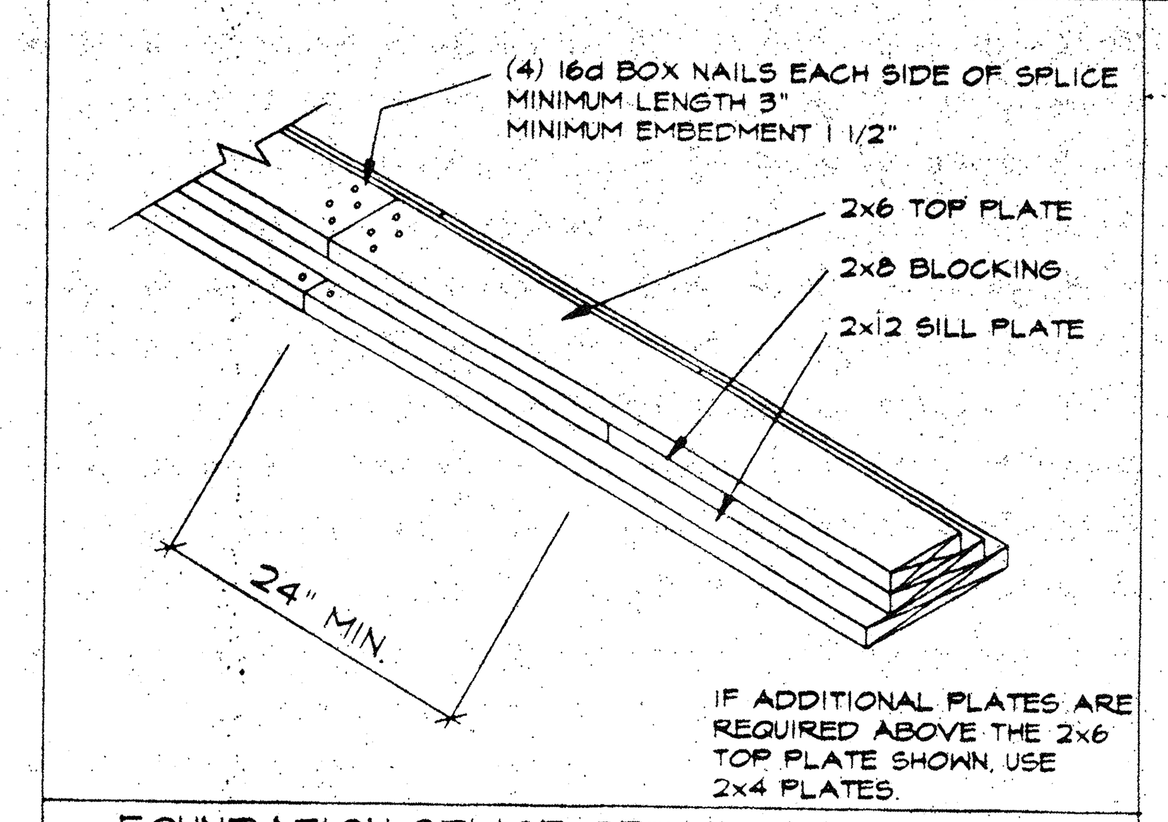
⑧ FOUNDATION ELEVATION @ SIDEWALL

SCALE 1"=1'

VENTING REQUIREMENTS	
SIZE OF BUILDING	12' X 40'
TOTAL SQ. FT. OF BLD'G(S)	480
NO. OF BUILDINGS	1
U.B.C. SECT. 2516 (c) (6)	480/
DIVIDE TOY. SQ.FT./150	150
REQ.'D VENTING SQ.FT.	3.2

TYPE "C" (SIDEWALLS)	3" X 60"	180 SQ. IN / 144 = 1.25 SQ.FT.

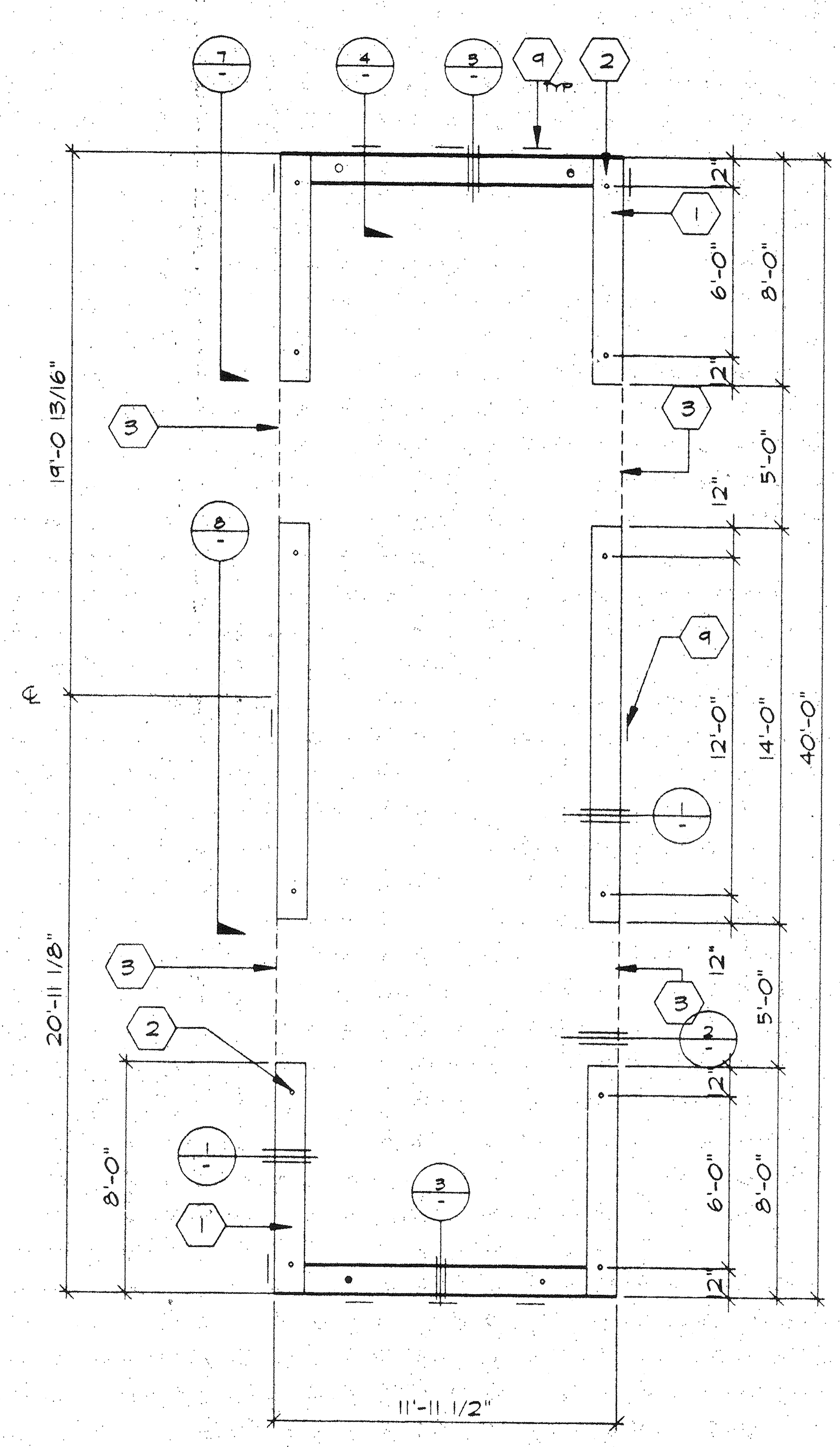
SIZE OF BUILDINGS	12' X 40'
REQ.'D VENTING SQ.FT.	3.2
VENTING PROVIDED	(4) "C"
1.25 SQ. FT. X 4 VENTS	5 SQ. FT.
OK	5 > 3.2



FOUNDATION SPLICE DETAIL

"MACHINE APPLIED 16d FASTENERS SHALL HAVE AN EMBEDMENT OF NOT LESS THAN 1 1/2" INTO SECOND MEMBER, AND SHALL BE NOT LESS THAN 3" IN OVERALL LENGTH"

THE ABOVE NAILS SHALL ALSO BE ACCEPTABLE FOR HAND NAILING, PROVIDED THE REQUIRED EMBEDMENT IS MAINTAINED.



NOTE:
TOP PLATE TO BE CONTINUOUS

FOUNDATION (WOOD SILL)

SCALE 1/4"=1'-0"

KEY NOTES

1. 2"X12" SILL PLATE (SEE FOUND.)
2. SILL RESTRAINT 1" ⌀ PIPE (SEE FOUNDATION PLAN FOR LOCATION)
3. VENT MIN. 3"X5'-0" TYPICAL EXPANED METAL MESH PRIME PAINTED
4. PLYWOOD FLOOR SHEETHING
5. FLOOR FRAMING BEAM
6. EN (EDGE NAIL SEE NOTE #7)
7. EN ATTACH 5/8" EXT. PLYW'D W/#10 STSMS OR AREOSMITH 6" @ SIDEWALL 4" @ ENDWALL TO STEEL CHANNEL AND 10d BOX @ 6" O.C. & 4" O.C. TO WD. PLATE AT VENT ATTACH SKIRT'F @12"O.C. TOP AND BOTTOM
8. 2 X PLATE
9. 6"X12"X10GA. PLATE W/4 - #10 STSMS TO FLOOR & 4 -1/4⌀X3" LAG TO FOUNDATION TOP PLATE TYPICAL 12 PLACES
10. 2 X 4 BLOCKING
11. 16d BOX @ 9" O.C AT SIDEWALLS AND 6" O.C. AT ENDWALLS
12. FLOOR JOIST
13. 2 1/2"X12"X10GA. PLATE
14. 5/8" SHIM CONT.
15. 10d ELECTROGAL BOX NAIL @ MAX. 4" O.C.
16. 1/4" ⌀X3" LAB BOLT TYP. 4 PER PLATE
17. #10X3 4" STS TYP. 4 PER PLATE
18. 6"X12"X10GA. PLATE
19. 2X TOP PLATE W/16d FACE NAIL NAIL TO BK'NG @ MAX. 12" O.C.
20. 2 X 6 SILL PLATE
21. 2-16d BOX NAILS PLATE TO PLATE @ 6" O.C. TYP. AT INTERIOR WALL
22. FINISH GRADE

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT APP03 1 0 3 2 4 AC FLS SS DATE 10/22/2003

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES 4 100052 AC FLS SS DATE DEC 1 1 1997

LICENSED ARCHITECT No. C21394 STATE OF CALIFORNIA

GENERAL NOTES

A. SOIL RESTRAINT: ON A.C. PAVING AND ON SOIL 1" O.D. GALVANIZED PIPE AT 10'-0" 12" PENETRATION BELOW SURFACE VERTICALLY. DRILL SILL 1-1/4" MAX. PIPE MAY BE DRIVEN MAX. OF 45° ANGLE TO VERTICAL. (18-1/2" LONG PIPE REQUIRED FOR PENETRATION AT 45° ANGLE.)

B. ON CONCRETE PAVING HILTI DS 82-P10 THRU SILL PLATE:
END WALLS: 7" O.C.
SIDE WALLS: 19 "O.C.
INTERIOR WALL 3 1/2" O.C.

C. WHERE SHIM STOCK IS REQUIRED FOR LEVELING USE 1/4" 1/2", OR 3/4" THICK PLYWOOD SAME WIDTH AS BLOCK. P.T.

D. VERIFY DRAINAGE TO PREVENT WATER FROM PONDING BENEATH THE STRUCTURE WITH DISTRICT ARCHITECT SITE PLANS

E. ALL FOUNDATION MATERIAL SHALL BE PRESSURE TREATED D.F.
GROUND CONTACT: LP-22 (CCA .40)
ABOVE GROUND: LP-2 (CCA .25)

7/21/97

LICENSED ARCHITECT JACK F. SHIVELY No. C-33467 REN. 01-31-2001 STATE OF CALIFORNIA

ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY
		REGISTERED PROFESSIONAL ENGINEER JAMES T. SIMPSON No. 3602 STRUCTURAL STATE OF CALIFORNIA EXPIRES				IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC 284 AC FLS SS DATE SEP 6 1996

MODTECH INC.

JOB #
2612

DRAWN BY
DATE
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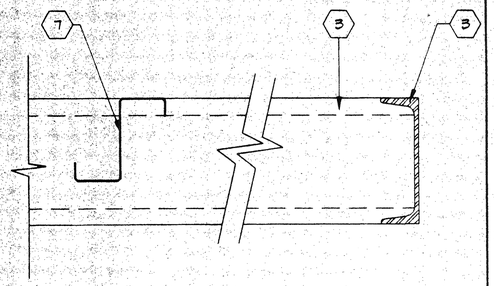
DATE

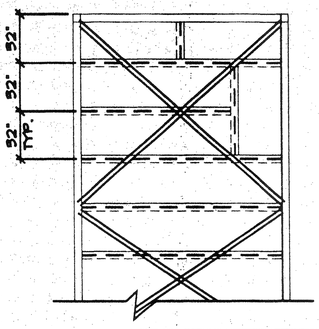
FOUNDATION (WOOD)

F2.0



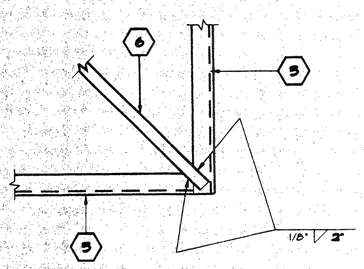
PURLIN BLOCKING @ FLOOR HEADER

A



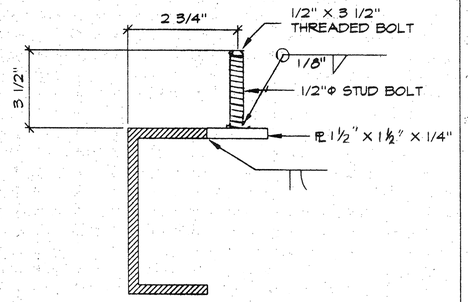
TYP. PURLIN BLOCKING @ PLUMBING INTERFERENCE

D



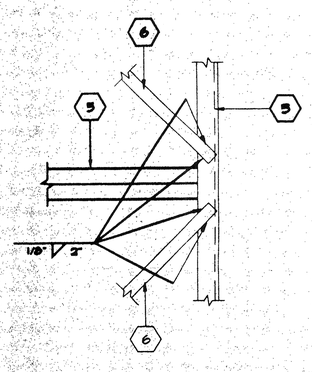
CROSS BRACING AT FLOOR HEADER

B



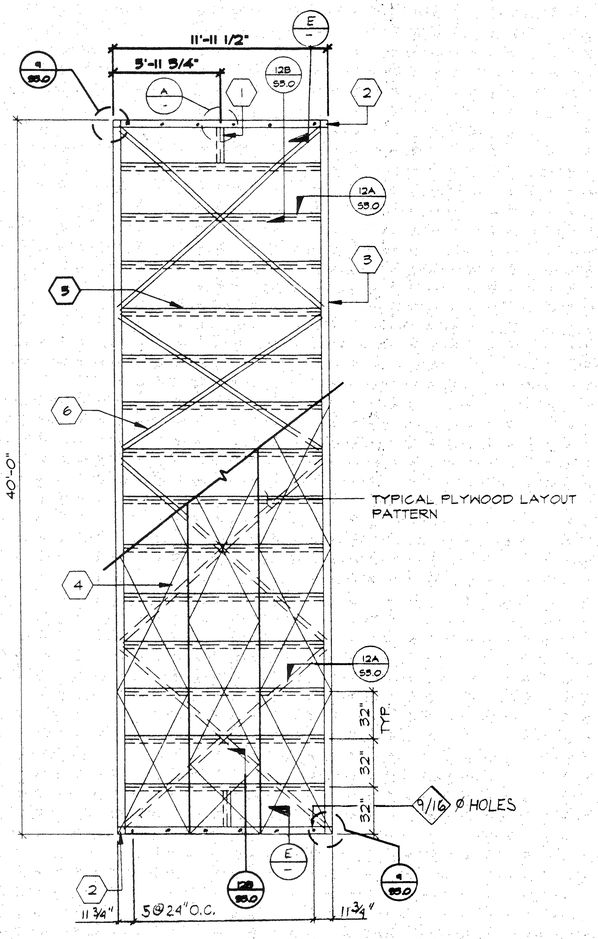
STUD BOLTS @ FLOOR HEADER

E



CROSS BRACING AT SIDE WALL

C



FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

KEY NOTES

1. 6 3/8"X2 1/2"X12GA. BLOCKING AT MIDSPAN OF FLOOR HEADER (TYP.)
2. TUBE STEEL LOCATION (SEE 1/S3.0)
3. C 7X9.8 PERIMETER CHANNEL (TYPICAL)
4. PLYWOOD FLOOR SHEATHING. APA PS 1-83 1 1/8" THICK, STURD-I-FLOOR W/48" O.C. SPAN RATING. ATTACHED W/#10 X 1 3/4" SELF-TAPPING FLAT HEAD SCREWS AT 6" O.C. TO PERIMETER FRAME, AEROSMITH AKN 144.0175 DRIVE PINS AT 6" O.C. SUPPORTED EDGES AND 10" O.C. FIELD TO JOIST. (TYPICAL)
5. 6 3/8"X2 1/2"X12GA FLOOR PURLIN @ 32" O.C.
6. 3" X 20GA. METAL STRAP BRACING.

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT APP03 12006.24 AC FLS SS DATE 10/22/2019

LICENSED ARCHITECT JACK F. SHIVELY No. C-13467 REN 01-31-2021 STATE OF CALIFORNIA

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES 4 100652 AC FLS SS DATE DEC 17 1997

LICENSED ARCHITECT JACK F. SHIVELY No. C-13467 REN 01-31-2021 STATE OF CALIFORNIA

7/21/97

ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY
		LICENSED PROFESSIONAL ENGINEER JAMES T. SIMONSEN No. 3602 CERTIFICATE OF AUTHORIZATION STATE OF CALIFORNIA				IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC 284 AC FLS SS DATE SEP 6 1995

MODTECH INC.

JOB # 2612

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DATE
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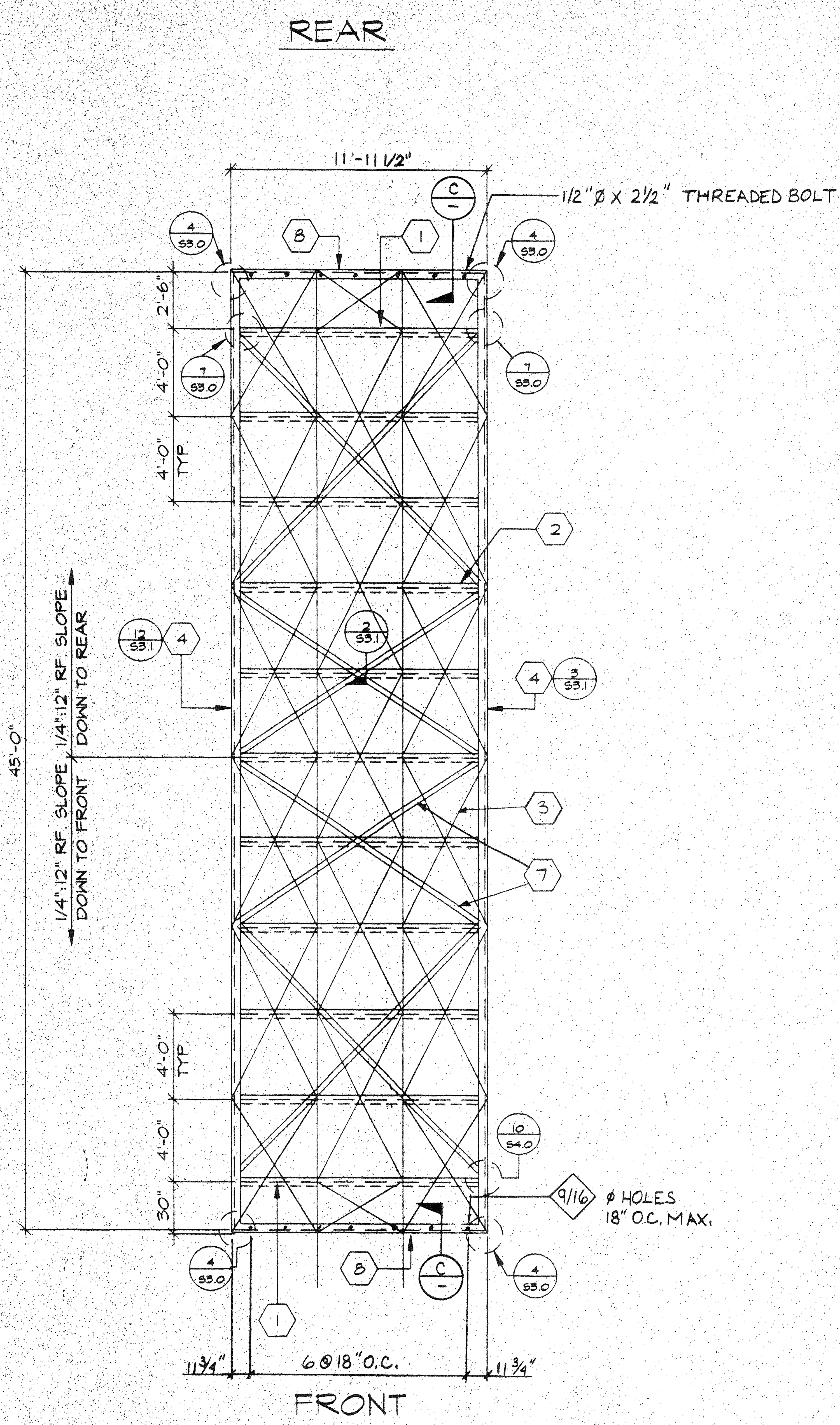
DATE

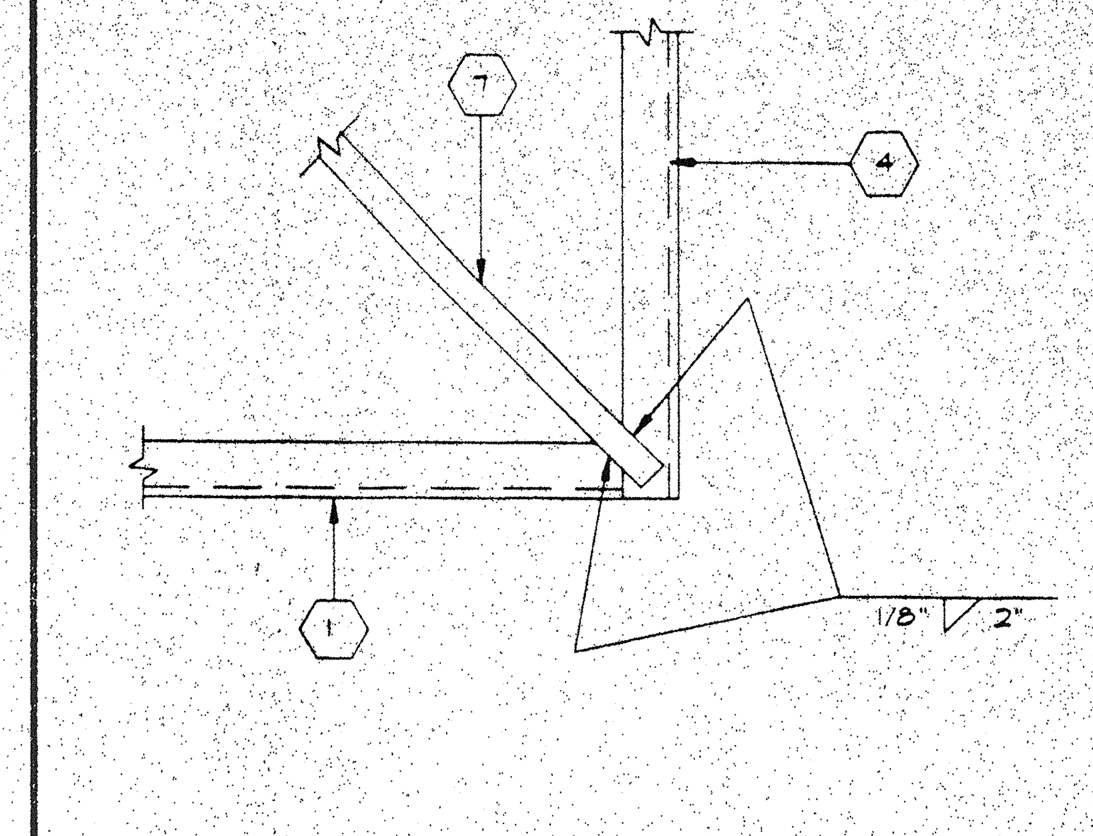
FLOOR FRAMING PLAN

S1.0

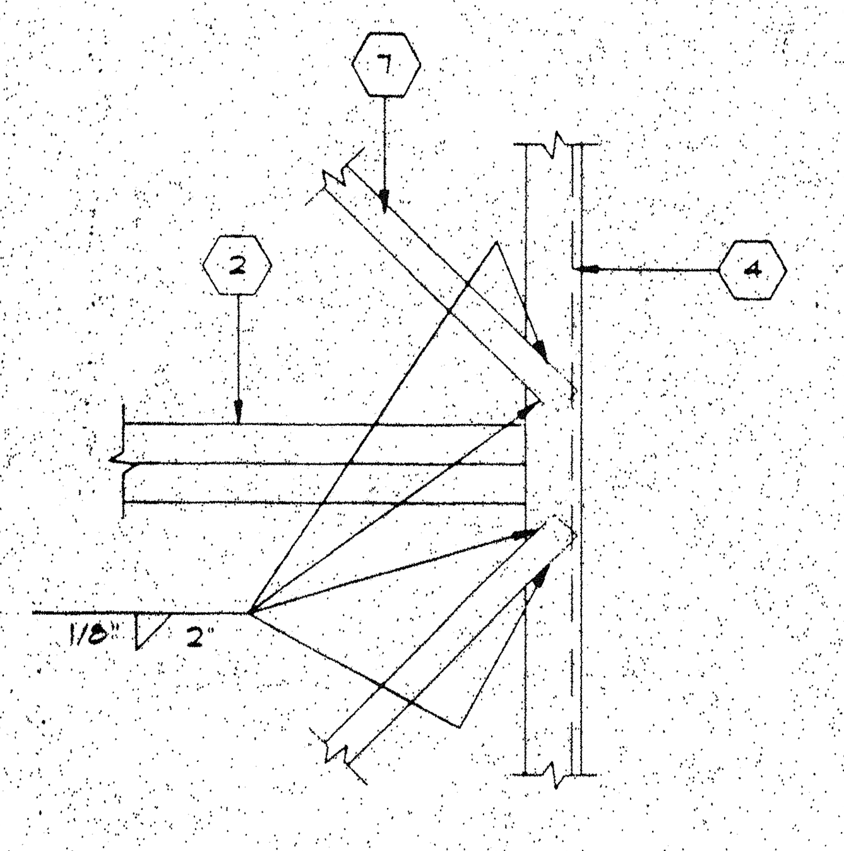


ROOF FRAMING PLAN

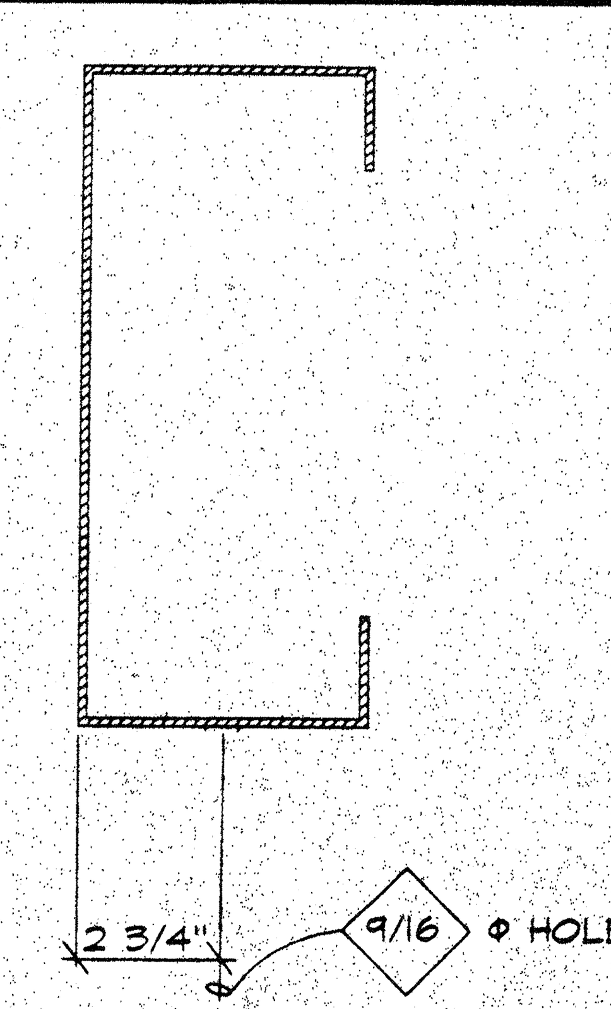
SCALE 1/4"=1'-0"



CROSS BRACING
AT END WALL (A)



CROSS BRACING
AT SIDE WALL (B)



STUD BOLTS
@ ROOF HEADER (C)

KEY NOTES

1. C 14 X 12GA HEADER
2. 6" X 2 1/2 X 14 GA. ROOF PURLIN SEE PLAN FOR SPACING.
3. 26 GA. STANDING SEAM ROOFING OVER PLYWOOOD ROOF SHEATHING 3/4" CDX EXPOSURE 1 P. 1 48/24 PS1-83 PLYCLIPS @ 16" O.C. LONG EDGES. #10-1-1/4" SELF TAPPING FLAT HEAD SCREWS AT 6" O.C. TO PERIMETER FRAME. AEROSMITH AKN 144.0175 DRIVE PINS AT 6" OC @ SUPPORTED EDGES AND 6" O.C. FIELD TO PURLINS PLYWOOD PATTERN SHOWN IS TYPICAL THROUGHOUT
4. TAPERED ROOF BEAM 10GA.
5. NOT USED
6. 11/16 ~ DRILL SEE DETAIL 1/S1.2
7. 3" X 20 GA. STRAP CROSS BRACING TACK WELD TO EACH PURLIN
8. 13 5/8 X 2 1/2" X 10GA. ROOF FASCIA.
9. # 14 X 3/4" STSMS AT ROOF HEADER WITH NEOPRENE WASHER - 3 PER PAN MAX. 6" O.C.
10. NOT USED

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT APP03 12?324 AC FLS SS DATE 10/22/2019

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES 4 100452 AC FLS SS DATE

7/21/97

ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY
		JAMES T. SIMPSON No. 3602 STRUCTURAL STATE OF CALIFORNIA				IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC 284 AC FLS DATE

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JOB # 2612

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DATE
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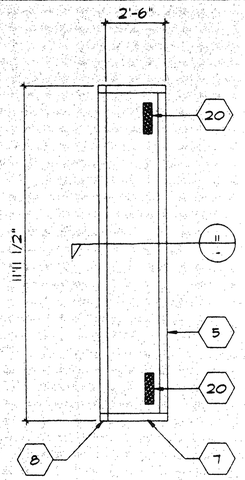
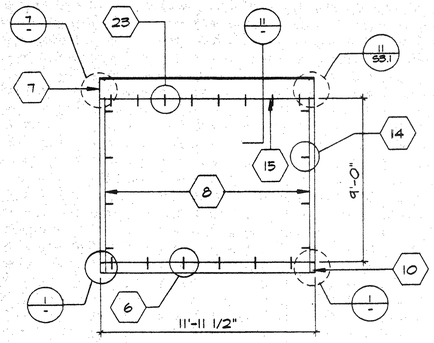
ROOF FRAMING PLAN

S2.0



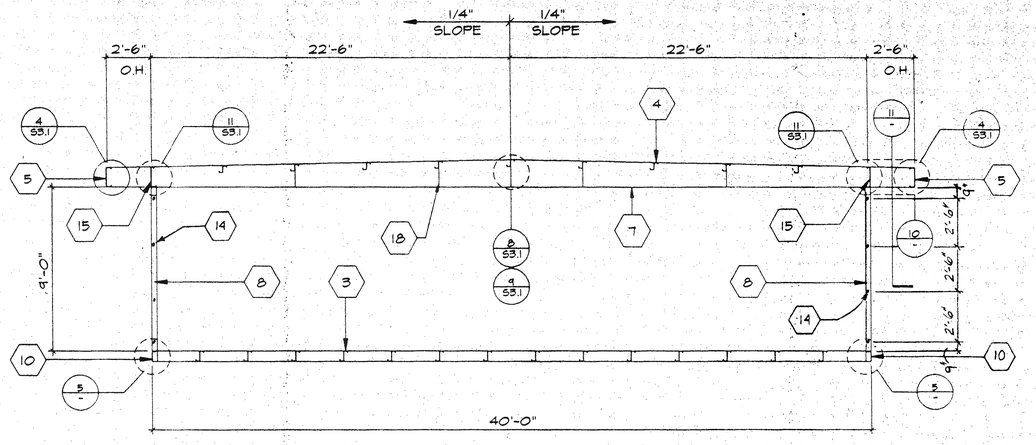
SCALE: 3/8"= 1'-0"

ENCLOSED SOFFIT PLAN (10)



A

SECTION @ ENDWALL



B

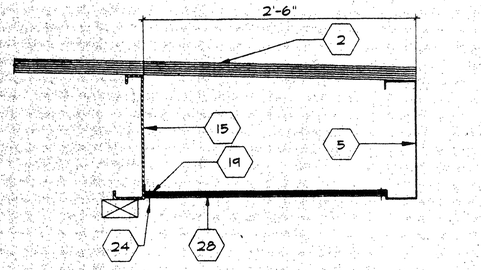
SECTION @ SIDEWALL

KEY NOTES

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT APP03 12 0 2 4 AC FLS SS DATE 10/22/2019

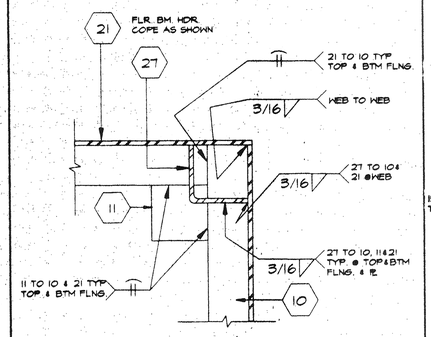
1. NOT USED.
2. PLYWOOD ROOF SHEATHING
3. 6 3/8"X2 1/2"X12GA. F.R. JOIST 6/S3.1
4. 4 1/2"X2 1/2"X12GA. ROOF PURLIN (SEE 2/S3.1)
5. [13 3/8"X3 1/2"X10GA. FACIA 4/S3.1
6. TYP. 1/2"ø M.B. @ 24" O.C. TO FLOOR HEADER
7. [10 GA. TAPERED ROOF BEAM (SEE 3/S3.1)
8. 3 1/2"X3 1/2"X1/4" COLUMN
9. BACK-UP PLATE MIN. 10 GA.
10. [7X9.8 FLOOR CHANNEL
11. 3 1/2"X3 1/2"X1/4" STEEL PLATE WELDED FLUSH TO TOP AND BOTTOM OF CHANNEL FLANGES
12. FLOOR JOIST
13. SECTION OF 3 1/2"X3 1/2"X1/4" TUBE STEEL COPE TO FIT ROOF BEAM
14. MIN.(4) 1/2"ø @ 30" O.C. TO COLUMN
15. [14"X3 1/2"X2 1/2"X12GA. HEADER (SEE 3/S3.1)
16. PLYWOOD FLOOR SHEATHING
17. "C" BLOCKING (SEE 6/S3.1)
18. 1/4" FULL DEPTH STIFFNER PLATE AT 8'-0" O.C. U.N.O. ALIGN WITH PURLIN
19. 1/2"X1 1/2"X16 GA. TACK WELD IN PLANT
20. SCREENED VENT OPENING (4"X14")
21. [7X9.8 FLOOR HEADER
22. OVERHANG
23.
24. #10 STSMS @ 6" O.C. TYP. @ EN & 12" O.C. F.N. (ALT. AEROSMITH AKN 144.0175 DRIVE PIN)
25. 1/2"ø MACHINED BOLT
26. NOT USED
27. 3 1/2"X3 1/2"X1/4" TUBE STEEL CUT TO FIT FLOOR BEAM
28. SOFFIT PLYWOOD

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES 4 100 352 AC FLS SS DATE DEC 6 2019



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

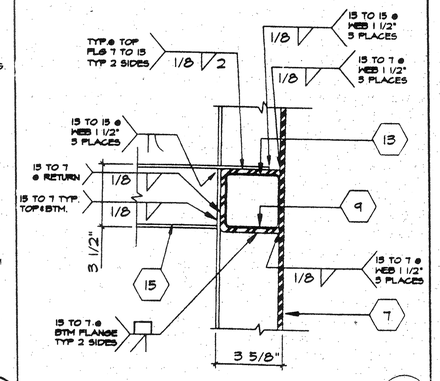
ENCLOSED SOFFIT SECTION (11)



NOTE: SEE DETAIL 15/S3.1 FOR ANCHOR FL @ CONCRETE FOUNDATION

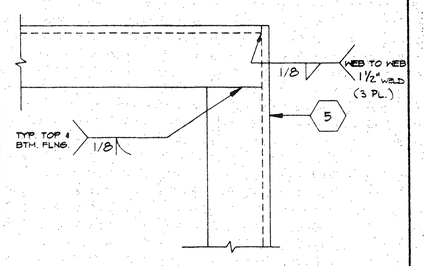
SCALE: 3"=1'

STIFFENER SECTION @ FLOOR (8)



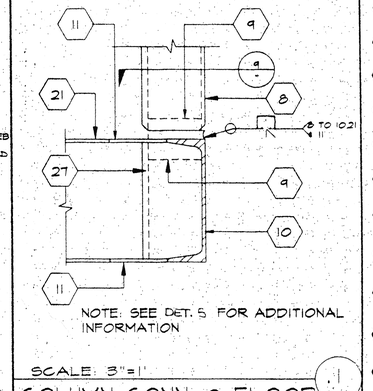
SCALE: 3"=1'

STIFFENER SECTION @ ROOF (6)



SCALE: 3"=1'

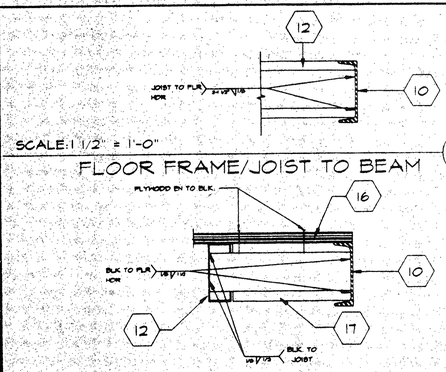
PLAN @ ROOF OVERHANG (4)



NOTE: SEE DET. 5 FOR ADDITIONAL INFORMATION

SCALE: 3"=1'

COLUMN CONN. @ FLOOR (1)

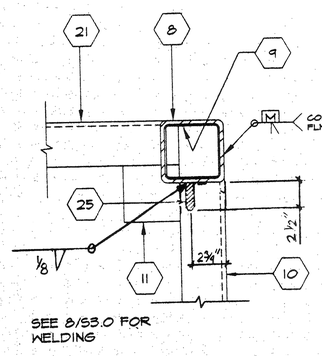


SCALE: 1 1/2" = 1'-0"

FLOOR FRAME/JOIST TO BEAM (12A)

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

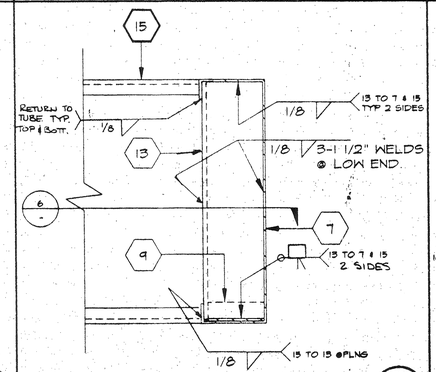
BLOCK @ MIDSPAN (12B)



SEE 8/S3.0 FOR WELDING

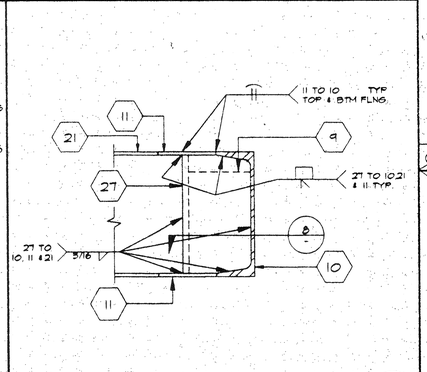
SCALE: 3"=1'

COLUMN @ FLOOR (9)



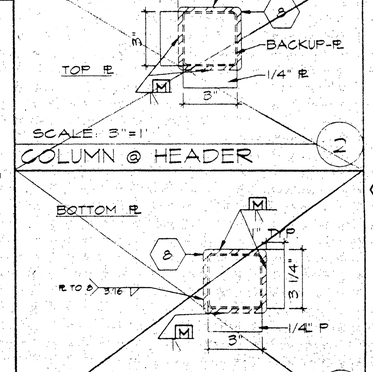
SCALE: 3"=1'

COLUMN CONN. @ ROOF (7)



SCALE: 3"=1'

COLUMN CONN. @ FLOOR (5)



SCALE: 3"=1'

COLUMN @ HEADER (2)

SCALE: 3"=1'

COLUMN @ HEADER (3)

ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY
		REGISTERED PROFESSIONAL ENGINEER JAMES T. GIMSON No. 3602 STRUCTURAL STATE OF CALIFORNIA LICENSE EXPIRES 6-30-2000				IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC 284 AC FLS SS DATE SEP 6 1996

MODTECH INC.

REGISTERED ARCHITECT JACK F. SHIVERS No. C-23457 REN: 01-31-2001 STATE OF CALIFORNIA

DRAWN BY

DATE

CHECKED BY

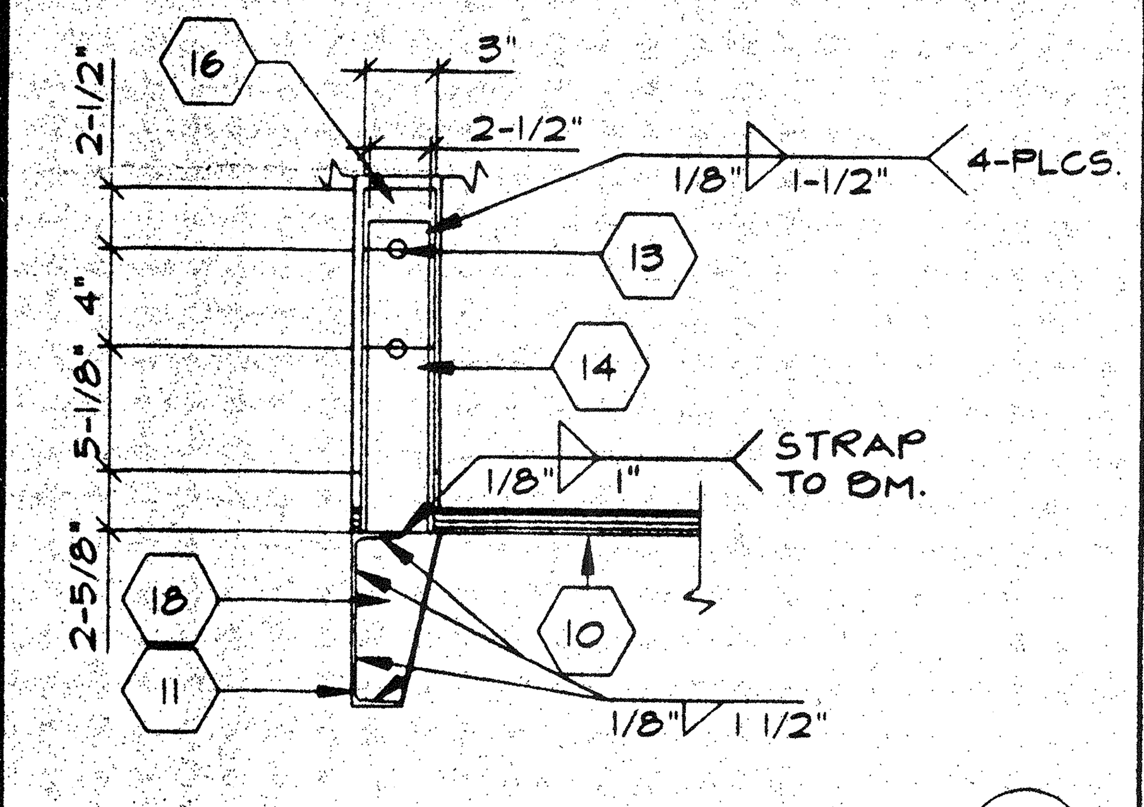
DATE

STRUCTURAL ELEVATIONS AND DETAILS

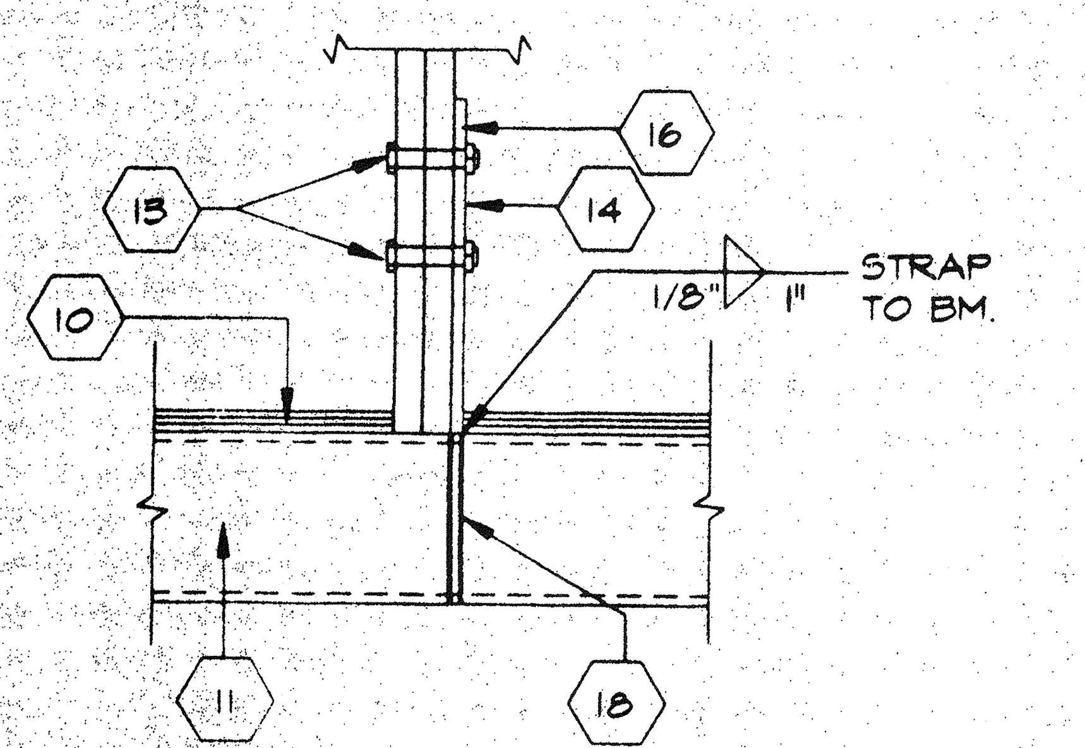
S3.0

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES LICENSED ARCHITECT JACK F. SHIVERS No. C-23457 REN: 01-31-2001 STATE OF CALIFORNIA

3/12/97



SCALE: N.T.S.
SECTION @ STRAP W/STIFFNER (13)



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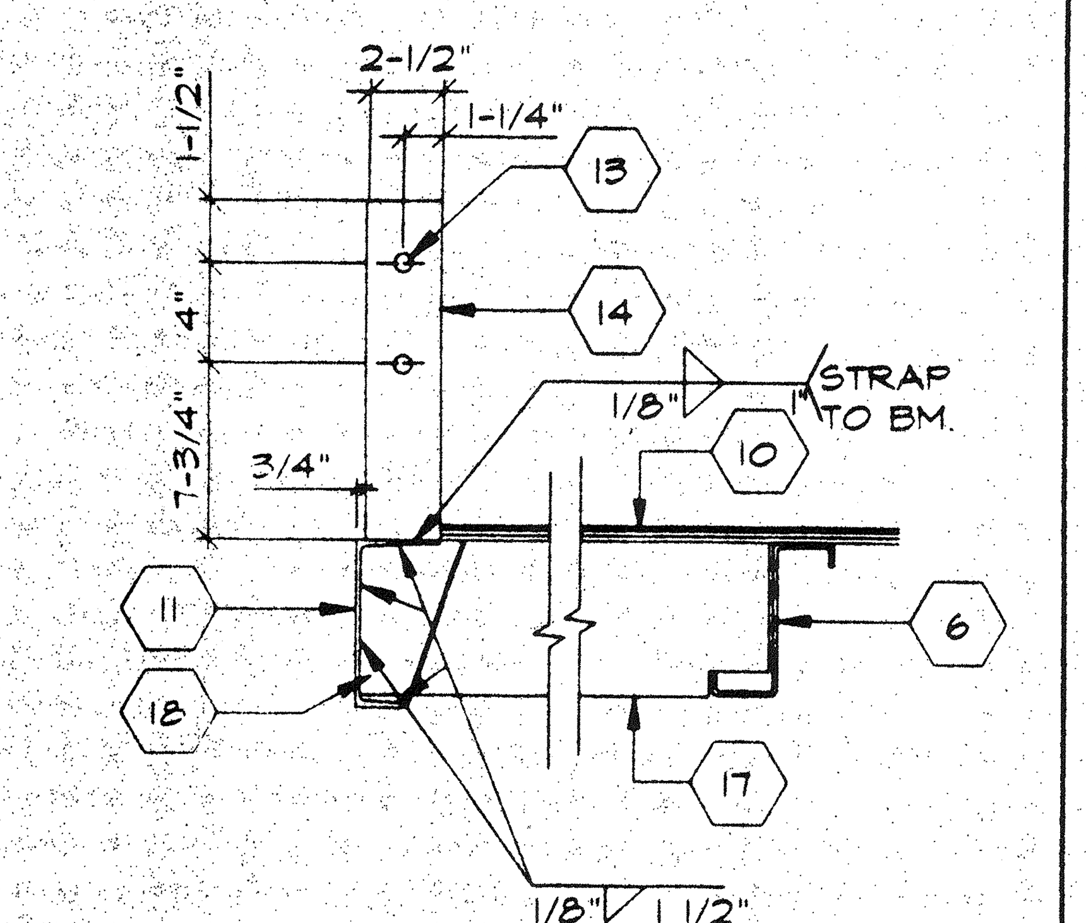
STRAP ELEVATION (14)



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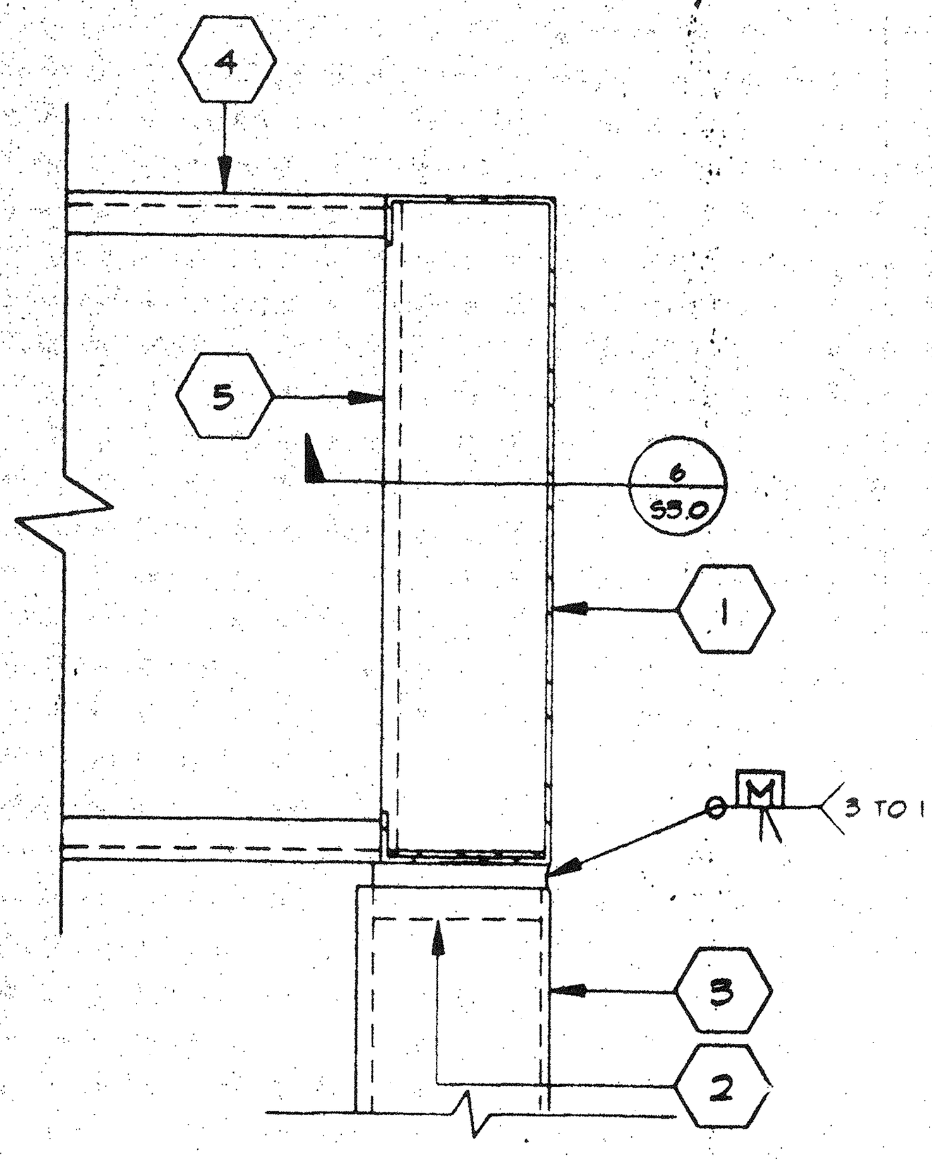
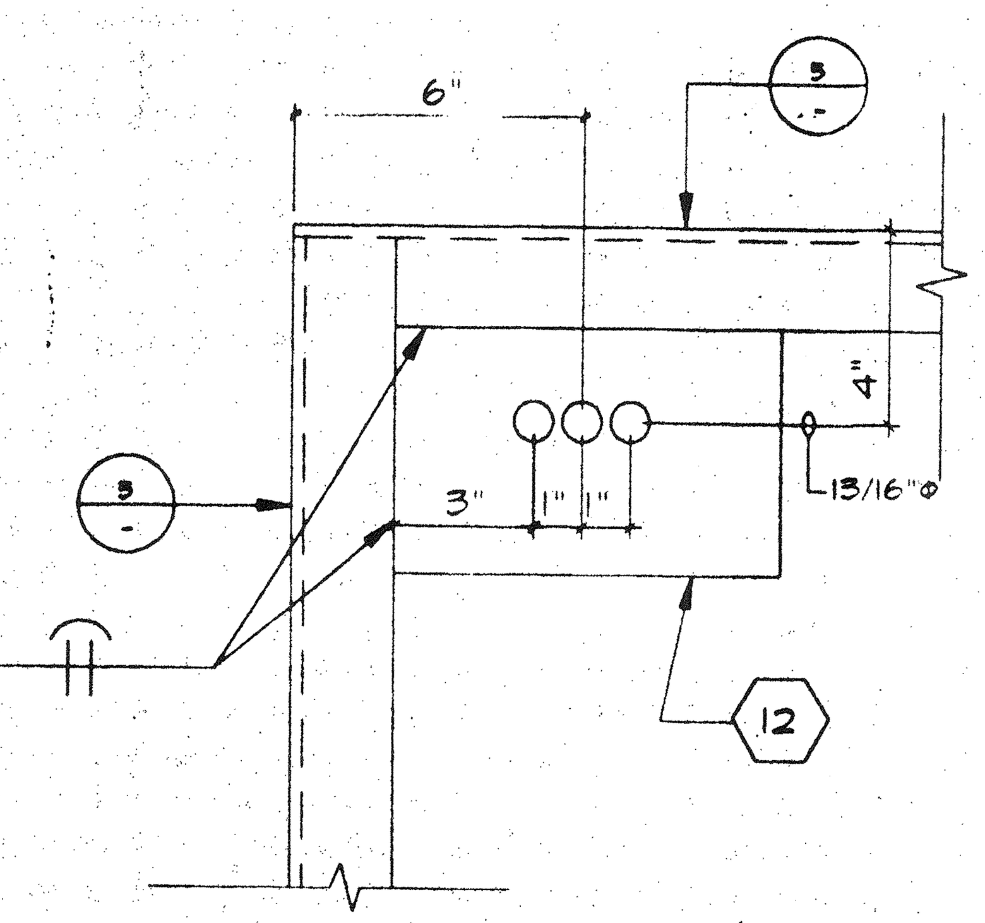
HOLDOWN DETAIL (15)



SCALE: 3"=1'
COLUMN CONN. @ ROOF (11)



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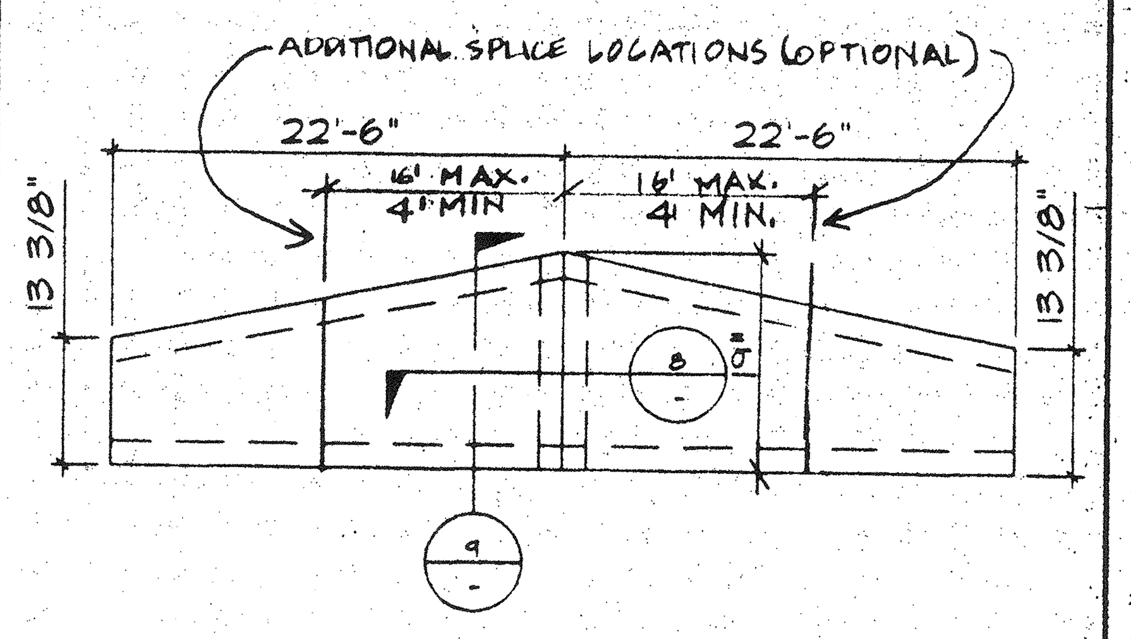
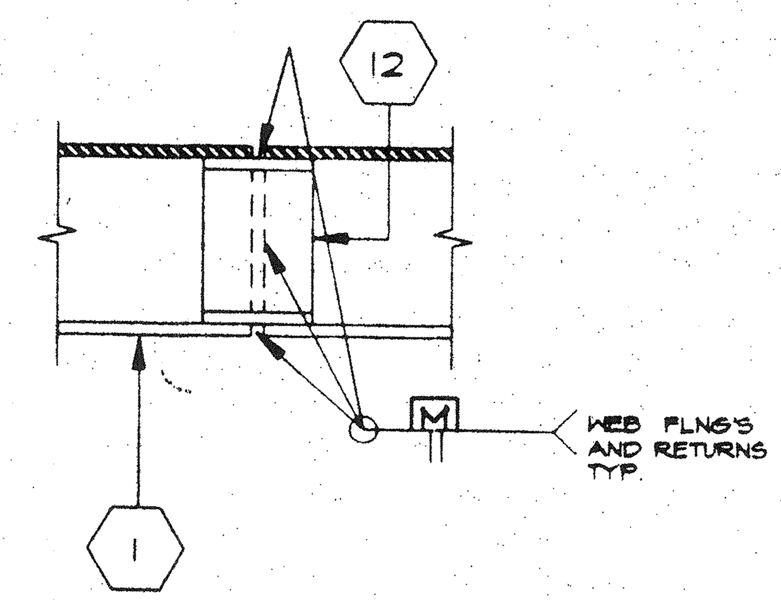
ANCHOR PLATE @ CONC. FOUND. (12)



SCALE: NTS
FASCIA @ SIDEWALL (7)



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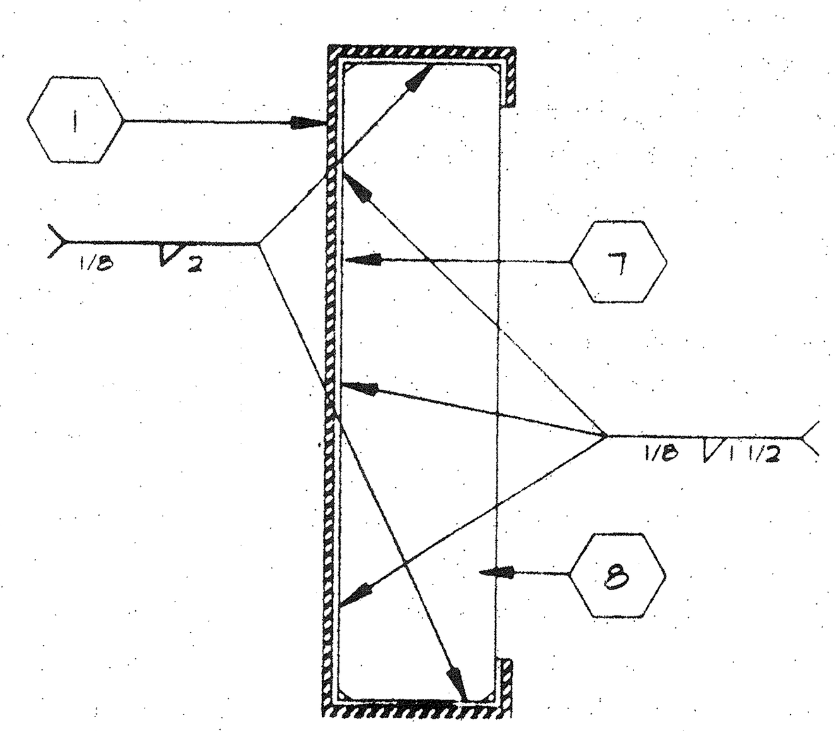
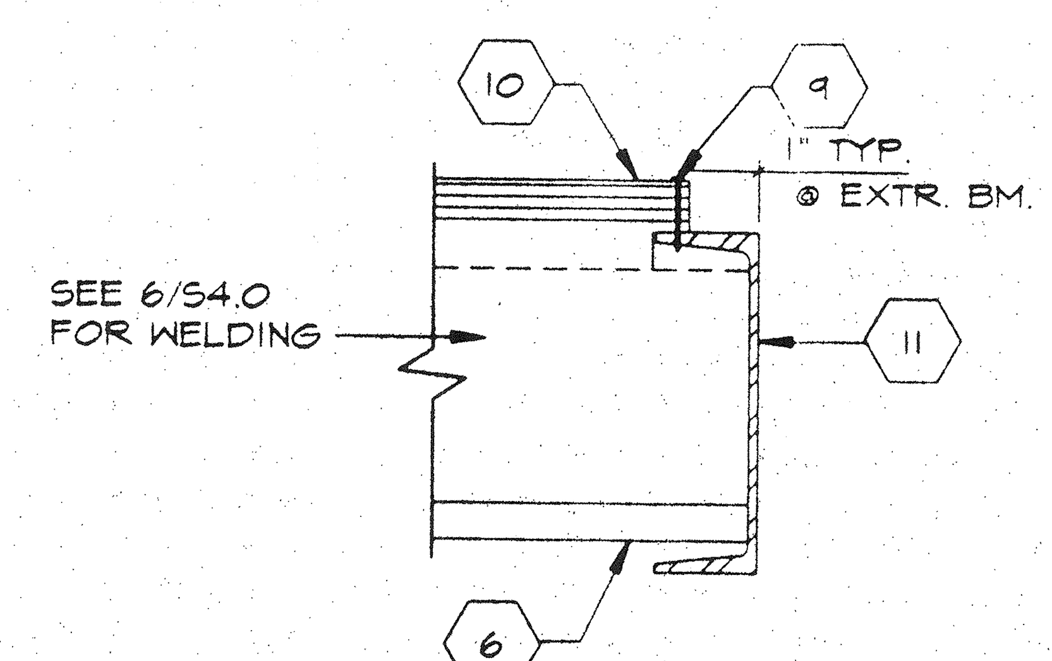
BEAM SPLICE (8)



SCALE: 3"=1'
BEAM SPLICE W/STIFFENER (9)



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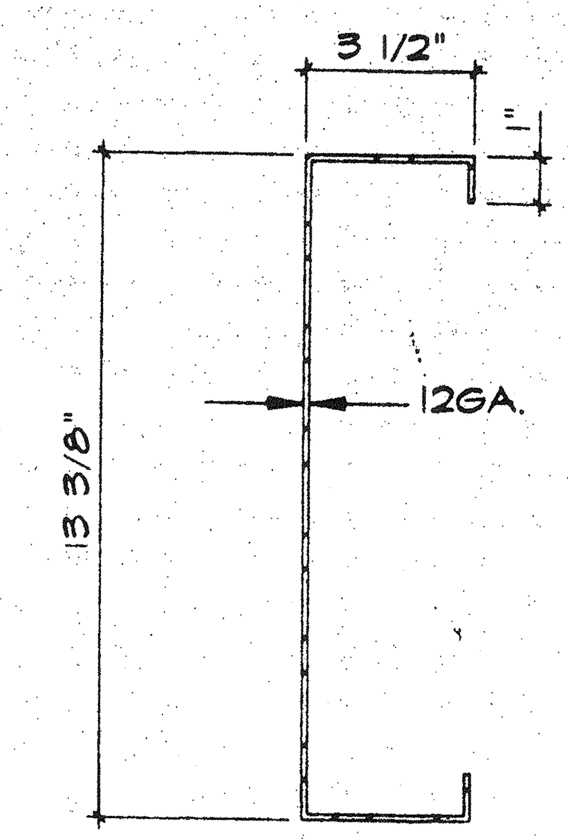
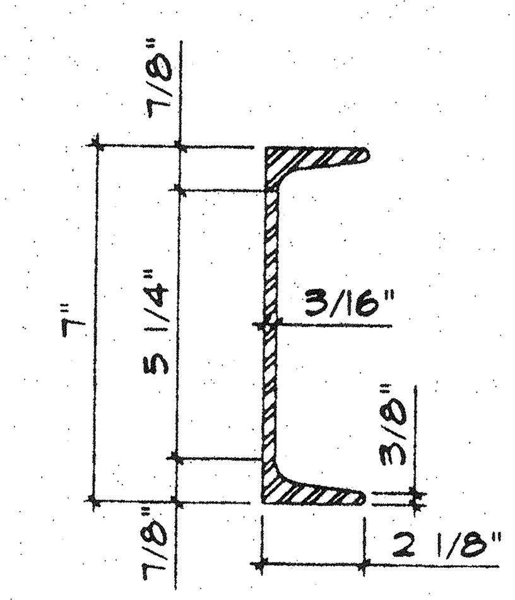
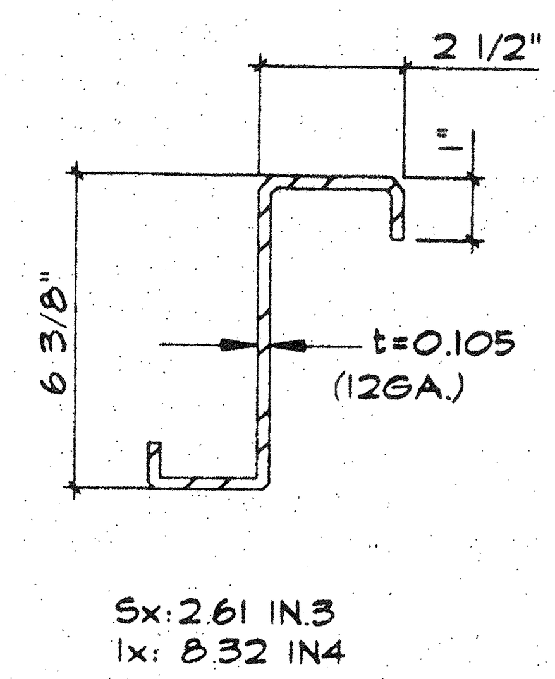
FLOOR @ FLOOR BEAM (10)



SCALE: 3"=1'
FASCIA @ HEADER (4)



SCALE: 3"=1'
FLOOR BEAM C7X9.8 (5)



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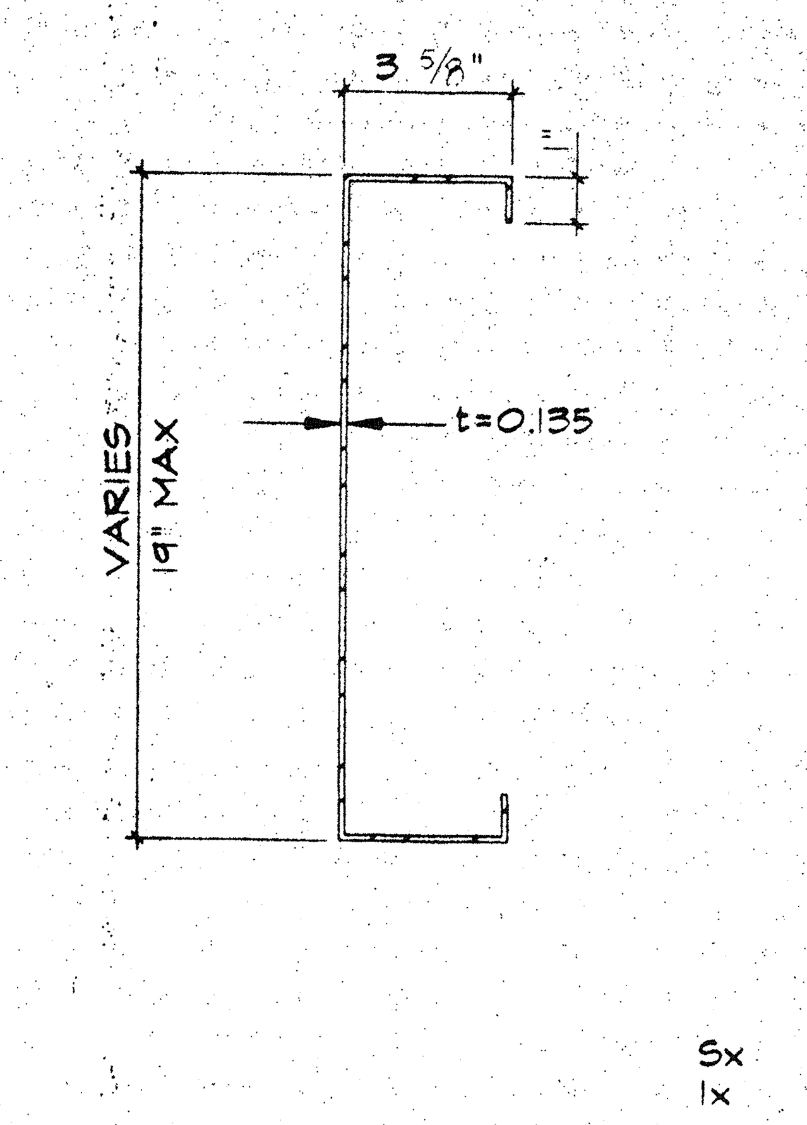
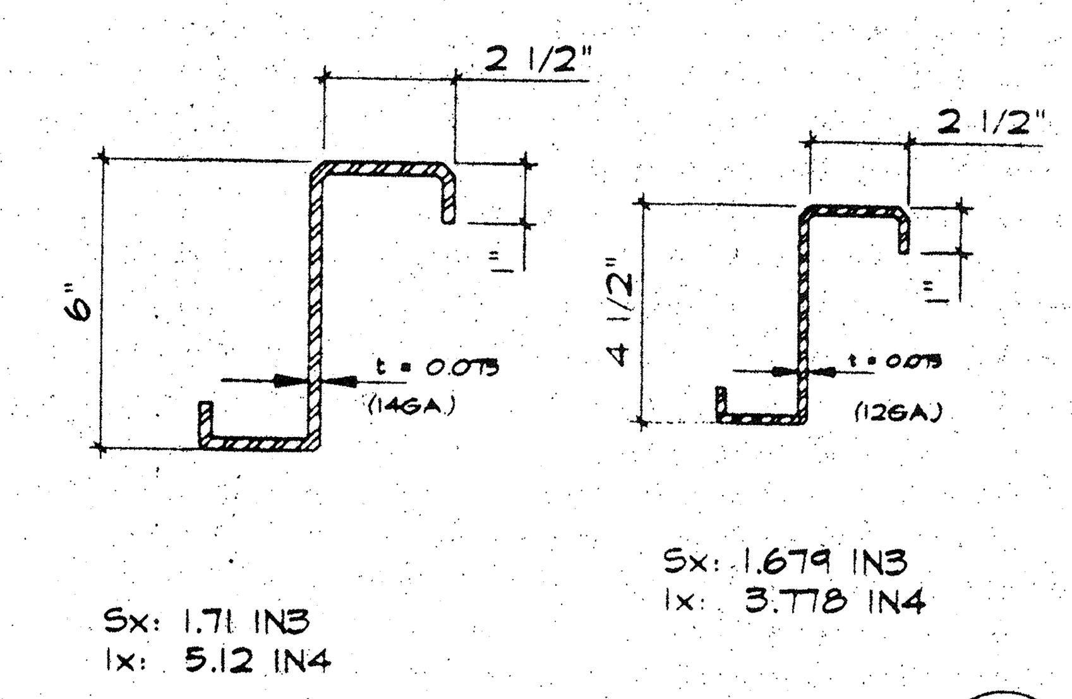
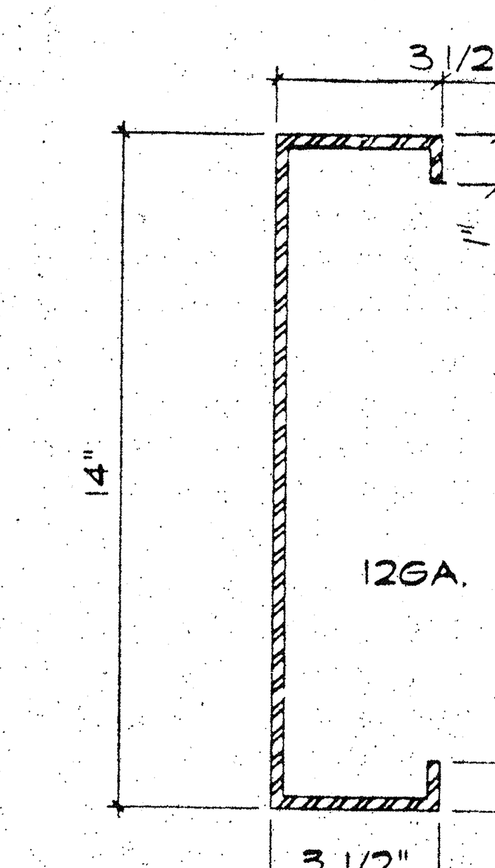
FLOOR JOIST (6)



SCALE: 3"=1'
TAPERED ROOF BEAM (1)



SCALE: 3"=1'
ROOF PURLIN (2)



SCALE: 3"=1'
ROOF HEADER (3)

KEY NOTES

1. 10GA. TAPERED RF. BM. SEE 7/S3.1
2. BACK-UP PLATE MIN. 0GA.
3. 3 1/2"X3 1/2"X1/4" COLUMN
4. [14"X3 1/2"X3 1/2"X12GA. RF. HDR
5. 3 1/2"X3 1/2"X1/4" TUBE COPE TO FIT RF. BM
6. FLOOR JOIST SEE 6/S3.1
7. 10GA. BENT PLATE BACK-UP
8. 1/4" STIFFENER ℄
9. #10 STSMS @ 6" O.C. SEE S1.0)
10. PLYWOOD FLR. SHEATHING
11. FLOOR BEAM SEE 5/S3.1
12. 5"X8"X1/4" ℄
13. 5/8" M.B. ℄
14. 2-1/2X10GA. STRAP OR 1/8"X2 1/2" STRAP W/2-5/8" BOLTS THRU DOUBLE STUD OR HD2A (1/2" GAP - HD & BTM ℄
15. 2X4 BOTTOM PLATE W/16d @ 16" O.C.
16. 3"X11 5/8" SHIM PLATE (NOTE TO EXCEED 1/2"
17. "Z" 6 3/8"X2 1/2"X12GA BLOCKING AT MIDSPAN & AT HOLDOWN
18. 3/16" STIFFENER PLATE AT HOLDOWN

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT
APP03 120324
AC FLS SS
DATE 10/22/2019

LICENSED ARCHITECT JACK F. SHIVELY No. C-33467 REN: 01-31-2021 STATE OF CALIFORNIA

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
4 100652
AC FLS SS
DATE DEC 1 1 1997

7/21/97

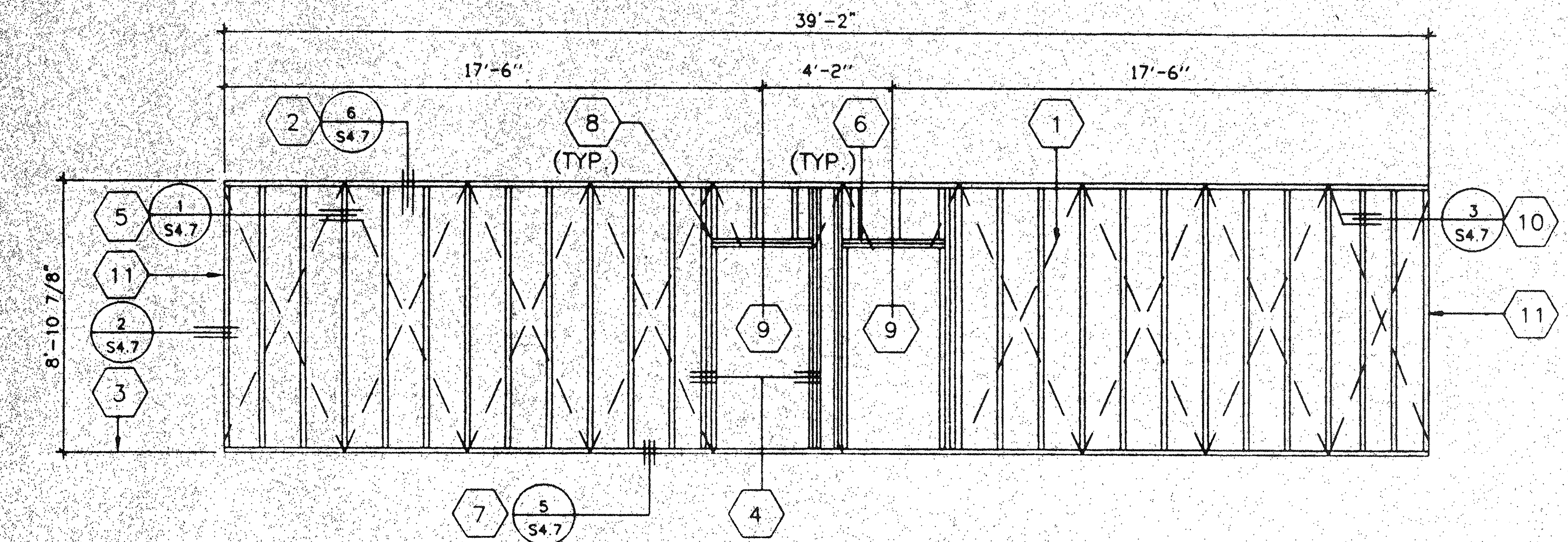
ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY
		PROFESSIONAL ENGINEER JAMES T. SIMPSON No. 3002 STRUCTURAL STATE OF CALIFORNIA EXPIRES 6-30			REVISED	IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC 284 AC FLS SS DATE SEP 6 1996

MODTECH INC.

JOB # 2612

DRAWN BY
DATE
CHECKED BY
DATE

TYPICAL DEATILS S3.



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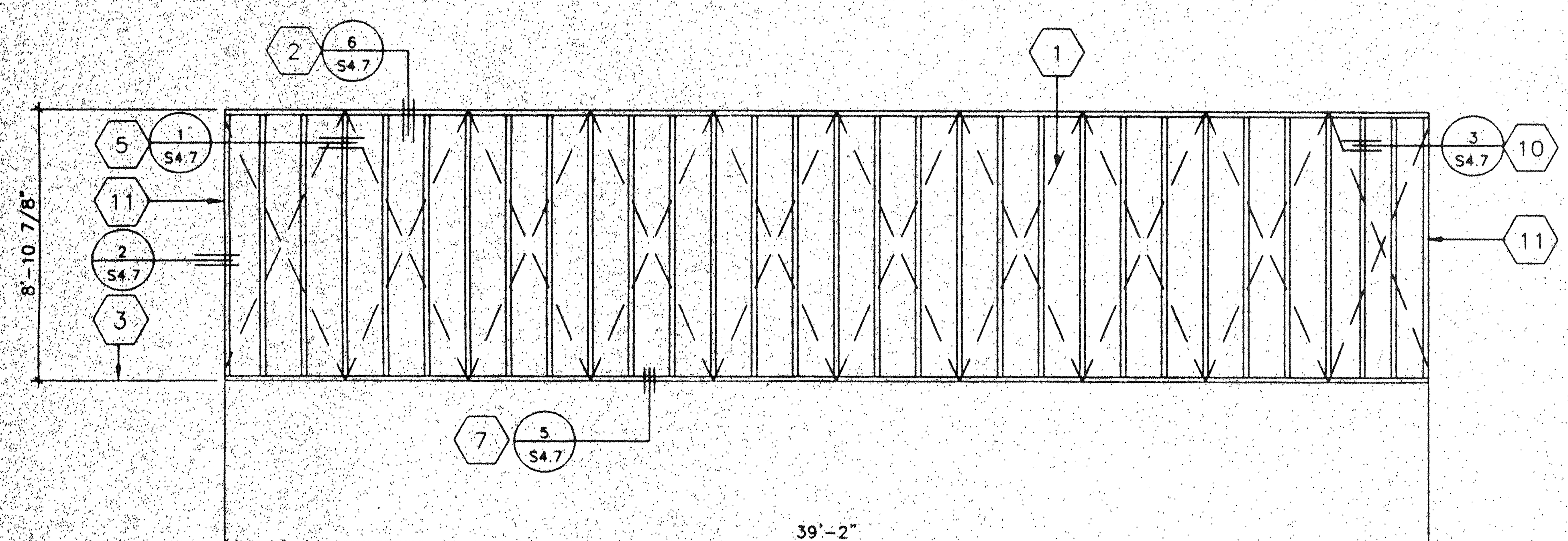

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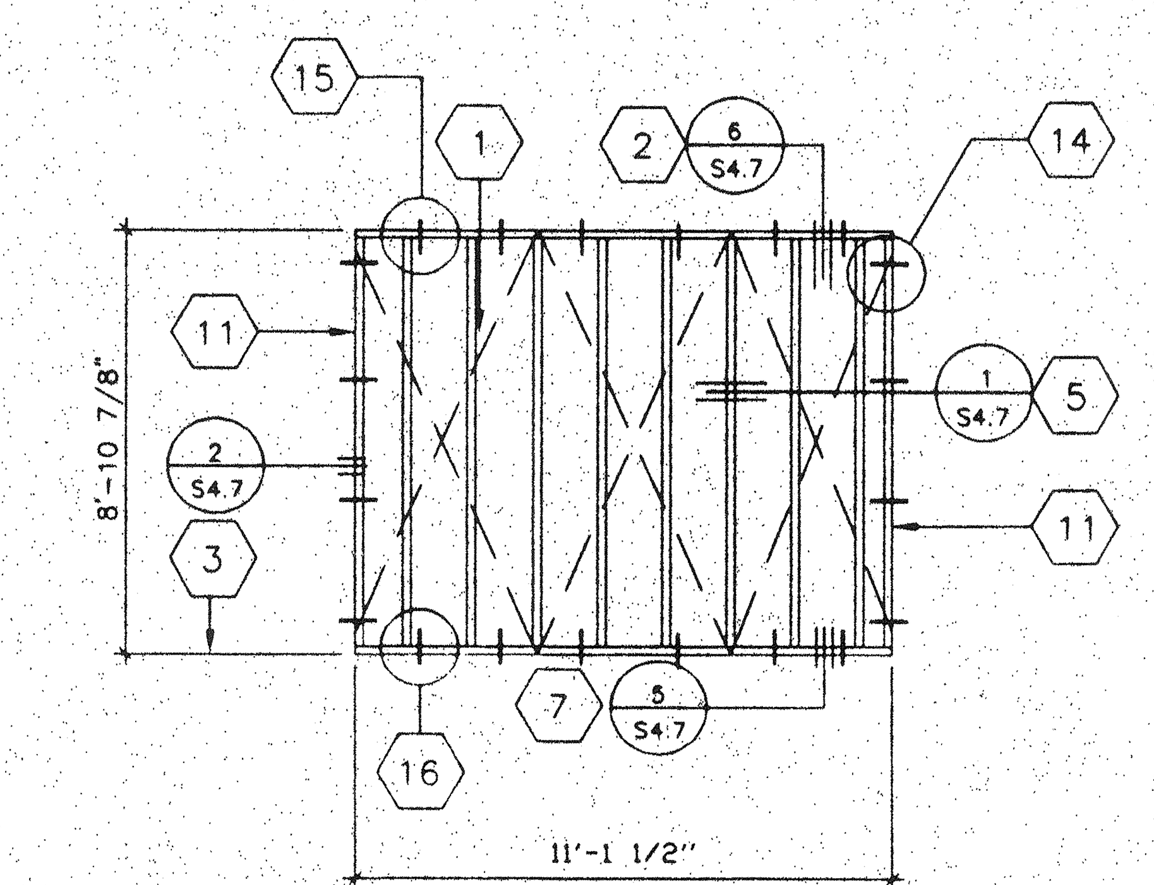


(SHEAR WALL)

D

WALL FRAMING (OPTION "A")

SCALE 1/4" = 1'-0"

KEY NOTES

1. EXTERIOR PLYWOOD SIDING/SHEATHING NAIL W/8d GALV. BOX NAILS @ 6" O.C. PERIMETER EDGES AND 12" O.C. IN FIELD
2. 2X4 TOP PLATE
3. FINISH FLOOR
4. 2X4 FULL HGT. KING STUDS AND 2X4 TRIMMER (SEE SCHEDULE FOR QUANITY)
5. PLYWOOD EDGES
6. HEADER (SEE SCHEDULE)
7. 2X4 SILL PLATE
8. A 34 CLIPS @ HEADER & SILL TO FULL HGT. STUDS AND FULL HGT. STUDS TO TOP AND BOTTOM PLATES
9. REQUIRED OPENING FOR DOOR (SEE DETAIL 6/A5.0)
10. 2X4 STUD @ 16" O.C. TYP.
11. 2X4 NAILER TYP. @ EACH END
12. NOT USED
13. 2 - 2X4 FULL HEIGHT STUDS
14. MIN.(4) 1/2"ø M.B. @ 30" O.C. TO COLUMN
15. TYP. 1/2"ø M.B. 24" O.C. TO ROOF HEADER
16. TYP. 1/2"ø M.B. @ 24" O.C. TO FLOOR HEADER

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT
APP03 120324

REVISIONS	Electrical Engineer's Seal	Mechanical Engineer's Seal	Structural Engineer's Seal	Architects Seal	Division of the State Architect
1					PC 284
2					
3					
4					
5					

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

PROJECT NUMBER 284

2612

drawn by RVR
date:
checked by:
date:
Modtech project no. 284

MODTECH Index No.

WALL FRAMING

S4.0

FILE # PC284S40.DWG

PROJECT NO. 284

PC 284

OPENING SCHEDULE

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

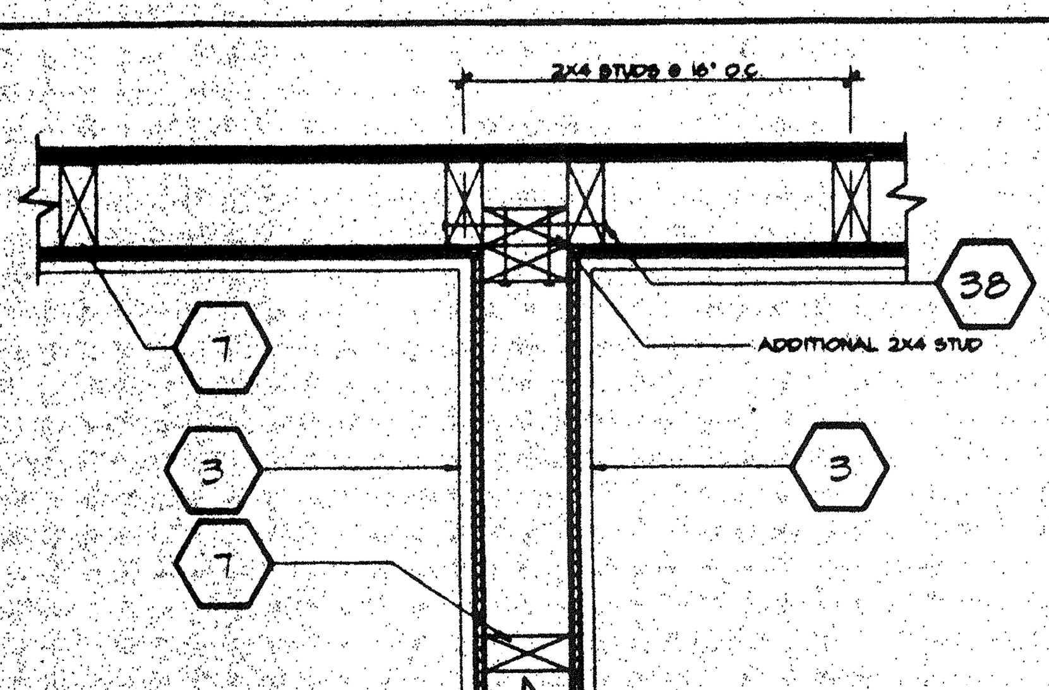
* FULL HEIGHT STUDS

ALTERNATE: METAL STUD 24 HDS350 IN LIEU OF 2X4 WD. STUDS

NAILING SCHEDULE

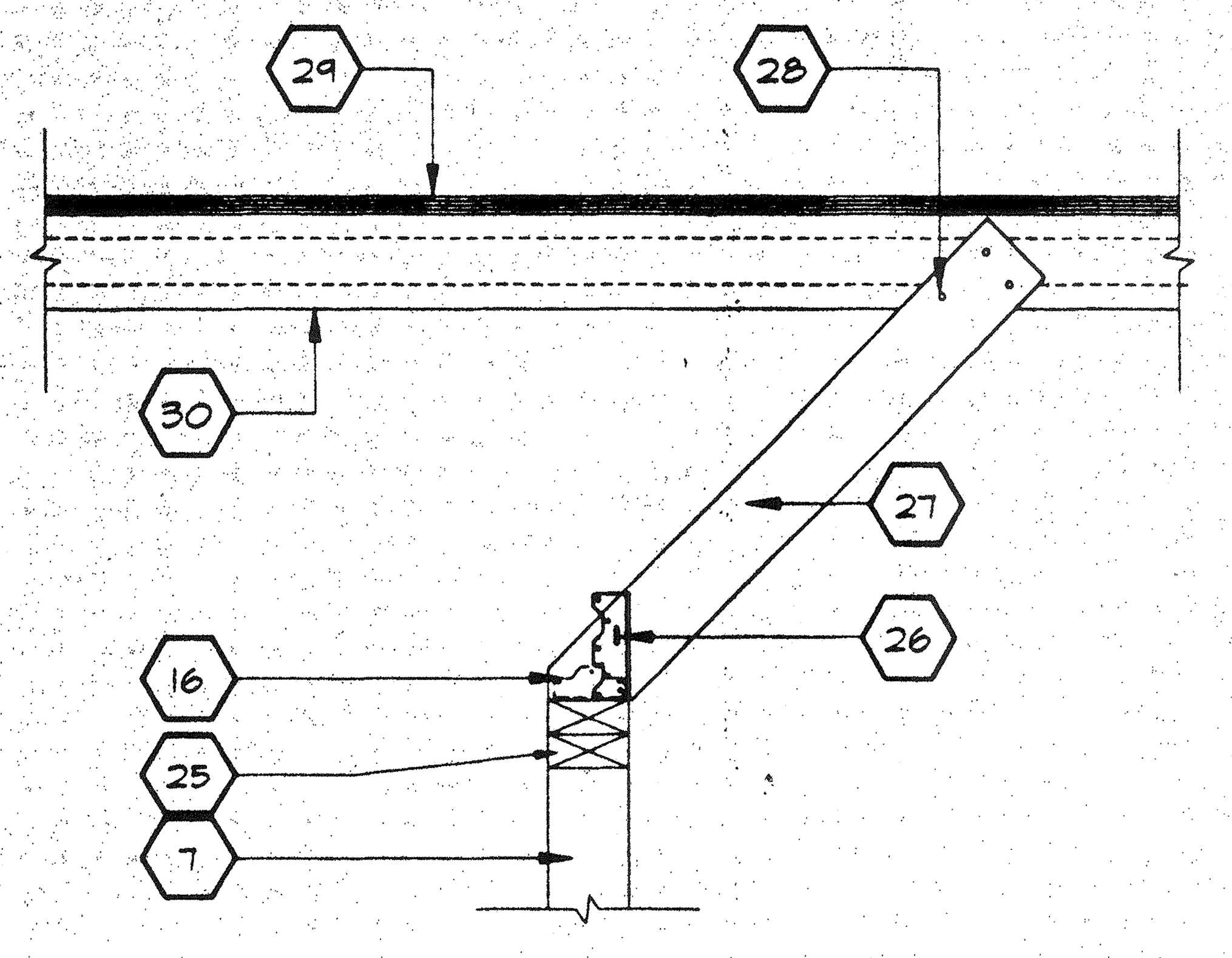
CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. Bridging to joist, toenail each end	2-8d
3. 1" x 6" subfloor or less to each joist, face nail	2-8d
4. Wider than 1" x 6" subfloor to each joist, face nail	3-8d
5. 2" subfloor to joist or girder blind and face nail	2-16d
6. Sole plate to joist or blocking, face nail	16d at 16" o.c.
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8, or toenail 2-16d, endnail
9. Double Studs, face nail	16d at 24" o.c.
10. doubled top plates, face nail	16d at 16" o.c.
11. Top plates, laps and intersections, face nail	2-16d
12. Continuous header, two pieces	16d at 16" o.c. along each edge
13. Ceiling joists to plate, toenail	3-8d
14. Continuous header to stud, toenail	4-8d
15. Ceiling joists, laps over partitions, face nail	3-16d
16. Ceiling joists to parallel rafters, face nail	3-16d
17. Rafter to plate, toenail	3-8d
18. 1" brace to each stud and plate, face nail	2-8d
19. 1" x 8" sheathing or less to each bearing, face nail	2-8d
20. Wider than 1" x 8" sheathing to each bearing, face nail	3-8d
21. Built-up corner studs	staggered 2-20d at 16d at 24" o.c.
22. Built-up girder and beams	20d at 32" o.c. at top and bottom and end and at each splice.
23. 2" planks	2-16d at each bearing
24. Plywood and particleboard	
Subfloor, roof and wall sheathing (to framing)	
1/2" and less	6d
19/32" -3/4"	8d or 6d
7/8" - 1"	8d
1 1/8"-1 1/4"	10d or 8d
Combination Subfloor-underlayment (to framing)	
3/4" and less	6d
7/8" - 1"	8d
1 1/8"-1 1/4"	10d or 8d
25. Panel Siding (to framing)	
1/2" or less	6d
5/8"	8d

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



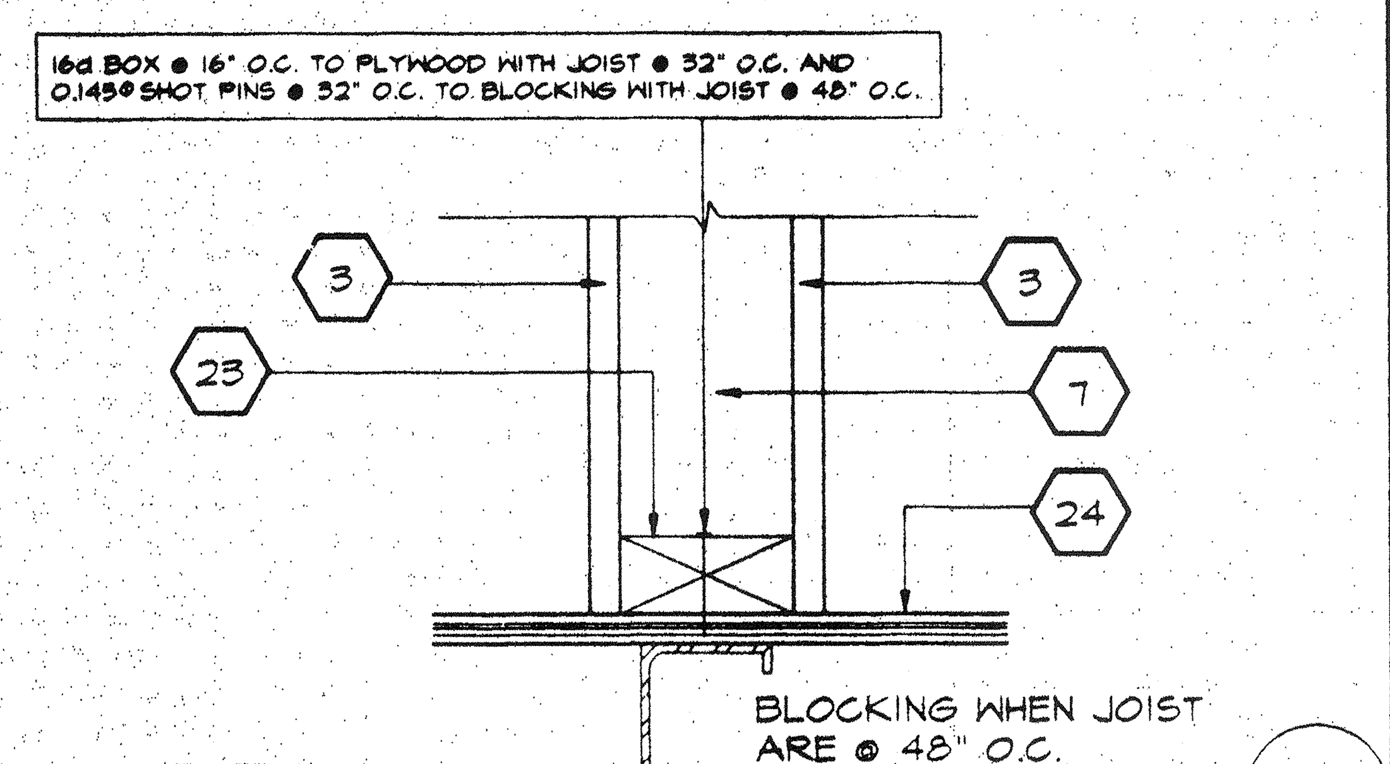
SCALE: 3"=1'

WALL INTERSECTION (PLAN) 11



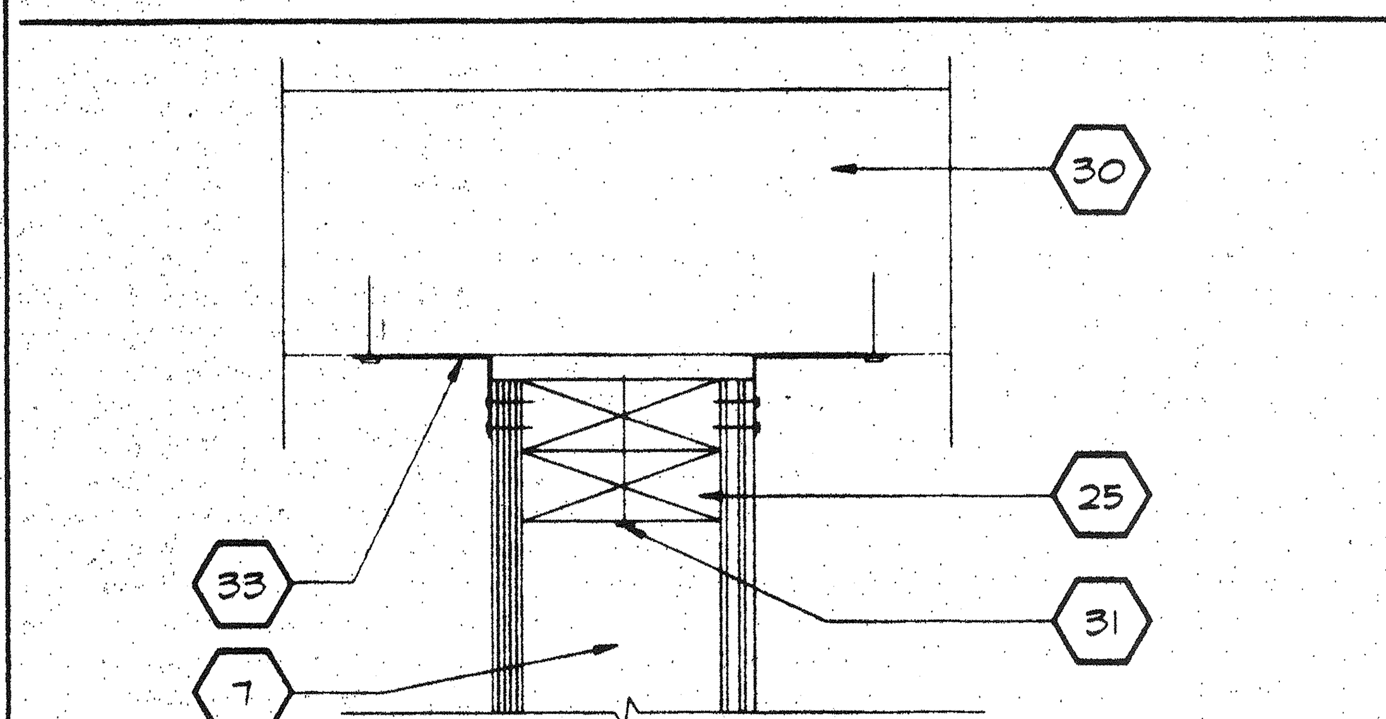
SCALE: 3"=1'

PERPENDICULAR PARTITION CONNECTION 8



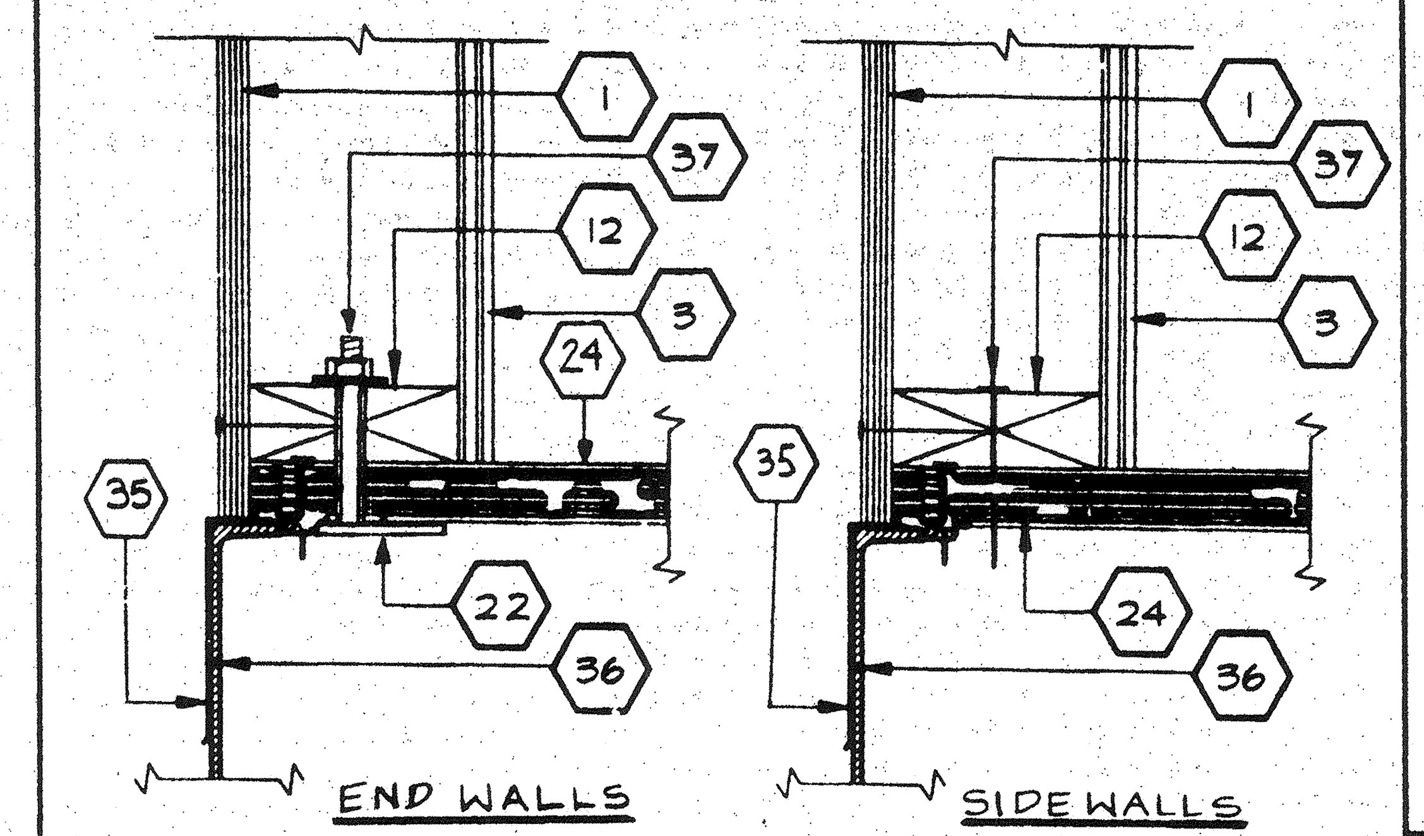
SCALE: 3"=1'

INT. PARTITION CONN. @ FLOOR 9



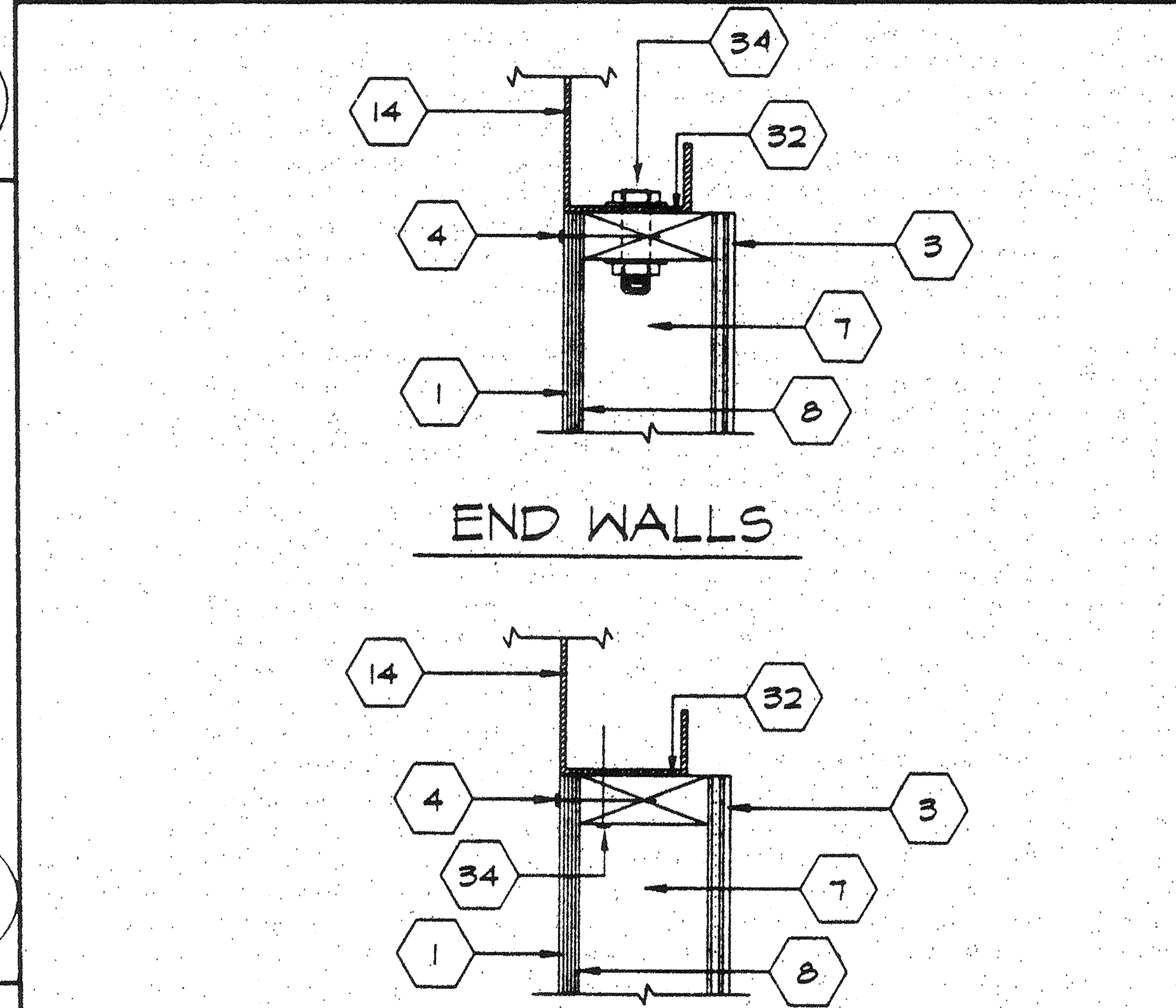
SCALE: 3"=1'

CHASE WALL AT CEILING 10

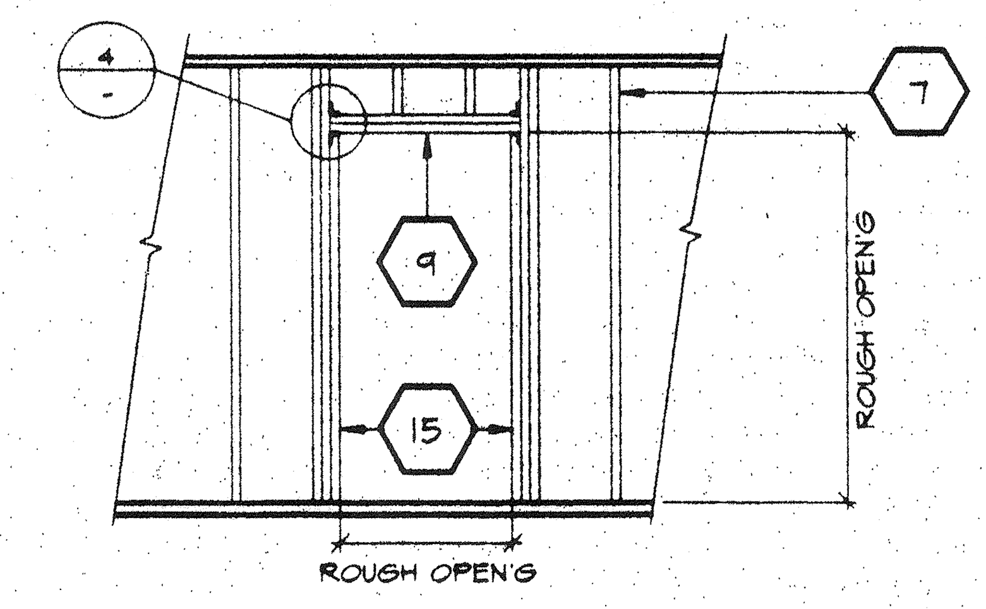


SCALE: 3"=1'

TYP. SILL @ FLOOR 5

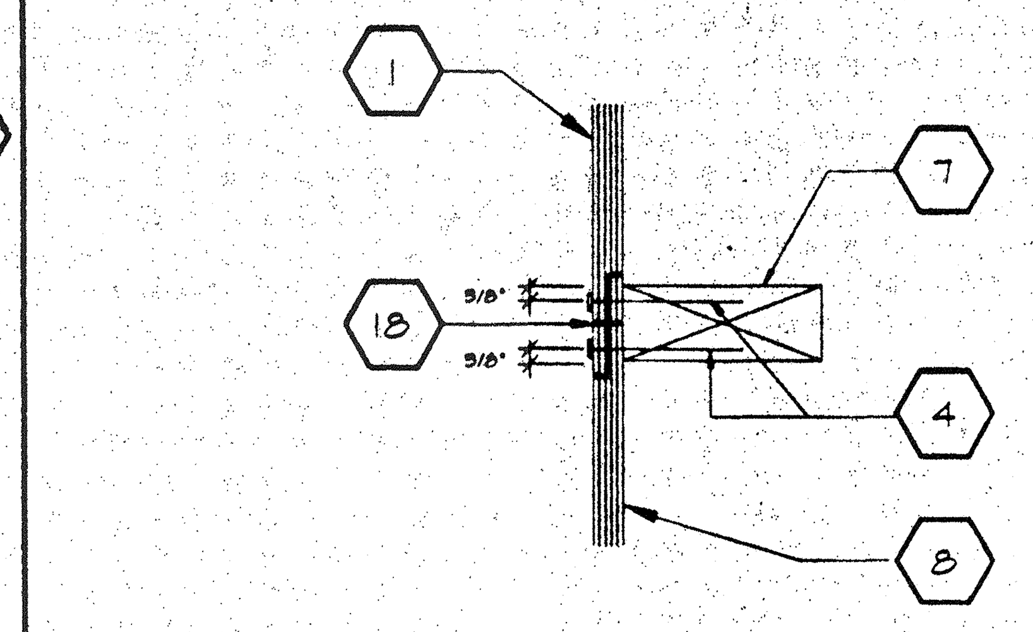


TYP. TOP PLATE @ ROOF 6



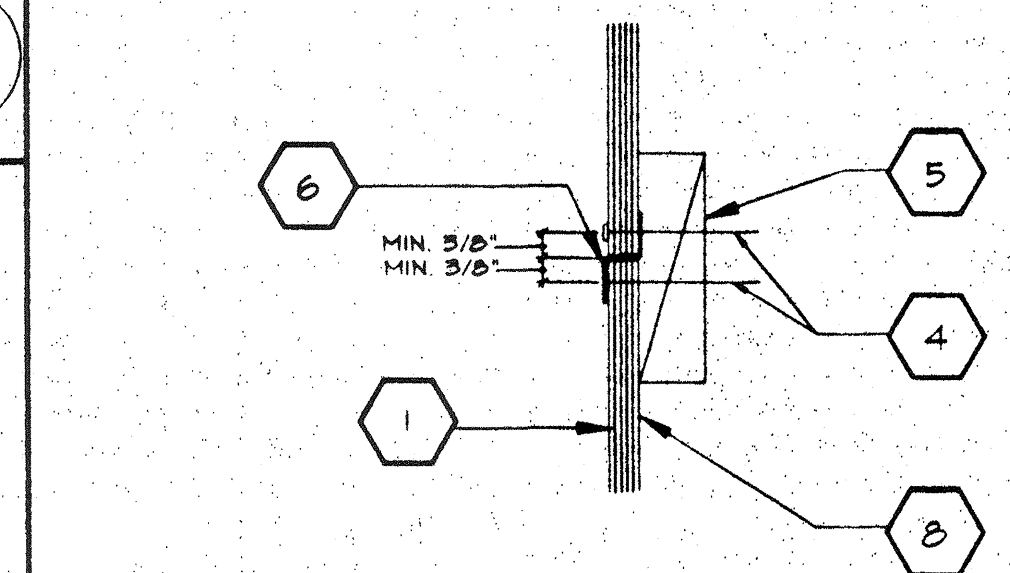
SCALE: 3"=1'

TYPICAL DOOR FRAMING 7



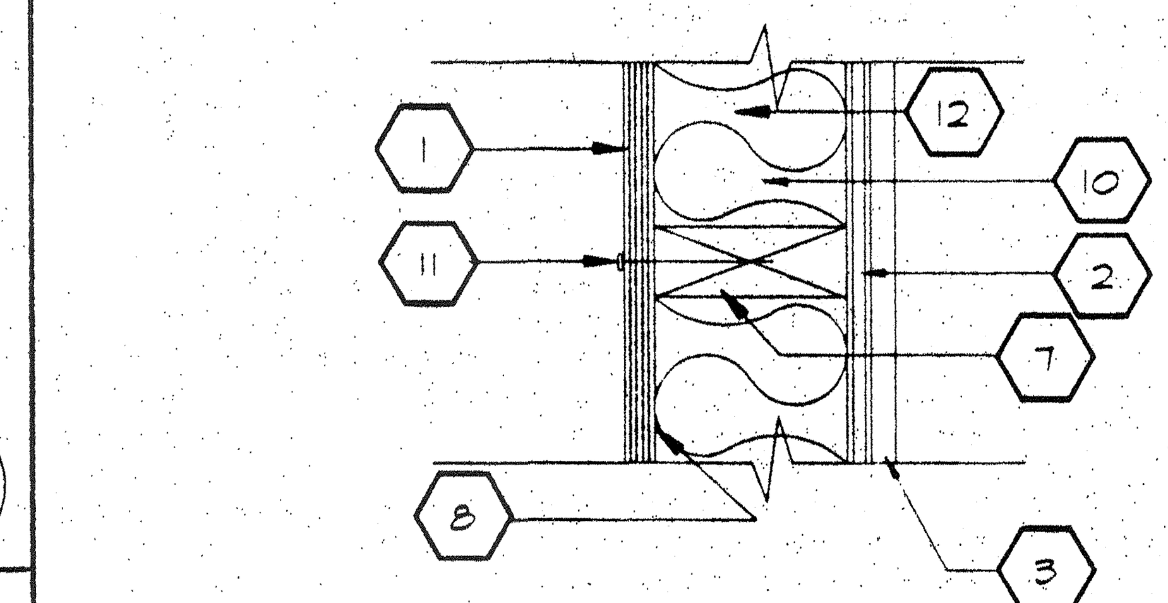
SCALE: 3"=1'

@ VERT. PLYWOOD EDGES 1



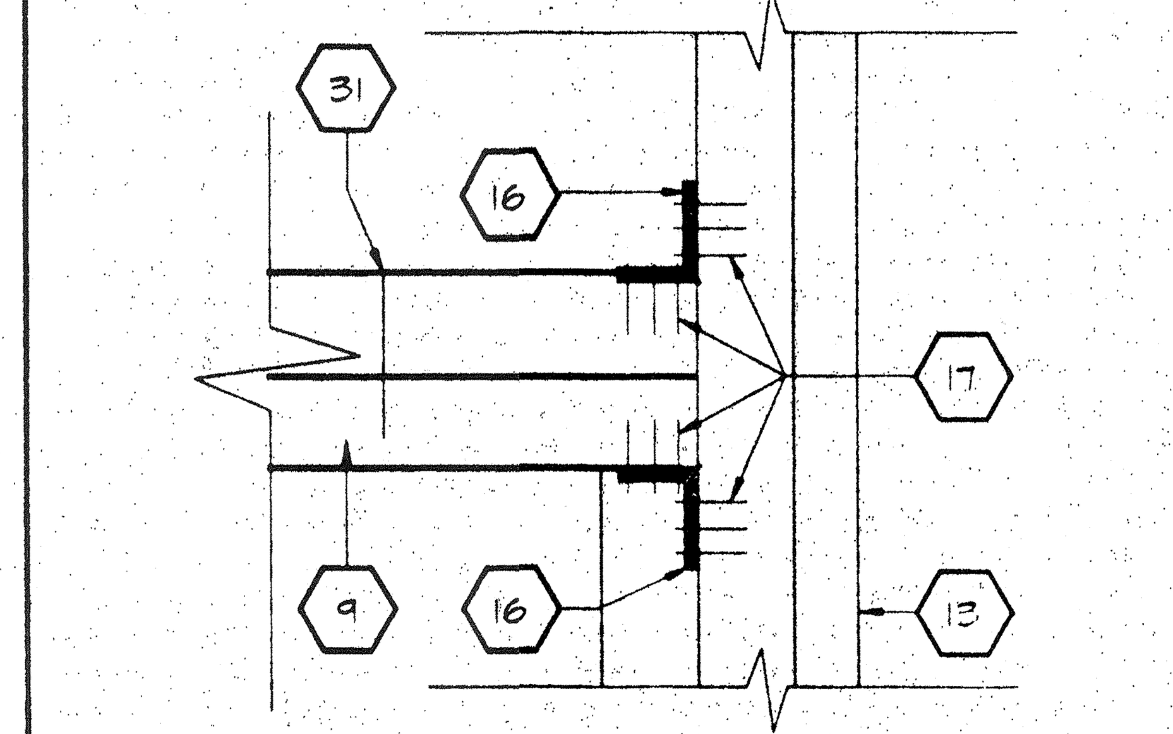
SCALE: 3"=1'

DETAIL @ HORIZ. PLYWOOD JOINTS 2



SCALE: 3"=1'

SECTION @ STUD 3



SCALE: 3"=1'

HEADER DETAIL 4

KEY NOTES

1. EXTERIOR PLYWOOD SIDING - SHEATHING NAIL W/GALV. BOX NAILS -8d @ 6" O.C. EDGES, 8d @ 12" O.C. IN FIELD
2. GYP. BOARD
3. TYP. INTERIOR FINISH-SEE FINISH SCHEDULE
4. E.N.
5. 2X4 BLK'G
6. "Z" FLASHING
7. 2X4 @ 16" O.C.
8. WATERPROOF MEMBRANE
9. HEADER SEE SCHED. S5.1
10. INSULATION SEE SPECIFICATIONS
11. FN
12. 2X4 SILL PLATE (BELOW)
13. FULL HEIGHT STUDS AND 1-2X4 TRIMMER (SEE WINDOW SCHEDULE FOR JAMB STUDS REQ'D)
15. * 2X4 FULL HEIGHT KING STUDS AND 2X4 TRIMMER (SEE SCHEDULE FOR QUANITY)
14. ROOF BEAM OR ROOF HEADER
16. A 34 CLIPS @ HEADER AND SILL TO FULL HEIGHT STUDS AND FULL HEIGHT STUDS TO TOP AND BOTTOM PLATES
17. 9GA. 8d 1 1/2" NAILS
18. LAP JOINT
19. NOT USED
20. NOT USED
21. NOT USED
22. 1 1/2" X 1 1/2" X 1/4" PL. WELDED TO C7 FLANGE.
23. 2X4 BOTTOM PLATE
24. PLYWOOD FLOOR
25. 2X4 DBL TOP PLATE
26. SIMPSON A35 W 8d X 2 1/2"
27. 2X4 BRACE @ 8'-0" O.C. MAX. @ MAX 45°
28. #10 STSMS
29. PLYWOOD SHEATHING
30. ROOF PURLIN
31. 16d @ 16" O.C.
32. 2X4 TOP PLATE
33. SIMPSON "STC" CLIP EA SIDE OF TOP PLATE NAIL W/1-#10STS TO ROOF PURLIN @ 2-#10STS TO PLATE
34. TYP. 1/2" Ø M.B. @ 18 O.C. - ENDWALLS ONLY 0.145" Ø SHOT PINS OR #10 SMS @ 24" O.C. - SIDEWALLS ONLY
35. GALV. FLASHING
36. FLOOR BEAM
37. 16d BOX NAILS @ 8" O.C. - SIDE WALLS ONLY. 1/2" Ø M.B. @ [illegible] O.C. - ENDWALLS ONLY
38. 2-16d EA. END

7/21/97

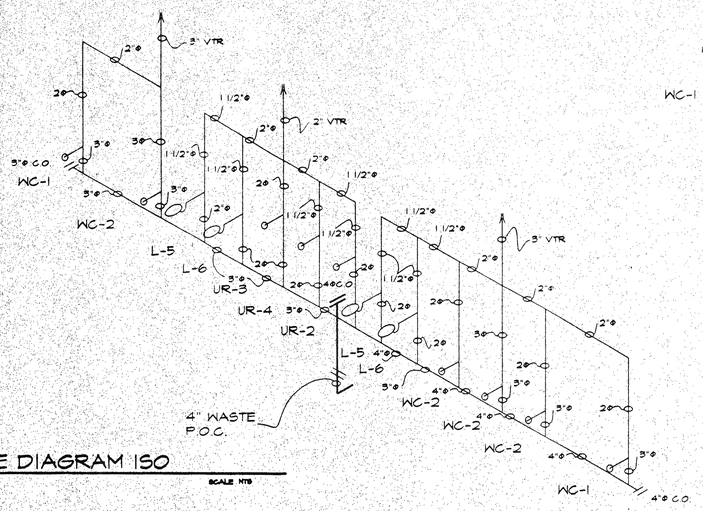
ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY
		REGISTERED PROFESSIONAL ENGINEER JAMES T. SIMPSON No. 3602				IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC 284 DATE SEP 6 1996

MODTECH INC.

JOB # 2612

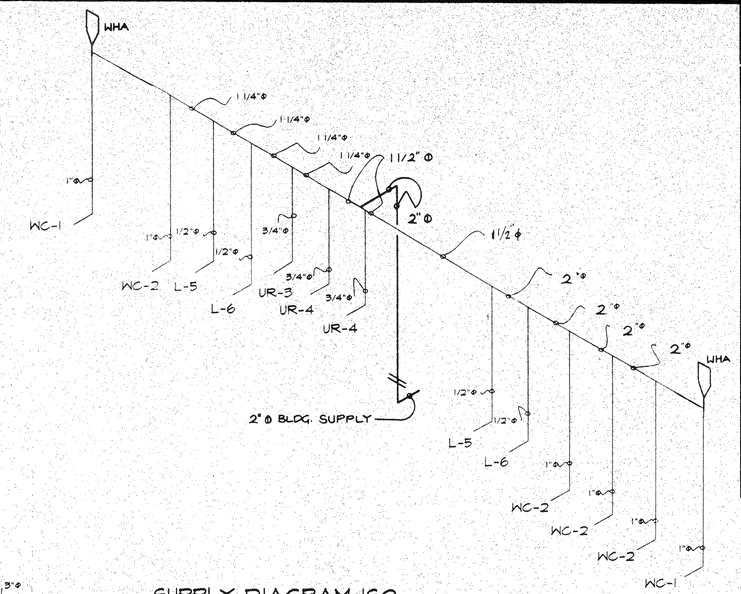
DRAWN BY
DATE
CHECKED BY
DATE

FRAMING DETAILS S4.7



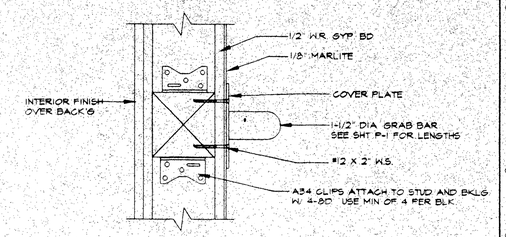
WASTE DIAGRAM ISO

SCALE NTS



SUPPLY DIAGRAM ISO

SCALE NTS



1 GRAB BAR SECTION

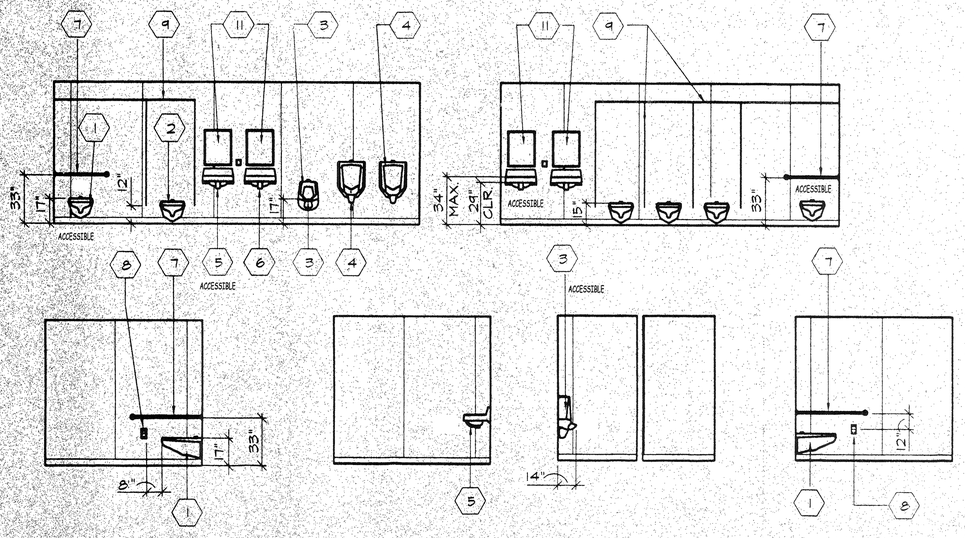
SCALE: 3" = 1'-0"

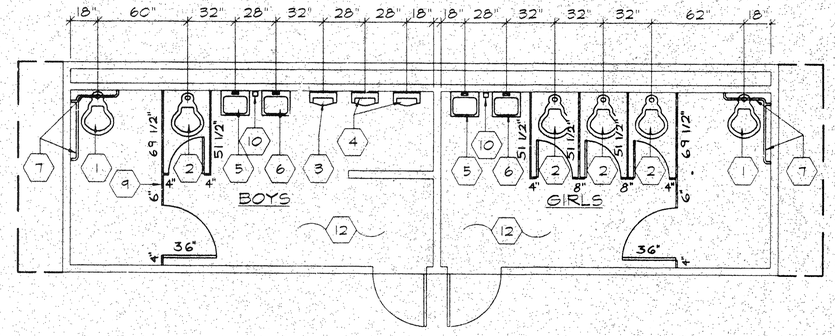
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP03 19 03 24
ACCN FLS SS
DATE 10/22/2019

KEY NOTES

FIXTURE BRANDS/MODELS MAY DIFFER BUT ARE TO COMPLY WITH BELOW LISTED BRANDS-MODELS ACCESSIBILITY STDS.

1. WC-1 WATER CLOSET (WALL MOUNTED) 1.5 GAL. CRANE PLACIDUS 3-446E VITREOUS CHINA MOUNTED AT HANDICAPPED HEIGHT
   USE:
   #10 CC OLSONITE SEAT @ +17" TO 19" MAX
   #11 SLOAN FLUSH VALVE
   ZURN Z-1023 - NL4 ADJUSTABLE HORIZONTAL SIPHON JET (NO HUB)
2. WC-2 WATER CLOSET. SAME AS ABOVE MOUNTED AT STANDARD HEIGHT.
3. URINAL (ACCESSIBLE) CRANE 7-109 MANHATTAN LOW CONSUMPTION (1.0 GAL. PER FLUSH, WALL HUNG, SIPHON JET ACTION W/ INTEGRAL TRAP VITREOUS CHINA MOUNT @ +17" A.F.F. TO LIP)
   USE:
   SLOAN - REGAL FLUSHOMETER #186
   FLUSH VALVE, SUPPORTS #629 OR #630
4. URINAL (STANDARD) CRANE 7-121 BEDFORD WATER ECONOMY (VITREOUS CHINA, WASH-OUT, WITH INTEGRAL TRAP AND STRAINER MOUNTED AT STANDARD HEIGHT
   USE:
   SLOAN - REGAL FLUSHOMETER #186
   FLUSH VALVE, SUPPORTS #629 OR #630
5. LAVATORY - (ACCESSIBLE) CRANE HARWICH VITREOUS CHINA 1-412, MOUNT @ HANDICAP HEIGHT
   USE:
   ZURN "Z" - DURA-COATED SYSTEM W/ CONCEALED ARMS (Z-1251 LAV WALL SUPPORT) OR #700 SERIES
   FAUCET - US BRASS NL 805 IPS LEVER HANDLE
6. LAVATORY - (STANDARD) KOHLER K-2051 GREENWICH VITREOUS CHINA, MOUNT @ STANDARD HEIGHT
   USE:
   ZURN "Z" - DURA-COATED SYSTEM W/ CONCEALED ARMS (Z-1251 LAV WALL SUPPORT) OR #700 SERIES
   FAUCET - US BRASS NL 805 IPS LEVER HANDLE
7. GRAB BARS - McKINNEY 9704-1-1/2" O.D. STAINLESS STEEL GRAB BAR SATIN FINISH 36" LONG IN BACK AND 42" ON SIDE
8. TOILET PAPER HOLDER (NIC)
9. TOILET PARTITIONS TYPICAL - THE EMBASSY - POWDER COATED METAL OVERHEAD BRACED, BAKED ENAMEL FINISH, MANF. BY GLOBAL STEEL PROD.
10. SOAP DISPENSER (NIC)
11. MIRROR - SERIES 530 RETURNED MIRRORS STAINLESS STEEL - 18GA. 18"WIDE X 24" HIGH ("J" SHEET METAL - MANF.)
12. FLOOR COVERING (SEE FINISH SCHED. A4.0)





PLUMBING PLAN

SCALE 1/4"=1'-0"

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
4 100852
ACCN FLS SS
DATE DEC 11 1997

7/21/97

ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY
		JAMES T. SIMPSON, REGISTERED PROFESSIONAL ENGINEER, STATE OF CALIFORNIA, LICENSE EXPIRES 6-30-2000				IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC 294 ACCN FLS SS DATE SEP 3 1997

MODTECH INC.

JOB # A-134-96

2612 OPTION "A"

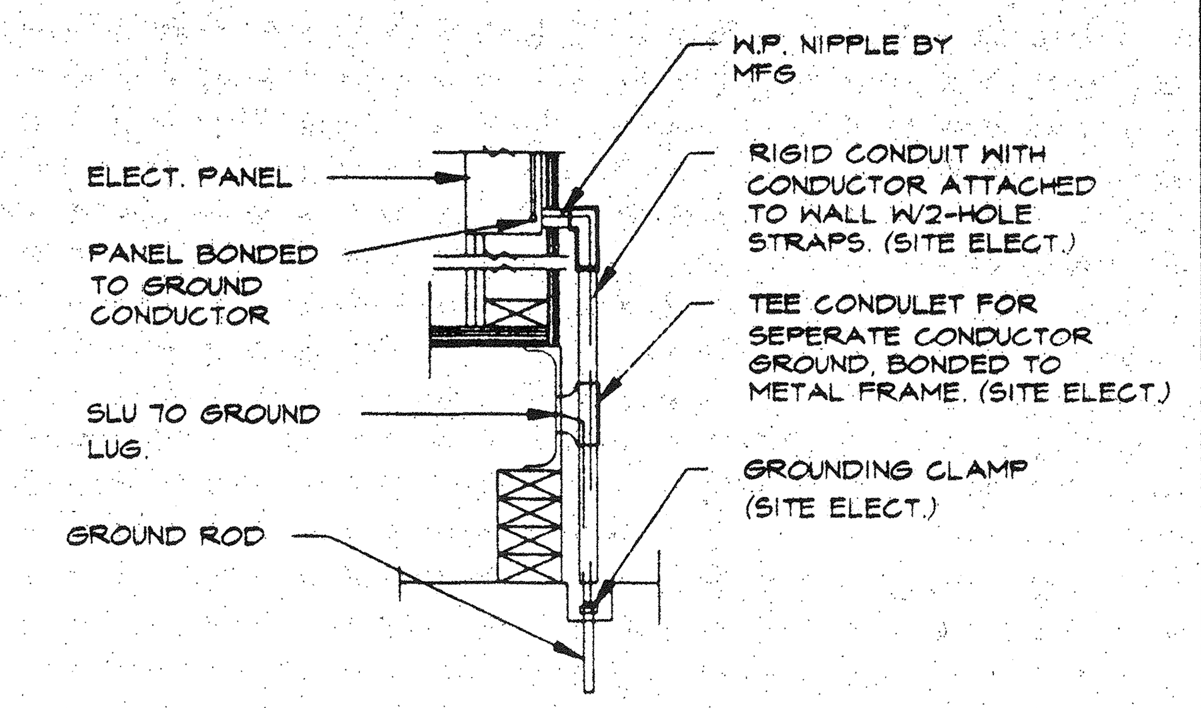
DRAWN BY AD
DATE
CHECKED BY
DATE

PLUMBING PLAN

P1.0

MOUNTING HEIGHTS

RECEPTS + 18"
PORCH LIGHTS + 90"
F/A BELL EXT. + 96"
F/A PULL STA. + 48"
MAIN PANEL BOX + 65"
FIRE ALARM ... OBE + 80"



(1) GROUND DETAIL

SCHOOL EQUIPMENT ANCHORAGE

THE FOLLOWING IS FOR THE ARCHITECTS INFORMATION ONLY:

THE SEISMIC ANCHORAGE OF ELECTRICAL EQUIPMENT SHALL CONFORM TO C.C.R. TITLE 24, SECTION 2312 (g) AND TABLE 23-P. ANCHORAGE DETAILS FOR ROOF/FLOOR MOUNTED EGUIPMENT WEIGHING LESS THAN 400 LBS. AND HUNG EQUIPMENT WEIGHING LESS THAN 20 LBS. MAY BE OMITTED FROM THE PLANS.

FOR ELECTRICAL DRAWINGS:

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

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

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

THE ABOVE VALUES ARE FOR AN IMPORTANCE FACTOR, I = 1.0 AND SEISMIC ZONE , Z = 0.4.

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

KEY NOTES

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT APP03 121324 AC/V/V FLS DATE 10/22/2003

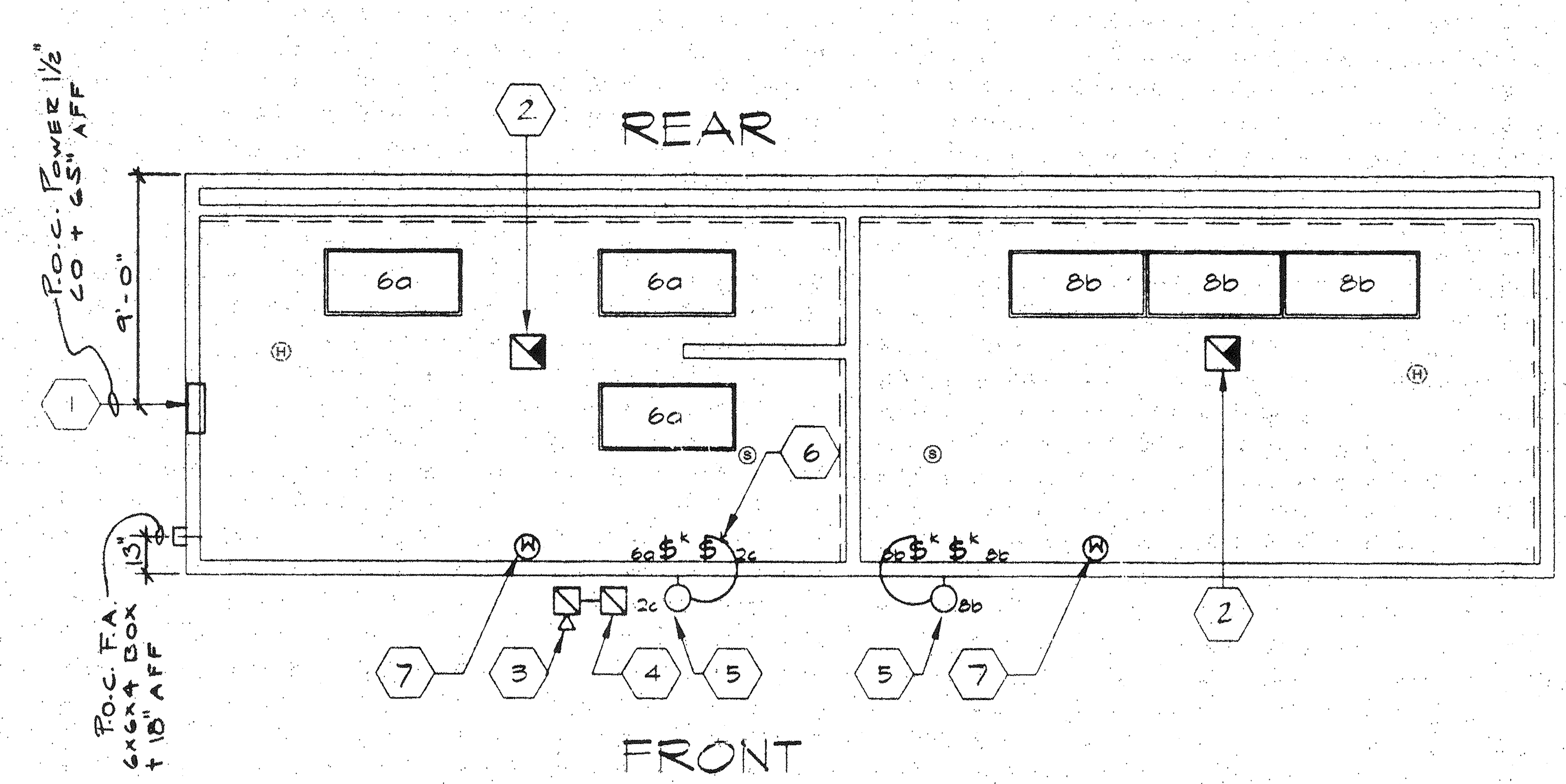
1. ELECTRICAL PANEL
2. EXHAUST FAN
3. FIRE ALARM HORN
4. FIRE ALARM PULL STATION
5. INCANDESCENT BRACKET LIGHT FIXTURE
6. "K" SWITCH (KEYED) @ +48"
7. STROBE LIGHTS ... + 80"

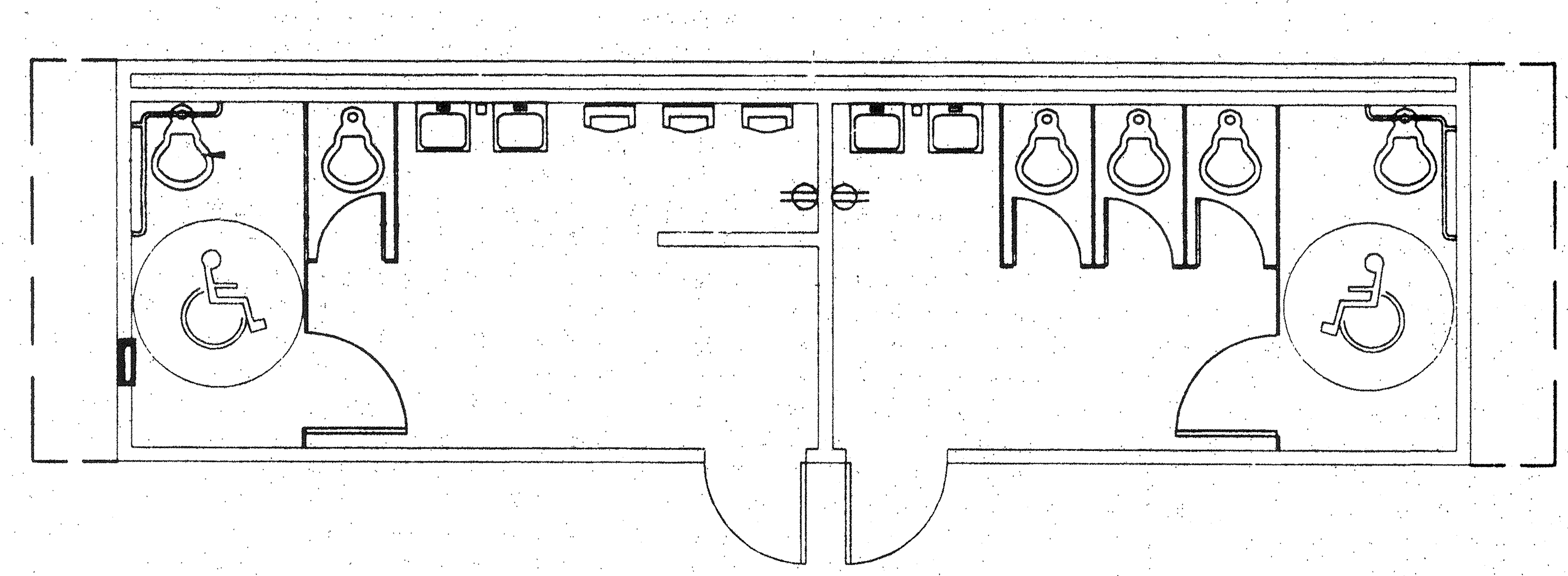
(S) 4SD J-BOX IN ATTIC FOR CEILING MOUNTED SMOKE DETECTOR ([redacted] BY OTHERS). MAXIMUM 21'-0" FROM ANY POINT IN ROOM AND 30'-0" BETWEEN THEM. PROVIDE A 6'-0" CONDUIT FROM EACH J-BOX TO SMOKE DETECTOR LOCATION. CONDUIT & CONNECTION TO CEILING DEVICE & DEVICE BY OTHERS

(H) 4SD J-BOX IN ATTIC FOR ATTIC MOUNTED HEAT DETECTOR ([redacted] BY OTHERS). MAXIMUM 35'-0" FROM ANY POINT IN ATTIC AND 50'-0" BETWEEN THEM. PROVIDE A 6'-0" CONDUIT FROM EACH J-BOX TO HEAT DETECTOR LOCATION. CONDUIT & CONNECTION TO CEILING DEVICE & DEVICE BY OTHERS

VOLTS: 120/240 V							PANEL:						FEED: BOTTOM
MAIN: 100 A							LOCATION:						MOUNTING:
LOAD	WATTS AØ	WATTS BØ	BREAKER Amps	BREAKER P	CKT	A B	CKT	BREAKER Amps	BREAKER P	WATTS AØ	WATTS BØ	LOAD	
RECEPT	180		20	1	1		2	20	1	680		LIGHTS INT/EXT & EX. FAN	
RECEPT		180	20	1	3		4	20	1		680	LIGHTS INT/EXT & EX. FAN	
					5		6						
					7		8						
					9		10						
					11		12						
					13		14						
					15		16						
					17		18						
WATTS/PHASE A = 860	180	180								680	680	B = 860 WATTS/PHASE	
TOTAL 2060 WATTS	(8.5) 9 AMPS				120/240 VOLTS					1 Ø		3 WIRE	

NCL = 360





NOTES

1. EACH BUILDING SHALL BE SEPARATELY GROUNDED WITH A 3/4" RD.X8' COPPERCLAD STEEL GROUND ROD. WHERE ROCK BOTTOM IS INCOUNTERED, ROD SHALL BE DRIVEN AT AN ANGLE NOT TO EXCEED 45 DEGREE'S FROM THE VERTICAL OR SHALL BE BURIED IN A TRENCH THAT IS AT LEAST 30" DEEP. (BY SITE ELECTRICAL)
2. TESTING: TEST FOR RESISTANCE TO GROUND. IF RESISTANCE EXCEEDS 25 OHMS, INSTALL ADDITIONAL GROUND RODS SEPERATED AT LEAST 6'-0" UNTIL RESISTANCE IS REDUCED TO 25 OHMS OR LESS. (BY SITE ELECTRICAL)
3. PROVIDE EQUIPMENT ANCHORAGE PER TITLE 24, TABLE 16J, PART B.
4. APPROVAL OF THIS PLAN DOSE NOT CONSTITUTE APPROVAL OF THIS FIRE ALARM FOR ALL SITES. THE FIRE ALARM SYSTEM AND/OR COMPONENTS MAYBE REQUIRED TO BE CHANGED DUE TO SITE LOCATION EXISTING CONDITIONS OR INCOMPATABLE COMPONENTS.
5. GROUND MG TEST SHALL BE DONE IN THE PRESENCE OF THE PROJECT INSPECTOR. GROUNDING SHALL BE IN ACCORDANCE W/C.E.C. ARTICLE 250.
6. ELECTRICIAN SHALL PROVIDE 2-12 GA. SLACK WIRES TO TO HOUSING OF ALL LIGHT FIXTURES @ DIAGONAL CORNERS WIRES SHALL BE ATTACHED TO STRUCTURE SEE SHT.
7. ALL WIRING SHALL BE 75° CENTIGRADE OR CALCULATE DERATION FOR AMBIENT TEMPERATURE

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES 4 100352

LICENSED ARCHITECT JACK F. SHIVELY No. C-23467 STATE OF CALIFORNIA

LIGHTING/POWER/SIGNAL PLAN

SCALE 1/4" = 1'-0"

7/21/97

ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY
		LICENSE EXPIRES 6-30-2003 STATE OF CALIFORNIA				IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES PC 284 AC FLS SS DATE SEP 1996

MODTECH INC.

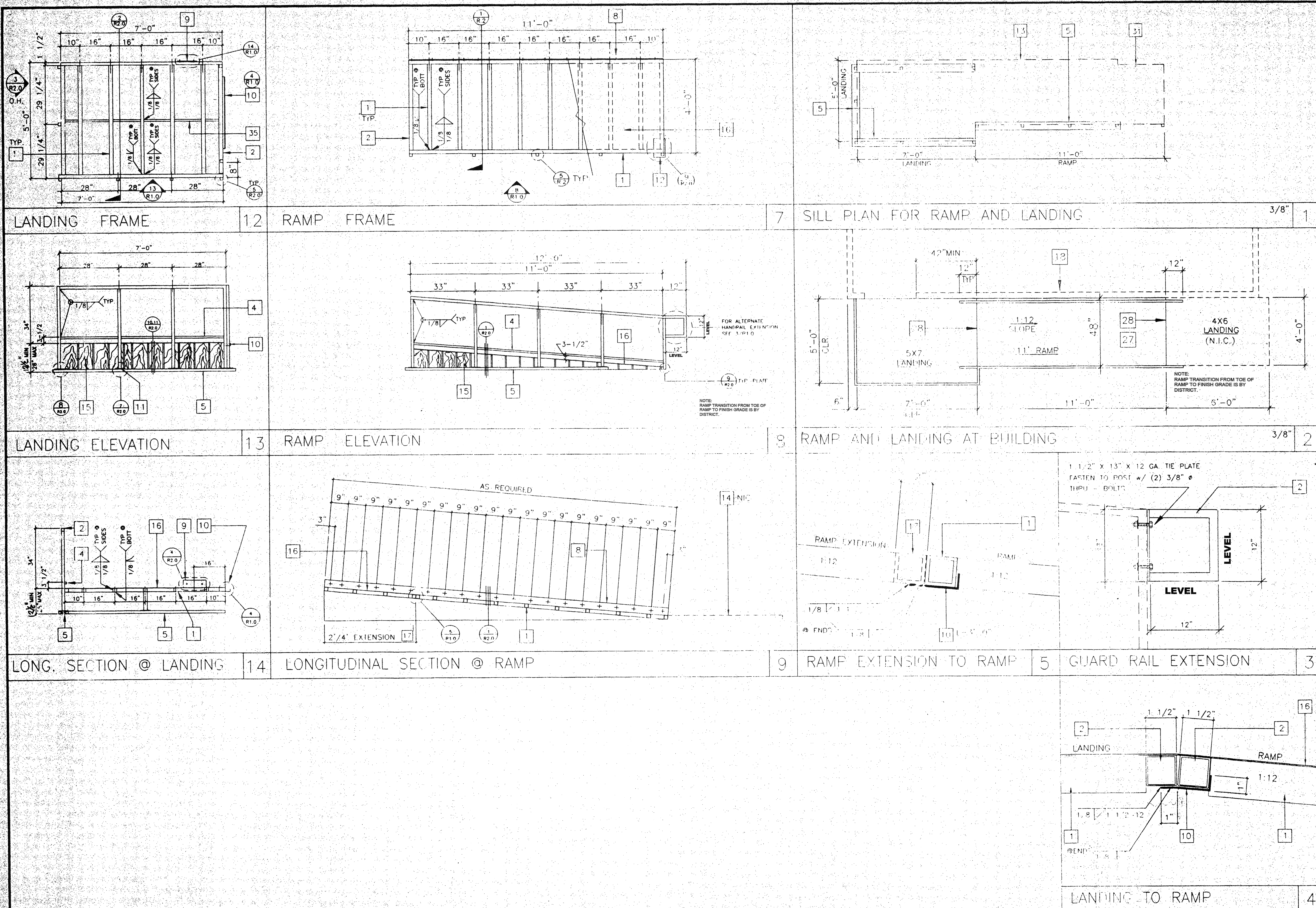
JOB # 2612

MODEL "A"

DRAWN BY / DATE / CHECKED BY / DATE

ELECTRICAL PLAN

E1.0



KEY NOTES

1	TS 2" x 2" x 14ga
2	TS 1 1/2" x 1 1/2" x 14ga (Fy = 39 KSI)
4	TS 1" x 1" x 16ga WHEELCHAIR GUIDE
5	2 x 6 PT SILL PLATE
8	6" x 10ga CONT. PLATE W/ 1 1/4" X 2" TEK SCREWS @9"OC INTO WOOD OR FOUND. BLOCKS OR #14 X 2" TEK SCREWS INTO STEEL @ 9" OC
9	6" x 12" x 10ga PLATE W/2-1 1/4" x 3" LAGS TO STRUCTURAL FRAME OF BUILDING
10	3" x 1" x 3'-0" x 10ga BENT PLATE
11	2" x 4" x 12ga BASE PLATE W/2-1/4" x 1" LAGS
12	6" x 10" x 12ga BASE PLATE @ RAMP TOE
13	LINE OF RAMP/LANDING ABOVE
14	LOWER LANDING BY DISTRICT
15	SKIRTING: PLYWOOD TO MATCH BUILDING SIDING. BLOCK ALL EDGES. ATTACH W/ 8d @ 6" OC EDGES AND 12"OC FIELD. AT EDGE CONNECTION TO T.S. USE #14 x 2" TEK SCREWS @ 6"OC
16	12ga METAL DECK: NON-SLIP SURFACE. DESIGN COEFFICIENT OF FRICTION GREATER THAN 6% MAINTAINABLE FOR 1 YR.
17	RAMP EXTENSION FRAME
18	EXISTING BUILDING
27	RAMP BY MODTECH
28	FLUSH TRANSITION
31	NOTCH BOTTOM PLATE (MUD SILL) AS REQUIRED TO CLEAR RAMP TOE. MAX NOTCH 1 1/2" x 4'-0" LONG
35	TS 1" x 1" x 16ga

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT
APP03 120324
AC N.N. FLS SS
DATE

NOTES

1. RAMPS: RAMPS SHALL NOT SLOPE MORE THAN 1" IN 12"
2. HANDRAILS: HANDRAILS AT BOTH SIDES OF RAMP AT 34" HT
3. SURFACE: LANDING & RAMP TO HAVE NON SLIP SURFACE AMCOR GRIP II AS MANUFACTURED BY AMERICAN CHEMICAL COMPANY (OR EQUAL)
4. GROUNDING. PROVIDE GROUNDING OF RAMP TO BLDG FRAME W/#8 CU TO BOTH GROUND LUGS
5. ARCHITECT SITE RAMP / LANDING PLANNING. DUE TO VARYING SITE CONDITIONS THE MAXIMUM HEIGHT OF FINISH FLOOR FROM GRADE IS 26" THEREFORE IT IS POSSIBLE THAT THE ACCESS RAMP ATTACHED TO THE BUILDING COULD BE 26'-0" AT A SLOPE OF 1:12 ARCHITECT MUST TAKE INTO ACCOUNT THAT THE RAMP SUPPLIED BY MODTECH INC. IS 11'-0" AT A SLOPE OF 1:12 THEREFORE THE ARCHITECT WILL HAVE TO DESIGN AND PROVIDE SUFFICIENT DETAILS OF RAMP EXTENSIONS AND BOTTOM LANDING DEPENDING ON PARTICULAR SITE CONDITIONS. IN NO WAY IS MODTECH INC. RESPONSIBLE FOR ANY RAMP EXTENSION EXCEEDING THE ORIGINAL PLAN AS SHOWN ON SHEET R1.0
6. ALL 1 1/4" AND 1 1/2" TUBE STEEL TO BE OF ASTM A500 GRADE A STEEL (Fy = [illegible])

7/21/97

REVISIONS	
1	
2	
3	
4	
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Electrical Engineer's Seal | Mechanical Engineer's Seal | Structural Engineer's Seal | Architects Seal

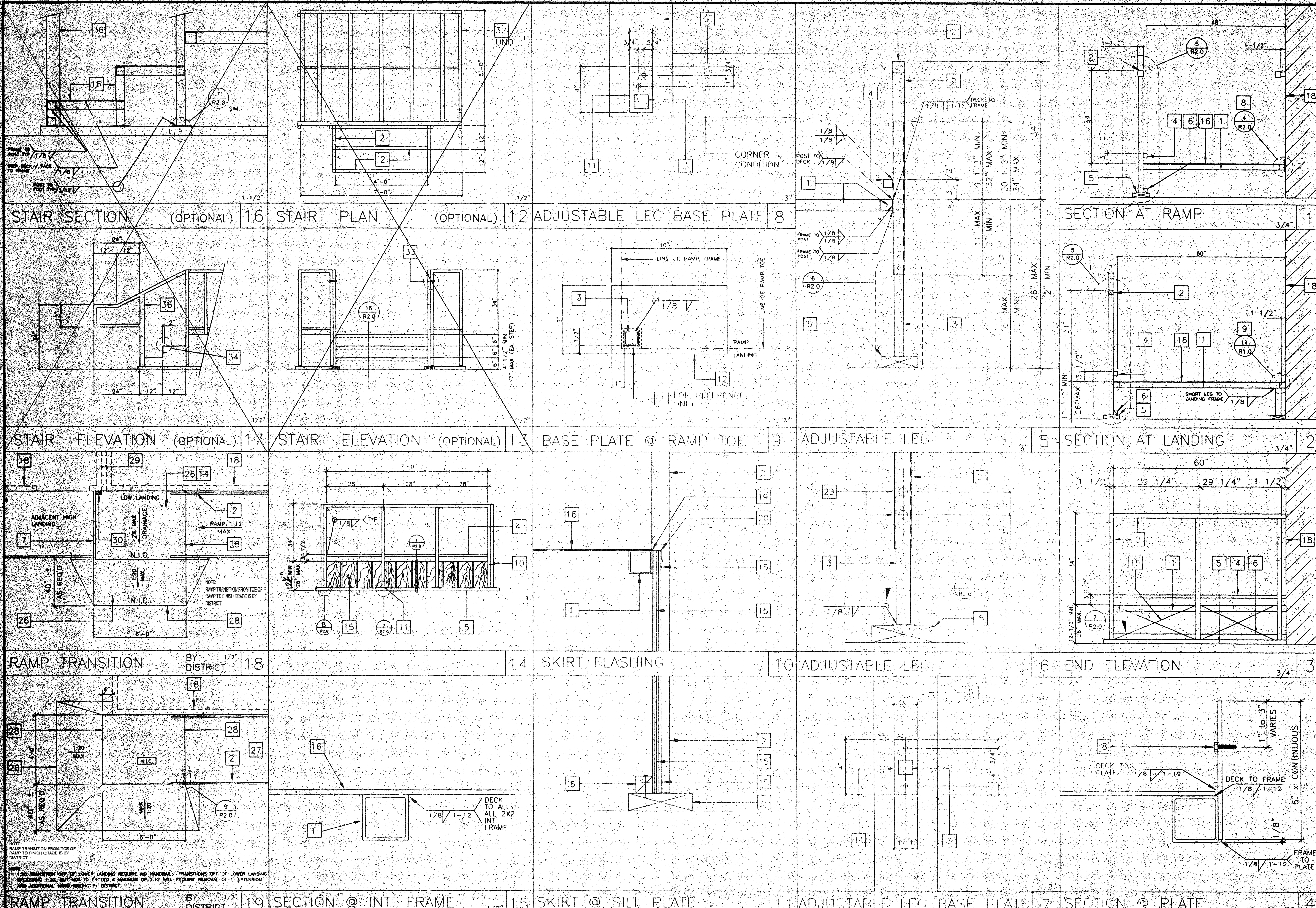
IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
PC 284
AC FLS SS
DATE MAY 6 1997
REVISED

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

Job Number: PC 284
\# 2612

RAMP / LANDING

MODTECH Index No.
R1.0



KEY NOTES

1	TS 2" x 2" x 14ga
2	TS 1 1/2" x 1 1/2" x 14ga (Fy = 39 KSI)
3	TS 1 1/4" x 1 1/4" x 14ga (Fy = 39 KSI)
4	TS 1" x 1" x 16ga WHEELCHAIR GUIDE
5	2 x 6 PT SILL PLATE
6	2 x 2 NAILER W/16d @ 12" OC
7	2 x RW HEADER BY DISTRICT
8	6" x 10ga CONTINUOUS PLATE W/ #14 x 2" TEK SCREW @ 9" OC INTO WOOD OR FOUNDATION BLOCKS OR #14 x 2" TEK SCREWS INTO METAL @ 9" OC
11	2" x 4" x 12ga BASE PLATE W/ 2 1/4" x 4" LAG
12	6" x 10" x 12ga BASE PLATE @ RAMP TOE
14	LOWER LANDING BY DISTRICT
15	SKIRTING: PLYWOOD TO MATCH BUILDING SIDING. BLOCK ALL EDGES. ATTACH W/8d @ 6" OC EDGES AND 12" OC FIELD. AT EDGE CONNECTION TO T.S. USE #14 x 2" TEK SCREWS @ 6" OC
16	12ga METAL DECK: NON-SLIP SURFACE DESIGN COEFFICIENT OF FRICTION GREATER THAN 6% MAINTAINABLE FOR 1 YR
18	EXISTING BUILDING
19	CAULKING
20	26 ga FLASHING
23	3/8" dia x 2" LONG MB W/NUT & WASHERS
26	PAVE BY DISTRICT
27	RAMP BY MODTECH
28	FLUSH TRANSITION
29	3" MINIMUM BUILDING SERERATION
30	PROVIDE DIVERSION FOR WATER FROM DOWNSPOUT FOR THIS CONDITION BY DISTRICT
32	FOR LANDING DETAILS AND RAMP ATTACHMENT SEE 12/P1
33	FASTEN POST W/ 3/8" ø THRU BOLT TYPICAL
34	2" WARNING STRIPES MAX 1" FROM EVERY STAIR NOSING. USE CONTRASTING COLOR
36	TS 2 1/2" x 2 1/2" x 8ga ASTM A500 GRADE A

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT
APP03 1 20924

IDENTIFICATION STAMP OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES
4 100 52
DEC 1 1 1997

REVISIONS

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

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICE
PC 284
REVISED

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

Job Number: PC 284
2612

RAMP/STAIR DETAILS

R2.0