

Cover Sheet

Document Title:	Approved Septic Plans
Prepared By:	San Bernardino County
Date:	05/04/2023
Version:	Permit NEWNR-2021-000230
Project Name:	PPHCSD Civic Center Phase 1
Client/Stakeholder:	PPHCSD
Confidentiality:	[Public/Internal/Confidential]

Document Overview

This specification document outlines the requirements, standards, and key details for the project or product described above. The cover sheet provides a summary of essential information to identify and track the document throughout its lifecycle.

ONLY REFERENCE PAGES FOR A-1 Site and P-1 Plumbing Floor Plan DETAILS FOR SEPTIC SYSTEM INSTALLATION

Contact Information

- Merrell Johnson, Brad S Merrell, P.E. 760-256-2068B, brad.merrell@merrelljohnson.com

Revision History

Version	Date	Description	Author

"FOR REFERENCE ONLY"

Note: These plans had received prior approval from the appropriate approving agency and are issued as "For Reference Only" documents for prospective bidders to review only. Bidders must bid the "BID SET" drawings as changes have been made since approvals. "Bid Set" drawings will be resubmitted for approval during the bidding period and issued as "FOR CONSTRUCTION DRAWINGS" AFTER OBTAINING APPROVALS FROM APPROPRIATE APPROVAL AGENCY.

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PHELAN PIÑON HILLS COMMUNITY SERVICES DISTRICT • CIVIC CENTER •

• COMMERCIAL DEVELOPMENT •
SHEEP CREEK ROAD, PHELAN, CA 92307

GENERAL NOTES		CONSTRUCTION NOTES		PROJECT TEAM		PROJECT DATA		SHEET INDEX																																																																																																																																																																																																																																																																											
<p>1. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENT AGENCIES AND COORDINATE HIS WORK ACCORDINGLY. THE CONTRACTOR WILL BE REIMBURSED ALL PERMIT FEES BY THE CLIENT.</p> <p>2. ALL REQUESTS FOR CLARIFICATION OF THESE DRAWINGS SHALL BE DIRECTED TO STEENO DESIGN STUDIO, INC. IN WRITING. THE CONTRACTOR SHALL FAMILIARIZE THEMSELF WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID, AND NOTIFY THE DESIGNER OF ANY PROBLEMS OF COMPATIBILITY BETWEEN THE NEW AND EXISTING CONSTRUCTION. ALL BIDS SHALL INCLUDE APPLICABLE TAXES, DELIVERY, AND INSTALLATION CHARGES.</p> <p>3. THE CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS EQUIPMENT ETC. REQUIRED TO COMPLETE THE CONSTRUCTION OR INSTALLATION OF ALL ITEMS REQUIRED FOR A COMPLETE INSTALLATION, UNLESS DESIGNATED N.I.C.(NOT IN CONTRACT) CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND GOVERNMENTAL REGULATIONS.</p> <p>4. ALL WORK SHALL BE DONE IN QUALITY WORKMANSHIP LIKE MANNER UTILIZING (UNLESS OTHERWISE NOTED) ONLY NEW HIGH QUALITY MATERIALS CONSISTENT WITH SPECIFICATIONS AS INDICATED. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND GOVERNMENTAL REGULATIONS.</p> <p>5. THE CONTRACTOR SHALL MAINTAIN THE PUBLIC RIGHT OF WAYS, SIDEWALKS, BASEMENT AREAS, CORRIDORS ETC.EFFECTED THE CONSTRUCTION FREE OF SOIL, DEBRIS, TRASH, ETC. ON A DAILY BASIS, CLEAR EGRESS SHALL BE MAINTAINED AT ALL BUILDING TENANTS, THEIR EMPLOYEES, AND GUESTS.</p> <p>6. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO, ALL PERSONS EMPLOYED FOR THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY.</p> <p>7. ALL COMPLETED WORK, MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN WHICH IS IN THE CARE, CUSTODY, OR CONTROL OF THE CONTRACTOR.</p> <p>8. ALL EXISTING CONSTRUCTION AND PROPERTY AT SITE OR ADJACENT THERETO ANY DAMAGE TO SHALL BE REPAIRED/REPLACED TO THE SATISFACTION OF THE DESIGNER AT THE CONTRACTOR'S EXPENSE.</p> <p>9. DELIVERY OF MATERIALS AND REMOVAL OF DEBRIS IS TO BE COORDINATED AND SCHEDULED AS AGREED UPON BY THE BUILDING OWNER/MANAGER.</p> <p>10. BEFORE DRILLING /BORING/CUTTING ANY HOLES IN THE CONCRETE SLAB OR EXISTING BUILDING STRUCTURE, THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE BUILDING OWNER OR HIS REPRESENTATIVE FOR EACH SEPTIC LOCATION OF SAME. ALL DRILLING/BORING/CUTTING PERTAINING TO OCCUPIED SPACES WILL BE REQUIRED TO BE COMPLETED BETWEEN 8:00 AM AND 5:00 PM ON NORMAL WORKING HOURS AND DAYS DUE TO THE OCCUPANCY OF THE OTHER TENANTS.</p> <p>11. WHERE WORK OR EQUIPMENT IS INDICATED N.I.C. (NOT IN CONTRACT) ON THE DRAWINGS SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS, CONTRACTOR SHALL COORDINATE AND COOPERATE TO AFFECT SUCH INSTALLATION.</p>		<p>NOTE: THIS PLAN IS SUBJECT TO ALL LOCAL CONDITIONS, CODES, AND VERIFICATION OF DIMENSIONS PRIOR TO START OF CONSTRUCTION.</p> <p>1. DRYWALL SUB TO PROVIDE AND INSTALL ALL NECESSARY BACKING AND BRACING FOR CABINET & MILLWORK.</p> <p>2. DRYWALL SUB TO FINISH ALL NEW & EXISTING PAINTED WALL FOR NEW FINISHES.</p> <p>3. DRYWALL SUB TO SKIM COAT, SAND SMOOTH, & FINISH ALL NEW & EXISTING WALLS, COLUMNS, SILLS, & HEADERS READY FOR NEW FINISHES.</p> <p>4. DRY WALL SUB TO CUT OPEN AND PATCH ALL EXISTING WALLS FOR ELECTRICAL, HVAC & PLUMBING AREAS.</p> <p>5. DRYWALL SUB TO PATCH/REPAIR ALL EXISTING SCARS AT WALLS AND MULLIONS, READY FOR NEW FINISHES.</p> <p>FINISH NOTES</p> <p>1. ALL FINISH MATERIALS TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.</p> <p>2. ALL WALLS TO BE "FACE-MASKED" AT THE CEILING LINE.</p> <p>3. PREP ALL FLOORS AS REQUIRED</p> <p>4. ALL MATERIALS ARE TO COMPLY WITH THE HEALTH DEPARTMENT REQS.</p> <p>FLOOR COVERING NOTES</p> <p>1. FLASH PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO FLOORING INSTALLATION.</p> <p>2. PROVIDE AND INSTALL SPECIFIED COVE BASE FOR RESILIENT TILE FLOOR AREAS, UNLESS OTHERWISE NOTED.</p> <p>3. PROVIDE AND INSTALL ALL TILE FLOORING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS/INSTRUCTIONS. ALL TILE TO BE LAID WITH PATTERN DESIGN RUNNING IN ONE DIRECTION UNLESS OTHERWISE NOTED.</p> <p>PAINT, WALL COVERING, & WINDOW COVERING NOTES</p> <p>1. ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE MINIMUM OF TWO COATS SHALL BE APPLIED TO ACHIEVE FULL COVERAGE.</p> <p>2. WALL COVERING CONTRACTOR TO COORDINATE ALL WALL COVERING APPLICATION IN OR ON CABINET WORK WITH CABINET CONTRACTOR.</p> <p>CABINET/MILLWORK NOTES</p> <p>1. ALL WOODWORK BLOCKING GROUNDS, ROUGH BUCKS AND MISCELLANEOUS BLOCKING TO BE FIREPROOFED IN ACCORDANCE WITH LOCAL MUNICIPAL CODES.</p> <p>2. CABINET CONTRACTOR SHALL COORDINATE SETTING OF ALL NECESSARY BLOCKING IN CONJUNCTION WITH HIS WORK.</p> <p>3. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS, FIXTURES ARE TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR, CUTOUTS FOR SWITCHES, OUTLETS, ETC. AS REQUIRED ARE BY THE CABINET CONTRACTOR AND TO BE COORDINATED WITH THE ELECTRICAL CONTRACTOR.</p>		<p>ARCHITECTURAL, STRUCTURAL & LANDSCAPING</p> <p>STEENO DESIGN STUDIO THOMAS R. STEENO ARCHITECT • LIC. #C26448</p> <p>11774 HESPERIA RD. ♦ SUITE B-1 ♦ HESPERIA ♦ CA. 92345 (760) 244-5001 ♦ FAX: (760) 244-1948 ♦ tom@steenodesign.com</p> <p>ELECTRICAL</p> <p>SALINAS ELECTRICAL DESIGN</p> <p>SALINAS ELECTRICAL DESIGN 13155 FALCON TRAIL, VICTORVILLE, CA 92392 PH / FAX: (760) 241-5212</p>		<p>ZONE: PER COUNTY MAP PH04A (PH/C) GENERAL COMMERCIAL</p> <p>OVERLAYS: FLOOD PLAIN 1 (FP1) / FIRE SAFETY 2 (FS2)</p> <p>OCCUPANCY: (B) BUSINESS (A-2) ASSEMBLY & (S-1/ S-2) STORAGE</p> <p>CONSTRUCTION TYPE: I-B</p> <p>STORIES: 1-STORY</p> <p>FIRE SPRINKLERS: YES</p> <p>A.P.N. 3066-261-10</p> <p>SITE ADDRESS: 9535 SHEEP CREEK RD. PHELAN, CA 92329</p> <p>ZONING SETBACKS: F.E.M.A. FLOOD ZONE</p> <p>APPLICANT/OWNER: PHELAN/PINON HILLS C.S.D. PO BOX 29409 4176 WARBLER RD. PHELAN, CA 92329-4049 PH:760-868-1212 FAX:760-868-2323</p> <p>ARCHITECT/REPRESENTATIVE: STEENO DESIGN STUDIO, INC. ARCHITECT: TOM STEENO 11774 HESPERIA ROAD, SUITE B-1 PH: 760-244-5001 FAX: 760-244-1948</p> <p>LEGAL DESCRIPTION</p> <p>PARCEL 1: THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.</p> <p>SCOPE OF WORK</p> <p>PLANNED DEVELOPMENT IS TO CONSTRUCT PHASE 1 WITH A NEW 14,034 SQ. FT. CIVIC CENTER OFFICE BUILDING WITH COMMUNITY ROOM AND EXPANSION AREA ON A VACANT PARCEL FOR PHELAN PINON HILLS COMMUNITY SERVICES DISTRICT.</p> <p>ALL CONSTRUCTION TO BE PER ALL CURRENT STATE AND SAN BERNARDINO COUNTY ORDINANCES, CODES, REQUIREMENTS & REGULATIONS.</p> <p>VICINITY MAP</p> <p>PROJECT LOCATION</p>		<table><thead><tr><th>SHEET #</th><th>GENERAL INFORMATION</th><th>BAS</th><th>FIRE</th><th>HEALTH</th></tr></thead><tbody><tr><td>G-0</td><td>COVER SHEET & PROJECT INFORMATION</td><td></td><td></td><td></td></tr><tr><td>GC-1</td><td>CALIFORNIA NON-RESIDENTIAL GREEN CODE REQUIREMENTS</td><td></td><td></td><td></td></tr><tr><td>GN-1</td><td>GENERAL NOTES</td><td></td><td></td><td></td></tr><tr><td>AC-1</td><td>ACCESSIBILITY DETAILS AND SPECIFICATIONS</td><td></td><td></td><td></td></tr><tr><td colspan="5">ARCHITECTURAL</td></tr><tr><td>A-0</td><td>SITE PLAN</td><td></td><td></td><td></td></tr><tr><td>A-0.1</td><td>SITE PLAN - OVERALL PROPERTY (SHOWING RETENTION BASIN)</td><td></td><td></td><td></td></tr><tr><td>A-1</td><td>FLOOR PLAN</td><td></td><td></td><td></td></tr><tr><td>A-1.1</td><td>ENTRY PORTAL PLANS</td><td></td><td></td><td></td></tr><tr><td>A-1.2</td><td>ENLARGED RESTROOM PLANS AND DETAILS</td><td></td><td></td><td></td></tr><tr><td>A-2</td><td>EXTERIOR ELEVATIONS</td><td></td><td></td><td></td></tr><tr><td>A-3</td><td>SECTIONS</td><td></td><td></td><td></td></tr><tr><td>A-3.1</td><td>SECTIONS</td><td></td><td></td><td></td></tr><tr><td>A-4</td><td>ROOF PLAN</td><td></td><td></td><td></td></tr><tr><td>A-5</td><td>REFLECTED CEILING PLAN</td><td></td><td></td><td></td></tr><tr><td>A-6</td><td>DOORS & WINDOWS SCHEDULES & DETAILS</td><td></td><td></td><td></td></tr><tr><td>A-6.1</td><td>DOORS & WINDOWS SCHEDULES & DETAILS</td><td></td><td></td><td></td></tr><tr><td>A-7</td><td>INTERIOR ELEVATIONS</td><td></td><td></td><td></td></tr><tr><td>A-7.1</td><td>INTERIOR ELEVATIONS</td><td></td><td></td><td></td></tr><tr><td>EG-1</td><td>EGRESS PLAN AND OCCUPANCY</td><td></td><td></td><td></td></tr><tr><td colspan="5">ELECTRICAL</td></tr><tr><td>E-0</td><td>SITE ELECTRICAL PLAN</td><td></td><td></td><td></td></tr><tr><td>E-0.1</td><td>PHOTOMETRIC SITE ELECTRICAL PLAN</td><td></td><td></td><td></td></tr><tr><td>E-1</td><td>ELECTRICAL NOTES & SPECIFICATIONS</td><td></td><td></td><td></td></tr><tr><td>E-2</td><td>SINGLE LINE DIAGRAM</td><td></td><td></td><td></td></tr><tr><td>E-2.5</td><td>EQUIPMENT SPEC SHEET - 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<p>FIRE DEPARTMENT NOTES</p> <p>SITE HAS BEEN PREGRADDED.</p> <p>ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO CONSTRUCTION.</p> <p>ALL FIRE HYDRANTS SHALL CONFORM TO CURRENT AWWA STANDARD C503 OR APPROVED EQUAL.</p> <p>ALL PROPOSED FIRE HYDRANTS TO PROVIDE 1,500 GALLON PER MINUTE @ 20 PSI FOR A DURATION OF 2 HOURS, OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND WITH SPRINKLER EXCEPTION.</p> <p>VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.</p> <p>PIVOT OR PIVOTING SWINGING DOORS SHALL BE IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY. 2019 CBC - 1010.1.2.1</p> <p>EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. 2019 CBC 1010.1.9</p> <p>WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH 2019 CBC 1010.1.1</p> <p>THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. 2019 CBC 1008.2.1</p> <p>EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS, INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100 FEET (30.480 MM) OR THE LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. 2019 CBC 1013.1</p> <p>EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES, TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. 2019 CBC 1013.6.3</p> <p>PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE INSTALLED IN ACCORDANCE WITH 2019 CFC 906.1</p> <p>NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.</p> <p>ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 1/8 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (12.7 MM). 2019 CFC 906.1</p> <p>COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTERS BY AN APPROVED SPRINKLER SYSTEM. FIRE CODE 304.3.3</p> <p>PROVIDE APPROVED PANIC HARDWARE ON REQUIRED EXIT DOORS.</p> <p>INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 803.5 AS FOLLOWS: CLASS B - VERTICAL ENCLOSURES, CLASS C - CORRIDORS, CLASS C - ROOMS.</p> <p>ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH 2019 CFC 803</p>		<p>GOVERNING CODES</p> <p>APPLICABLE CODES: THESE PLANS SHALL COMPLY W/ THE LOCAL MUNICIPAL CODE AND 2019 EDITION OF THE CALIFORNIA BUILDING CODE, WHICH ADOPTS THE 2018 IBC, 2019 UMC, 2019 UPC, 2019 NEC AND CALIFORNIA AMENDMENTS.</p> <p>CODES:</p> <p>BUILDING CODE:..... 2019 CALIF. BUILDING CODE (C.B.C.)</p> <p>ELECTRICAL CODE:..... 2019 CALIF. ELECTRICAL CODE (C.E.C.)</p> <p>MECHANICAL CODE:..... 2019 CALIF. MECHANICAL CODE (C.M.C.)</p> <p>PLUMBING CODE:..... 2019 CALIF. PLUMBING CODE (C.P.C.)</p> <p>ENERGY CODE (TITLE 24 - PART 6):..... 2019 CALIF. ENERGY STANDARDS</p> <p>ACCESSIBILITY CODE:..... 2019 CALIF. BUILDING CODE - CHAPTER 11</p> <p>GREEN CODE (TITLE 24 - PART 11):..... 2019 CALIF. GREEN BUILDING STANDARDS (C.G.C.)</p> <p>FIRE CODE:..... 2019 CALIF. FIRE CODE (C.F.C.)</p> <p>SEE GREEN CODE NON-RESIDENTIAL CHECKLIST ON PAGE GO-1 FOR MANDATORY MEASURES. C.C.C. & SUB-CONTRACTORS TO COMPLY WITH APPLICABLE MEASURES. SEE ALSO NOTES ON FLOOR PLAN</p> <p>CIVILS</p> <p>PLANS PREPARED BY:</p> <p>TRLS ENGINEERING Inc.</p> <p>10770 AVENUE, SUITE 108 Hesperia, CA 92345 Phone: (760) 948-4900</p> <p>HAZARDOUS MATERIALS</p> <p>NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN IBC TABLES 307.1(1) AND 307.1(2)</p> <p>FIRE SAFETY OVERLAY ZONE NOTES</p> <p>1. BUILDINGS/STRUCTURES ERECTED, CONSTRUCTED, ALTERED, REPAIRED OR MOVED WITHIN OR INTO THE FIRE SAFETY OVERLAY ZONE SHALL COMPLY WITH CBC 7014.3</p> <p>2. PAINTS, COATINGS, STAINS OR OTHER SURFACE TREATMENTS ARE NOT AN APPROVED METHOD OF PROTECTION REQUIRED IN CBC CHAPTER 7A. (CBC 7034.5.3)</p> <p>DEFERRED AND / OR SEPARATE PERMIT ITEMS</p> <p>1. LANDSCAPING PLANS</p> <p>2. MONUMENT SIGNS</p> <p>3. SITE LIGHT STANDARDS</p> <p>4. FIRE SPRINKLERS</p> <p>5. FIRE ALARM SYSTEM</p>		<p>HAZARDOUS MATERIALS</p> <p>SECTION 5004.1 OF 2019 CBC</p> <p>STORAGE OF HAZARDOUS MATERIALS IN AMOUNTS EXCEEDING THE MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA AS SET FORTH IN SECTION 5003.1 SHALL BE IN ACCORDANCE WITH SECTIONS 5001, 5003 AND 5004. STORAGE OF HAZARDOUS MATERIALS IN AMOUNTS NOT EXCEEDING THE MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA AS SET FORTH IN SECTION 5003.1 SHALL BE IN ACCORDANCE WITH SECTIONS 5001 AND 5003. RETAIL AND WHOLESALE STORAGE AND DISPLAY OF NONFLAMMABLE SOLID AND NONFLAMMABLE AND NONCOMBUSTIBLE LIQUID HAZARDOUS MATERIALS IN GROUP M OCCUPANCIES AND GROUP S STORAGE SHALL BE IN ACCORDANCE WITH SECTION 5003.1.1.</p>																																																																																																																																																																																																																																																																															
<p>UTILITIES</p> <p>ELECTRIC: SOUTHERN CALIFORNIA EDISON CO. 12353 HESPERIA RD. VICTORVILLE CA 92392 (760) 861-3257</p> <p>DISPOSAL CR & R PHELAN, CA 92371 PH: (760) 868-4353</p> <p>WATER: PHELAN PINON HILLS CSD 4176 WARBLER RD. PHELAN, CA 92371 PH: (760) 868-2758</p> <p>TELEPHONE: VERIZON 15168 LA PAZ ROAD VICTORVILLE, CA 92392 (800) 772-6153</p> <p>GAS PROPANE (LP) SERVICE PROVIDER TO BE SPECIFIED</p> <p>SEWER: PRIVATE ON SITE SYSTEM</p>																																																																																																																																																																																																																																																																																			

1. WORK PERFORMED
 - A. THESE GENERAL NOTES, ETC.
 - B. CALIFORNIA BUILDING CODE, 2019 EDITION
 - C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
NOTE: DIMENSIONS TAKE PRECEDENCE OVER SCALE.
3. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53.
4. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53, AND THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3.
5. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
6. A MAINTENANCE LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTATIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE. SHALL BE PROVIDED FOR THE OWNER'S USE.
7. THIS PROJECT COMPLIES WITH THE 2019 CBC, UMC, AND UPC, AND NEC.
8. BUILDING MUST BE CONNECTED TO A PUBLIC SEWER IF AVAILABLE. AN ACCEPTANCE LETTER MUST BE SUBMITTED FROM THE SERVING DEPARTMENT AT THE TIME OF PERMIT APPLICATION.
9. AN APPROVED JOB SITE TOLLET IS REQUIRED TO BE AVAILABLE TO ANYONE INVOLVED IN CONSTRUCTION ACTIVITIES.

1. ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL.
2. TREAT SOIL UNDER SLAB AREAS WITH POISON.
3. FOUNDATION CONTRACTOR - SEE SOILS REPORT FOR INDIVIDUAL LOT REQUIREMENTS WHEN AVAILABLE.
4. FOOTING SHALL BE SOIL PREPARATION REQUIREMENTS FOR EXPANSIVE SOILS PENDING CHECK OF SOILS CONDITION AT TIME OF FOOTINGS INSPECTION BY BUILDING AND SAFETY OFFICE.
5. THE PLACEMENT OF PROPOSED BUILDING OR FENCES SHALL BE SUCH THAT WATER OR MUD FLOW WILL NOT BE A HAZARD TO BUILDING OR ADJACENT PROPERTY.
6. ALL SWALES TO BE 8" MINIMUM FROM FOUNDATION.
7. IF LOT DIMENSIONS REQUIRE A DRIVEWAY ONE OF THE TWO WILL BE USED:
A. 1-1/2" ASPHALT OR 4" BASE, OR
B. 3-1/2" CONCRETE
8. EAVES SHALL BE AT LEAST 30" FROM SIDE OF PROPERTY LINES (504a).
9. MAINTAIN 6" CLEARANCE BETWEEN SEPTIC TANK AND SEEPAGE PIT, AND MINIMUM CLEARANCES TO BUILDINGS AND PROPERTY LINES OF 5'-0" FOR THE SEPTIC TANK AND 6'-0" FOR THE SEEPAGE PIT. (T-11-1 P.C.)
10. SEPTIC TANK MANHOLES UNDER PAVING TO BE APPROVED TYPE AND ACCESSIBLE

1. CONCRETE TO BE MACHINE MIXED WITH A MAXIMUM OF 7-1/2 GALLONS OF WATER PER SACK OF CEMENT. CONCRETE TO REACH A STRENGTH OF 2,500 PSI MINIMUM IN 28 DAYS.
2. SILL BOLTING:
 - A. INTERIOR NONBEARING WALL: APPROVED SHOT PINS WITH CADMIUM WASHERS AT 32" O.C. MAXIMUM. 7/32" DIAMETER x 3-5/16".
 - B. EXTERIOR NONBEARING WALL: APPROVED SHOT PINS WITH 3/4" SQUARE X 43" O.D. 1/4" THICK WASHERS, 7" MINIMUM EMBEDMENT INTO CONCRETE, 6" O.D. O.C. MAXIMUM. 1/2" FROM CORNERS, ENDS AND INTERMEDIATE WALLS. 1/2" MINIMUM EMBEDMENT INTO CONCRETE, 6" O.D. O.C. MAXIMUM.
 - C. INTERIOR BEARING WALLS: APPROVED SHOT PINS WITH CADMIUM WASHERS AT 32" O.C. MAXIMUM. 7/32" DIAMETER x 3-5/16". MINIMUM 5" MAXIMUM 6" FROM END OF PLATE. I.C.B.O. #1280 UNLESS OTHERWISE NOTED
3. REINFORCING BARS SHALL CONFORM TO ASTM A615-40.
4. MAINTAIN:
 - A. CONCRETE SLABS MINIMUM 8" ABOVE FINISH GRADE.
 - B. MINIMUM OF 8" CONCRETE BETWEEN WOOD AND GRADE
5. IF HOLD DOWNS ARE REQUIRED BY CALCULATIONS, HOLD DOWN ANCHORS MUST BE TIED IN PLACE TO FOUNDATION. INDICATE LOCATION OF ANCHORS.
6. FOUNDATIONS AND FLOOR SLABS ON EXPANSIVE SOIL (2904-B, NOT 2907-1) SHALL CONFORM AS FOLLOWS, UNLESS APPROVED SHOT REPORT INDICATES SOIL IS NOT EXPANSIVE OR RECOMMENDS OTHER DETAILS:
 - A. CONTINUOUS FOOTINGS UNDER EXTERIOR WALLS AND INTERIOR BEARING WALLS EXTENDING BEYOND 1/4" MINIMUM AND BELOW FOUNDATION WALLS SHALL CRAWL HOLE.
 - B. CONTINUOUS NUMBER 5 BARS, ONE 4" FROM BOTTOM AND ONE 4" FROM TOP OF FOOTING.
 - C. SATURATE THE 10" SOIL DEEPEN OVER 2" THICK LAYER 3/4" GRAVEL OVER COMPACTED NATURAL FILL.
 - D. SATURATE THE 10" SOIL DEEPEN BEFORE PLACING THE CONCRETE SLAB.
7. GAS PIPES NOT PERMITTED BELOW SLAB UNLESS NOTED OTHERWISE.
8. PROVIDE AN APPROVED PAVED OR CONCRETE DRIVEWAY UNLESS EXEMPT.

- NOT APPLICABLE

1. STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL CONFORM TO ASTM A36.
2. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A 50 PLF LOAD APPLIED IN ANY DIRECTION AT THE TOP. OPEN GUARDS SHALL BE DESIGNED SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. SECTIONS 1012, 1013, & 1607 7 D.B.C. 2019.
3. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36 AND TO AISC SPECIFICATIONS FOR FABRICATION AND ERECTION.
4. ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A501.
5. ALL STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500 GRADE B.
6. ALL BOLTS SHALL CONFORM TO ASTM A307 UNLESS NOTED OTHERWISE ON PLANS.
7. ALL STRUCTURAL STEEL EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
8. ALL WELDING OF STRUCTURAL STEEL SHALL BE DONE BY CERTIFIED WELDERS AND CONFORM TO THE AWS CODE. WELDING ELECTRODE SHALL BE E70.

1. ALL LUMBER SHALL BE GRADE MARKED AND CONFORM WITH THE STANDARD GRADING AND DRESSING RULES (NUMBER 16) OF THE WEST COAST LUMBER INSPECTION BUREAU.
- MINIMUM GRADES:
 - A. STUDS: CALIFORNIA DOUGLAS FIR (D.F.)
 - B. PLATE STOCK: HEMPIR COAST GRADE
 - C. POST & BUILT-UP STUDS: DOUGLAS FIR #1
 - D. JOISTS, RAFTERS & BEAMS 4" OR LESS: DOUGLAS FIR #2
 - E. BEAMS 6" AND GREATER: DOUGLAS FIR #1
2. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY WITHIN 8" OF GRADE TO BE PRESSURE TREATED WEST COAST DOUGLAS FIR OR FOUNDATION GRADE REDWOOD OR EQUAL.
3. ALL ROOF SHEATHING TO BE DOUGLAS FIR PLYWOOD CONFORMING TO PRODUCT STANDARD 24/0 #NER108 STAMPEDE A.P.A.
4. PLYWOOD EXPOSED TO WATER WILL BE EXTERIOR GRADE TO WEATHER.
5. FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED CARPENTERS.
7. FACE GRAIN OF ROOF SHEATHING TO RUN PERPENDICULAR TO TRUSSES.
8. SHEAR WALL - SEE FLOOR PLAN OR STRUCTURAL PLAN.
9. SILL BOLTING: SEE DIVISION 3. CONCRETE.
11. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
13. PROVIDE BLOCKING FOR ALL HANDRAILS AND TOWEL BARS.
14. WALL FRAMING SHALL BE 2x6 STUDS AT 16" O.C. PROVIDE DOUBLE 2x6 TOP PLATE WITH MINIMUM 48" LAP SPLICE, UNLESS NOTED OTHERWISE
15. PROVIDE DOUBLE TRIMMERS EACH SIDE OF OPENINGS 8'0" WIDE OR GREATER, U.N.O.
16. PROVIDE FIRE STOPS IN STUDS SPACES AT ALL FLOOR & CEILING LEVELS AND STUD SPACES OVER 10'-0".
17. ALL POST TO BEAM CONNECTIONS SHALL BE "SIMPSON OR EQUAL UNLESS OTHERWISE NOTED.
18. ALL EXTERIOR FINISH MATERIAL SHALL BE APPLIED OVER ONE LAYER #15 ASPHALT SATURATED FELT, PROVIDE HORIZONTAL BLOCKING AT 24" O.C. FOR VERTICAL SIDING.
19. WOOD STUDS MAY BE NOTCHED TO A DEPTH OF WIDTH MAXIMUM, EXCEPT INTERIOR NONBEARING STUDS WHICH MAY BE NOTCHED TO 40% OF WIDTH MAXIMUM.
20. WOOD STUDS MAY BE BORED TO 40% OF WIDTH MAXIMUM EXCEPT THAT NON-BEARING STUDS OR ANY STUD THAT IS DOUBLED, PROVIDED THERE ARE NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS MAY BE BORED TO 50% OF WIDTH MAXIMUM.
21. ALL LUMBER, GLUE-LAMINATED BEAMS, STRUCTURAL PANELS OR OTHER STRUCTURAL COMPONENTS SHALL BE IDENTIFIED WITH THE GRADE MARK OR CERTIFICATE OF AN APPROVED AGENCY.

[illegible]

1. ALL SHEET METAL TO BE 26 GAUGE GALVANIZED IRON UNLESS OTHERWISE NOTED.
2. FLASH AND COUNTER FLASH AT ROOF TO WALL CONDITIONS.
3. G.I. FLASH AND CAULK WOOD BEAMS AND OUT-LOOKERS PROJECTING FROM EXTERIOR WALL OR ROOF SURFACES.
4. FLASH EXTERIOR OPENINGS WITH APPROVED WATERPROOF FABRIC FLASHING TO EXTEND 3" UNDER THE BUILDING PAPER.

1. EXTERIOR DOORS, WINDOWS AND THEIR HARDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF CHAPTER 67 OF THE BUILDING CODE.

- A. A SINGLE SWINGING DOOR, ACTIVE LATCH OF A PAIR OF DOORS AND THE BOTTOM LATCH OF DUTCH DOORS SHALL BE EQUIPPED WITH A LATCH AND A DEAD BOLT KEY OPERATED FROM THE INTERIOR OF THE DOOR. SUCH BOLT SHALL HAVE A HARDENED INSERT, 1" MINIMUM THROW AND 5/8" MINIMUM ENBED INTO JAMB. IF LATCH HAS A KEY LOCKING FEATURE IT SHALL BE A DEAD LATCH TYPE.
- B. ACTIVE LATCH OF A PAIR OF DOORS OR UPPER LATCH OF DUTCH DOOR SHALL HAVE DEAD BOLT AS PER PARAGRAPH "A" NOT KEY OPERATED, OR HARDENED DEAD BOLT TOP AND BOTTOM WITH 1/2" MINIMUM ENBED INTO JAMB.
- C. SWINGING WOOD DOORS (S) SHALL NOT BE LESS THAN 1 3/8" THICK.
- D. PANELS OF WOOD DOORS SHALL BE 9/16" THICK AND NOT MORE THAN 300.00 INCHES.
- E. DOOR HINGE PIN ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-MOVABLE.
- F. THE TOP STOPS OF SWINGING DOORS SHALL BE ONE PIECE CONSTRUCTION OR JOINED BY RABBIT.
- G. WINDOWS AND DOOR LIGHTS WITHIN 24" OF VERTICAL DOOR EDGE OR SWING SHALL BE FULLY TEMPERED.
- H. SLIDING GLASS DOORS AND SLIDING GLASS WINDOWS SHALL BE CAPABLE OF WITHSTANDING THE TESTS SET FORTH IN 2019 C.B.C.
- I. ALL GLASS LESS THAN 18" ABOVE ADJACENT WALKING SURFACE AND OVER 6 SQ. FT. IN AREA SHALL BE TEMPERED.
- J. LOCKING DEVICES ON REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 1008 OF 2019 C.B.C.

1. INTERIOR FINISH SHALL HAVE A MINIMUM FLAME SPREAD CLASS OF III
2. DRYWALL NAILING SHALL BE ACCORDING TO C.B.C. 2019 REQUIREMENT FOR THE TYPES AND THICKNESS BEING USED, SECTION 2506 AND 2508, UNLESS OTHERWISE NOTED.
3. ALL ROUGH-SAWN AND RE-PAVING SURFACES TO RESIST STAIN, DO NOT PRIME.
4. LATH AND STUCCO:
 - A. STUCCO SHALL BE FIVE HORIZONTAL AT 6" O.C. STRETCH TIGHT AND NAILED AT 32" O.C.
 - B. #15 FELT, WATERPROOF MEMBRANE OVER STUDS (2 LAYERS OVER PLYWOOD SHEATHING)
 - C. STUCCO MESH FURRED OUT 1/2" FROM FELT NAILING @ O.C. VERTICAL AND 16" O.C. HORIZONTAL LAP 1 FULL MESH OVER JOINT
 - D. APPLY 2 COATS GYPSUM TACK COAT, 7/8" THICK, ALLOW TO CURE TO WOOD SCREWS.
 - E. EXTERIOR PORTAL TO COMPLY TO SECTION 2612 C.B.C. 2019.
 - F. INSPECTION IS REQUIRED FOR ALL INTERIOR AND EXTERIOR IN PLACE LATH AND WALL-BOARDS PRIOR TO PAINTING BEING APPLIED OR ANY JOINTS ON FASTENERS HAVE BEEN TAPED.

NOTE: IN LIEU OF A, B, AND C UTILIZE ONE PIECE LATH PRE-MANUFACTURED.

1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO CHAPTER 10F OF THE CALIFORNIA MECHANICAL CODE.
2. PROVIDE PRESSURE-TEMPERATURE RELIEF VALVE AT WATER HEATER DRAINED TO THE OUTSIDE.
3. PROVIDE COMBUSTION AIR TO WATER HEATER COMPARTMENTS IN ACCORDANCE WITH THE REQUIREMENTS IN NUMBER 2 EXCEPT MINIMUM 1 SQUARE INCH PER 1000 BTU AND 100 SQUARE FEET PER HOUR FOR EACH THERMOCouple.
4. NOTE: ALL PARTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH MASTIC OR TAPE.
5. POTABLE WATER SUPPLIES SERVING FIRE PROTECTION SYSTEMS, INCLUDING BUT NOT LIMITED TO SANDPUPS AND AUTOMATIC SPRINKLER SYSTEMS, SHALL BE PROTECTED FROM BACKFLOW BY INSTALLATION OF AN ASSEMBLY CONSISTING OF TWO REDUCED PRESSURE DETECTOR CROSSED BY EITHER A DOUBLE CHECKED VALVE ASSEMBLY OR A REDUCED PRESSURE DETECTOR. A REDUCED PRESSURE DETECTOR IS REQUIRED WHERE REDUCED PRESSURE DETECTOR ASSEMBLY, WHETHER ANTIRPIZZEE, CORROSION INHIBITORS OR OTHER CHEMICALS ARE USED TO PREVENT A FIRE HAZARD CAUSED BY BACKFLOW INTO POTABLE WATER SUPPLY. THE POTABLE WATER SYSTEM SHALL BE PROTECTED BY A REDUCED PRESSURE BACK FLOW VALVE WHEN SUCH BACKFLOW OCCURS.
6. TEST GAUGES USED FOR THE PURPOSE
7. TEST GAUGES USED FOR THE PURPOSE MUST BE INSTALLED ON POTABLE WATER HAVE 1/10 (ONE TENTH) INCH PER SQUARE INCH AREA TEST POINTS
8. UNDERGROUND FERROUS GAS LINES SHALL BE ELECTRICALLY ISOLATED FROM THE REST OF THE GAS SYSTEM WITH LISTED OR APPROVED ISOLATION FITTINGS INSTALLED A MINIMUM OF ONE REMOTE GRADE. THE END OF THE GAS LINE SHALL BE IDENTIFIED BY MARKING IT NON-METALLIC GAS PIPE MUST BE YELLOW IN COLOR; ACCESS IS PLACED:
9. 1 1/2 VOLT SERVICE RECEPTACLE MUST BE PROVIDED WITHIN 25 FT. OF, AND ON THE SAME LEVEL AS THE EQUIPMENT FOR MAINTENANCE. THE SERVICE RECEPTACLE SHALL BE EASILY ACCESSIBLE AND CONSIDERED AS A SAFETY FEATURE.
FURTHERMORE, MUST BE INSTALLED IN CONFORMANCE WITH THE NEC. THE INTENT IS TO MAKE THE RECEPTACLE AVAILABLE TO ANY PERSON OPERATING ON THE GROUND LEVEL AND MECHANICAL UNITS MOUNTED ON THE ROOF.
10. EQUIPMENT IN OVERHEAD RECEIVING ACCESS SHALL BE ARRANGED TO PERMIT

1. ALL WORK SHALL BE IN FULL COMPLIANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVING POWER AND PHONE COMPANIES.
2. THE CONTRACTOR SHALL VERIFY AVAILABILITY OF SERVICES AND DETERMINE ACTUAL DETAILS PERTAINING TO EXACT LOCATIONS AND REQUIREMENTS BEFORE SUBMITTING A BID. UPON RECEIPT OF NOTICE THAT ELECTRICAL CONTRACT HAS BEEN AWARDED, SUCCESSFUL BIDDER SHALL OBTAIN POWER AND TELEPHONE SERVING UTILITY COMPANIES OF THE ESTIMATED DATE WHEN SERVICE SHALL BE DESIRED.
3. ALL MATERIALS AND EQUIPMENT FURNISHED AND INSTALLED UNDER THIS SECTION SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF AWARDING OF THE WORK.
4. EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER CONDITIONS SHALL BE WATERPROOF AND G.I.F.C. PROTECTED.
5. RECEPTACLES SHALL BE INSTALLED VERTICALLY AT 12" ABOVE FLOOR.
6. WALL SWITCHES TO 36" ABOVE FLOOR.
7. ALL ELECTRICALLY OPERATED FIXTURES, OUTLETS, EQUIPMENT AND/OR DEVICES WHETHER INSTALLED BY THIS CONTRACTOR OR OTHERS SHALL BE FULLY CONNECTED TO PROPER ELECTRICAL SOURCE AND LEFT IN OPERATING CONDITION.
8. ALUMINUM WIRE NUMBER 6 AWG AND SMALLER SHALL NOT BE USED IN ELECTRICAL WIRING.
9. ALL OUTLETS SHALL BE 2-20 AMP GROUND TYPE.
10. PROVIDE A MINIMUM OF 220 AMP WIRING CAPACITY IN THE KITCHEN AREA.
11. NOTE: ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER SECTION 250.0 C.E.C. 2019.
12. WALL SPACES 24" AND WIDER SHALL HAVE A RECEPTACLE EVERY 12".
13. PROVIDE ONE LIGHT CIRCUIT FOR EACH 500 SQUARE FEET OF LIVING AREA.
14. G.I.F.C. PROTECTION WILL BE REQUIRED FOR 125 VOLT, SINGLE PHASE 15 OR 20 AMP RECEPTACLES INSTALLED IN GRADE-LEVEL STORAGE IF ELECTRICAL IS INSTALLED.
15. ALL KITCHEN COUNTER RECEPTACLES ARE TO BE G.I.F.C. PROTECTED; EVEN WHEN MORE THAN 6 FEET FROM A SINK. RECEPTACLES THAT ARE NOT INTENDED TO SERVE COUNTER TOP SURFACES SUCH AS APPLIANCES SUCH AS REFRIGERATORS, FREEZERS AND RANGE HOODS ARE NOT REQUIRED TO BE G.I.F.C. PROTECTED.
16. GROUND-FAULT PROTECTION FOR PERSONNEL SHALL BE PER PART 590.0 OF THE C.E.C. 2008 AS REQUIRED FOR TEMPORARY INSTALLATIONS TO INCLUDE CONSTRUCTION SITE RECEPTACLE AND RECEPTACLE FOR REMOVING, MAINTENANCE, REPAIR OR DEMOLITION OF BUILDING, STRUCTURES, EQUIPMENT, OR SIMILAR ACTIVITIES. G.I.F.C. PROTECTION IS REQUIRED, FOR ALL SINGLE-PHASE, 15 AND 20 AMP 120 VOLT SINGLE-PHASE RECEPTACLES THAT ARE PART OF THE PERMANENT WIRING OF THE BUILDING OR OTHERWISE USED BY PERSONNEL, FOR TEMPORARY POWER. ORD SETS INCORPORATING LISTED G.I.F.C. PROTECTION SHALL BE PERMITTED IN LIEU OF G.I.F.C. CIRCUIT BREAKERS OR G.I.F.C. RECEPTACLES.
17. CONSTRUCTION RECEPTACLES RATED OTHER THAN SINGLE-PHASE, 15 AND 20 AMP 125 VOLTS UTILIZED TO SUPPLY TEMPORARY POWER TO EQUIPMENT USED BY PERSONNEL DURING CONSTRUCTION, REMODELING, MAINTENANCE, REPAIR, OR DEMOLITION OF A BUILDING, STRUCTURES, EQUIPMENT, OR SIMILAR ACTIVITIES MUST HAVE G.I.F.C. PROTECTION FOR PERSONNEL, OR A WRITTEN ASSURED EQUIPMENT GRADING CONDUCTOR PROGRAM.
18. ALL 125 VOLT RECEPTACLES WITHIN 20 FEET OF THE INSIDE WALLS OF A FOUNTAIN MUST BE G.I.F.C. PROTECTED.
19. RECEPTACLES IN WET LOCATIONS MUST BE INSTALLED IN A WEATHERPROOF ENCLOSURE. OUTLETS AND INDOOR RECEPTACLES WERE EXPOSED TO WEATHER OR OTHER WET LOCATIONS ARE ONLY WEATHERPROOF WHEN THE DOOR ON THE RECEPTACLE COVER IS CLOSED. WHEN A PLUG IS INSERTED INTO THE RECEPTACLE THE DOOR IS NOT IN ITS WEATHERPROOF CONDITION.
20. THIS TYPE OF COVER IS ONLY ACCEPTABLE WHEN THE RECEPTACLE IS USED WITH PORTABLE ELECTRICAL EQUIPMENT. PORTABLE ELECTRICAL EQUIPMENT WITH A GROUNDING OUTLET WHEN ATTENDED, RECEPTACLES USED WITH THE PLUG ATTACHED IN A SEMI-PERMANENT CONNECTION TO A SOCA MAT SHALL BE PROTECTED WITH A WEATHERPROOF COVER. THE COVER THAT CLOSURES AROUND THE CORD AND PLUG THAT IS LISTED FOR THIS APPLICATION.
21. WIRING LOCATED ABOVE FIRE RATED T & B CEILING ASSEMBLIES WILL NOT BE ALLOWED TO BE SUPPORTED BY ANY PART OF THE CEILING ASSEMBLY, INCLUDING THE SUPPORT WIRE. NON-FIRE RATED CEILING ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CEILING MANUFACTURER'S INSTRUCTIONS.

1. ONE PIECE FITTINGS TO BE USED AT SHOWER UNITS IN LIEU OF TUB TRAP ACCESS.
2. SEE FLOOR PLAN FOR GLAZING AREA SCHEDULE. GLAZING AND INSULATION TO COMPLY WITH CURRENT STATE ENERGY COMMISSION STANDARDS.
3. ALL INSULATING MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
4. GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS HAVE A MINIMUM CATEGORY CLASSIFICATION OF II PER 2019 C.B.C. CODE CHAPTER 24.
5. INSIDE FINISHED DIMENSIONS OF SHOWER COMPARTMENT MUST BE 30" MINIMUM WIDTH AND 24" CLEAR SPACE IN FRONT OF TOILET.
6. CONTINUOUS BURNING GAS PILOT LIGHTS ARE PROHIBITED.
7. EAVES MAY NOT EXTEND MORE THAN 2" INTO SIDE YARDS.
8. A TREE REMOVAL/PLANT PLAN AND PRE CONSTRUCTION INSPECTION ARE REQUIRED PRIOR TO ISSUANCE A PERMIT.
9. EMBEDDED STRAPS IN CONCRETE OR MASONRY WALLS ARE TO BE HOOKED AROUND REINFORCEMENT.

APPLICABLE CODES:
THESE PLANS SHALL COMPLY W/ THE LOCAL MUNICIPAL CODE AND 2019 EDITION OF THE CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2019 IBC, 2019 CMC, 2019 CPC AND THE 2019 CEC AND CALIFORNIA

BUILDING CODE:	2019 CALIF. BUILDING CODE (C.B.C.)
ELECTRICAL CODE:	2019 CALIF. ELECTRICAL CODE (C.E.C.)
MECHANICAL CODE:	2019 CALIF. MECHANICAL CODE (C.M.C.)
PLUMBING CODE:	2019 CALIF. PLUMBING CODE (C.P.C.)
FIRE CODE:	2019 CALIF. FIRE CODE (CFC)
ENERGY CODE (TITLE 24 - PART 6):	2019 CALIF. ENERGY STANDARDS
ACCESSIBILITY CODE:	2019 CALIF. BUILDING CODE - CHAPTER 11
SMALL CODE (TITLE 24 - PART 13):	2019 CALIF. GREEN BUILDING STANDARDS (C.G.B.S.)

SEE GREEN CODE NON-RESIDENTIAL CHECKLIST ON PAGE G-3 FOR MANDATORY MEASURES. G.C. & SUB-CONTRACTORS TO COMPLY WITH APPLICABLE MEASURES. SEE ALSO NOTES ON FLOOR PLAN.

NON-RESIDENTIAL, INSULATION VALUES FOR ROOF FLOORS AND WALLS SHALL NOT EXCEED VALUES IN TABLE 1201.1201 (2010 IRC) AND FOR FLOORS SHALL NOT EXCEED VALUES IN TABLE 1201.1201 (2010 IRC) FOR THE SPECIFIED TYPE OF CONSTRUCTION. CALCULATIONS FOR MINIMUM REQUIREMENTS ON INSULATING FACTOR, SEE PLAN.

2. INFILTRATION CONTROL: DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED, EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL, SOLE PLATE AND FLOORS, AND BETWEEN EXTERIOR WALL PANELS: OPENINGS IN THE WEATHER STRIPPING ON ALL OTHER SUCH JOINTS BETWEEN UNCONDITIONED SPACES SHALL BE CALKED OR OTHERWISE SEALED TO LIMIT INFILTRATION. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED INDICATING THAT THEY MEET THE APPROPRIATE STANDARDS. OUTLET PLATE GASKETS REQUIRE TO BE LABELED.

3. FAN OR OTHER EXHAUST SYSTEMS EXHAUSTING AIR FROM THE BUILDING TO THE OUTSIDE SHALL BE PROVIDED WITH CLIMATE-DAMP DRAMERS OR AUTOMATIC DAMPERS TO PREVENT AIR LEAKAGE.

4. VAPOR BARRIER: IN CLIMATE ZONES 1, 14 AND 16 A VAPOR BARRIER SHALL BE INSTALLED ON THE UNCONDITIONED SPACE SIDE OF ALL INSULATION IN ALL EXTERIOR WALLS. UNVENTED ATTICS, AND UNVENTED CRAWL SPACES TO PROTECT INSULATION FROM CONDENSATION.

5. DUCTS: DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO CHAPTER 10 OF THE CALIFORNIA MECHANICAL CODE (TITLE 24).

6. SETBACK THERMOSTAT: THE AUTOMATICALLY CONTROLLED HEATING OR COOLING SYSTEMS INCLUDING FURNACE, HOT WATER PUMPS, BOILERS, AND THERMOSTAT WITH A CATCH MECHANISM WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST 2 PERIODS WITHIN 24 HOURS.

7. WATER HEATING SYSTEM INSULATION: STORAGE TYPE WATER HEATERS AND STORAGE BACKUP TANKS FOR SOLAR WATER HEATING SYSTEMS SHALL BE ALTERNATIVELY WRAPPED WITH INSULATION HAVING AND INSTALLED THE MINIMUM RESISTANCE OR R-VALUE FOR THE 5" OF PIPE CLOSEST TO THE WATER HEATER, OR WHATEVER SHORTER LENGTH IS IN UNCONDITIONED SPACE.

8. WATER HEATING EQUIPMENT EFFICIENCY: NO WATER HEATING EQUIPMENT SHALL BE INSTALLED UNLESS THE MANUFACTURER HAS CERTIFIED THE EQUIPMENT WITH THE CEC.

9. SHOWER HEADS AND FAUCETS: NO SHOWER HEAD, LAVATORY FAUCET OR SINK FAUCET THAT AS DEFINED IN THE CALIFORNIA STATE APPLIANCE EFFICIENCY REGULATIONS, SHALL BE INSTALLED UNLESS IT IS CERTIFIED BY THE MANUFACTURER AS MEETING OR EXCEEDING THE CEC MODEL #74514 KITCHEN MODEL #7790; SHOWER HEAD, "BY MOEN" MODEL #2735 OR EQUAL.

10. LIGHTING: LAMP/USE IN LUMINAIRES FOR GENERAL LIGHTING IN KITCHENS SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 25 LUMENS PER WATT. LUMINAIRES WHICH ARE THE ONLY LIGHTING IN A KITCHEN OR BATHROOM WILL BE CONSIDERED GENERAL LIGHTING. LIGHTS TO BE USED ONLY FOR SPECIAL TASKS OR AS AMBIENT LIGHTING FOR DECORATIVE EFFECT ARE EXEMPT FROM THIS REQUIREMENT. SUCH EXEMPT LIGHTING INCLUDES LUMINAIRES THAT ARE MEANT TO LIGHT ONLY A SPECIFIC TASK AREA SUCH AS A KITCHEN.

11. EXHAUST FAN IN ROOM TO PROVIDE A 5 AIR CHANGES PER HOUR.

12. NONMETALLIC SHEATHED CABLE SHALL BE CONCEALED OR PROTECTED.

THE WORK SHALL INCLUDE THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND SERVICES NECESSARY TO DO A COMPLETE AND THOROUGH JOB. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND SPECIFICATIONS.

WORK NOT INCLUDED IN CONTRACT. WORK NOTED "N.I.C." OR "BY OTHERS" ON THE DRAWINGS OR SPECIFICATIONS. IF ANY MATERIALS, EQUIPMENT, OR BOTH INDICATED "N.I.C." ARE TO BE INSTALLED BY THE CONTRACTOR, THEY WILL BE SO NOTED ON THE DRAWINGS OR SPECIFIED IN THE SPECIFICATIONS.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK SO NOTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY WORK SO NOTED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.

A CONTRACTOR ACKNOWLEDGES THAT HE HAS INFORMED HIMSELF FULLY REGARDING REQUIREMENTS OF DRAWINGS, SPECIFICATIONS, AND REGULATIONS PERTAINING TO THE PROJECT. SPECIFICATIONS AND REGULATIONS COMPLY WITH THE CITY OF LOS ANGELES ORDINANCES AND REGULATIONS. BY VISIT SITE OF WORK, COMPARE REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, INCLUDING TOPOGRAPHY, APPROACHES AND IMPROVEMENTS ON OR ABOUT SITE.

PROTECTION OF ADJACENT BUILDINGS AND PROPERTY. EXERCISE ALL REQUIRED PRECAUTIONS NECESSARY TO PROTECT ALL BUILDINGS AND OTHER CONSTRUCTIONS ON PROPERTY ADJACENT TO THAT OF THE WORK OF THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR, AND PAY FOR, ALL DAMAGES TO SUCH ADJACENT BUILDINGS AND CONSTRUCTIONS AND TO THE PROPERTY OF ADJACENT OWNERS.

THE ARCHITECT SHALL NOT HAVE CONTROL, OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE, FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, FABRICATION, PROCUREMENT, SHIPMENT, DELIVERY, OR INSTALLATION, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS/HER SUPPLIERS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THE TOOLS OR EQUIPMENT USED TO MEET THEIR SCHEDULES FOR DELIVERY OR COMPLETION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

4. ALL PHASES OF THE WORK SHALL CONFORM TO THE LATEST EDITION OF THE BUILDING CODE WHICH IS CURRENTLY IN FORCE, OR THE PLANS AND SPECIFICATIONS, WHICHEVER IS THE MOST STRINGENT.
8. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS. IF ANY DISCREPANCIES ARISE, THE ARCHITECT IS TO BE NOTIFIED PRIOR TO THE COMMENCEMENT OF WORK, FOR CLARIFICATION.
9. ALL DIMENSIONS INDICATED ON ARCHITECTURAL PLANS ARE TO FACE-OF-STUD OR FACE-OF-CONCRETE, UNLESS NOTED OTHERWISE.
10. CONTRACTOR TO PROVIDE ALL CONSTRUCTION BARRICADES REQUIRED BY GOVERNING AGENCIES AND AS NOTED IN SPECIFICATION. WORKER AND PEDESTRIAN PROTECTION SHALL BE PROVIDED AND MAINTAINED BY THE GENERAL CONTRACTOR.
11. NO TRENCHES DEEPER THAN 5'-0" IN WHICH A PERSON IS TO DESCEND SHALL BE ALLOWED WITHOUT THE CONTRACTOR OBTAINING A PERMIT FROM OSHA.
12. CONTRACTOR AND ALL SUBCONTRACTORS ARE TO HOLD HARMLESS THE ARCHITECT, ENGINEERS, AND OWNER OF ALL LAWSUITS AND CLAIMS WHICH ARISE FROM WORK PERFORMED BY OR MATERIALS SUPPLIED BY THE CONTRACTOR AND THE SUBCONTRACTORS.
13. PROVIDE A PROJECT SECURITY PROGRAM TO PROTECT WORK, MATERIAL AND EQUIPMENT FROM THEFT AND VANDALISM. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY STOLEN OR VANDALIZED WORK, MATERIAL AND EQUIPMENT, AT NO ADDITIONAL COST TO OWNER, UNTIL A COMPLETED PROJECT IS ACCEPTED BY OWNER.
14. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, AND PLUMBING (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE MENTIONED EQUIPMENT ARE PROVIDED.

15. ALL NEW OR REPLACED STREET PAVING, CURBS GUTTERS, SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED AS PER THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AGENCY, UNLESS MORE STRINGENT REQUIREMENTS ARE NOTED IN CONSTRUCTION DOCUMENTS.

16. ALL EARTHWORK OPERATIONS INCLUDING, BUT NOT LIMITED TO, CLEARING AND GRUBBING, SUB GRADE PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL AND PLACEMENT AND COMPACTION OF FILL, SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS NOTED IN THE GEOTECHNICAL REPORT

17. CONTRACTOR SHALL PROVIDE PROTECTIVE MEASURES AND TEMPORARY DRAINAGE AND DESILTING FACILITIES TO PROTECT ADJOINING PROPERTIES FROM STORM WATERS.

19. ALL LABOR INSTALLATION SHALL BE PERFORMED IN THE BEST POSSIBLE MANNER BY SKILLED AND EXPERIENCED WORKMEN TRAINED IN THEIR RESPECTIVE FIELDS.

20. ALL FINISH MATERIAL SHALL BE PROTECTED AT ALL TIMES AGAINST SUBSEQUENT DAMAGE, UNTIL FINAL ACCEPTANCE BY THE OWNER.

21. THE ABSENCE OF A DETAIL DESCRIBING A PARTICULAR METHOD OF CONSTRUCTION SHALL IMPLY THAT THE CONTRACTOR SHALL CONSTRUCT SAID DETAIL IN COMPLIANCE WITH INDUSTRY STANDARDS FOR THE TYPE OF CONSTRUCTION OF THE BUILDING.

22. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT, FOR ALL BUILDING EQUIPMENT, AND ACCESSORIES SHOWN ON PLANS, REGARDLESS OF WHOM SUPPLIES SAID EQUIPMENT OR ACCESSORY UNLESS NOTED OTHERWISE.

24. CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND INFORMING HIMSELF FULLY OF THE SOILS AND FOUNDATION REPORT.

25. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A, AS SHOWN ON FLOOR PLAN AND/OR AS REQUIRED AND DIRECTED BY THE FIRE DEPARTMENT FIRE INSPECTOR. WITHIN SALES AREAS, FIRE EXTINGUISHER SHALL BE RECESSED INTO WALLS.

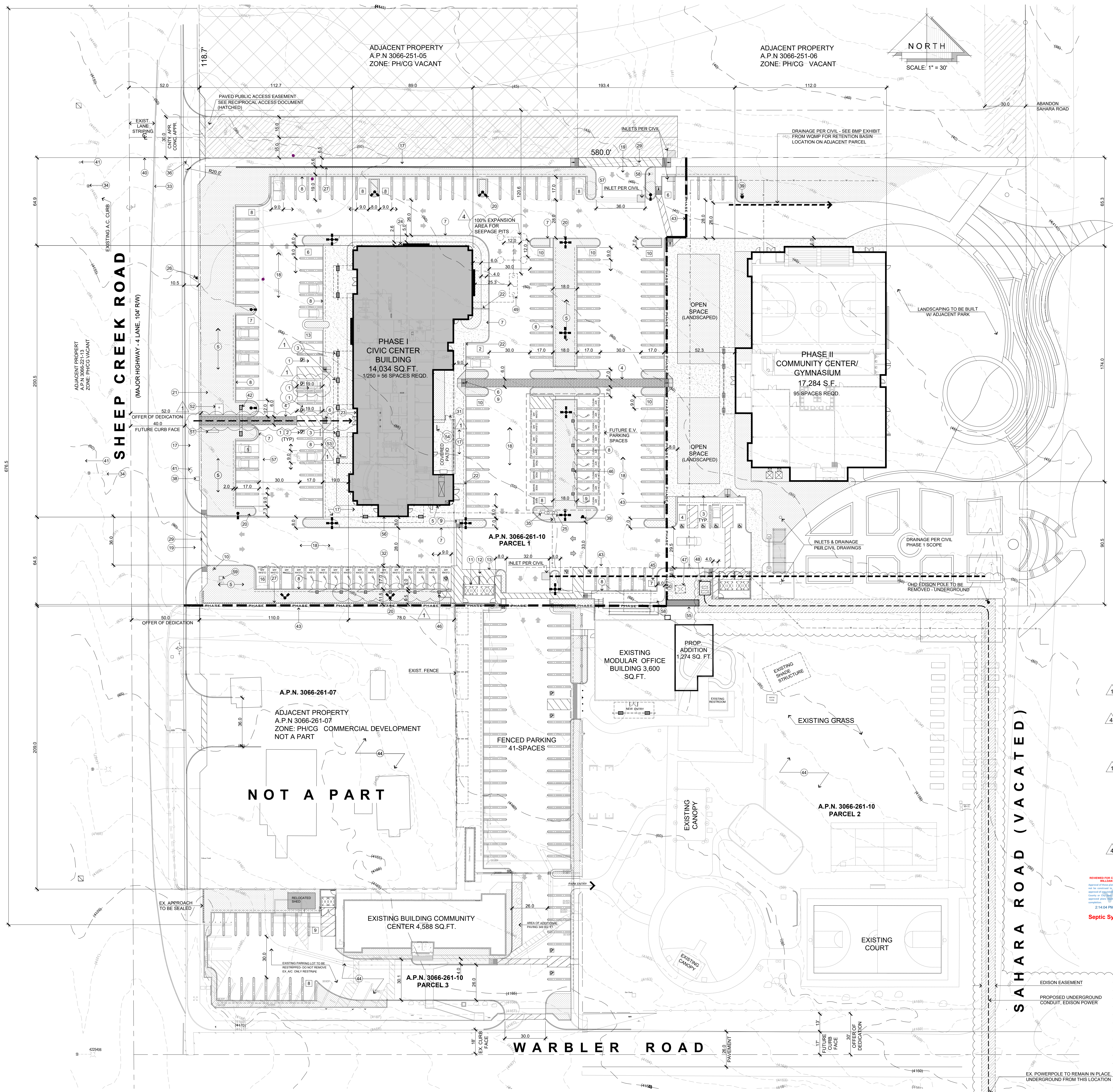
26. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.

RUBBISH CAUSED BY THEIR WORK, AND PROVIDE CLEANUP AND DISPOSE OF ALL DEBRIS, FOR A NEAT AND CLEAN JOB SITE CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. AT THE COMPLETION OF THE WORK, LEAVE THE PAVEMENT AREA IN A BROOM CLEAN CONSISTENT WITH NO STAINS.

CENTER BUILDING	JOB NO.	
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ÑON HILLS C.S.D.

<p>For Reference Only</p>	<p>GENERAL NOTES</p>	<p>①</p>



SITE PLAN
SCALE = 1:30

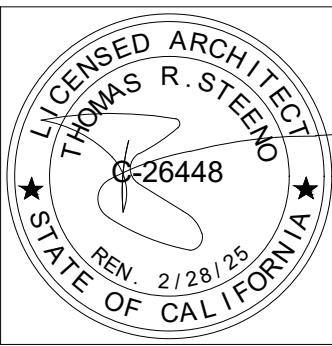
NOTE:
1. 5.106.5.2.1 PARKING STALL MARKING.
PAINT IN THE PAINT USED FOR STALL STRIPING. THE FOLLOWING CHARACTERS SUCH THAT THE LOWER
EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED
VEHICLE: CLEAN AIR
VEHICLE
2. AN ACCESSIBLE ROUTE SHALL NOT TRAVEL BEHIND PARKING OTHER THAN HIS/ HER OWN.

STEENO
DESIGN STUDIO INC.
ARCHITECTURE • DESIGN • PLANNING
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www.steenodesign.com

DATE FINISHED
MAY 2022

REVISIONS
1. BLDG. CODE 021422
2. BLDG. CODE 021422
3. BLDG. CODE 080822
4. ELECTRICAL 080822
5. SEPTIC 100722
6. ADDENDUM TO STRUCTURAL 01242023

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND THE 2019 ENERGY STANDARDS. THESE DOCUMENTS AND THE INCORPORATED REFERENCES ARE THE SOLE PROPERTY OF STEENO DESIGN STUDIO INC. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.



PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

SITE ADDRESS:
A.P.N. 3066-261-10
9535 SHEEP CREEK ROAD,
PHELAN, CA 92329

For Reference Only

JOB NO.
COM20-L01/01

SHEET NAME:
SITE PLAN

PAGE
A-0

PROJECT DATA

ZONE:	PER COUNTY MAP	(PH/CG) GENERAL COMMERCIAL	PARKING INFORMATION:	SYMBOL INDICATING QTY OF STALLS:	X
OVERLAYS:	FLOOD PLAIN 1 (FP1) / FIRE SAFETY 2 (FS2)		REQUIRED PARKING STALLS:		
OCCUPANCY:	(A) ASSEMBLY & (S) STORAGE	(B) BUSINESS	PHASE 1:		
CONSTRUCTION TYPE:	II - B		ADMIN BLDG @ 1/250 GROSS FLR. AREA	= 56 SPACES	
STORIES:	1-STORY		14,034 SQ. FT. / 250		
FIRE SPRINKLERS:	YES		PHASE 2:		
A.P.N.:	3066-261-10		MULTI-PURPOSE BUILDING 17,284 SQ. FT.	= 29 SPACES	
PTN. N.W. 1/4, SEC. 24 T.4N., R.7W.	UNKNOWN		708 SQ. FT. OF SEATING @ 1/250 SQ. FT.		
SITE ADDRESS:			REMAINING BUILDING AREA = 1/250	= 66 SPACES	
APPLICANT/OWNER:	PHELAN/PINON HILLS C.S.D.	STEENO DESIGN STUDIO, INC.	TOTAL REQUIRED PARKING STALLS (9'x19')	= 151 SPACES	
ARCHITECT/REPRESENTATIVE:	ARCHITECT: TOM STEENO	ARCHITECT: TOM STEENO	PROPOSED PARKING STALLS @ MIN. 9'x19'	= 155 SPACES	
PH: 760-888-1212 FAX: 760-888-2323	PH: 760-244-5001 FAX: 760-244-1948	PH: 760-244-5001 FAX: 760-244-1948	INCLUDES EV REQUIRED PARKING STALLS @ 9'x19'	= 16 SPACES	
SITE INFORMATION:			PROPOSED "ACCESSIBLE" PARKING STALL @ 9'x19' W/ 8' UNLOADING ZONE	= 11 SPACES	
PARCEL 1 GROSS AREA (4.85 AC.)	= 202,925 SQ. FT.	100%	TOTAL PROVIDED PARKING STALLS	= 165 SPACES	
PROPOSED			ALLOCATED SPACES FOR EXISTING ADMIN BLDG.	= 7 SPACES	
PROP. BUILDING AREA	= 31,318 SQ. FT.	15.4%	SURPLUS OF STALLS	= 15 SPACES	
PROP. ADMIN. BLDG. & REC. BUILDING	= 35,654 SQ. FT.	17.6%	FUTURE EVSE PARKING STALLS	= 20 SPACES	
PROP. LANDSCAPING WITH-IN R/W	= 811 SQ. FT.	NAP	IMPERVIOUS SURFACE	= 99,543 SQ. FT.	
			NON-IMPERVIOUS SURFACE	= 19,002 SQ. FT.	
			DEVELOPED AREA	= 118,543 SQ. FT.	
			GRADING LIMITS	= 515,432 SQ. FT.	

KEYED NOTES

- 1 VAN ACCESSIBLE PARKING SPACE, SEE DETAIL 4A ON SHEET AC-1
- 2 ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN
- 3 DISABLED ACCESSIBLE PARKING ONLY SIGN, SEE DETAIL 13 ON SHEET AC-1
- 4 72" WIDE ADA PATH OF TRAVEL W/ DECORATIVE PAVERS
- 5 LANDSCAPED AREA - TO INCLUDE "HILLSIDE LANDSCAPING" AT PROJECT PERIMETER - SEE WQMP BMP EXHIBIT
- 6 TRUNCATED DOMES 36" DEEP X WIDTH OF RAMP OR LANDING
- 7 6" WIDE CONCRETE CURB.
- 8 6" WIDE CONCRETE CURB, W/ 2" PARKING NOSE OVER
- 9 ACCESSIBLE RAMP NOT TO EXCEED 8% SLOPE IN DIRECTION OF RUN AND 2% MAX CROSS SLOPE
- 10 WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES
- 11 DBL. SYD. BIN TRASH ENCLOSURE PER COUNTY STANDARDS (6' HIGH)
- 12 REINFORCED CONCRETE PAD W/ 2% MAXIMUM SLOPE AWAY FROM T/E
- 13 STRIPPED LOADING ZONE
- 14 TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN
- 15 DOUBLE STRIPPED PAINTED PARKING STALL STRIPE
- 16 BUILDING COLUMNS AND OVERHANG
- 17 PROPOSED CONC. SIDEWALK PER COUNTY STANDARD 109 TYPE C
- 18 PROPOSED CONCRETE OR A.C. PAVING PER GEO-TECH REPORT
- 19 PROPOSED CONC. DRIVEWAY APPROACH PER COUNTY STANDARD 129-B AND LOCATED PER SAN BERNARDINO COUNTY STANDARD 130
- 20 20' HIGH SITE LIGHT STANDARD
- 21 PROPOSED MONUMENT SIGN 4' HIGH & 36SQ. FT., MAX UNDER SEPARATE PERMIT
- 22 ROOF DRAIN PIPES UNDER SIDEWALK
- 23 S.B.C.F.D. KNOX BOX
- 24 PROPOSED GAS METER
- 25 PROPOSED DOUBLE DETECTOR CHECK VALVE ASSEMBLY
- 26 RELOCATED EX. FIRE HYDRANT
- 27 PROPOSED MASONRY BLOCK WALL MAX. 6' HI, SEE GRADING PLAN FOR HEIGHTS. UNDER SEPARATE PERMIT
- 28 6" DIA. CONC. FILLED STEEL BOLLARDS
- 29 ACCESSIBILITY EASEMENT ACROSS DRIVE APPROACH @ HATCHED AREA
- 30 DASHED LINE OF EASEMENT / B.S.L.
- 31 5' HIGH WROUGHT IRON FENCE W/ GATE W/ PANIC HARDWARE
- 32 PROVIDE (16) DESIGNATED PARKING STALL FOR FUEL EFFICIENT VEHICLES WITH THE WORDS "CLEAN AIR VEHICLE" PAINTED IN THE SAME STALL STRIPING PAINT & SUCH THAT THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE. GREEN CODE 5.106.5.2
- 33 EXISTING EDGE OF PAVEMENT
- 34 EX. STREET LIGHT TO REMAIN
- 35 PROPOSED F.D.C. & P.I.V. FOR FIRE SPRINKLERS
- 36 EX. FIRE HYDRANT TO BE RELOCATED
- 37 FLOW LINE, SEE GRADING PLANS
- 38 EX. WATER METER
- 39 PROPOSED FIRE HYDRANT
- 40 LINE OF EXISTING PROPERTY LINE TO BE DEDICATED
- 41 EX. FIRE HYDRANT TO REMAIN
- 42 PROJECT ENTRY PORTAL, SEE SHEET A-1.1
- 43 LINE OF PROJECT PHASING
- 44 EXISTING DEVELOPMENT
- 45 7 PARKING SPACES RESERVED FOR EXISTING OFFICE
- 46 PROVIDE 10 - 40 AMP DUAL EVSE CHARGING PEDESTAL FOR (20) OVERALL EV PARKING STALL. GREEN CODE 5.106.5.3.3
- 47 EXISTING ELECTRICAL TRANSFORMER TO BE REMOVED, SEE ELECTRICAL SHEETS
- 48 PROP. ELECTRIC TRANSFORMER
- 49 TRAFFIC RATED 3,800 GAL. SEPTIC TANK W/ (2) 28' 5" DEEP 6' DIAMETER SEEPAGE PITS, WITH DISTRIBUTION BOX AND 100% EXPANSION AREA PER EHS APPROVED PERC REPORT. THE DEPTH OF THE SEEPAGE PIT SHALL BE MEASURED BELOW THE SEWER PIPING INLET. ALL COMPONENTS TO BE DESIGNED FOR VEHICULAR TRAFFIC FOR STANDARD H-20 WHEEL LOADING
- 50 REPLACE EXISTING 800 AMP SERVICE W/ NEW 4000 AMP SERVICE
- 51 PROPOSED INTERNALLY LIT MONUMENT SIGN - UNDER DEFERRED SUBMITTAL
- 52 50' TAPERED FLAG POLE ON 6'-0" X 8'-0" CONCRETE PAD
- 53 SHORT-TERM BICYCLE PARKING - PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 200 FT. OF THE VISITORS' ENTRANCE, READILY VISIBLE TO PASSERS BY, FOR 5% OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACES BEING ADDED, WITH A MIN. OF (1) TWO-BIKE CAPACITY RACK.
- 54 LONG-TERM BICYCLE PARKING - PROVIDE SECURE BICYCLE PARKING FOR 5% OF MOTORIZED VEHICLE PARKING CAPACITY W/ A MIN. OF (1) SPACE. ACCEPTABLE PARKING FACILITIES SHALL BE CONVENIENT FROM THE STREET.
- 55 PROP. 4000 AMP ELECTRIC SERVICE
- 56 LINE OF BUILDING - TO HOUSE OPERATIONS & MAINTENANCE FOR (PER THE WQMP BMP EXHIBIT); LANDSCAPE INSPECTION, SPILL KIT INSPECTION, & EFFICIENT IRRIGATION
- 57 GUTTER - SEE CIVILS
- 58 STORM DRAIN SIGNAGE PER WQMP BMP EXHIBIT
- 59 WATER METER - 1 1/2" FOR IRRIGATION

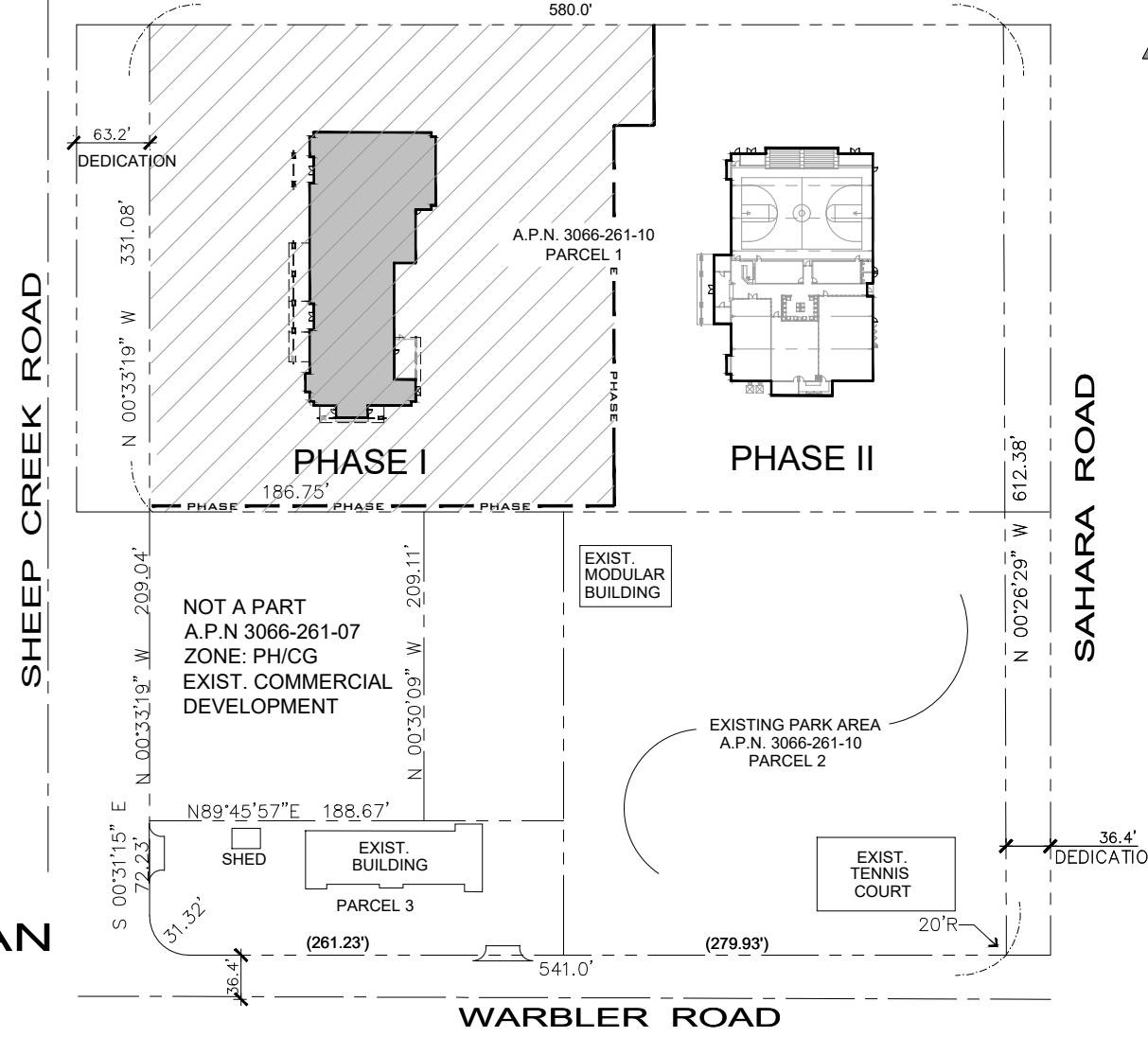
REVIEWED FOR CODE COMPLIANCE BY:
PHILIP J. STEENO
2/14/04 PM MAY 04, 2023

Septic System Only

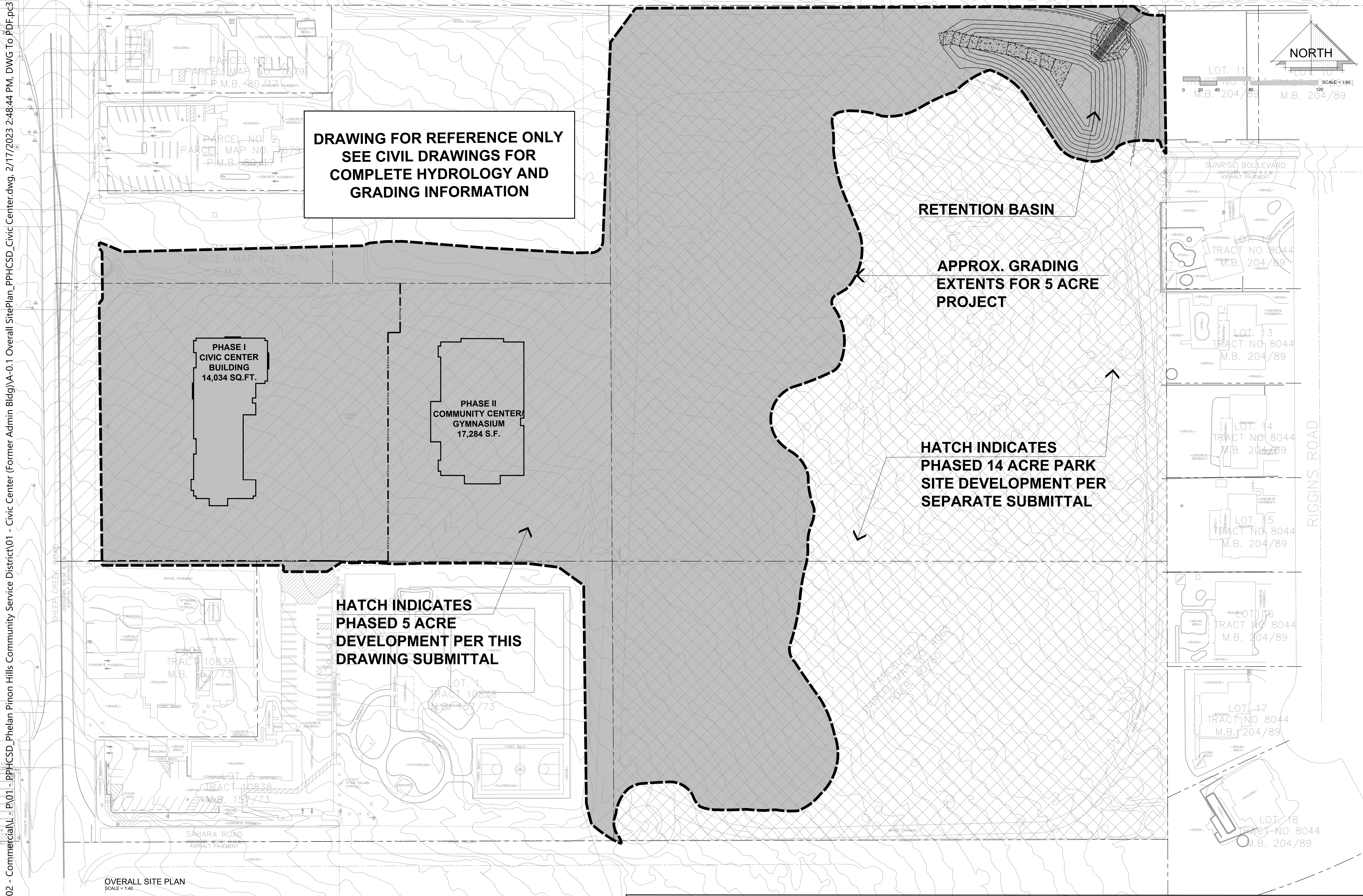


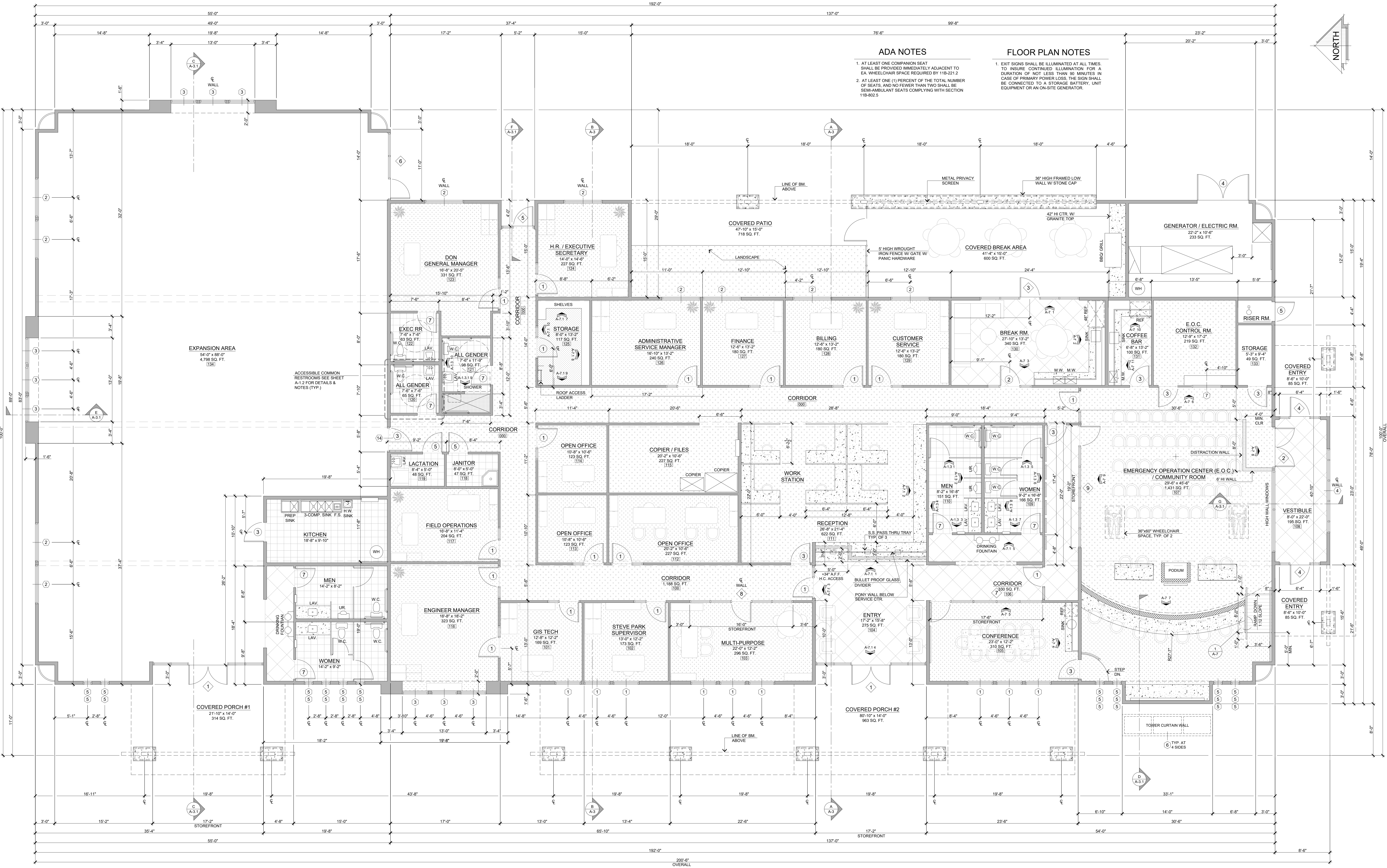
Septic System Only

PHASE PLAN



S:\2020 Aprojects\02 - Commercial\1 - P\01 - PPHCSD_Phelan Pinon Hills Community Service District\01 - Civic Center (Former Admin Bldg)\A-0.1 Overall SitePlan_PPHCSD_Civic Center.dwg, 2/17/2023 2:48:44 PM, DWG To PDF.pc3





CIVIC CENTER FLOOR PLAN - 14,034 SQ. FT.

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

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
#	DENOTES DOOR NUMBER/ STOREFRONT SEE DOOR SCHEDULE SHEET A-6
#	REFERS TO WINDOW SCHEDULE SEE SHEET A-6
#	PAGE NUMBER (A-7)
A-7	NUMBER OF INTERIOR ELEVATION (1)
A-7	VIEW DIRECTION OF INTERIOR ELEVATION
X	SECTION NUMBER REFERENCE
X	SECTION PAGE NUMBER REFERENCE

AREA TABULATIONS	
100	CORRIDORS = 1,131 SQ. FT.
101	GIS TECH = 169 SQ. FT.
102	STEVE PARK SUPERVISOR = 173 SQ. FT.
103	MULTI-PURPOSE = 296 SQ. FT.
104	ENTRY = 275 SQ. FT.
105	CONFERENCE = 310 SQ. FT.
106	CORRIDOR = 330 SQ. FT.
107	COMMUNITY ROOM = 1,431 SQ. FT.
108	VESTIBULE = 195 SQ. FT.
109	WOMEN'S RESTROOM = 166 SQ. FT.
110	MEN'S RESTROOM = 151 SQ. FT.
111	RECEPTION = 622 SQ. FT.
112	OPEN OFFICE = 227 SQ. FT.
113	OPEN OFFICE = 123 SQ. FT.
114	OPEN OFFICE = 123 SQ. FT.
115	COPIER/FILES = 227 SQ. FT.
116	ENGINEER MANAGER = 323 SQ. FT.
117	FIELD OPERATIONS = 204 SQ. FT.
118	JANITOR = 47 SQ. FT.
119	LACTATION = 65 SQ. FT.
120	ALL GENDER R.R. = 98 SQ. FT.
121	ALL GENDER R.R. = 63 SQ. FT.
122	EXEC R.R. = 331 SQ. FT.
123	DON GENERAL MANAGER = 227 SQ. FT.
124	H.R./EXEC. SECRETARY = 117 SQ. FT.
125	STORAGE = 117 SQ. FT.
126	ADMIN. SERVICE MANAGER = 240 SQ. FT.
127	FINANCE = 180 SQ. FT.
128	BILLING = 180 SQ. FT.
129	CUSTOMER SERVICE = 180 SQ. FT.
130	BREAK ROOM = 340 SQ. FT.
131	COFFEE BAR = 100 SQ. FT.
132	CONTROL RM. = 162 SQ. FT.
133	STORAGE = 49 SQ. FT.
134	EXPANSION AREA = 4,230 SQ. FT.
135	KITCHEN = 205 SQ. FT.
136	MEN/WOMEN R.R. = 361 SQ. FT.
137	NET BUILDING LIVABLE AREA = 13,801 SQ. FT.
138	GENERATOR/ELECT. RM. = 233 SQ. FT.
139	COVERED PORCH #1 = 314 SQ. FT.
140	COVERED PORCH #2 = 963 SQ. FT.
141	COVERED BREAK AREA = 487 SQ. FT.
142	GROSS BUILDING AREA = 16,516 SQ. FT.

STEENO

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DATE FINISHED
MAY 2022

REVISIONS

1	DEV. CODE 02/14/22
2	BLDG. CODE 02/14/22
3	ELECTRICAL 09/30/22
4	MECHANICAL 09/30/22
5	STRUCTURAL 01/24/23

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND THE 2019 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 ENERGY STANDARDS. THESE DOCUMENTS AND THE DESIGN AND IDEAS INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE ARE THE SOLE PROPERTY OF STEENO DESIGN STUDIO INC. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.

LICENSED ARCHITECT
THOMAS R. STEENO
26448
STATE OF CALIFORNIA
EXPIRATION DATE 2/21/25

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

SITE ADDRESS:
A.P.N. 3006-261.0
9535 SHEEP CREEK ROAD
PHELAN, CA 92329

For Reference Only

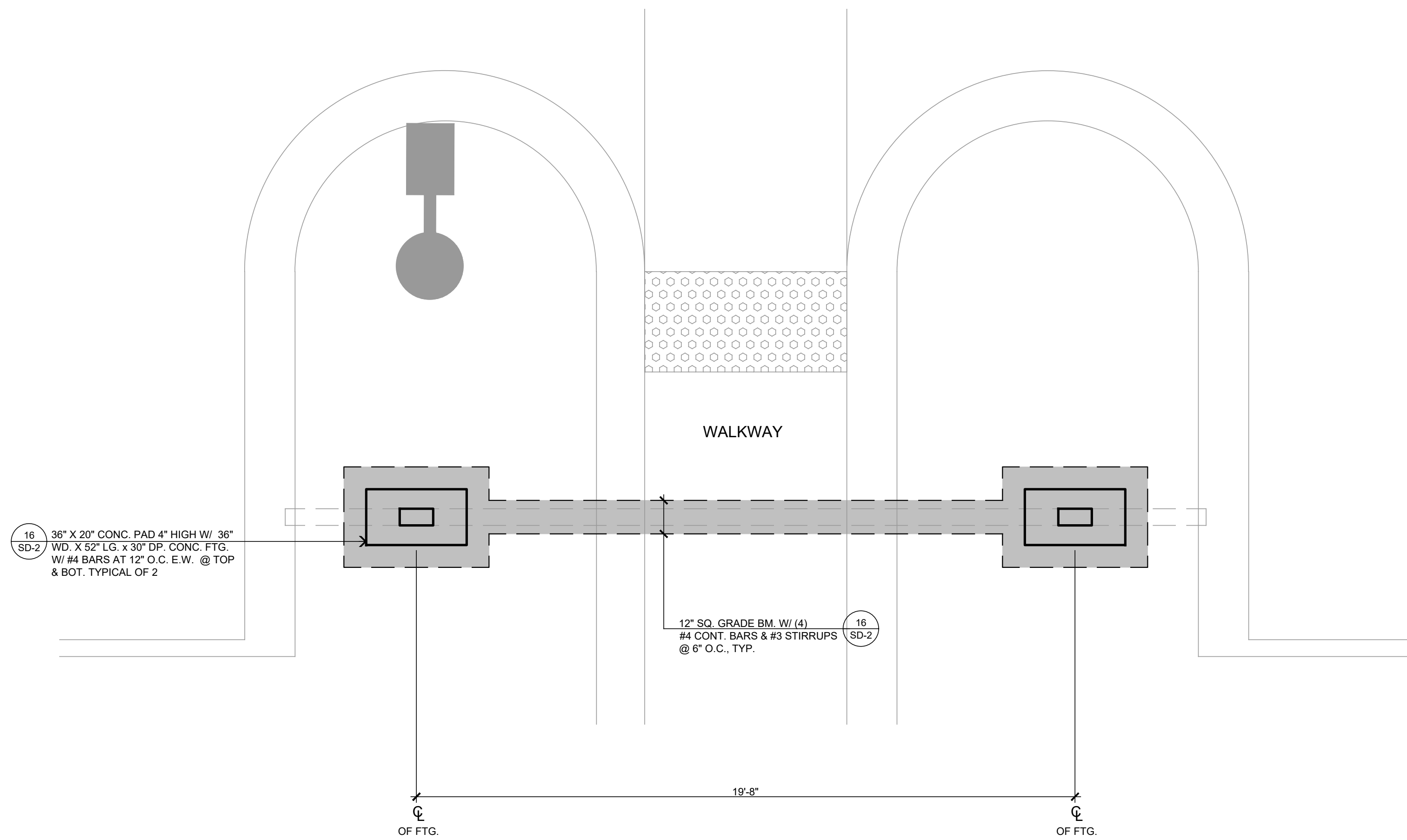
JOB NO.
COM20-L01/01

SHEET NAME:
FLOOR PLAN

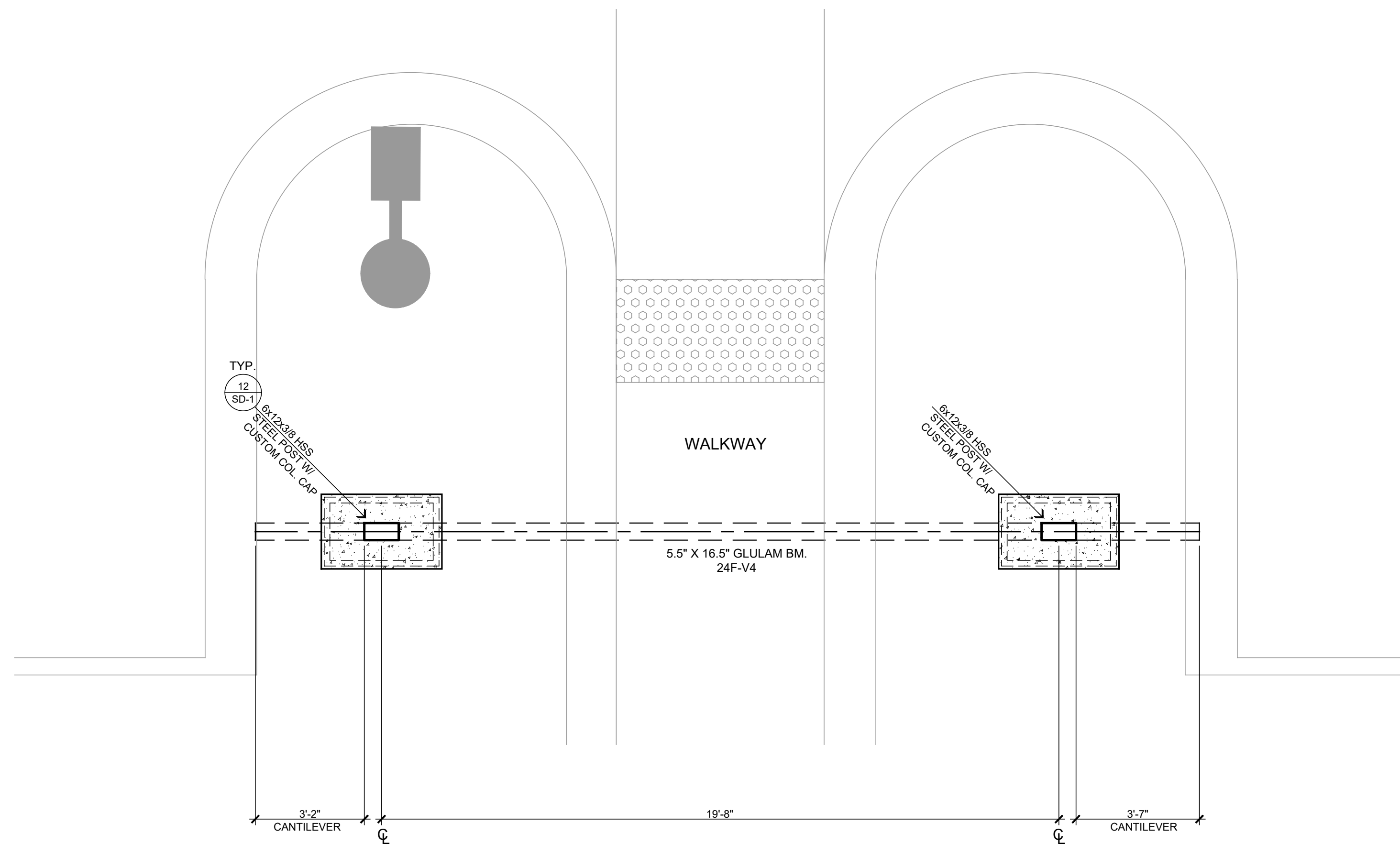
DATE
2/21/25

PROJECT
PHELAN PIÑON HILLS C.S.D.

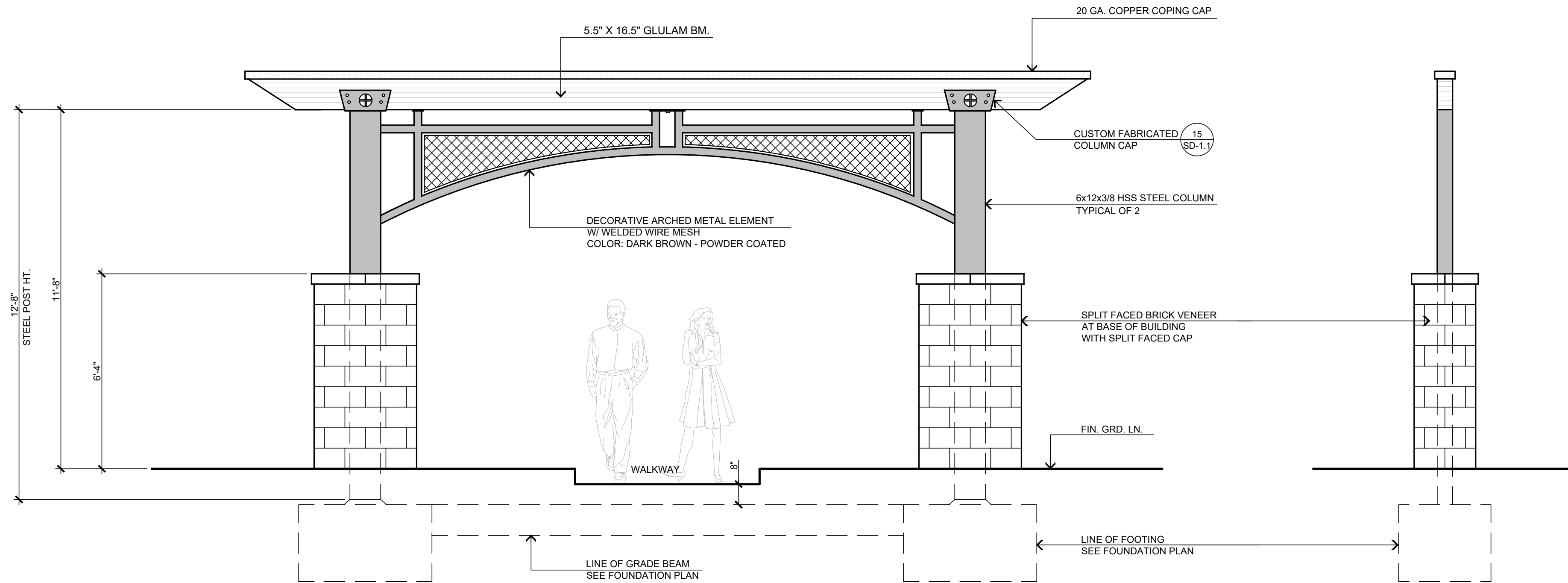
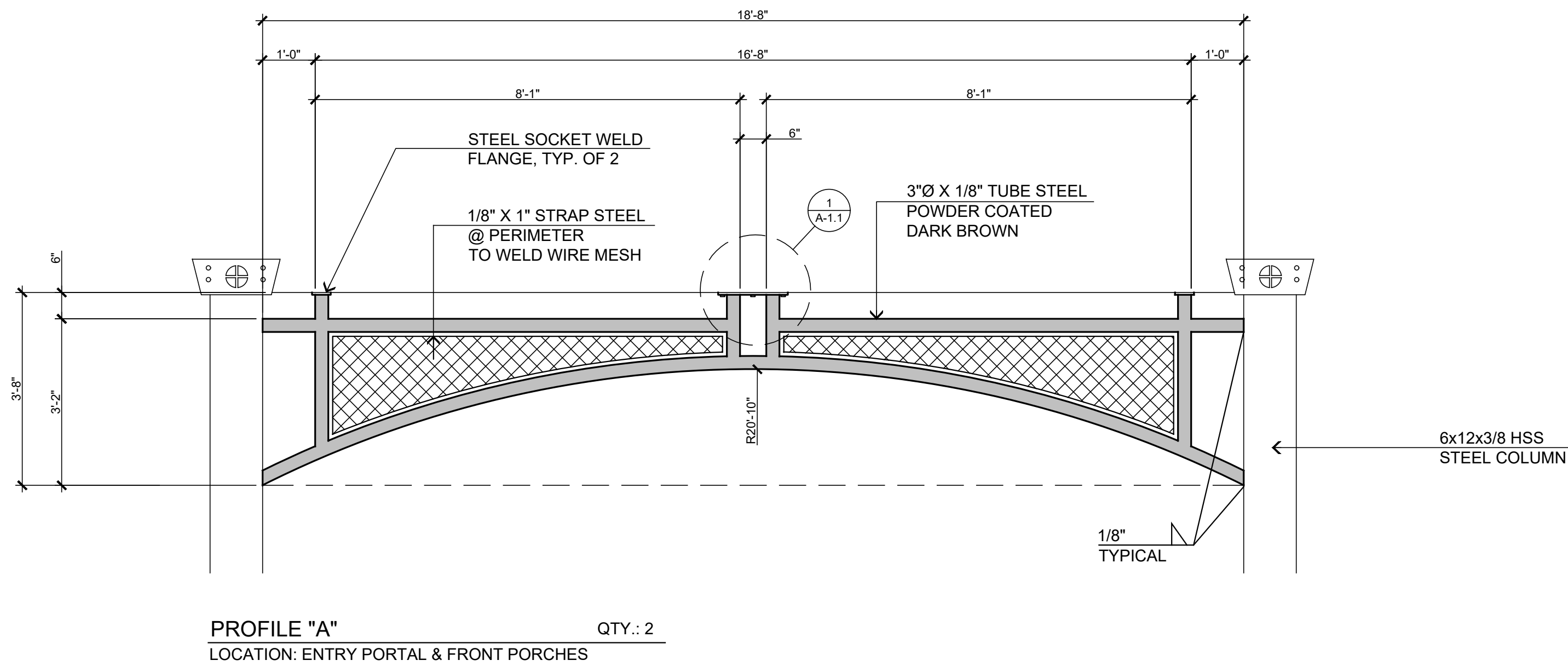
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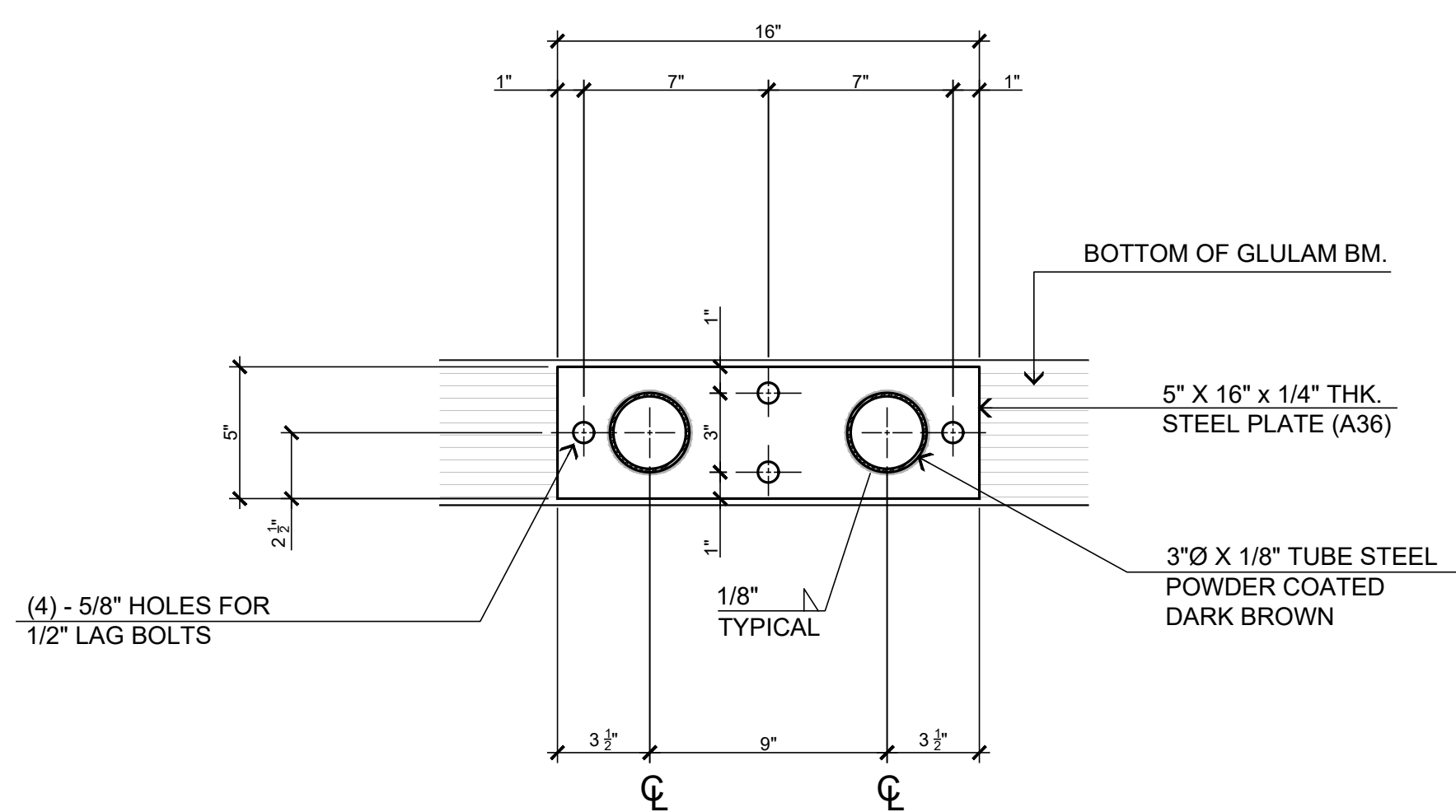
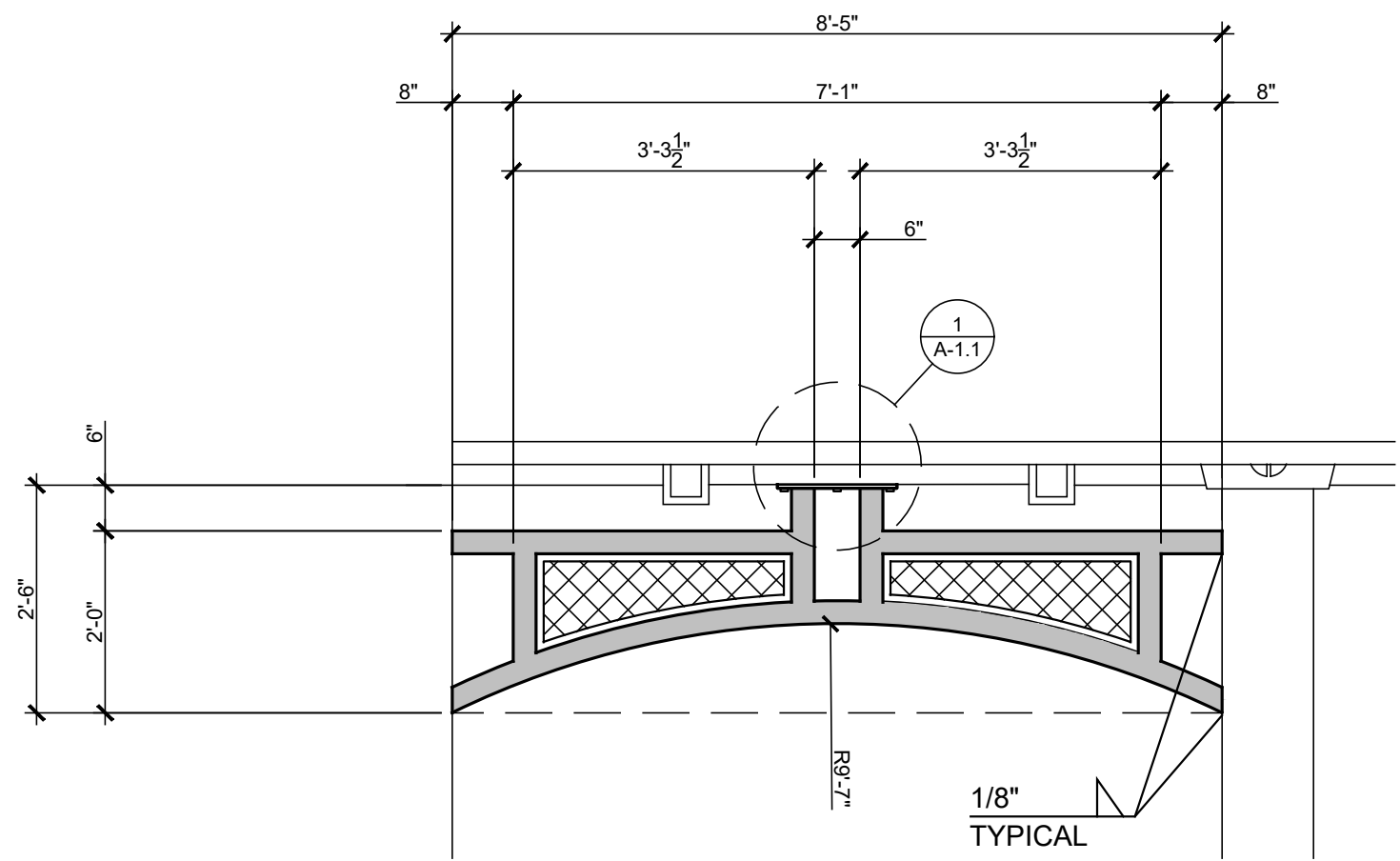
ENTRY PORTAL FOUNDATION PLAN
SCALE: 3/8" = 1'-0"



ENTRY PORTAL STRUCTURAL PLAN
SCALE: 3/8" = 1'-0"



ENTRY PORTAL FRONT/ REAR ELEVATION
SCALE: 3/8" = 1'-0"



PROFILE "B"
LOCATION: COVERED ENTRY @ VESTIBULE
QTY.: 2

STEEL TUBE TO BEAM DETAIL
SCALE: 1 3/4" = 1'-0"

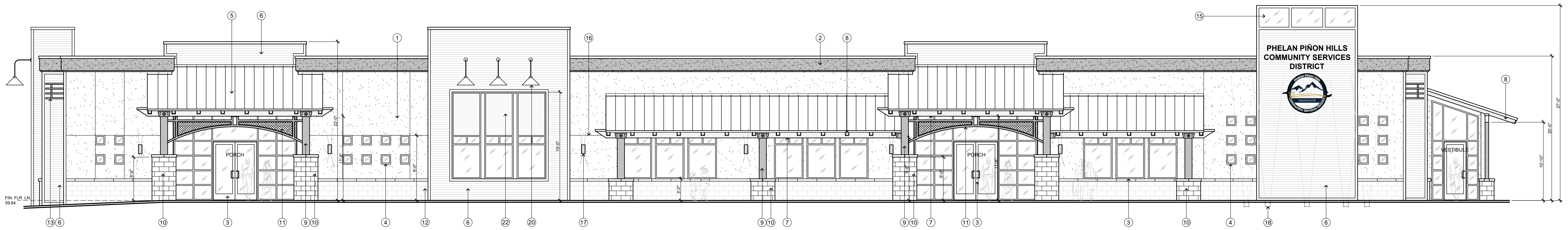
ARCHED METAL PROFILE
SCALE: 1/2" = 1'-0"

1
A-1.1

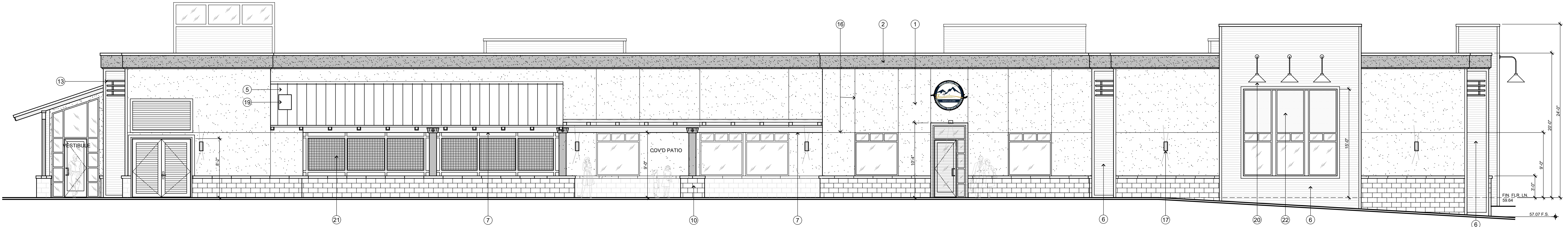
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DATE FINISHED MAY 2022
REVISIONS REV. CODE, DATE BLDG. CODE, 02/14/22 BLDG. CODE, 08/03/22 ELECTRICAL, 08/03/22 SEPTIC, 10/27/22 ADDENDUM TO STRUCTURAL, 01/24/2023

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 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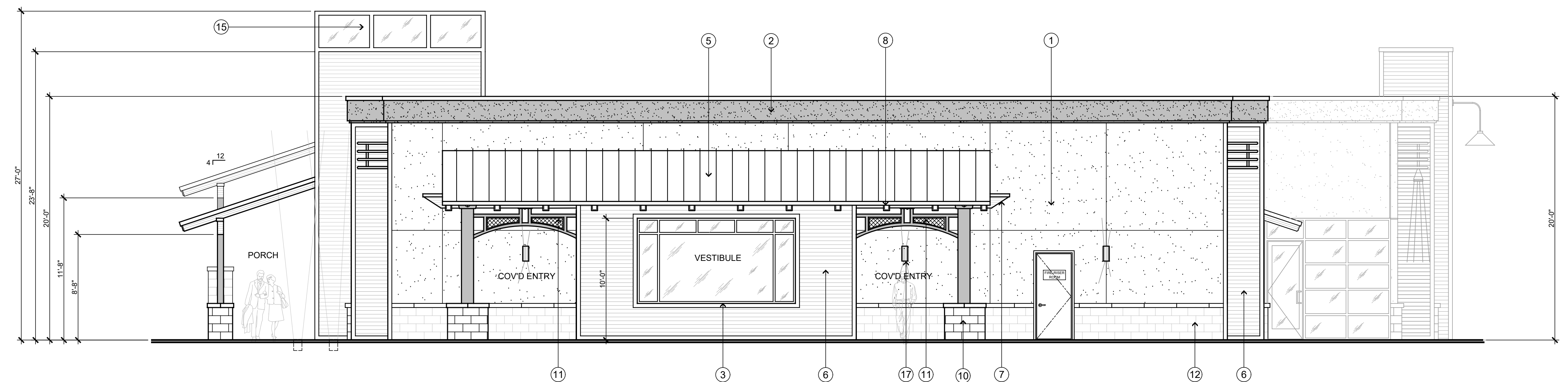


FRONT - WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

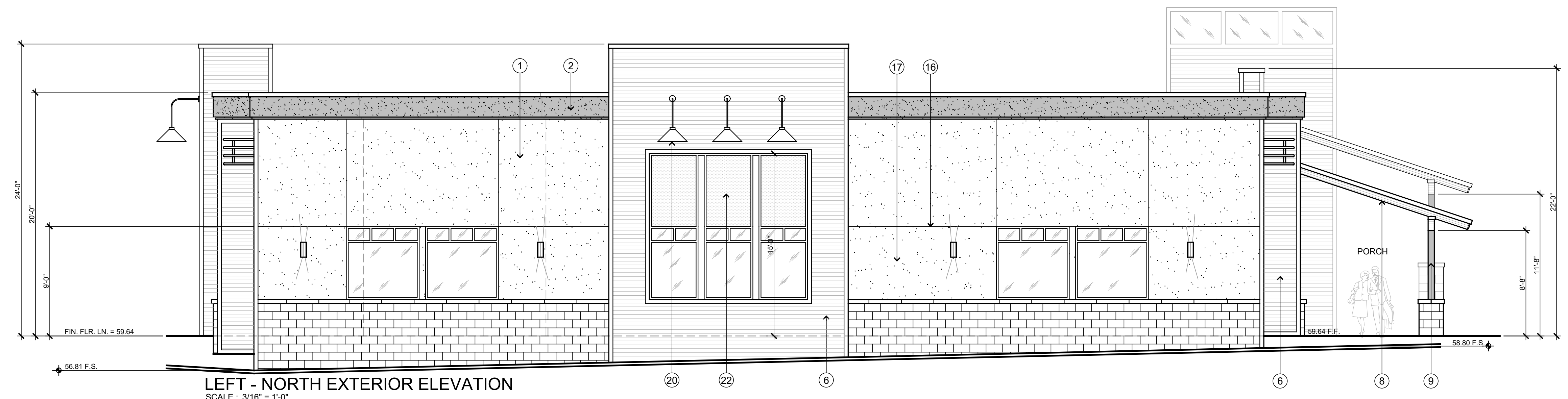


REAR - EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES	
SYMBOL	DESCRIPTION
1	BASE OF BUILDING PAINTED STUCCO, COLOR: TAUPE
2	PARAPET BAND PAINTED STUCCO, COLOR: DARK TAUPE
3	BROWN ANODIZED ALUMINUM STORE FRONT
4	16" SQ. STORE FRONT GLASS W/ DARK BROWN ANODIZED ALUMINUM FRAMES
5	STANDING SEAM METAL ROOFING, ICC-ESL-1082, COLOR: DARK GREEN
6	CORRUGATED METAL PANELS W/ TRIM, COLOR: BROWN
7	GLULAM BEAM W/ BROWN POWDER COATED COLUMN CAP TO MATCH POST
8	6X8 R.S. RAFTERS
9	6" X 12" STEEL POST W/ DARK BROWN POWDER COATING
10	FRAMED COLUMN WITH SPLIT FACED BRICK VENEER AND CAP
11	DECORATIVE ARCHED METAL ELEMENT W/ WELDED WIRE MESH, COLOR: DARK BROWN - POWDER COATED
12	SPLIT FACED BRICK VENEER AT BASE OF BUILDING WITH SPLIT FACED CAP
13	EXTERIOR TUBE STEEL CURVED ELEMENT, COLOR: BROWN ANODIZED ALUMINUM
14	FINISH FLOOR LEVEL UP LIGHTING
15	TOWER WINDOWS, FRAME COLOR:
16	STUCCO EXPANSION SCREED LINES
17	DECORATIVE EXTERIOR WALL SCONCE LIGHTING, COLOR: BROWN ANODIZED ALUMINUM
18	EXTERIOR UPLIGHTING
19	EXHAUST VENT
20	EXTERIOR GOOSENECK LIGHTING
21	METAL PRIVACY SCREEN
22	OBSCURE GLASS ABOVE

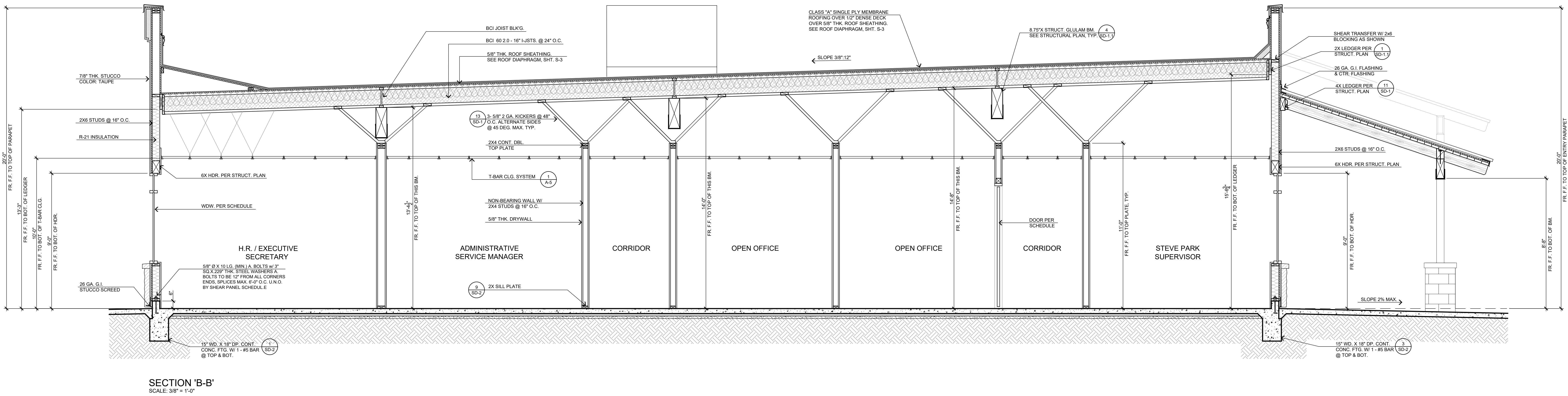
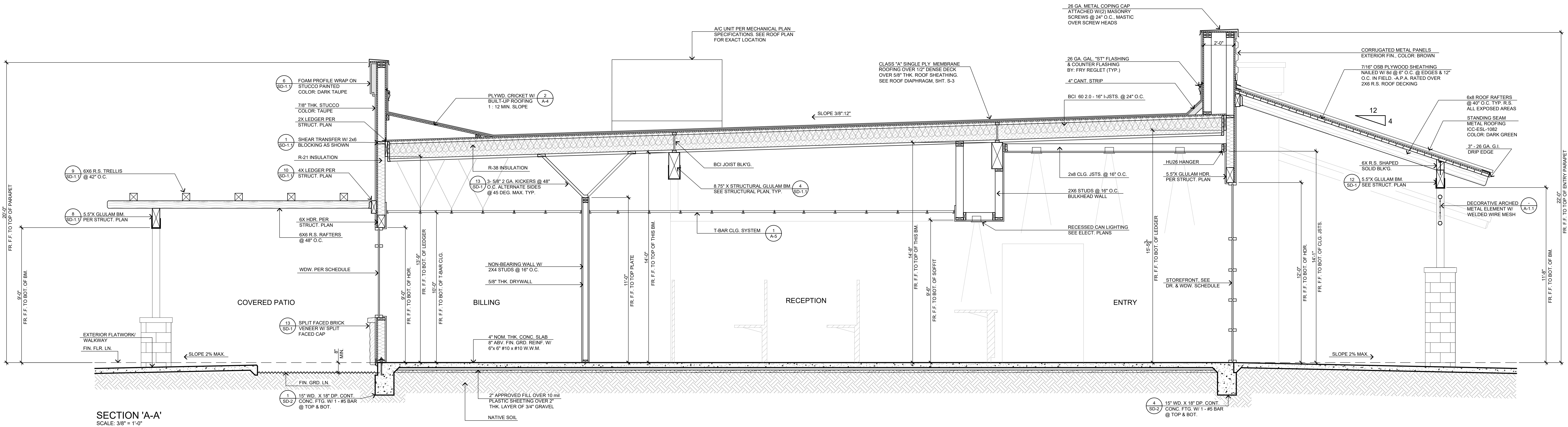


RIGHT - SOUTH EXTERIOR ELEVATION
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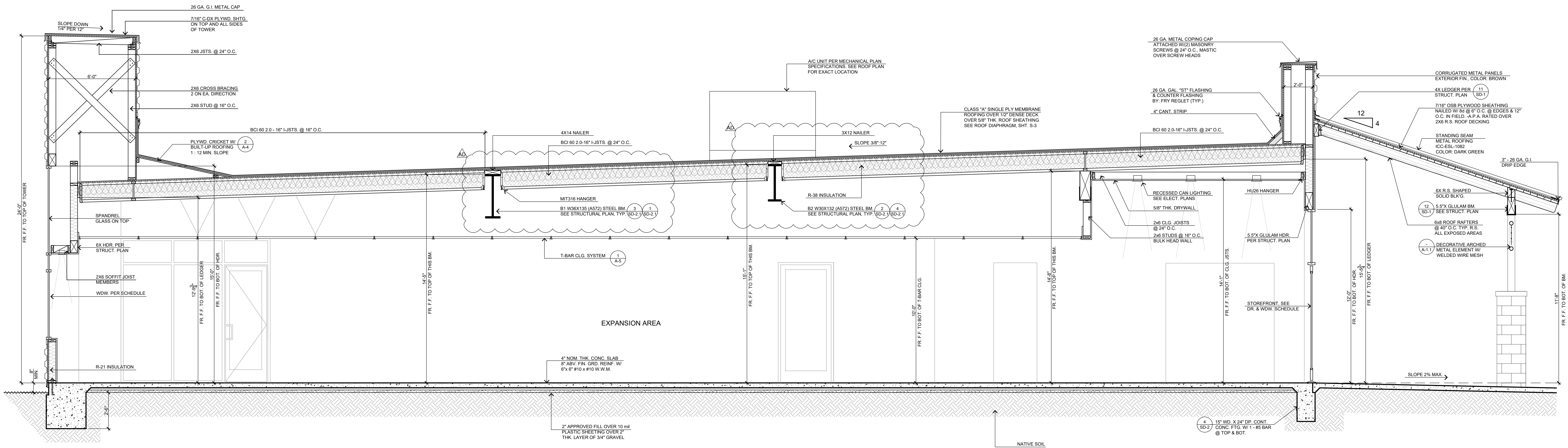


LEFT - NORTH EXTERIOR ELEVATION
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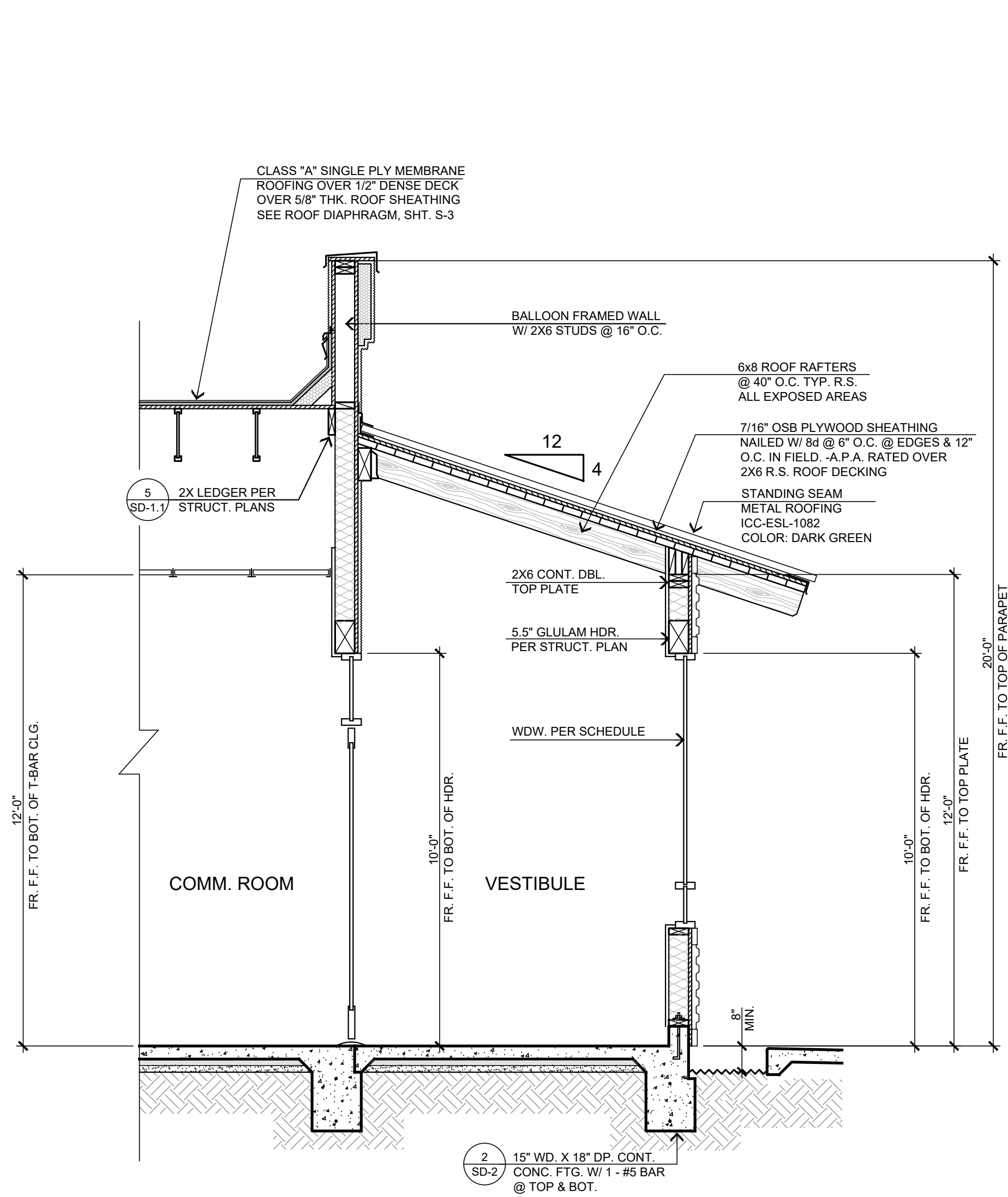
STEENO DESIGN STUDIO INC. ARCHITECTURE • DESIGN • PLANNING 11774 HESPERIA ROAD, SUITE B • HESPERIA, CA 92345 PHONE (760) 244-5001 • FAX (760) 244-1948 www.steenodesign.com	DATE FINISHED MAY 2022	THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND THE 2019 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 ENERGY STANDARDS.	PROJECT: CIVIC CENTER BUILDING PHELAN PIÑON HILLS C.S.D. SITE ADDRESS: A.P.N. 3006-281-10 9535 SHEEP CREEK ROAD PHELAN, CA 92329	JOB NO. COM20-L01/01 SHEET NAME: EXTERIOR ELEVATIONS	PAGE A-2
	REVISIONS DEV. CODE 02/14/22 BLDG. CODE 02/14/22 ELECTRICAL 09/30/22 SEPTIC 10/27/22 ADDENDUM TO STRUCTURAL 01/24/2023	THESE DOCUMENTS AND THE INCORPORATED HEREAS, DESIGN AND SPECIFICATIONS ARE THE SOLE PROPERTY OF STEENO DESIGN STUDIO INC. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.	For Reference Only		



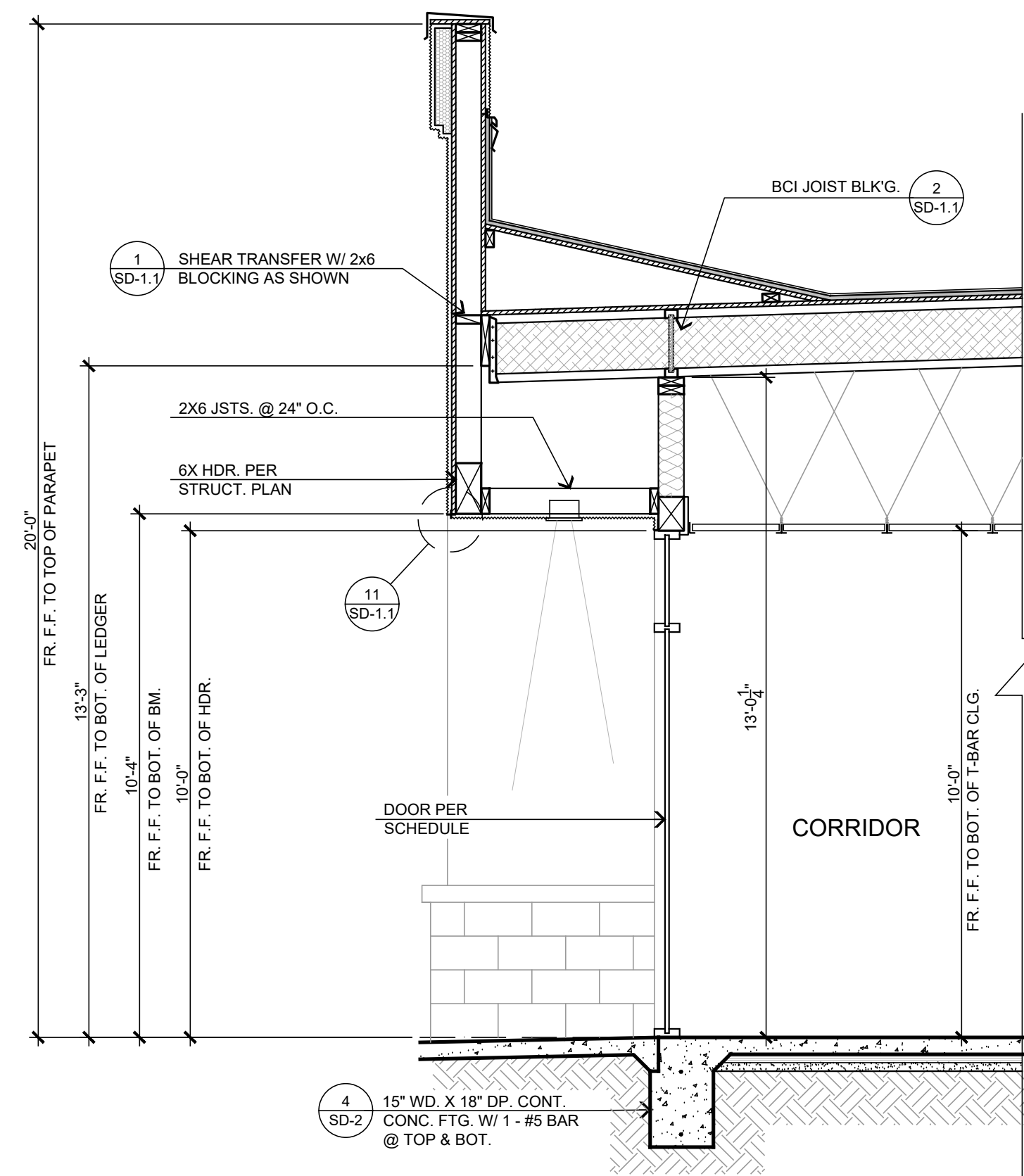
STEENO DESIGN STUDIO INC. ARCHITECTURE • DESIGN • PLANNING 11774 HESPERIA ROAD, SUITE B • HESPERIA, CA 92345 PHONE (760) 244-0011 • FAX (760) 244-1948 www.steenodesign.com	DATE FINISHED MAY 2022	REVISIONS 1. REV. CODE: 02/14/22 2. BLDG. CODE: 08/06/22 3. ELECTRICAL: 09/03/22 4. SEPTIC: 10/27/22 5. ADDENDUM TO STRUCTURAL: 02/24/2023	THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE AND ALL CITY, COUNTY, STATE AND FEDERAL ORDINANCES AND THE 2019 CALIFORNIA ENERGY STANDARDS. THESE DOCUMENTS AND THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE SOLE PROPERTY OF STEENO DESIGN STUDIO INC. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.		PROJECT: CIVIC CENTER BUILDING	JOB NO. COM20-L01/01	PAGE A-3
	PHELAN PIÑON HILLS C.S.D.		SHEET NAME SECTIONS				
	SITE ADDRESS: A.P.N. 3006-261.10 1835 SHEEP CREEK ROAD PHELAN, CA 92326		For Reference Only				



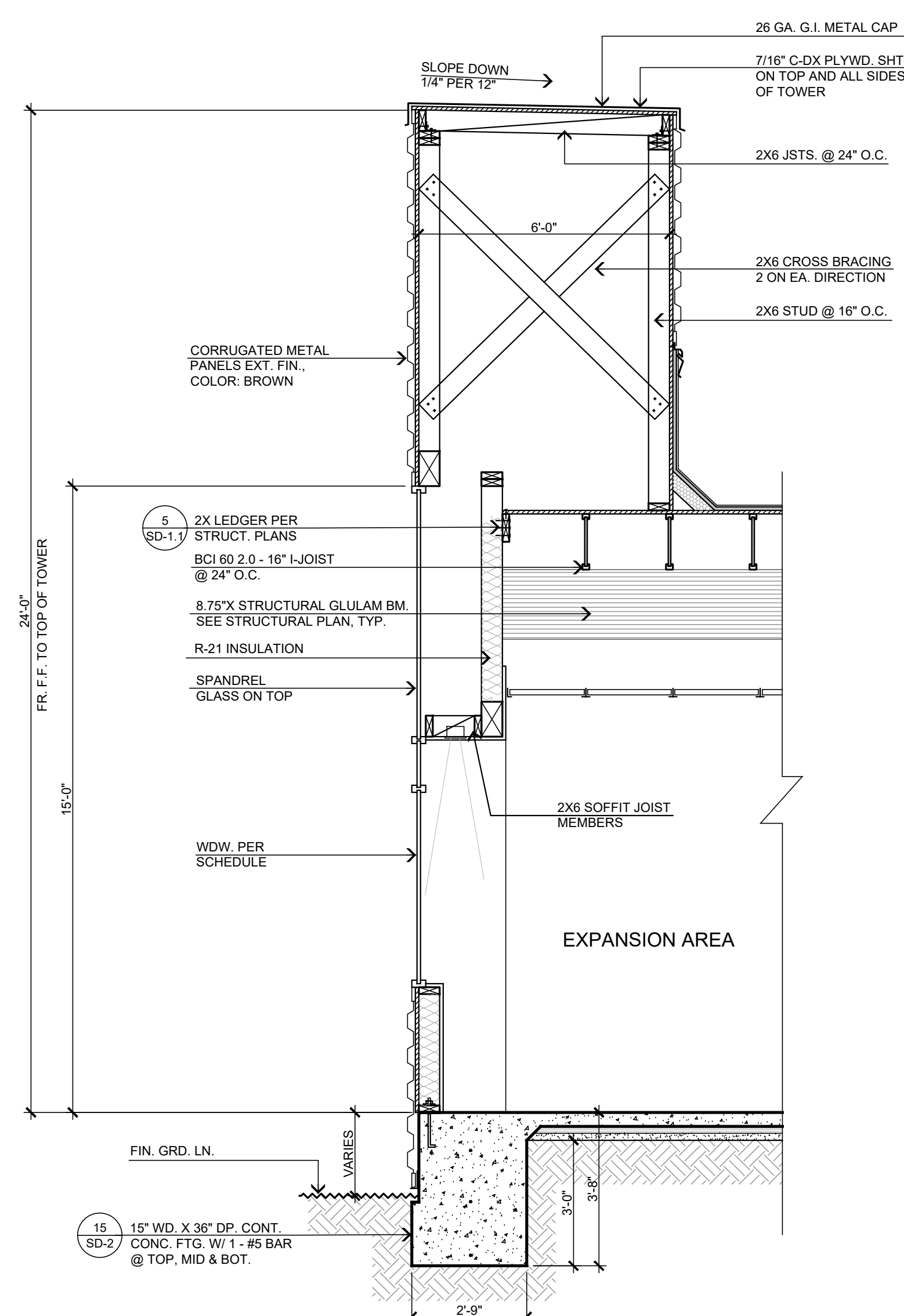
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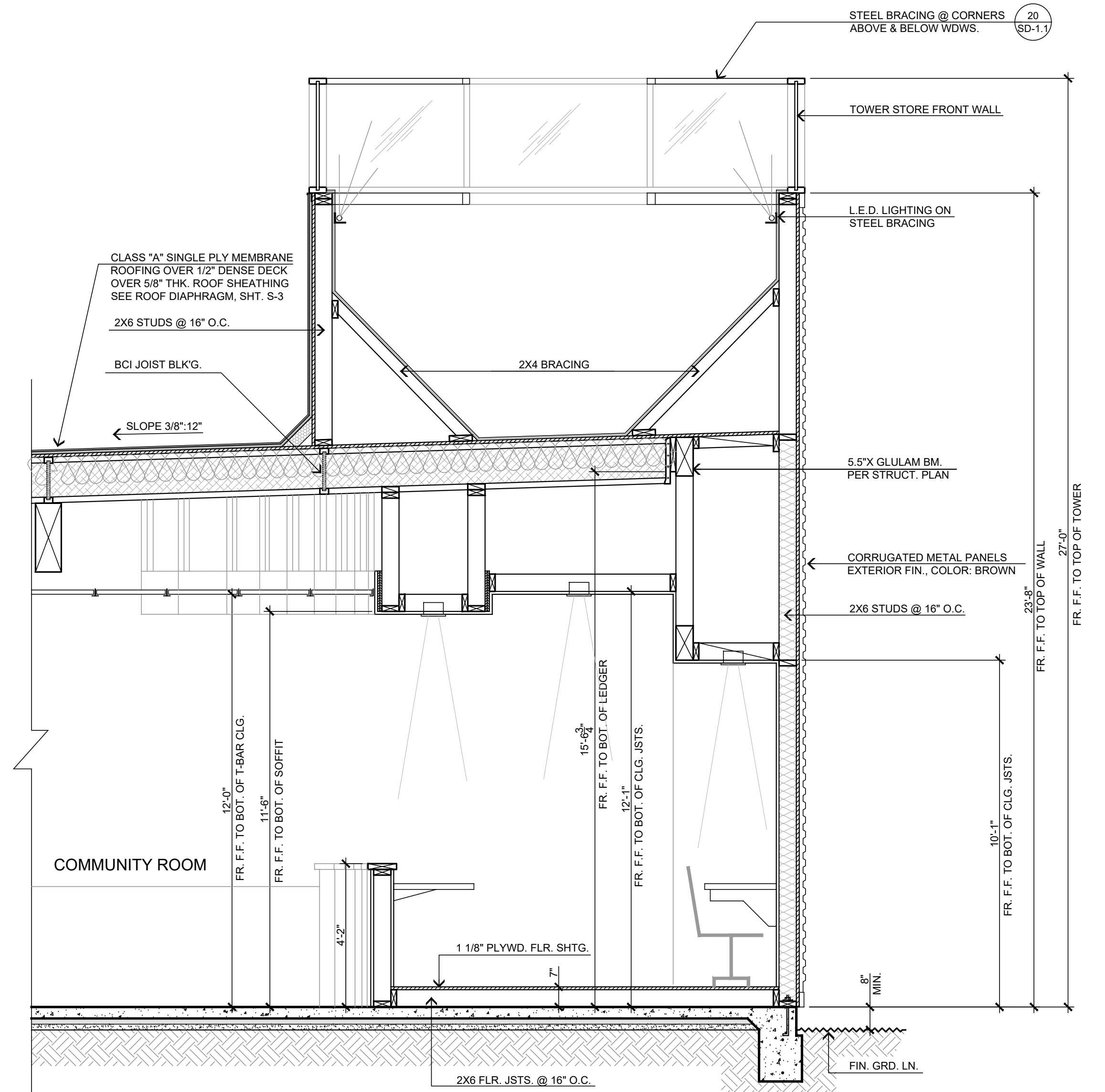
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SECTION 'F'
SCALE: 3/8" = 1'-0"



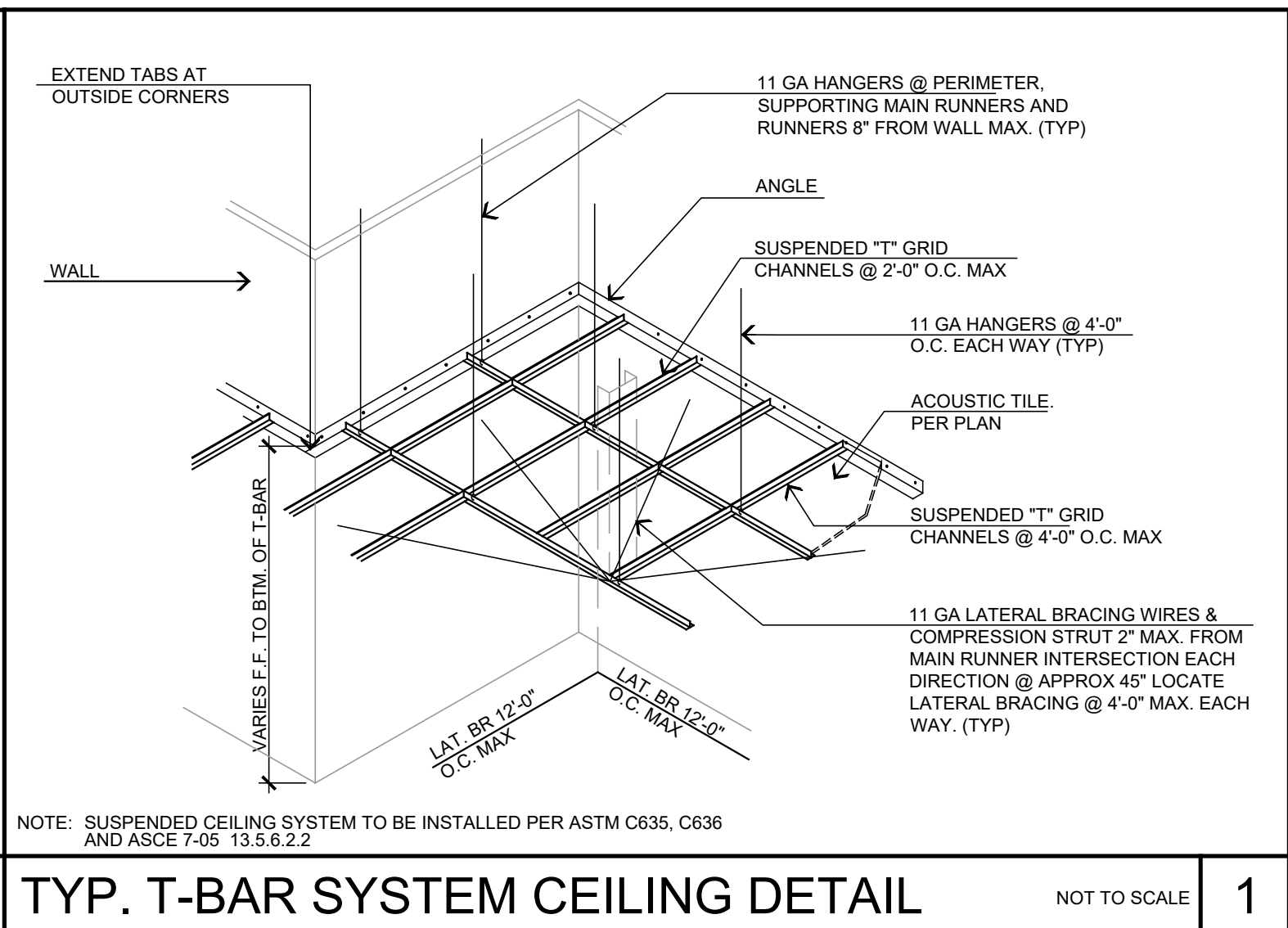
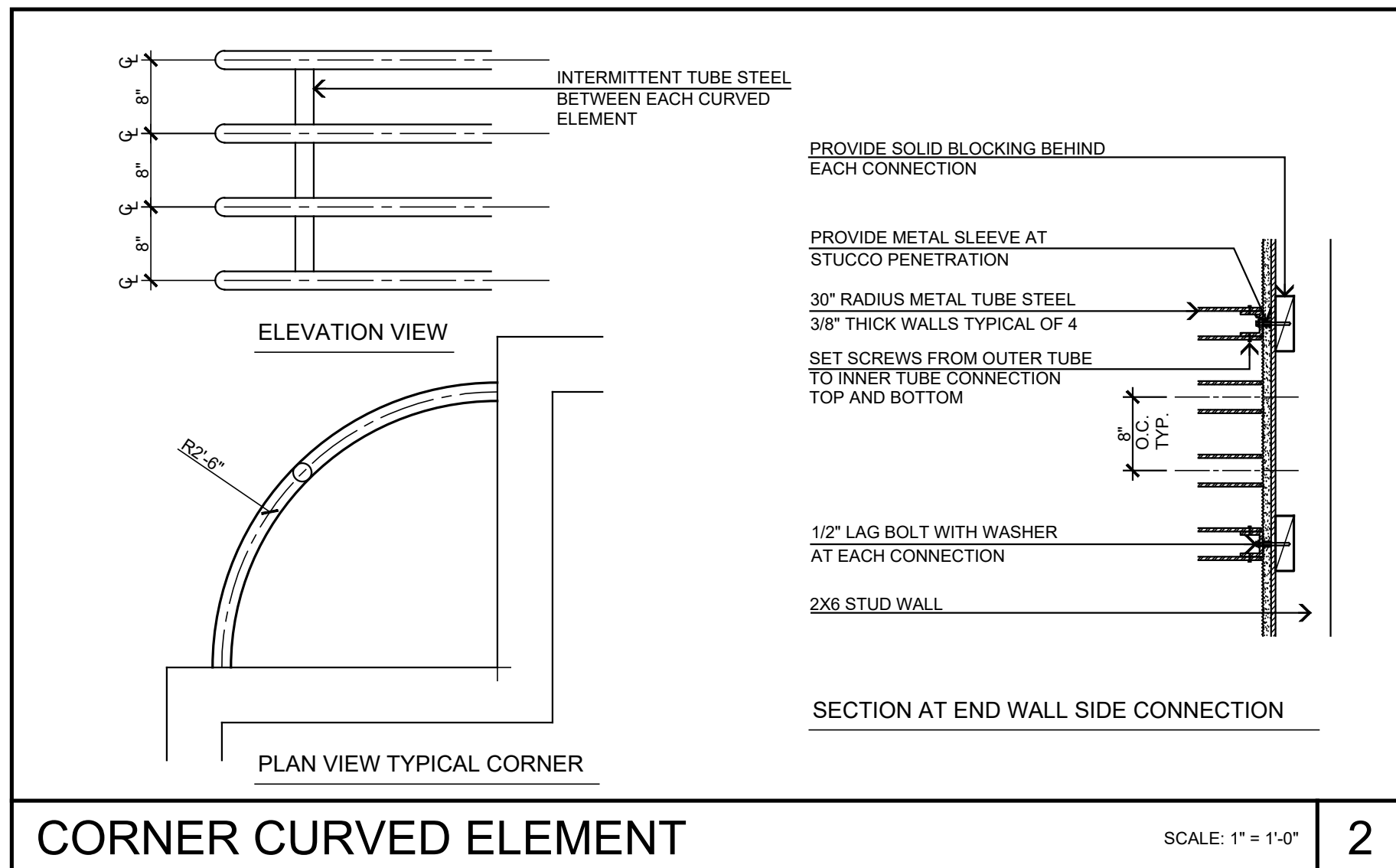
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








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



CEILING FINISH LEGEND			
SYMBOL	PATTERN	DESCRIPTION	REMARKS
A	[Pattern]	5/8\"/>	
B	[Pattern]	PATTERN: RANDOM FISSURED NONPERFORATED COLOR: TAN MATERIAL: 24\"/>	
C	[Pattern]	PATTERN: RANDOM FISSURED NONPERFORATED COLOR: TAN MATERIAL: 24\"/>	
D	[Pattern]	2X6 CHAMFERED TONGUE AND GROOVE	



REFLECTIVE CEILING SYM. LEGEND			LIGHTING FIXTURE LEGEND					LIGHTING FIXTURE LEGEND				
SYMBOL	DESCRIPTION	REMARKS	#	SYMBOL	DESCRIPTION	MANUFACTURER	REMARKS	#	SYMBOL	DESCRIPTION	MANUFACTURER	REMARKS
	EXHAUST FAN DIFFUSER FLUSH TYPE	SEE MECH. PLANS FOR SPECS	A		2 X 2 L.E.D. PANEL LIGHTING	MANUFACTURER: EnVision LED LIGHTING 213.741.1550 www.envisionledlighting.com MODEL NUMBER: FLTL-24-6W-40K-SM		E		CLG. - PENDANT LIGHTING		HIGH EFFICACY L.E.D.
	RETURN AIR GRILL SEE MECHANICAL PLANS FOR SIZES	RETURN AIR GRILLE W/ ROUND ELBOW CONNECTION AND INSUL. FLEXIBLE DUCT RUNOUT	B		2 X 4 L.E.D. PANEL LIGHTING	MANUFACTURER: EnVision LED LIGHTING 213.741.1550 www.envisionledlighting.com MODEL NUMBER: FLTL-24-6W-40K-SM		F		EMERGENCY BACK-UP LIGHT	EMERGH-LITE PREMIER SERIES	
	24" SQ. SUPPLY GRILL OR 12" SUPPLY GRILL	AIR DIFFUSER T-BAR TYPE AT LAY-IN CLG. SEE MECH. PLANS FOR SPECS	C		4" L.E.D. RECESSED DOWN LIGHT	MANUFACTURER: ELP (Engineered Lighting Products) 626.579.0943 www.elpighting.com MODEL NUMBER: 444W1DL-CC		G		ILLUMINATED EXIT SIGN	EMERGH-LITE PRESTIGE DX SERIES	
	SPEAKER	WALL MOUNTED	D		L.E.D. RECESSED LIGHTING	MANUFACTURER: ELITE LED LIGHTING www.luxelite.com 877.375.5555 MODEL: TCGLD-628H2-40 with CR6L22SW-T40		I		UP AND DOWN COVE LIGHTING	SEE ELECTRICAL PLANS FOR SPECS	

STEENO
DESIGN STUDIO INC
ARCHITECTURE • DESIGN • PLANNING
11774 HESPERIA ROAD, SUITE B • HESPERIA, CA 92345
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www.steenodesign.com

DATE FINISHED
MAY 2022

REVISIONS
REV. CODE: 02/14/22
BLDG. CODE: 08/09/22
ELECTRICAL: 09/02/22
SEPTIC: 10/27/22
ADDENDUM TO STRUCTURAL: 02/24/2023

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE AND ALL CITY ORDINANCES AND REGULATIONS. THE 2019 CALIFORNIA BUILDING CODE SHALL BE THE BASIS OF ALL DESIGN AND CONSTRUCTION. THESE DOCUMENTS AND THE DESIGN AND CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROFESSIONAL SERVICE ARE THE SCALE AND PRIORITIZATION OF THE DESIGN. ANY USE IN WHOLE OR IN PART FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.

SEAL
26448
STATE OF CALIFORNIA
REGISTERED ARCHITECT
R-STEEN

PROJECT: CIVIC CENTER BUILDING
PHELAN PIÑON HILLS C.S.D.
SITE ADDRESS:
A.P.N. 3006-261.10
1835 SHEEP CREEK ROAD
PHELAN, CA 92369

JOB NO.
COM20-L01/01

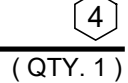
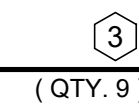
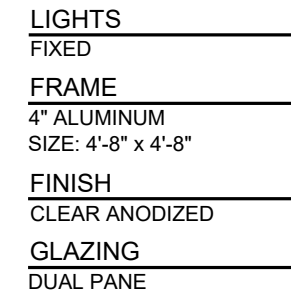
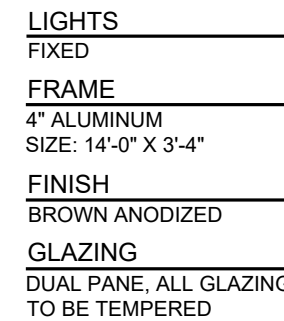
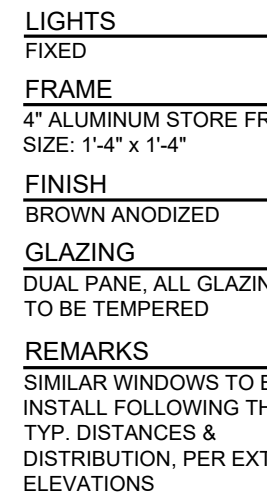
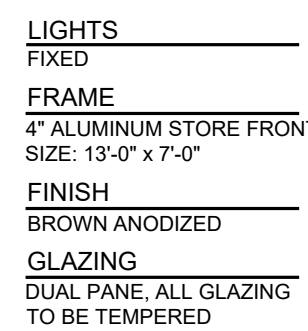
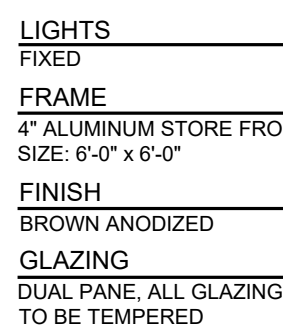
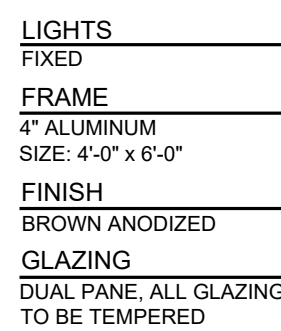
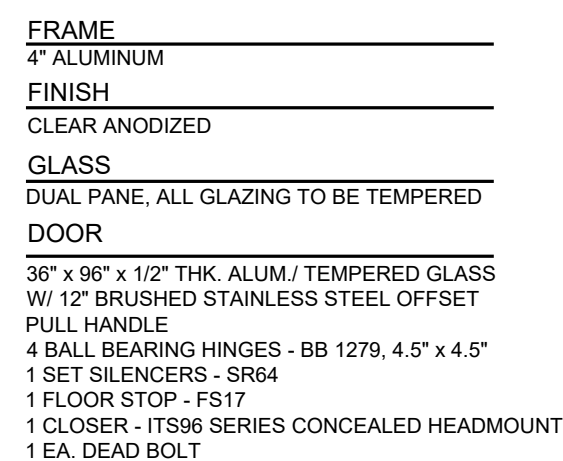
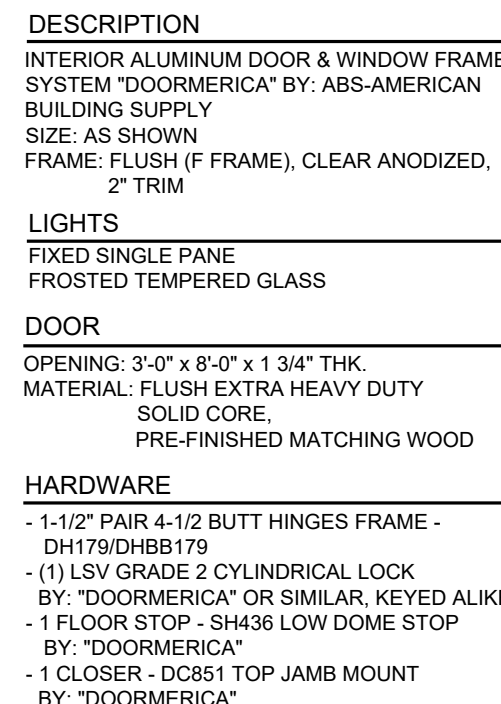
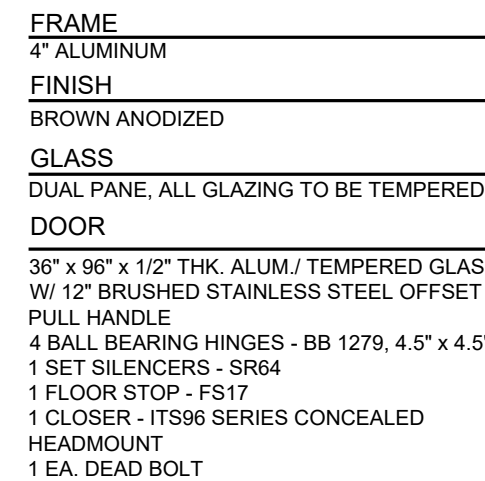
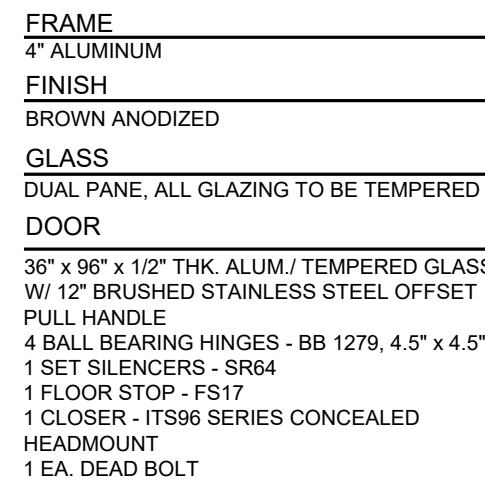
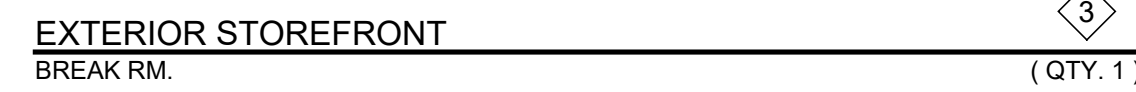
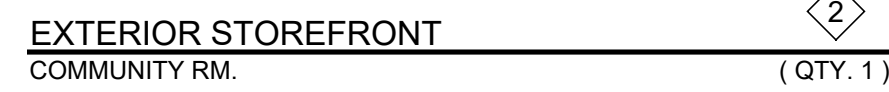
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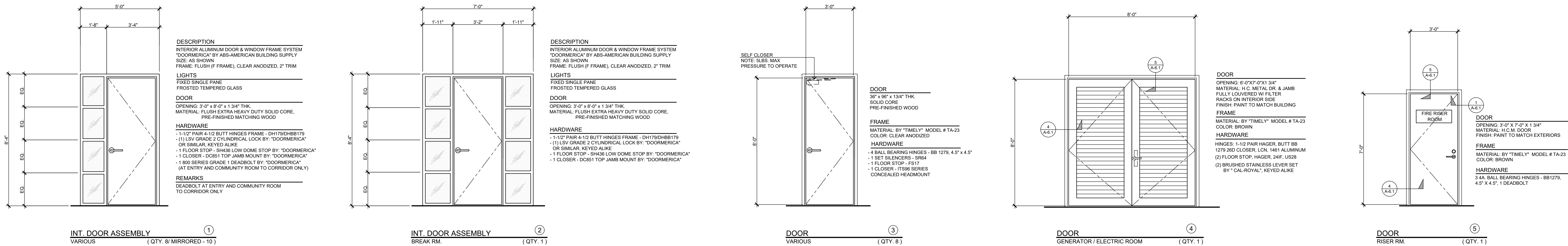
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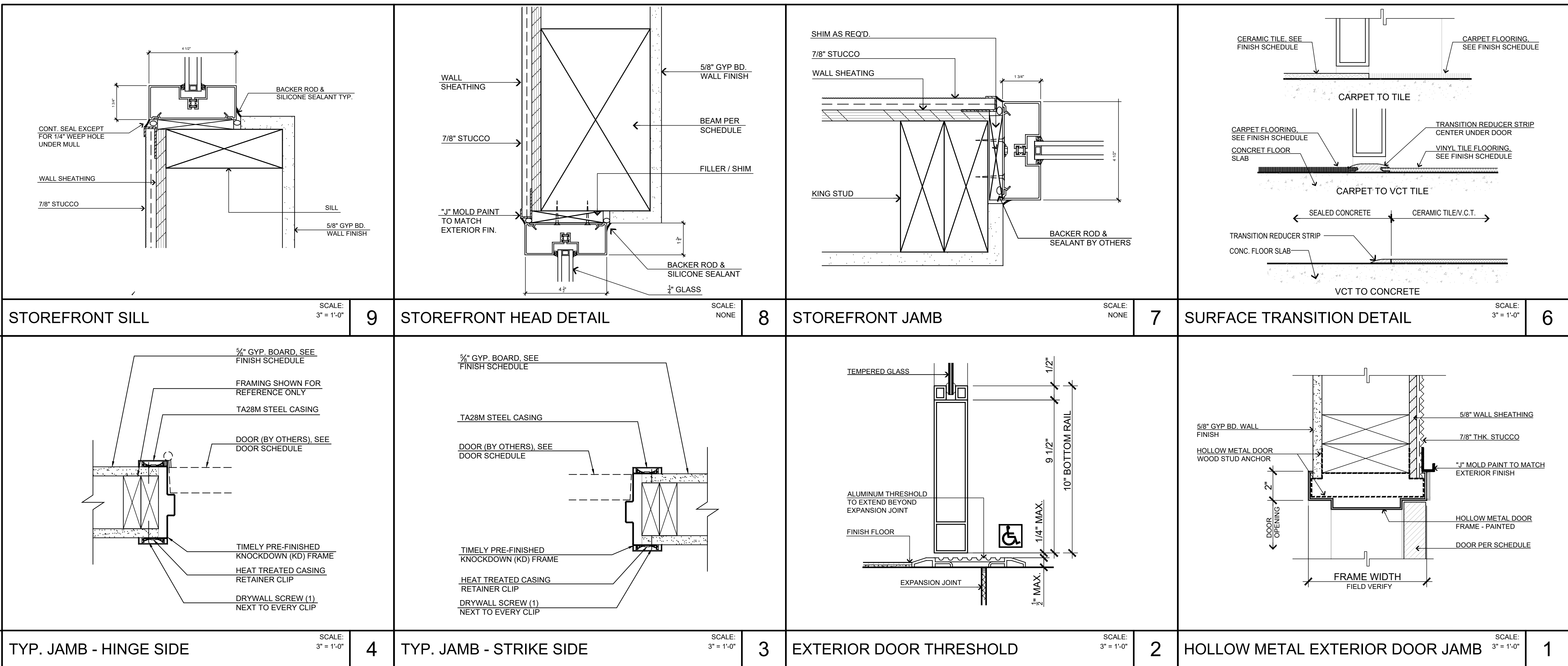
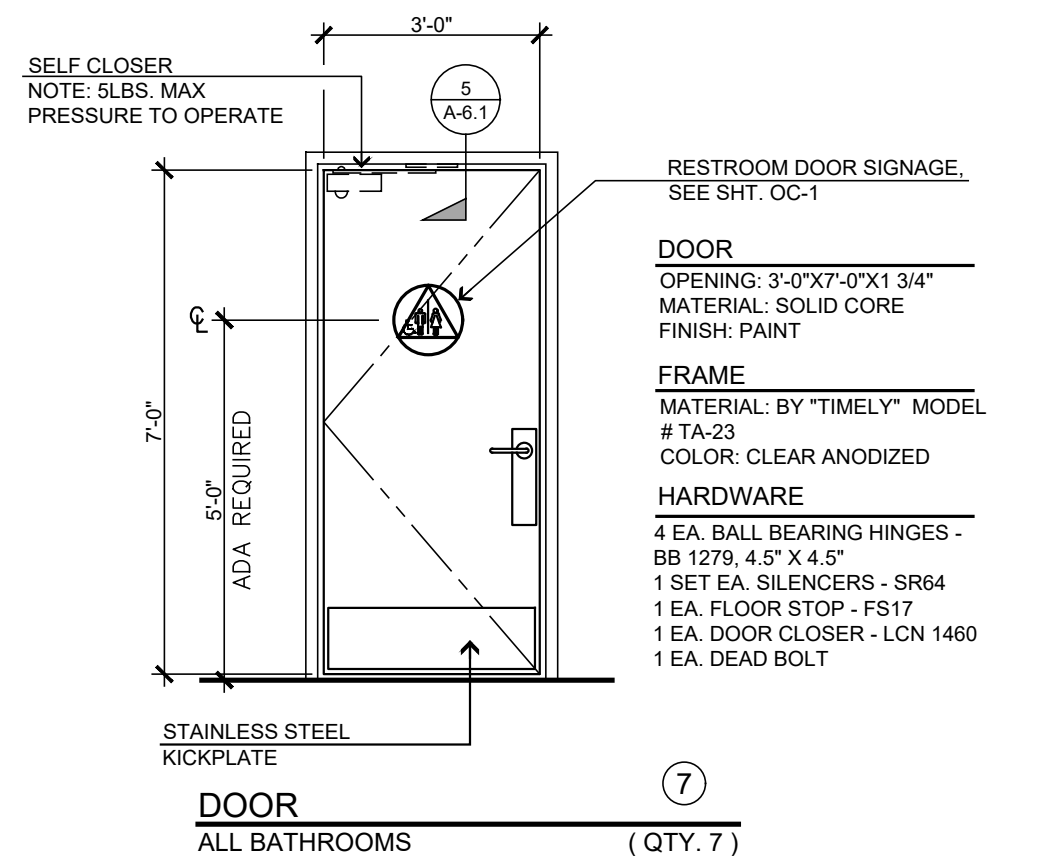
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For Reference Only

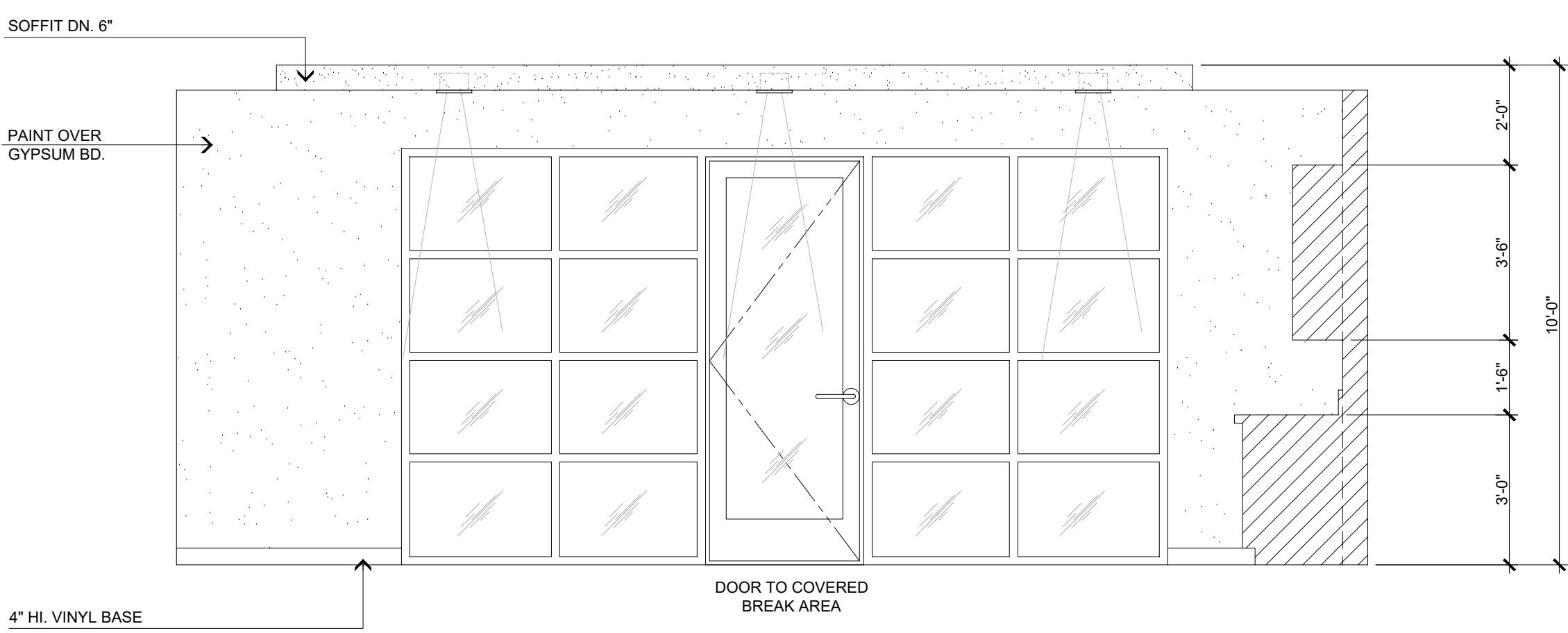




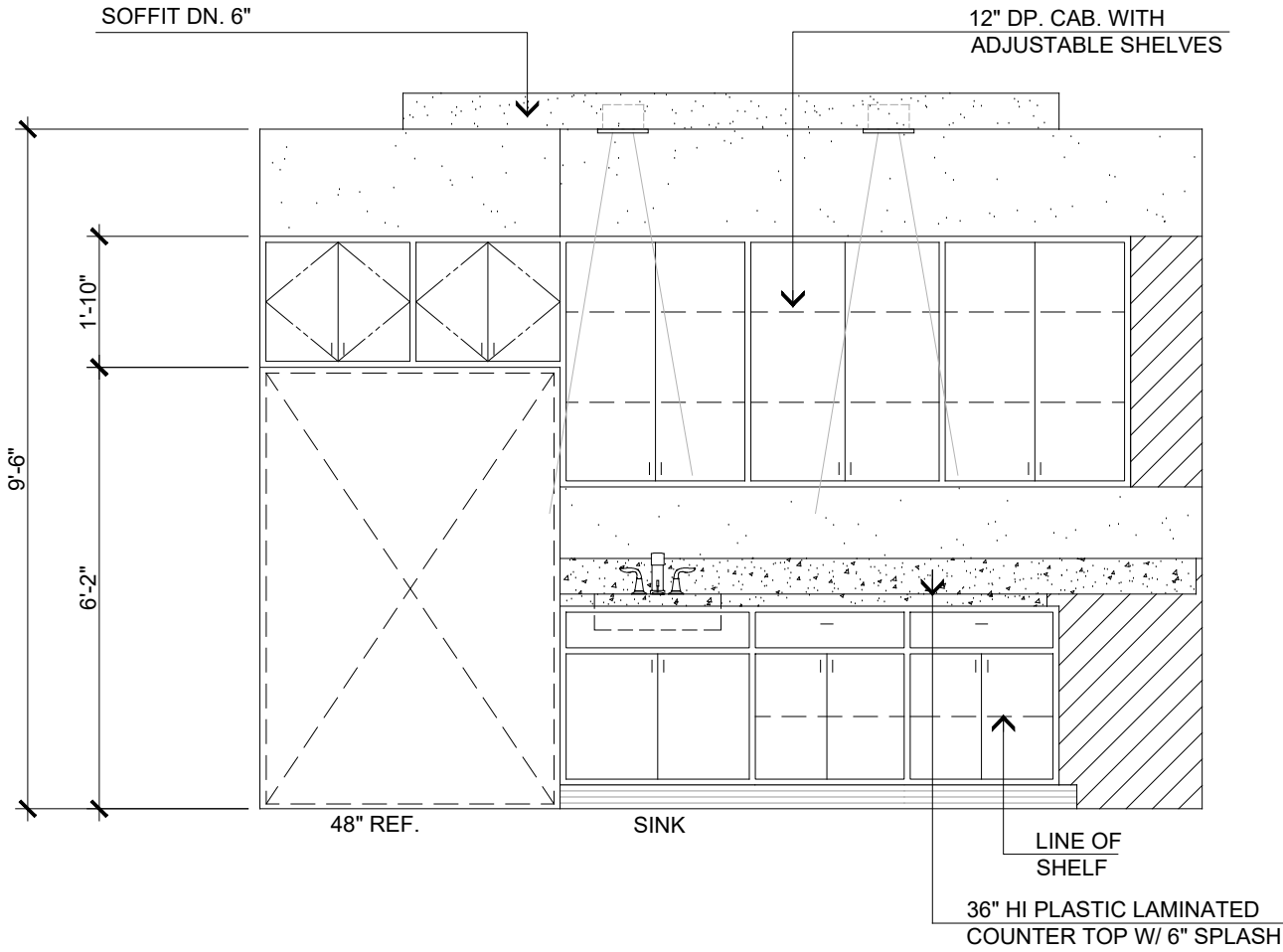
DOOR NOTES	
1.	EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET (30.480 MM) OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT. CBC 1013.1. ALL REQUIRED EXIT DOORS TO HAVE PANIC HARDWARE
2.	EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED. CBC 1013.3
3.	IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED: A. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED. B. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25.4 MM) HIGH ON A CONTRASTING BACKGROUND. C. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE. CBC 1010.1.9.3
4.	EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. CBC 1010.1.9
5.	THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS: A. INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM. B. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM. C. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (68.7 N). D. EXTERIOR HINGED DOORS: 5 POUNDS (22.2 N) MAXIMUM. CBC 118-404.2.9
6.	SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE W/ IN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER & BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. CBC 118-404.2.10
7.	THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (22 N). THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND (133 N) FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. CBC 1010.1.3
8.	HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 118-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (864 MM) MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. CBC 118-404.2.7
9.	CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (12.7 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. CBC 118-303.3. FLOOR LANDING NOT MORE THAN 1/2" @ DISABLES ACCESS IS REQUIRED BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EXIT DOOR.
11.	A SIGN SHALL BE ABOVE THE PRIMARY ENTRANCE INDICATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGNAGE SHALL BE IN LETTERS 1" HIGH ON CONTRASTING BACKGROUND
12.	THE LOCKING DEVISE IS READILY DISTINGUISHABLE AS LOCKED OR UNLOCKED.
13.	THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.



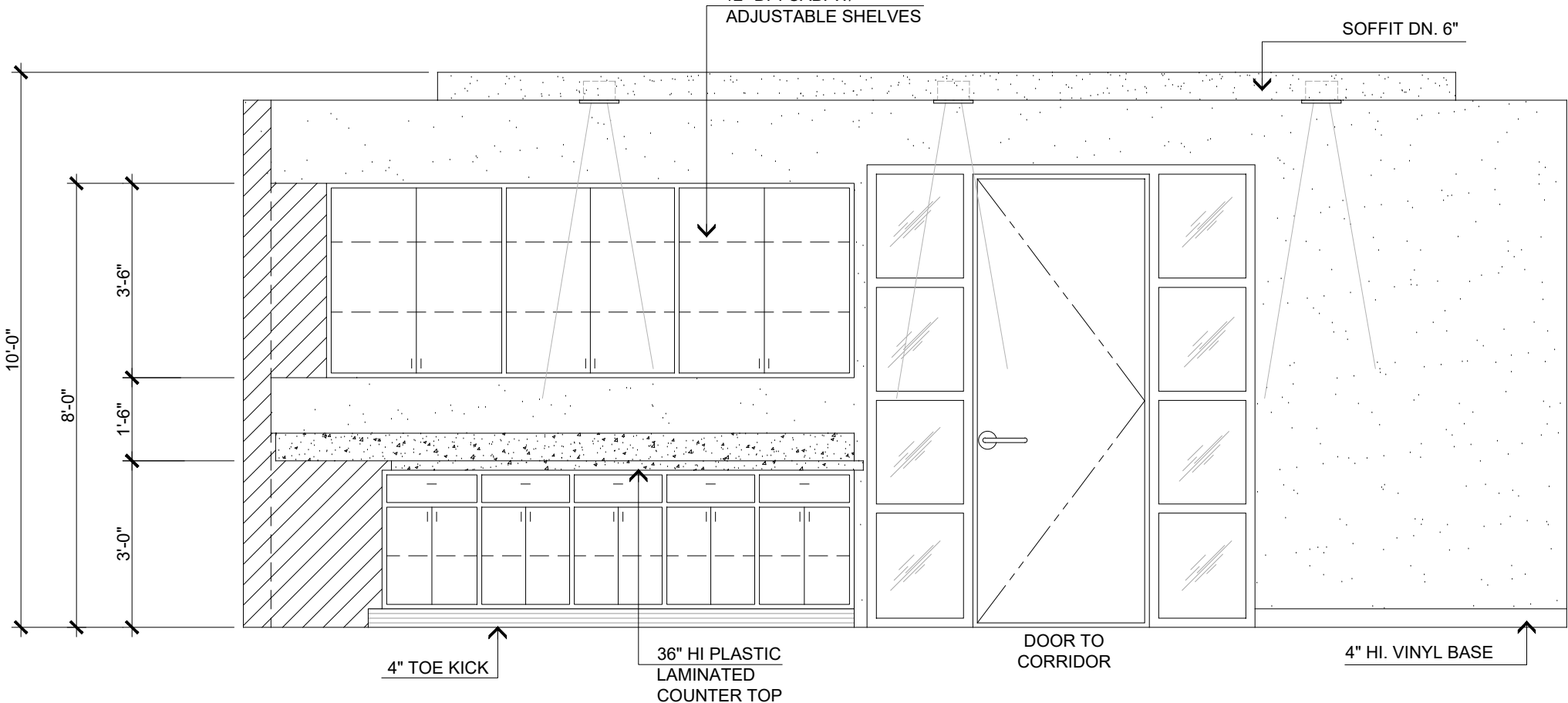
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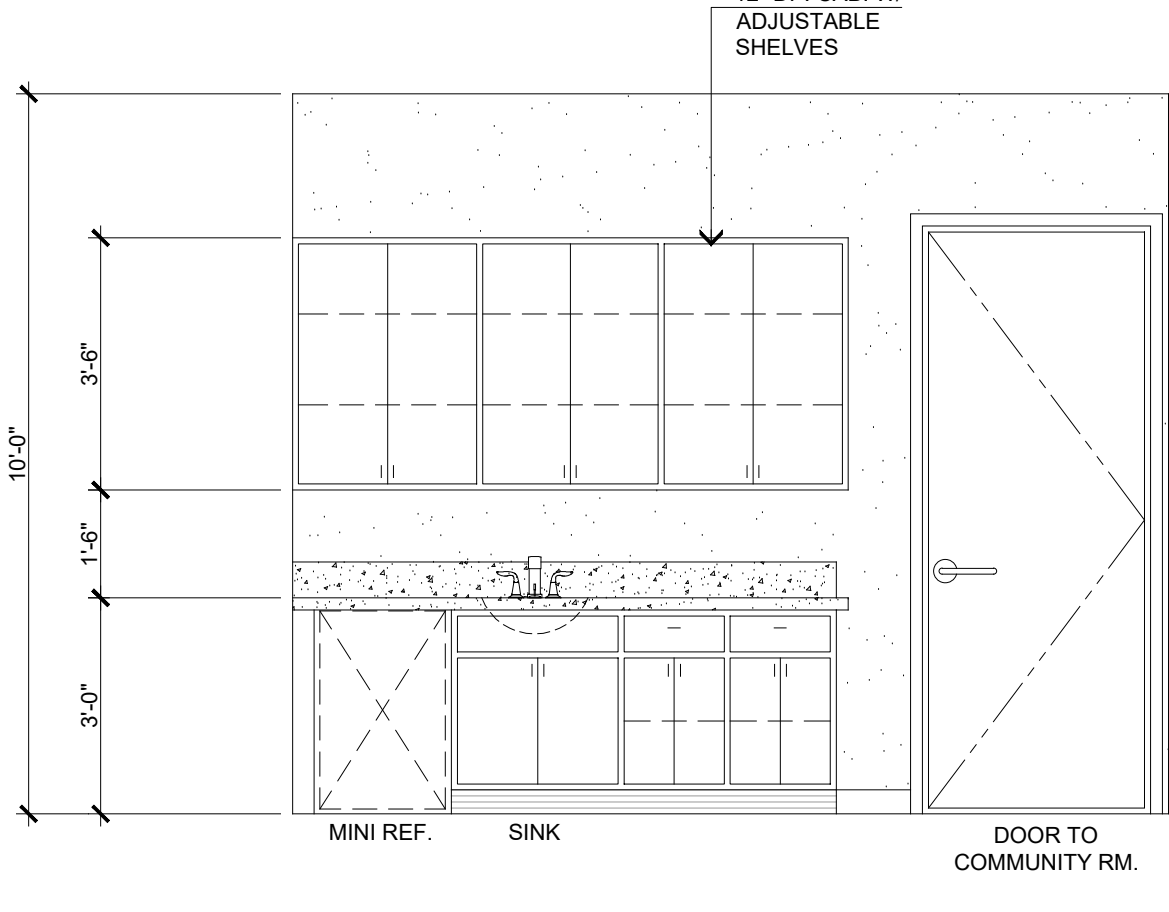
BREAK ROOM
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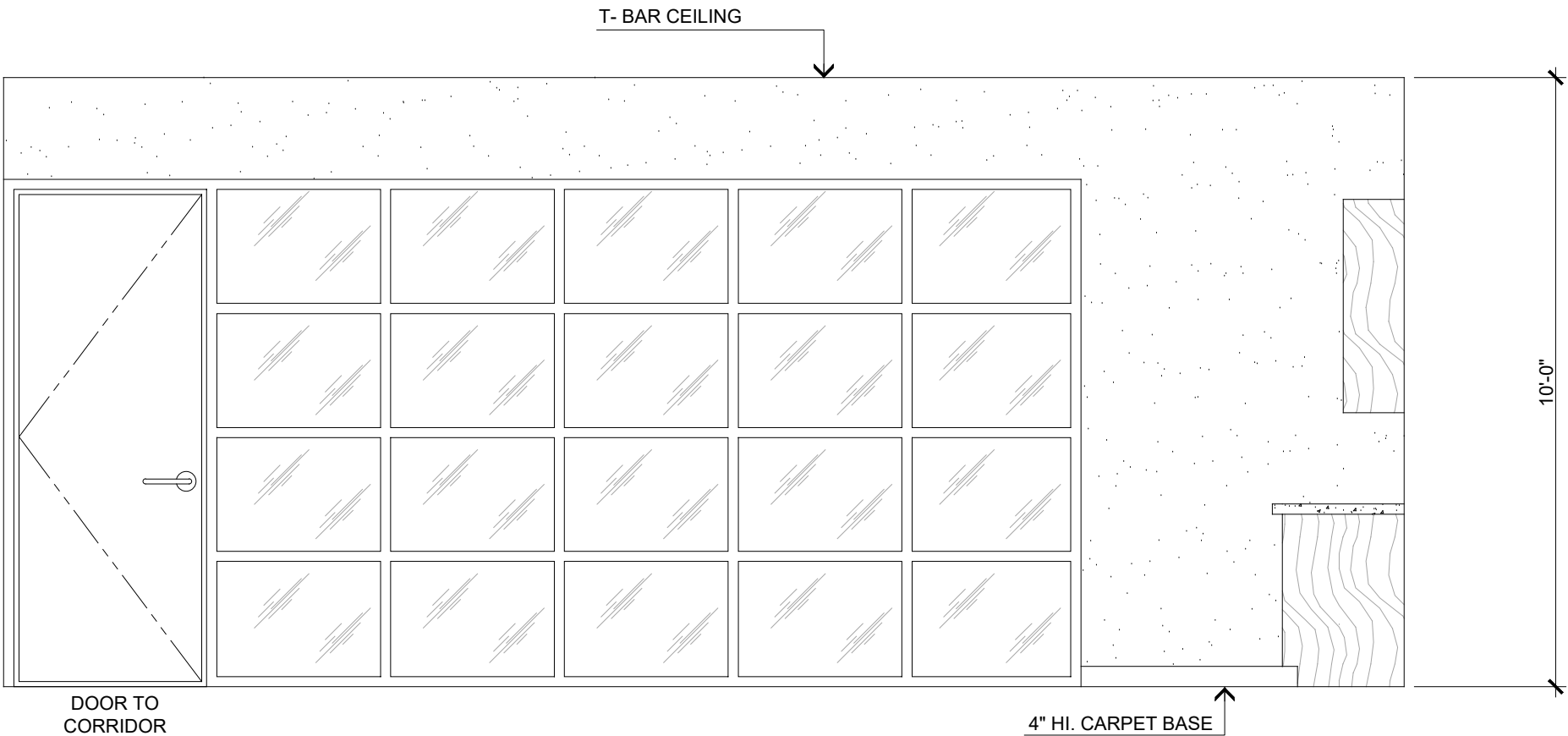
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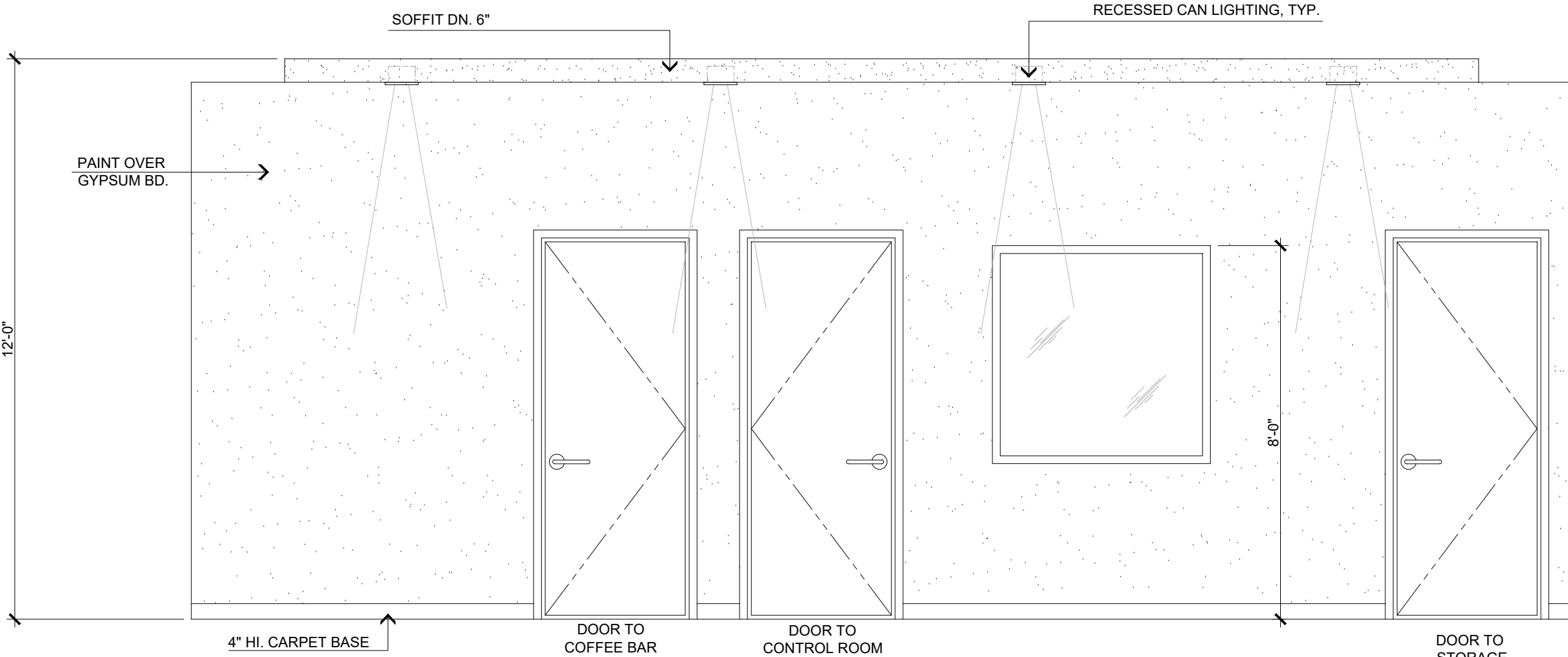
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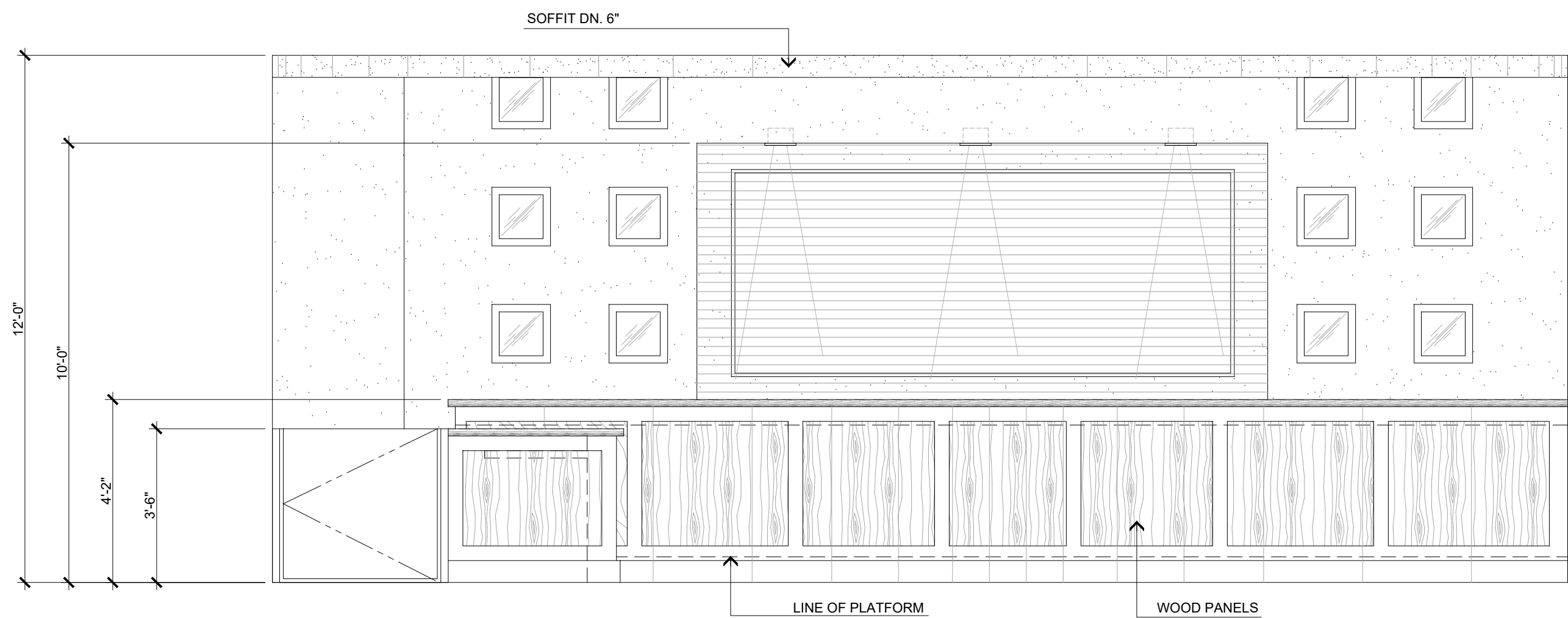
CONFERENCE ROOM
(4) ELEVATION 'B'



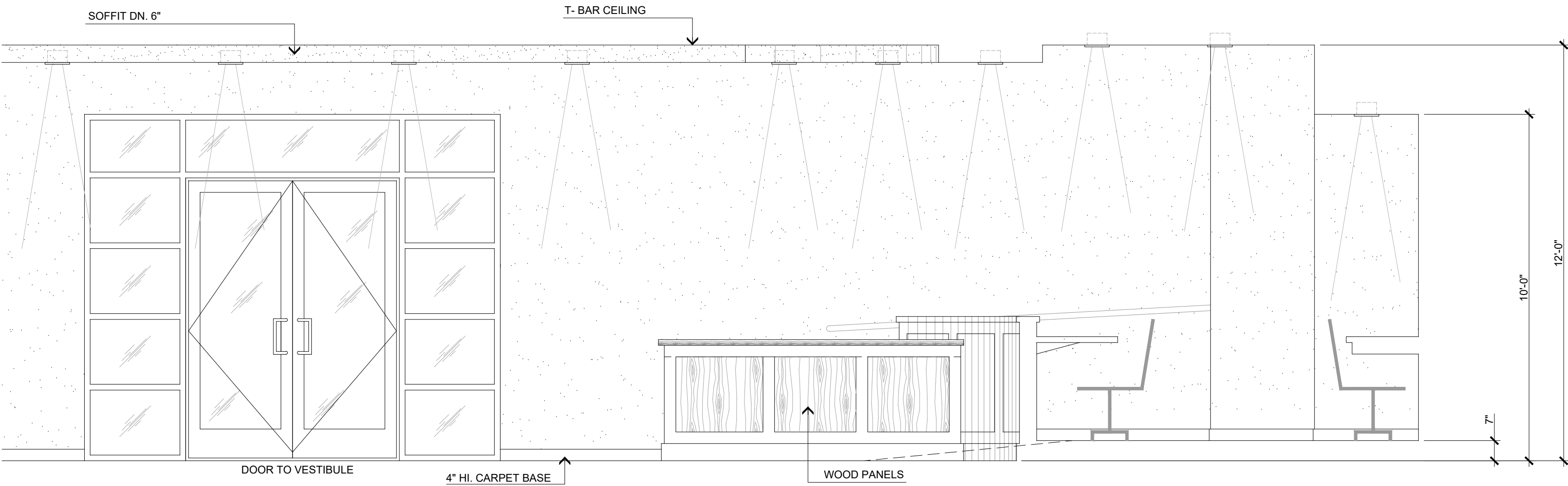
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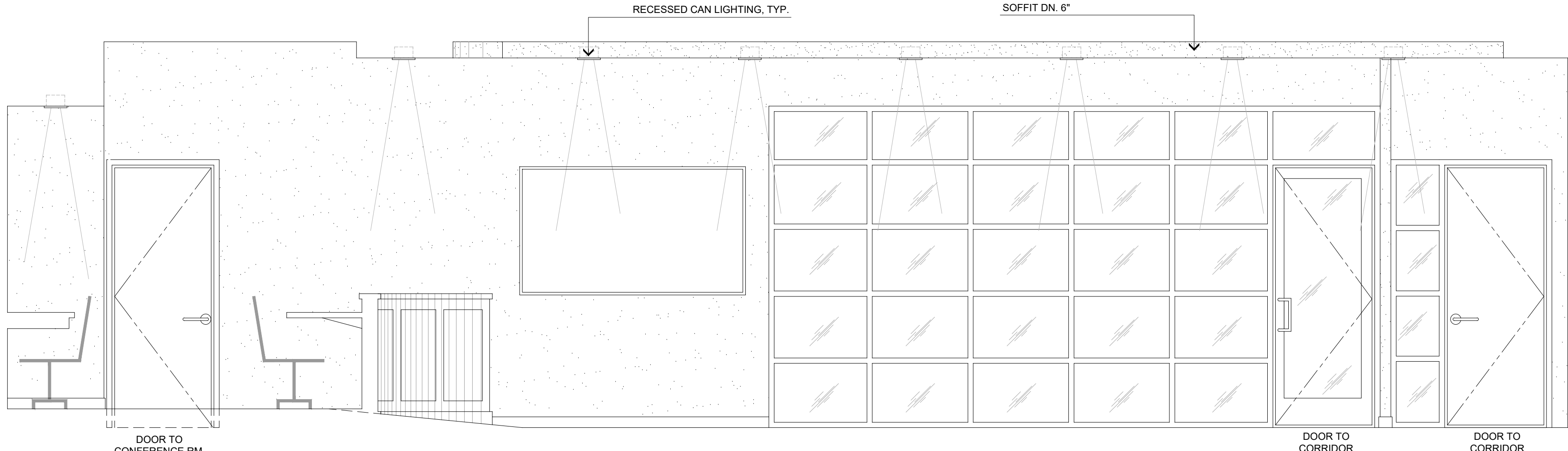
COMMUNITY ROOM
(6) ELEVATION 'A'



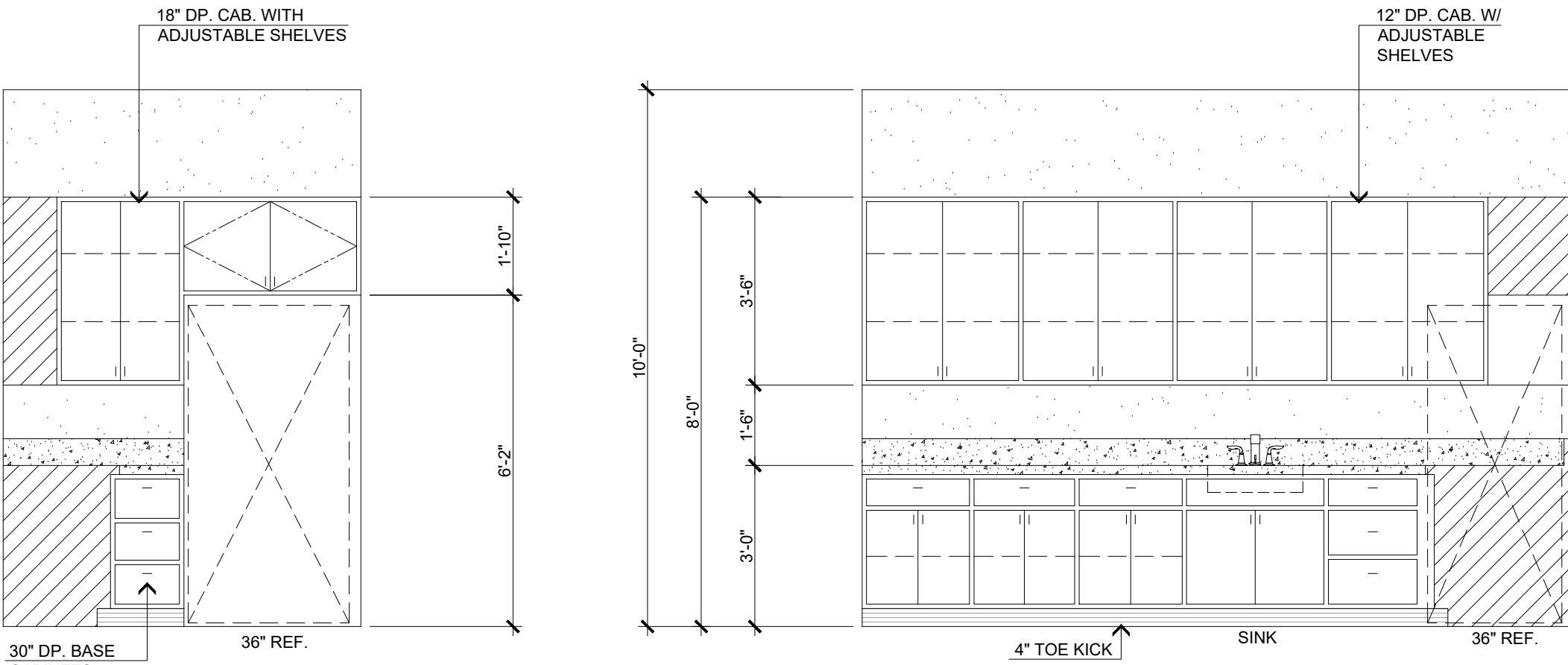
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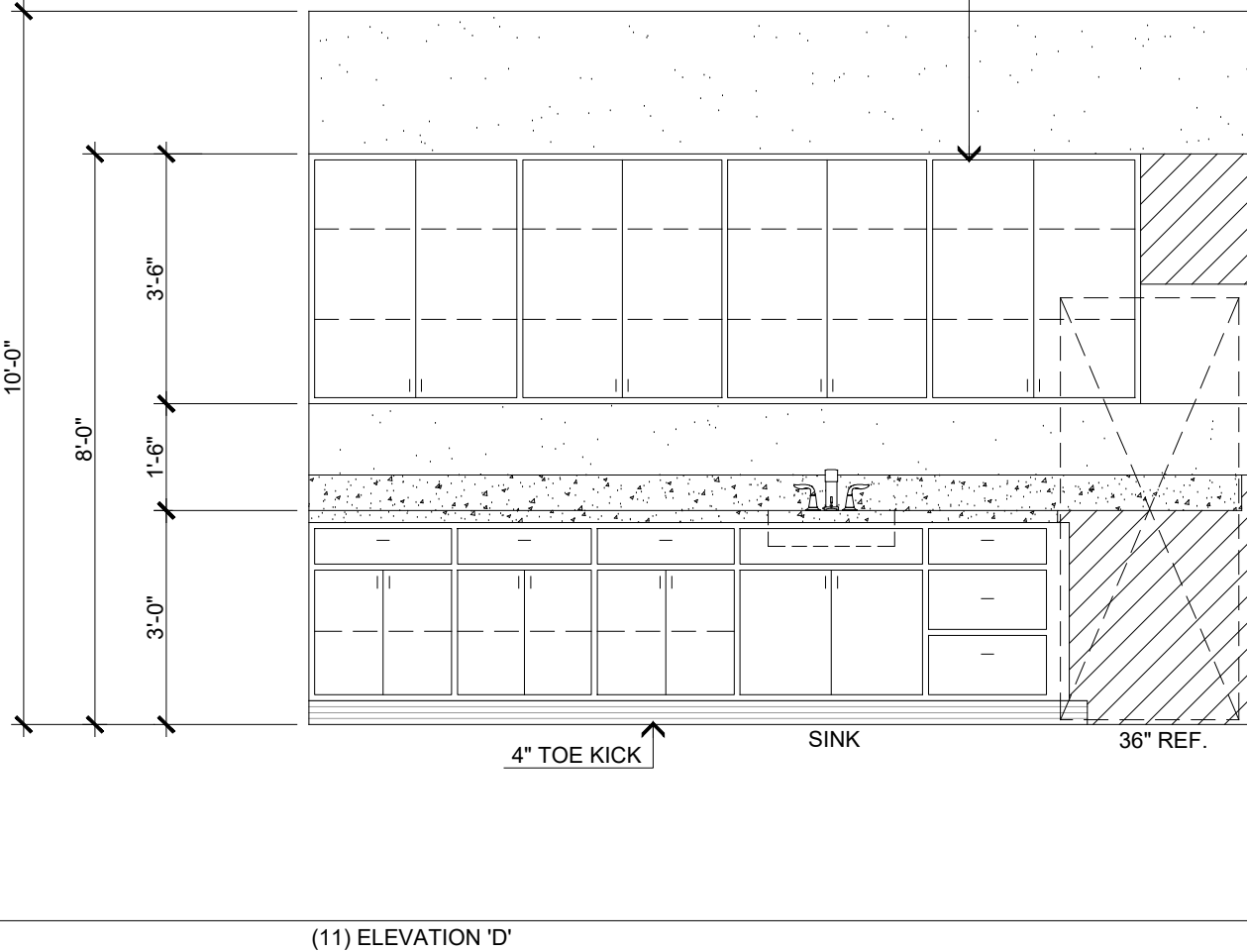
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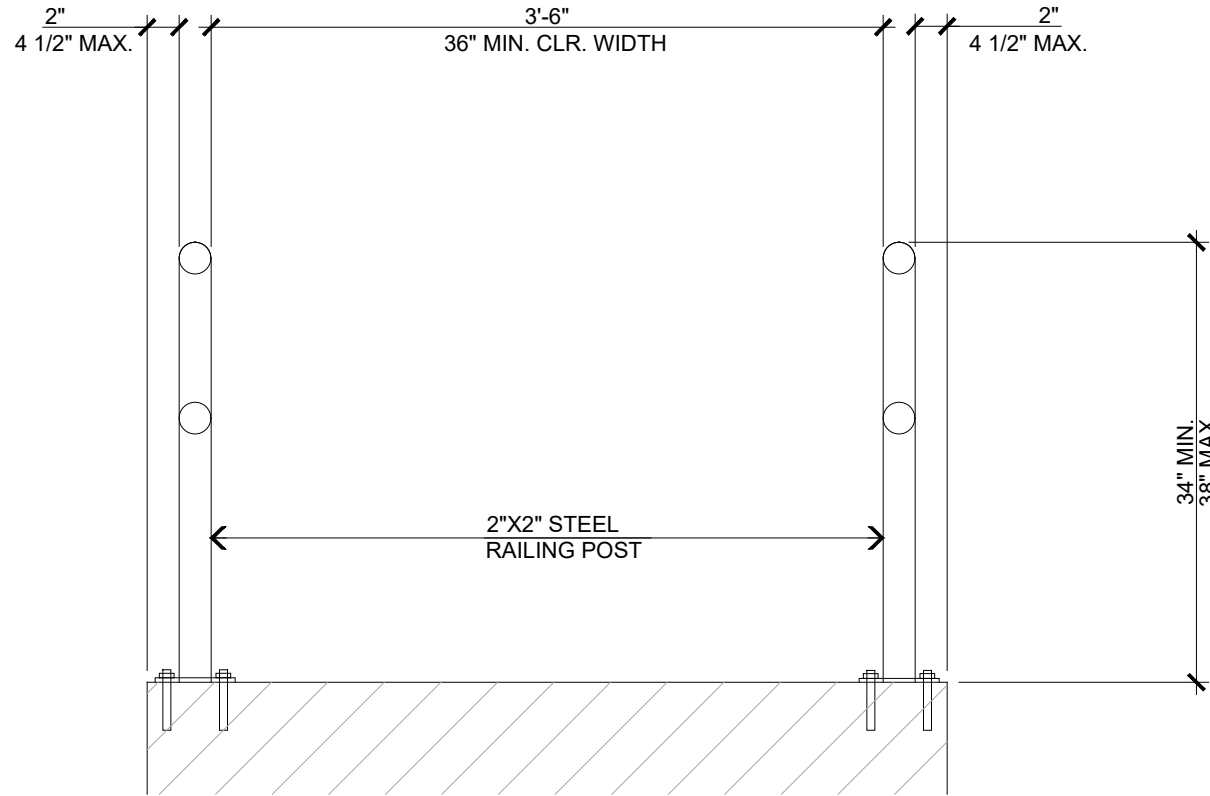
(9) ELEVATION 'D'



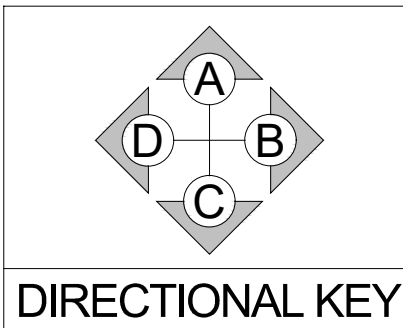
COFFEE BAR
(10) ELEVATION 'A'



(11) ELEVATION 'D'



1
A-7
GUARDRAIL PROJECTION DETAIL



STEENO
DESIGN STUDIO INC.
11774 HESPERIA ROAD, SUITE B • HESPERIA, CA 92345
PHONE (760) 244-5001 • FAX (760) 244-1948
www.steenodesign.com

DATE FINISHED
MAY 2022

REVISIONS
DEV. CODE 001422
BLDG. CODE 001422
BLDG. CODE 080922
ELECTRICAL 090922
SEPTIC 100722
ADDENDUM TO
STRUCTURAL 01242023

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE WHICH ADAPTS THE 2019 CODE WITH CALIFORNIA AND THE 2019 ENERGY STANDARDS.

THESE DOCUMENTS AND THE INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE SOLE PROPERTY OF STEENO DESIGN STUDIO INC. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.



PROJECT: CIVIC CENTER BUILDING
PHELAN PIÑON HILLS C.S.D.

SITE ADDRESS:
A.P.N. 3066-261-10
9535 SHEEP CREEK ROAD
PHELAN, CA 92329

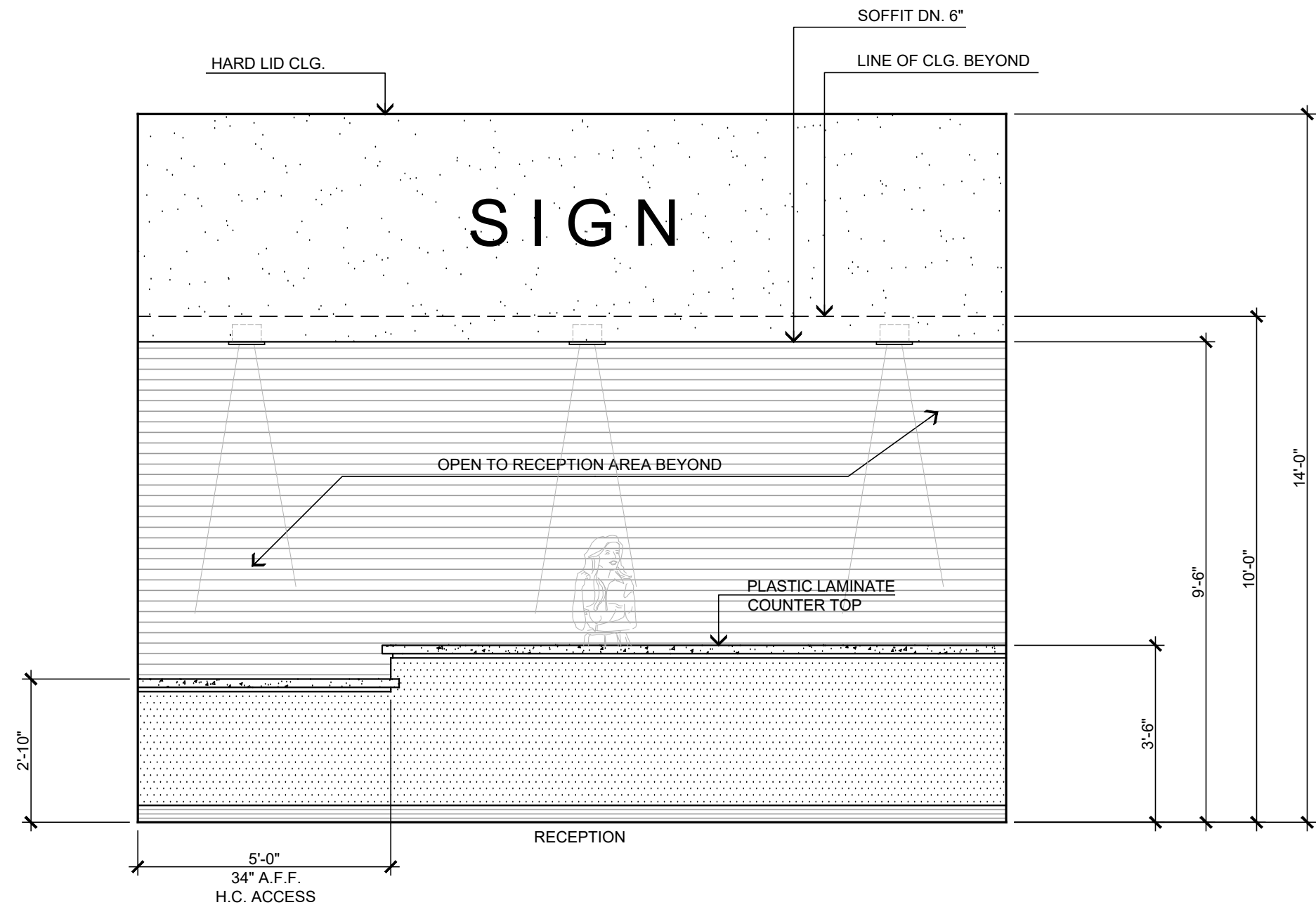
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COM20-L01/01

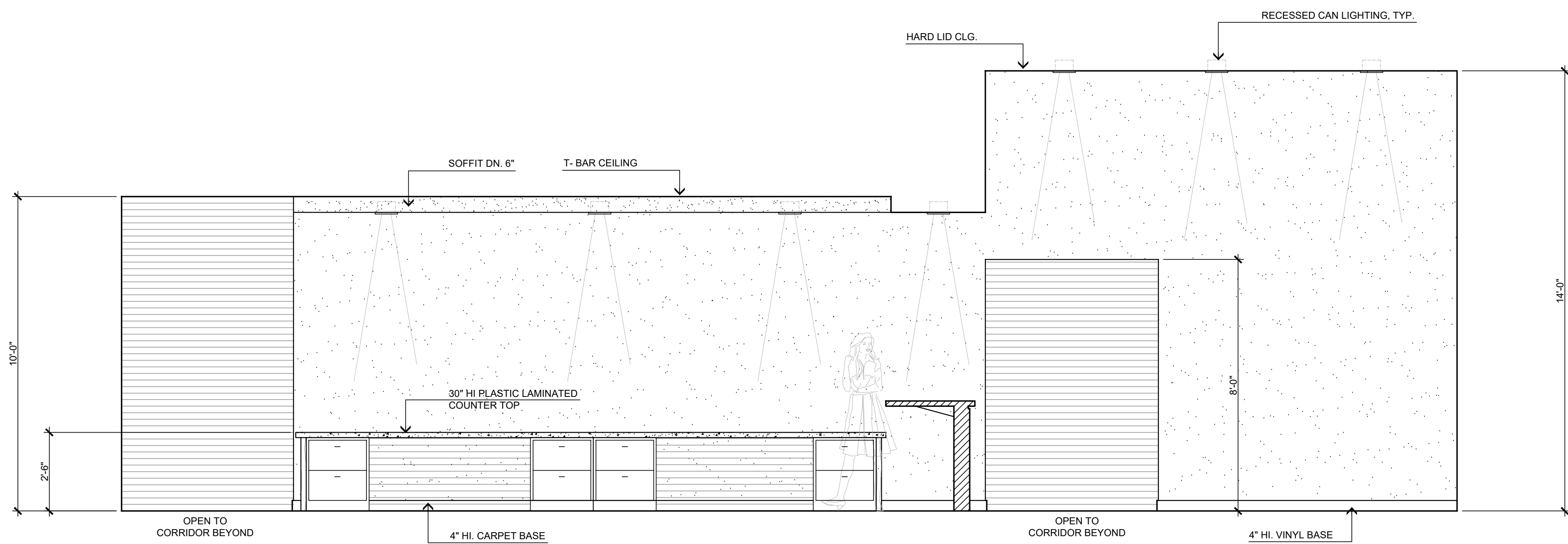
SHEET NAME:
INTERIOR ELEVATIONS

PAGE
A-7

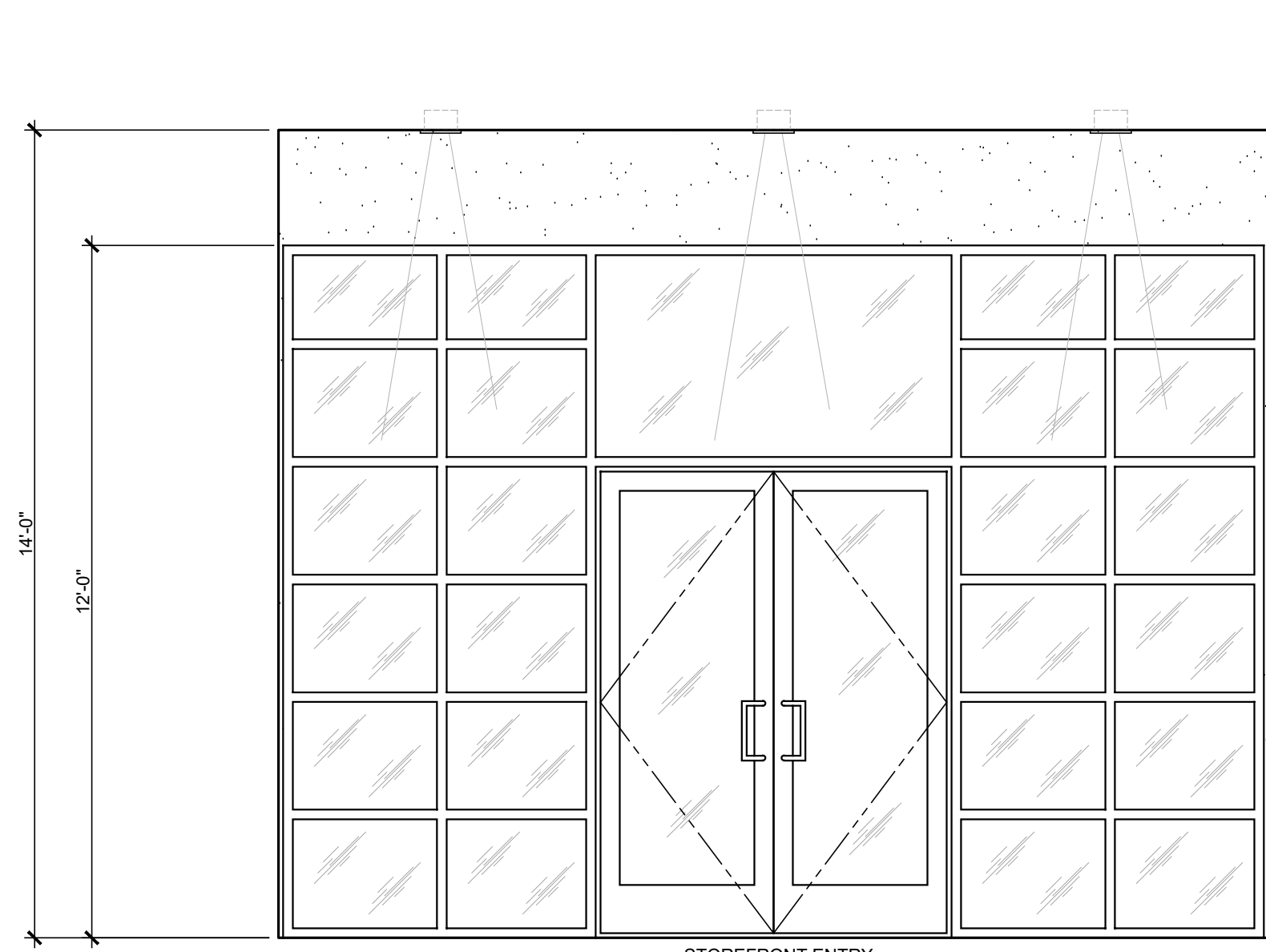
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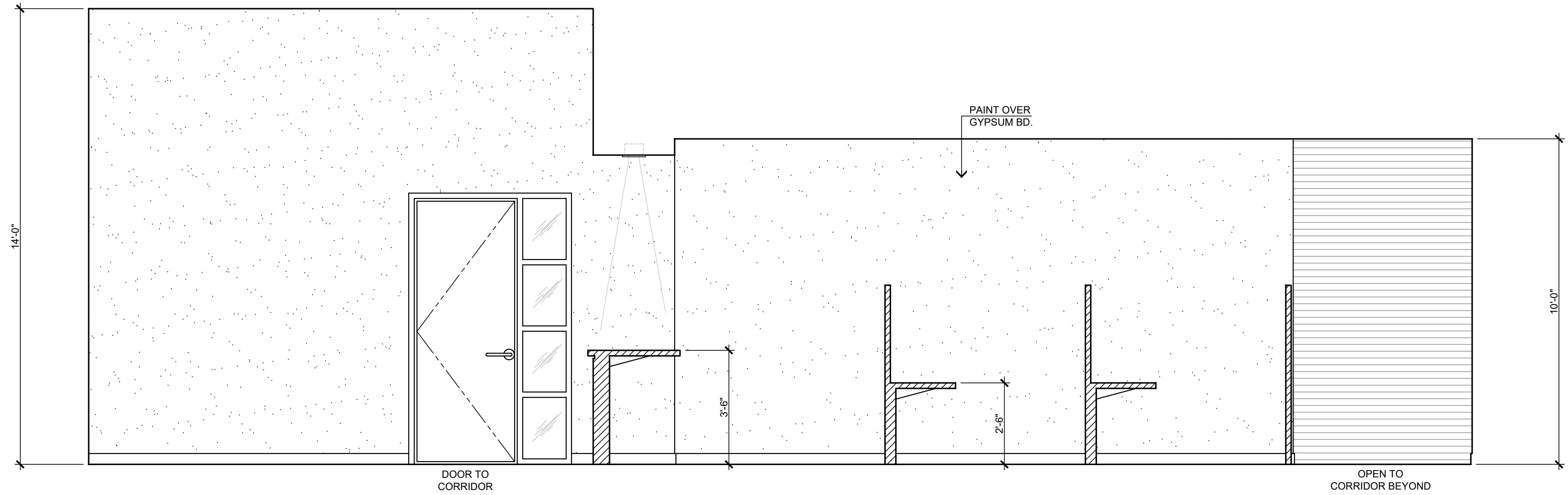
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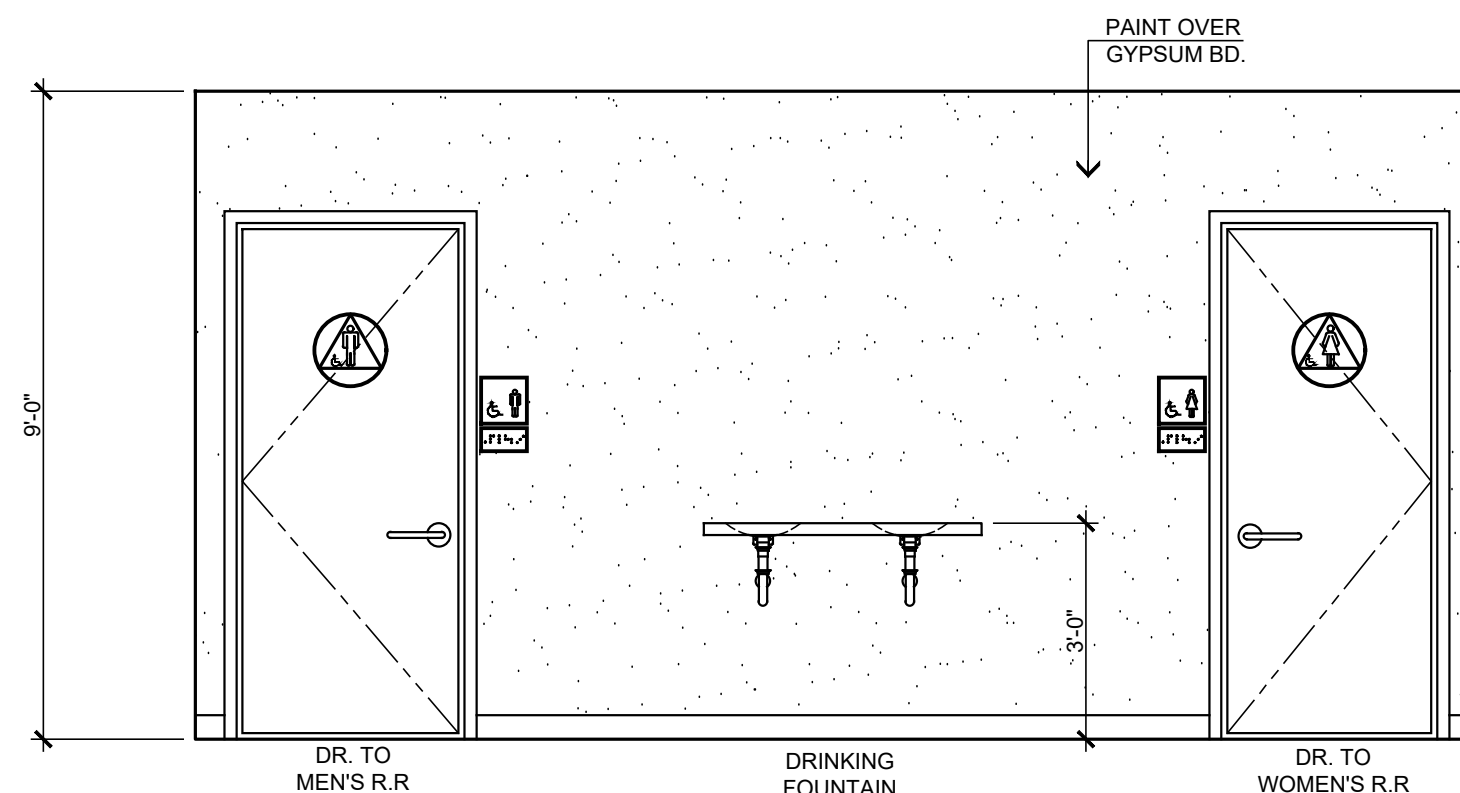
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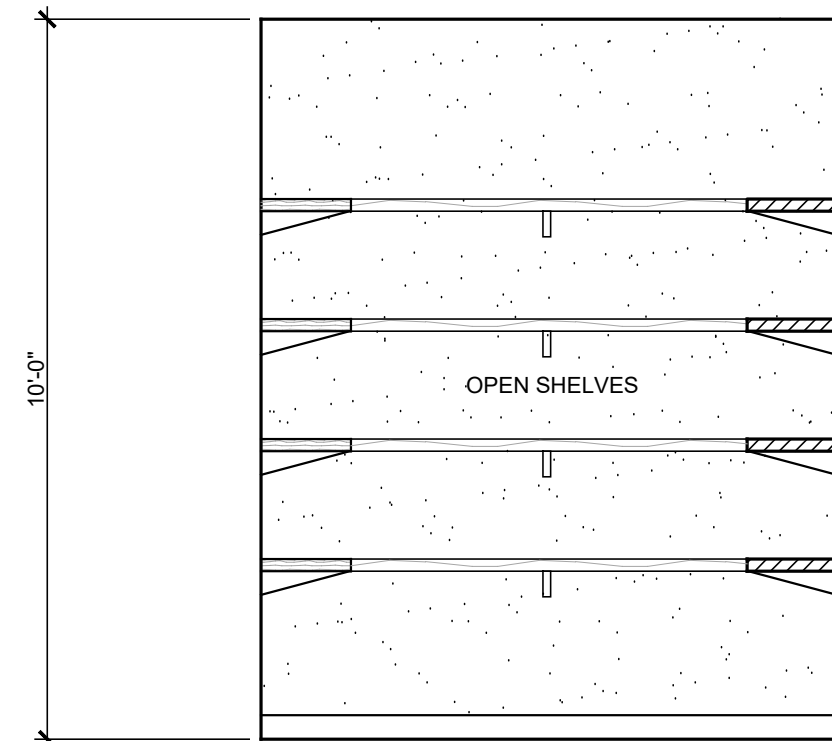
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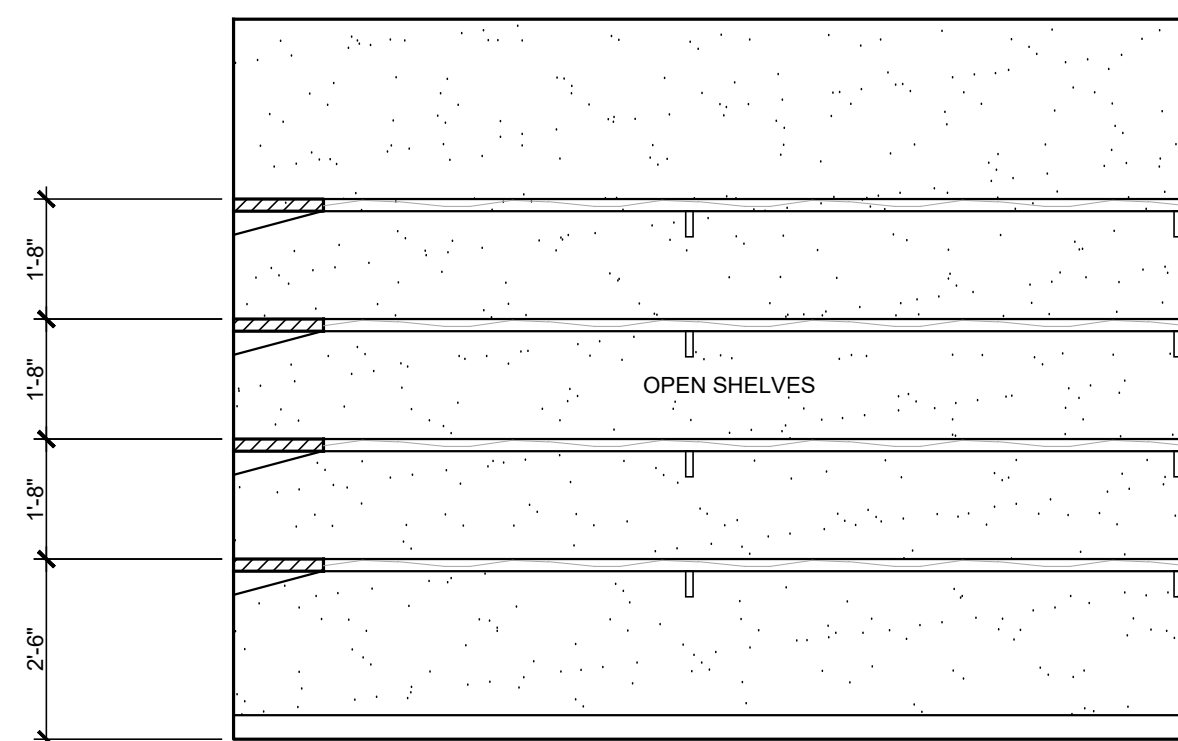
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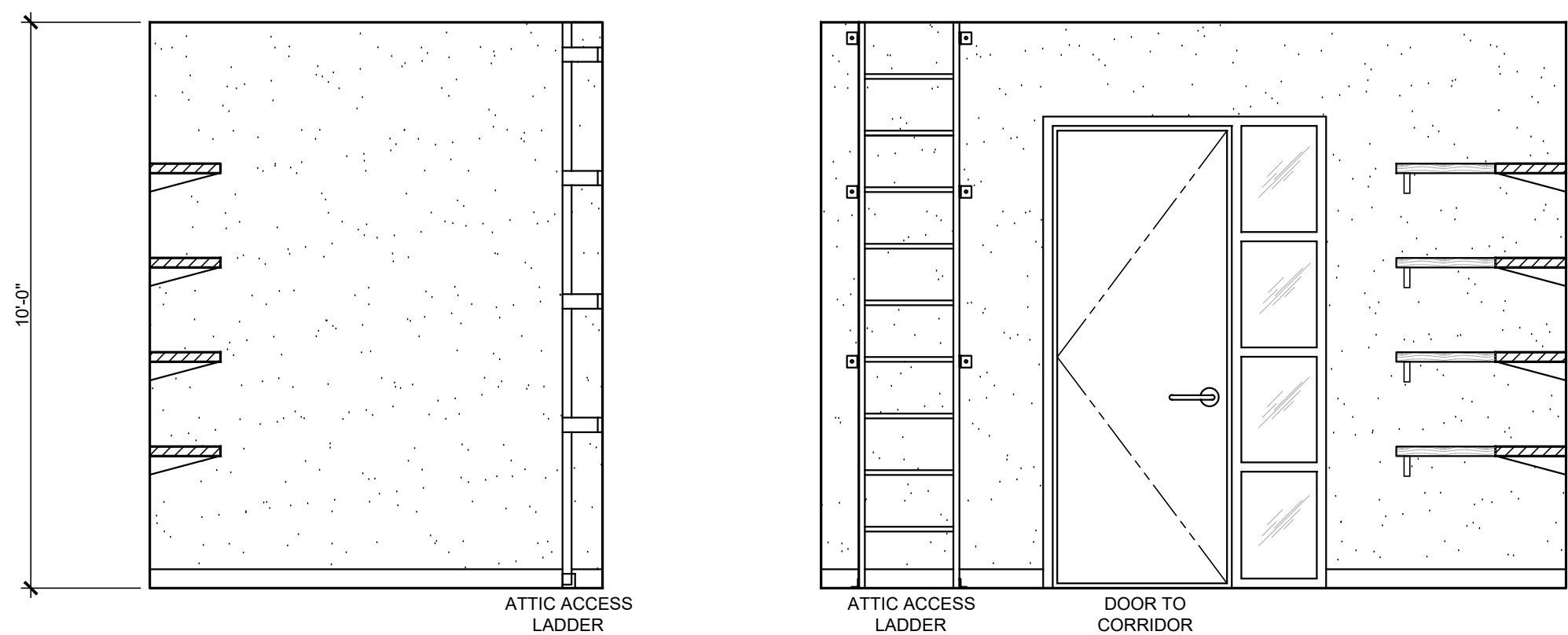
WORK AREA/CORRIDOR
(5) ELEVATION 'A'



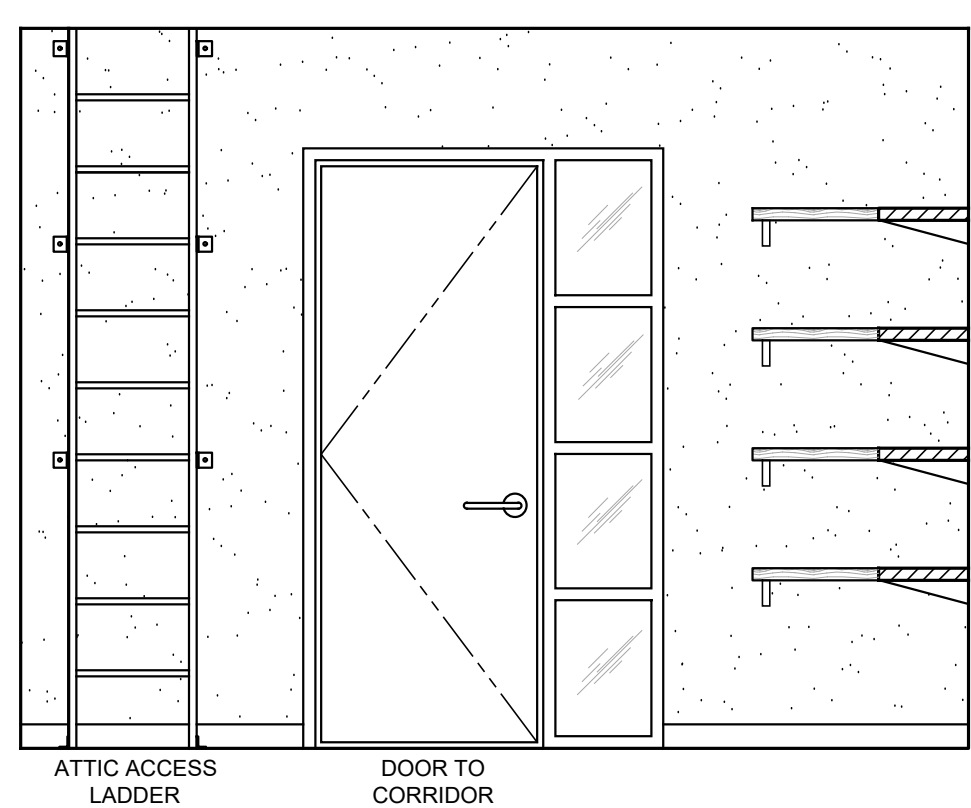
STORAGE
(7) ELEVATION 'A'



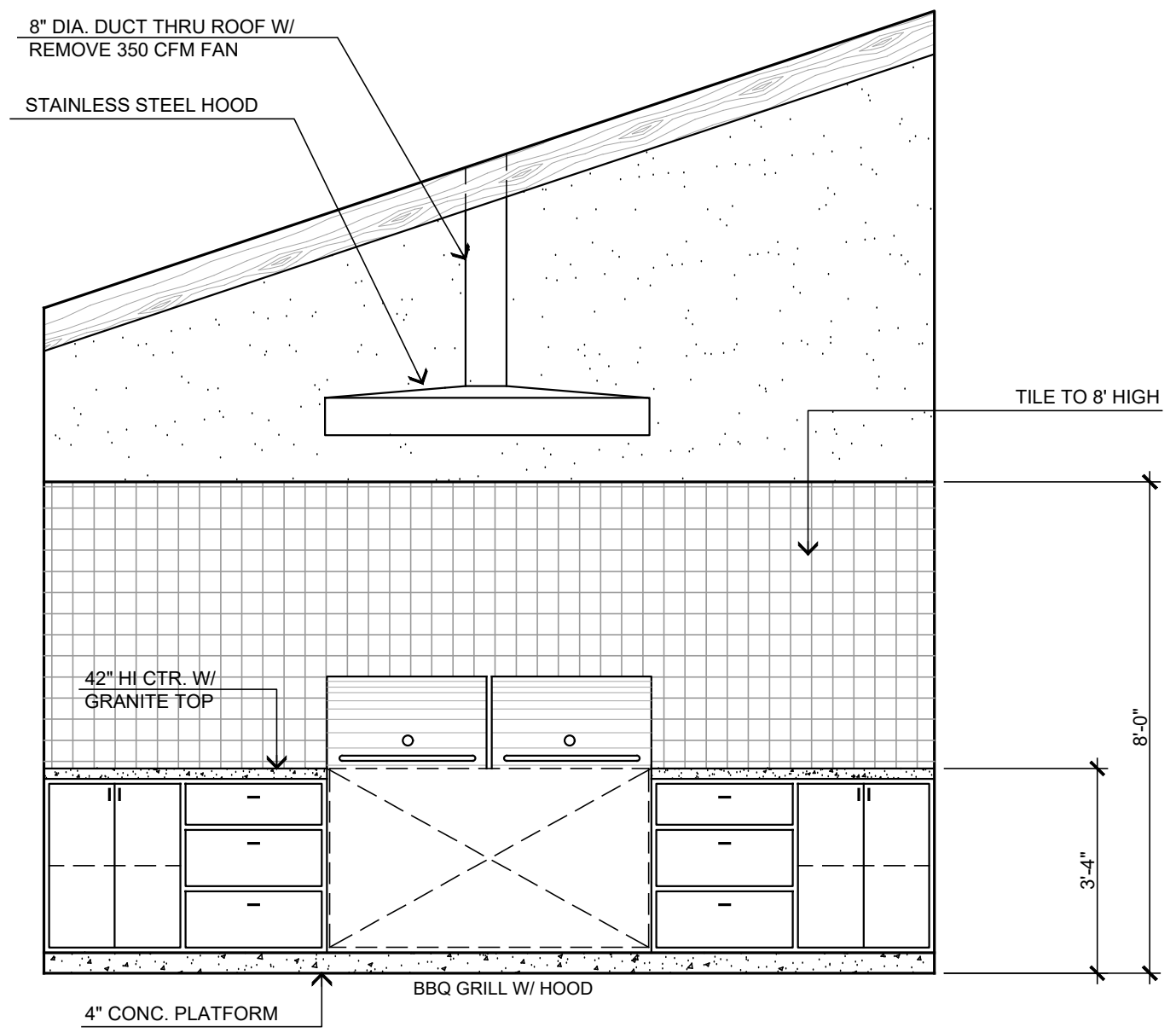
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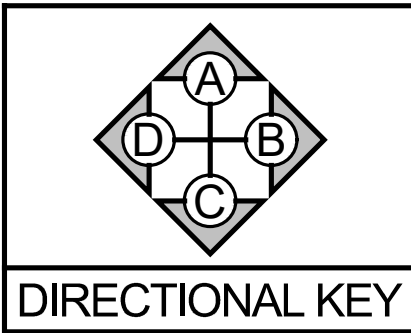
STORAGE
(9) ELEVATION 'C'



(10) ELEVATION 'D'



COVERED BREAK AREA
(15) ELEVATION 'B'



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DATE FINISHED
MAY 2022

REVISIONS

DEV. CODE 02/14/22	DESIGN AND IDEAS
BLDG. CODE 02/14/22	DESIGN AND IDEAS
BLDG. CODE 08/08/22	DESIGN AND IDEAS
ELECTRICAL 09/30/22	DESIGN AND IDEAS
SEPTIC 10/03/22	DESIGN AND IDEAS
ADDENDUM TO	DESIGN AND IDEAS
STRUCTURAL 01/24/2023	DESIGN AND IDEAS

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE (WHICH ADOPTS THE 2015 CODE WITH 2019 AND 2020 ENERGY STANDARDS)

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LICENSED ARCHITECT
THOMAS R. STEENOR
20448
STATE OF CALIFORNIA
EXPIRATION DATE 2/28/25

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

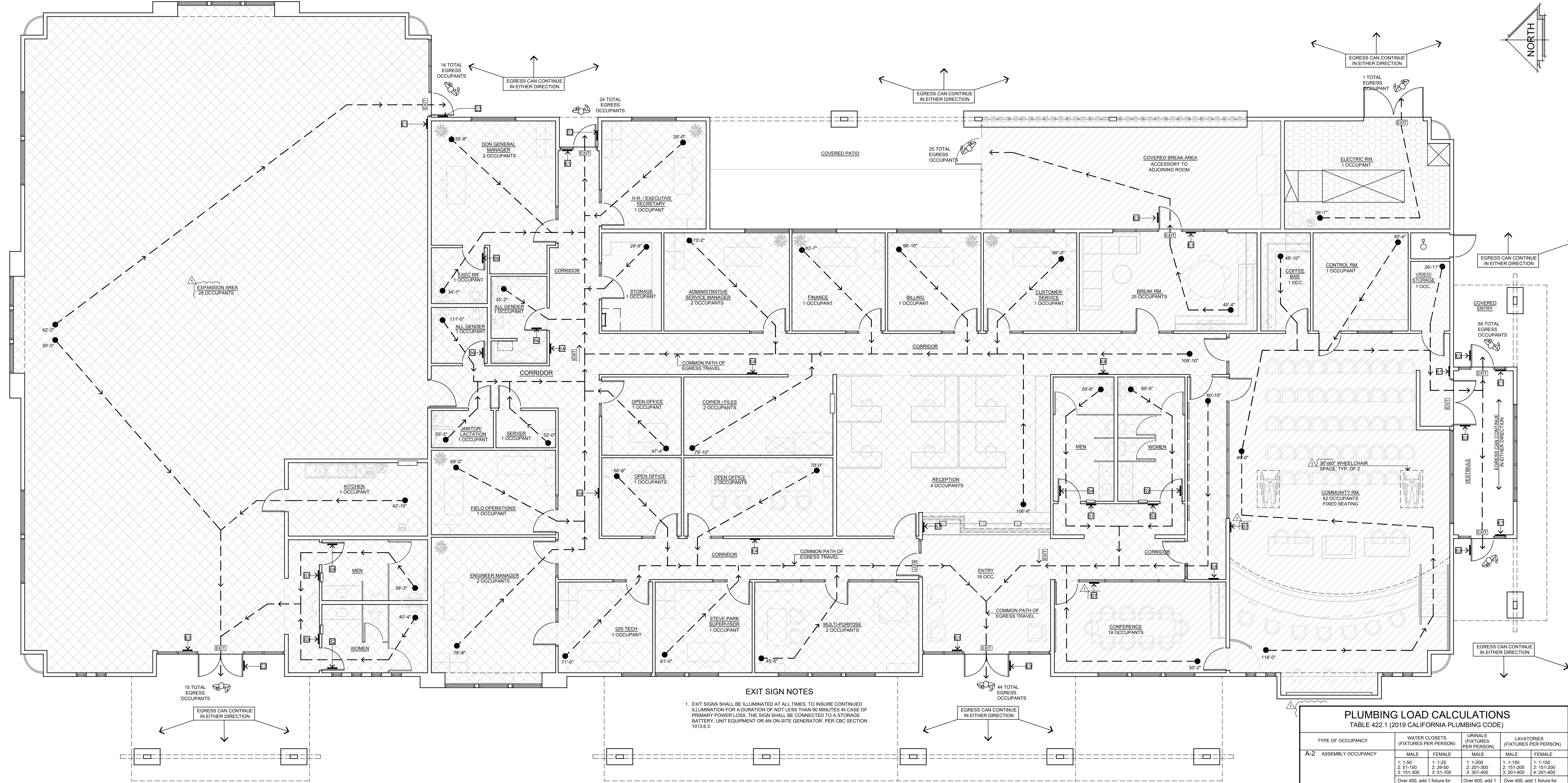
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COM20-L01/01

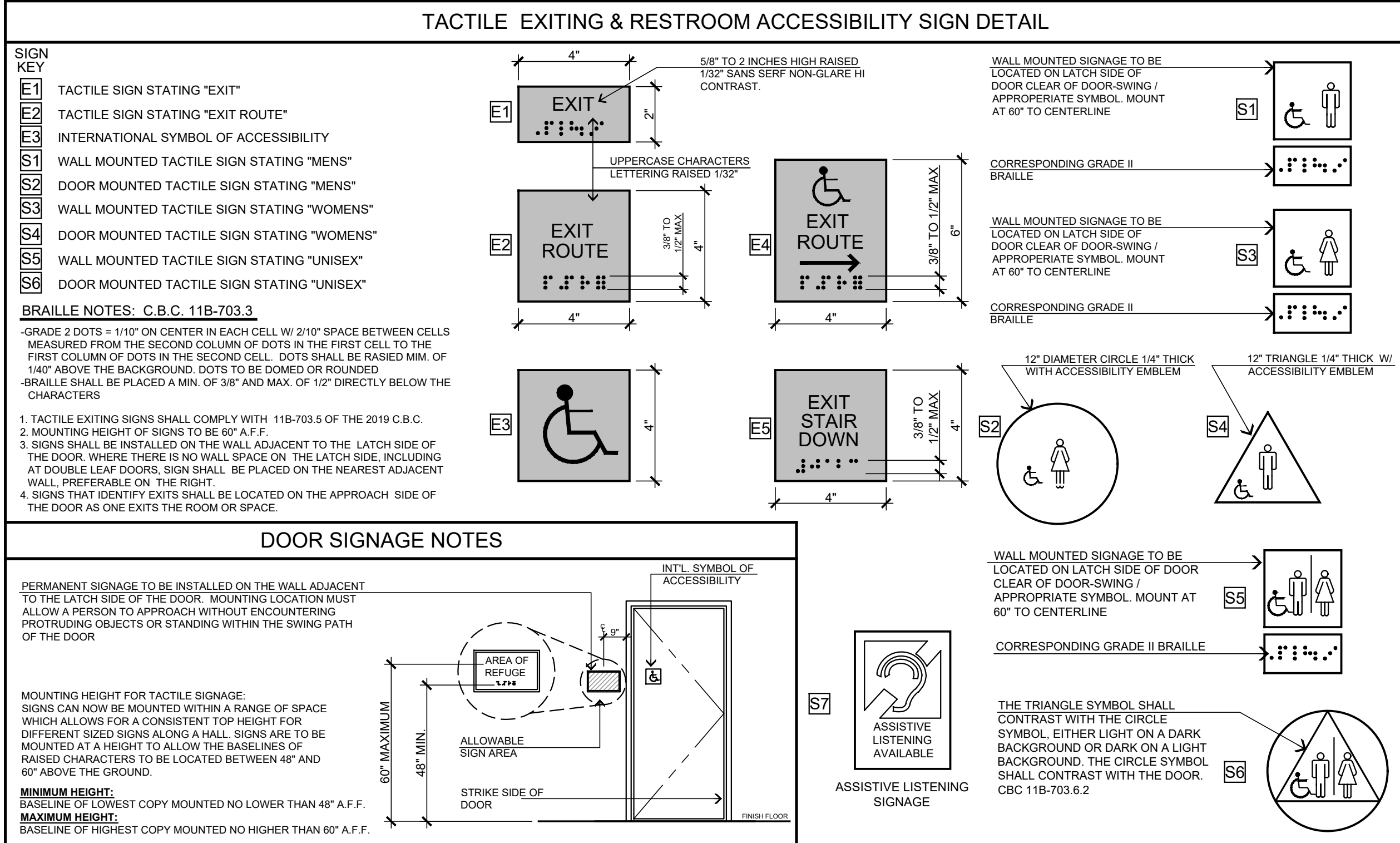
SHEET NAME:
INTERIOR ELEVATIONS

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A-7.1






EXIT SIGN NOTES

1. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES, TO INSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN SHALL BE CONNECTED TO A STORAGE BATTERY, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. PER CBC SECTION 1013.6.3



OCCUPANCY / EGRESS LEGEND

MEANS OF EGRESS TABLE 1004.5

AREA: ASSEMBLY (3,088 SQ. FT.)	OCCUPANCY: A-2	OCCUPANTS: 177	LOAD FACTOR: FIXED SEATING 15 NET	
AREA: OFFICE/ KITCHEN/ EXPANSION AREA	CORRIDORS (8,248 SF.)	OCCUPANCY: B	OCCUPANTS: 58	LOAD FACTOR: 150 GROSS
AREA: STORAGE (196 SF.)	OCCUPANCY: S-1	OCCUPANTS: 3	LOAD FACTOR: 300 GROSS	
AREA: STORAGE (316 SF.)	OCCUPANCY: S-2	OCCUPANTS: 1	LOAD FACTOR: 300 GROSS	

TOTAL OCCUPANT LOAD: 488

OWNER TO POST PERMANENT MAXIMUM OCCUPANCY SIGNAGE OF **488** AT ALL ENTRANCES AND EXITS.

- OCCUPANT LOAD BASED ON TABLE 1004.5 OF THE 2019 CBC. AND BUILDING SQUARE FOOTAGE.

POSTED SIGNAGE AT EACH EGRESS EXIT. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT SIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AGENT. CBC SECTION 1004.3

NOTE: MAXIMUM ALLOWABLE TRAVEL DISTANCE TO THE NEAREST EXIT = 300 FT. (TABLE 1017.2)

AREA/ MEANS OF EGRESS TABULATIONS

FUNCTION OR SPACE	OCCUPANT LOAD FACTOR	FUNCTION OF SPACE	AREA	OCCUPANCY	OCCUPANCY LOAD
B - BUSINESS AREA	150 GROSS	MULTI-PURPOSE	288 SQ. FT.	A-2	18 OCC.
A-2 - ASSEMBLY	FIXED SEATING & 15 NET	OPEN OFFICE #1	112 SQ. FT.		1 OCC.
S - STORAGE	300 GROSS	OPEN OFFICE #2	112 SQ. FT.		1 OCC.
OCCUPANT CALCULATION =	ROOM AREA / LOAD FACTOR = # OF OCCS.	OPEN OFFICE #3	212 SQ. FT.		2 OCC.
*COMMON AREAS NOT TO BE INCLUDED (EGRESS CALCULATIONS - SECTION 1004.5)		COPIER / FILES	212 SQ. FT.		2 OCC.
FUNCTION OF SPACE	AREA	ADMIN. SERVICE MNGR.	222 SQ. FT.		2 OCC.
DON GEN. MANAGER	308 SQ. FT.	FINANCE	165 SQ. FT.		1 OCC.
H.R./EXEC. SECRETARY	203 SQ. FT.	BILLING	165 SQ. FT.		1 OCC.
EXEC. R.R.	57 SQ. FT.	CUSTOMER SERVICE	165 SQ. FT.		1 OCC.
ALL GENDER #1	87 SQ. FT.	BREAK RM.	314 SQ. FT.	A-2	21 OCC.
ALL GENDER #2	56 SQ. FT.	COFFEE BAR	88 SQ. FT.	B	1 OCC.
JANITOR/LACTATION	42 SQ. FT.	CONTROL RM.	168 SQ. FT.		1 OCC.
STORAGE	106 SQ. FT.	VIDEO / STORAGE	50 SQ. FT.	S-1	1 OCC.
SERVER	40 SQ. FT.	GENERATOR/ELECT.	316 SQ. FT.	S-2	1 OCC.
FIELD OPERATIONS	192 SQ. FT.	CONFERENCE	281 SQ. FT.		19 OCC.
KITCHEN	184 SQ. FT.	COMMUNITY RM.	612 SQ. FT.	A-2	62 OCC.
ENGINEER MANAGER	303 SQ. FT.	RECEPTION	612 SQ. FT.	B	4 OCC.
GIS TECH	155 SQ. FT.	ENTRY / LOBBY	272 SQ. FT.	A-2	18 OCC.
STEVE PARK S.V.	158 SQ. FT.	EXPANSION AREA	4,163 SQ. FT.	B	28 OCC.
		COVERED BREAK AREA	581 SQ. FT.	A-2	39 OCC.
		TOTAL OCCUPANTS			= 239 OCC.

NOTE: SEE SHEET A-6.1 FOR EXIT DOOR NOTES

EXIT SIGN NOTES

EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES, TO INSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN SHALL BE CONNECTED TO A STORAGE BATTERY, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. PER CBC SECTION 1013.6.3

BUILDING AREA ANALYSIS

TYPE OF CONSTRUCTION: TYPE V - B

GROUP	ALLOWABLE NO. OF STORIES	ALLOWABLE AREA FACTOR	ACTUAL BUILDING HEIGHT & AREA
A-2	S 2	S1 24,000 SQ. FT.	1 6,408 SQ. FT.
B	S 3	S1 36,000 SQ. FT.	1 8,330 SQ. FT.
S-1	S 2	S1 36,000 SQ. FT.	1 196 SQ. FT.
S-2	S 3	S1 54,000 SQ. FT.	1 316 SQ. FT.

MEANS OF EGRESS SIZING

OTHER EGRESS COMPONENTS: SECTION 1005.3.2

0.2" x (PER OCCUPANT) = EGRESS CAPACITY

0.2" x (188) = 37.6"

SIZE OF DOORS: [CBC 1010.1.1] THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32" (813 mm) (), THE HEIGHT OF THE DOOR OPENINGS SHALL BE NOT LESS THAN 80" (2032 mm)

PLUMBING LOAD CALCULATIONS

TABLE 422.1 (2019 CALIFORNIA PLUMBING CODE)

TYPE OF OCCUPANCY	WATER CLOSETS (FIXTURES PER PERSON)	URINALS (FIXTURES PER PERSON)	LAVATORIES (FIXTURES PER PERSON)
A-2 ASSEMBLY OCCUPANCY	MALE 1: 1-50 2: 51-150 3: 151-300 Over 400, add 1 fixture for each additional 250 males and 1 fixture for each additional 125 females	MALE 1: 1-25 2: 26-50 3: 51-100 Over 400, add 1 fixture for each additional 250 males and 1 fixture for each additional 125 females	MALE 1: 1-200 2: 201-300 3: 301-400 Over 400, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females
B BUSINESS OCCUPANCY	MALE 1: 1-50 2: 51-100 3: 101-200 4: 201-400 Over 400, add 1 fixture for each additional 500 males and 1 fixture for each additional 150 females	MALE 1: 1-25 2: 26-50 3: 51-100 4: 101-200 Over 400, add 1 fixture for each additional 250 males and 1 fixture for each additional 150 females	MALE 1: 1-150 2: 151-200 3: 201-300 4: 301-400 Over 400, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females
S1, S2 STORAGE OCCUPANCY	MALE 1: 1-100 2: 101-200 3: 201-400 Over 400, add 1 fixture for each additional 500 males and 1 fixture for each additional 150 females	MALE 1: 1-25 2: 26-50 3: 51-100 4: 101-200 Over 400, add 1 fixture for each additional 250 males and 1 fixture for each additional 150 females	MALE 1: 1-200 2: 201-300 3: 301-400 Over 400, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females

PLUMBING FIXTURES REQUIREMENT ANALYSIS

A-2: 177 OCCUPANTS / 2 = 88.5 (88.5 MEN & 88.5 WOMEN)

B: 58 OCCUPANTS / 2 = 29 (29 MEN & 29 WOMEN)

S-1: 3 OCCUPANTS / 2 = 1.5 (1.5 MEN & 1.5 WOMEN)

S-2: 1 OCCUPANTS / 2 = 0.5 (0.5 MEN & 0.5 WOMEN)

TOTAL FIXTURES REQUIRED (A-2)

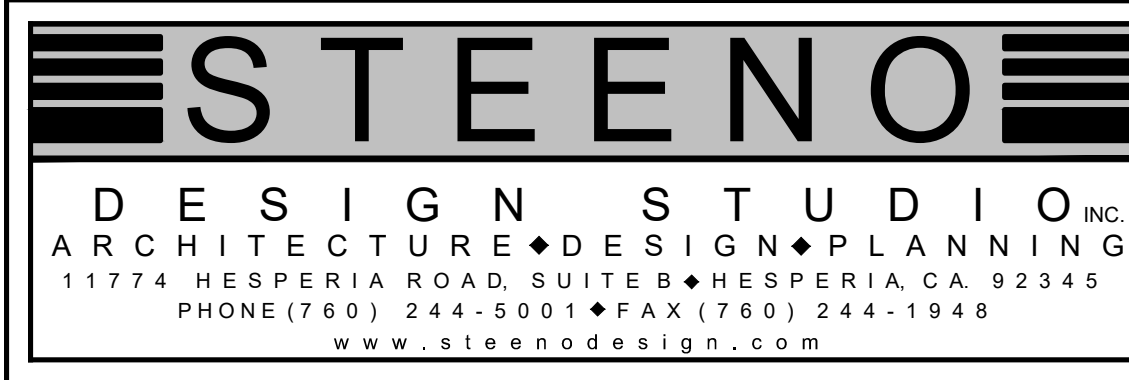
MEN (88.5)	WOMEN (88.5)
WATER CLOSETS 2	WATER CLOSETS 3
LAVATORIES 1	LAVATORIES 3
URINALS 1	URINALS 2

TOTAL FIXTURES REQUIRED (B) (S-1/S-2)

MEN (31)	WOMEN (31)
WATER CLOSETS 1	WATER CLOSETS 3
LAVATORIES 1	LAVATORIES 2
URINALS 1	URINALS 1

FIXTURES PROVIDED (INCLUDES ALL GENDER R.R.)

MEN (88.5)	WOMEN (88.5)
WATER CLOSETS 4	WATER CLOSETS 3
LAVATORIES 3	LAVATORIES 2
URINALS 2	URINALS 1



REVISIONS

NO.	DATE	DESCRIPTION
1	MAY 2022	DATE FINISHED

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE AND THE 2019 ENERGY STANDARDS. THESE DOCUMENTS AND THE DESIGN AND CONSTRUCTION SHALL BE THE SOLE PROPERTY OF STEENOR DESIGN STUDIO INC. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.



PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

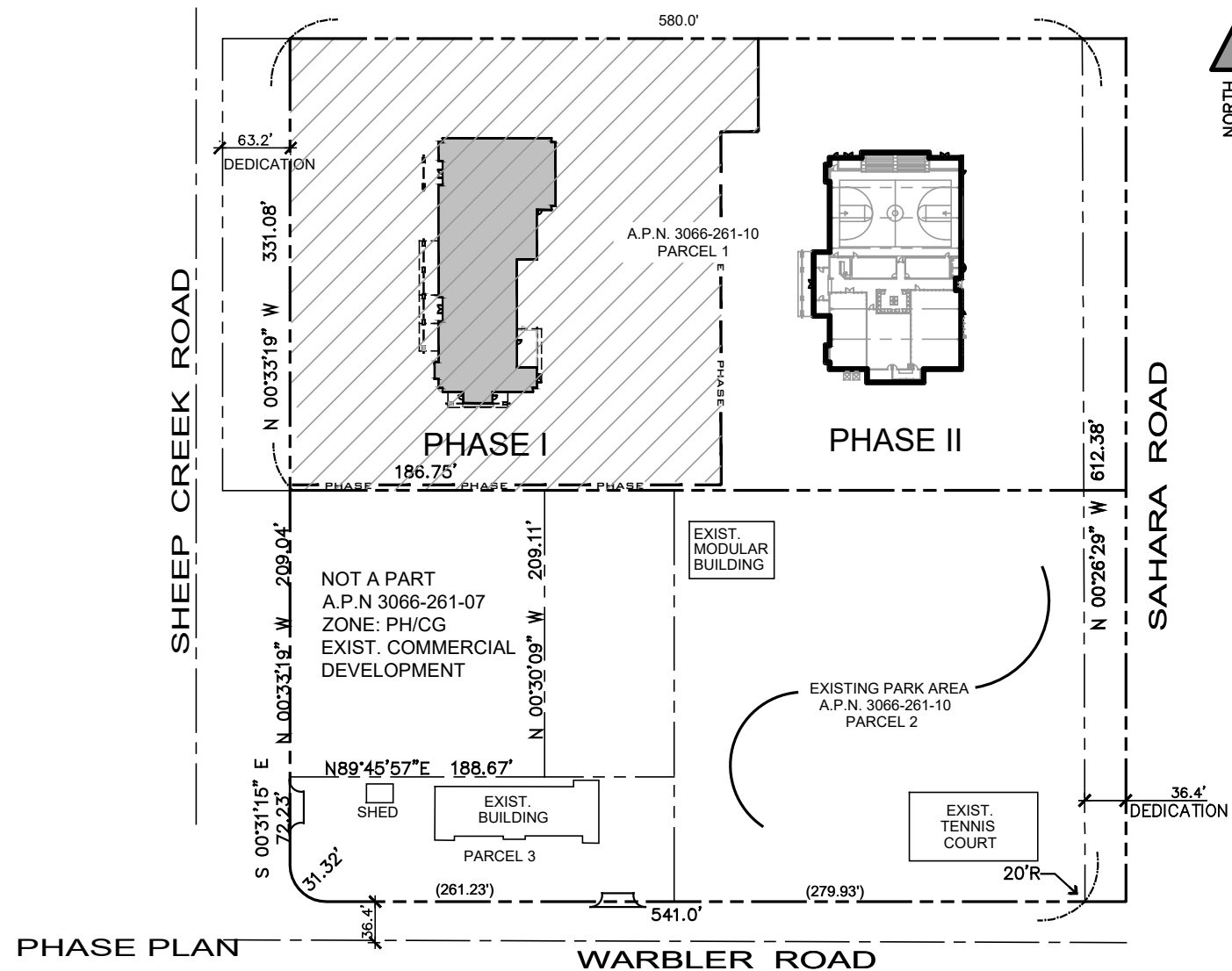
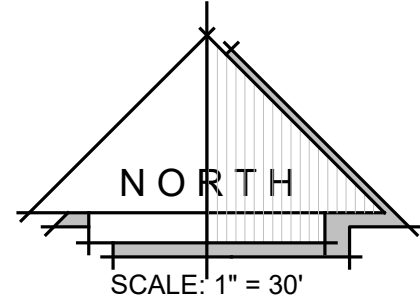
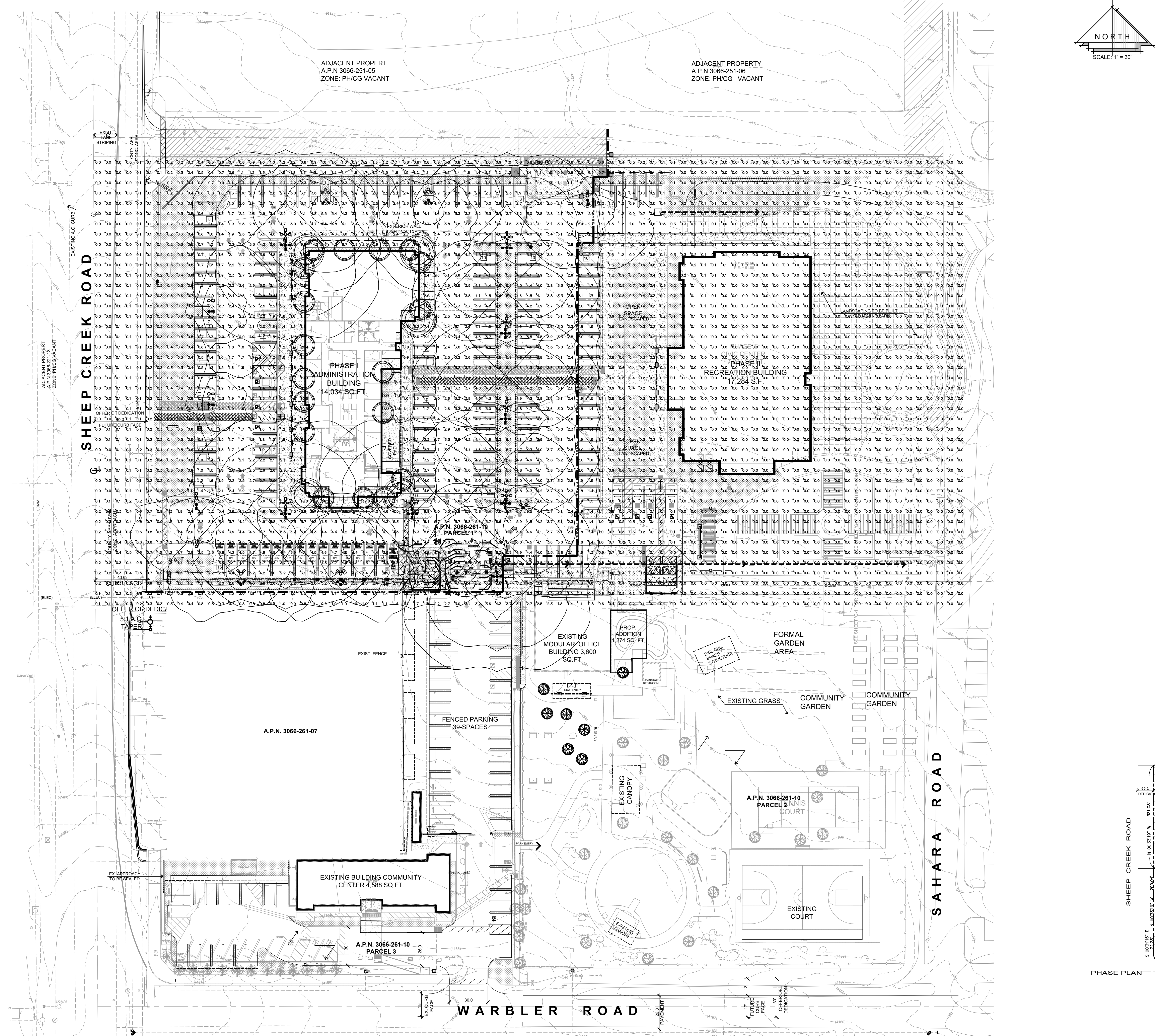
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DATE FINISHED
MAY 2022

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SEPTIC 10/27/22
ADDENDUM TO
STRUCTURAL 01/24/2023

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REGISTERED ARCHITECT
THOMAS R. STEENO
STATE OF CALIFORNIA
2/21/25
26448

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

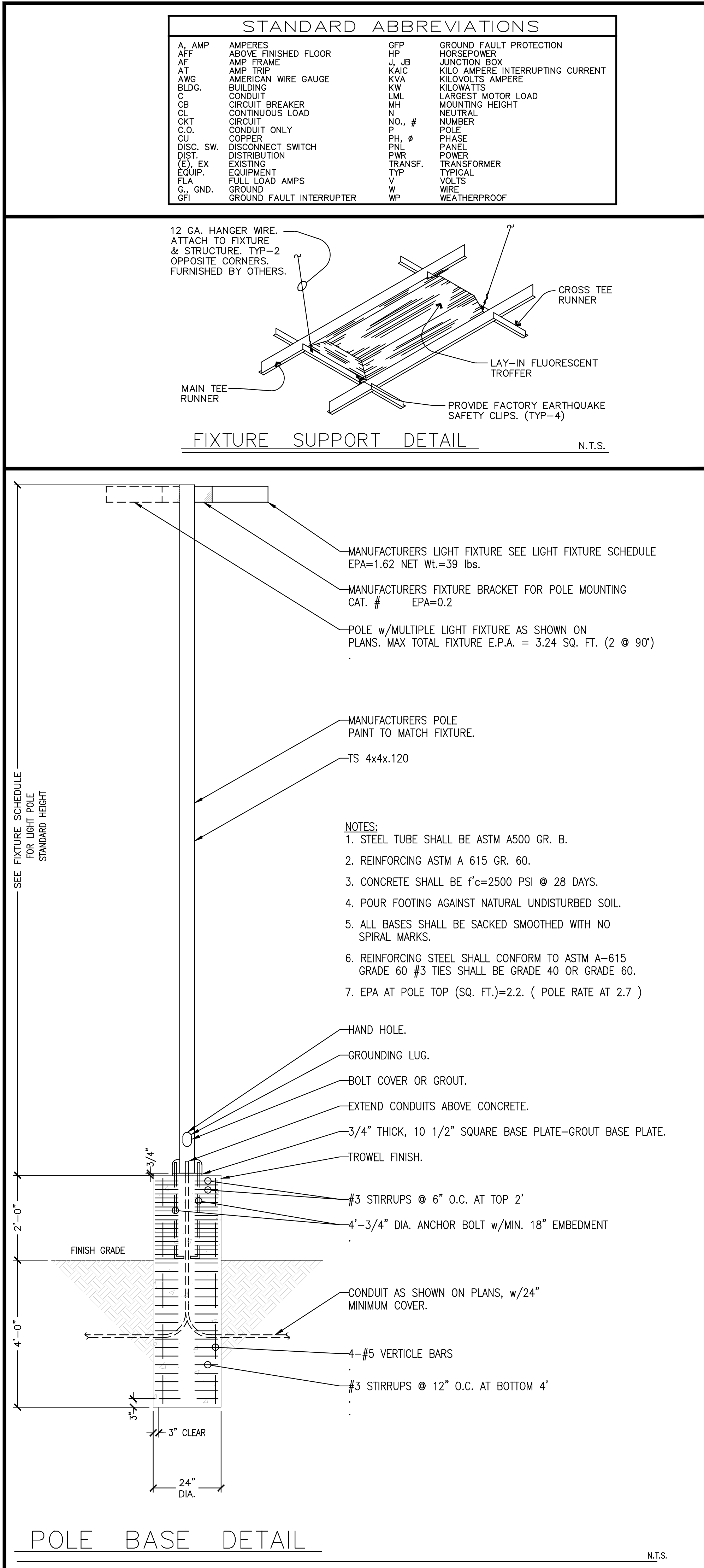
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GENERAL NOTES

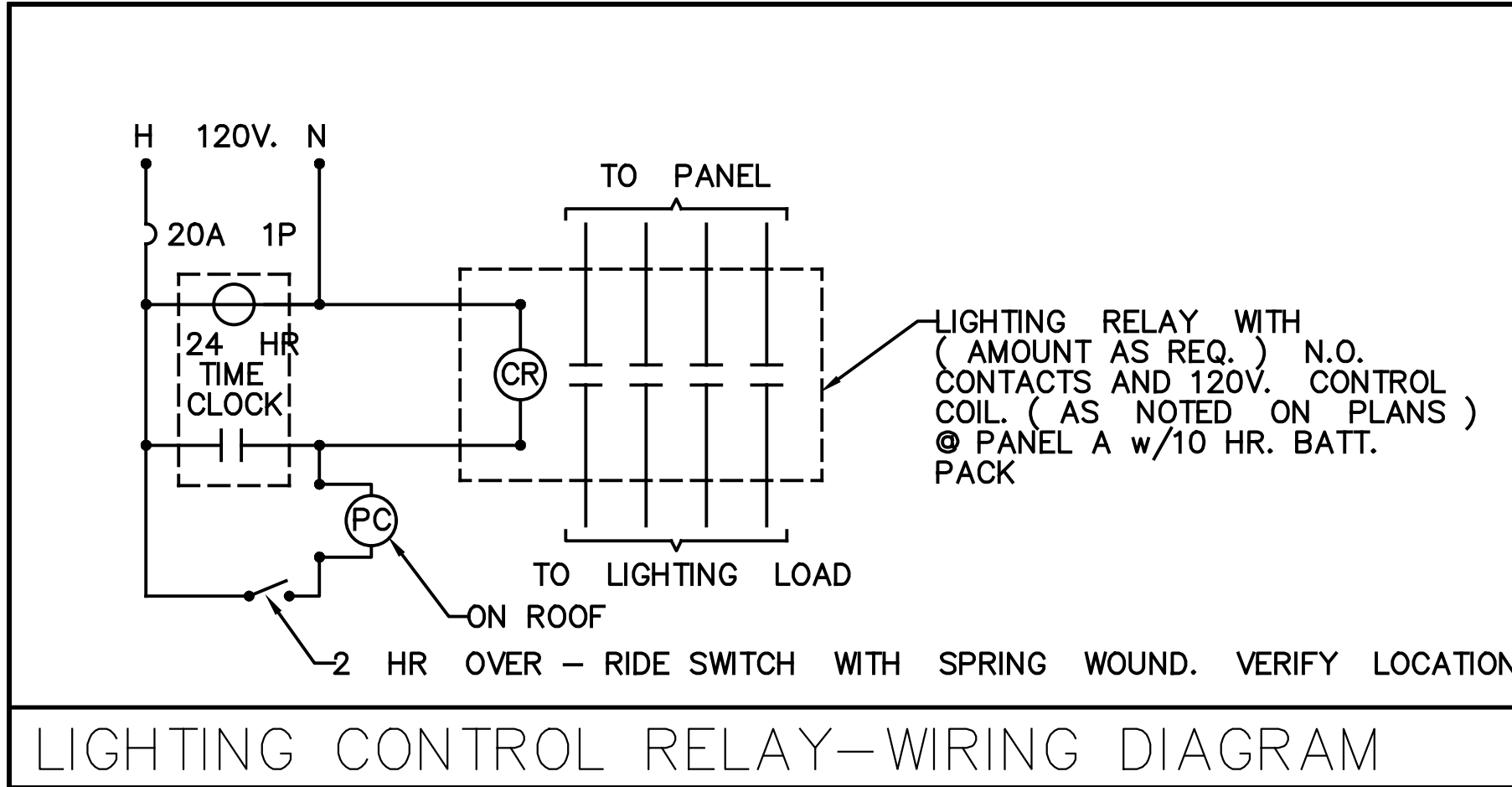
- ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND MAKE HIMSELF FAMILIAR WITH ALL CONDITIONS. HE SHALL ADJUST HIS BID TO INCORPORATE ALL AREAS AFFECTED BY RENOVATIONS NOT DIRECTLY SHOWN ON HIS PLANS. HIS BID SHALL BE COMPLETE FOR A OPERABLE AND COMPLETE SYSTEM. NO EXTRAS WILL BE HONORED FOR FAILURE TO VISIT THE JOB SITE.
- ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY, LOCAL CODES, OSHA, AND THE 2019 NEC ELECTRICAL CODE
- ALL WIRE TO BE COPPER TYPE "THWN/THHN", UNLESS NOTED OTHERWISE.
- ALL ELECTRICAL WORK AND EQUIPMENT SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE, EXCEPT LAMPS, ON THE CONTRACTORS LETTERHEAD AND TURNED OVER TO THE OWNER.
- ALL MATERIALS SHALL BE NEW AND LISTED BY THE UNDERWRITERS LABORATORY AS INSPECTED AND APPROVED.
- THE ELECTRICAL CONTRACTOR SHALL TAKE OUT ALL REQUIRED PERMITS, PAY FOR PERMITS, GFI TEST, INSPECTIONS, AND EXAMINATIONS WITHOUTS ADDITIONAL COST TO THE OWNER.
- THE ELECTRICAL CONTRACTOR SHALL PREPARE AND MAINTAIN A SET OF "AS BUILT" BLUELINE PRINTS WITH ALL CHANGES IDICATED IN RED INK.
- SUPVISORY ALARM SYSTEM IF APPLICABLE: E.C. SHALL FURNISH AND INSTALL, (1) 3/4" C.O. FROM DETECTOR CHECK VALVE TO BUILDING AND (1) 3/4" C.O. FROM EACH F.I.V. TO ITS RESPECTIVE SPRINKLER RISER IN BUILDING. SEE SPRINKLER DRAWINGS FOR EXACT LOCATIONS.
- TITLE 24 INSPECTION NOTE FOR ALL ROOMS WITH AN AREA GREATER THAN 100 SQ. FT. WHICH THE CONNECTED LIGHTING LOAD EXCEEDS 1.0 WATTS PER SQUARE FOOT. SWITCHING MUST BE PROVIDED TO REDUCE THE LIGHTING LOAD IN A UNIFORM PATTERN BY AT LEAST 50%. THE MAXIMUM AREA THAT CAN BE SERVICED BY ANY TWO SWITCHING DEVICES MUST BE LIMITED TO THAT WHICH CAN BE SERVICED BY TWO SINGLE POLE SWITCHES LOADED TO NO MORE THAN 80% OF RATED CAPACITY.
- ALL TENANT IMPROVEMENTS NOT SHOWN-HERETO MUST BE SUBMITTED TO LOCAL DEPARTMENT OF BUILDING AND SAFETY FOR APPROVALS PRIOR TO CONSTRUCTION.
- GFI OF MAIN PANEL TO BE TESTED AND CERTIFIED BY A QUALIFIED PERSON AND CERTIFICATION TO BE SUBMITTED TO LOCAL BUILDING DEPARTMENT
- PROVIDE 36" HIGH 4" DIA. STEEL TUBE CONCRETE FILLED BOLLARD 40" ON CENTER (O.C.) AND A MINIMUM OF 42" FROM FACE OF ALL ELECTRICAL SWITCHGEAR, TRANSFORMERS, PANELS ETC.. PAINT BOLLARDS SAFETY YELLOW.
- INSTALL CONDUITS PER TABLE 300-5 AS FOLLOWS.
A) PVC-18" MINIMUM COVER IN ALL LANDSCAPE AND PLANTING AREAS.
B) PVC-24" MINIMUM COVER IN ALL PARKING AND DRIVE AREAS.
C) ELECTRIC UTILITY/S.C.E. PVC-30" MINIMUM COVER.
D) TELEPHONE UTILITY PVC-24" MINIMUM COVER.

FIXTURE NOTES

- ALL FLUORESCENT FIXTURES TO HAVE ELECTRONIC? BALLASTS AND T-8 LAMPS.
- CONTRACTOR TO PROVIDE ALL HARDWARE, BRACKETS, TUBES, LAMPS, ETC. FOR A COMPLETE INSTALLATION.
- ALL INTEGRALLY BALLASTED FIXTURES SHALL HAVE THERMALLY PROTECTED BALLAST.
- FIXTURES MOUNTED IN WET/DAMP LOCATIONS TO CARRY APPROPRIATE U.L. LABEL.
- ALL EMERGENCY FIXTURES SHALL RE-ENERGIZE WITHIN 1/2 SECOND OF POWER FAILURE AND MAINTAIN ILLUMINATION FOR 90 MINUTES (MINIMUM)
- EMERGENCY (EM) FLUORESCENT FIXTURES ARE TO CONTAIN (1) FLUORESCENT EMERGENCY FACTORY INSTALLED BALLAST FOR EMERGENCY MODE OPERATION IT SHALL CONTAIN RECHARGER, DISCONNECT, READY LIGHT AND TEST SWITCH. SEE NOTE #5.
- LUMINAIRES AND BALLAST MUST BE CERTIFIED PER 2-5374 AND 2-53(G) ENERGY EFFICIENT STANDARDS.
- ALL ONE AND THREE LAMP LUMINAIRES SHALL BE TANDEM WIRED PER 2-5319(I) ENERGY EFFICIENT STANDARDS.
- EXIT SIGNS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN 1 FOOTCANDLE (10.76 LX) AT FLOOR LEVEL.
- EXIT SIGNS SHALL BE ILLUMINATED BY TWO LAMPS OR BE OF AN APPROVED SELF-LUMINOUS TYPE. THE PREMISES' WIRING SYSTEM. POWER TO THE OTHER LAMP SHALL BE PROVIDED BY AN EMERGENCY SYSTEM (STORAGE BATTERIES).

ELECTRICAL SYMBOL LIST

- RECESSED 2x4 FIXTURE 2 LAMP
- RECESSED 2x4 FIXTURE 3 LAMP
- RECESSED 2x4 FIXTURE 3 LAMP TANDEM WIRED
- RECESSED 2x4 FIXTURE 4 LAMP
- SURFACE 1x4 WRAP
- RECESSED DOWN LIGHT INCANDESCENT
- RECESSED DOWN LIGHT FLUORESCENT
- SHOE BOX STYLE FIXTURE (WATTAGE AS NOTED)
- WALL PACK (WATTAGE AS NOTED)
- EXIT SIGN (ARROWS AS NOTED)
- NIGHT LIGHT (ON 24 HOURS)
- INS
- DISCONNECT SWITCH, RATING AS NOTED
- COMBINATION STARTER, RATING AS NOTED
- EXHAUST FAN (CONNECT ONLY)
- SINGLE POLE SWITCH 48" TO TOP (RESTROOMS +44" TO TOP)
- SWITCH WITH P=PILOT LIGHT, M=MANUAL STARTER, K=KEY
- SWITCH 3 OR 4 WAY, AS NOTED
- PANIC BUTTON (CONTROL AS SHOWN)
- MOTION SENSOR, WALL MOUNT +48"
- MOTION SENSOR CEILING MOUNT
- RELAY FOR MOTION SENSOR
- JUNCTION BOX (SIZE AS REQUIRED)
- DUPLEX RECEPTACLE +15"
- DUPLEX RECEPTACLE WEATHER PROOF
- DOUBLE DUPLEX RECEPTACLE (GFI +44" IN RESTROOMS)
- DUPLEX RECEPTACLE +48" OR COUNTER HEIGHT (GFI +44" IN RESTROOMS)
- DUPLEX RECEPTACLE ISOLATED
- FLOOR BOX (RECEPTACLE, DATA, & PHONE AS SHOWN)
- FLOOR BOX (DUPLEX RECEPTACLE ONLY)
- TELEPHONE RING WITH 3/4" CONDUIT TO CEILING
- DATA RING WITH 3/4" CONDUIT TO CEILING
- COMBINATION PHONE & DATA RING WITH 3/4" CONDUIT TO CEILING
- THERMOSTAT RING WITH 1/2" CONDUIT TO CEILING
- CONDUIT UP
- CONDUIT DOWN
- CONDUIT IN WALL, CEILING, OR EXPOSED
- CONDUIT UNDERGROUND
- 1/2" CONDUIT 2 #12 WIRES (1/2"C.-2 #12 cu. OR AS NOTED)
- 1/2"C.-3 #12 cu. OR (AS NOTED)
- 1/2"C.-4 #12 cu. OR (AS NOTED)



LIGHTING FIXTURE SCHEDULE

TYPE	FIXTURE	RECESSED	LAMPS	AMOUNT	WATTS	DESCRIPTION	MANUFACTURER
	RECESSED	FLOOR	RECESSED	RECESSED	RECESSED	AND VARIATIONS	CATALOGUE NUMBER
	RECESSED	FLOOR	RECESSED	RECESSED	RECESSED	AND VARIATIONS	CATALOGUE NUMBER
F1	30	X	UNV	30	36	2'x2' LAYIN T-BAR CEILING FIXTURE w/ACRYLIC FLAT LENS	ENVISION LED LED-PNL2x2-30W-40K-LF
F2	30	X	UNV	30	36	2'x2' LAYIN T-BAR CLG. w/ACRYLIC LENS & EMERG. BATTERY	ENVISION LED LED-PNL2x2-30W-40K-LF w/EM. BATTERY BACK UP
F3	20	X	UNV	20	20	6" DIA. APERTURE DOWN LIGHT-VERIFY REFLECTOR & TRIM	ELITE TOLD-628-HZ-40 CRE225W-140
F4	20	X	UNV	20	20	6" DIA. APERTURE DOWN LIGHT w/EMERG. BATTERY PACK	ELITE TOLD-628-HZ-40 w/EM. BATTERY BACK UP
F5	32	X	UNV	32	32	48" STANDARD LENS w/ACRYLIC WRAP LENS REFLECTOR	4WNLED-LD4-40SL-F -UNV OR EQUAL
F6	60	X	UNV	60	60	2'x4' LAYIN T-BAR CEILING FIXTURE w/ACRYLIC FLAT LENS	ENVISION LED LED-PNL2x4-60W-40K w/EM. BATTERY BACK UP
F7	60	X	UNV	60	60	2'x4' LAYIN T-BAR CLG. w/ACRYLIC LENS & EMERG. BATTERY	ENVISION LED LED-PNL2x4-60W-40K w/EM. BATTERY BACK UP
F8	25	X	UNV	25	25	48" STANDARD OPEN STRIP LIGHT PLACED IN CEILING SOFFIT	METALUX 4SNLED-LD5-36SL-UNV OR EQUAL
F9	20	X	UNV	20	20	24" STANDARD OPEN STRIP LIGHT PLACED IN CEILING SOFFIT	METALUX 2SNLED-LD5-20SL-UNV OR EQUAL
F10	36	X	UNV	36	36	8' STANDARD OPEN STRIP LIGHT PLACED IN CEILING SOFFIT	METALUX 8TNSLED-LD5-64SL-UNV OR EQUAL
S0	20	X	UNV	20	20	EXTERIOR BUILDING PERIMETER ACENT UP/DOWN LIGHTING	ALW-CORE 400LX 24U-W-20-83-35-40(UP) 20-83-35-40(DN)-18
S1	276	X	UNV	276	276	LIGHT POLE STANDARD QUAD HEAD 180"-23"	NLS LIGHTING (NV SERIES) (4) NV-1-14-32L-7-40K POLE ON CONC. FTNG UNV-BR2-23" POLE HIGHT
S2	138	X	UNV	138	138	LIGHT POLE STANDARD SINGLE HEAD-23"	NLS LIGHTING (NV SERIES) (1) NV-1-14-32L-7-40K POLE ON CONC. FTNG UNV-BR2-23" POLE HIGHT
S3	69	X	UNV	69	69	LIGHT POLE STANDARD POLE ON CONC. FTNG	NLS LIGHTING (NV SERIES) (2) NV-1-14-32L-7-40K UNV-BR2-HSS-23" POLE
S4	20	X	UNV	20	20	6" DIA. APERTURE DOWN LIGHT-EXTERIOR BUILDING SOFFIT	ENVISION LED LED-FL-RES-6-18W-GW -UNV (WET LOCATION)
S5	10	X	UNV	10	10	ARCHITECTURAL TOWER & SIGNAGE FEATURE FLUSH w/GRADE LIGHT	LUMIERE (BOCA) 696-10LED-40-21"-120/12-B2 OR EQUAL
X1	15	X	UNV	INCLD. w/FIXT.	INCLD. w/FIXT.	ILLUMINATED EXIT SIGN w/EMERGENCY BATTERY BACK UP	EMERGI-LITE #DX-GW OR EQUAL
X2	15	X	UNV	INCLD. w/FIXT.	INCLD. w/FIXT.	DUAL HEAD EMERGENCY LIGHT w/BATTERY PACK	EMERGI-LITE #EL-250L-LED OR EQUAL

NOTE: EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. THE SIGN SHALL BE CONNECTED TO A STORAGE BATTERY, UNIT EQUIPMENT OR AN ON - SITE GENERATOR.

ELECTRICAL SPECIFICATIONS

- VERIFY EXISTING SITE CONDITION, SERVICE REQUIREMENTS & EXACT LOCATIONS OF SERVICE FACILITIES BEFORE SUBMITTING BID. SUBMITTAL BID INDICATES E.C. IS COGNIZANT OF ALL JOB SITE CONDITIONS & WORK TO BE PERFORMED UNDER THIS CONTRACT.
- HEIGHTS GIVEN ARE FROM FINISHED FLOOR TO CENTER LINE OF OUTLET. HEIGHTS & EXACT LOCATIONS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
- THESE PLANS ARE DIAGRAMMATIC ONLY. REFER TO ARCHITECTURAL, MECHANICAL & STRUCTURAL PLANS FOR DETAILS & EXACT LOCATIONS OF EQUIPMENT & OUTLETS.
- ALL EXTERIOR EQUIPMENT AND DEVICES SHALL BE WEATHERPROOF.
- E.C. SHALL FURNISH AND INSTALL ALL POWER & CONTROL WIRES, CONDUITS, & OUTLETS TO RENDER MECHANICAL EQUIPMENT COMPLETE & OPERATIVE. VERIFY VOLTAGE & POWER REQUIREMENTS TO EACH PIECE OF MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN. REFER TO DRAWINGS FOR EXACT EQUIPMENT & CONTROL LOCATIONS & FOR CONTROL SCHEMATICS. IF SEQUENCE OF CONTROL IS CHANGED FROM DESIGN AS INDICATED, THE E.C. SHALL CO-ORDINATE WITH MECHANICAL CONTRACTOR FOR ADDITIONS & DELETIONS. ALL LOCATIONS SHALL BE VERIFIED BEFORE ROUGH-IN.
- EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC., WITH BRADY MARKERS, IN COMPLIANCE WITH OCCUPATIONAL SAFETY & HEALTH ACT OF 1970 (OSHA). JUNCTION BOXES SHALL BE MARKED WITH PENTEL MARKING PEN.
- INDOORS USE EMT CONDUIT (FLEX ALLOWED FOR TIGHT BENDS & FINAL CONNECTIONS). USE HEAVY GAGE R.S. GALVANIZED FOR CONDUIT EXPOSED ON ROOF & SCHEDULE 40 PVC CONDUIT BELOW GRADE. USE PVC COATED LIQUID TIGHT CONDUIT FOR MOTOR CONNECTIONS & IN WET LOCATIONS.
- E.C. SHALL PROVIDE ALL LABOR, MATERIAL, INSURANCE, EQUIPMENT, INSTALLATIONS, CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR A COMPLETE & PROPERLY OPERATING SYSTEM, ENERGIZED THROUGHOUT & AS INDICATED ON THE PLANS, & AS SPECIFIED HEREIN AND/OR AS REQUIRED.
- ALL MATERIAL & EQUIPMENT SHALL BE NEW & IN PERFECT CONDITION WHEN INSTALLED & SHALL BE OF THE BEST GRADE & OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIAL SHALL BE LISTED BY U.L. & SHALL BEAR THE INSPECTION LABEL. MATERIAL SHALL MEET WITH THE APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY, & ALL GOVERNING BODIES HAVING JURISDICTION. MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY A.N.S.I. & N.E.M.A.
- ALL CONDUITS SHALL BE INSTALLED CONCEALED EXCEPT AS NOTED.
- E.C. SHALL CARRY OUT HIS WORK IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE. AS AMENDED AND ADOPTED BY THE CITY OF VICTORVILLE.
- E.C. SHALL SECURE ALL NECESSARY BUILDING PERMITS, & PAY FOR SAME.
- VERIFY ALL POWER & TELEPHONE REQUIREMENTS FOR PROPERTY LINE INTO ADJACENT PROPERTY. RESPECTIVE SERVING UTILITY COMPANIES. INCLUDE ALL COSTS IN BID TO FURNISH A COMPLETE POWER & TELEPHONE SYSTEM TO BUILDING.
- WIRE SHALL BE CODE GRADE, 600 VOLT, COPPER. CONDUCTORS SHALL BE TYPE THHN/THWN STRANDED (#12 & #10 SOLID).
- ALL CONDUIT ONLY (C.O.) SHALL HAVE A 1/8 IN. NYLON PULL CORD. TELEPHONE CONDUITS SHALL HAVE PREMEASURED NYLON CORDS MARKED IN FEET, AS PER PHONE COMPANY REQUIREMENTS.
- ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOWINGS, ETC., SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION. FURNISH ONE SET OF RED LINES AS-BUILT DRAWINGS SHOWING ALL CHANGES.
- USE ONLY COMPETENT & SKILLED PERSONNEL & PERFORM ALL WORK, INCLUDING AESTHETIC AS WELL AS ELECTRICAL & MECHANICAL ASPECTS, TO STANDARDS CONSISTENT WITH BEST PRACTICES OF THE TRADE. E.C. SHALL HOLD A VALID C-10 STATE CONTRACTOR'S LICENSE.
- FURNISH & INSTALL MAIN, METERING, PULL SECTIONS, DISTRIBUTION SWITCHBOARDS, BRANCH CIRCUIT PANELBOARDS, & MOTOR CONTROL CENTERS AS SHOWN ON PLANS. SWITCHBOARDS & MAIN METERING SECTIONS SHALL BE EQUAL TO SQUARE D 1-LINE PANELBOARDS SHALL BE EQUAL TO SQUARE D TYPE (NQQ) (QO). MOTOR CONTROL CENTERS SHALL BE EQUAL TO SQUARE D CLASS 8998.
- LOCAL SWITCH & RECEPTACLE OUTLETS FOR CONCEALED WORK SHALL BE 4 IN. SQUARE OR LARGER BOX, WITH RAISED PLASTER RING FOR SINGLE OR TWO-GANGS AS REQUIRED, FOR EXPOSED WORK USE TYPE FS OR FD CAST METAL BOX WITH CAST COVER & GASKET. IN EXISTING WALLS USE GANGABLE SWITCH BOXES, BOMERS #51 OR RAO #400 FOR RECEPTABLES & SWITCHES. LIGHTING OUTLETS SHALL BE 4 IN. SQUARE, OR LARGER BOX, EQUIPPED WITH FIXTURE STUDS & RAISED PLASTER RING WHERE REQUIRED.
- GENERAL PURPOSE SWITCHES SHALL BE IVORY 'STANDARD GRADE' TOGGLE TYPE, RATED FOR 20 AMPS AC AT 120-277 VOLTS. MULTIPLE SWITCHES SHALL BE OF SAME MANUFACTURER'S SERIES AS THE SINGLE POLE TYPES. GENERAL PURPOSE RECEPTABLES SHALL BE IVORY 'STANDARD GRADE' RATED FOR 15 AMPS AT 125 VOLTS. RECEPTABLES SHALL BE HUBBELL #5262 OR ARROW-HART #2622. ALL SWITCHES, RECEPTABLES, & TELEPHONE COVER PLATES SHALL BE PLASTIC IVORY MATCHING RESPECTIVE OUTLET (UNLESS OTHERWISE NOTED).
- E.C. SHALL FURNISH & INSTALL ALL FIXTURES, COMPLETE WITH LAMPS & DIFFUSERS, AS SHOWN ON PLANS. ALL FIXTURES SHALL BE SUBSTANTIALLY SUPPORTED FROM THE STRUCTURAL ELEMENTS & SHALL BE PROVIDED WITH ALL NECESSARY HANGERS, SUPPORTS, & ACCESSORY DEVICES REQUIRED. PROVIDE ONE NO. 9 AWG GALVANIZED WIRE FROM EACH END OF T-BAR FIXTURE. SECURE THE WIRES TO OVERHEAD BUILDING STRUCTURE.
- TELEPHONE SERVICE & INDIVIDUAL PHONE CONDUIT SHALL BE VERIFIED PRIOR TO BID & INSTALLED AS PER SERVING PHONE COMPANY REQUIREMENTS.
- VERIFY ALL DEMOLITION REQUIREMENTS AS PER PLANS & ALL COSTS IN BID.
- COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF ACCEPTANCE BY OWNER. ANY WORK, MATERIAL, OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE E.C.
- ALL EXTERIOR EXIT LIGHTS TO BE TIME CLOCK CONTROLLED AT PANEL.
- PER ARTICLE 110-16 C.E.C., CLEARANCE AT ALL PANELS SHALL BE MINIMUM OF 3'-0".
- A) ALL U.L. LISTED EQUIPMENT SHALL BE INSTALLED AS PER LISTING OR LABELING (I.E., MAXIMUM FUSE SIZE MEAS FUSE PROTECTION IS REQUIRED).
B) CIRCUIT BREAKERS USED AS SWITCHES SHALL BE LISTED FOR AND MARKED SWD. ARTICLE 240-83 (d) C.E.C..
C) CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING OR COOLING, HEATING AND VENTILATION EQUIPMENT. SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP TO THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISH FLOOR WORKING PLATFORM. C.B.C.1117 B.6 #5.1.
D.) USE COPPER CONDUCTORS ONLY.

STEENOD

DESIGN STUDIO INC.

ARCHITECTURE DESIGN PLANNING

11774 HESPERIA ROAD, SUITE B • HESPERIA, CA 92345

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www.steenodesign.com

DATE FINISHED
MAY 2022

REVISIONS

- REV. CODE 02/14/22
- BLDG. CODE 02/14/22
- BLDG. CODE 08/08/22
- ELECTRICAL 09/30/22
- ADDENDUM TO STRUCTURAL 01/24/2023

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA ELECTRICAL CODE AND THE 2019 ENERGY STANDARDS.

THESE PLANS SHALL BE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY USE IN WHOLE OR IN PART FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.

ARCHITECT

R. STEENOD

STATE OF CALIFORNIA

EXPIRATION DATE 12/31/25

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

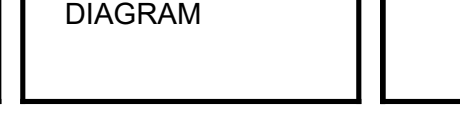
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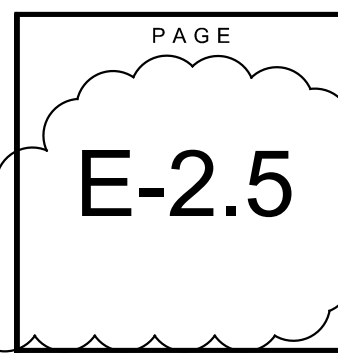
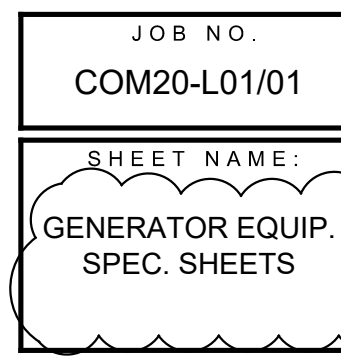
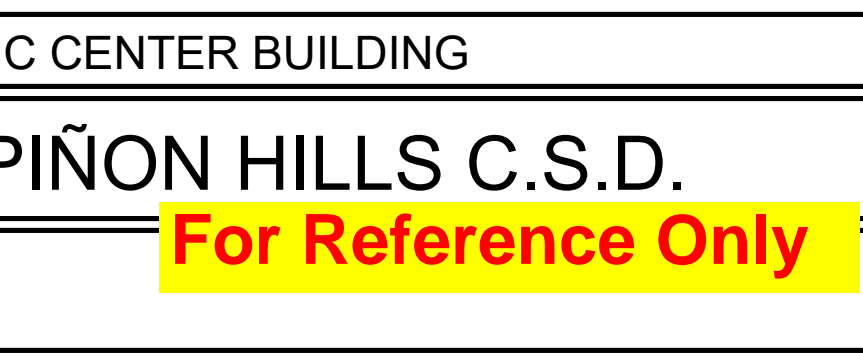
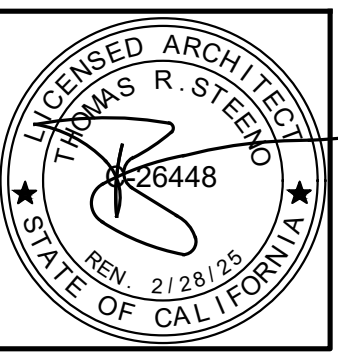
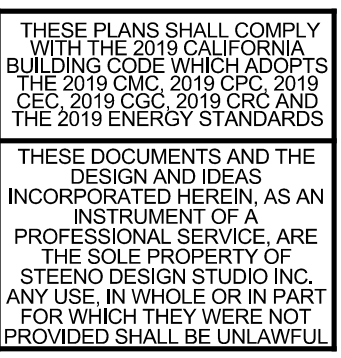
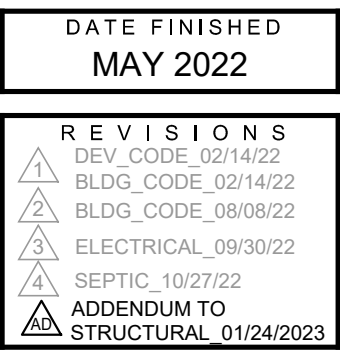
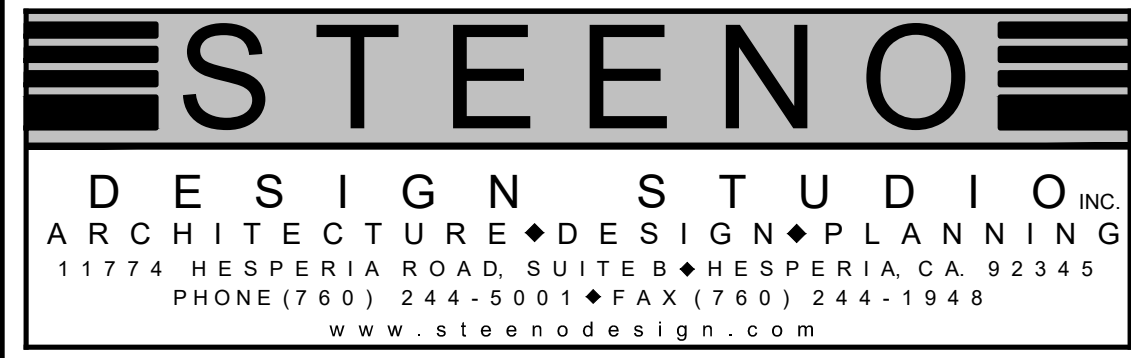
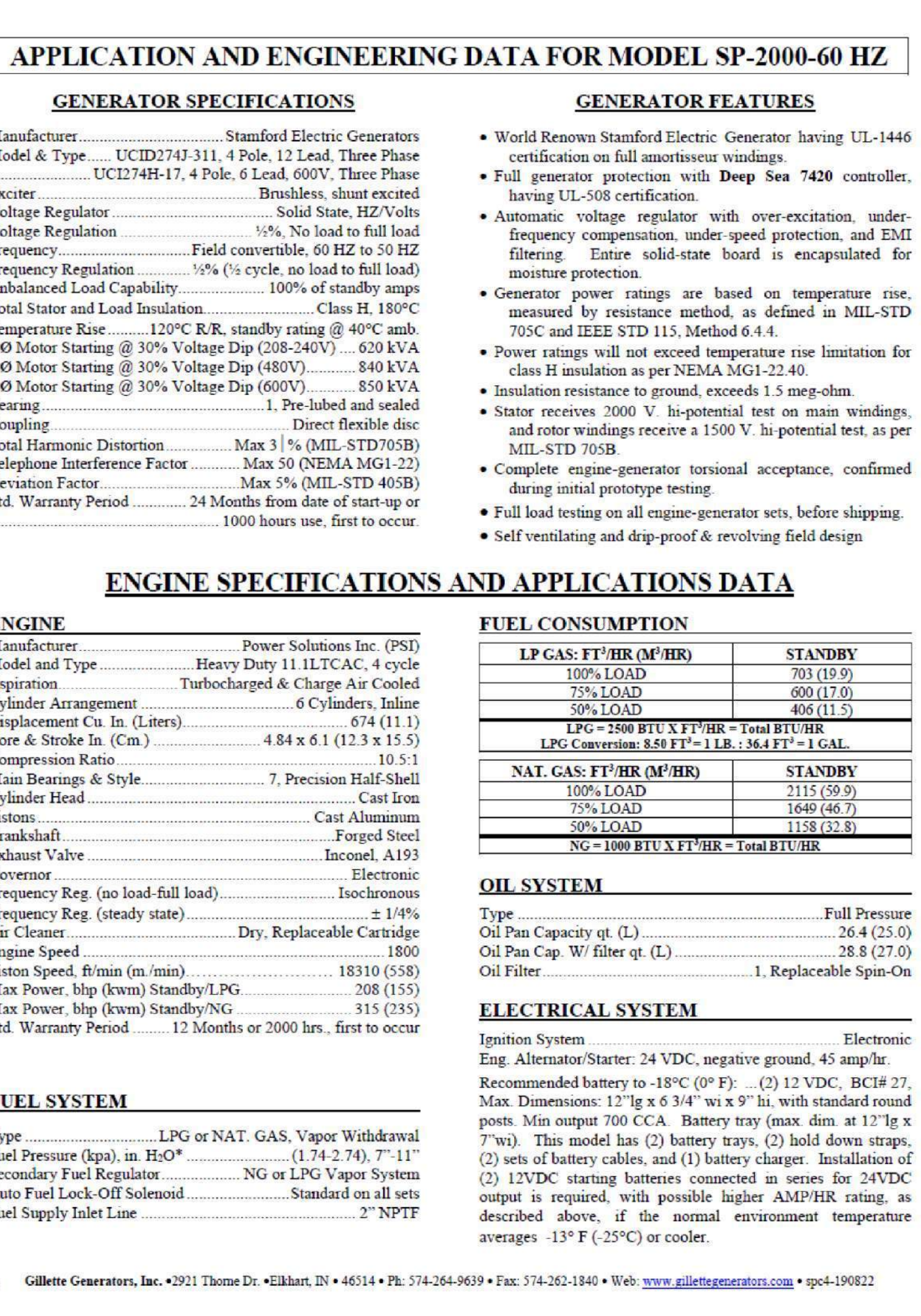
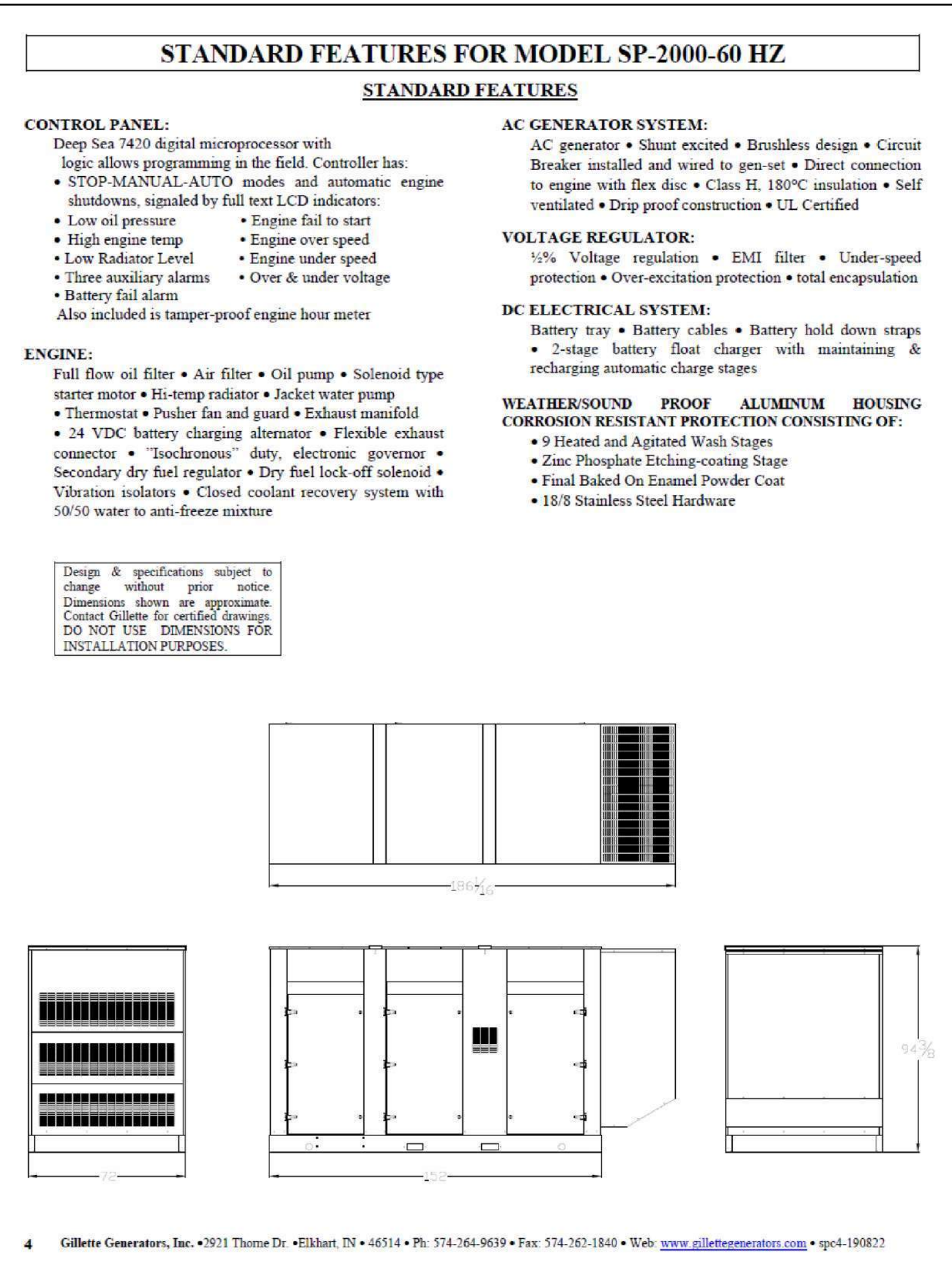
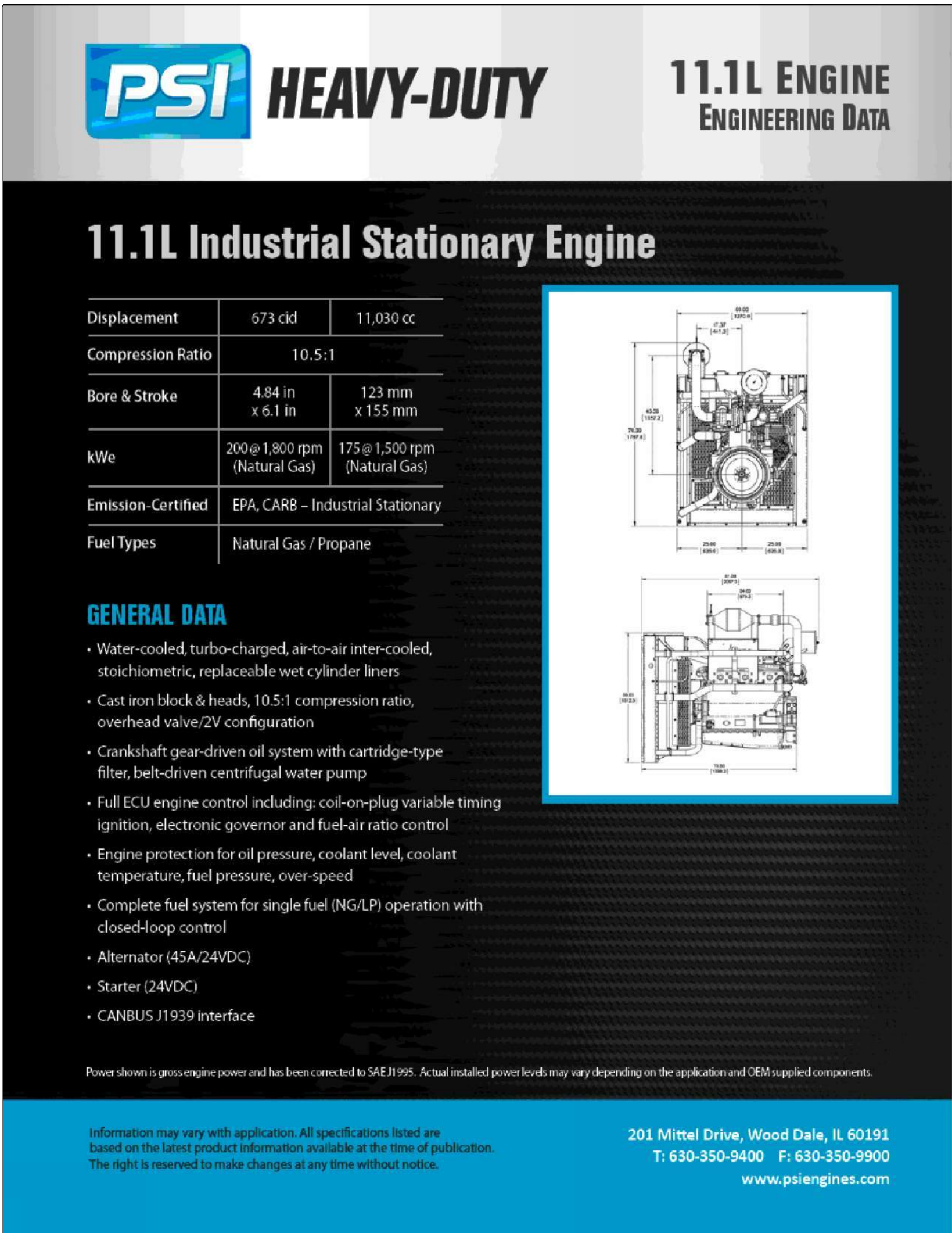
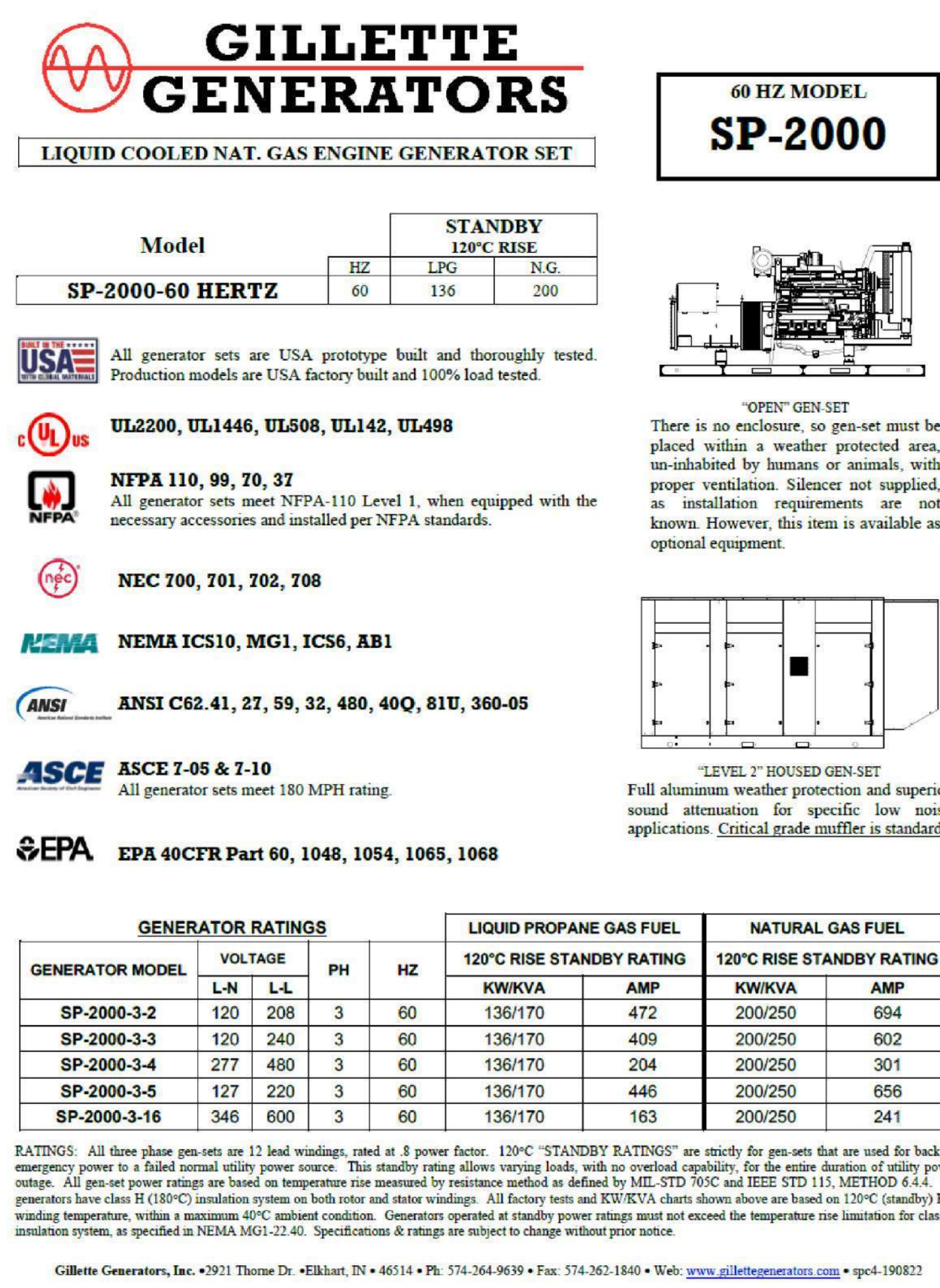
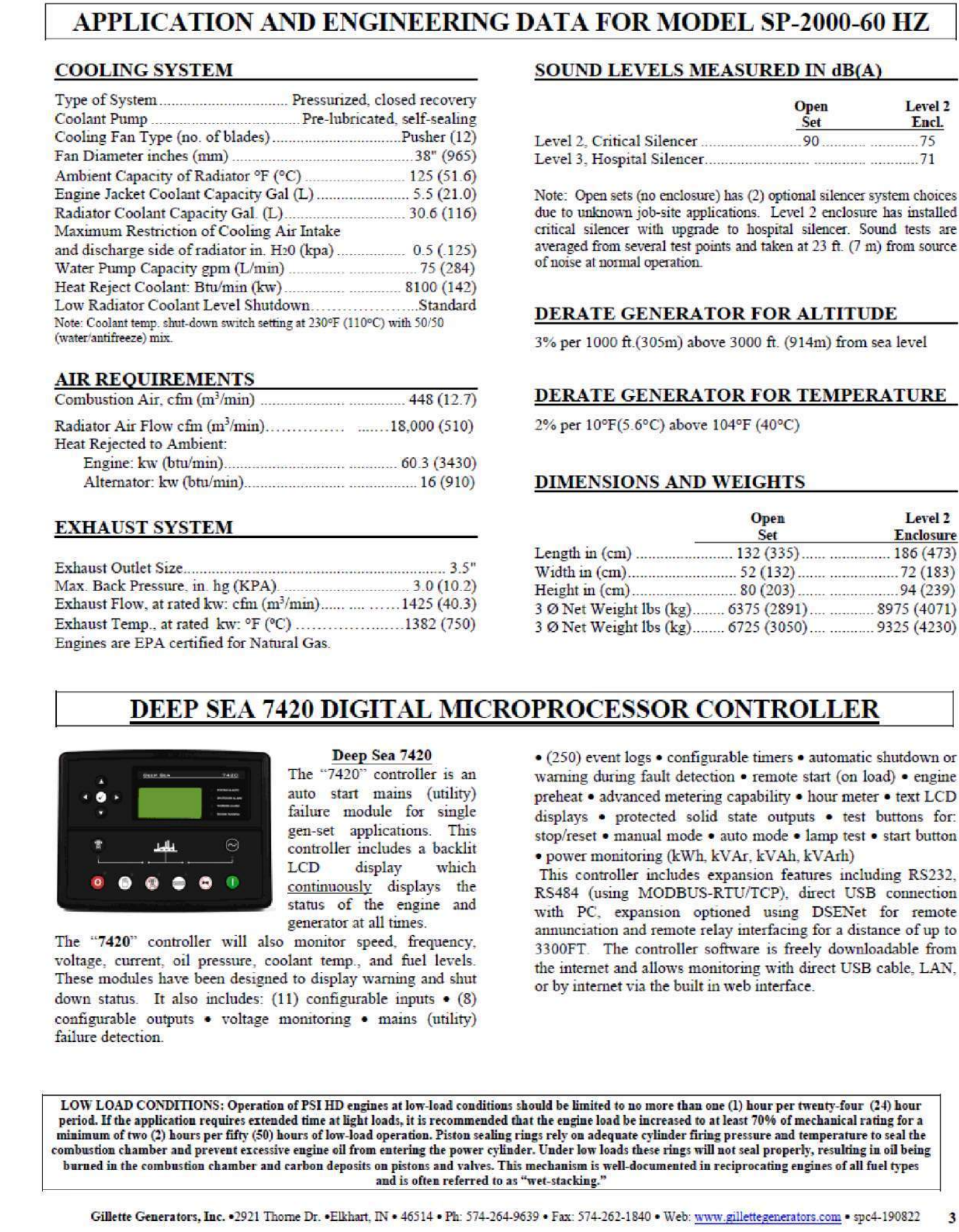
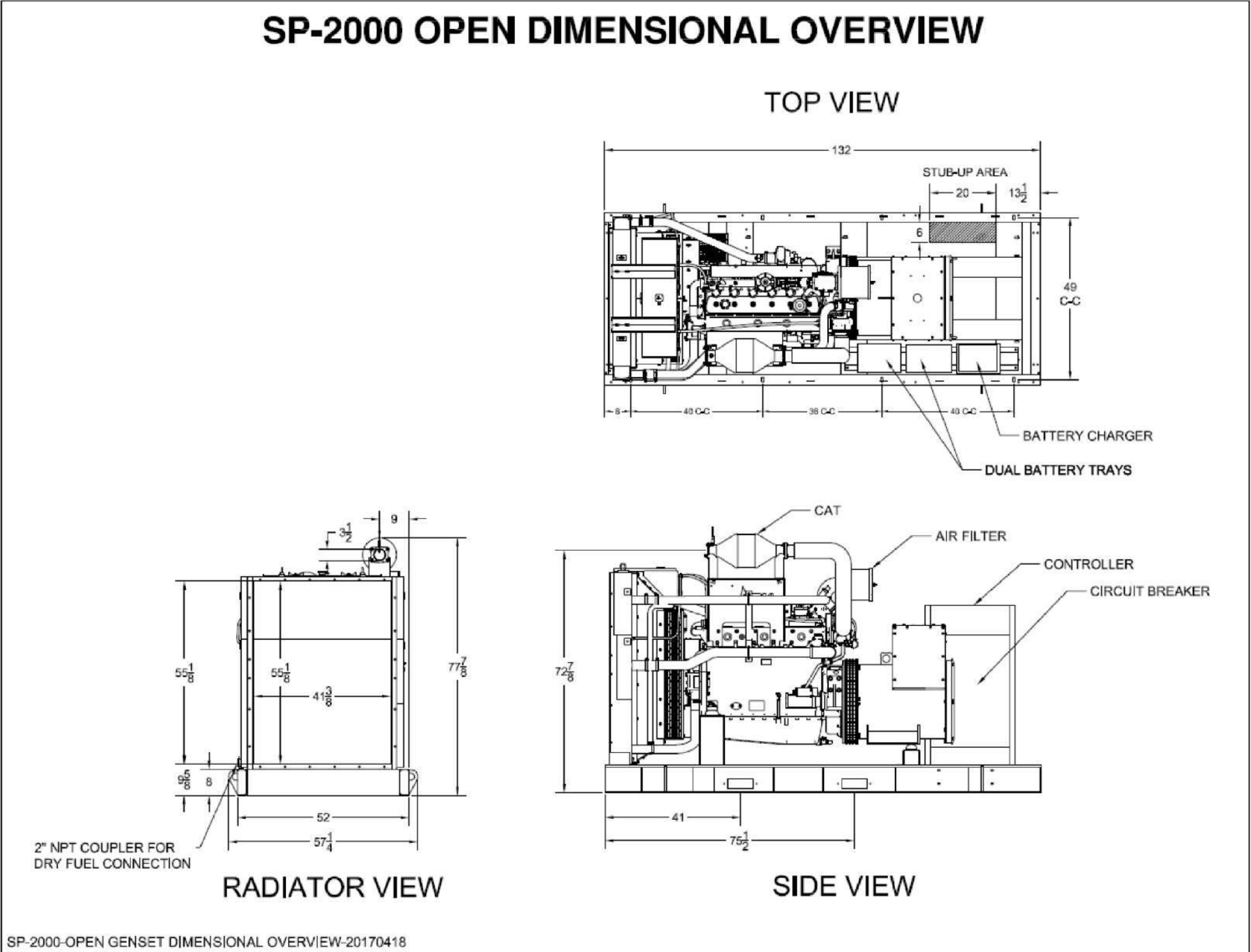
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P.O. BOX 908
9535 SHEEP CREEK ROAD
PHELAN, CA 92329

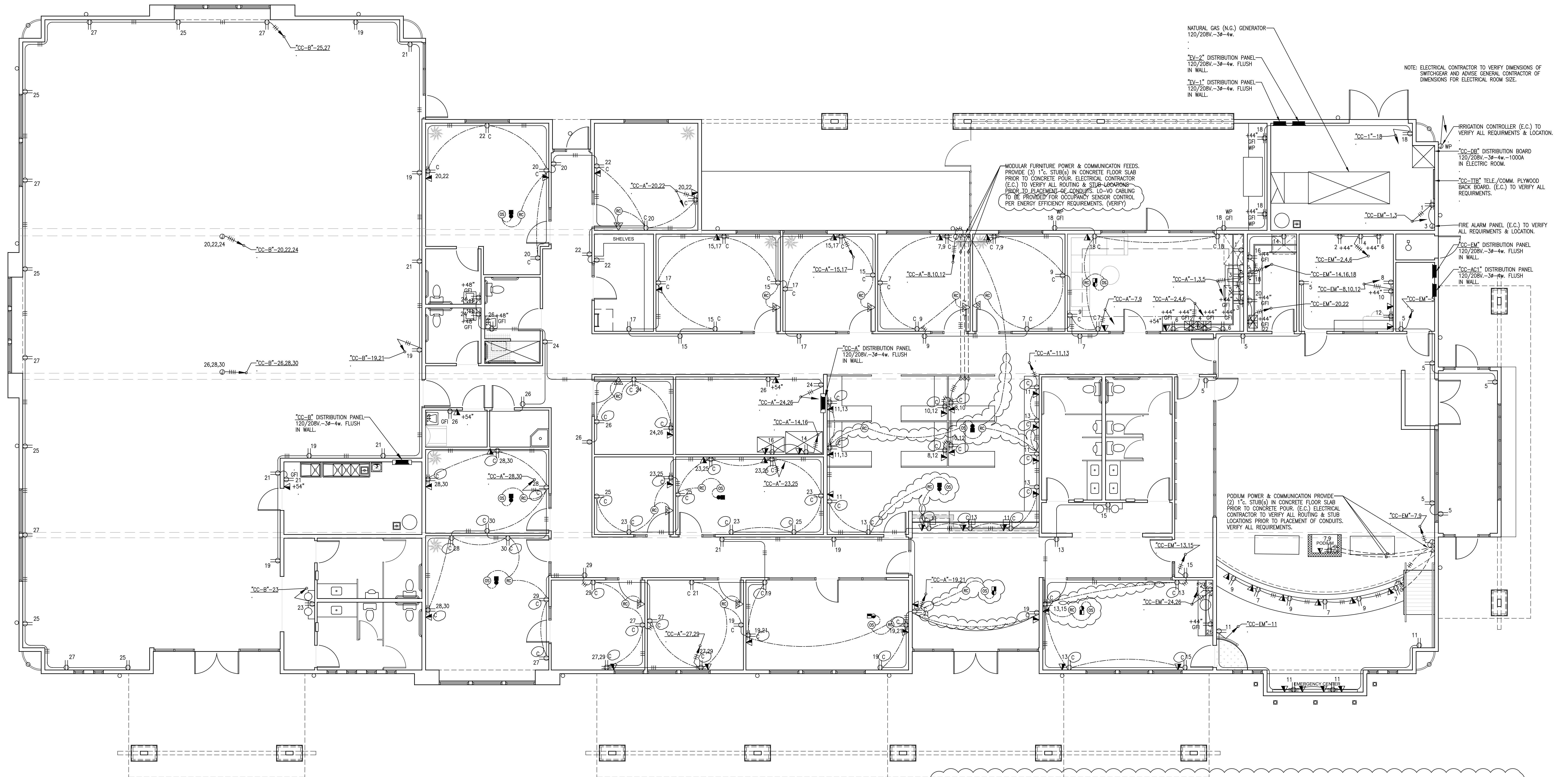
JOB NO.
COM20-01/01

SHEET NAME:
ELECTRICAL NOTES & SPECIFICATIONS

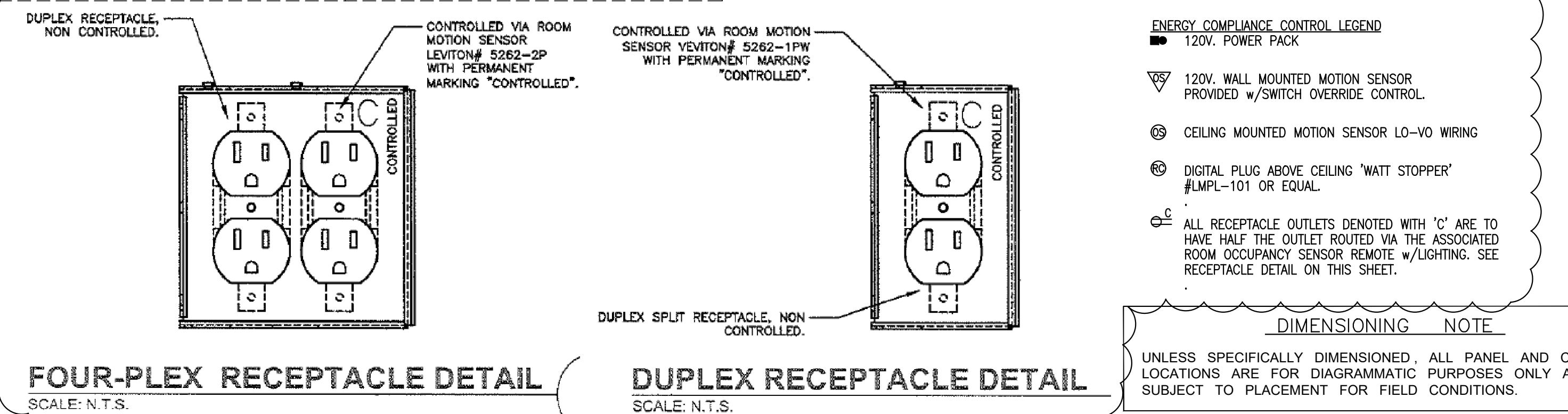
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E-1





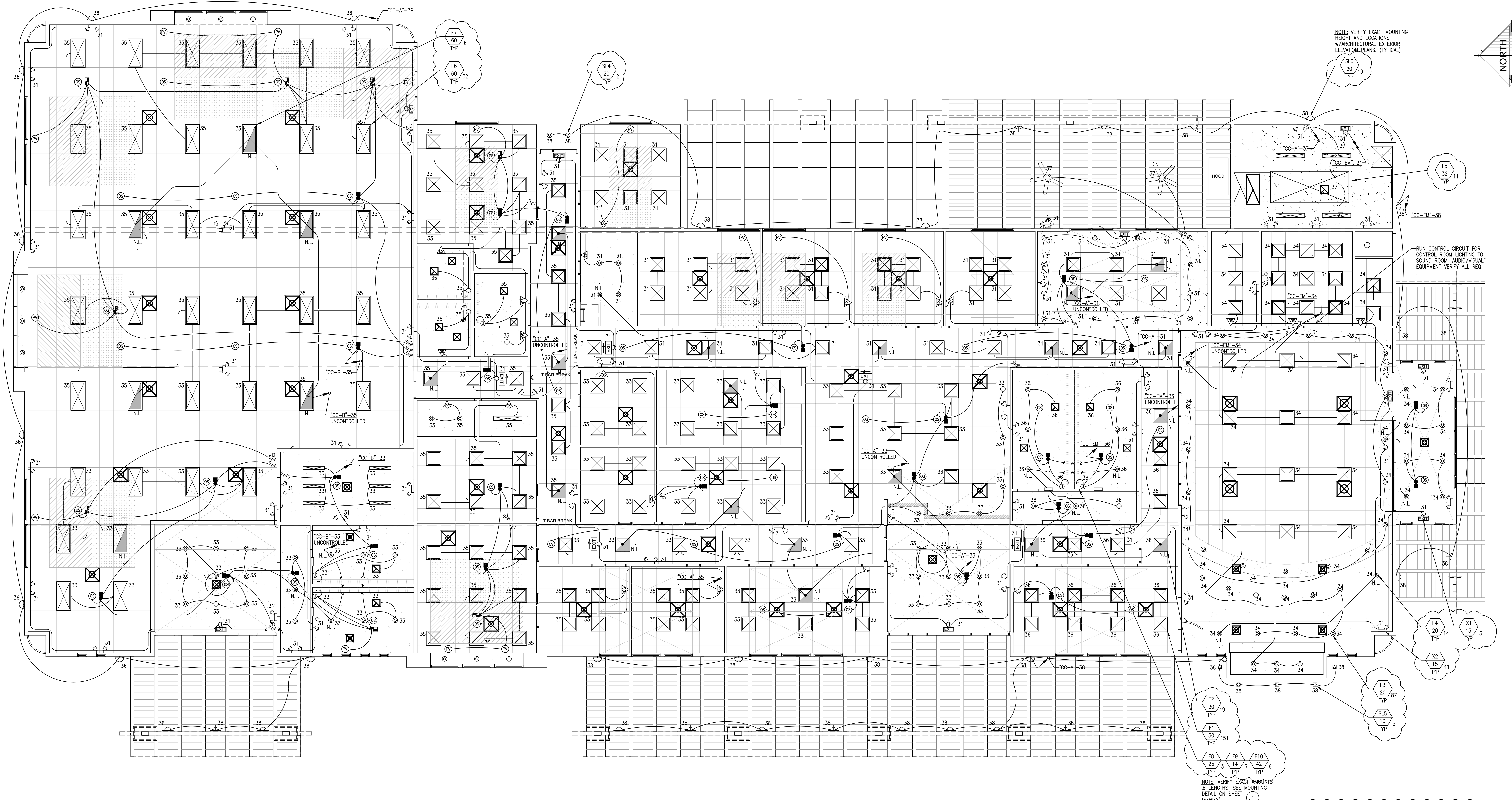




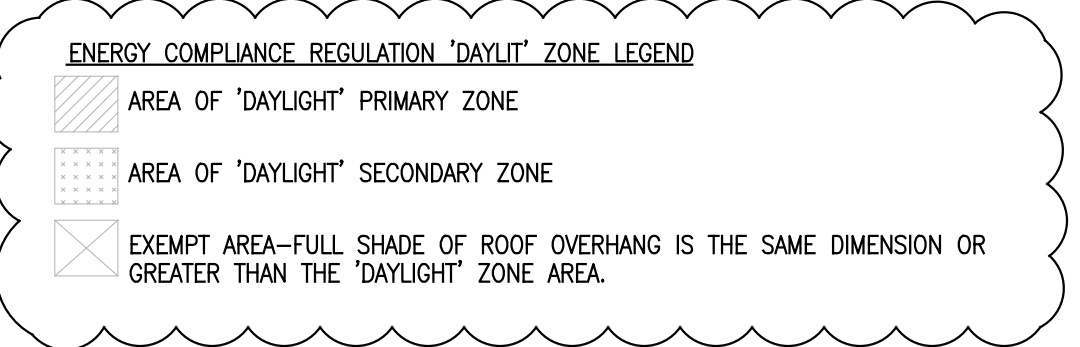
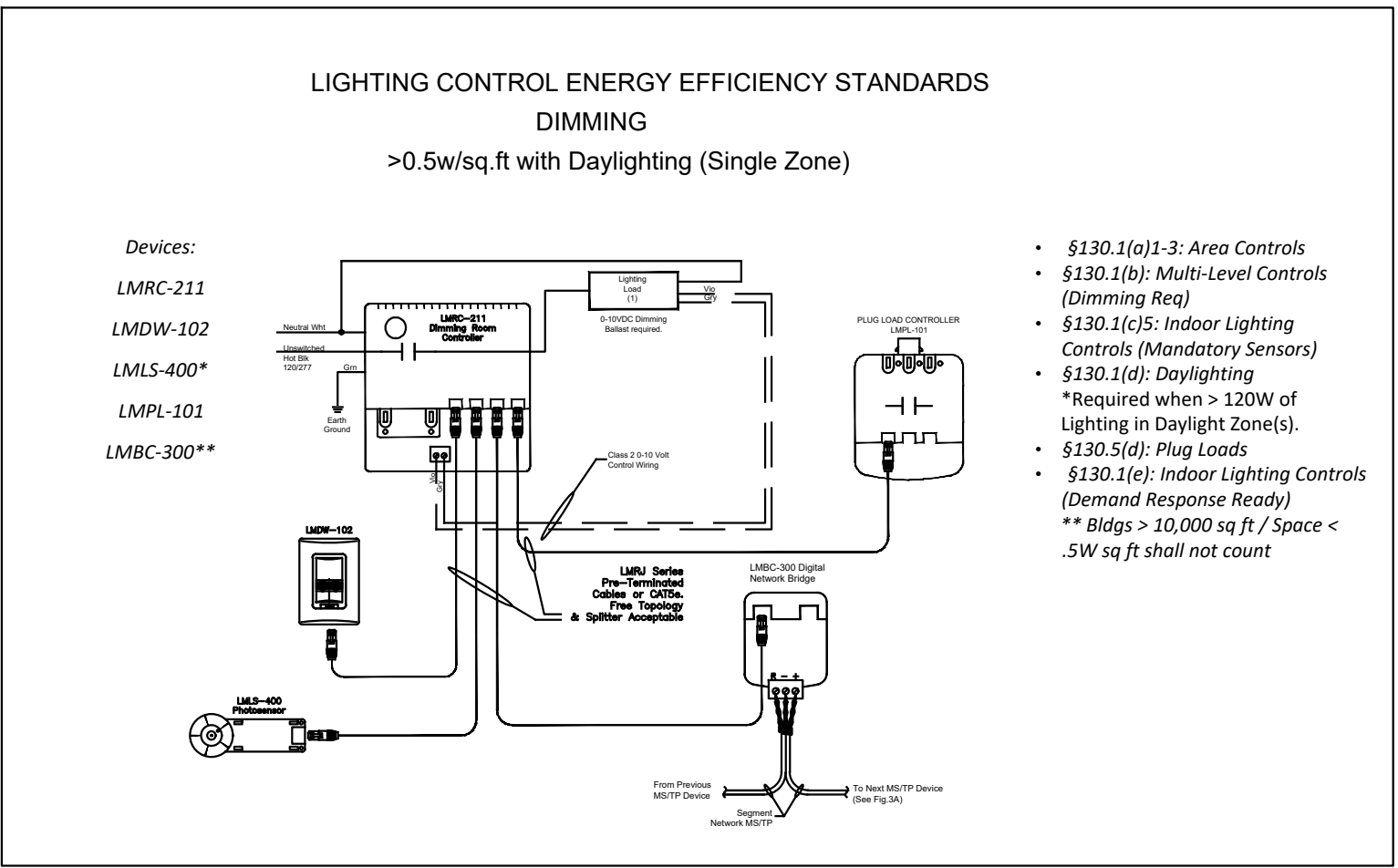
POWER PLAN
SCALE : 3/16" = 1'-0"



 <p>STEENO</p> <p>DESIGN STUDIO INC.</p> <p>ARCHITECTURE • DESIGN • PLANNING</p> <p>11774 HESPERIA ROAD, SUITE 2 • HESPERIA, CA 92345</p> <p>PHONE (760) 244-9001 • FAX (760) 244-1048</p> <p>www.steenodesign.com</p>	<p>DATE FINISHED MAY 2022</p> <p>REVISIONS</p> <ul style="list-style-type: none"> 1. REV. CODE 001222 2. REV. CODE 021422 3. REV. CODE 030922 4. REV. CODE 060922 5. REV. CODE 102722 6. REV. CODE 112422 7. REV. CODE 01242023 	<p>THESE PLANS SHALL COMPLY WITH THE CITY OF CALIFORNIA BUILDING DEPARTMENT (CDBP) ORDINANCES AND THE CITY OF CALIFORNIA BUILDING DEPARTMENT (CDBP) ORDINANCES AND THE CITY OF CALIFORNIA BUILDING DEPARTMENT (CDBP) ORDINANCES.</p> <p>THESE DOCUMENTS AND THE INFORMATION HEREON ARE AN INSTRUMENT OF SERVICE. THE INFORMATION HEREON IS THE PROPERTY OF STEENO DESIGN STUDIO INC. ANY USE, IN WHOLE OR IN PART, OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF STEENO DESIGN STUDIO INC. IS PROHIBITED.</p>		<p>PROJECT: CIVIC CENTER BUILDING</p> <p>PHELAN PIÑON HILLS C.S.D.</p> <p>For Reference Only</p> <p>SITE ADDRESS: A.P.N. 3006-261-10 2400 SWEET CREEK ROAD PHELAN, CA 92339</p>	<p>JOB NO. COM20-10/01</p> <p>SHEET NAME: POWER PLAN</p>	<p>PAGE E-3</p>
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LIGHTING PLAN
SCALE: DIAGRAMMATIC



- LIGHTING CONTROL LEGEND**
- 120V. POWER PACK
 - 120V. WALL MOUNTED MOTION SENSOR PROVIDED w/SWITCH OVERRIDE CONTROL.
 - CEILING MOUNTED MOTION SENSOR LO-VO WIRING
 - CEILING MOUNTED PHOTOVOLTAIC SENSOR PER ALL ENERGY EFFICIENCY STANDARDS.
 - 120V. DIMMING 0-10V. ROOM CONTROLLER PER ALL ENERGY EFFICIENCY STANDARDS.
 - MANUAL SWITCH OVERRIDE CONTROL PER ENERGY EFFICIENCY STANDARDS.
 - SWITCH OVERRIDE w/DIMMING CONTROL PER ENERGY EFFICIENCY STANDARDS.

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DATE FINISHED
MAY 2022

REVISIONS
1. BLDG. CODE: 08/08/22
2. ELECTRICAL: 08/30/22
3. SEPTIC: 10/07/22
4. ADDENDUM TO STRUCTURAL: 01/24/2023

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND THE 2019 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 ENERGY STANDARDS. THESE DOCUMENTS AND THE DESIGN AND REVISIONS INCORPORATED HEREIN ARE AN INSTRUMENT OF PROFESSIONAL SERVICE. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.



PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

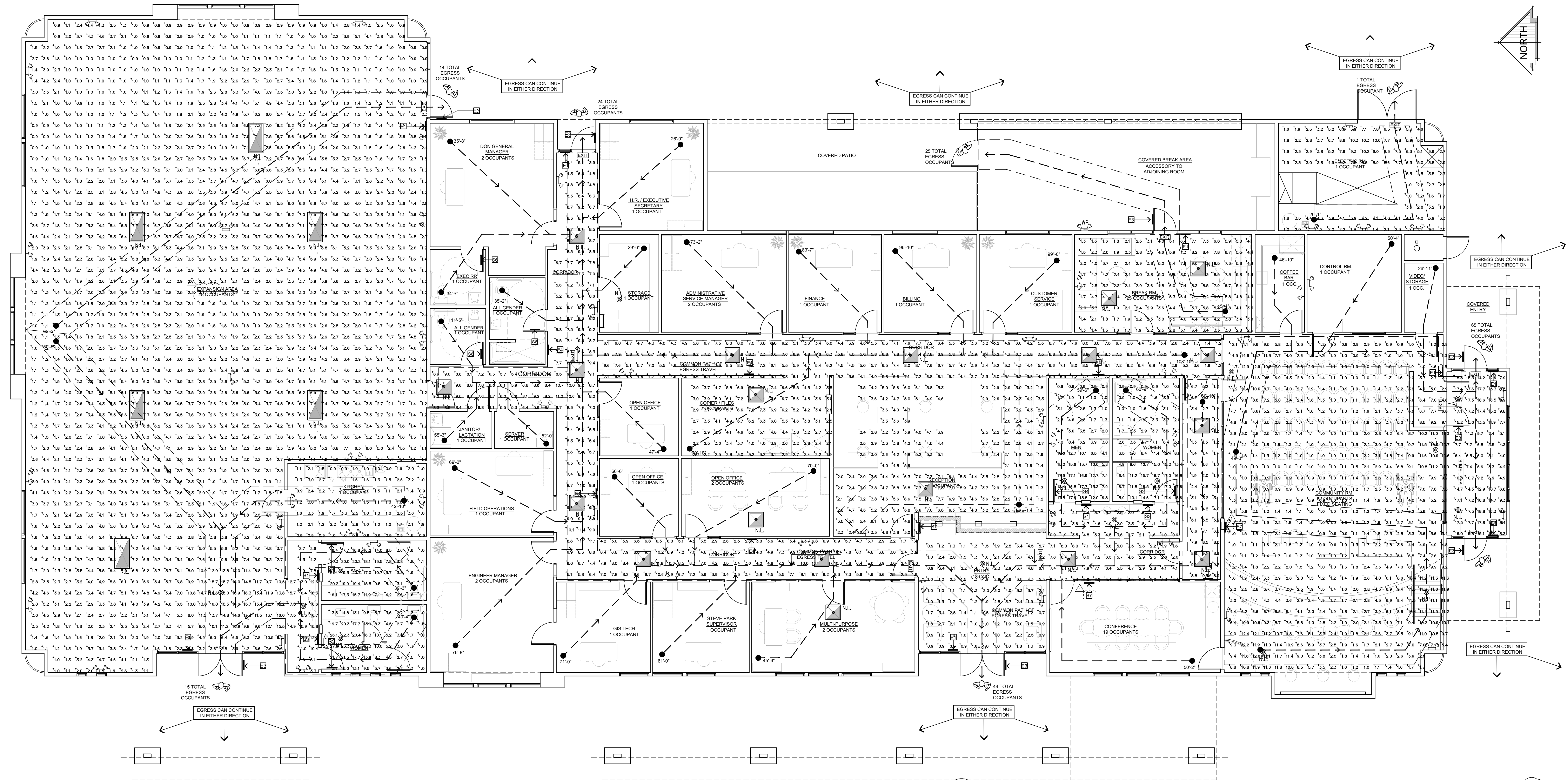
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SITE ADDRESS:
A.P.N. 3066-051-10
9535 SHEEP CREEK ROAD
PHELAN, CA 92329

JOB NO.
COM20-L01/01

SHEET NAME:
LIGHTING PLAN

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EGRESS PHOTOMETRIC PLAN
SCALE: DIAGRAMMATIC

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
Rest Room Mens	+	7.3 fc	18.4 fc	0.8 fc	23.0:1
Rest Room Womens	+	7.0 fc	17.6 fc	0.7 fc	25.1:1
Hallways & Corridors	+	4.3 fc	9.8 fc	1.2 fc	8.2:1
Main Entry	+	2.9 fc	8.5 fc	0.3 fc	28.3:1

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
Break Room	+	4.2 fc	9.3 fc	1.3 fc	7.2:1
Electric Room	+	4.3 fc	10.3 fc	0.9 fc	11.4:1
Vestibule / Entry	+	12.0 fc	18.8 fc	4.0 fc	4.7:1
Community Room	+	4.0 fc	14.6 fc	0.8 fc	18.3:1

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
Hallways & Corridors	+	4.7 fc	9.6 fc	1.1 fc	8.7:1
Work Area Room	+	7.0 fc	12.1 fc	1.4 fc	8.6:1

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
Expansion Area Room	+	3.5 fc	17.8 fc	0.5 fc	35.6:1

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DATE FINISHED

MAY 2022

REVISIONS

REV. CODE: 02/14/22

BLDG. CODE: 02/14/22

ELECTRICAL: 09/30/22

SEPTIC: 10/27/22

ADDENDUM TO

STRUCTURAL: 01/24/2023

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SEALED ARCHITECT

26448

STATE OF CALIFORNIA

EXPIRATION DATE: 12/31/25

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

For Reference Only

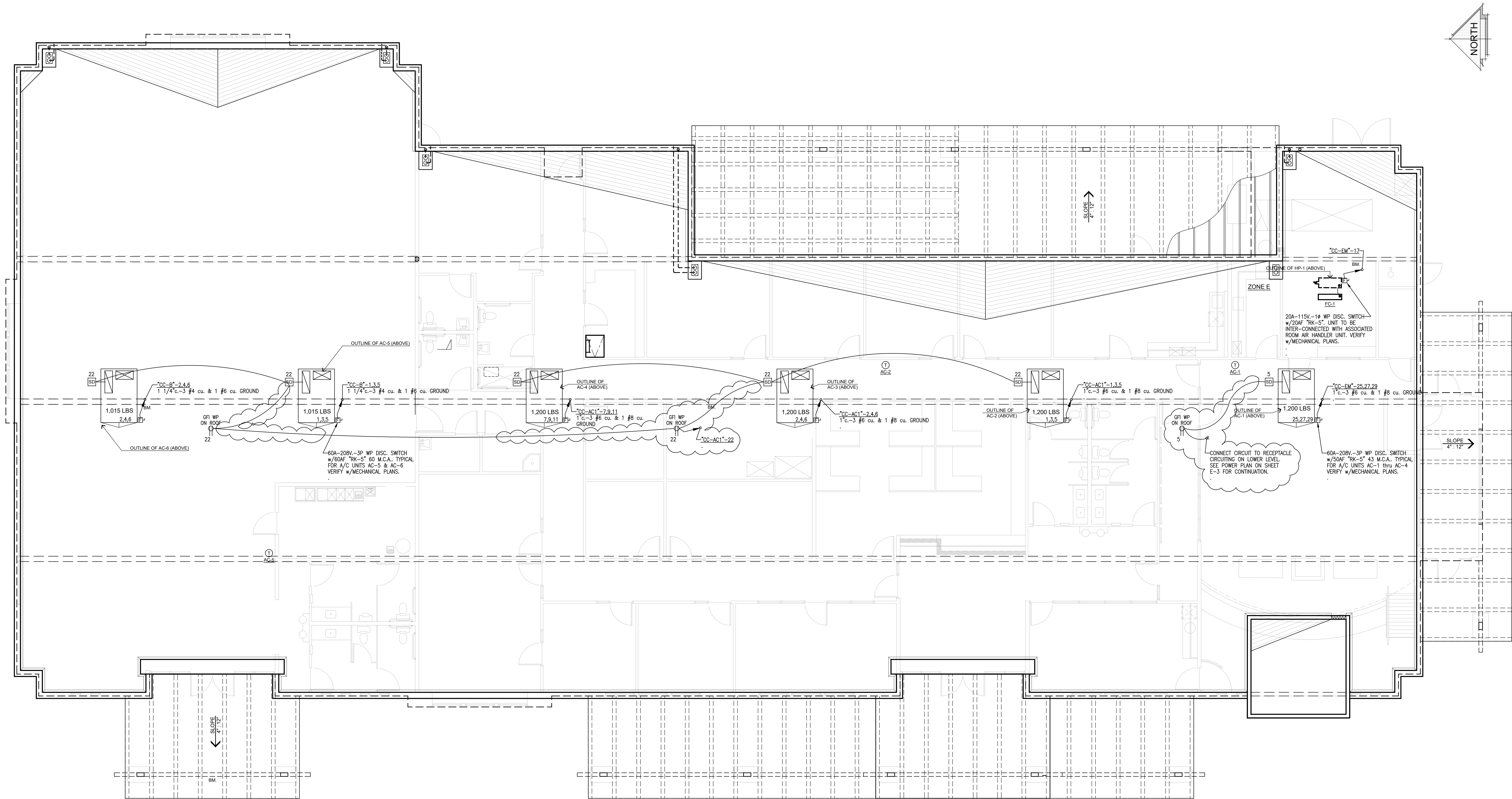
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JOB NO. COM20-L01/01

SHEET NAME EGRESS PHOTOMETRIC PLAN

PAGE E-4.5

S:\2020 Aprojects\02 - Commercial\L - P\01 - PPHCSD_Phelan Pinon Hills Community Service District\01 - Civic Center (Former Admin Bldg)\E-5 Roof Plan_PPHCSD_Civic Center.dwg, 2/14/2023 4:00:53 PM, DWG To PDF.pc3



ROOF ELECTRICAL PLAN
SCALE: DIAGRAMMATIC

<div><div>STEENO</div><div>DESIGN STUDIO INC.</div><div>ARCHITECTURE • DESIGN • PLANNING</div><div>11774 HESPERIA ROAD, SUITE 6 • HESPERIA, CA 92345</div><div>PHONE (760) 244-5001 • FAX (760) 244-1948</div><div>www.steendesign.com</div></div>	<div>DATE FINISHED</div> <div>MAY 2022</div>	<div>THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2018 ASHRAE 90.1-2018 AND THE 2018 ENERGY STANDARDS.</div> <div>THESE DOCUMENTS AND THE DESIGN AND IDEAS INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE ARE THE SOLE PROPERTY OF STEENO DESIGN STUDIO INC. ANY USE, IN WHOLE OR IN PART FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.</div>	PROJECT: CIVIC CENTER BUILDING		<div>JOB NO.</div> <div>COM20-L01/01</div>	<div>PAGE</div> <div>E-5</div>
	<div>REVISIONS</div> <div>DEV. CODE 02/14/22</div> <div>BLDG. CODE 09/14/22</div> <div>BLDG. CODE 08/08/22</div> <div>ELECTRICAL 09/30/22</div> <div>SEPTIC 10/27/22</div> <div>ADDENDUM TO STRUCTURAL 01/24/2023</div>		PHELAN PIÑON HILLS C.S.D.		<div>SHEET NAME:</div> <div>ROOF ELECTRICAL PLAN</div>	
			<div>For Reference Only</div>		<div>SITE ADDRESS:</div> <div>A.P.M. 3006-061-10</div> <div>9535 SHEEP CREEK ROAD</div> <div>PHELAN, CA 92329</div>	

[illegible]

200 A BUS 200 A MLO				CIVIC CENTER BUILDING										SCHEDULE																			
FED. TITLE				PANEL										C-C-B										C-C-B's TO BE '00' TO K.A.C.									
200V - 3Ø - 4W.																																	
GXT NO.	CRKT	BKOL	NO. OUTLETS	LOCATION			WATTS			LOCATION			NO. OUTLETS			CRKT	BKOL	GXT NO.	K.A.C.														
NO.	AMP	POLE	LTGL	REC.	MISC.	A	B	C				MISC.	REC.	LTGL	POLE	AMP																	
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11	---	---	---	-----			6000																										
13	---	---	---	-----			6000																										
15	---	---	---	-----			6000																										
17	---	---	---	-----			6000																										
19	20	1	5	EXPANSION AREA RECEPT.			900																										
21	20	1	5	EXPANSION AREA RECEPT.			600																										
23	20	1	1	EXPANSION AREA RECEPT.			600																										
25	20	1	5	EXPANSION AREA RECEPT.			900																										
27	20	1	5	EXPANSION AREA RECEPT.			600																										
29	20	1		SPARE			600																										
31	20	1		SPARE			600																										
33	20	1	38	2	EXP. AREA ENTRY & R.R. LTG			1274																									
35	20	1	30	EXPANSION AREA LTG.																													
37	20	1		SPARE																													
39	20	1		SPARE																													
41	20	1		SPARE																													
TOTAL WATTS:				46,874			15,000			16,274			15,600																				
25% LRGT. MTR. =				4.5 K.W.																													
OTHER				= 66.8 K.W.																													
TOTAL				= 51.3 K.W. = 14.3 AMPS @ 208V. - 3-Ø																													

200 A BUS
120 A MLO

CIVIC CENTER BUILDING

PANEL C-C-A

SCHEDULE

ALL CB'S TO BE '00' TO '01

RECESSED

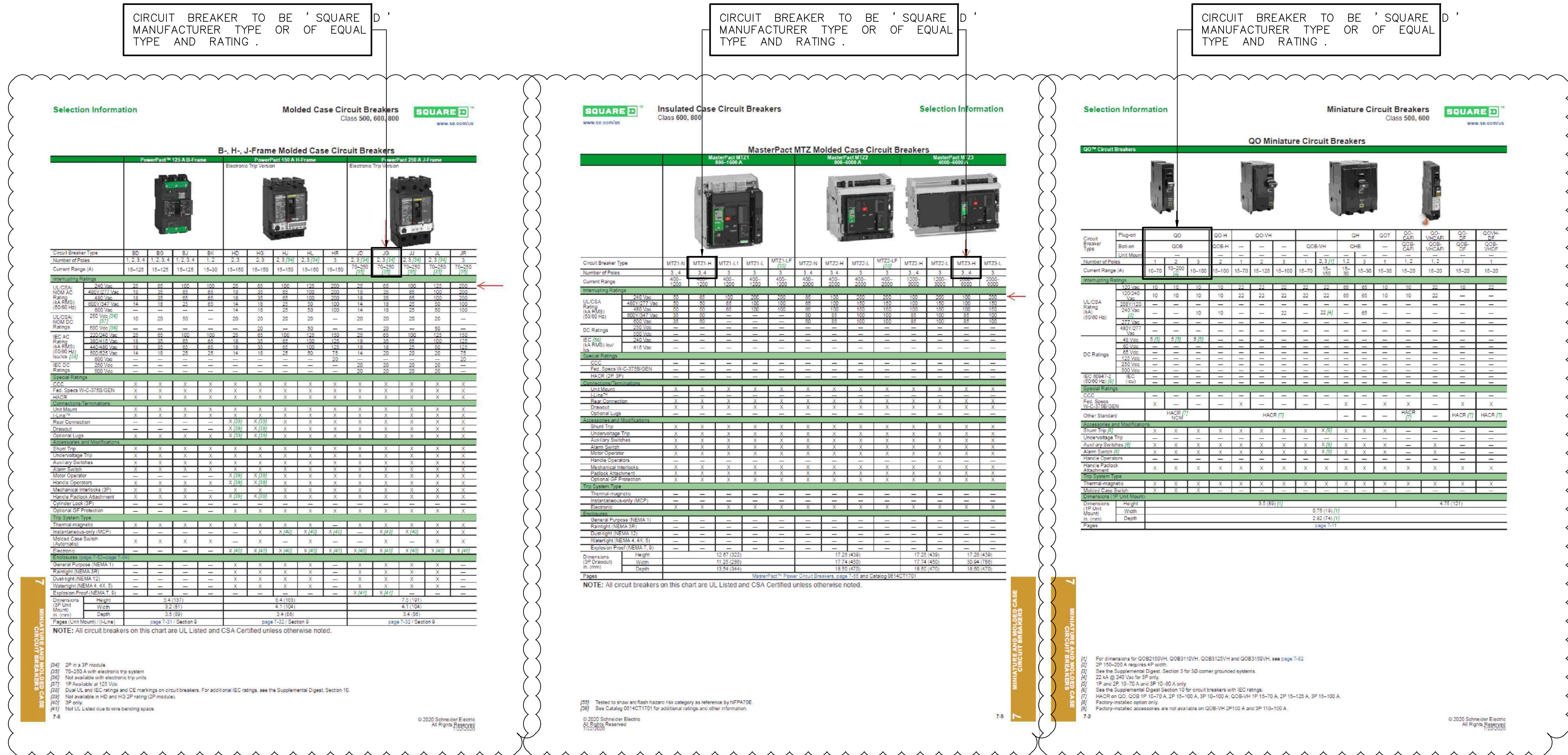
120 / 208V - 3Ø - 4W.

CRKT. NO.	CRKT. BKR.	NO. OUTLETS	LOCATION	WATTS			LOCATION	NO. OUTLETS			CRKT. BKR.	CRKT. AMP.	
1	20	1	1	A	B	C	1	2	3	4	5	6	
1	20	1	BREAK RM. REFRIGERATOR	1000			BREAK RM. MICROWAVE	1	1	20	1	20	
3	20	1	BREAK RM. DISPOSAL & RECEPT.	800			BREAK RM. MICROWAVE	1	1	20	1	20	
5	20	1	BREAK RM. CTRNT. RECEPT.	1000			BREAK RM. CTRNT. RECEPT.	2	1	20	1	20	
7	20	1	BILLING & CUSTOMER RECEPT.	1080			WORK STATION FURNITURE PWR.	1	1	20	1	20	
9	20	1	BILLING & CUSTOMER RECEPT.	1080			WORK STATION FURNITURE PWR.	1	1	20	1	20	
11	20	1	WORK STATION RECEPT.	600			600 WORK STATION FURNITURE PWR.	1	1	20	1	20	
13	20	1	WORK STATION RECEPT.	1080			COPIER EQUIP. RECEPT.	1	1	20	1	20	
15	20	1	FINANCE & ADMIN. RECEPT.	1080			COPIER EQUIP. RECEPT.	1	1	20	1	20	
17	20	1	FINANCE & ADMIN. RECEPT.	1080			COVERED BREAK AREA RECEPT.	9	1	20	1	20	
19	20	1	MULTI-PURPOSE & ENTRY REC.	1080			EXEC. SEC'TY. & SERVICE MANAGER	6	1	20	1	20	
21	20	1	MULTI-PURPOSE & ENTRY REC.	1080			EXEC. SEC'TY. & SERVICE MANAGER	6	1	20	1	20	
23	20	1	OFFICE GEN. RECEPT.	1080			COPIER, OFFICE & REST RM. REC.	1	1	20	1	20	
25	20	1	OFFICE GEN. RECEPT.	1080			COPIER, OFFICE & REST RM. REC.	1	1	20	1	20	
27	20	1	SUPREVISER & TECH. RECEPT.	900			ENGINEER & FIELD OPERATION	5	1	20	1	20	
29	20	1	SUPREVISER & TECH. RECEPT.	900			ENGINEER & FIELD OPERATIONS	5	1	20	1	20	
31	20	1	RM. # 124 thru #130 LTG.	1550			SITE LIGHT POLE STNADROS.	9	1	20	1	20	
33	20	1	RM. # 103, 104 & 111 thru 115 LTG.	621			SITE LIGHT POLE STNADROS.	10	1	20	1	20	
35	20	1	RM. # 101, 102 & 116 thru 123 LTG.	1530			N. BLDG. EXTR. ACCENT LTG.	13	1	20	1	20	
37	20	1	SPARE	275			SPARE	11	1	20	1	20	
39	20	1	SPARE				SPARE	1	1	20	1	20	
41	20	1	SPARE				SPARE	1	1	20	1	20	
TOTAL WATTS:				36,316			12,526	11,740	12,050				

6 x 125% L.C.L. = 75 K.W

OTHER = 295 K.W

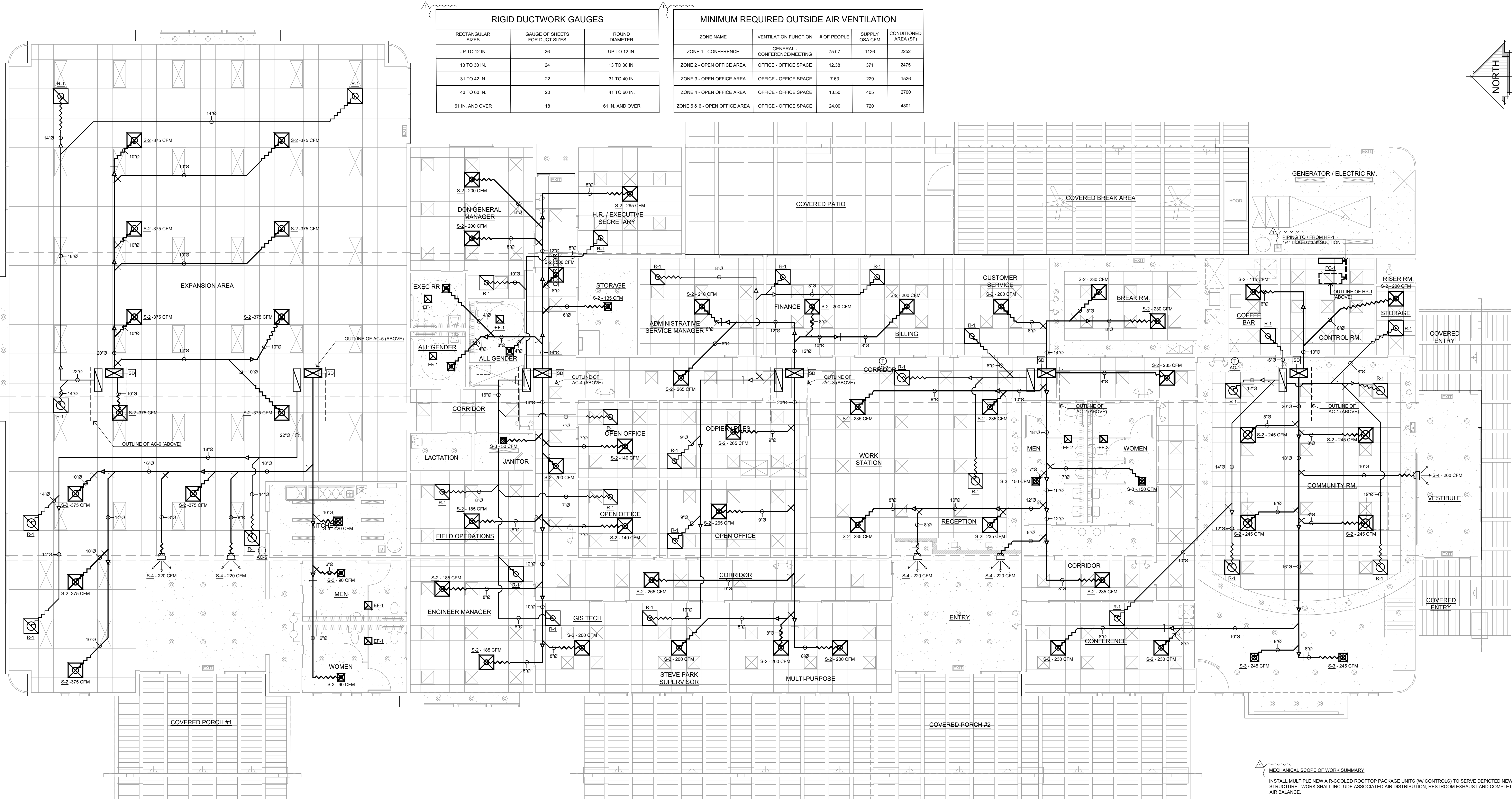
TOTAL = 370 K.W. = 103 AMPS @ 208V - 3Ø



200 A BUS 200 A MLO				CIVIC CENTER BUILDING / BACK UP GENERATOR										RECESSED			
200 A BUS 200 A MLO				PANEL CC-EM SCHEDULE										ALL CB'S TO BE '00' TO KALC			
200 A BUS 200 A MLO				LOCATION			WATTS			LOCATION			NO. OUTLETS				
CNT	AMP	ENCL	NO. OUTLETS	LOCATION	A	B	C	LOCATION	NO. OUTLETS	CNT	AMP	NO. OUTLETS					
CNT	AMP	ENCL	LTG	REC.	MISSC.					MISSC	REC.	LTG	POLAR	RAMP			
1	20	1						COMMUNICATION BACK BOARD	600								
									720								
									600								
									720								
5	20	1						FIRE ALARM PANEL									
									600								
									720								
9	20	1	9					GENERAL RECEPT.									
									1620								
									720								
7	20	1	6					COMMUNITY ROOM RECEPT.	1080								
									900								
									1000								
9	20	1	5					COMMUNITY ROOM RECEPT.									
									1080								
									1000								
11	20	1	6					COMMUNITY ROOM RECEPT.									
									1080								
									1000								
13	20	1	4					COMMUNITY CONF. RM. RECEPT.	720								
									1000								
									720								
15	20	1	4					COMMUNITY RM. CONF. RM. REC.									
									800								
									1500								
17	20	1		1				A/C UNIT HP-1									
									800								
									1500								
19	20	1	1					I.T. ROOM DEDICATED RECEPT	1000								
									800								
									1000								
21	20	1	1					I.T. ROOM DEDICATED RECEPT									
									800								
									1000								
23	20	1	1					I.T. ROOM DEDICATED RECEPT									
									1000								
									800								
25	60	3		1				A/C UNIT AC-1	5160								
									600								
									5160								
27	—	—	—	—	—	—	—	—									
									5160								
29	—	—	—	—	—	—	—	—									
									5160								
31	20	1		54				ILLUMINATED EXIT & EM. LTG	1000								
									600								
									1600								
33	20	1						SPARE									
35	20	1						SPARE									
									780								
37	20	1						SPARE									
									325								
39	20	1						SPARE									
									828								
41	20	1						SPARE									
									897								
TOTAL WATTS: 43,090								13,605	14,128	15,357							
5 x 125% L.C.L. = 6.2 K.W																	
OTHER = 38.0 K.W																	
TOTAL = 44.2 K.W. = 123 AMPS @ 208V. - 3ø																	

- * CIRCUIT VIA 204-600V-(POLE AS REQUIRED) LIGHTING CONTACTOR W/120V. COIL IN SEPARATE NEMA 1 ENCLOSURE. INSTALL 600W-120V-1Ø W.P. PHOTOCELL ON ROOF FOR CONTROL. DIRECT ELECTRIC EYE TOWARDS NORTH.
- CIRCUIT BREAKER TO BE SWITCH RATED.
 - PROVIDE CIRCUIT BREAKER "LOCK-ON" DEVICE.
- A) THE BRANCH CIRCUIT SUPPLYING THE FIRE ALARM EQUIPMENT SHALL SUPPLY NO OTHER LOADS.
- B) THE LOCATION OF THE BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM CONTROL UNIT.
- C) THE CIRCUIT DISC/TERMINAL MEANS SHALL HAVE RED IDENTIFICATION, SHALL BE ACCESSIBLE ONLY TO QUALIFIED PERSONNEL, AND SHALL BE IDENTIFIED AS "FIRE ALARM CIRCUIT".
- D) CIRCUIT VIA TIME CLOCK--SEE DIAGRAM DETAIL ON SHEET E - .
- GF1 C8. PROVIDE CIRCUIT BREAKER /GROUND FAULT INTERRUPTER MEANS.

S:\2020 Aprojects\02 - Commercial\L - P\01 - PPHCSD_Phelan Pinon Hills Community Service District\01 - Civic Center (Former Admin Bldg)\M-1_PPHCSD.dwg, 2/14/2023 4:04:25 PM, DWG To PDF.pc3



CIVIC CENTER MECHANICAL PLAN
SCALE: 3/16" = 1'-0"

NOTES:

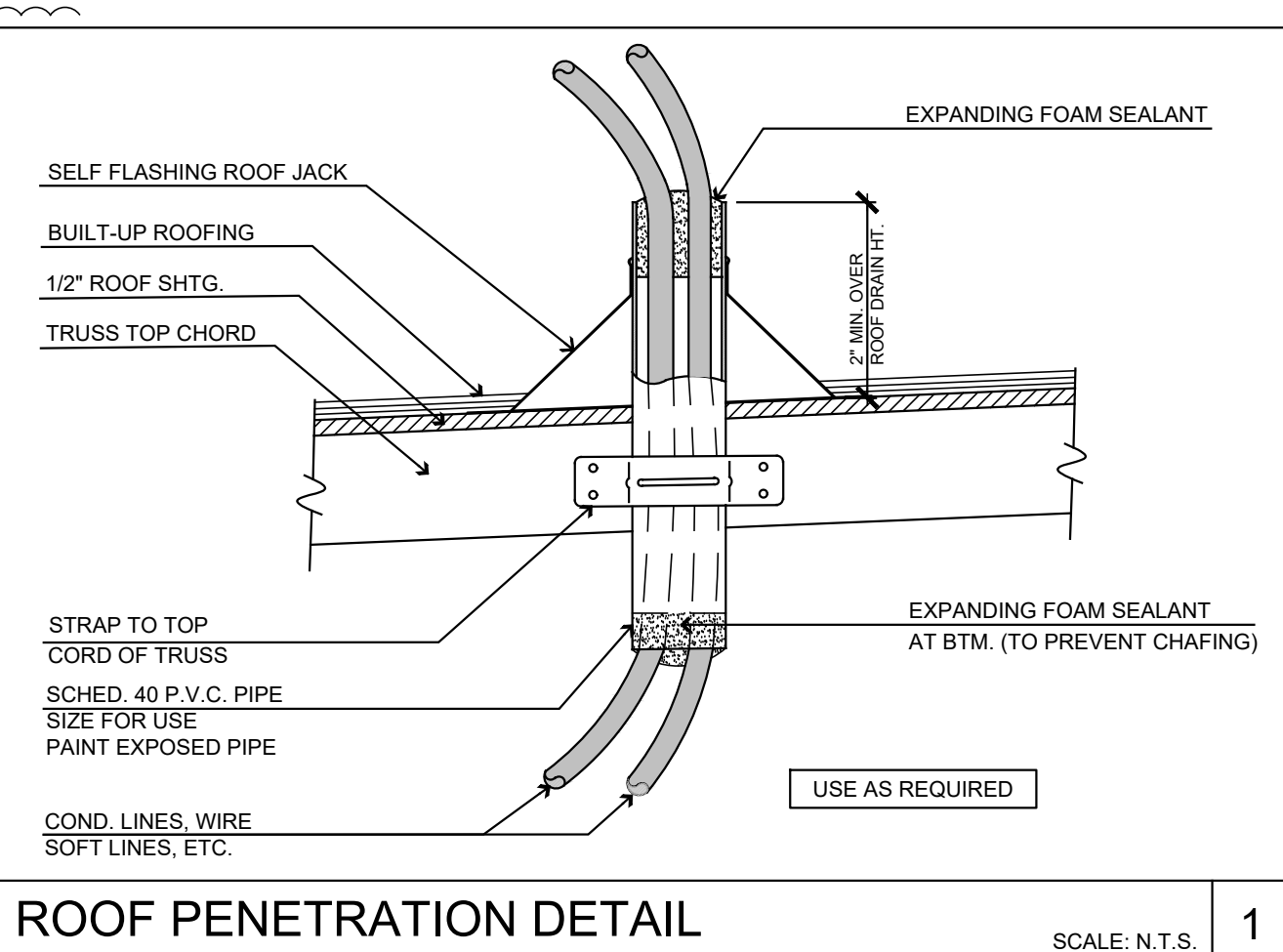
- FLEXIBLE AIR DUCTS AND CONNECTORS SHALL COMPLY WITH UL 181, SHALL NOT BE MORE THAN 5 FT, SHALL NOT BE USED IN LIEU OF RIGID ELBOWS OR FITTINGS. (CMC 603.4.1, 603.5)
- AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCTS AND OF THE RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (CGBC 5.504.3)
- ALL AIR DISTRIBUTION SYSTEM DUCTS AND PLENUMS INCLUDING, BUT NOT LIMITED TO, BUILDING CAVITIES, MECHANICAL CLOSETS, AIR HANDLER BOXES AND SUPPORT PLATFORMS USED AS DUCTS OR PLENUMS SHALL BE INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS OF CHAPTER 5 OF THE 2019 CMC. SUPPLY AIR AND RETURN AIR DUCTS CONVEYING HEATED OR COOLED AIR SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-4.2 (R-8 IF INSTALLED IN AN UNCONDITIONED SPACE UNLESS DUCTS ARE IN CONDITIONED SPACE).
- DUCT SYSTEMS USED WITH BLOWER TYPE EQUIPMENT WHICH ARE PORTIONS OF A HEATING, COOLING, ABSORPTION, EVAPORATIVE COOLING OR OUTDOOR AIR VENTILATION SYSTEM SHALL BE SIZED IN ACCORDANCE WITH STANDARDS LISTED IN CHAPTER 17 OF THE 2019 CALIFORNIA MECHANICAL CODE.

NEW SPLIT SYSTEM EQUIPMENT SCHEDULE

TAG	MANUFACTURER & MODEL NO.	NOMINAL TONS	SEER	REFRIGERANT TYPE / QTY	AIR (CFM)	COOLING (MBH)	HEATING (MBH)	HSPF	COP	VOLTS PH	UNIT KVA	MAX UNIT FUSE	WEIGHT (LBS)	REMARKS
HP-1	CARRIER 38MHRQ09A1--	.75	16	R-410A	-	10.5	9.8@47°	9	3.06	115-1	13	20	61.5	
FC-1	CARRIER 40MHQ00-1	.75	-	-	-	10.5	9.8@ 47°	-	-	115-1		POWERED FROM OUTDOOR UNIT	31	WITH WIRED REMOTE CONTROL AND OPTIONAL CONDENSATE PUMP.

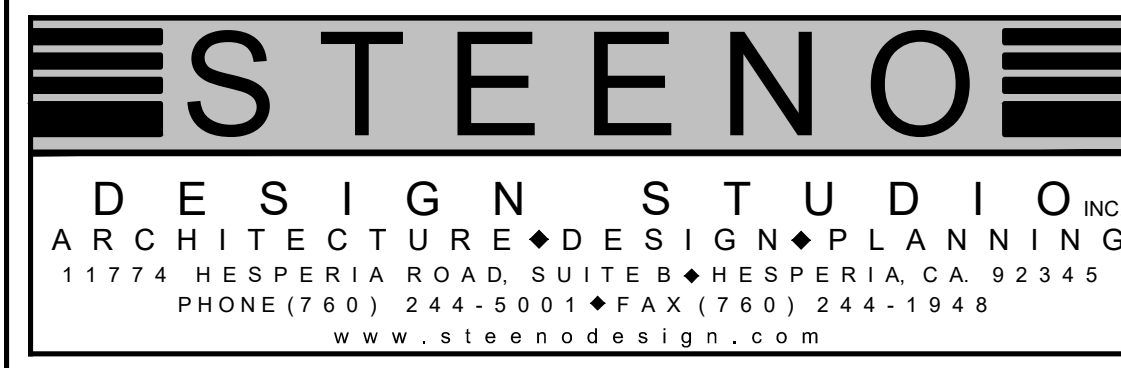
DIFFUSER AND GRILLE SCHEDULE					
MARK	MFR. & MODEL	SIZE	TYPE	REMARKS	
S-1	METALAIRIE SERIES 7000	24" X 24" NECK SIZE PER PLAN	PERFORATED FACE, LAY-IN	REQUIRES SQUARE TO ROUND TRANSITION	
S-2	METALAIRIE 400AS-AF-1	12" X 12" NECK SIZE PER PLAN	AIRFOIL BLADE SURFACE MOUNT	REQUIRES SQUARE TO ROUND TRANSITION	
R-1	METALAIRIE SERIES 7000R	24" X 24" NECK SIZE PER PLAN	PERFORATED FACE, LAY-IN	REQUIRES SQUARE TO ROUND TRANSITION	

NEW EXHAUST FAN EQUIPMENT SCHEDULE						
MARK	MFR. & MODEL	CFM	VOLTS	WATTS	SONES	REMARKS
EF-1	GREENHECK SP-B96-QD	70	115 / 60 Hz	5	1.5	REQUIRES OPTIONAL HOODED ROOF FLASHING FLANGE
EF-2	GREENHECK SP-B150-QD	150	115 / 60 Hz	19.2	3	REQUIRES OPTIONAL HOODED ROOF FLASHING FLANGE



ROOF PENETRATION DETAIL

SCALE: N.T.S.



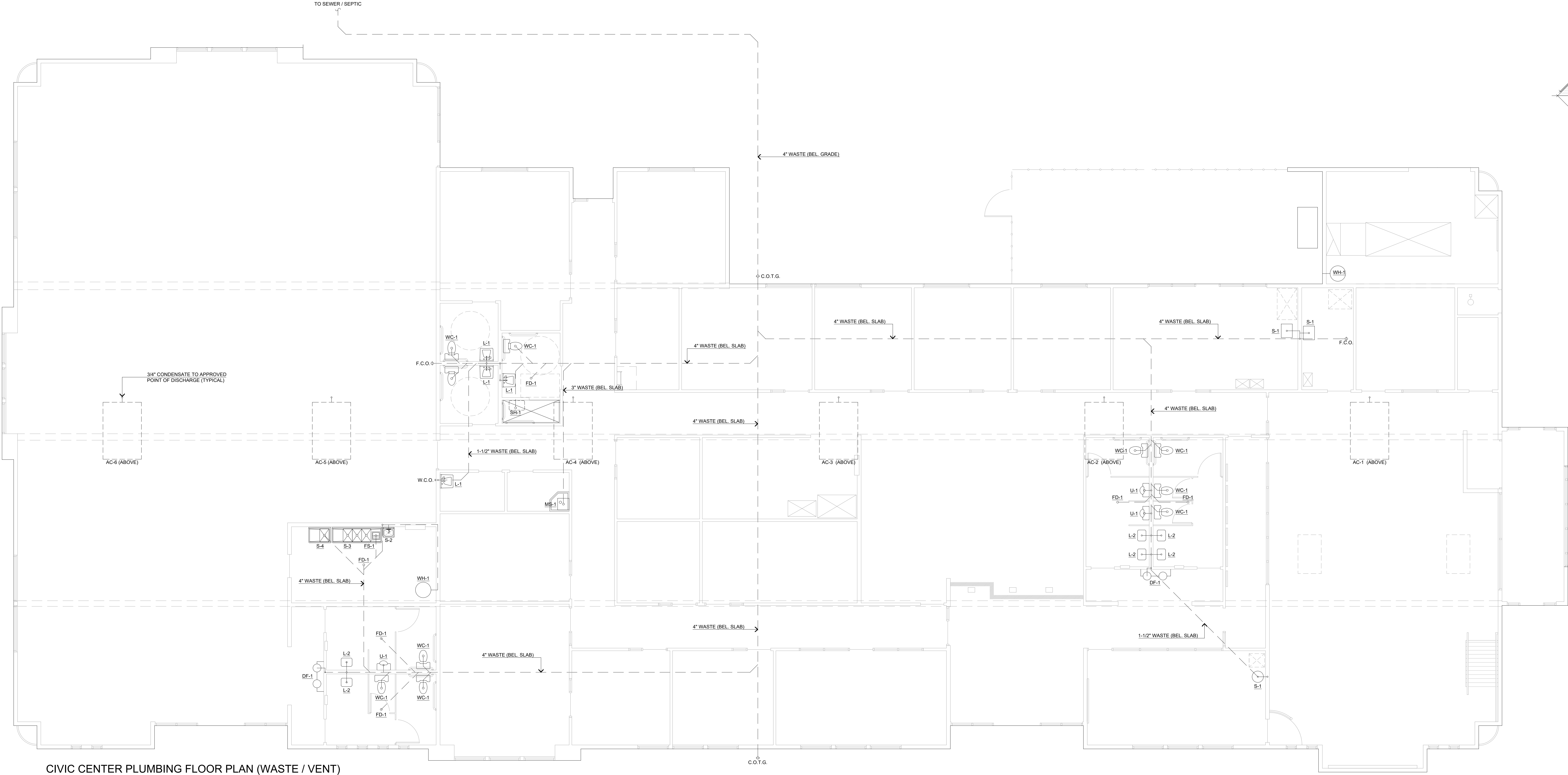
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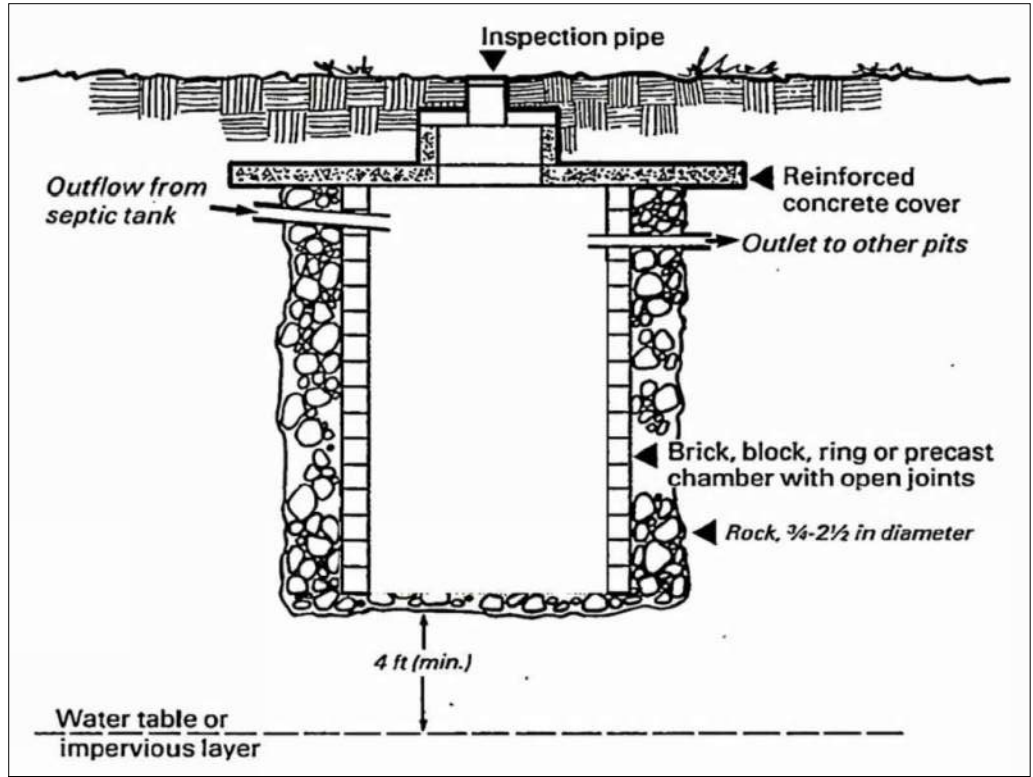
PROJECT: CIVIC CENTER BUILDING	
PHELAN PIÑON HILLS C.S.D.	
SITE ADDRESS: A.P.N. 3086-261-10 9535 SHEEP CREEK ROAD, PHELAN, CA 92379	
For Reference Only	

JOB NO.		PAGE	
COM20-L01/01		M-1	
SHEET NAME:		MECHANICAL FLOOR PLAN	



CIVIC CENTER PLUMBING FLOOR PLAN (WASTE / VENT)
SCALE : 3/16" = 1'-0"

FIXTURE SCHEDULE							
MARK	MANUFACTURER & MODEL	NOTES	CONNECTION SIZE - in				
			W	V	HW	CW	GAS
DF-1	DRINKING FOUNTAIN ELKAY #E2S TLBLC ADA COMPLIANT	B1-LEVEL DRINKING FOUNTAIN	1-1/2	1-1/4	-	1/2	-
FD-1	FLOOR DRAIN J. R. SMITH FIG. 2005	CAST IRON BODY AND FLANGE; ADJUSTABLE NICKEL BRONZE STRAINER. FURNISH WITH TRAP PRIMER	3	2	-	1/2	-
FS-1	FLOOR SINK ZURN Z1902	CAST IRON BODY; 12" X 12" X 10" SUMP DEPTH; WITH HALF GRATE #29601-003.	3	2	-	1/2	-
L-1	LAVATORY KOHLER #K-1729 "CHESAPEAKE" ADA COMP.	WHITE, VITREOUS CHINA, WALL MOUNT, 20" X 18-1/4". FURNISH WITH "TRITON" FAUCET #K7437-2A WITH LEVER HANDLES AND 0.5 GPM FLOW RESTRICTOR. "P" TRAP; SUPPLIES WITH STOPS.	1-1/2	1-1/4	1/2	1/2	-
L-2	LAVATORY KOHLER #K-2356-1-0 "ARCHER"	WHITE, VITREOUS CHINA, DROP IN COUNTER INSTALLATION, 22 3/4" X 19 1/2" FURNISH W/ FAUCET #K15198-4RA "CORALAIS", 0.5 GPM FLOW RESTRICTOR. "P" TRAP; SUPPLIES WITH STOPS.	1-1/2	1-1/4	3/8	3/8	-
MS-1	MOP SINK FIAT MS82424	WHITE, MOLDED STONE W/ STAINLESS RING GUARD, 24" X 24" X 10". FURNISH WITH FAUCET #830-AA, WITH WALL BRACE, VACUUM BREAKER, PAIL HOOK, HOSE END, "P" TRAP.	3	2	1/2	1/2	-
S-1	BAR SINK KOHLER #K-6565 "PORTO FINO"	UNDER-MOUNT BAR SINK; PROVIDE KOHLER "FORTE" TWO HOLE BAR SINK FAUCET WITH LEVER HANDLE	1-1/2	1-1/4	1/2	1/2	-
S-2	HAND SINK ADVANCE TABCO 7-FS-23-EC-SP-2X	WALL MOUNTED HAND SINK W/ FAUCET AND SIDE SPLASH GUARDS	1-1/2	1-1/4	1/2	1/2	-
S-3	3-COMP SINK REGENCY #60053101416G	66" 16-GA STAINLESS STEEL 3 COMPARTMENT SINK WITH 2 DRAINBOARDS WITH FAUCET #800FW84GLL	1-1/2	1-1/4	1/2	1/2	-
S-4	PREP SINK STEELTON #622C3118FWL	18 GA. S/S - ONE COMPARTMENT COMMERCIAL SINK W/ LEFT DRAINBOARD 18" X 18" X 12" BOWL - FAUCET INCLUDED	1-1/2	1-1/4	1/2	1/2	-
SH-1	SHOWER KOHLER K-TS15611-4H	"CORALAIS" STYLE WITH RITE TEMP SHOWER TRIM KIT		1-1/4	1/2	1/2	-
U-1	URINAL KOHLER #K-5016-ET "DEXTER LITE" ADA COMP.	WHITE, VITREOUS CHINA. FURNISH WITH 0.125 GALLON FLUSH VALVE; WALL CARRIER.	2	1-1/2	-	3/4	-
WC-1	WATER CLOSET KOHLER #K-3519 "HIGHLINE" ADA COMPLIANT	WHITE, VITREOUS CHINA, ELONGATED BOWL, 1.0 GALLON FLUSH. FURNISH W/ PRESSURE LITE FLUSH SYSTEM, OPEN FRONT SEAT, SUPPLY WITH STOP VALVE.	3	2	-	1/2	-
WH-1	WATER HEATER RHEEM MODEL XG55106EN48US	55 GALLON 45,000 BTUH INPUT / ULTRA LOW NOX 0.62 UNIFORM ENERGY FACTOR, 188 LBS. SHIPPING WEIGHT	-	-	3/4	3/4	1/2



SEEPAGE PIT SECTION

REVIEWED FOR CODE COMPLIANCE BY:
WILSON ENGINEERING
Approval of these plans, & specifications, shall not be construed to be a warranty, fix, or an expression of responsibility of any federal, state, County or City/Local jurisdiction. One set of approved plans shall be filed on the job until completion.
2:15:59 PM May 04, 2023
Septic System Only

NOTE
SEE SHEET P-3 FOR DETAILS

NOTE:
PER EHS APPROVED PERCOLATION REPORT AND SEPTIC DESIGN, AND AS NOTED ON SHEET A-0 SITE PLAN IN THIS DRAWING SET, SEPTIC SYSTEM TO INCLUDE: TRAFFIC RATED 3,600 GAL. SEPTIC TANK W/ (2) 28.5" DEEP 5' DIAMETER SEEPAGE PITS, WITH DISTRIBUTION BOX AND 100% EXPANSION AREA PER EHS APPROVED PERC REPORT. THE DEPTH OF THE SEEPAGE PIT SHALL BE MEASURED BELOW THE SEWER PIPING INLET. ALL COMPONENTS TO BE DESIGNED FOR VEHICULAR TRAFFIC FOR STANDARD H-20 WHEEL LOADING

- PLUMBING SCOPE OF WORK SUMMARY
- INSTALL COMPLETE DOMESTIC WATER (COLD / HOT), WASTE AND NATURAL GAS PIPING TO SERVE DEPICTED NEW STRUCTURE. WORK SHALL INCLUDE INSTALLATION OF INDICATED (OR SIMILAR) FIXTURES.
- NOTE:
- ALL PIPE, PIPE FITTINGS, TRAPS, FIXTURES, MATERIAL AND DEVICES USED IN THE PLUMBING SYSTEMS SHALL BE LISTED OR THIRD PARTY CERTIFIED BY AN APPROVED LISTING AGENCY AND SHALL CONFORM TO APPLICABLE RECOGNIZED STANDARDS REFERENCED IN THE 2016 CALIFORNIA PLUMBING CODE.
 - THE LEAD CONTENT OF PIPES, PIPE OR PLUMBING FITTINGS, AND FIXTURES INTENDED TO CONVEY OR DISPENSE WATER FOR HUMAN CONSUMPTION SHALL BE IN ACCORDANCE WITH SECTION 116875 OF THE HEALTH AND SAFETY CODE.
 - FLOOR AND TRENCH DRAINS SHALL BE IN ACCORDANCE WITH ASME A112.6.3
 - FLOOR SINKS SHALL BE IN ACCORDANCE WITH ASME A112.6.7.
 - ROOF, DECK AND BALCONY DRAINS SHALL BE IN ACCORDANCE WITH ASME A112.6.4.
 - TRAP SEAL PRIMERS SHALL BE IN ACCORDANCE WITH ASSE 1018 OR ASSE 1044.

PIPE MATERIAL SCHEDULE							
SERVICE	LOCATION	COPPER TYPE 1	COPPER TYPE 2	CEMENT	P.V.C.	BLACK STEEL EPOXY COATED	REMARKS
WATER	INSIDE						
	OUTSIDE						
SANITARY DRAINAGE, ROOF DRAINAGE,	OUTSIDE						
SANITARY VENT	INSIDE						
	OUTSIDE						
GAS	INSIDE						
	OUTSIDE						FACTORY EPOXY COATED
STORM DRAIN	INSIDE						
	OUTSIDE						
INDIRECT DRAINAGE	INSIDE						
	OUTSIDE						

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DATE FINISHED
MAY 2022

REVISIONS

1	DEV. CODE 1021422
2	BLDG. CODE 0214122
3	ELECTRICAL 09/30/22
4	SEPTIC 10/27/22
5	ADDITION TO STRUCTURAL 01/24/2023

THESE PLANS SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA GAS CODE, AND THE 2016 ENERGY STANDARDS.

THESE DOCUMENTS AND THE INCORPORATED REVISIONS ARE THE SOLE PROPERTY OF PROFESSIONAL DESIGNER. ANY USE, IN WHOLE OR IN PART FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.

LICENSED ARCHITECT
THOMAS R. STEENO
C-26448
RENEWED 2/28/25
STATE OF CALIFORNIA

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

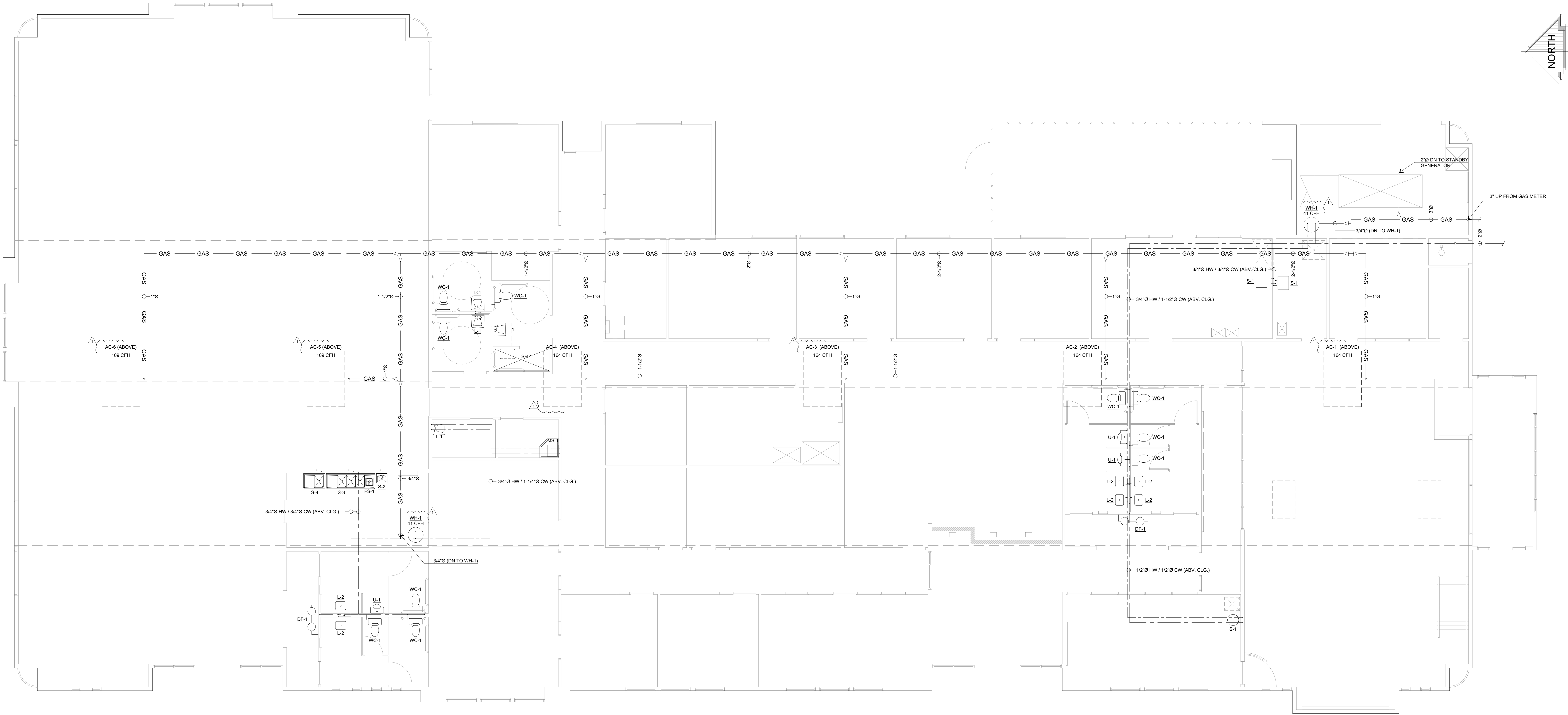
SITE ADDRESS:
A.P.M. 3095-281-10
9535 SHEEP CREEK ROAD
PHELAN, CA 92328

For Reference Only

JOB NO.
COM20-L01/01

SHEET NAME:
PLUMBING
FLOOR PLAN
(WASTE/VENT)

PAGE
P-1



CIVIC CENTER PLUMBING FLOOR PLAN (COLD / HOT WATER AND GAS)

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

FIXTURE SCHEDULE						
MARK	MANUFACTURER & MODEL	NOTES	CONNECTION SIZE - in			
			W	V	HW	CW GAS
DF-1	DRINKING FOUNTAIN ELKAY #EZSTL8LC ADA COMPLIANT	BI-LEVEL DRINKING FOUNTAIN	1-1/2	1-1/4	-	1/2 -
FD-1	FLOOR DRAIN J. R. SMITH FIG. 2005	CAST IRON BODY AND FLANGE; ADJUSTABLE NICKEL BRONZE STRAINER. FURNISH WITH TRAP PRIMER	3	2	-	1/2 -
FS-1	FLOOR SINK ZURN Z1902	CAST IRON BODY; 12" X 12" X 10" SUMP DEPTH WITH HALF GRATE #29601-003.	3	2	-	1/2 -
L-1	LAVATORY KOHLER #K-1725 "CHESAPEAKE" ADA COMP.	WHITE, VITREOUS CHINA, WALL MOUNT, 20" X 18-1/4" FURNISH WITH "TRITON" FAUCET #K7437-2A WITH LEVER HANDLES AND 0.5 GPM FLOW RESTRICTOR; "P" TRAP; SUPPLIES WITH STOPS.	1-1/2	1-1/4	1/2	1/2 -
L-2	LAVATORY KOHLER #K-2356-1-0 "ARCHER"	WHITE, VITREOUS CHINA, DROP IN COUNTER INSTALLATION, 22 3/4" X 19 1/2" FURNISH W/ FAUCET #K15198-4RA "CORALAIS" 1.0 GPM FLOW RESTRICTOR; "P" TRAP; SUPPLIES WITH STOPS.	1-1/2	1-1/4	3/8	1/2 -
MS-1	MOP SINK FIAT MSB2424	WHITE, MOLDED STONE W/ STAINLESS RIM GUARD, 24" X 24" X 10" FURNISH WITH FAUCET #B30-4A, WITH WALL BRACE, VACUUM BREAKER, PAIL HOOK; HOSE END; "P" TRAP.	3	2	1/2	1/2 -
S-1	BAR SINK KOHLER #K-6565 "PORTO FINO"	UNDER-MOUNT BAR SINK; PROVIDE KOHLER "FORTE" TWO HOLE BAR SINK FAUCET WITH LEVER HANDLE	1-1/2	1-1/4	1/2	1/2 -
S-2	HAND SINK ADVANCE TABCO 7-PS-23-EC-SP-2X	WALL MOUNTED HAND SINK W/ FAUCET AND SIDE SPLASH GUARDS	1-1/2	1-1/4	1/2	1/2 -
S-3	3-COMP SINK REGENCY #600S3101416G	60" 16-GA STAINLESS STEEL 3 COMPARTMENT SINK WITH 2 DRAINBOARDS WITH FAUCET #600FW64GL	1-1/2	1-1/4	1/2	1/2 -
S-4	PREP SINK STEELTON #522CS118FWL	18 GA. S/S - ONE COMPARTMENT COMMERCIAL SINK W/ LEFT DRAINBOARD 18" X 18" X 12" BOWL - FAUCET INCLUDED	1-1/2	1-1/4	1/2	1/2 -
SH-1	SHOWER KOHLER #KTS15911-4H	"CORALAIS" STYLE WITH RITE TEMP SHOWER TRIM KIT			1/2	1/2 -
U-1	URINAL KOHLER #K-3016-ET "DEXTER LITE" ADA COMP.	WHITE, VITREOUS CHINA. FURNISH WITH 0.125 GALLON FLUSH VALVE; WALL CARRIER	2	1-1/2	-	3/4 -
WC-1	WATER CLOSET KOHLER #K-3519 "HIGHLINE" ADA COMPLIANT	WHITE, VITREOUS CHINA, ELONGATED BOWL, 1.0 GALLON FLUSH. FURNISH W/ PRESSURE LITE FLUSH SYSTEM, OPEN FRONT SEAT, SUPPLY WITH STOP VALVE.	3	2	-	1/2 -
WH-1	WATER HEATER RHEEM MODEL X65T06N46US	45,000 BTUH INPUT / ULTRA LOW NOX 0.62 UNIFORM ENERGY FACTOR, 186 LBS. SHIPPING WEIGHT	-	-	3/4	1/2

NOTE
SEE SHEET P-3 FOR DETAILS

PIPE MATERIAL SCHEDULE									
SERVICE	LOCATION	COPPER TYPE 1	COPPER TYPE 2	COPPER TYPE 3	COPPER TYPE 4	P.V.C.	BLACK STEEL	EPOXY COATED	REMARKS
WATER	INSIDE								
	OUTSIDE								
SANITARY DRAINAGE	INSIDE								
ROOF DRAINAGE	OUTSIDE								
SANITARY VENT	INSIDE								
	OUTSIDE								
GAS	INSIDE								
	OUTSIDE								FACTORY EPOXY COATED
STORM DRAIN	INSIDE								
	OUTSIDE								
INDIRECT DRAINAGE	INSIDE								
	OUTSIDE								

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DATE FINISHED

MAY 2022

REVISIONS

1. REVISED PER COMMENTS

2. REVISED PER COMMENTS

3. REVISED PER COMMENTS

4. REVISED PER COMMENTS

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6. REVISED PER COMMENTS

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100. REVISED PER COMMENTS

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND THE 2019 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 ENERGY STANDARDS.

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THOMAS R. STEENO

2/28/25

0-26448

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

SITE ADDRESS:
A.P.N. 3006-261-10
9535 SHEEP CREEK ROAD,
PHELAN, CA 92329

JOB NO.
COM20-L01/01

SHEET NAME:
PLUMBING
FLOOR PLAN
(WATER / GAS)

PAGE
P-2

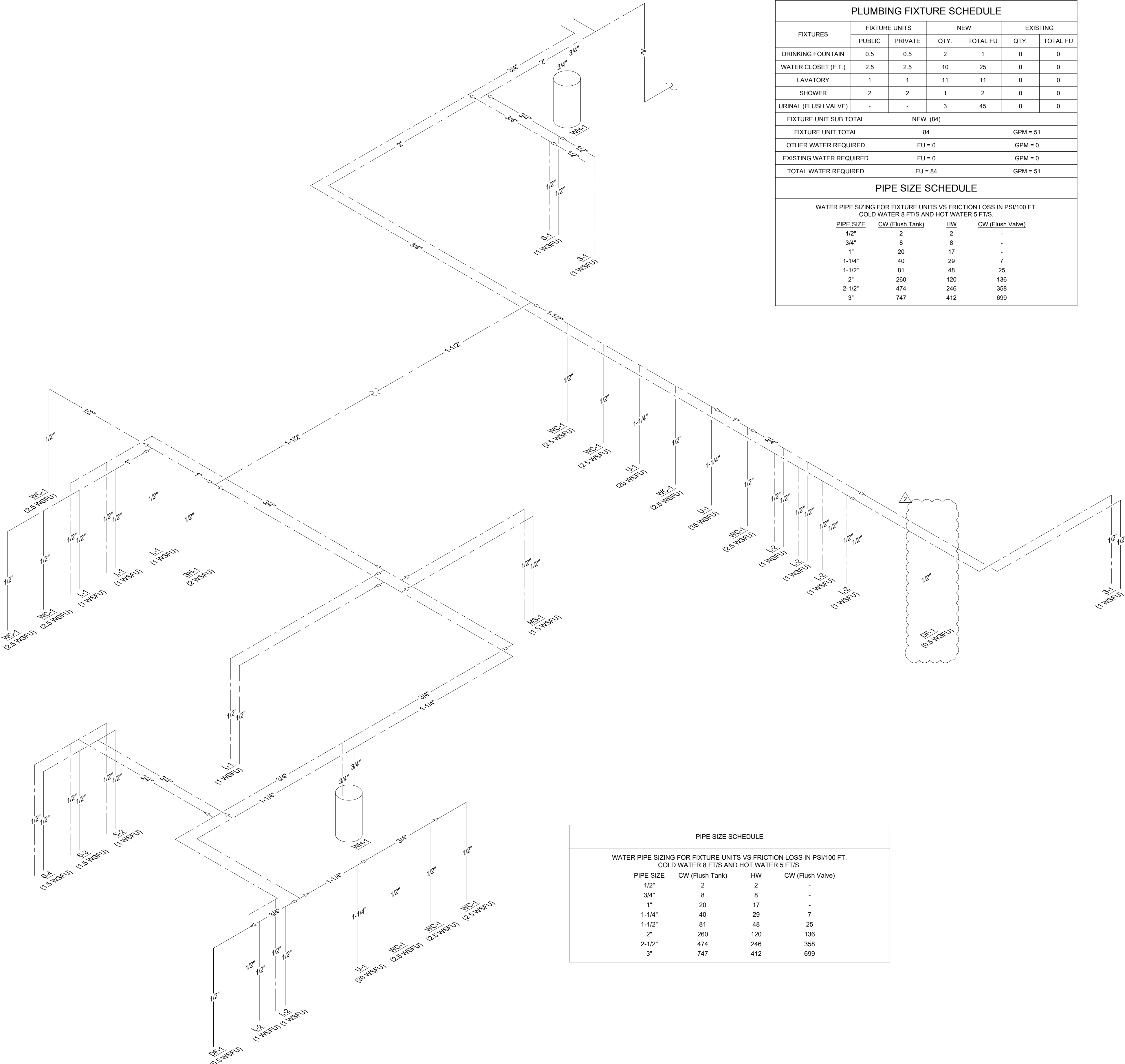
WATER PRESSURE STATEMENT (PER WATER PURVEYOR)

THE DISTRIBUTION SYSTEM THAT FEEDS TO PROPERTY IS REGULATED FROM A WATER SYSTEM PRESSURE REGULATOR VALVE (PRV) THAT IS SET TO A CONSISTENT SYSTEM PRESSURE OF 65 PSI AT THE OUTLET (DOWNSTREAM) OF THE PRV. THE PRV ELEVATION IS 4232 FEET. THE CIVIC CENTER SITE IS AT 4169 FEET. THE DIFFERENCE IS 63 FEET IN ELEVATION WHICH EQUALS TO AN ADDITIONAL 27.3 PSI FOR A TOTAL PROXIMATE OF 82.3. THERE IS NO MINIMUM PRESSURE UNLESS THERE IS A REGULATOR PROPOSED FOR THE CIVIC CENTER.

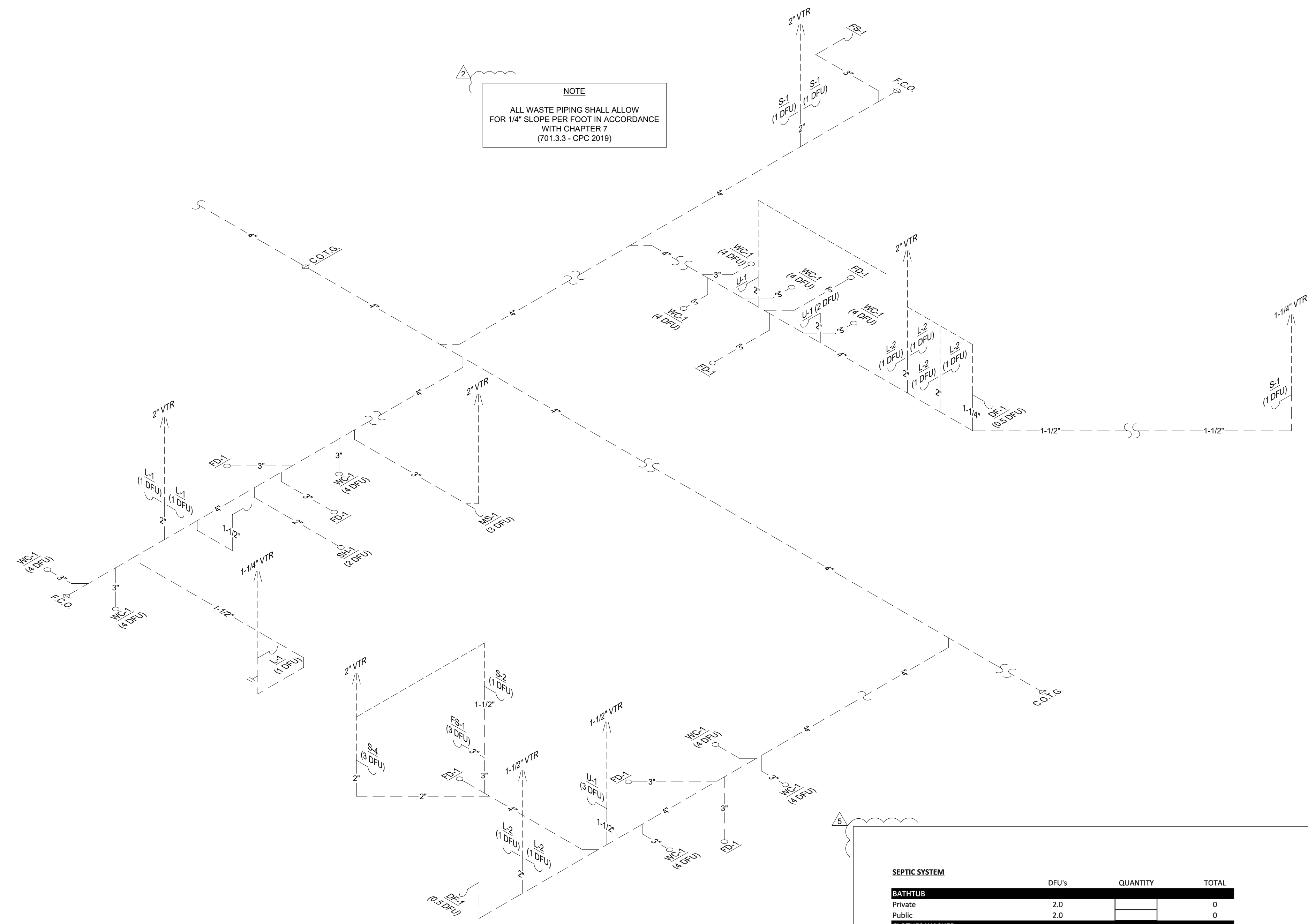
PIPE SIZING PER UPC			
1. MINIMUM WATER SERVICE PRESSURE:		82.3	PSI
2. MAXIMUM WATER SERVICE PRESSURE: If Maximum Water Service Pressure is over 80 PSIG, then PRV is Required per UPC.		82.3	PSI
3. HEIGHT OF WATER CLOSET FIXTURE: Above water service 5 ft x 0.434 ft/psi		2.17	PSI
4. MAXIMUM REQUIRED AT FLUSH TANK FIXTURE:		25	PSI
5. TOTAL FIXTURE LOAD 39 FU (flush tank)		24.5	GPM
TOTAL FIXTURE LOAD 45 FU (flush valve)		27.0	GPM
6. SIZE OF WATER METER:		2.0	INCH
7. PRESSURE DROP THRU METER: Per UPC Appendix Chart A-1		1.3	PSI
8. PRESSURE DROP THRU PRV:		10.0	PSI
9. PRESSURE DROP THRU BACKFLOW PREVENTER:		14.0	PSI
10. TOTAL PRESSURE REQUIRED FOR OPERATION: Step 3 + Step 4 + Step 7 + Step 8 + Step 9		52.47	PSI
11. PRESSURE AVAILABLE FOR FRICTION LOSS: Step 1 - Step 10		29.83	PSI
12. DEVELOPED LENGTH OF PIPE: From Bldg. to MOST REMOTE fixture.		201	FEET
13. EQUIVALENT LENGTH OF PIPE: Developed Length (Step 12) + 20% (of Step 12) Fittings.		241.2	FEET
14. FRICTION LOSS PER 100 FT LENGTH: Available Friction Loss (Step 11) x 100 FT / (Step 13)		12.36	PSI

PLUMBING FIXTURE SCHEDULE						
FIXTURES	FIXTURE UNITS		QTY.	NEW TOTAL FU	EXISTING QTY.	TOTAL FU
	PUBLIC	PRIVATE				
DRINKING FOUNTAIN	0.5	0.5	2	1	0	0
WATER CLOSET (F.T.)	2.5	2.5	10	25	0	0
LAVATORY	1	1	11	11	0	0
SHOWER	2	2	1	2	0	0
URINAL (FLUSH VALVE)	-	-	3	45	0	0
FIXTURE UNIT SUB TOTAL				NEW (84)		
FIXTURE UNIT TOTAL				84		GPM = 51
OTHER WATER REQUIRED				FU = 0		GPM = 0
EXISTING WATER REQUIRED				FU = 0		GPM = 0
TOTAL WATER REQUIRED				FU = 84		GPM = 51

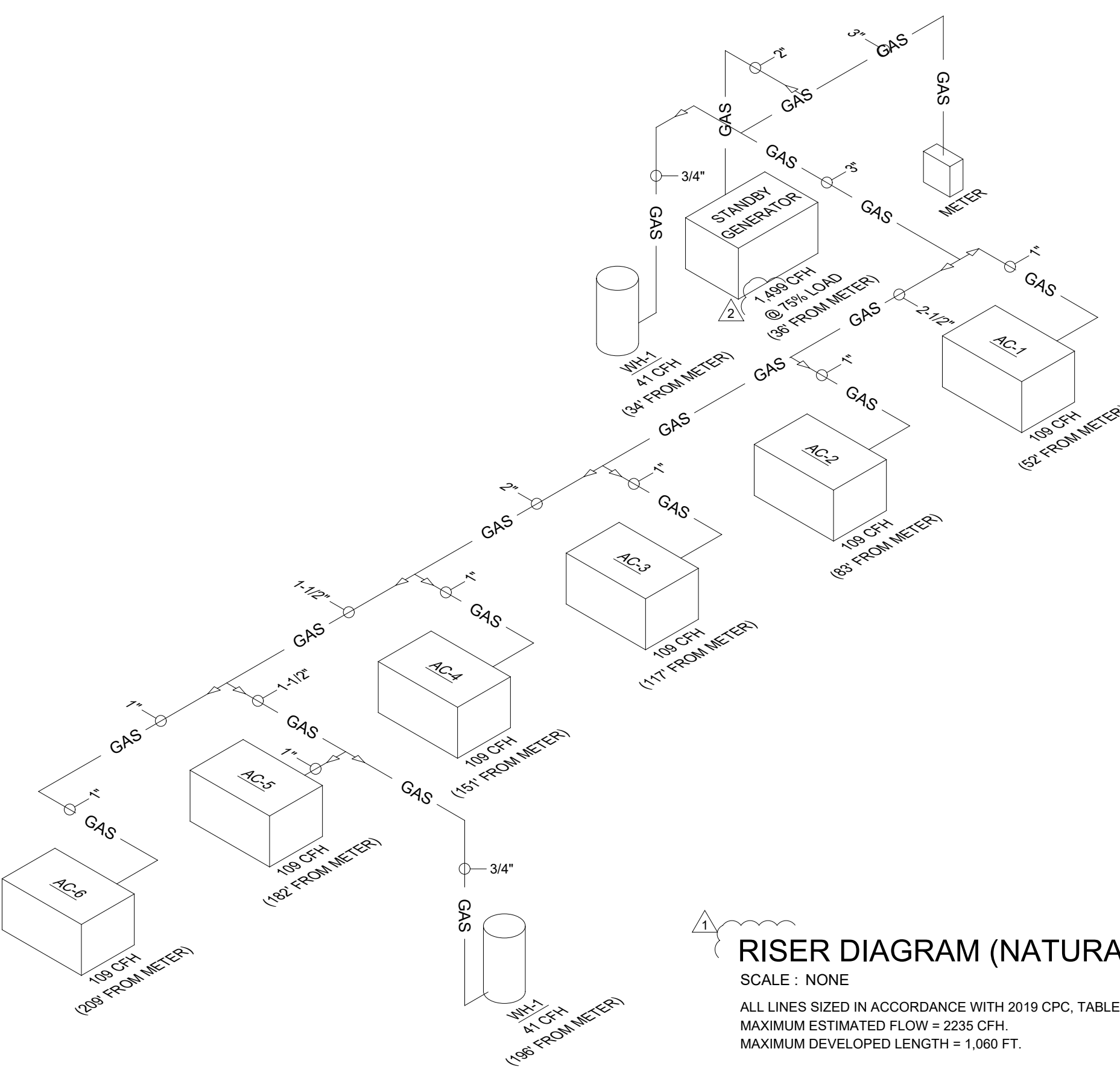
PIPE SIZE SCHEDULE			
WATER PIPE SIZING FOR FIXTURE UNITS VS FRICTION LOSS IN PSI/100 FT. COLD WATER 8 FT/S AND HOT WATER 5 FT/S			
PIPE SIZE	CW (Flush Tank)	HW	CW (Flush Valve)
1/2"	2	2	-
3/4"	8	8	-
1"	20	17	-
1-1/4"	40	29	7
1-1/2"	81	48	25
2"	280	120	136
2-1/2"	474	246	358
3"	747	412	699



RISER DIAGRAM (COLD / HOT WATER)
SCALE : NONE



RISER DIAGRAM (WASTE / VENT)
SCALE : NONE



RISER DIAGRAM (NATURAL GAS)
SCALE : NONE

SEPTIC SYSTEM			
	DFU'S	QUANTITY	TOTAL
BATHUB			
Private	2.0		0
Public	2.0		0
CLOTHES WASHER			
Private	3.0		0
Public	3.0		0
FLOOR DRAINS			
Emergency	0.0	5	0
2 inch	2.0		0
LAVATORIES			
Single	1.0	10	10
In Sets	2.0		0
REGULATOR (Indirect Waste)			
Low Demand (1-1/2") - refrigerators, coffee urns, water stations	3.0	4	12
High Demand (2") - commercial sinks, dishwashers	4.0		0
SINKS			
Bar (Private)	1.0	4	4
Bar (Public)	2.0		0
Commercial w/ Food Waste	3.0		0
Kitchen (Domestic)	2.0		0
Service OR Mop Basin	3.0	1	3
URINALS			
1.0 GPF	5.0	3	15
> 1.0 GPF	6.0		0
WATER CLOSETS			
1.6 GPF (Gravity Tank)			
Private	6.0		0
Public	6.0	10	60
1.6 GPF (Flushometer Tank)			
Private	6.0		0
Public	6.0		0
1.6 GPF (Flushometer Valve)			
Private	6.0		0
Public	6.0		0
> 1.6 GPF (Gravity Tank)			
Private	8.0		0
Public	8.0		0
> 1.6 GPF (Flushometer Valve)			
Private	8.0		0
Public	8.0		0
TOTAL DFU'S			104

PIPE MATERIAL SCHEDULE									
SERVICE	LOCATION	COPPER	COPPER	COPPER	TYPE "C"	P.V.C.	BLACK	EPOXY	CAST IRON
WATER	INSIDE								
	OUTSIDE								
SANITARY DRAINAGE, ROOF DRAINAGE	INSIDE								
	OUTSIDE								
SANITARY VENT	INSIDE								
	OUTSIDE								
GAS	INSIDE								
	OUTSIDE								FACTORY EPOXY COATED
STORM DRAIN	INSIDE								
	OUTSIDE								
INDIRECT DRAINAGE	INSIDE								
	OUTSIDE								

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DATE FINISHED

MAY 2022

REVISIONS

DEV. CODE 02/14/22

BLDG. CODE 02/14/22

ELECTRICAL 09/30/22

SEPTIC 10/27/22

ADDENDUM TO

STRUCTURAL 01/24/2023

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE WHICH ADAPTS THE 2019 CODE, 2019 CALIF. CODE, 2019 CALIF. CODE, AND THE 2019 ENERGY STANDARDS.

THESE DOCUMENTS AND THE DESIGN AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE SOLE PROPERTY OF STEENOD DESIGN STUDIO INC. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.

LICENSED ARCHITECT

THOMAS R. STEENOD

026448

RENEWED 2/23/25

STATE OF CALIFORNIA

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

SITE ADDRESS: A.P.N. 366-201-10 9535 SHEEP CREEK ROAD, PHELAN, CA 92329

For Reference Only

JOB NO.

COM20-L01/01

HEET NAME:

PLUMBING RISER DIAGRAMS

PAGE

P-3

STATE OF CALIFORNIA
NRC-PUB-8 (Revised 03/20)

CERTIFICATE OF COMPLIANCE
This document is used to demonstrate compliance for nonresidential occupancies with requirements in §110.3, §110.3.1, §110.3.2, and §160.3, and with requirements in §161.2 for additions and alterations, for domestic water heating systems using the prescriptive path. For high-rise residential and hotel/motel occupancies, compliance is demonstrated with requirements in §110.3, §110.3.1, §110.3.2, §110.3.3, and §160.3, and with requirements in §161.2 for additions and alterations.
Project Name: Phelan Pinon Hills C.S.D.
Project Address: 4128 Warbler Road
Report Page: 1 of 5
Date Prepared: 05/03/2022

A. GENERAL INFORMATION

01 Project Location (City) Phelan 02 Climate Zone 04
03 Occupancy Types Within Project (select all that apply)
☒ Nonresidential ☐ High-Rise Residential ☐ Hotel/Motel
☐ State Building ☐ Healthcare Facility ☐ Other (Write in):

B. PROJECT SCOPE

Table Instructions: Include any domestic water heating systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive paths outlined in §160.3, §160.3.1, and §161.2, or §161.2(b)(2) for additions or alterations. Solar water heating systems should be documented on the NRC-SA compliance document. Combined hydronic water heating systems should be documented on the NRC-CAH compliance document.
01 My project consists of (check all that apply): 02 System Type: 03 System Components
☒ New System (DHW system being installed for the first time in newly constructed building) Individual System (serving nonresidential spaces) ☒ Equipment ☒ Distribution ☒ Controls
☐ System Alteration (equipment, distribution or controls) ☐ Equipment ☐ Distribution ☐ Controls

C. COMPLIANCE RESULTS

Table Instructions: Table C will indicate if the project data input into the compliance document is compliant with water heating requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D., or the table indicated as not compliant for guidance.
01 Domestic Hot Water Equipment (See Table F) 02 Distribution Systems (See Table G) 03 Controls (See Table H) 04 Compliance Results
Yes Yes Yes Yes COMPLIES

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards>

October 2020

STATE OF CALIFORNIA
NRC-PUB-8 (Revised 03/20)

CERTIFICATE OF COMPLIANCE
Project Name: Phelan Pinon Hills C.S.D.
Project Address: 4128 Warbler Road
Report Page: 2 of 5
Date Prepared: 05/03/2022

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.
No exceptional conditions apply to this project.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. DOMESTIC HOT WATER EQUIPMENT

Table Instructions: Complete the following table to demonstrate compliance with mandatory equipment requirements in §110.3 and §110.3.1. For high-rise residential and hotel/motel occupancies, compliance with prescriptive requirements in §110.3.1(c) must also be demonstrated and with §110.3.2 for addition and alteration scopes.
Equipment Schedule: Individual Systems
01 02 03 04 05 06
Name or Item Tag Equipment Type Volume (gal) Max GPM / First Hour Rating (FHR) Rated Uniform Energy Factor (UEF) Minimum Required Uniform Energy Factor (UEF)
WH-1 Gas-Fired Storage (12,750.00 BTU/H) 51.55 FHR 3.75 0.62 0.62

G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

Table Instructions: Complete the following table to demonstrate compliance for nonresidential occupancies with distribution requirements in §110.3 and §160.3. For high-rise residential and hotel/motel occupancies, compliance is demonstrated with requirements in §110.3.1, §110.3.2, §110.3.3, §110.3.4, §110.3.5, and §110.3.6.
Table Continued

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards>

October 2020

STATE OF CALIFORNIA
NRC-PUB-8 (Revised 03/20)

CERTIFICATE OF COMPLIANCE
Project Name: Phelan Pinon Hills C.S.D.
Project Address: 4128 Warbler Road
Report Page: 3 of 5
Date Prepared: 05/03/2022

H. DOMESTIC HOT WATER SYSTEM CONTROLS

Table Instructions: Complete the following table to demonstrate compliance with controls requirements in §110.3 for all occupancies. For high-rise residential and hotel/motel occupancies, compliance is demonstrated with requirements in §110.3.1(c).
Mandatory Pipe Insulation All Occupancies
12 ☒ For systems serving nonresidential spaces, pipe insulation for the following applications is specified to comply with Table 120.3.3-A (see below) per §110.3:
- Recirculating system piping, including supply and return piping of the water heater
- The first 8 ft of hot and cold outlet piping for a nonrecirculating storage system
- Pipes that are externally heated
13 ☒ Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be protected with a cover suitable for outdoor service per §120.3(b) and §120.3(c).
TABLE 120.3.3-A PIPE INSULATION THICKNESS
Fluid Temperature Range (°F) Conductivity Range (Btu-in per hour per ft per °F) Insulation Mean Rating Temp (°F) Nominal Pipe Diameter (in) 1.5 to < 4
Minimum Insulation Required
105-140 0.22-0.28 100 1.0 in or R-7.7 1.5 in or R-12.5 1.5 in or R-11
H. DOMESTIC HOT WATER SYSTEM CONTROLS
Table Instructions: Complete the following table to demonstrate compliance with controls requirements in §110.3 for all occupancies. For high-rise residential and hotel/motel occupancies, compliance is demonstrated with requirements in §110.3.1(c).
01 ☒ Construction documents require manufacturer certification that service water-heating systems are equipped with automatic temperature controls capable of adjusting temperature settings per §110.3(c).
02 ☒ Systems with capacity > 167,000 BTU/H equipped with outlet temperature controls per §110.3(c) unless covered by California Plumbing Code Section 413.0.
03 ☒ Controls for circulating pumps or electrical heat trace systems are capable of automatically turning off the system per §110.3(c) unless system serves healthcare facility.
04 ☒ For recirculation systems serving multiple dwelling units, design includes automatic pump controls per §110.3(c)(8), or §110.3.2 for additions or alterations.
05 ☒ For recirculation systems serving individual dwelling units, design includes manual on/off controls as specified in Reference Appendix RA 4.4.2 per §110.3(c)(8).
06 ☒ For replacement single heat pump water heaters serving individual dwelling units in climate zones 1-3, design includes communication interface that meets demand response control requirements of §110.3(d) per §110.3(c)(8).

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards>

October 2020

STATE OF CALIFORNIA
NRC-PUB-8 (Revised 03/20)

CERTIFICATE OF COMPLIANCE
Project Name: Phelan Pinon Hills C.S.D.
Project Address: 4128 Warbler Road
Report Page: 4 of 5
Date Prepared: 05/03/2022

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_standards/Nonresidential_documents/NRCV/.
YES NO Form/Title Page Full
☒ ☒ NRCI-PUB-01-E - Must be submitted for all buildings ☐ ☐
☒ ☒ NRCI-PUB-02-E - Must be submitted for high-rise residential and hotel/motel central hot water distribution systems to be recognized for compliance ☐ ☐
☒ ☒ NRCI-PUB-03-E - Must be submitted for high-rise residential and hotel/motel single dwelling unit hot water distribution systems to be recognized for compliance ☐ ☐

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no Certificates of Acceptance applicable to service water heating requirements.

K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be completed by a HERS Rater and provided to the building inspector during construction. The final documents must be provided by a HERS Providers registry, but drafts can be found online at https://www.energy.ca.gov/title24/2019standards/2019_standards/Nonresidential_documents/NRCV/.
YES NO Form/Title Page Full
☒ ☒ NRCV-PUB-21-H High-rise Residential Central Hot Water Distribution HERS Verification ☐ ☐
☒ ☒ NRCV-PUB-22-H High-rise Residential Individual Dwelling Unit Hot Water Distribution HERS Verification ☐ ☐

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards>

October 2020

STATE OF CALIFORNIA
NRC-PUB-8 (Revised 03/20)

CERTIFICATE OF COMPLIANCE
Project Name: Phelan Pinon Hills C.S.D.
Project Address: 4128 Warbler Road
Report Page: 5 of 5
Date Prepared: 05/03/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: Tom Steeno
Company: Steeno Design Studio
Address: 11774 Hesperia Road, Suite B1
City/State/Zip: Hesperia / CA / 92345
Phone: (760) 244-5001
Documentation Author Signature: *T. Steeno*
Signature Date: 05/03/2022
SEA/HERS Certification Identification (if applicable):
Phone: (760) 244-5001

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.
Responsible Designer Name: Tom Steeno
Company: Steeno Design Studio
Address: 11774 Hesperia Road, Suite B1
City/State/Zip: Hesperia / CA / 92345
Responsible Designer Signature: *T. Steeno*
Date Signed: 05/03/2022
License: C-26448
Phone: (760) 244-5001

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards>

October 2020

STATE OF CALIFORNIA
NRC-PUB-8 (Revised 03/20)

CERTIFICATE OF INSTALLATION
Project Name: Phelan Pinon Hills C.S.D.
Project Address: 4128 Warbler Road
Report Page: 92371

A. GENERAL INFORMATION

DATE OF BUILDING PERMIT: BUILDING TYPE: ☒ Nonresidential ☐ High-Rise Residential ☐ Hotel/Motel
PHASE OF CONSTRUCTION: ☒ New Construction ☐ Addition ☐ Alteration
If more than one person has responsibility for building construction, each person shall prepare and sign an Installation Certificate document applicable to the portion of construction for which they are responsible; alternatively, the person with chief responsibility for construction shall prepare and sign the Installation Certificate document(s) for the entire construction.
B. SCOPE OF RESPONSIBILITY
Date of approval by the enforcement agency of the Certificate of Compliance that provides the specifications for this Installation Certificate: Date:
In the table below identify all applicable construction documents that specify the features, materials, components, manufactured devices, or system performance diagnostic results required for the scope of responsibility for this Installation Certificate.
Document Title or Description Applicable Sheets or Pages, Tables, Schedules, etc. Date Approved By the Enforcement Agency
Construction Drawings Sheets P-1, P-2, P-3 and T24A

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

January 2020

STATE OF CALIFORNIA
NRC-PUB-8 (Revised 03/20)

CERTIFICATE OF INSTALLATION
Project Name: Phelan Pinon Hills C.S.D.
Project Address: 4128 Warbler Road
Report Page: 92371

C. MANDATORY REQUIREMENTS FOR ALL CENTRAL DOMESTIC HOT WATER RECIRCULATION SYSTEMS

On systems that have a total capacity greater than 167,000 BTU/H, outlets that require higher than service water temperatures as listed in the ASHRAE Handbook have separate service heaters, heat exchangers, or boosters to supply the outlet with the higher temperature. (Section 110.3.6(c))
01 Systems with circulating pumps or with electrical heat trace systems shall be capable of automatically turning off the system. (Section 110.3.6(c))
02 Off-peak storage tanks are insulated with an external R-12 or combination of R-16 internal and external insulation. Alternatively, the heat loss of the tank surface based on an RCT water-temperature difference shall be less than 0.5 Btu per hour per square foot. (Section 110.3.6(d))
03 All sections of the recirculation loop, and the first 5' of all branches off the loop are insulated, to the thicknesses required by Table 110.3A, except for the following: (RA 4.4.1)
• Piping installed in interior or exterior walls that is surrounded on all sides by at least 2-inch of insulation.
• Piping installed in attics with a minimum of 4 inches (10 cm) of attic insulation on top.
• Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration. Metal piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the metal framing. Insulation shall fasten securely against all framing members.
• Insulation is not required on the cold water line when it is used as the return.
04 Hot water pipes that are buried below grade are installed in a water proof and non-crushable casing and sleeve that allows for insulation, removal, and replacement of the recirculated pipe and insulation. (RA 4.4.1)
05 Free insulation fits tightly to the pipe. (RA 4.4.1)
06 On insulated sections of pipe, no piping is visible due to insulation voids, and all elbows and tees are fully insulated. (RA 4.4.1)
07 The recirculation pump is mounted on a vertical section of the return line, OR an automatic air release valve is installed on a riser at least 12 inches in length, on the inlet side of the recirculation pump, no more than 4 feet from the pump. (Section 110.3.6(e))
08 A check valve is installed between the recirculation pump and the water heater. (Section 110.3.6(f))
09 Insulation valves are installed on both sides of the pump. One of the isolation valves may be the same isolation valve as in item 12 above. (Section 110.3.6(f))
10 The cold water supply piping and the recirculation loop piping is not connected to the hot water storage tank drain pan. (Section 110.3.6(f))
11 A check valve is installed on the cold water supply line between the hot water system and the most closest tee on the cold water supply. (Section 110.3.6(f))
12 The hot water distribution system piping from the water heater(s) to the fixtures and appliances takes the most direct path. (RA 4.4.1)
13 Installation and operation instructions that provide details of the operation of the pump and controls are available at the jobsite for inspection. (RA 4.4.1)
14 More than one circulation loop may be installed. Each loop shall have its own pump and controls. (RA 4.4.1, RA 4.4.1.5)
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

January 2020

STATE OF CALIFORNIA
NRC-PUB-8 (Revised 03/20)

CERTIFICATE OF INSTALLATION
Project Name: Phelan Pinon Hills C.S.D.
Project Address: 4128 Warbler Road
Report Page: 92371

D. MANDATORY MEASURES FOR ALL DOMESTIC HOT WATER DISTRIBUTION SYSTEMS

01 Equipment shall meet the applicable requirements of the applicable Energy Regulations. (Section 110.3(c))
02 Unfired Storage Tanks are insulated with an external R-12 or combination of R-16 internal and external insulation. (Section 110.3(c))
• All domestic hot water pipes shall be insulated as specified in Appendix 600.11 of the California Plumbing Code. In addition, the following pipe conditions shall have a minimum insulation wall thickness of 1 inch or a minimum insulation R-value of 2.0:
• The first 3 feet (3.5 meters) of cold water pipes from the storage tank.
• All piping with a nominal diameter of 3/4 inch (19 millimeter) and less than 2 inch.
• All hot water with a nominal diameter less than 1 1/2 inch that:
o Associated with a domestic hot water recirculation system.
o From the heating source to the fixture feature.
o From the heating source to storage tank or between tanks.
o Buried below grade.
03 Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration. Piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the metal framing. Insulation shall fasten securely against all framing members.
• Piping installed in interior or exterior walls that is surrounded on all sides by at least 2-inch of insulation.
• Piping installed in crawlspaces with a minimum of 2 inches (5 cm) of crawlspace insulation above and below.
• Piping installed in attics with a minimum of 4 inches (10 cm) of attic insulation on top.
• Free insulation fits tightly to the pipe. (RA 4.4.1)
• Insulation exposed to weather shall be shielded from solar radiation.
• Insulation on pipes buried below grade must be installed in a water proof and non-crushable casing or sleeve.
04 All elbows and tees shall be fully insulated. (RA 4.4.1)
05 Where insulation is required, no piping shall be visible due to insulation voids, and all insulation shall fit tightly to the pipe. (RA 4.4.1)
06 For Gas or Propane Water Heaters: Ensure the following are installed (Section 110.3(c)):
1. A dedicated 120V, 20A electrical receptacle connected to the electric panel with a 120/240V 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater and accessible with no obstructions.
a. The conductor shall be labeled with the work "GPH" on both ends and
b. A reserved single pole circuit breaker space next to the circuit breaker next to the branch circuit in labeled "GPH" 240V shall be provided.
2. A Category IV or IV vent, or a Type B vent with straight pipe between outside and water heater
3. A condensate drain no more than 1/2 inch higher than the base on water heater for natural drafting
4. A gas supply line with capacity of at least 200,000 Btu/Hr.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

January 2020

STATE OF CALIFORNIA
NRC-PUB-8 (Revised 03/20)

CERTIFICATE OF INSTALLATION
Project Name: Phelan Pinon Hills C.S.D.
Project Address: 4128 Warbler Road
Report Page: 92371

E. MANDATORY MEASURES FOR ALL DOMESTIC HOT WATER DISTRIBUTION SYSTEMS

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• All hot water with a nominal diameter less than 1 1/2 inch that:
o Associated with a domestic hot water recirculation system.
o From the heating source to the fixture feature.
o From the heating source to storage tank or between tanks.
o Buried below grade.
03 Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration. Piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the metal framing. Insulation shall fasten securely against all framing members.
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• Piping installed in crawlspaces with a minimum of 2 inches (5 cm) of crawlspace insulation above and below.
• Piping installed in attics with a minimum of 4 inches (10 cm) of attic insulation on top.
• Free insulation fits tightly to the pipe. (RA 4.4.1)
• Insulation exposed to weather shall be shielded from solar radiation.
• Insulation on pipes buried below grade must be installed in a water proof and non-crushable casing or sleeve.
04 All elbows and tees shall be fully insulated. (RA 4.4.1)
05 Where insulation is required, no piping shall be visible due to insulation voids, and all insulation shall fit tightly to the pipe. (RA 4.4.1)
06 For Gas or Propane Water Heaters: Ensure the following are installed (Section 110.3(c)):
1. A dedicated 120V, 20A electrical receptacle connected to the electric panel with a 120/240V 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater and accessible with no obstructions.
a. The conductor shall be labeled with the work "GPH" on both ends and
b. A reserved single pole circuit breaker space next to the circuit breaker next to the branch circuit in labeled "GPH" 240V shall be provided.
2. A Category IV or IV vent, or a Type B vent with straight pipe between outside and water heater
3. A condensate drain no more than 1/2 inch higher than the base on water heater for natural drafting
4. A gas supply line with capacity of at least 200,000 Btu/Hr.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

January 2020

STEENOC
DESIGN STUDIO INC
ARCHITECTURE • DESIGN • PLANNING
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www.steenodesign.com

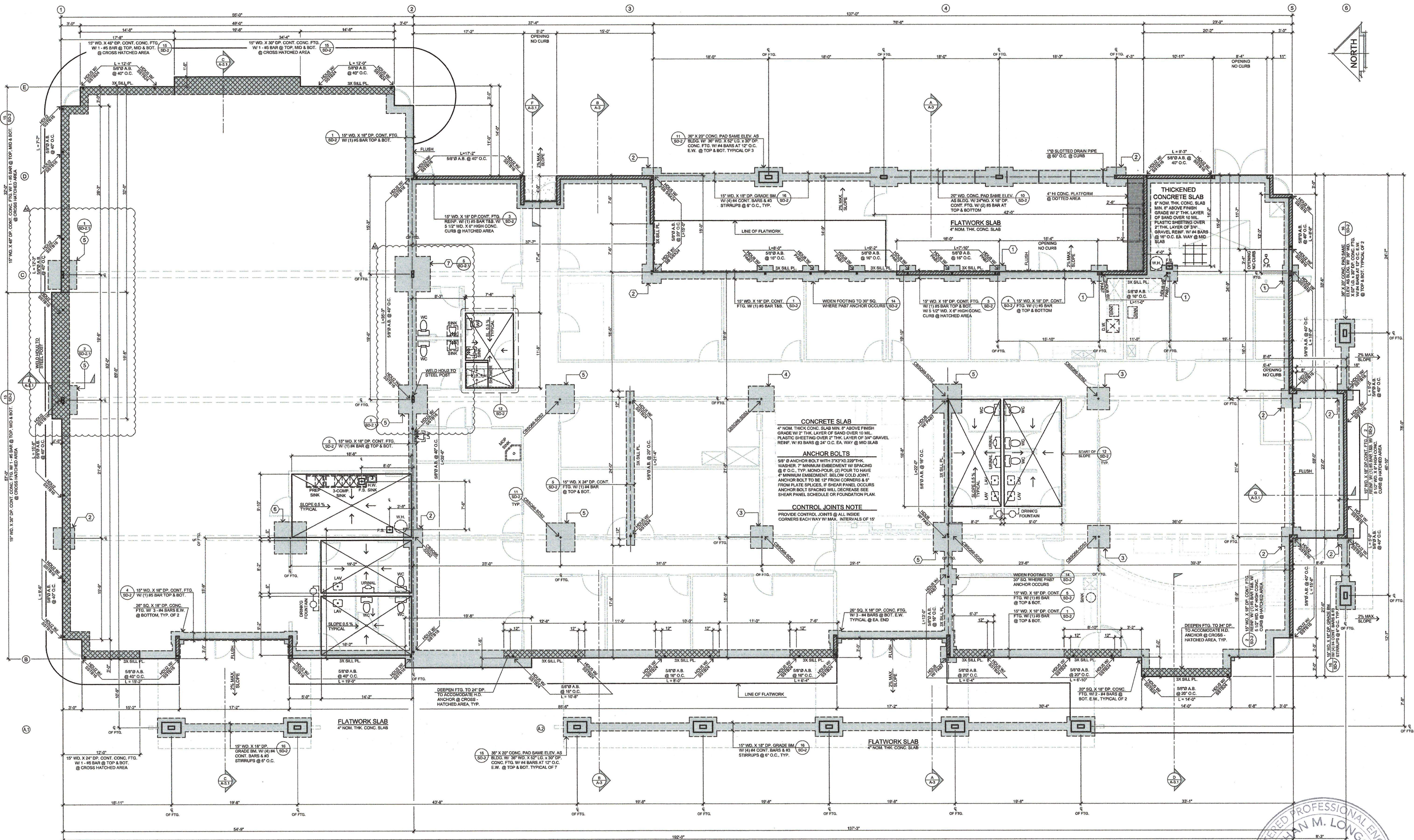
DATE FINISHED
MAY 2022
REVISIONS
DEV. CODE: 02/14/22
BLDG. CODE: 02/14/22
BLDG. CODE: 08/08/22
ELECTRICAL: 09/30/22
MECHANICAL: 10/27/22
ADDITION TO STRUCTURAL: 01/24/2023

THESE PLANS SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2019 CALIFORNIA BUILDING CODE WITH THE 2019 ENERGY STANDARDS
THESE DOCUMENTS AND THE DESIGN AND DETAILS INCORPORATED HEREIN, ARE THE SOLE PROPERTY OF STEENOC DESIGN STUDIO INC. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.

UNLICENSED ARCHITECT
TOMAS R. STEENO
26448
STATE OF CALIFORNIA
JAN 21 2020

PROJECT: CIVIC CENTER BUILDING
PHELAN PIÑON HILLS C.S.D.
SITE ADDRESS:
A.P.N. 3006-261-10
10303 SHEEP CREEK ROAD
PHELAN, CA 92329
For Reference Only

JOB NO.
COM20-LO1/01
SHEET NAME:
PLUMBING COMPLIANCE FORMS
PAGE
P-4



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

FOUNDATION DESIGN CRITERIA
CONC. COMPRESSIVE STRENGTH - 2,500 PSI
PS ALLOWABLE SOIL BEARING CAPACITY: 1,500 PSF
NOTES:
- ALL HOLD-DOWNS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED, GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
- HOLD ALL FRAMING BACK 1/2" FROM EDGE OF CURB @ PERIMETER OF BUILDING (SEE SHT. SD-2 FOR DETAILS)

FOUNDATION NOTES
- USE 5/8" X 12" LG. ANCHOR BOLT @ 6" O.C. UNLESS AT SHEAR PANEL AREA WHERE ANCHOR BOLT SIZE AND SPACING SHALL BE BASED ON THERE SHEAR WALL SCHEDULE.
- USE 5/8" X 15" LG. BOLT FOR 2-POUR CONCRETE SYSTEM IN ORDER TO PROVIDE 7" EMBEDMENT BELOW COLD JOINT.
- ALL ANCHOR BOLTS SHALL HAVE 3"x3"x20" STEEL PLATE WASHER. THE WASHERS ARE TO EXTEND WITHIN 12" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING PER SDPWS-15 SECTION 4.3.6.4.3.
- ANCHOR BOLTS AND HOLD-DOWNS FOR SHEAR WALLS SHALL BE IN PLACE BEFORE FOOTING INSPECTION.
- REFER TO STRUCTURAL GENERAL NOTES SHEET FOR MORE INFORMATION.
- PROVIDE ONE ANCHOR BOLT WITHIN 12" OF EACH END OF THE WALL.

NOTES/ CONDITIONS ADDED PER SB COUNTY (LAND USE SERVICES GEOTECHNICAL REPORT REVIEW SHEET DATED 10-31-2022)
- A GEOTECHNICAL REPORT WAS PREPARED FOR THIS PROJECT BY ALN ENGINEERING & TESTING DATED OCTOBER 30, 2013 (REVISED AND RE-SUBMITTED APRIL 25, 2022). THIS REVISED, RE-SUBMITTED REPORT IS AMENDED BY THE CONDITIONS OF APPROVAL IS HEREBY INCORPORATED BY REFERENCE AND IS A PART OF THE FOUNDATION CONSTRUCTION DOCUMENTS. THE RECOMMENDATIONS OUTLINED IN THIS REVISED, RE-SUBMITTED REPORT SHALL BE STRICTLY ADHERED TO DURING THE CONSTRUCTION OF THIS PROJECT.
- SITE SOILS IN THE BUILDING PAD AREA SHALL BE OVEREXCAVATED AND RECOMPACTED TO A DEPTH OF THREE (3) FEET BELOW THE EXISTING OR LOWEST CUT GRADE, WHICHEVER IS DEEPER AND THEN SCARIFIED TO A DEPTH OF 12 INCHES. THE AREA OF OVEREXCAVATION SHALL EXTEND AT LEAST 1' FEET LATERALLY BEYOND THE BUILDING FOOTPRINT.
- ALL FILLS SHALL BE COMPACTED TO AT LEAST 80% RELATIVE COMPACTION, PER THE ASTM D1557 TEST METHOD.

- ALL CONTINUOUS FOOTINGS SHALL HAVE A MINIMUM DEPTH OF 12 INCHES. ISOLATED FOOTINGS SHALL HAVE A MINIMUM DEPTH OF 15 INCHES.
- SURFACE RUNOFF SHALL BE DIRECTED AWAY FROM ALL FOUNDATIONS.
- COBBLES/ROCKS GREATER THAN 6 INCHES OR GREATER IN SIZE SHALL NOT BE USED IN STRUCTURAL/ENGINEERED FILLS.
- THE PROJECT GEOTECHNICAL CONSULTANT SHALL INSPECT AND APPROVE ALL AREAS AND DEPTHS OF OVEREXCAVATION PRIOR TO ANY FILL PLACEMENT, THE PROJECT GEOTECHNICAL CONSULTANT SHALL INSPECT AND APPROVE ALL FOUNDATION EXCAVATIONS PRIOR TO PLACEMENT OF ANY FORMS, STEEL, OR CONCRETE.
- THE PROJECT GEOTECHNICAL CONSULTANT SHALL REVIEW AND APPROVE FOUNDATION, GRADING AND/OR EROSION CONTROL PLANS TO CONFIRM THAT THE RECOMMENDATIONS MADE IN THE ABOVE REFERENCED REVISED, RE-SUBMITTED REPORT IS ADHERED TO IN THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE GEOTECHNICAL CONSULTANT SHALL SIGN AND STAMP THE FOUNDATION, GRADING AND EROSION CONTROL PLANS INDICATING THAT THE PLANS CONFORM TO THE GEOTECHNICAL REPORT RECOMMENDATIONS.

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SYMBOLS & LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	CONC. PAD PER PLAN	[Symbol]	5 1/2" WD. X 6" HIGH CONC. CURB
[Symbol]	CONC. FTG. PER PLAN	[Symbol]	SHEAR WALL PANEL LABEL, SEE SHEAR SCHEDULE AND ATTACHED CALCULATIONS FOR SIZING AND NAILING
[Symbol]	SIMPSON HOLD DOWN	[Symbol]	DETAIL REFERENCE TOP # = DETAIL NUMBER BOT. # = SHEET NUMBER

PAD FOOTING SCHEDULE

1	30" SQ. X 18" DP. CONC. PAD FOOTING WITH (3) #4 BARS E.W. AT BOTTOM.	5	54" SQ. X 24" DP. CONC. PAD FOOTING WITH (5) #4 BARS E.W. AT TOP & BOTTOM.
2	36" SQ. X 18" DP. CONC. PAD FOOTING WITH (3) #4 BARS E.W. AT BOTTOM.	6	60" SQ. X 24" DP. CONC. PAD FOOTING WITH (5) #4 BARS E.W. AT TOP & BOTTOM.
3	42" SQ. X 18" DP. CONC. PAD FOOTING WITH (4) #4 BARS E.W. AT BOTTOM.	7	66" SQ. X 30" DP. CONC. PAD FOOTING WITH (6) #4 BARS E.W. AT TOP & BOTTOM.
4	48" SQ. X 24" DP. CONC. PAD FOOTING WITH (4) #4 BARS E.W. AT TOP & BOTTOM.		

REVISIONS

NO.	DATE	DESCRIPTION
1	01/24/2023	ISSUED FOR PERMIT
2	01/24/2023	REVISIONS TO PERMIT

DATE FINISHED MAY 2022

REGISTERED PROFESSIONAL ARCHITECT
STEPHAN M. LONGORIA
No. 74782
STATE OF CALIFORNIA

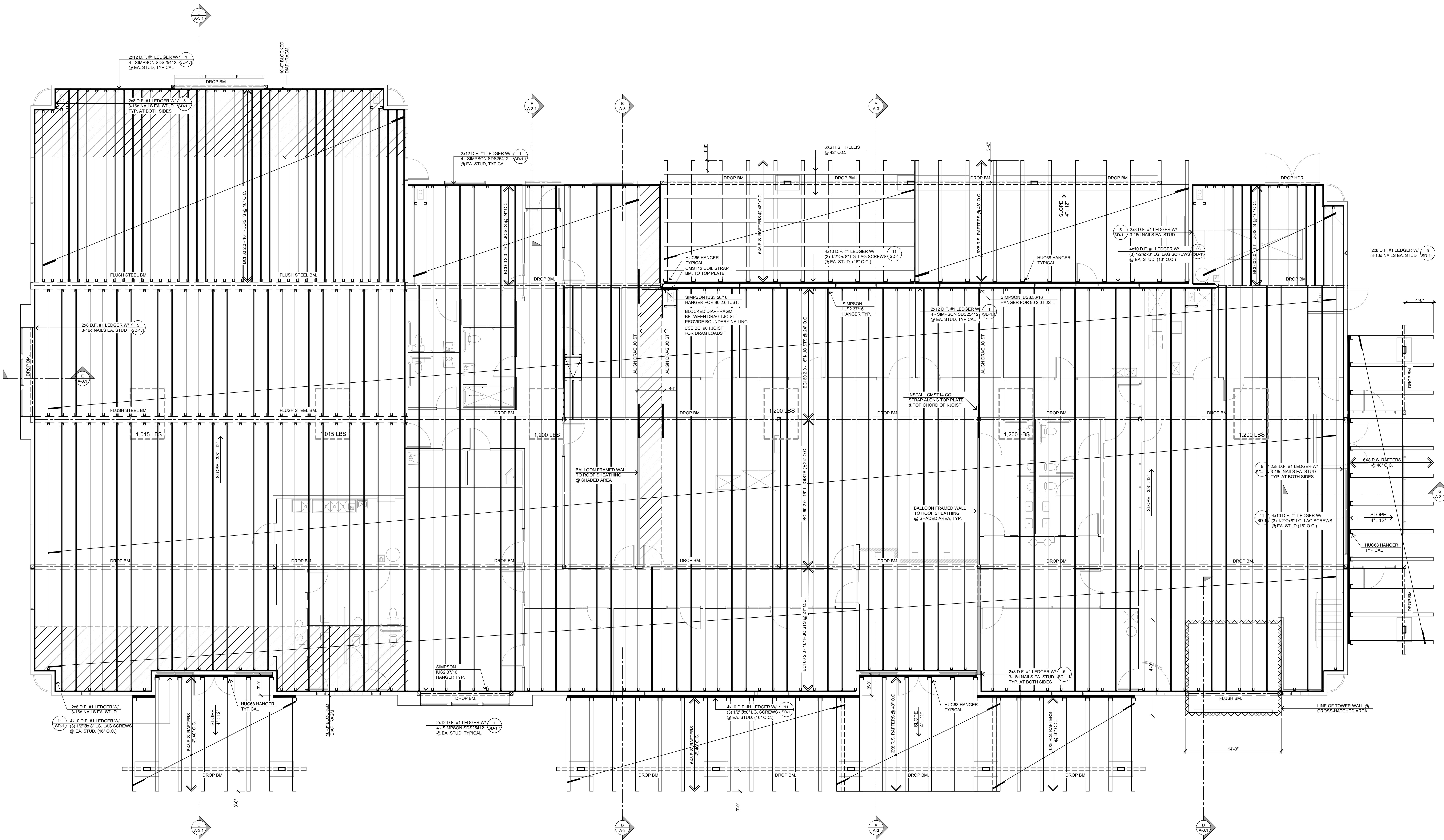
PROJECT: CIVIC CENTER BUILDING
PHELAN PIÑON HILLS C.S.D.
SITE ADDRESS: A.P.N. 3066-261-10 9333 SHEEP CREEK ROAD PHELAN, CA 92379
CONTACT: DON BARTZ

FOUNDATION PLAN
SHEET NAME: S-1

For Reference Only

PAGE

S-2



ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"

ROOF DIAPHRAGM 2x FRAMING

EXPANSION AREA BUILDING:
USE ZONED S4P CD-X PLYWOOD DIAPHRAGM (WITH 2X FRAMING) W/ 10d NAILS

- BLOCKED DIAPHRAGM PORTION:
- ALONG DIAPHRAGM BOUNDARIES - 6" O.C.
 - ALONG ALL OTHER PANELS EDGES - 4" O.C.
 - ALONG INTERMEDIATE SUPPORTS - 12" O.C.
- UNBLOCKED DIAPHRAGM PORTION - NAIL SPACING
- ALONG DIAPHRAGM BOUNDARIES - 6" O.C.
 - ALONG ALL OTHER PANELS EDGES - 6" O.C.
 - ALONG INTERMEDIATE SUPPORTS - 12" O.C.

ROOF DIAPHRAGM 2x FRAMING

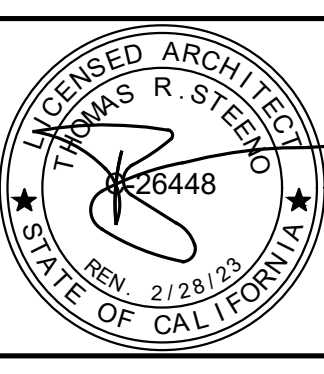
USE ZONED S4P CD-X PLYWOOD DIAPHRAGM (WITH 2X FRAMING) W/ 10d NAILS

- BLOCKED DIAPHRAGM PORTION:
- ALONG DIAPHRAGM BOUNDARIES - 6" O.C.
 - ALONG ALL OTHER PANELS EDGES - 6" O.C.
 - ALONG INTERMEDIATE SUPPORTS - 12" O.C.
- UNBLOCKED DIAPHRAGM PORTION - NAIL SPACING
- ALONG DIAPHRAGM BOUNDARIES - 6" O.C.
 - ALONG ALL OTHER PANELS EDGES - 6" O.C.
 - ALONG INTERMEDIATE SUPPORTS - 12" O.C.

STEENOR
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DATE FINISHED MAY 2022
REVISIONS
Δ DEV. CODE 02/14/22
Δ BLDG. CODE 02/14/22
Δ BLDG. CODE 08/08/22
Δ ELECTRICAL 09/30/22
Δ MECHANICAL 09/30/22
Δ ADDENDUM TO STRUCTURAL 01/24/2023

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE (TYPICALLY THE 2019 CODE WITH 2018 AND 2019 AMENDMENTS) AND THE 2019 ENERGY STANDARDS. THESE DOCUMENTS AND THE INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE THE SOLE PROPERTY OF STEENOR DESIGN STUDIO, INC. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.



PROJECT: CIVIC CENTER BUILDING
PHELAN PIÑON HILLS C.S.D.
SITE ADDRESS:
A.P.N. 3006-281-10
9535 SHEEP CREEK ROAD
PHELAN, CA 92329
For Reference Only

JOB NO. COM20-L01/01	PAGE S-3
SHEET NAME: ROOF FRAMING PLAN	

GENERAL NOTES:

1. ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED OR SHOWN ON THE PLANS.
2. THE PLANS SHALL BE REVIEWED FOR DIMENSIONAL & EXISTING SITE CONFORMANCE WITH THE PLANS BY THE CONTRACTOR BEFORE STARTING WORK. THE ARCHITECT & ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.
3. WORKING DIMENSIONS SHALL NOT BE SCALED FROM DRAWINGS.
4. NOTES AND DETAILS ON DRAWINGS SHALL PRECEDE THESE GENERAL NOTES.
5. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION, BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING THE ENTIRE COURSE OF CONSTRUCTION. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR FIELD INSPECTION/OBSERVATION OF THE ABOVE ITEM.
6. THE VIBRATIONAL EFFECTS OF ANY MECHANICAL EQUIPMENT HAVE NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER.
7. CONCRETE SLABS ON GRADE HAVE NOT BEEN DESIGNED BY THE STRUCTURAL ENGINEER.
8. ALLOWABLE SOIL BEARING PRESSURE TO BE A MINIMUM OF 1,800 PSF UNLESS A SOIL REPORT IS PROVIDED. SOILS IN THE BUILDING AREA & 5' BEYOND SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION PER U.B.C.
9. AT THE BEGINING OF EACH JOB THE CONTRACTOR SHALL MEET WITH THE LOCAL BUILDING OFFICIAL TO CONFIRM INSPECTION REQUIREMENT OF THE LOCAL JURISDICTION.

FOUNDATION NOTES:

1. ALL SUBGRADE PREPARATION FOR BEARING, FILL MATERIAL, AND PAVEMENT/SLAB BASE SHALL BE INSPECTED BY A REPRESENTATIVE OF THE SOIL ENGINEER, AND LOCAL BUILDING INSPECTOR, IF REQUIRED, PRIOR TO THE PLACING OF CONCRETE.
2. THE MINIMUM BOLTING FOR SILL PLATES TO FOUNDATION SHALL BE 5/8" DIA. ANCHOR BOLTS WITH 7" MIN. EMBEDMENT IN CONCRETE WITH SPACING NO GREATER THAN 6' O.C. OR FURTHER THAN 12" FROM CORNERS (MIN. 2 BOLTS PER PIER). SEE FOUNDATION PLAN AND SHEAR SCHEDULE FOR FURTHER BOLTING REQUIREMENTS.
3. PLATE WASHERS A MINIMUM OF 3 INCH BY 3 INCH BY 1/4 INCH THICK SHALL BE USED ON EACH ANCHOR BOLT.
4. SLAB ON GRADE: MINIMUM 4 INCH CONCRETE SLAB WITH 6X6-10/10 W.W.M. @ CENTER OF SLAB THICKNESS OR WITH FIBER MESH OVER 2 INCH OF SAND OVER 6 MIL. VISQUEEN OVER COMPACTED SOIL UNLESS NOTED OTHERWISE ON PLAN.
5. PIPE OR DUCTS THAT EXCEED ONE THIRD THE SLAB OR CONCRETE WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
6. FOR SILL BOLTING AT EXISTING FOOTINGS USE "RED" HEAD #308 #1372 THE SAME SIZE & SPACING AS CALLED FOR ON PLANS (MINIMUM 2-3/4" EMBEDMENT).

CONCRETE NOTES:

1. UNLESS OTHERWISE NOTED ON PLANS CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS.
2. CEMENT SHALL CONFORM TO ASTM C-150.
3. AGGREGATE SHALL CONFORM TO ASTM C-33.
4. CORNERS OF SLAB, BEAMS, WALLS & COLUMNS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS NOTED OTHERWISE ON PLANS.
5. FOR FLOOR SLAB, PROVIDE 1" DEEP SAW CUTS OR CONSTRUCTION JOINTS AT A MAXIMUM OF 18 FEET O.C. EACH WAY, IN SQUARE PATTERN, U.N.O.

REINFORCING STEEL NOTES:

1. REINFORCING STEEL SHALL CONFORM TO THE ASTM A615, GRADED AS NOTED:
ALL #4 BARS - GRADE 40
#4 BARS IN SLABS OR SITE WORK - GRADE 40
#4 BARS IN WALLS AND FOUNDATION - GRADE 60
#5 BARS AND LARGER - GRADE 60
2. ALL REINFORCING STEEL, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING OF MASONRY.
3. REINFORCING STEEL MAY BE LAP SPICED WITH 50 BAR DIAMETER IN MASONRY OR 40 BAR DIAMETER IN CONCRETE WITH MIN. 18" LAP.
4. PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER:
SURFACE CAST AGAINST EARTH - 3"
EXPOSED TO EARTH OR WEATHER - 2"
NOT EXPOSED TO WEATHER OR EARTH - 1"
BEAM AND COLUMN - 1.5"
SLAB ON GRADE - MID DEPTH
5. NUMBER 5 OR LARGER REINFORCING BARS SHALL NOT BE RE-BENT.
6. PROVIDE DOWELS IN FOOTINGS AND/OR GRADE BEAMS THE SAME SIZE AND NUMBER AS VERTICAL WALL OR COLUMN REINFORCING. DOWELS SHALL HAVE A MINIMUM PROJECTION EQUAL TO STANDARD LAP SPICE UNLESS NOTED OTHERWISE.

LUMBER

1. ALL LUMBER SHALL BE DOUGLAS FIR-LARCH VISUALLY GRADED PER WCLB/WPPA GRADING RULES UNLESS NOTED OTHERWISE ON PLANS:
2x JOISTS & RAFTERS - No. 2
4x, 6x & LARGER BEAMS - No. 1
PLATES, BLOCKING & STUDS - STUD GRADE
2. GLUED-LAMINATED TIMBER SHALL BE DOUGLAS FIR COMBINATION 24F-V4 DF/DF, INDUSTRIAL APPEARANCE WITH EXTERIOR GLUE, (FB=2400 PSI, FV=165 PSI, E=1800000 PSI) AN A.I.T.C. CERTIFICATE OF COMPLIANCE FOR GLUED LAMINATED WOOD MEMBER SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION. (1) USE V8 FOR CANTILEVER BEAMS AND V4 FOR SIMPLE SPAN BEAM.
3. PLYWOOD SHEATHING SHALL CONFORM TO THE REQUIREMENT OF LATEST EDITION OF U.S. PRODUCT STANDARD PS-1 AND SHALL BE GRADE MARKED IN ACCORDANCE WITH APA.
4. ALL SILLS AND PLATES RESTING ON CONCRETE OR MASONRY AND WITHIN 48" OF EARTH SHALL BE PRESSURE TREATED DOUGLAS FIR.
5. ALL NAILS SHALL BE COMMON NAILS. BOX NAILS ARE NOT ACCEPTABLE UNLESS NOTED OTHERWISE ON PLANS.
6. TOP PLATES TO BE DOUBLE 2X UNLESS NOTED OTHERWISE. LAP 48" MIN. WITH MINIMUM OF 8-16D THRU EACH SIDE OF SPICE UNLESS NOTED OTHERWISE ON PLANS.

WALL FRAMING:

1. UNLESS OTHERWISE NOTED ON PLANS, WOOD STUDS SHALL BE AS FOLLOWS:
-2X4 @ 16" O.C. (BEARING WALL) SUPPORTING A MAX OF ONE FLOOR AND ONE ROOF SHALL HAVE A MAX HEIGHT OF 10 FEET.
-2X4 @ 16" O.C. (NON-BEARING WALL) SHALL HAVE A MAX HEIGHT OF 14 FEET.
-2X4 @ 16" O.C. (BEARING WALL) SUPPORTING A MAXIMUM OF TWO FLOORS AND ONE ROOF SHALL HAVE A MAX HEIGHT OF 10 FEET.
-2X6 @ 16" O.C. (NON-BEARING WALL) SHALL HAVE A MAXIMUM HEIGHT OF 20 FEET.
2. RAKE WALLS ADJACENT TO SLOPED CEILINGS SHALL BE BALLOON FRAMED. DOUBLE TOP PLATES SHALL ALWAYS BE SUPPORTED BY A ROOF OR CEILING DIAPHRAGM.
3. SHEAR WALL PANEL MUST BE CONTINUOUS TO THE TOP PLATE. SHEATHING SHALL HAVE ALL EDGES BLOCKED & AND APPROPRIATE SHEAR TRANSFER THRU CEILING OR SOFFIT FRAMING.
4. PROVIDE 1X6 LET-IN BRACING @ APPROXIMATE 45 DEGREES EVERY 25' IN ALL STUD WALL NOT SHEATHED. BRACES TO RUN CONTINUOUS FROM TOP PLATE TO SILL PLATE.
5. DOUBLE TOP PLATE SHALL BE LAPPED MIN. 48" AT ALL SPLICES AND SHALL OVERLAP AT CORNERS.
6. BORING AND NOTCHING OF WALL STUDS SHALL BE AS FOLLOWS:
NOTCHING MAXIMUM: 25% OF WIDTH ON BEARING WALLS
40% OF WIDTH ON NON-BEARING WALLS
BORING MAXIMUM: 40% OF WIDTH ON BEARING WALLS
60% OF WIDTH ON NON-BEARING WALLS
NOTE: A MINIMUM OF 5/8" CLEARANCE FROM EDGE OF STUD TO HOLE SHALL BE PROVIDED

ROOF FRAMING:

1. ROOF SHEATHING: MINIMUM 5/8" CDX STRU. II PLYWOOD PANEL INDEX NO. 2410 WITH EXTERIOR GLUE. USE 8D NAILS @ 6" O.C. @ ALL EDGES, BOUNDARIES AND SHEAR WALLS. AND 12" O.C. IN FIELD. NO BLOCKING IS REQUIRED UNLESS NOTED OTHERWISE ON PLANS.
2. FRAMING AROUND OPENINGS, TRIMMER AND HEADER JOISTS SHALL BE DOUBLED AND SUPPORTED BY HANGERS PER CODE.
3. CEILING JOISTS PER CBC TABLE 2308.10.2:
-2x6 @ 16" O.C. - MAX SPAN = 17'-8"
-2x8 @ 16" O.C. - MAX SPAN = 23'-0"

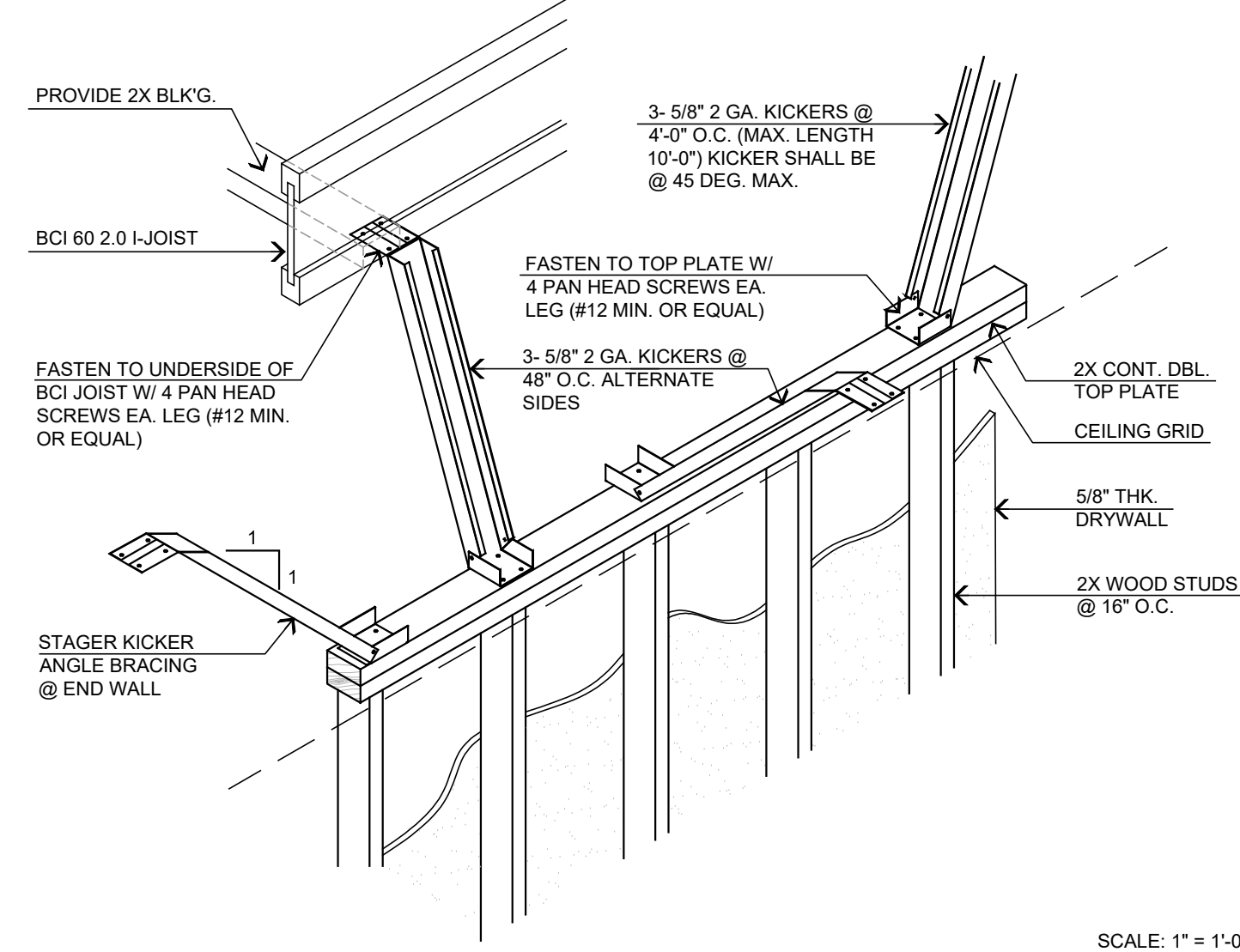
WOOD FRAMING NOTES:

1. FRAMING SHALL COMPLY WITH CHAPTER 23 OF THE LATEST CALIFORNIA BUILDING CODE.
2. ALL CONNECTING HARDWARE, JOIST HANGERS, TIE STRAPS, ETC. SHALL BE SIMPSON STRONG-TIE UNLESS NOTED OTHERWISE ON PLANS.
3. UNLESS NOTED OTHERWISE ON PLANS, ALL POSTS SHALL HAVE SIMPSON "PC" CONNECTORS AT TOP AND SIMPSON "BC" OR "BCO" CONNECTORS AT BASES.
4. USE SIMPSON U-HANGERS ON ALL JOIST/BEAM CONNECTIONS UNLESS NOTED OTHERWISE ON PLANS.
5. ALL BOLTS BEARING ON WOOD SHALL HAVE WASHERS UNDER HEAD OR NUT. HOLES FOR BOLTS SHALL BE BORED 1/32" TO 1/16" LARGER THAN NOMINAL BOLT DIAMETER.

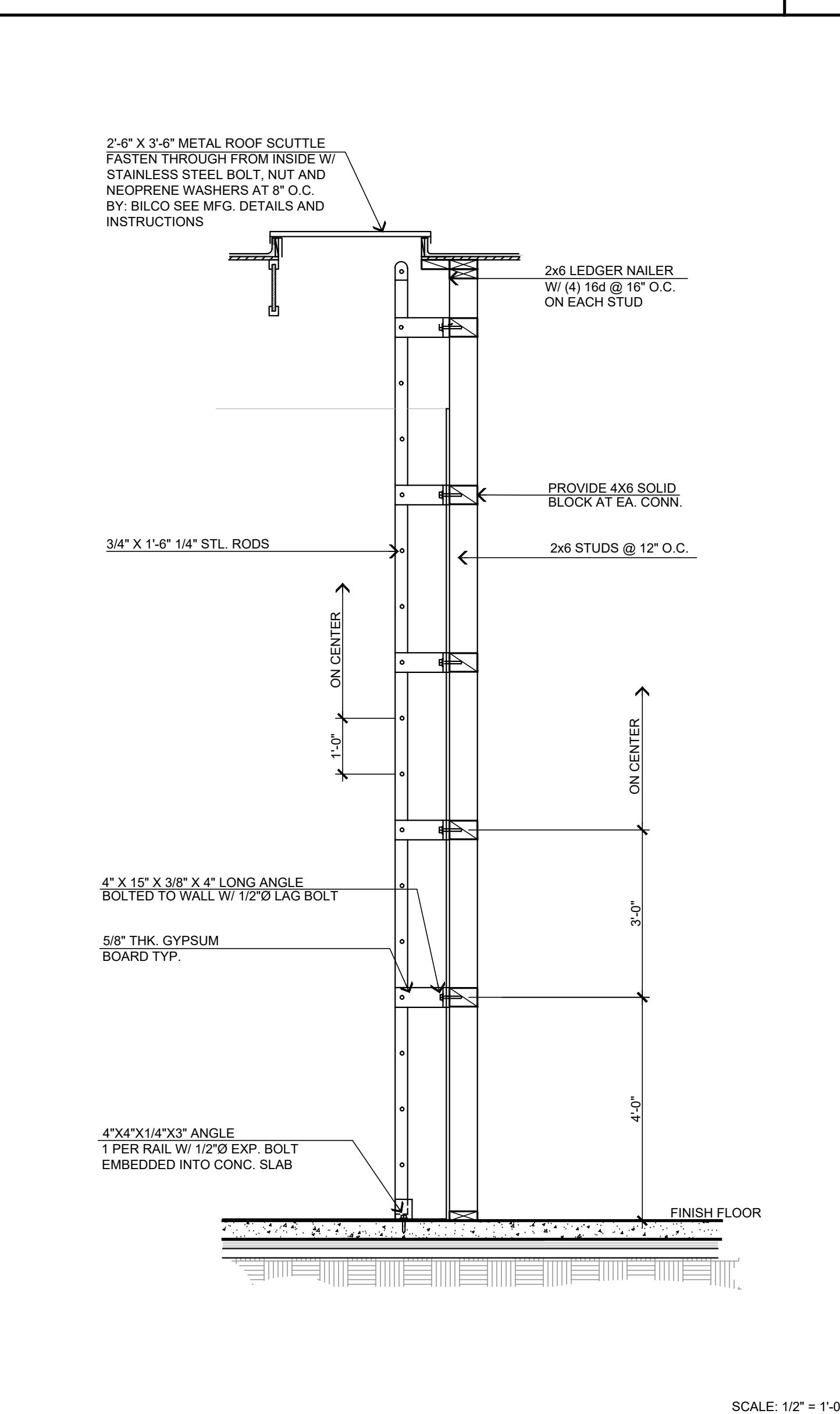
JOISTS/RAFTERS FRAMING:

1. BORING AND NOTCHING OF JOISTS: BORING - MAX. DIAMETER OF HOLE SHALL NOT EXCEED 1/3 OF DRESSED DEPTH OF JOIST WITH MIN. EDGE CLEARANCE OF 2 INCHES. NOTCHING - MAX. DEPTH AT ENDS SHALL NOT EXCEED 1/4 OF DRESSED DEPTH. NO NOTCHING IS ALLOWED IN THE CENTER THIRD OF THE JOIST SPAN. NOTCHING IN OTHER LOCATIONS SHALL BE IN THE COMPRESSION SIDE WITH A MAX. DEPTH OF 1/8 OF THE JOIST DEPTH.
2. WHERE THREE OR MORE JOISTS ARE USED THE JOISTS SHALL BE BOLTED TOGETHER WITH 1/2" DIAMETER MACHINE BOLTS W/ WASHERS AT 24" O.C. STAGGERED. BOLTS SHALL BE RETIGHTENED PRIOR TO APPLYING FINISH MATERIALS.
3. JOISTS/RAFTERS SHALL LAP AT SPLICES A MIN. OF 4 INCHES WITH 3-16D NAILS.
4. CROSS BRIDGING OR 2X BLOCKING SHALL BE PROVIDED @ 8'-0" O.C. MAX. FOR ALL JOISTS AND RAFTERS MORE THAN 8' IN DEPTH.
5. 2X SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.

GENERAL & CONSTRUCTION NOTES



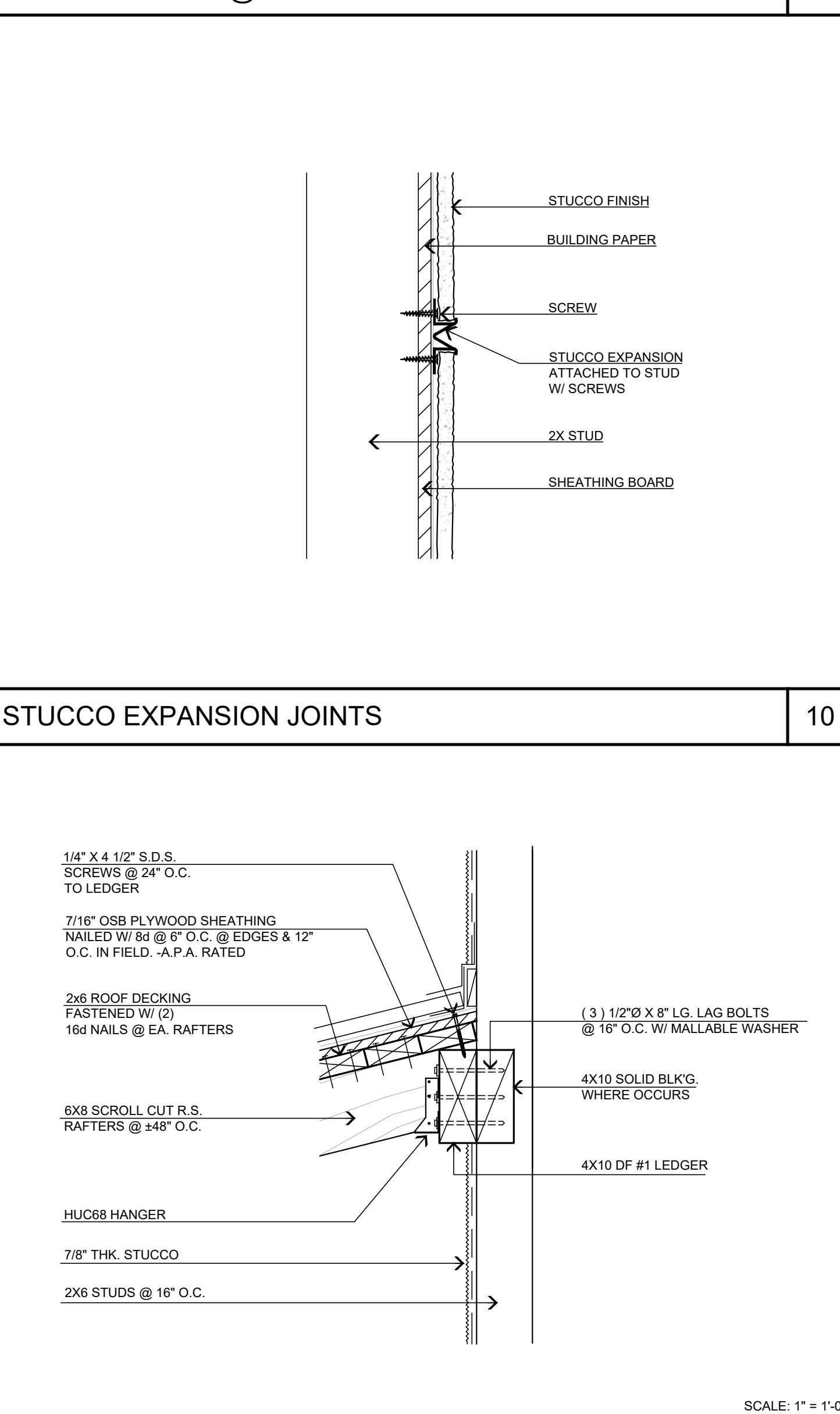
INTERIOR NON-BEARING WALL BRACING



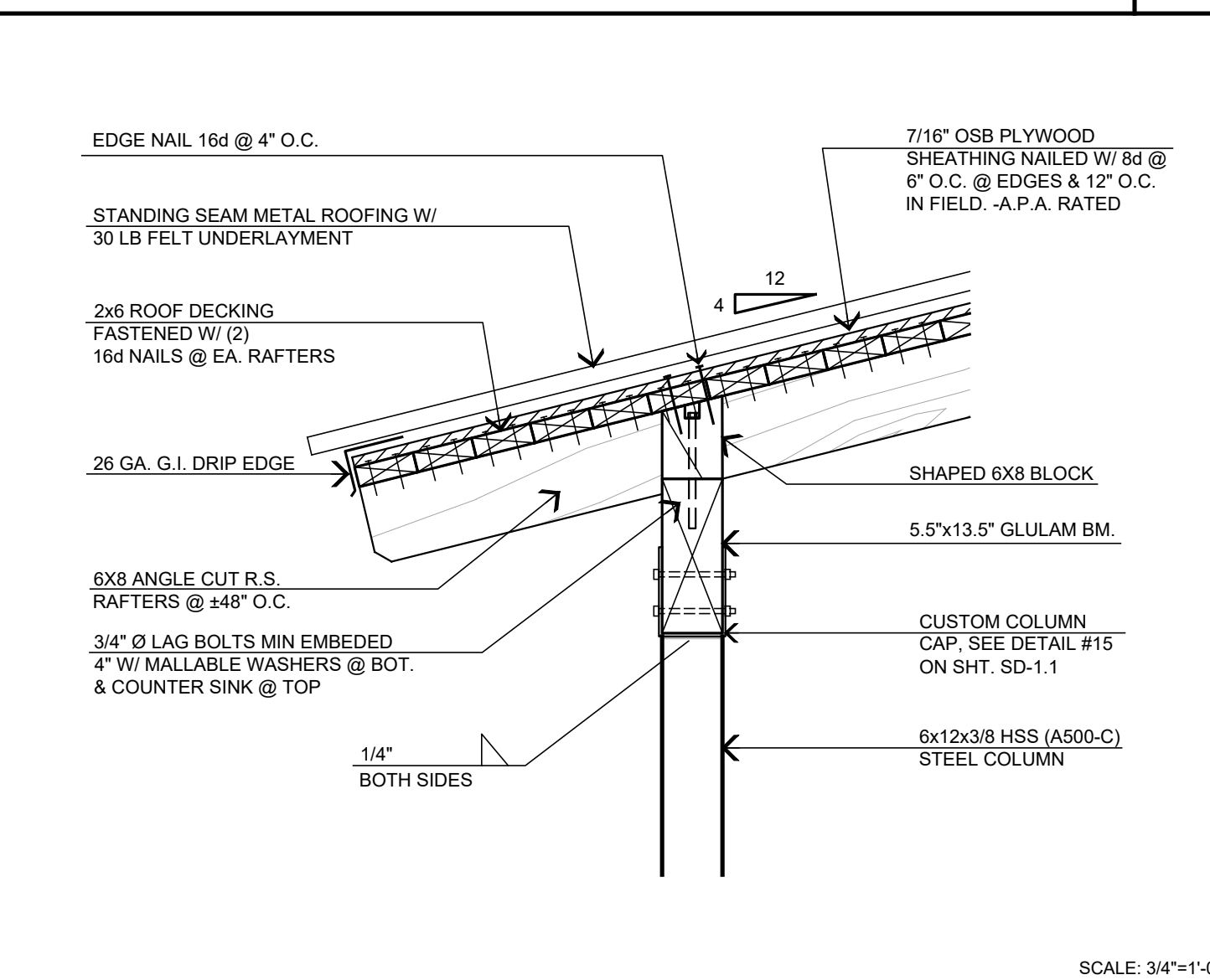
ROOF ACCESS DETAIL

NAILING SCHEDULE (IN COMPLIANCE WITH CBC TABLE)	
CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
BRIDGING TO JOIST, TOE NAIL EACH END	2-8d
1"X6" SUB FLOOR OR LESS TO EACH JOIST, FACE NAIL	3-8d
2" SUB FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	3-8d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL AT 16" O.C.	1-16d
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE, TOE NAIL	4-8d
DOUBLE STUDS, FACE NAIL @ 24" O.C.	1-16d
DOUBLE TOP PLATES, FACE NAIL @ 16" O.C.	1-16d
DOUBLE TOP PLATES, LAP SPICE	8-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d
RIM JOIST TO TOP PLATE, TOE NAIL @ 6" O.C.	1-8d
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HDRS, TWO PIECES ALONG EACH EDGE AT 16" O.C.	1-16d
CEILING JOISTS TO PLATE, TOE NAIL	3-16d
CONTINUOUS HDRS TO STUD, TOE NAIL	3-16d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOE NAIL	3-8d
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
1" X 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
BUILT-UP CORNER STUDS: NAIL AT 24" O.C.	1-16d
BUILT-UP GIRDER AND BEAMS, T&B STAGGERED ON OPPOSITE SIDES	1-20d
2" PLANKS AT EACH BEARING	1-16d
COLLAR TIE TO RAFTER, TOE NAIL	3-10d
JACK RAFTER TO HIP, TOE NAIL	3-10d
ROOF RAFTER TO 2-BY RIDGE BEAM, TOE NAIL	3-16d
JOIST TO BAND JOIST, FACE NAIL	2-16d
LEDGER STRIP, FACE NAIL	3-16d
WOOD STRUCTURAL PANELS AND PARTICLE-BOARD SUB-FLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	
12" AND LESS	1-6d
19/32" TO 3/4"	1-8d OR 1-6d
7/8" TO 1"	1-8d
1 1/8" TO 1 1/4"	1-10d OR 1-8d
SINGLE FLOOR (SUBFLOOR-UNDERLAY TO FRAMING)	1-6d
7/8" TO 1"	1-8d
1 1/8" TO 1 1/4"	1-10d OR 1-8d
PANEL SIDING (TO FRAMING)	1-6d
12" AND LESS	1-8d
5/8"	1-8d
FIBERBOARD SHEATHING	1-12d
25/32"	1-8d
INTERIOR PANELING	1-4d
1/4"	1-4d
3/8"	1-4d

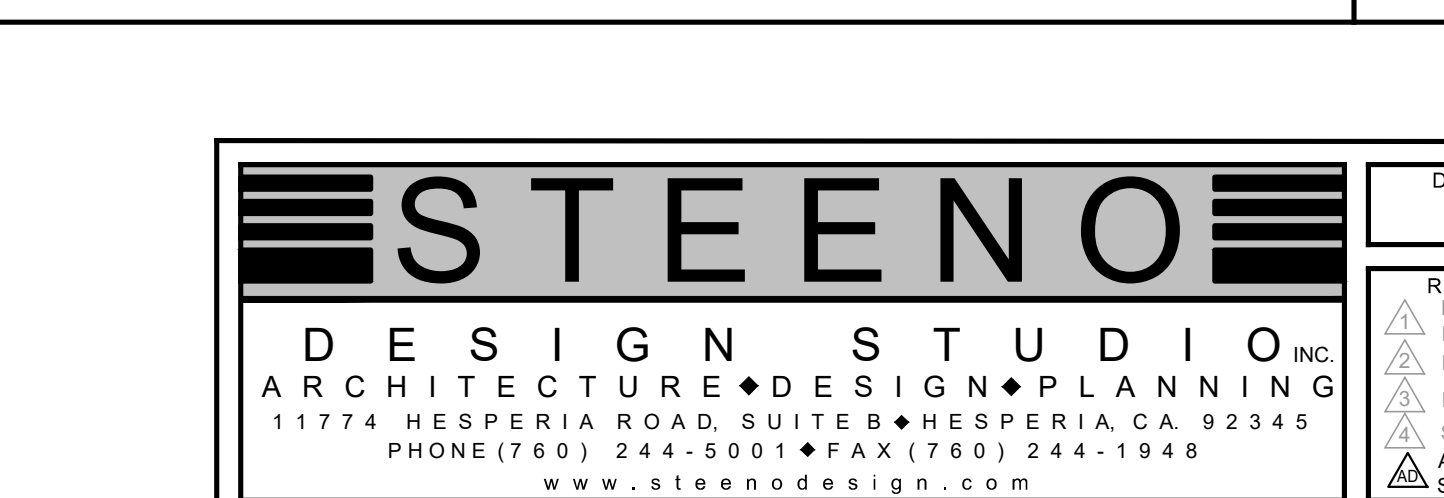
PLATE FRAMING @ PIPING



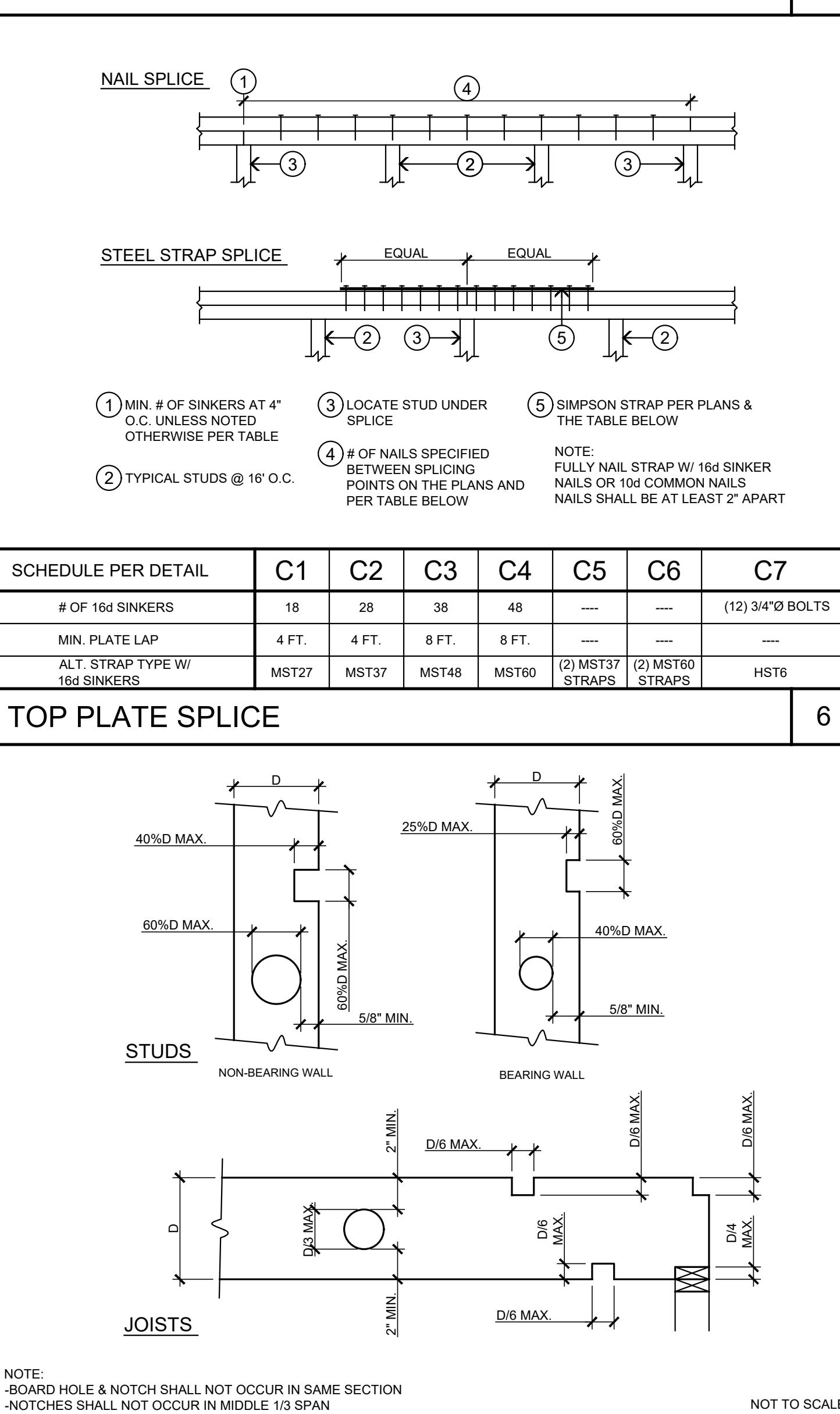
RAFTER TO WALL CONNECTION DETAIL



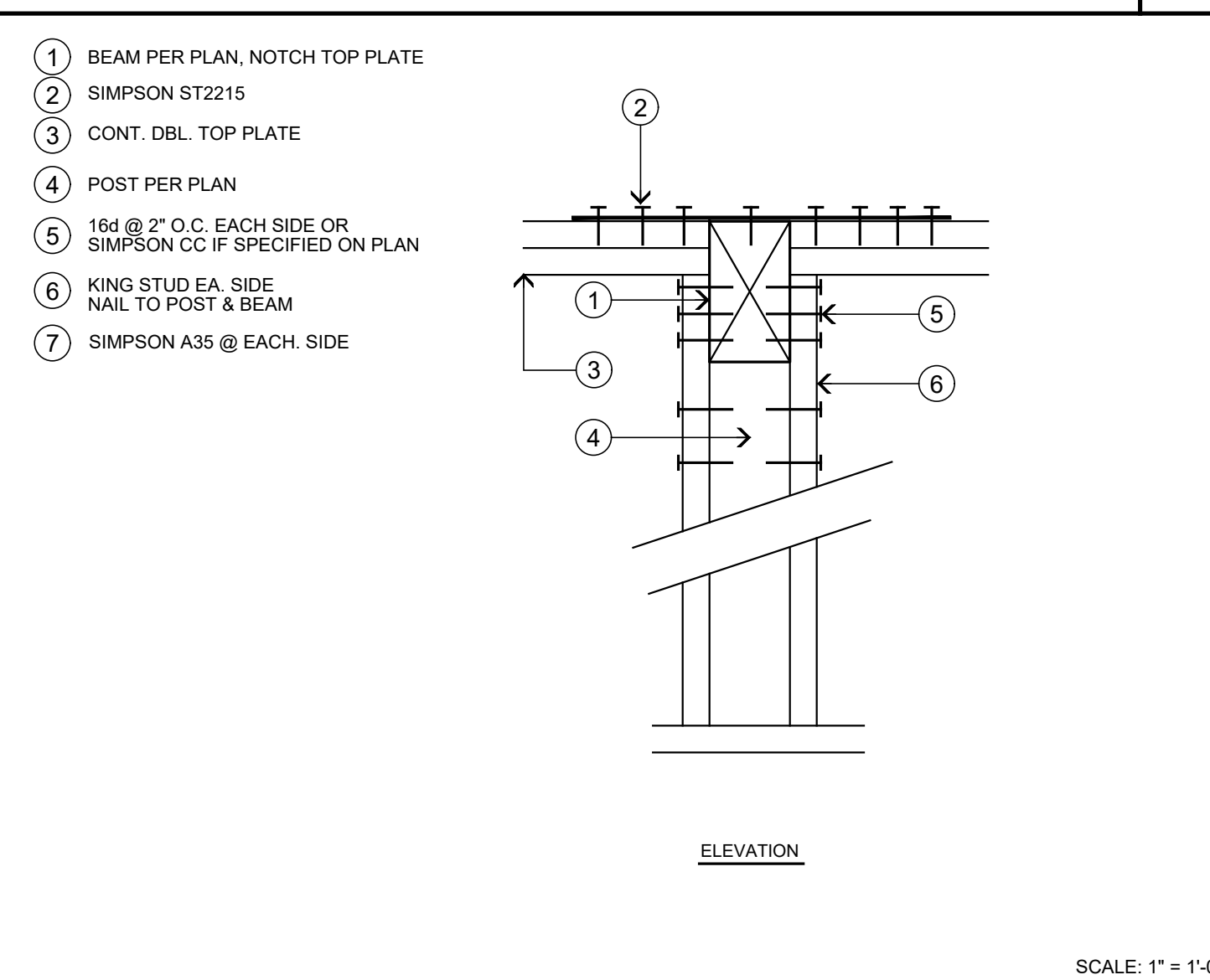
POST TO BEAM CONNECTION DETAIL



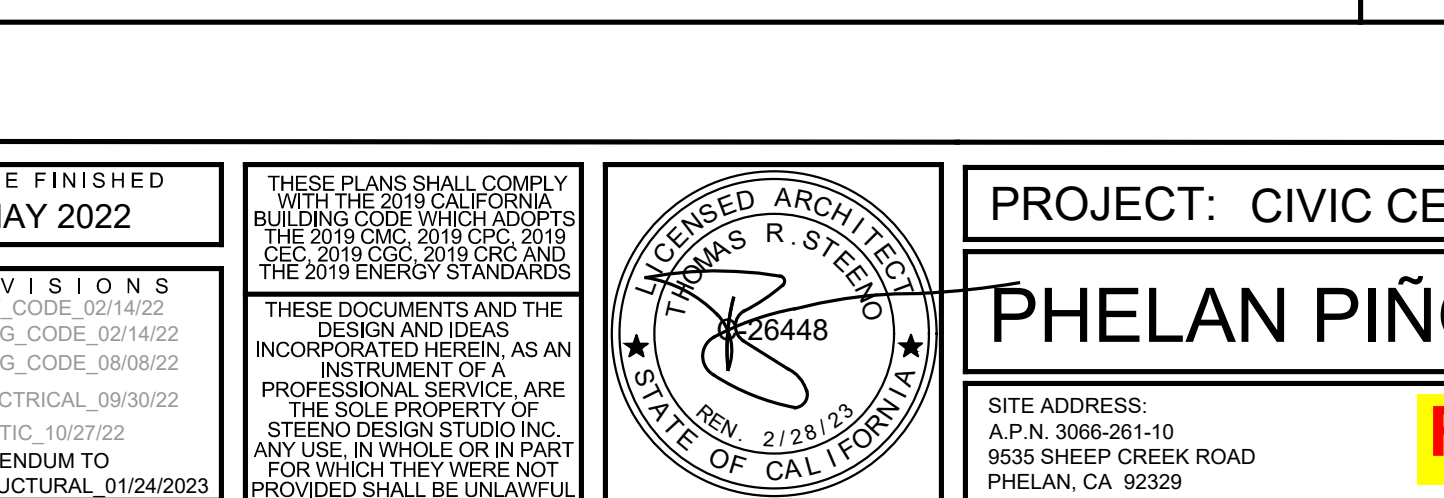
BLOCKED HORIZ. ROOF / FLOOR DIAPHRAGM



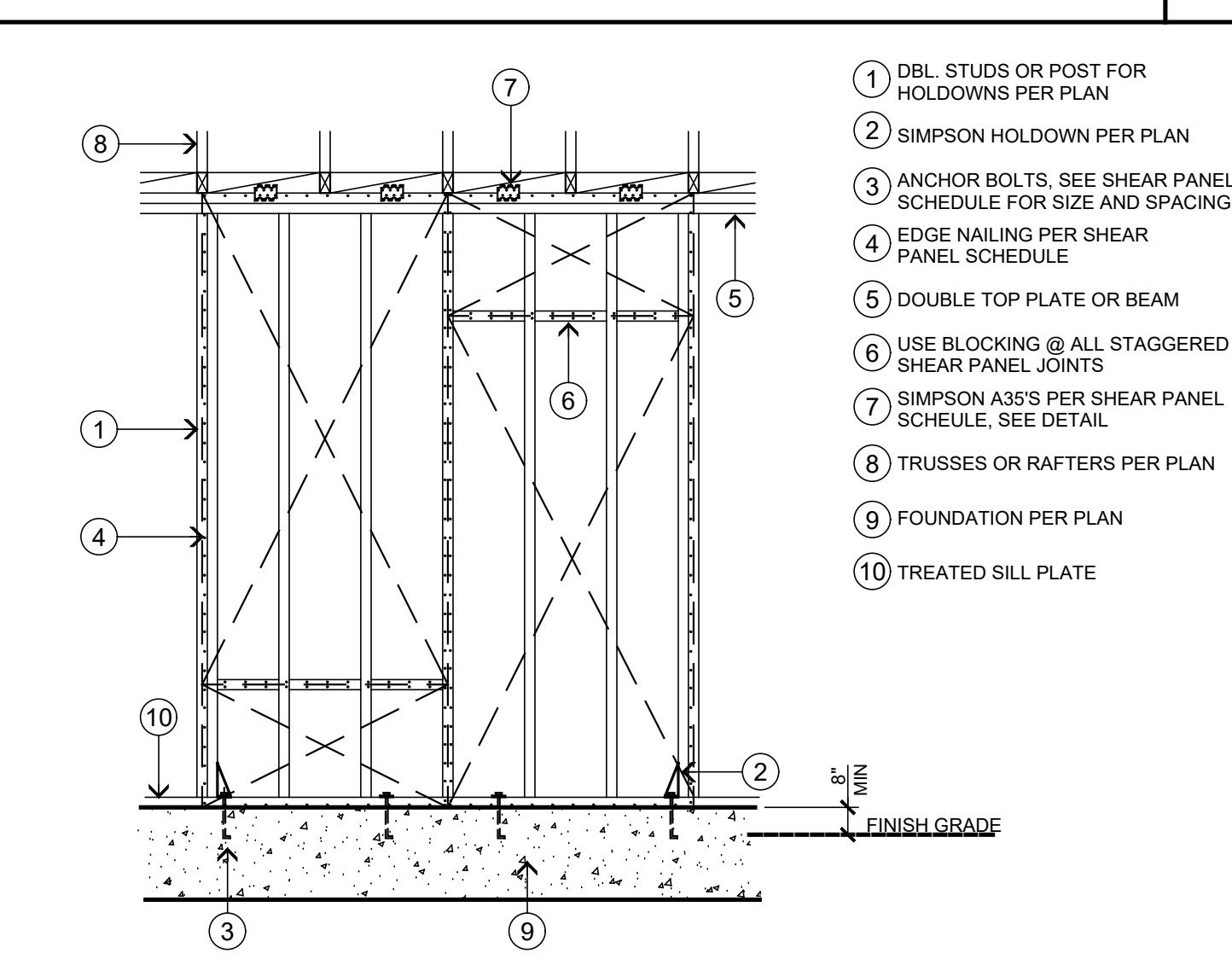
STUD & JOIST NOTCHING AND BORING



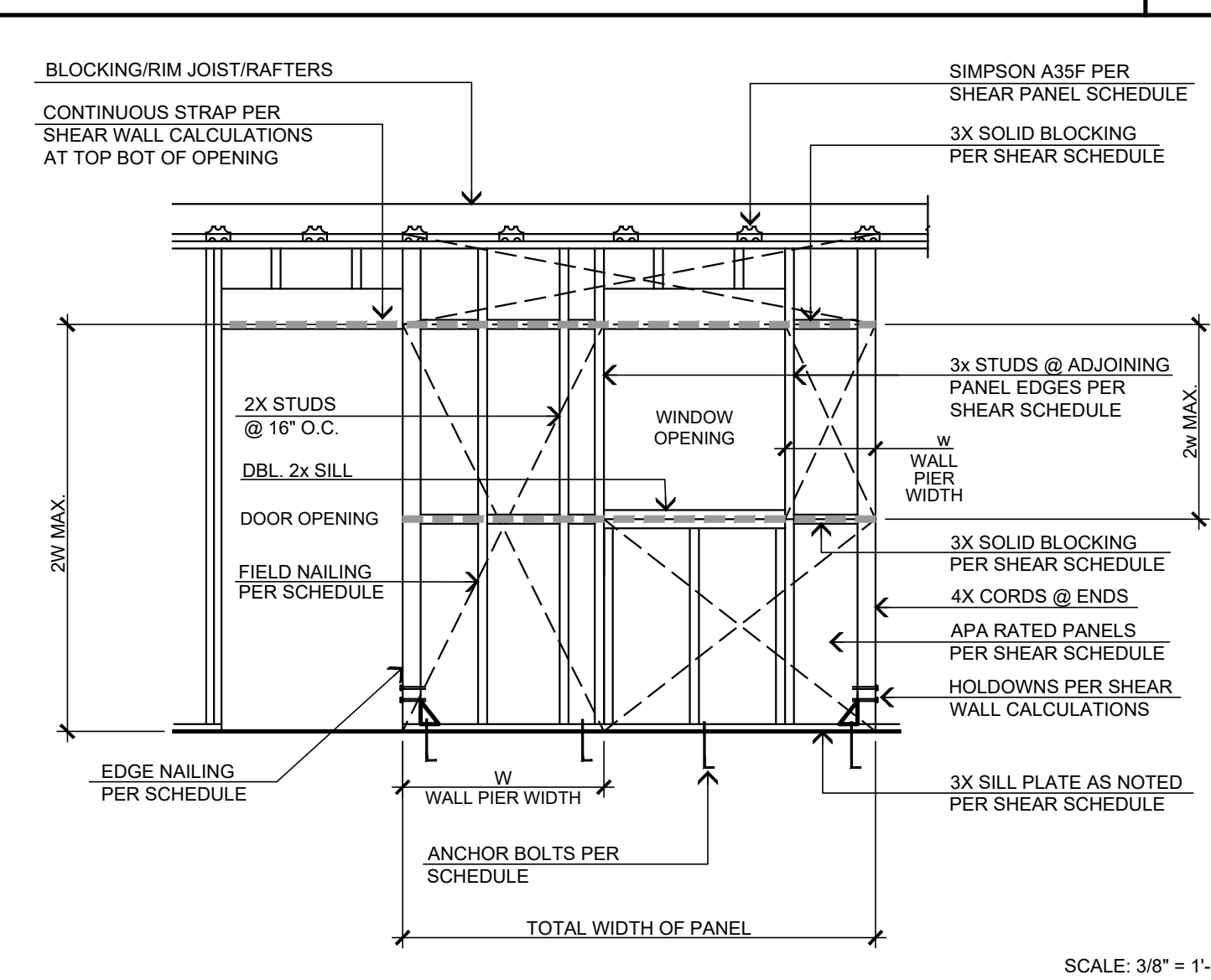
BEAM TO WALL CONNECTION DETAIL



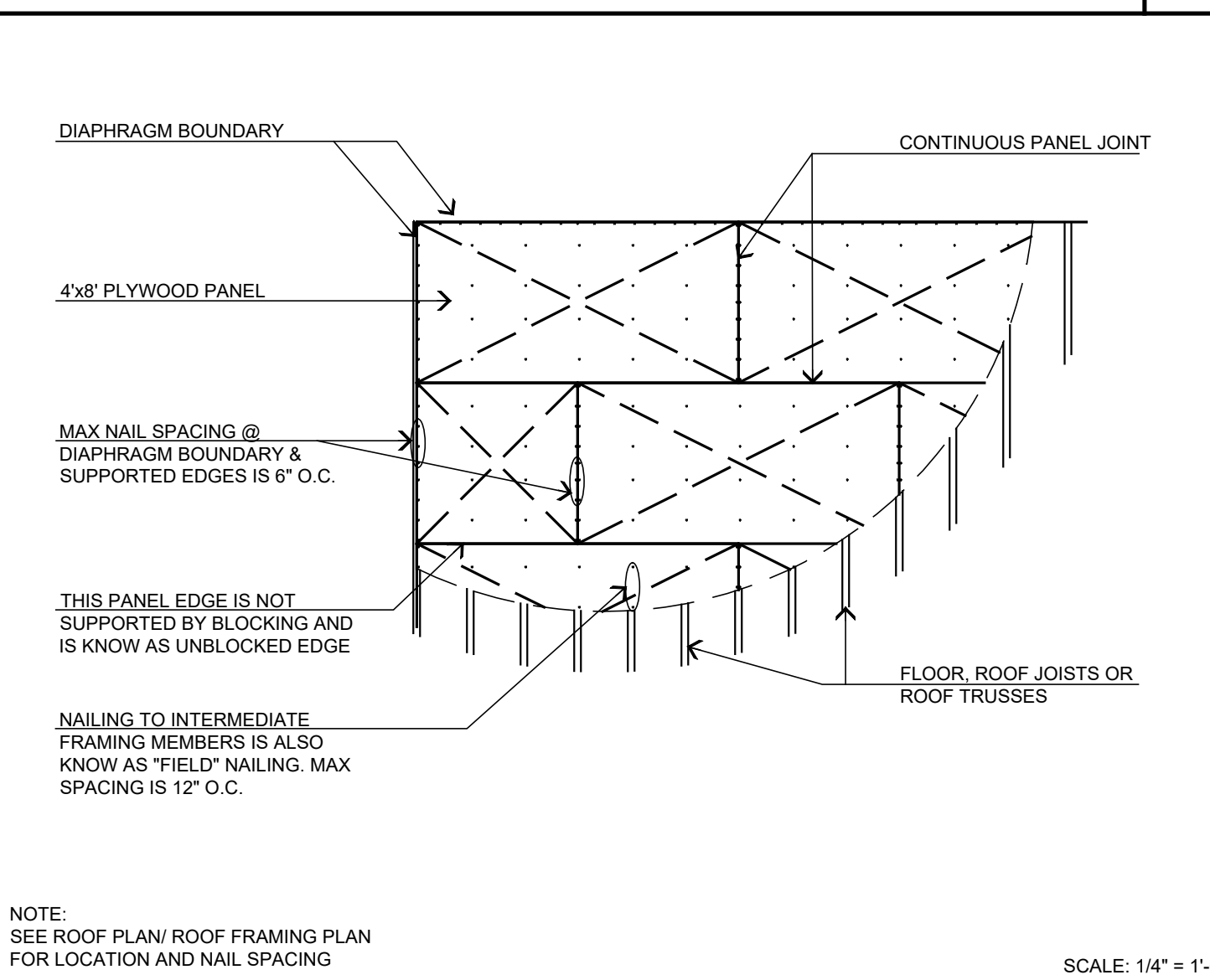
TYPICAL WALL FRAMING



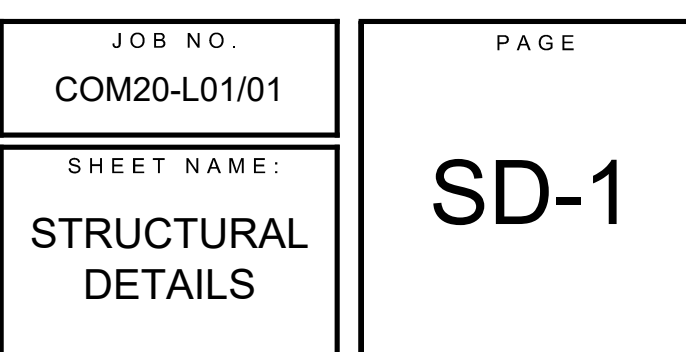
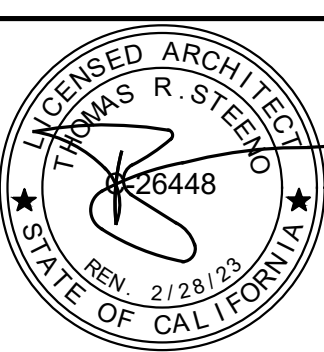
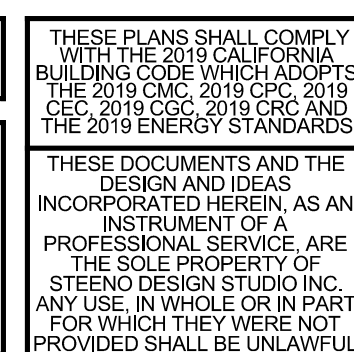
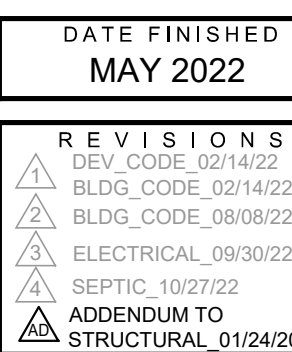
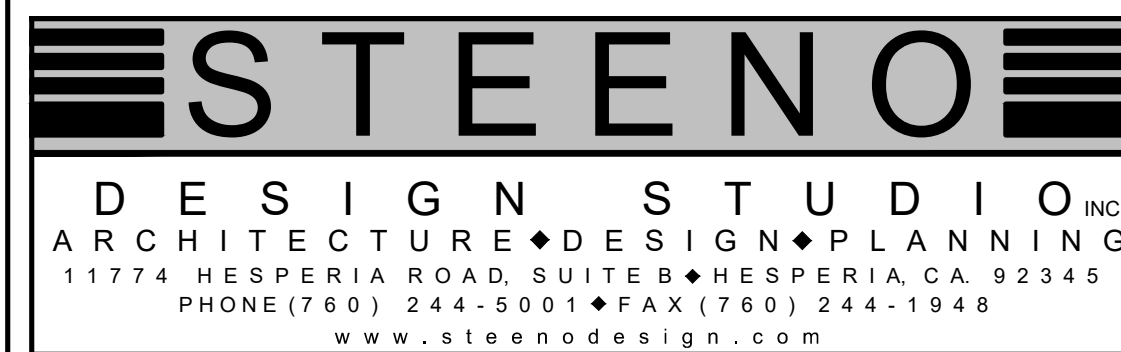
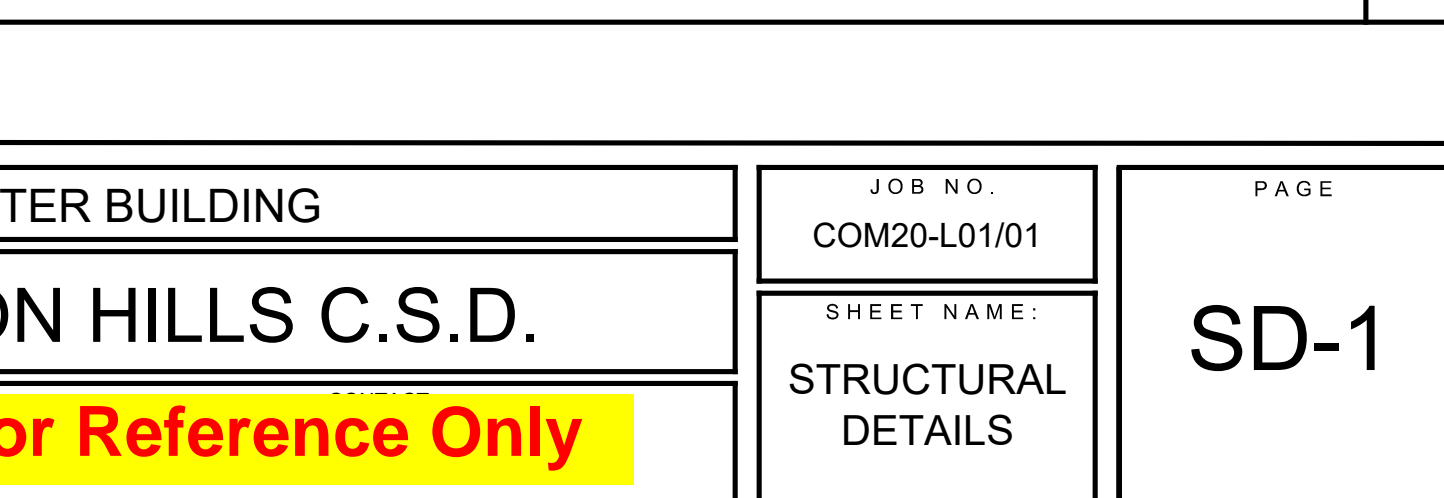
TYP. SHEAR WALL FRAMING



WALL PIER CONSTRUCTION



UNBLOCKED HORIZ. ROOF DIAPHRAGM



	17	BRICK VENEER ATTACHMENT DETAIL	13	TRELLIS TO RAFTERS CONNECTION	9	LEDGER CONNECTION AT BALLOON FRAMED WALL	5	SHEAR TRANSFER DETAIL
BEAM TRANSITION DETAIL	18	ROOF DRAIN DOWNSPOUT DETAIL	14	RAFTER TO WALL CONNECTION AT TRELLIS	10	PARAPET DETAIL	6	SHEAR TRANSFER DETAIL
POST TO BEAM AT DRAG I-JOIST	19	CUSTOM FABRICATED COLUMN CAP	15	"X" CORNER MOLDING	11	"FRY REGLET" FLASHING DETAIL	7	BULKHEAD WALL CONNECTION DETAIL
BRACING AT TOWER FRAMING TO CURTAIN WALL	20	SHEAR PANEL AROUND WINDOW	16	TOWER WALL CONNECTION TO ROOF	12	RAFTERS TO BEAM CONNECTION	8	POST TO BEAM CONNECTION DETAIL

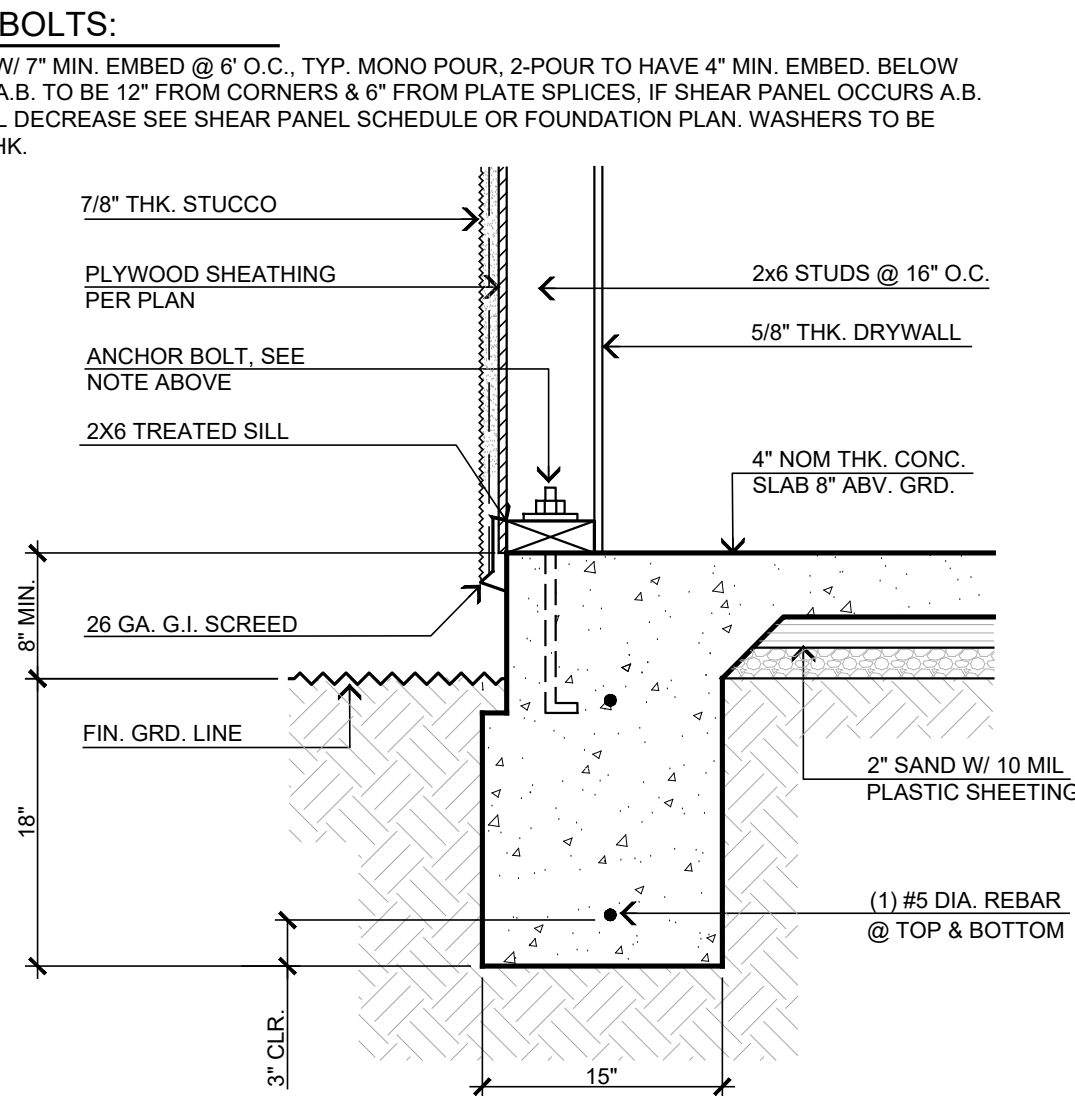
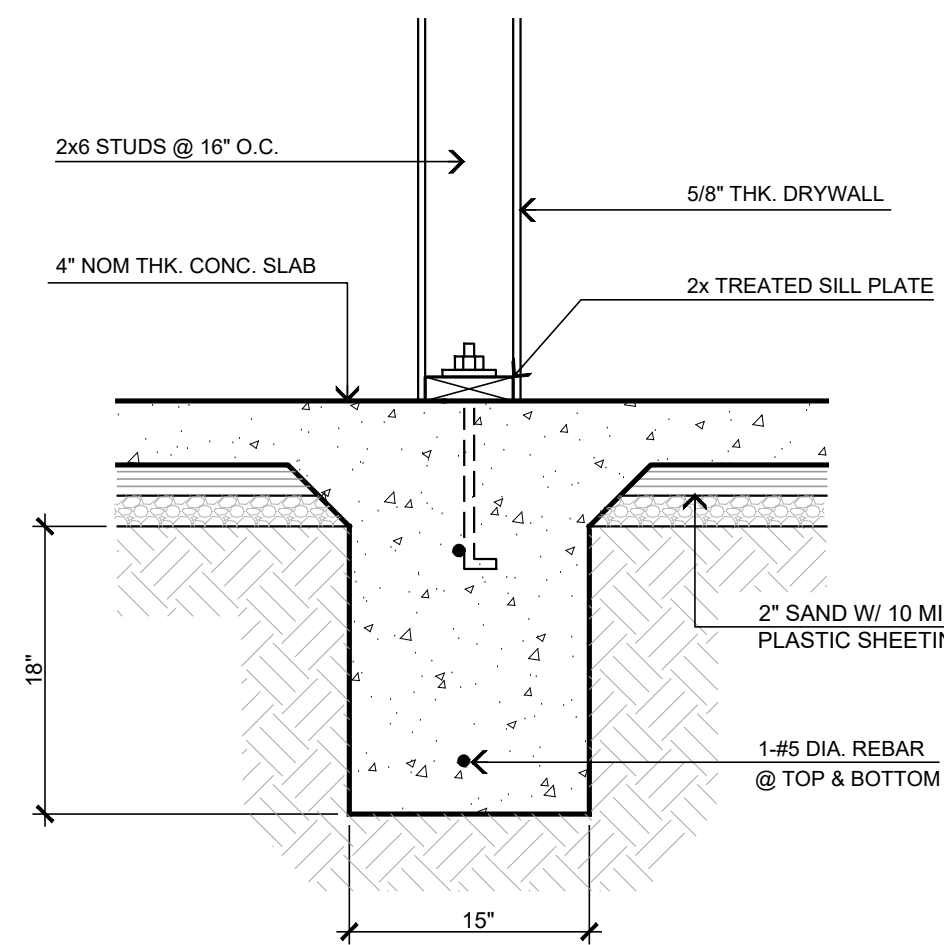
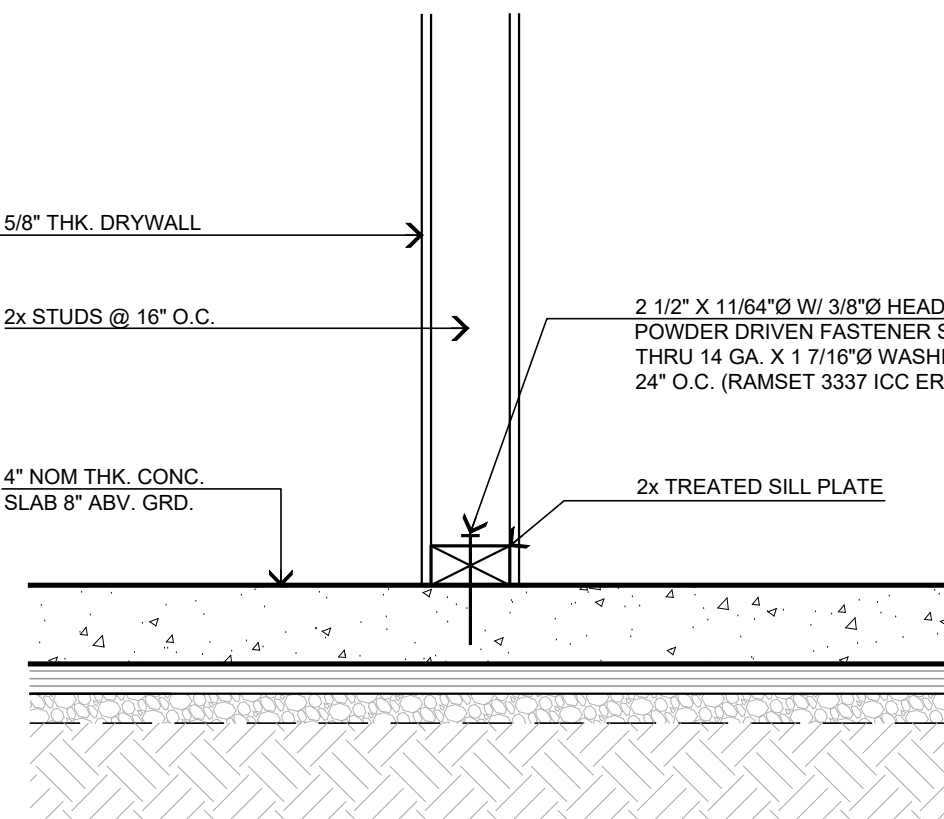
The image contains two technical drawings of a foundation corner or stemwall edge, labeled 'SECTION' and 'ELEVATION'.

SECTION View: This drawing shows a cross-section of the foundation. Key components and labels include:

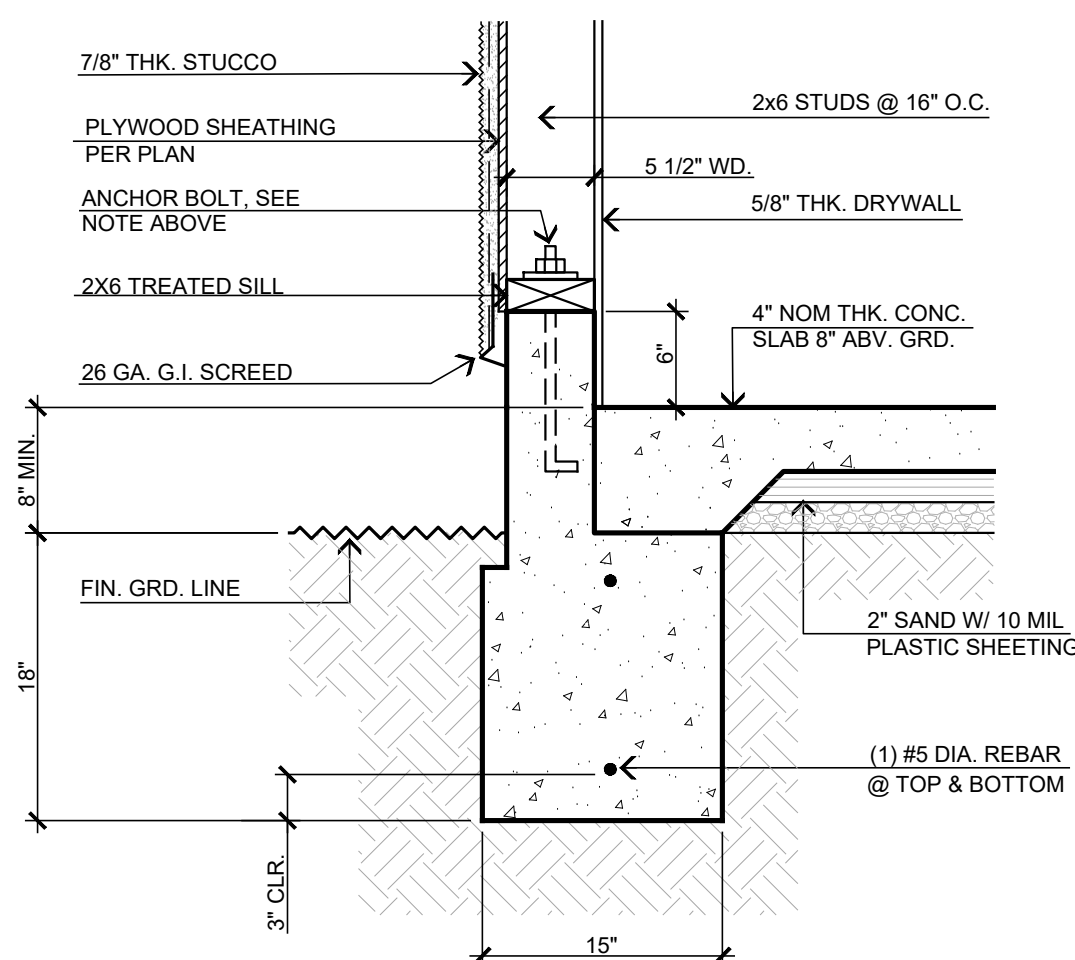
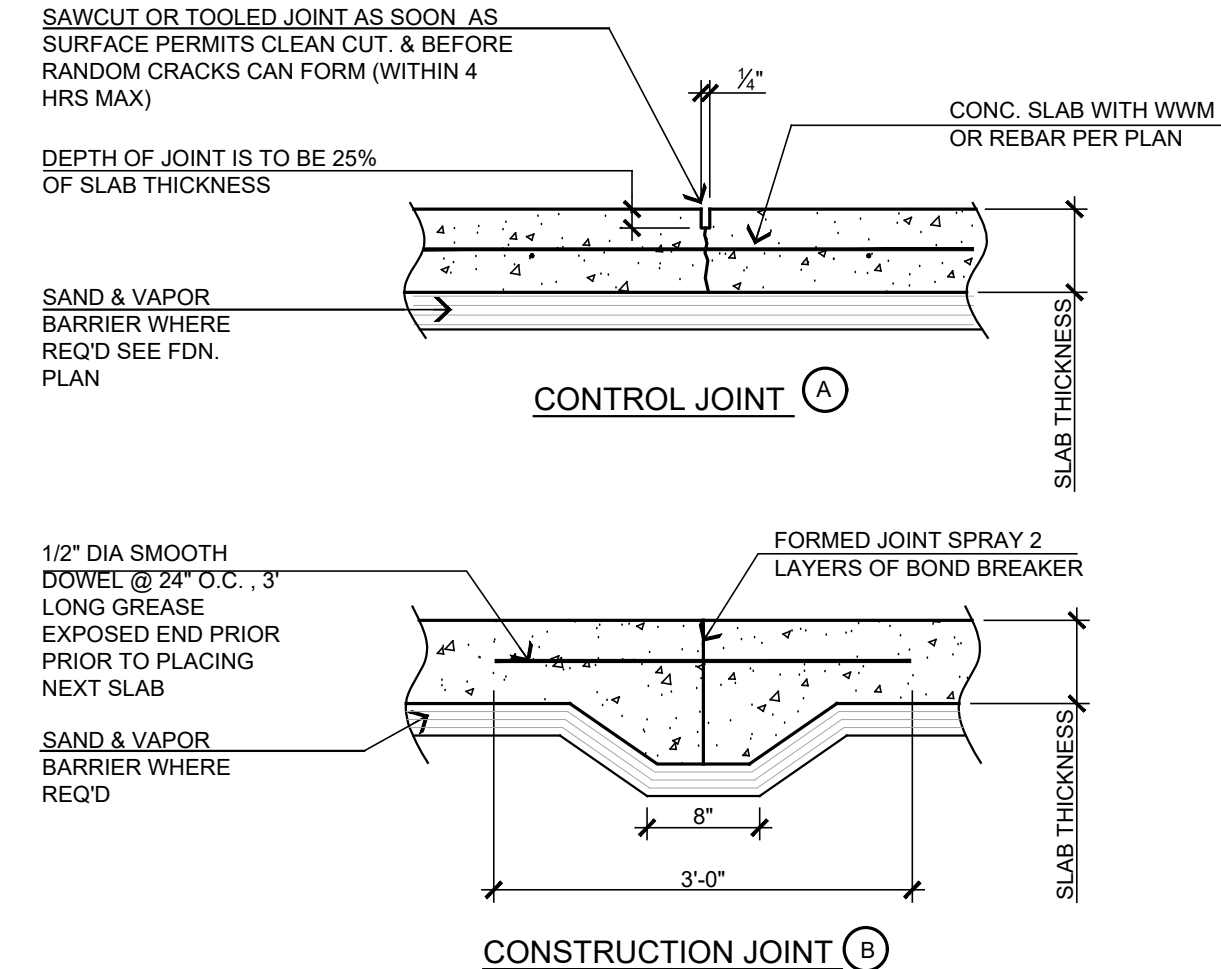
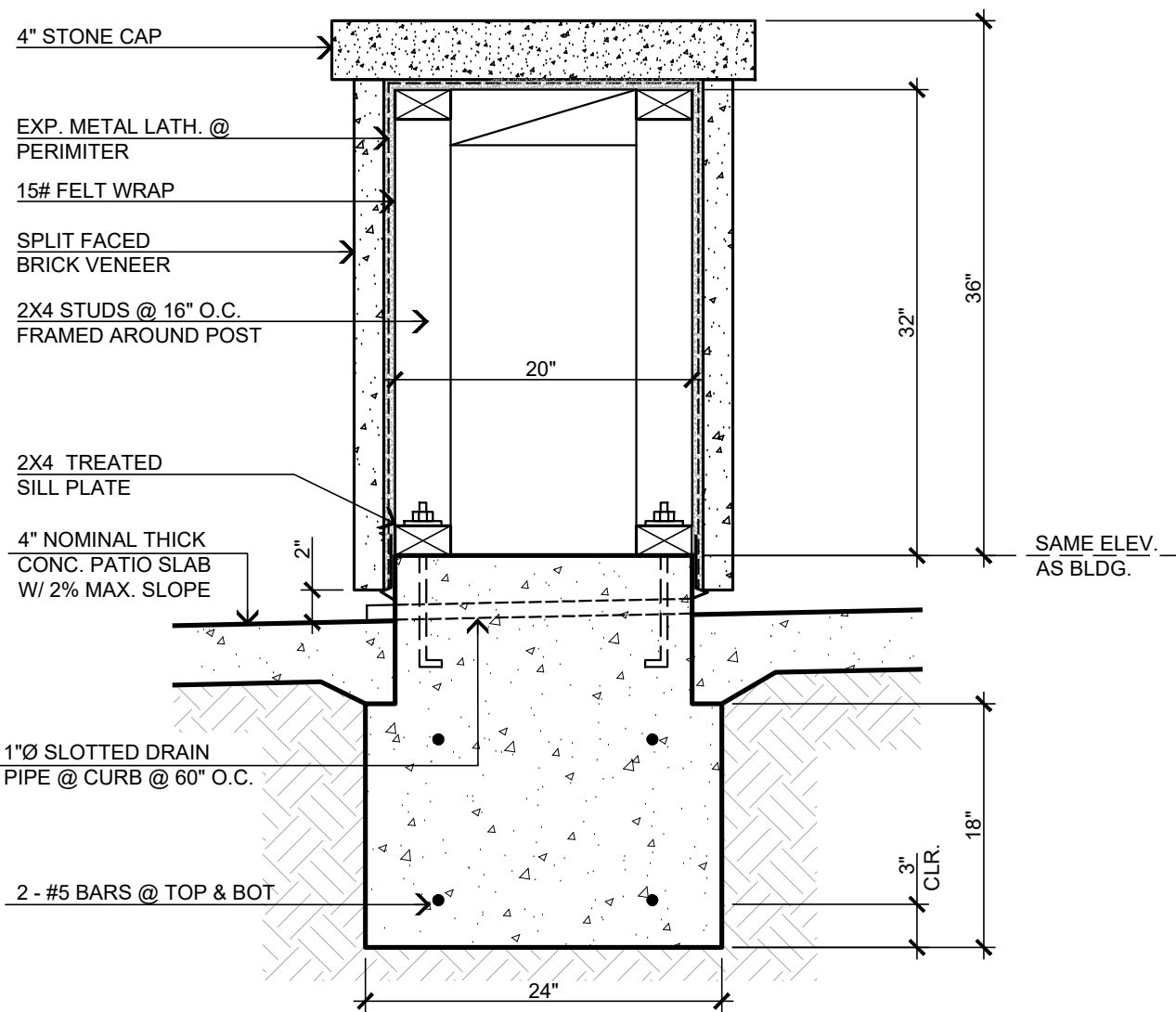
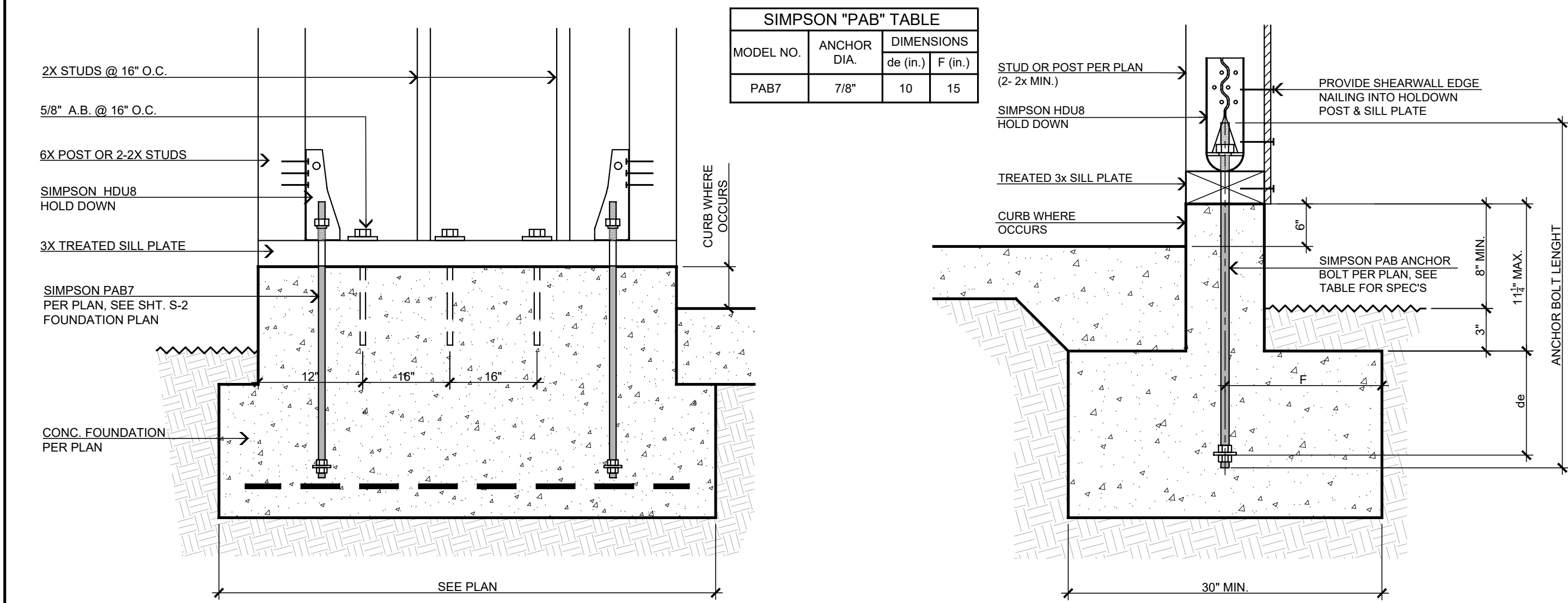
- ROVIDE SHEARWALL EDGE**: The top edge of the wall.
- CASTING INTO HOLDDOWN**: The connection between the wall and the foundation.
- STUDS / POST & SILL PLATE**: The vertical and horizontal framing members.
- STUD OR POST PER PLAN (2 - 2x STUDS MIN.)**: Specification for the vertical framing.
- CONCRETE FOUNDATION PER PLAN**: The base of the foundation.
- WALL SHEATHING PER PLAN**: The exterior wall covering.
- SIMPSON "HDL" HOLDOWN PER PLAN WITH "SSS" SCREWS PER TABLE**: The anchor bolt used to secure the wall.
- 1" MIN.**: Minimum dimension for the holdown.
- 1" MAX.**: Maximum dimension for the holdown.
- LENGTH**: The vertical dimension of the wall section.
- 12" MIN.**: Minimum dimension for the foundation width.
- 1"**: Dimension for the foundation thickness.

ELEVATION View: This drawing shows the side view of the foundation. Key components and labels include:

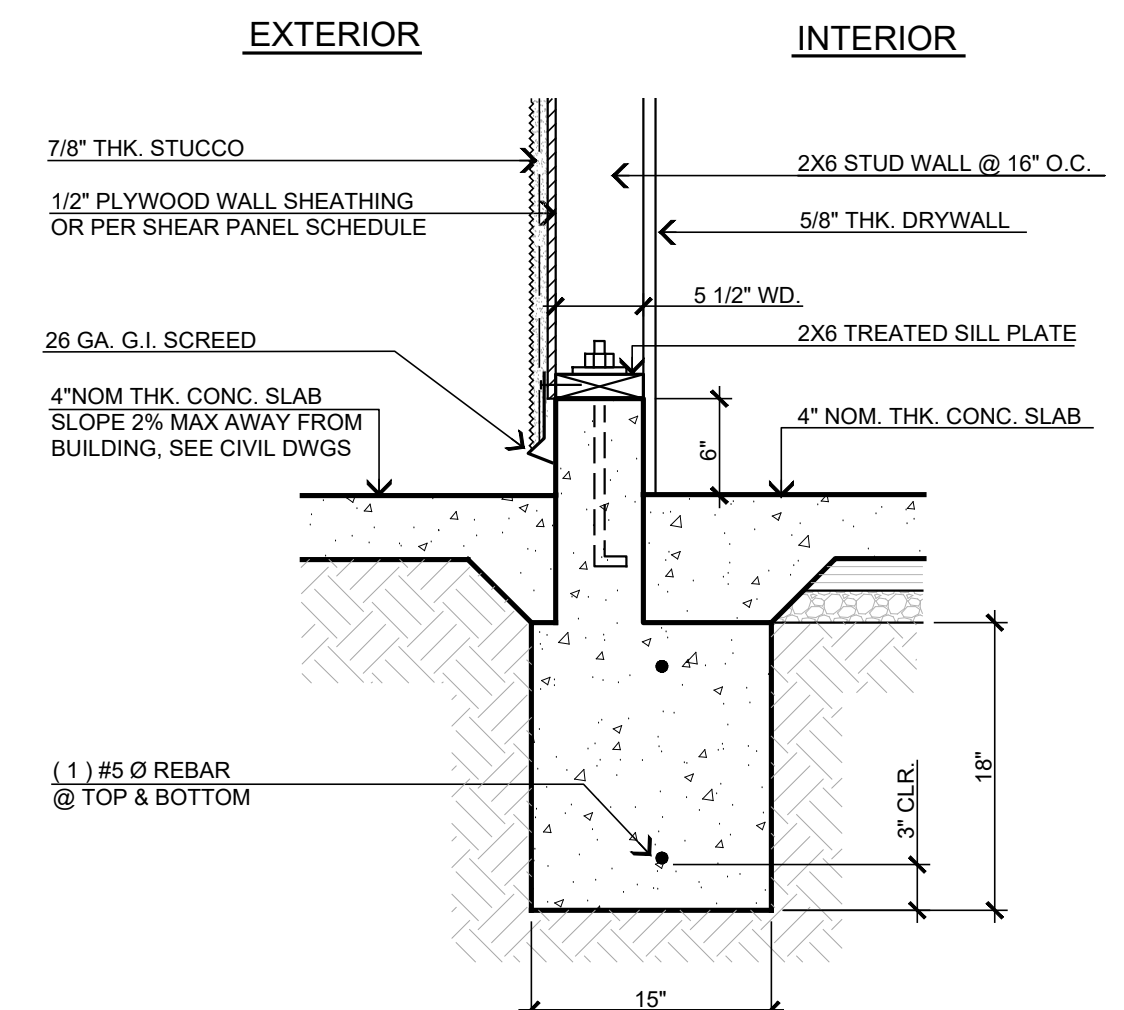
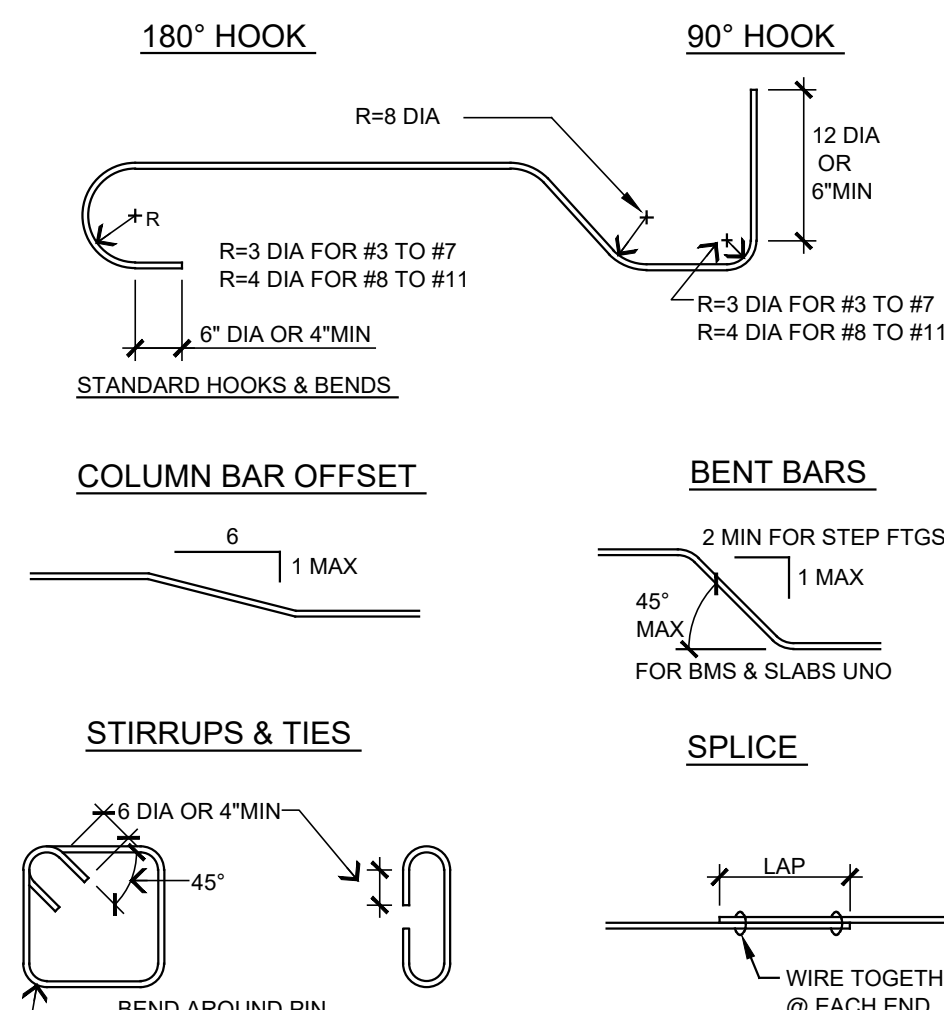
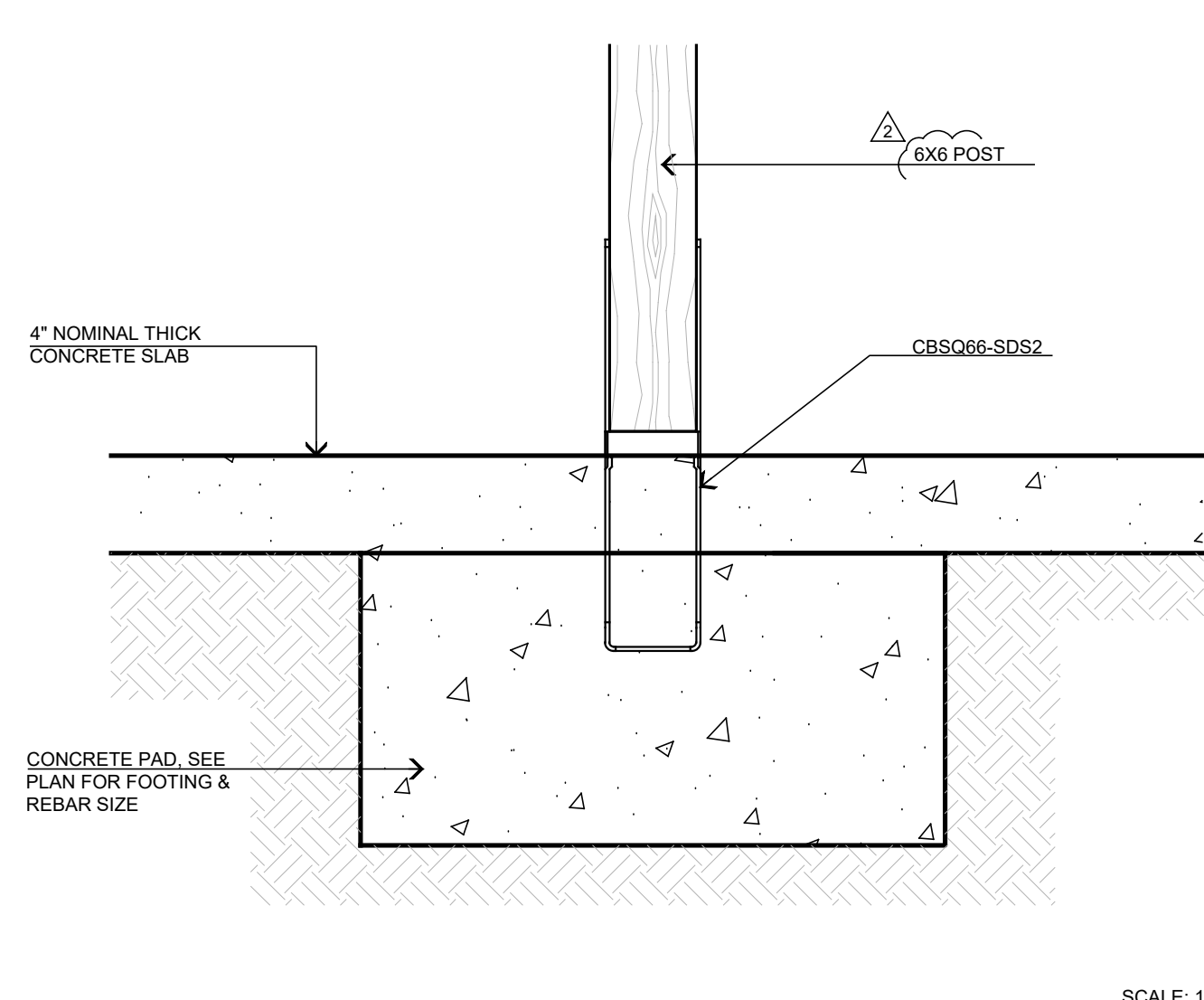
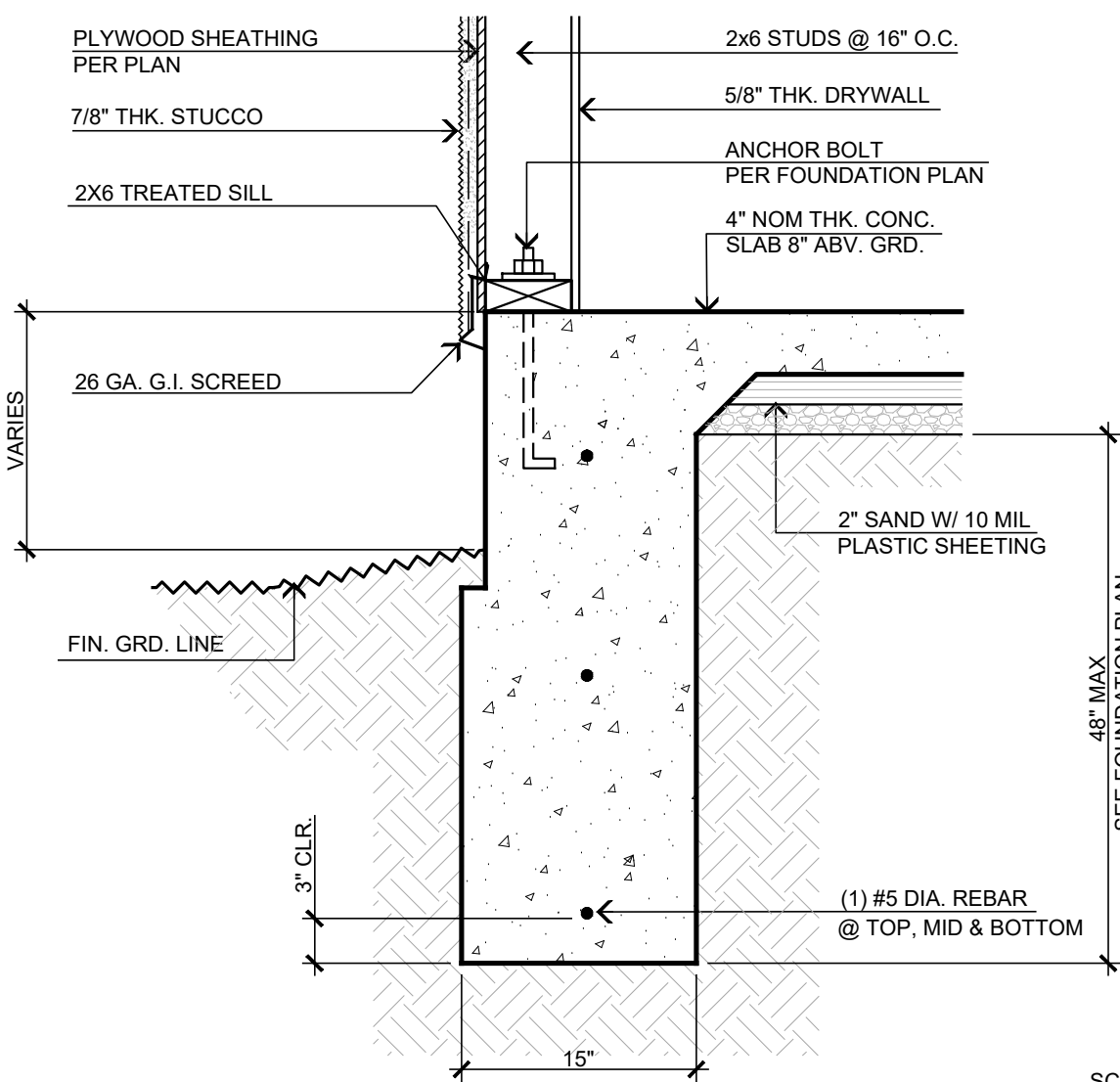
- STUD OR POST PER PLAN (2 - 2x STUDS MIN.)**: Specification for the vertical framing.
- TRIMMER STUD AS REQUIRED**: Additional framing member.
- SIMPSON S5TB BOLT PER PLAN, SEE TABLE FOR SPECS**: The anchor bolt used to secure the wall.
- 2x TREATED SILL PLATE**: The horizontal framing member.
- FOUNDATION CORNER OR STEMWALL EDGE**: The corner or edge of the foundation.
- 5" MIN.**: Minimum dimension for the foundation width.



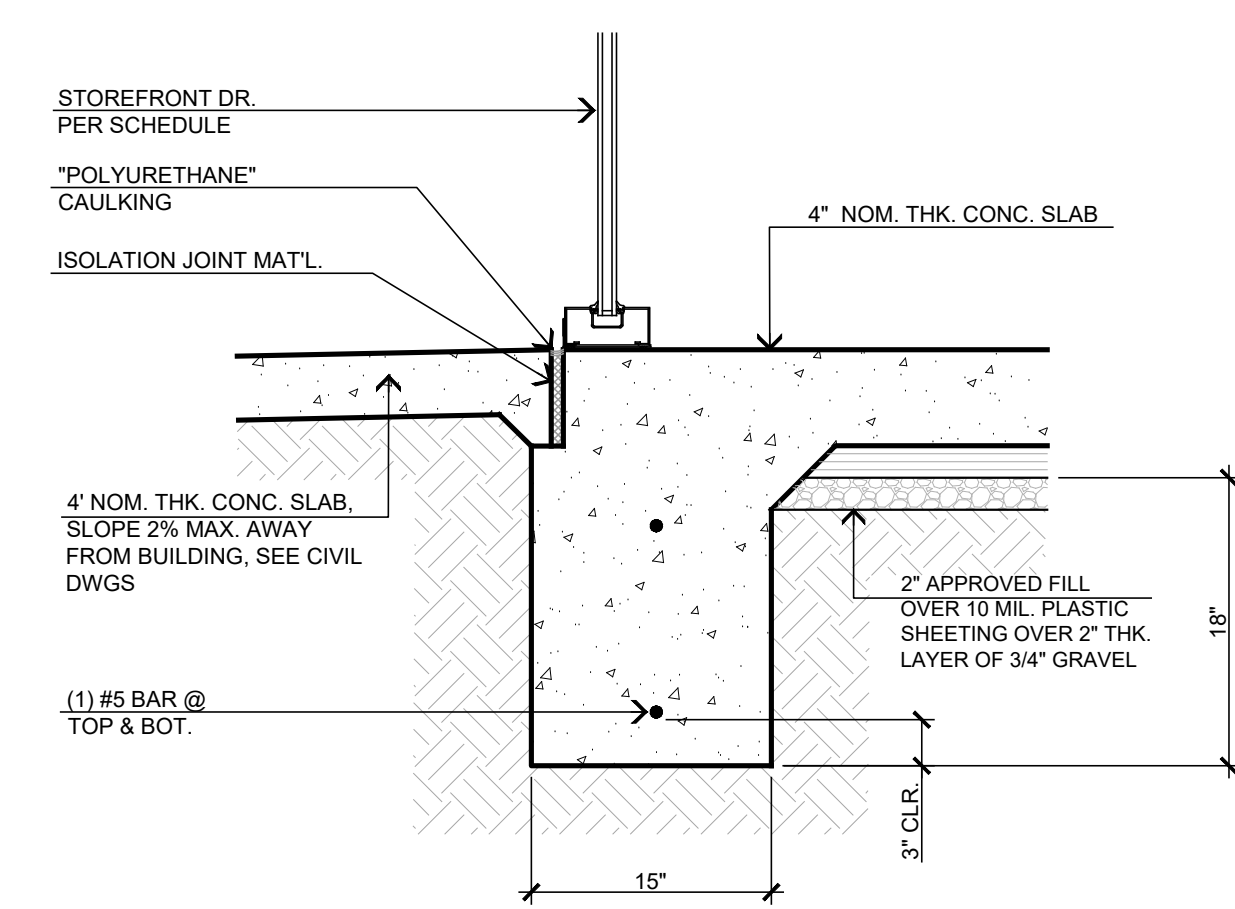
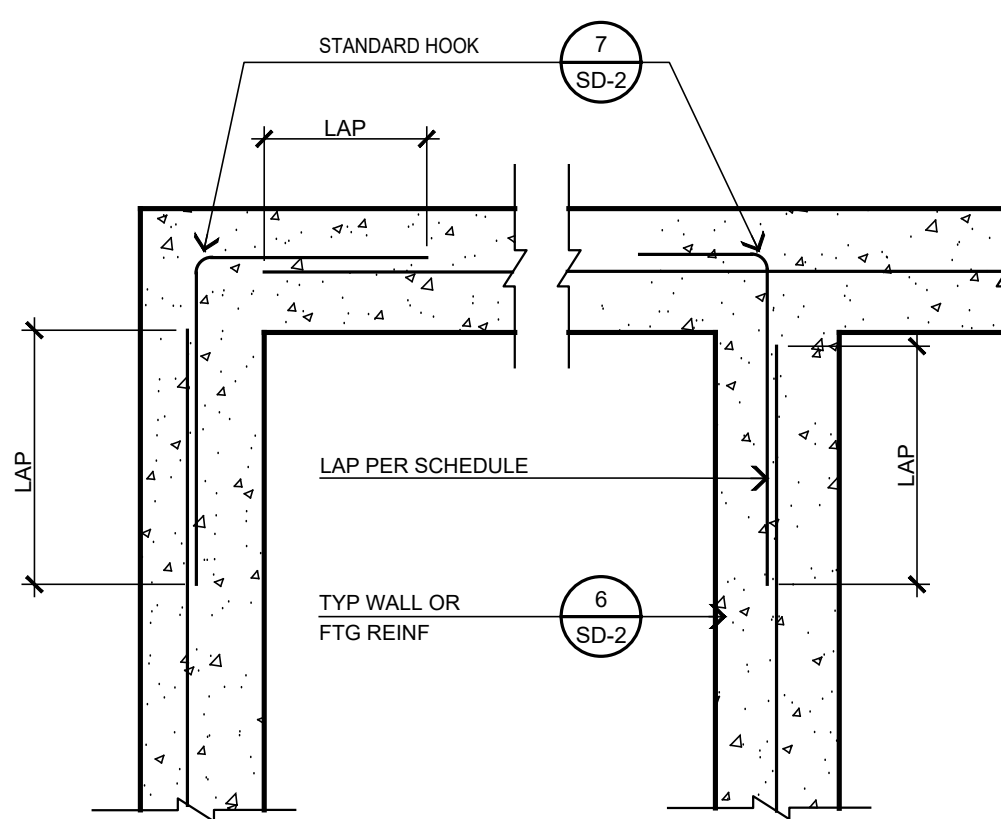
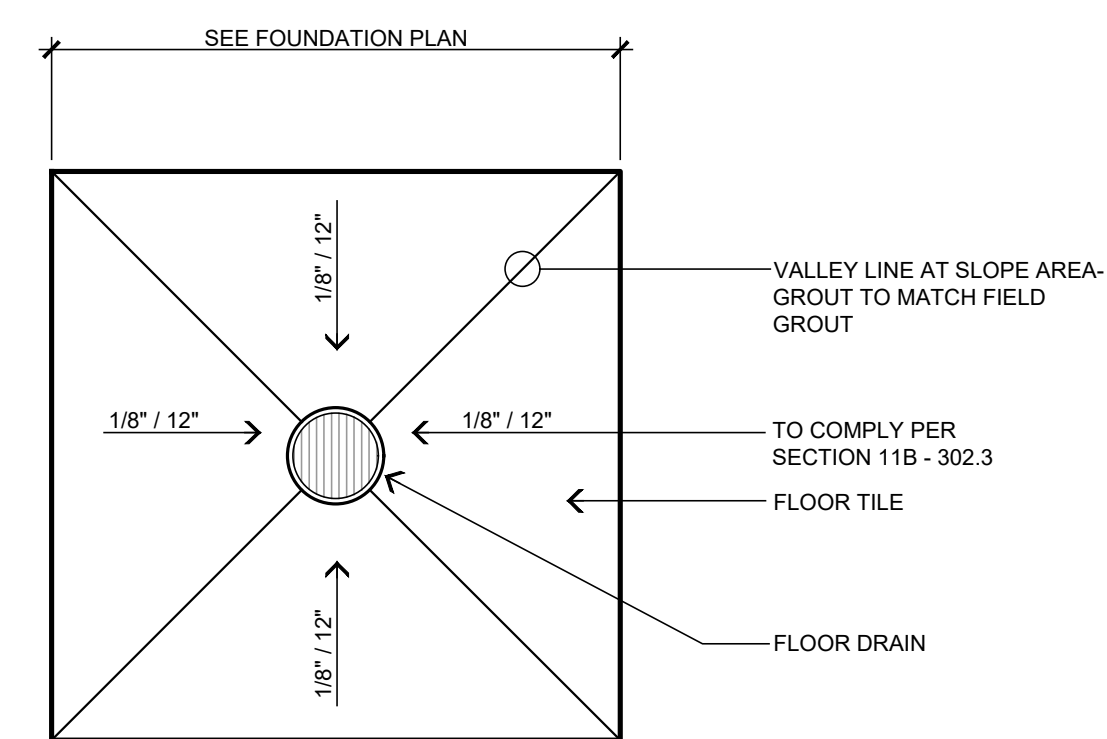
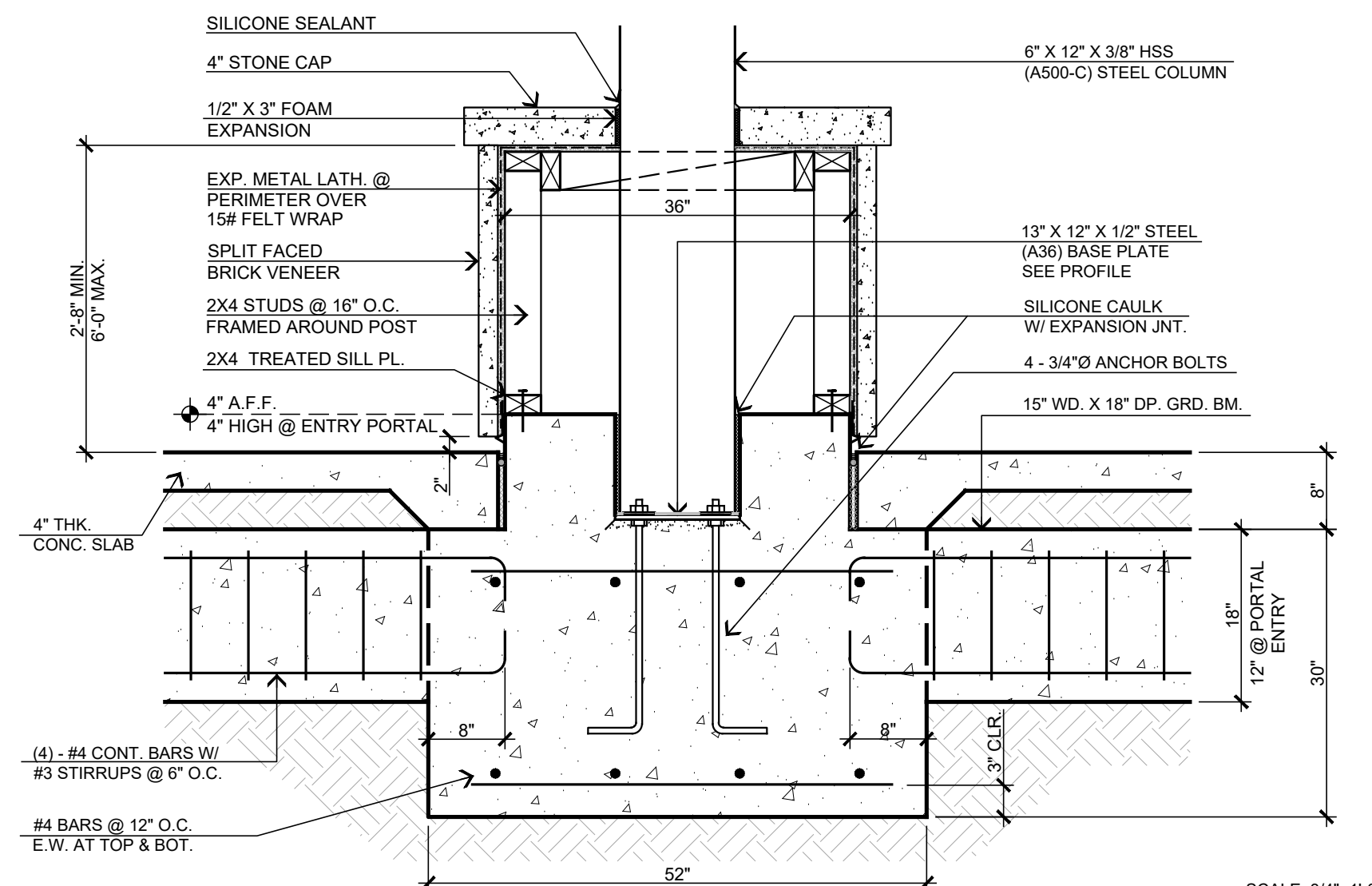
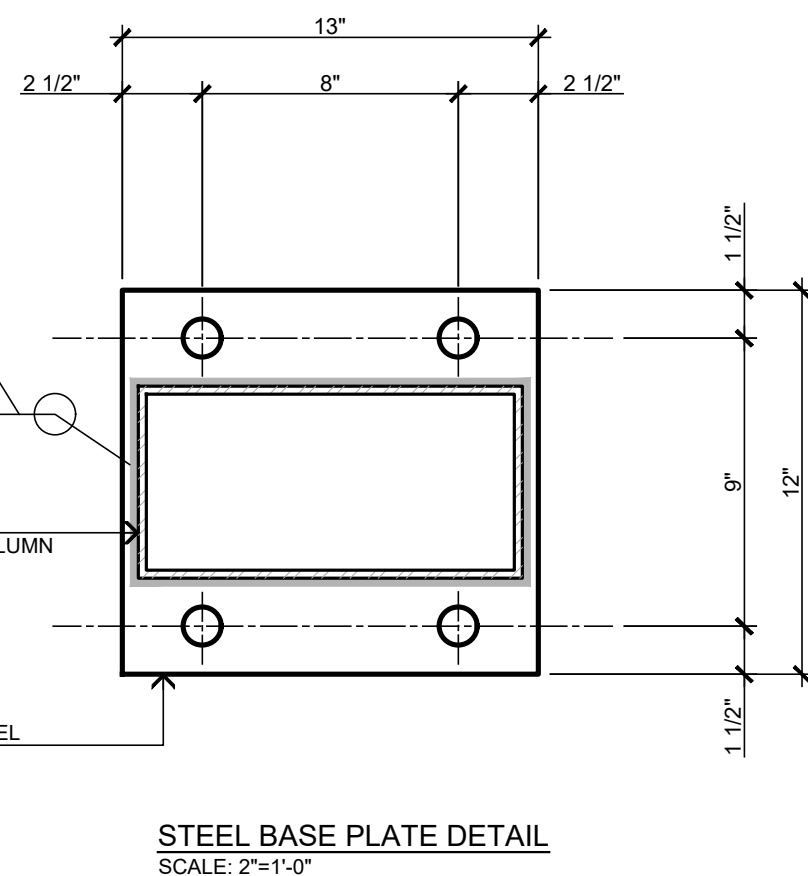
TYPICAL EXTERIOR FOOTING



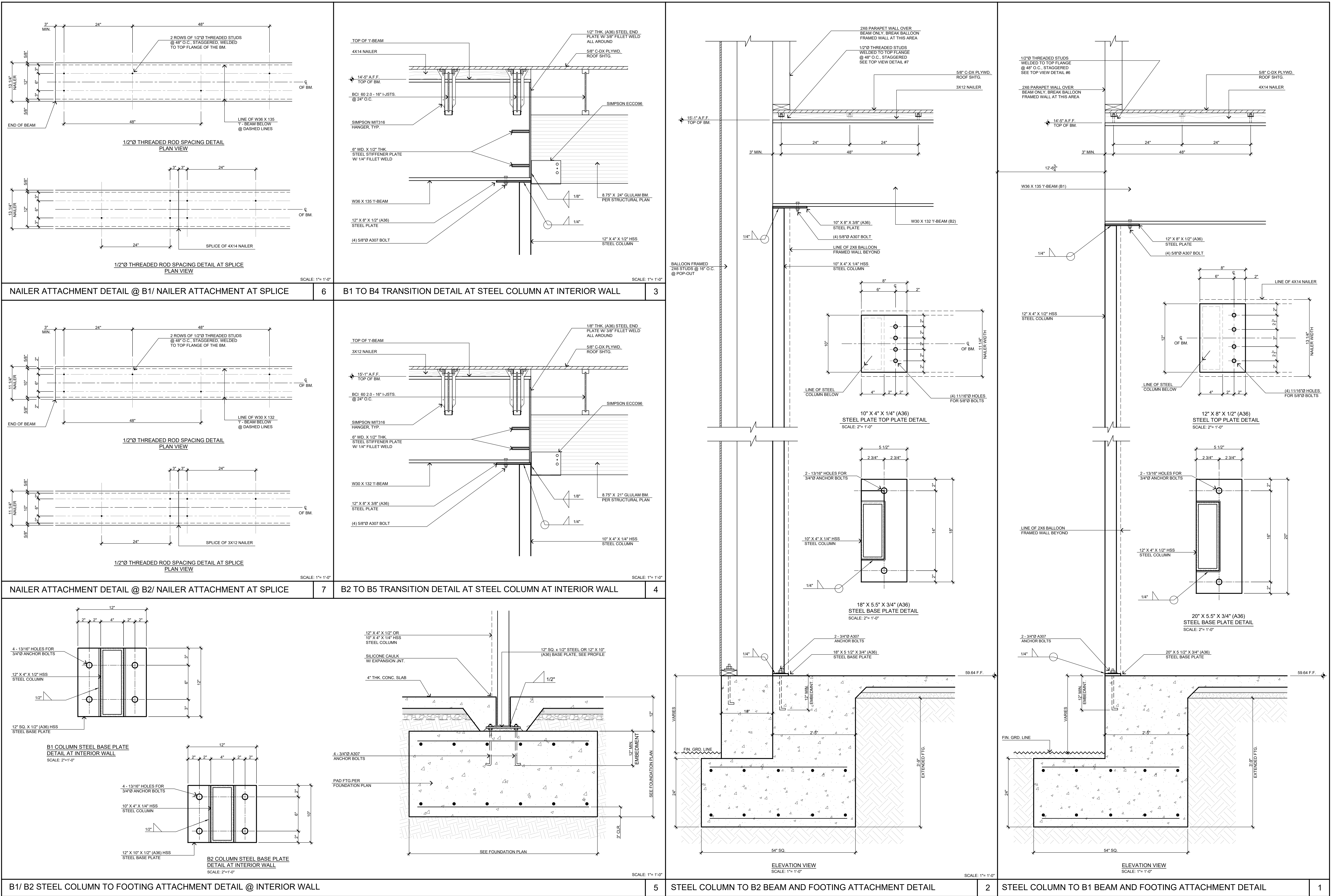
EXTERIOR FOOTING W/ CURB



FLUSH SLABS @ EXTERIOR FOOTING



EXTERIOR FTG. FLUSH W/ FLATWORK



Project Name	City/Country	Project Start Date	Project End Date	Project Status
Project 1: Urban Planning and Development	New York, USA	2018-01-01	2019-12-31	Completed
Project 2: Infrastructure Modernization	London, UK	2020-03-15	2021-06-30	In Progress
Project 3: Environmental Remediation	Paris, France	2019-09-01	2020-11-30	Completed
Project 4: Smart City Implementation	Singapore	2021-01-01	2022-12-31	On Hold
Project 5: Cultural Heritage Preservation	Rome, Italy	2020-07-01	2021-09-30	Completed
Project 6: Transportation Network Expansion	Los Angeles, USA	2017-06-01	2018-08-31	Completed
Project 7: Digital Transformation Initiative	Stockholm, Sweden	2022-01-01	2023-12-31	On Hold
Project 8: Water Management System Upgrade	Mumbai, India	2019-04-01	2020-03-31	Completed
Project 9: Urban Greening Project	Amsterdam, Netherlands	2021-02-01	2022-01-31	In Progress
Project 10: Public Space Revitalization	Barcelona, Spain	2020-05-01	2021-04-30	Completed
Project 11: Coastal Defense System	Beijing, China	2018-03-01	2019-02-28	Completed
Project 12: Air Quality Improvement Program	Delhi, India	2021-08-01	2022-07-31	In Progress
Project 13: Urban Mobility Solutions	San Francisco, USA	2020-10-01	2021-09-30	Completed
Project 14: Smart Grid Implementation	Osaka, Japan	2019-11-01	2020-10-31	Completed
Project 15: Urban Resilience Program	Seoul, South Korea	2022-03-01	2023-02-28	On Hold
Project 16: Digital Infrastructure Upgrade	London, UK	2021-05-01	2022-04-30	In Progress
Project 17: Urban Planning and Development	New York, USA	2018-01-01	2019-12-31	Completed
Project 18: Infrastructure Modernization	London, UK	2020-03-15	2021-06-30	In Progress
Project 19: Environmental Remediation	Paris, France	2019-09-01	2020-11-30	Completed
Project 20: Smart City Implementation	Singapore	2021-01-01	2022-12-31	On Hold
Project 21: Cultural Heritage Preservation	Rome, Italy	2020-07-01	2021-09-30	Completed
Project 22: Transportation Network Expansion	Los Angeles, USA	2017-06-01	2018-08-31	Completed
Project 23: Digital Transformation Initiative	Stockholm, Sweden	2022-01-01	2023-12-31	On Hold
Project 24: Water Management System Upgrade	Mumbai, India	2019-04-01	2020-03-31	Completed
Project 25: Urban Greening Project	Amsterdam, Netherlands	2021-02-01	2022-01-31	In Progress
Project 26: Public Space Revitalization	Barcelona, Spain	2020-05-01	2021-04-30	Completed
Project 27: Coastal Defense System	Beijing, China	2018-03-01	2019-02-28	Completed
Project 28: Air Quality Improvement Program	Delhi, India	2021-08-01	2022-07-31	In Progress
Project 29: Urban Mobility Solutions	San Francisco, USA	2020-10-01	2021-09-30	Completed
Project 30: Smart Grid Implementation	Osaka, Japan	2019-11-01	2020-10-31	Completed
Project 31: Urban Resilience Program	Seoul, South Korea	2022-03-01	2023-02-28	On Hold
Project 32: Digital Infrastructure Upgrade	London, UK	2021-05-01	2022-04-30	In Progress

G3: OPERATIONAL SUPPORT ASSUMPTION SUMMARY									
	1	2	3	4	5	6	7	8	9
	Surface Name	Surface Type	Area (sq ft)	Area Type	Cost	Cost	Cost	Cost	Cost
					\$/sq ft	\$/sq ft	\$/sq ft	\$/sq ft	\$/sq ft
Project Name	JAMS 2026-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992								

CA Building Energy Efficiency Standards - 2015 Nonresidential Compliance		Report Version: NRC-APP-01-04-18/2021-03/04	Report Generated at: 2021-09-01 13:36:32
Project Name Project Address Owner's Name	<div>One Center</div> <div>APNs: 066-012, 01-09-Pedons 52929</div> <div>File: P_01-0201-Enviro-Envr- 0487-2-14-Building</div>	<div>NRC APP-01-04</div> <div>Calculation Date/Time: 21-09, Wed, 04:50, 2021</div>	<div>Page 12 of 21</div>
<p>16. DECLARATION OF ACQUIRED CERTIFICATE OF ACCEPTANCE</p> <p>Table instructions: Selections will be made by Documentation Author to indicate which Certificate of Acceptance must be submitted for the features to be recognized for LEED certification. The table below is for the purpose of providing information to the user. For more information visit http://www.energy.ca.gov/files/04-2019/standards/2015_compliance_documents/Nonresidential_Documentary/NRCAPP-01-04-18/2021-03/04</p>			
Building Component		Feature Type	
Envelope		NRC-A1-04-02.1 - NRC-E last verification for Insulation	
Interior Lighting		NRC-A1-04-02.2 - Occupancy Sensors for Daylight and Task Lighting Controls	
		NRC-A1-04-02.3 - Daylight and Task Lighting Controls	
		Acceptance if applicable (enter "N/A" or "N/A-01" for non-compliance)	
		NRC-A1-04-02.4 - Daylight and Task Lighting Controls	
		NRC-A1-04-02.5 - Daylight and Task Lighting Controls	
		NRC-A1-04-02.6 - Daylight and Task Lighting Controls	
		NRC-A1-04-02.7 - Daylight and Task Lighting Controls	
		NRC-A1-04-02.8 - Daylight and Task Lighting Controls	
		NRC-A1-04-02.9 - Daylight and Task Lighting Controls	
		NRC-A1-04-03 - Daylight and Task Lighting Controls	
		NRC-A1-04-04 - Daylight and Task Lighting Controls	
		NRC-A1-04-05 - Daylight and Task Lighting Controls	
		NRC-A1-04-06 - Daylight and Task Lighting Controls	
		NRC-A1-04-07 - Daylight and Task Lighting Controls	
		NRC-A1-04-08 - Daylight and Task Lighting Controls	
		NRC-A1-04-09 - Daylight and Task Lighting Controls	
		NRC-A1-04-10 - Daylight and Task Lighting Controls	
		NRC-A1-04-11 - Daylight and Task Lighting Controls	
		NRC-A1-04-12 - Daylight and Task Lighting Controls	
		NRC-A1-04-13 - Daylight and Task Lighting Controls	
		NRC-A1-04-14 - Daylight and Task Lighting Controls	
		NRC-A1-04-15 - Daylight and Task Lighting Controls	
		NRC-A1-04-16 - Daylight and Task Lighting Controls	
		NRC-A1-04-17 - Daylight and Task Lighting Controls	
		NRC-A1-04-18 - Daylight and Task Lighting Controls	
		NRC-A1-04-19 - Daylight and Task Lighting Controls	
		NRC-A1-04-20 - Daylight and Task Lighting Controls	
		NRC-A1-04-21 - Daylight and Task Lighting Controls	
		NRC-A1-04-22 - Daylight and Task Lighting Controls	
		NRC-A1-04-23 - Daylight and Task Lighting Controls	
		NRC-A1-04-24 - Daylight and Task Lighting Controls	
		NRC-A1-04-25 - Daylight and Task Lighting Controls	
		NRC-A1-04-26 - Daylight and Task Lighting Controls	
		NRC-A1-04-27 - Daylight and Task Lighting Controls	
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		NRC-A1-04-47 - Daylight and Task Lighting Controls	
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		NRC-A1-04-61 - Daylight and Task Lighting Controls	
		NRC-A1-04-62 - Daylight and Task Lighting Controls	
		NRC-A1-04-63 - Daylight and Task Lighting Controls	
		NRC-A1-04-64 - Daylight and Task Lighting Controls	
		NRC-A1-04-65 - Daylight and Task Lighting Controls	
		NRC-A1-04-66 - Daylight and Task Lighting Controls	
		NRC-A1-04-67 - Daylight and Task Lighting Controls	
		NRC-A1-04-68 - Daylight and Task Lighting Controls	
		NRC-A1-04-69 - Daylight and Task Lighting Controls	
		NRC-A1-04-70 - Daylight and Task Lighting Controls	
		NRC-A1-04-71 - Daylight and Task Lighting Controls	
		NRC-A1-04-72 - Daylight and Task Lighting Controls	

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CA Building Energy Efficiency Standards-2019 Nonresidential Compliance

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Project Name:		City, Center	NAC 2016-22 E	Page 8 of 14					
Project Address:		1400 S. 20th Ave, Suite 1000	1216, West, Cap 01, 2021						
Project Name:		1400 S. 20th Ave, Suite 1000	1216, West, Cap 01, 2021						
III. MECHANICAL UTILIZATION									
1	2	3	4	5	6	7	8	9	10
Zone Name	Utilization Location	# of Units	# of People	and	Supply CMA	Unlabeled CMA	Conditioned Area (ft ²)	Source	Comments
2-Storey + Conference	Conference/Meeting	0	75.07	0	1126	0	2252	NA	
2-Storey + Open office area	Office, office space	0	12.18	0	371	0	2475	NA	
2-Storey + Open office area	Office, office space	0	1.03	0	259	0	1106	NA	
2-Storey + Open office area	Office, office space	0	1.03	0	259	0	1106	NA	
2-Storey + S.S. + Open Office	Office, office space	0	24.02	0	720	0	4824	NA	
Multiplicity or Multiple Occupancy (if "Yes," see DOMESTIC/CHIEF HOT WATER SYSTEM SUMMARY)									
No									

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name		Date	
PHMCSI CIVIC CENTER BUILDING		01/12/2021	
System Name		Floor Area	
AC-1		2,252	

ENGINEERING CHECKS		SYSTEM LOAD										
Number of Systems		1										
Heating System												
Outdoor Air System	180,000	Total Room Loads		COIL COOLING PEAK								
Total Output (lb/hr)	180,000											
Output (lb/hr/sqft)	79.5											
Cooling System		Return Vent Lighting		COIL INTX. PEAK								
Output per System	117,000											
Total Output (lb/hr)	117,000											
		Return Air Ducts		CFM								
						Sensible						
								Latent				
										COIL		
												INTX. Sensible
Ventilation		2,252	55.73	-27.36	2,252							
Supply Fan		1,652		0.022								
Supply Air Ducts		3,467		0.088								
Total Output (lb/hr/sqft)		52.2										
Total Output (lb/hr)		231.0										
TOTAL SYSTEM		133,311		2,871								
143,233												

Air System		HVAC EQUIPMENT SELECTION	
CFM per System	3,000		
Airflow (cfs)	3.000	Carrier AHTECD12C2	180,000
Airflow (lb/hr/sqft)	1.15		
Airflow (lb/hr)	300.7		
Outside Air (cfm)	75.11	Total Adjusted System Output	180,000
Outside Air (lb/hr/sqft)	1.08	(Adjusted for Peak Design Conditions)	

TIME OF SYSTEM PEAK	
Any Day	Jan 1st

Next values shown are all conditions at Peak of Design Peak

HEATING SYSTEM PSYCHROMETRICS (Indoor/Room Temperatures at Time of Heating Peak)

14°F Outdoor Air
28°F Supply Air
70°F Room Air
Heating Coil
Supply Fan 3,000 cfm
Return Air 180,000 cfm

COOLING SYSTEM PSYCHROMETRICS (Indoor/Room Temperatures at Time of Cooling Peak)

85.5°F Outdoor Air
55.5°F Supply Air
55.4°F Room Air
Cooling Coil
Supply Fan 3,000 cfm
Return Air 180,000 cfm

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PROJECT:

PPHCSO CIVIC CENTER BUILDING
APN: 3066-261-10
Phelan, CA 92307

Project Designer:

Steno Design Studio
11774 Hesperia rd
Hesperia, CA 92345
760 244-5001

Report Prepared by:

Design Development

Owen Hale - Principal - 10687 Lincoln Ave, Hesperia Ca 92345
(760) 682-3176 designdevelopment@gmail.com Business License #HO-41771

Job Number:

0821-21

Date:

9/1/2021

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2019 Building Energy Efficiency Standards.

This program developed by EnergySoft Software - www.energysoft.com

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Zone Load Summary	22

Project Name	Cost Center	Project Location	Project Start Date	Project End Date	Project Duration	Project Manager	Project Sponsor	Project Status	Project Description	Project Objectives	Project Deliverables	Project Risks	Project Issues	Project Comments
Project A	CC-001	LA, PHOENIX, CALIFORNIA	2023-01-15	2023-06-30	15 Months	J. Smith	M. Johnson	In Progress	Implement new software system across all departments.	Improve efficiency, reduce costs, enhance user experience.	Software installed, training completed, data migrated.	Minor bugs, user resistance.	Project on track.	Overall good progress.
Project B	CC-002	LA, PHOENIX, CALIFORNIA	2023-03-01	2023-09-30	7 Months	K. Lee	N. Davis	Completed	Upgrade existing hardware and network infrastructure.	Increased speed, improved reliability, better security.	New hardware installed, network upgraded.	Hardware delays, network downtime.	Project completed successfully.	Excellent results.
Project C	CC-003	LA, PHOENIX, CALIFORNIA	2023-04-01	2023-10-31	7 Months	L. Garcia	O. White	On Hold	Develop new mobile application for customer service.	Enhance customer service, increase sales, improve brand image.	App design, development, testing.	Market changes, budget cuts.	Project paused.	Re-evaluating strategy.
Project D	CC-004	LA, PHOENIX, CALIFORNIA	2023-05-01	2023-11-30	7 Months	P. Brown	R. Green	Planned	Conduct comprehensive security audit and implement measures.	Identify vulnerabilities, strengthen defenses, ensure compliance.	Audit report, security patches, training.	Resource allocation, potential breaches.	Project starting soon.	Proactive approach.
Project E	CC-005	LA, PHOENIX, CALIFORNIA	2023-06-01	2024-01-31	8 Months	S. Black	T. Blue	On Hold	Implement new HR system for recruitment and payroll.	Streamline hiring process, improve payroll accuracy, reduce errors.	System selection, vendor negotiation, data migration.	Vendor delays, integration challenges.	Project paused.	Waiting for vendor.
Project F	CC-006	LA, PHOENIX, CALIFORNIA	2023-07-01	2024-02-28	8 Months	V. Gold	W. Silver	Planned	Develop new website for e-commerce and digital marketing.	Expand online presence, increase sales, improve user interface.	Website design, development, launch.	Design changes, marketing budget.	Project starting soon.	Digital transformation.
Project G	CC-007	LA, PHOENIX, CALIFORNIA	2023-08-01	2024-03-31	8 Months	X. Bronze	Y. Copper	On Hold	Implement new financial reporting system.	Improve financial transparency, streamline reporting, reduce errors.	System selection, data migration, training.	System selection, data migration.	Project paused.	Waiting for vendor.
Project H	CC-008	LA, PHOENIX, CALIFORNIA	2023-09-01	2024-04-30	8 Months	Z. Platinum	AA. Nickel	Planned	Develop new training program for employee development.	Enhance employee skills, improve performance, increase retention.	Program design, development, implementation.	Resource allocation, employee buy-in.	Project starting soon.	Investment in people.
Project I	CC-009	LA, PHOENIX, CALIFORNIA	2023-10-01	2024-05-31	8 Months	BB. Silver	CC. Gold	On Hold	Implement new environmental sustainability initiatives.	Reduce carbon footprint, conserve resources, improve community relations.	Initiative selection, implementation, monitoring.	Resource allocation, community engagement.	Project paused.	Green initiatives.
Project J	CC-010	LA, PHOENIX, CALIFORNIA	2023-11-01	2024-06-30	8 Months	DD. Copper	EE. Bronze	Planned	Develop new marketing campaign for product launch.	Increase product visibility, drive sales, build brand awareness.	Campaign design, development, launch.	Creative development, media buying.	Project starting soon.	Product launch.
Project K	CC-011	LA, PHOENIX, CALIFORNIA	2023-12-01	2024-07-31	8 Months	FF. Silver	GG. Gold	On Hold	Implement new data analytics platform.	Gain insights into customer behavior, optimize operations, improve decision making.	Platform selection, data migration, implementation.	Platform selection, data migration.	Project paused.	Data driven.
Project L	CC-012	LA, PHOENIX, CALIFORNIA	2024-01-01	2024-08-31	8 Months	HH. Bronze	II. Silver	Planned	Develop new HR policy for remote work and flexible schedules.	Improve work-life balance, attract top talent, increase productivity.	Policy development, communication, implementation.	Policy development, communication.	Project starting soon.	Flexible work.
Project M	CC-013	LA, PHOENIX, CALIFORNIA	2024-02-01	2024-09-30	8 Months	JJ. Gold	KK. Copper	On Hold	Implement new IT security protocol.	Protect sensitive data, prevent breaches, ensure compliance.	Protocol development, implementation, training.	Protocol development, implementation.	Project paused.	IT security.
Project N	CC-014	LA, PHOENIX, CALIFORNIA	2024-03-01	2024-10-31	8 Months	LL. Silver	MM. Gold	Planned	Develop new website for corporate social responsibility.	Enhance corporate image, attract socially conscious customers, improve brand reputation.	Website design, development, launch.	Design changes, marketing budget.	Project starting soon.	CSR initiatives.
Project O	CC-015	LA, PHOENIX, CALIFORNIA	2024-04-01	2024-11-30	8 Months	NN. Bronze	OO. Silver	On Hold	Implement new HR system for employee wellness.	Improve employee health and well-being, reduce absenteeism, increase productivity.	System selection, implementation, training.	System selection, implementation.	Project paused.	Employee wellness.
Project P	CC-016	LA, PHOENIX, CALIFORNIA	2024-05-01	2024-12-31	8 Months	PP. Gold	QQ. Copper	Planned	Develop new marketing campaign for holiday season.	Boost sales, increase brand visibility, create festive atmosphere.	Campaign design, development, launch.	Creative development, media buying.	Project starting soon.	Holiday season.
Project Q	CC-017	LA, PHOENIX, CALIFORNIA	2024-06-01	2025-01-31	8 Months	RR. Silver	SS. Gold	On Hold	Implement new IT security protocol.	Protect sensitive data, prevent breaches, ensure compliance.	Protocol development, implementation, training.	Protocol development, implementation.	Project paused.	IT security.
Project R	CC-018	LA, PHOENIX, CALIFORNIA	2024-07-01	2025-02-28	8 Months	TT. Bronze	UU. Silver	Planned	Develop new website for corporate social responsibility.	Enhance corporate image, attract socially conscious customers, improve brand reputation.	Website design, development, launch.	Design changes, marketing budget.	Project starting soon.	CSR initiatives.
Project S	CC-019	LA, PHOENIX, CALIFORNIA	2024-08-01	2025-03-31	8 Months	VV. Gold	WW. Copper	On Hold	Implement new HR system for employee wellness.	Improve employee health and well-being, reduce absenteeism, increase productivity.	System selection, implementation, training.	System selection, implementation.	Project paused.	Employee wellness.
Project T	CC-020	LA, PHOENIX, CALIFORNIA	2024-09-01	2025-04-30	8 Months	XX. Silver	YY. Gold	Planned	Develop new marketing campaign for holiday season.	Boost sales, increase brand visibility, create festive atmosphere.	Campaign design, development, launch.	Creative development, media buying.	Project starting soon.	Holiday season.
Project U	CC-021	LA, PHOENIX, CALIFORNIA	2024-10-01	2025-05-31	8 Months	ZZ. Bronze	AA. Silver	On Hold	Implement new IT security protocol.	Protect sensitive data, prevent breaches, ensure compliance.	Protocol development, implementation, training.	Protocol development, implementation.	Project paused.	IT security.
Project V	CC-022	LA, PHOENIX, CALIFORNIA	2024-11-01	2025-06-30	8 Months	BB. Gold	CC. Copper	Planned	Develop new website for corporate social responsibility.	Enhance corporate image, attract socially conscious customers, improve brand reputation.	Website design, development, launch.	Design changes, marketing budget.	Project starting soon.	CSR initiatives.
Project W	CC-023	LA, PHOENIX, CALIFORNIA	2024-12-01	2025-07-31	8 Months	DD. Silver	EE. Gold	On Hold	Implement new HR system for employee wellness.	Improve employee health and well-being, reduce absenteeism, increase productivity.	System selection, implementation, training.	System selection, implementation.	Project paused.	Employee wellness.
Project X	CC-024	LA, PHOENIX, CALIFORNIA	2025-01-01	2025-08-31	8 Months	FF. Bronze	GG. Silver	Planned	Develop new marketing campaign for holiday season.	Boost sales, increase brand visibility, create festive atmosphere.	Campaign design, development, launch.	Creative development, media buying.	Project starting soon.	Holiday season.
Project Y	CC-025	LA, PHOENIX, CALIFORNIA	2025-02-01	2025-09-30	8 Months	HH. Gold								

Report Number: NCC-PA-01-01-0430201-0304

Report Generated on: 2021-09-01 13:24:01

Project Name:

Project Address:

Project Contact:

Project Phone:

Project Email:

Project Website:

Project Notes:

Calculation Worksheet

21 Feb, Wed, 04:01:01 2021

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1.1 COMPLIANCE REQUIRED FOR PERFORMANCE COMPONENTS (Annual TDP, Energy Use, kWh/ft²/yr)

COMPLIES

Energy Component	Standard Design	Proposed Design (TDP)	Compliance Margin (TDP)
Space Heating	11.38	11.53	3.53
Space Cooling	150.53	151.29	34.29
Water Heating	84.42	20.84	49.83
Lighting	1.42	1.42	49.83
Ventilation & Misc.	16.27	16.27	49.83
Domestic Hot Water	16.27	16.27	49.83
ENERGY STANDARDS COMPLIANCE TOTAL	260.82	175.87	84.95 (32.60%)

Notes: The number in parentheses following the Compliance Margin in column 4, represents the Percent Better than Standard.

☐ This project is a Learning Collaborative, Tier 2

1.2 COMPLIANCE REQUIRED FOR PERFORMANCE COMPONENTS (Annual TDP, Energy Use, kWh/ft²/yr)

COMPLIES

Energy Component	Standard Design (TDP)	Proposed Design (TDP)	Compliance Margin (TDP)
Space Heating	11.38	11.53	3.53
Space Cooling	150.53	151.29	34.29
Water Heating	84.42	20.84	49.83
Lighting	1.42	1.42	49.83
Ventilation & Misc.	16.27	16.27	49.83
Domestic Hot Water	16.27	16.27	49.83
ENERGY STANDARDS COMPLIANCE TOTAL	260.82	175.87	84.95 (32.60%)

Notes: The number in parentheses following the Compliance Margin in column 4, represents the Percent Better than Standard.

☐ This project is a Learning Collaborative, Tier 3

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STEENO

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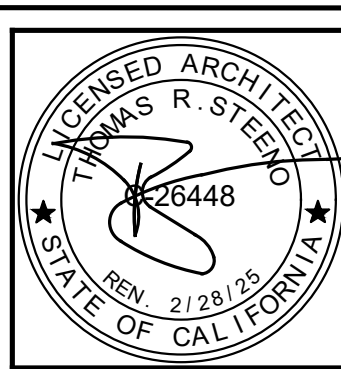
DATE FINISHED
MAY 2022

REVISIONS

1	DEV_CODE_02/14/22
2	BLDG_CODE_02/14/22
3	BLDG_CODE_08/08/22
4	ELECTRICAL_09/30/22
5	SEPTIC_10/27/22
ADD	APPENDUM TO STRUCTURAL_01/24/2023

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2019 CMR, 2019 CFC, 2019 CEC, 2019 CBC, 2019 CRC AND THE 2019 ENERGY STANDARDS

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PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

SITE ADDRESS:
A.P.N. 3066-261-10
9535 SHEEP CREEK ROAD
PHELAN, CA. 92329

For Reference Only

JOB NO.
COM20-L01/01

SHEET NAME:
TITLE 24
COMPLIANCE

PAGE

T24A

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STATE OF CALIFORNIA		CALIFORNIA ENERGY COMMISSION
Indoor Lighting		INNOVATIVE
CERTIFICATE OF COMPLIANCE	Project Name: _____ Project Address: _____ Project City: _____ Project County: _____	Form # CEC-600-CP-001 Printed On: 11/15/2017 Page: 1 of 1
Project Manager: _____	Project Engineer: _____ _____ _____	
J. ADDITIONAL ALLOWANCE AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM		
This section does not apply to this project.		
K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE		
This section does not apply to this project.		
L. ADDITIONAL LIGHTING ALLOWANCE TAILORED WALL DISPLAY		
This section does not apply to this project.		
M. ADDITIONAL LIGHTING ALLOWANCE TAILORED LOOP AND TASK LIGHTING		

[illegible][illegible][illegible]

U.S. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE		Form/Type		Erad. Frequency	
Yes	No			PMs	EMs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NSCA-11102-2.4	Must be submitted for occupancy permit and automatic fire alarm controls.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NSCA-11102-2.5	Must be submitted for occupancy permit and automatic fire alarm controls.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NSCA-11104-4.4	Must be submitted for demand response (Bidding controls).	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NSCA-11105-4.4	Must be submitted for institutional lighting power adjustment feature (PMs)	<input type="checkbox"/>	<input type="checkbox"/>

