

Cover Sheet

Document Title:	EHS Approved Construction Documents
Prepared By:	San Bernardino County
Date:	09/17/2024
Version:	Permit SR0126738
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.

"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.

Contact Information

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Revision History

Version	Date	Description	Author



RETAIL FOOD PLAN CHECK - OFFICIAL PLAN REVIEW REPORT

FACILITY NAME PPHCSD CIVIC CENTER / COMMUNITY CENTER				REINSPECTION DATE Next Routine	INSPECTOR Kelly Eredia	DATE 9/17/2024
LOCATION 9535 SHEEP CREEK RD, PHELAN, CA 92329				PERMIT EXPIRATION	IDENTIFIER: None	
TIME IN 1:44 PM	TIME OUT 3:37 PM	FACILITY ID Not Specified	RELATED ID SR0126738	PE 1765	SERVICE: 025 - PLAN REVIEW RESULT: 01 - CORRECTIVE ACTION NOT REQUIRED ACTION: 55 - PLANS APPROVED	

RETAIL FOOD PLAN CHECK - Plnck PEP/School Prep New 0-1,499 SqFt

See the following pages for the code sections and general requirements that correspond to each violation listed below.

17K986 Plans - Plan Review Approved

Compliance Date: Not Specified

Not In Compliance

Reference - HSC - 114380

Inspector Comments: Plans approved with corrections for limited preparation facility, PPHCSD Civic Center/Community Center located at 9535 Sheep Creek Rd in Phelan, CA.

Ensure corrections are implemented PRIOR to construction.

Scope of work: IMPLEMENT KITCHEN FOR IN PHASE 1 WITH A NEW 14,034 SQ. FT. CIVIC CENTER OFFICE BUILDING WITH COMMUNITY ROOM ON A VACANT PARCEL FOR PHELAN PINON HILLS COMMUNITY SERVICES DISTRICT

Food approved to sell: the kitchen will only be used for holding, warming, plating, etc. All food will be prepared off site.

Plans propose to install a Rheem GHE75SU-100 gas tan tanked water heater rated at 100,000 BTU for the following fixtures: seven (7) handwashing sinks, one (1) prep sink, one (1) 3-compartment sink, and two (2) mop sink requiring a minimum of 75,000 BTU gas tanked water heater. Water heater is sufficient.

Plans propose to install four (4) linear feet of dry storage and one (1) full reach-in-freezer doors.

In-ground grease interceptor installed on East side of building.

Description: Thank you for your plan submittal. Plans have been approved with the following corrections. This approval does not constitute authority to violate any provision of the related codes, ordinances, or regulations, nor does it prevent further correction of errors found on the plan or with installation upon field inspection. All construction must conform to these approved plans. Alterations or changes to these plans must have review and written approval by the Plan Check Section of Environmental Health Services prior to construction.

17K099 Equipment - Refrigeration - Insufficient

CRITICAL

Compliance Date: Not Specified

Not In Compliance

Violation Reference - HSC - 114002

Inspector Comments: Facility has been approved with one (1) full height doors of refrigeration on a performance basis due to no food prepared on site as kitchen is a warming kitchen, and limited operational hours. Facility must contact Plan Check PRIOR to adding any new menu items. This approval may prevent future facility menu additions and/or change of ownerships.

Violation Description: Insufficient refrigeration listed on the plans; add additional refrigeration as listed below.

17K221 Barbecue - Open-Air - General Requirement

CRITICAL

Compliance Date: Not Specified

Not In Compliance

Violation Reference - HSC - 114143(c)

Inspector Comments: The open-air barbecue or outdoor wood-burning oven is separated from public access to prevent food contamination or injury to the public by using ropes or other approved methods.

Violation Description: The open-air barbecue or outdoor wood-burning oven is separated from public access to prevent food contamination or injury to the public by using ropes or other approved methods.

17K223 Barbecue - Open-Air - General - Approvals

CRITICAL

Compliance Date: Not Specified

Not In Compliance

Violation Reference - CCDEH Guidelines - CCDEH

Inspector Comments: All necessary approvals and permits from the local fire and building authorities must be obtained for all open-air BBQ facilities or outdoor wood-burning ovens.

Violation Description: All necessary approvals and permits from the local fire and building authorities must be obtained for all open-air BBQ facilities or outdoor wood-burning ovens.

17K228 Barbecue - Open-Air - General - Wall

CRITICAL

Compliance Date: Not Specified

Not In Compliance

Violation Reference - HSC - 114143(d)

Inspector Comments: When wall surfaces are within five (5) feet of the permanent open-air barbecue they shall be durable, smooth, nonabsorbent, and washable.

Violation Description: When wall surfaces are within five (5) feet of the permanent open-air barbecue they shall be durable, smooth, nonabsorbent, and washable.



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17K403 Structure - Walls - General Requirement

CRITICAL

Compliance Date: Not Specified

Not In Compliance

Violation Reference - HSC - 114259

Inspector Comments: Plans propose to apply eggshell finish paint on walls and ceilings in kitchen, storage room, and coffee bar, which is not approved.

Ensure only gloss or semi-gloss enamel paint is used in required areas.

The walls and ceilings of all rooms shall be of an approved material which is durable, smooth, nonabsorbent, and easily cleanable surface.

Note: This requirement also applies to customer self-service areas (e.g. soda machines, salsa bars, etc.).

Violation Description: The walls and ceilings of all rooms shall be of a durable, smooth, nonabsorbent, and easily cleanable surface.

17K683 Plumbing - Floor Sink - Location

CRITICAL

Compliance Date: Not Specified

Not In Compliance

Violation Reference - Reference Number - SBC
Policy

Inspector Comments: Floor sinks cannot be located in walkways, or in any other location where they would form a tripping hazard. Floor sinks must be half exposed - they cannot be totally covered by equipment (except for food prep and warewashing sinks).

Violation Description: Floor sinks cannot be located in walkways, or in any other location where they would form a tripping hazard. Floor sinks must be half exposed - they cannot be totally covered by equipment (except for food prep and warewashing sinks).

17K741 Storage - Variance - Limited Food Prep

CRITICAL

Compliance Date: Not Specified

Not In Compliance

Violation Reference - CCDEH Guidelines -
CCDEH

Inspector Comments: Facility has been approved with 4-linear feet of dry storage on a performance basis due to no food prepared on site as kitchen is a warming kitchen, and limited operational hours. If facility is found to have an insufficient amount of dry food storage, facility will be required to provide the minimum 18 linear feet for a limited food preparation facility. This approval may prevent future facility menu additions and/or change of ownerships.

Violation Description: A minimum of 24 linear feet (3-tier high = 72 feet) of approved ANSI Certified (NSF, ITS, ETL, EPH, UL Sanitation or CSA) wire rack dry storage shelving is required.

17K825 Plans - Legal

CRITICAL

Compliance Date: Not Specified

Not In Compliance

Violation Reference - SBCC - 33.0201

Inspector Comments: It is unlawful to make any changes or alterations to these plans without the approval of EHS. The approval of this plan and specifications SHALL NOT be construed to permit the violation of any law. Contact Plan Check for changes in construction that differ from these approved plans (including finishes, equipment, and/or layout). Changes or alterations to these plans may require a separate plan submittal and review prior to final approval.

Violation Description: It is unlawful to make any changes or alterations of these plans without the approval of EHS. The approval of this plan and specifications SHALL NOT be construed to permit the violation of any law. These plans SHALL be kept at the site during the construction phase.

17K834 Plans - Submittal - Building & Safety

CRITICAL

Compliance Date: Not Specified

Not In Compliance

Violation Reference - Reference Number - SBC
Policy

Inspector Comments: It is the responsibility of the proposed permit holder of this facility to obtain approvals from all relevant agencies prior to beginning construction and/or operating.

Violation Description: Facility is responsible for contacting the local Planning, Building & Safety and Fire Authority for any additional requirements or construction permits prior to beginning work

17K849 Plans - Valid

CRITICAL

Compliance Date: Not Specified

Not In Compliance

Violation Reference - Reference Number - SBC
Policy

Inspector Comments: Plans are valid for up to two (2) years from date of approval, after which time plan is VOID.

Violation Description: Plans are valid for up to two (2) years from date of approval, after which time plan is VOID.



RETAIL FOOD PLAN CHECK - OFFICIAL PLAN REVIEW REPORT

FACILITY NAME PPHCSD CIVIC CENTER / COMMUNITY CENTER	DATE 9/17/2024
LOCATION 9535 SHEEP CREEK RD, PHELAN, CA 92329	INSPECTOR Kelly Eredia

17K852 Plans - Inspections Required



Compliance Date: Not Specified

Not In Compliance

Violation Reference - HSC - 114349

Inspector Comments: Please schedule inspection(s) at least four to six weeks in advance during the following phases of construction:

1. Preliminary: Finishes, walls, floors, rough plumbing
2. Secondary: Equipment, sink installation, mechanical ventilation
3. Final: Utilities, hot water (minimum 120F) at all sinks, refrigeration (operating at 41F or below), collection of air balance report, collect completed health permit application, collect permit fee

To schedule inspections please call 1-800-442-2283.

Ensure a copy of these approved plans are available at the time of inspection by this department.

Violation Description: A preliminary inspection shall be done when the floors, walls, and ceiling finishes are complete and the equipment is in place. A final inspection will be needed in order to receive Health Permit approval from this Agency. Health permit approval is required prior to opening the food facility or storing food or beverages. When work on the project has progressed to the point of requiring an inspection, please contact us at least five (5) working days in advance in order to help us accommodate your request.

17K020 Construction - Sealing Pipe Lines

Compliance Date: Not Specified

Not In Compliance

Reference - HSC - 114259

Inspector Comments: Where pipelines enter a wall, ceiling, or floor, the opening around the line shall be tightly sealed.

Description: Where pipelines enter a wall, ceiling, or floor, the opening around the line shall be tightly sealed.

17K021 Construction - General

Compliance Date: Not Specified

Not In Compliance

Reference - HSC - 114271

Inspector Comments: Use approved (smooth, nonabsorbent, durable, washable and light in color) Acoustic Ceiling Panels over all areas in which food is prepared, packaged, or stored, where any utensil are washed, where refuse or garbage is stored, where janitorial facilities are located, in all toilet and handwashing areas and in employee change and storage areas.

Description: Use approved (smooth, nonabsorbent, durable, washable and light in color) Acoustic Ceiling Panels over all areas in which food is prepared, packaged, or stored, where any utensil are washed, where refuse or garbage is stored, where janitorial facilities are located, in all toilet and handwashing areas and in employee change and storage areas.

17K050 Equipment - Construction - 6"

Compliance Date: Not Specified

Not In Compliance

Reference - HSC - 114169(b), 114268(b)

Inspector Comments: All equipment, including shelving, must be supported by six (6) inch high, easily cleanable legs, commercial castors, or completely sealed in position on a four (4) inch high continuously covered base or concrete curb to facilitate ease of cleaning.

Description: All equipment, including shelving, must be supported by six (6) inch high, easily cleanable legs, commercial castors, or completely sealed in position on a four (4) inch high continuously covered base or concrete curb to facilitate ease of cleaning.

17K088 Equipment - General - ANSI

Compliance Date: Not Specified

Not In Compliance

Reference - HSC - 114130(b)

Inspector Comments: All new and existing equipment must be ANSI/NSF certified for sanitation. Substitutions to approved proposed equipment must be approved by EHS Plan Check prior to purchase. Modifications to ANSI/NSF certified equipment will void the certification. Contact Plan Check at 1-800-442-2283 with questions.

Note: Existing equipment that is missing sanitation certification labels will be subject to field evaluation and approval.

Description: All new and replacement food-related and utensil related equipment shall be certified or classified for sanitation by an American National Standards Institute (ANSI) accredited certification program (NSF, ITS, ETL, EPH, UL Sanitation or CSA).



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LOCATION 9535 SHEEP CREEK RD, PHELAN, CA 92329	INSPECTOR Kelly Eredia

17K112 Floors - General - Requirement

Compliance Date: Not Specified
Not In Compliance
Reference - HSC - 114268

Inspector Comments: All food preparation, food storage, dish washing, janitorial, restroom and customer self-service areas must have approved flooring with a compatible minimum 3/8" radius coved base that extends up the wall at least 4 inches.

Approved flooring must extend for at least 3 feet on all open sides of customer self-service areas. Approved flooring and coved base include the following:

- Ceramic and quarry tile must use integral ('keyed') coved base. Sanitary coved base topset tile (slim foot) is also approved to be installed on top of tile flooring.
- Concrete floors must be sealed with a USDA/FDA approved penetrating concrete sealer and must install stainless steel or slim foot coved base. Stainless steel coved base must be installed to facilitate cleaning.
- Approved troweled-on epoxy must have integral coving that continues up the wall.
- Commercial sheet vinyl (wear layer of at least 0.055 inches) must have integral coving which continues up the wall.

Note: Any deviations from these approved flooring and coved base combinations must be approved prior to installation. Contact Plan Check at 1-800-442-2283 with any questions.

Description: Floor surfaces in all areas in which food is prepared, packaged, or stored, where any utensil is washed, where refuse or garbage is stored, where janitorial facilities are located, in all toilet and handwashing areas and in employee change and storage areas shall be of an approved type that continues up the wall four (4) inches, in a seamless manner, forming a 3/8 inch minimum radius cove as an integral unit.

17K114 Floors - Non Skid

Compliance Date: Not Specified
Not In Compliance
Reference - CCDEH Guidelines - CCDEH

Inspector Comments: Flooring under equipment and at the base coves shall be completely smooth. Floor surfaces which contain slip resistant agents shall be restricted to traffic areas only.

Description: Flooring under equipment and at the base coves shall be completely smooth. Floor surfaces which contain slip resistant agents shall be restricted to traffic areas only.

17K156 General Protection - Splash Guards - 12"

Compliance Date: Not Specified
Not In Compliance
Reference - CCDEH Guidelines - CCDEH

Inspector Comments: Observed prep sink installed within 18-inches from warewashing sink.

A twelve (12) inch Splash Guard is required between the prep and warewashing sinks or between a handwashing sink and food prep sink or tables (when they are located less than eighteen [18] inches apart).

Description: A twelve (12) inch Splash Guard is required between the prep and warewashing sinks or between a handwash sink and food prep sink or tables (when they are located less than eighteen [18] inches apart).

17K244 Plans - Submittal - Remodel - Equipment

Compliance Date: Not Specified
Not In Compliance
Reference - HSC - 114130

Inspector Comments: All new and used food service equipment is subject to final approval by this Agency, as determined at the time of the field inspections.

Description: All new and used food service equipment is subject to final approval by this Agency, as determined at the time of the field inspections.

17K246 Plans - Submittal - Remodel - Final

Compliance Date: Not Specified
Not In Compliance
Reference - Reference Number - SBC Policy

Inspector Comments: Final construction must be approved by this Department prior to putting the remodeled areas into operation.

Description: Final construction must be approved by this Department prior to putting the remodeled areas into operation.

17K247 Plans - Submittal - Remodel - Finishes

Compliance Date: Not Specified
Not In Compliance
Reference - HSC - 114380

Inspector Comments: Existing finishes are subject to evaluation by this Department. This determination will be made at the time of the preliminary field inspection. Finishes found not to be in compliance with current code requirements will not be accepted.

Description: Existing finishes are subject to evaluation by this Department. This determination will be made at the time of the preliminary field inspection. Finishes found not to be in compliance with current code requirements will not be accepted.



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FACILITY NAME PPHCSD CIVIC CENTER / COMMUNITY CENTER	DATE 9/17/2024
LOCATION 9535 SHEEP CREEK RD, PHELAN, CA 92329	INSPECTOR Kelly Eredia

17K347 Restrooms - General - Doors

Compliance Date: Not Specified
Not In Compliance
Reference - HSC - 114276c1

Inspector Comments: Toilet rooms shall be separated (from other portions of the food facility) by well-fitted, self-closing doors that prevent the passage of flies, dust, or odors.

Description: Toilet rooms shall be separated (from other portions of the food facility) by well-fitted, self-closing doors that prevent the passage of flies, dust, or odors.

17K405 Structure - Walls - Behind Sinks

Compliance Date: Not Specified
Not In Compliance
Reference - CCDEH Guidelines - CCDEH

Inspector Comments: The wall surfaces behind and adjacent all sinks (including Handwash and Mop sinks) shall be covered with fiberglass reinforced polyester (FRP), stainless steel, tile, or the equivalent. The approved wall cover must extend up the wall at least four (4) feet from the coved base and cover the walls behind the sink and accompanying drainboards to a minimum of eighteen (18) inches on both sides.

Description: The wall surfaces behind and adjacent all sinks (including Handwash and Mop sinks) shall be covered with fiberglass reinforced polyester (FRP), stainless steel, tile, or the equivalent. The approved wall cover must extend up the wall at least four (4) feet from the coved base and cover the walls behind the sink and accompanying drainboards to a minimum of eighteen (18) inches on both sides.

17K680 Plumbing - Condensate - Slope

Compliance Date: Not Specified
Not In Compliance
Reference - HSC - 114190

Inspector Comments: Condensate plumbing lines must be installed with minimum 1/4" per foot slope to an approved floor sink.

Description: All condensate drain lines shall be properly sloped as per the applicable local plumbing ordinances.

17K690 Plumbing - Rigid

Compliance Date: Not Specified
Not In Compliance
Reference - HSC - 114190

Inspector Comments: All pipes and plumbing lines (condensate, conduits, potable, waste) must be properly mounted and spaced using rigid lines (metal or pvc). Flexible lines are not approved.

Description: All pipes and plumbing lines (condensate, conduits, potable, waste) must be properly mounted and spaced rigid lines (metal or pvc); do not use flexible lines.

17K842 Plans - Submittal - Remodel - Protection

Compliance Date: Not Specified
Not In Compliance
Reference - HSC - 113980

Inspector Comments: Strict protective measures must be taken to prevent the contamination of food or food contact surfaces during the course of remodeling. Failure to do so may result in the closure of the food facility until all remodeling activities have been completed.

Description: Strict protective measures must be taken to prevent the contamination of food or food contact surfaces during the course of remodeling. Failure to do so may result in the closure of the food facility until all remodeling activities have been completed.

Overall Inspection Comments

>EPLN< Plans approved with corrections for limited preparation facility, PPHCSD Civic Center/Community Center located at 9535 Sheep Creek Rd in Phelan, CA.

Ensure corrections are implemented PRIOR to construction.

FREE Classes to L.E.A.R.N!

Liaison Education And Risk Network (L.E.A.R.N.) is a FREE class based on the fundamentals of Active Managerial Control and the Centers for Disease Control and Prevention's five risk factors that lead to foodborne illnesses. Find out when the next L.E.A.R.N. class is by checking our [calendar](#).

Total # of Images: 0



What to Expect During Plan Check Inspections

To schedule inspections call Environmental Health Services (EHS) with the dates the facility will be ready for inspection. Three inspections are included in the plan check fee, and any additional inspections needed will be charged at the hourly rate for a minimum of 30 minutes ([Current Fee Schedule](#)).

Prior to construction, all corrections listed in the facility's plan approval must be implemented. Approved plans are valid for two years from the approval date (five years for schools and institutions).

Use the checklist below to ensure inspection items are completed for each inspection. Facilities are not approved to stock food or use remodeled areas/new equipment until the final inspection has been conducted and approved by EHS.

PRELIMINARY/ SECONDARY INSPECTION
<input type="checkbox"/> The food facility has approved finishes on the: <input type="checkbox"/> Floors, <input type="checkbox"/> Coved base, <input type="checkbox"/> Walls, and <input type="checkbox"/> Ceiling.
<input type="checkbox"/> The food facility has completed plumbing per the approved plan including the: <input type="checkbox"/> Floor drain and floor sink locations, <input type="checkbox"/> Sink locations (handwashing, mop, three-compartment, food preparation, etc.), <input type="checkbox"/> Water heater (same make and model number), and <input type="checkbox"/> Grease interceptor location.
<input type="checkbox"/> The food facility's equipment is installed according to plan specifications. <input type="checkbox"/> Exhaust hood is the same make and model number as listed on approved plans.
<input type="checkbox"/> All equipment is American National Standards Institute/ National Sanitation Foundation (ANSI/NSF) certified for sanitation by an accredited company.
<input type="checkbox"/> The refuse area meets the plan criteria.
FINAL INSPECTION
<input type="checkbox"/> Any items that were not observed during the preliminary and secondary inspections are verified and any corrections needed have been completed.
<input type="checkbox"/> The food facility is connected to an approved: <input type="checkbox"/> Sewage disposal system, <input type="checkbox"/> Water source, and <input type="checkbox"/> Permanent power source.
<input type="checkbox"/> Water temperature reaches a minimum of 120°F at all sinks. <input type="checkbox"/> Water temperature for pre-mixed faucets (not readily adjustable) is between 100°F – 108°F.
<input type="checkbox"/> All equipment is installed and operating correctly.
<input type="checkbox"/> Refrigeration units are holding at or below 41°F.
<input type="checkbox"/> Facilities with exhaust hoods have provided a copy of the air balance report conducted by a licensed technician and the values match the proposed hood information on the approved plans. (EHS will conduct a smoke test on the exhaust hood.)
<input type="checkbox"/> The facility has completed the following: <input type="checkbox"/> Health Permit Application <input type="checkbox"/> Application for Semi-Frozen (Soft Serve) Milk Products Plant License (If the facility has soft serve machines.)

NOTE: Health Permit Applications and payments for health permits will not be accepted until the final inspection has occurred, and the facility has been given approval to operate.

Payment can be made with a check or money order payable to San Bernardino County, or online payments can be made on the [EHS website](#). A service fee may apply.



Common Corrections Checklist for Plan Check Inspections

The following is an abbreviated checklist of areas in food facilities that have common corrections, resulting in additional billable field inspections. Complete this checklist before the final plan check inspection.

EQUIPMENT
<input type="checkbox"/> Installed equipment reflects the equipment listed on approved plans and ANSI/NSF certified for sanitation by an accredited company (no household equipment).
<input type="checkbox"/> Equipment is in good repair (no broken handles, gaskets, etc.).
<input type="checkbox"/> All equipment, pots and pans can be completely submerged into a three-compartment sink basin, or the following manual cleaning accommodations have been put in place: <ul style="list-style-type: none"><input type="checkbox"/> A mixing faucet that dispenses hot (minimum 120°F) and cold water,<input type="checkbox"/> The faucet has an approved backflow prevention device, and<input type="checkbox"/> Wastewater drains to an approved sewer line (i.e. trench drain).
<input type="checkbox"/> All equipment in the facility is either: <ul style="list-style-type: none"><input type="checkbox"/> 6 inches above the floor with easily cleanable legs,<input type="checkbox"/> Placed on commercial castors, or<input type="checkbox"/> Sealed to a 4-inch-tall concrete curb with an approved covered base.
<input type="checkbox"/> All table-mounted equipment that is not easily moveable is sealed to the table or elevated on 4-inch-tall readily cleanable legs.
<input type="checkbox"/> Any steam tables and dipper wells that have a water connection have: <ul style="list-style-type: none"><input type="checkbox"/> An over-the-rim fill line, and<input type="checkbox"/> A drain line that empties indirectly to a floor sink via an approved air gap.
<input type="checkbox"/> Dry storage racks (not including wall-mounted shelving) are ANSI/NSF certified and installed 72 inches high, 18 inches wide, are a maximum of 4-tiers and meet the below requirement for the facility type. <ul style="list-style-type: none"><input type="checkbox"/> Prepackaged – 12 linear feet<input type="checkbox"/> Full service – 24 linear feet<input type="checkbox"/> Limited preparation – 18 linear feet<input type="checkbox"/> Bar (standalone or in a food facility) – 12 linear feet
<input type="checkbox"/> Safes located in food handling or storage areas are installed on a 4-inch-tall curb with an approved covered base.
<input type="checkbox"/> Jockey boxes have an integral cold plate.
WATER HEATER
<input type="checkbox"/> Installed water heater is the same make and model as the water heater listed on the approved plans.
<input type="checkbox"/> The water heater is: <ul style="list-style-type: none"><input type="checkbox"/> On a 4-inch-tall concrete curb with an approved covered base on the floor,<input type="checkbox"/> On a 6-inch-tall stand with easily cleanable legs on the floor,<input type="checkbox"/> Mounted on the wall, or<input type="checkbox"/> In the ceiling or on the roof.
<input type="checkbox"/> Multiple tankless units are all installed parallel to each other (tankless water heaters are approved on a performance basis).
<input type="checkbox"/> Electric water heater elements are running on the same connection, and it is indicated on the data label.
<input type="checkbox"/> A recirculation pump is installed if fixtures (i.e. three-compartment, handwashing and preparation sinks) are more than 60 feet from the water heater.
MISCELLANEOUS
<input type="checkbox"/> Mop sinks have a mixing valve faucet with an anti-siphon device (atmospheric vacuum breaker).
<input type="checkbox"/> A mop rack and chemical shelf are installed near the mop sink.
<input type="checkbox"/> Employee lockers are available, not installed in the restroom and mounted to the wall 6 inches above the floor or on 6-inch-tall round easily cleanable legs.
<input type="checkbox"/> Any pressurized cylinders are securely fastened to a rigid structure.
<input type="checkbox"/> The floor of the outdoor trash area is easily cleanable, sloped to drain and durable.
<input type="checkbox"/> All outdoor trash containers have well-fitted lids.

FINISHES	
<input type="checkbox"/>	Customer self-serve areas and waitress stations comply with floor, wall, coved base and ceiling requirements.
<input type="checkbox"/>	All under counters and unfinished wooden surfaces are sealed so that they are smooth, nonabsorbent, durable and easily cleanable (semi-gloss or gloss paint may be used).
<input type="checkbox"/>	Multiple runs or clusters of conduits or pipelines are in an approved raceway or other sealed enclosure.
<input type="checkbox"/>	The number of screws used is minimal and are flat head screws.
FLOORING FINISHES:	
<input type="checkbox"/>	Floors are installed per the approved plan specifications and meet the below requirements for floor type. <ul style="list-style-type: none"> <input type="checkbox"/> Two part troweled-on epoxy is a minimum of 1/8 inch thick with integral epoxy coving. <input type="checkbox"/> Ceramic and quarry tile use an integral (keyed-in) coved base. <input type="checkbox"/> Sheet vinyl has a minimum 0.055-inch wear thickness layer and is installed properly. <input type="checkbox"/> Concrete floors are sealed with USDA/FDA approved or equivalent penetrating concrete sealer with stainless steel or a slim foot coved base.
<input type="checkbox"/>	Coved base has a minimum 3/8 inch radius, is smooth and is installed properly.
<input type="checkbox"/>	Flooring under all equipment, sinks and dry storage racks is smooth. (Non-slip flooring is restricted to traffic areas).
<input type="checkbox"/>	Any electrical and plumbing lines that exit the floor are enclosed with an approved coved base.
<input type="checkbox"/>	If hose bibs are used to wash down the floors: <ul style="list-style-type: none"> <input type="checkbox"/> Floors slope into floor drains or trench drains, and <input type="checkbox"/> Hose bibs do not impact hot and cold water supply to sinks.
WALL FINISHES	
<input type="checkbox"/>	Walls in all open food, warewashing, storage, mop and restroom areas are smooth, washable, nonabsorbent and easily cleanable.
<input type="checkbox"/>	Approved wainscot installed behind sinks are 4-feet-high from coved base and 18-inches-wide from each side of the sinks.
<input type="checkbox"/>	Restroom walls have approved wainscot installed 4-feet-high from coved base.
<input type="checkbox"/>	Any holes in the walls have been sealed using an approved method.
<input type="checkbox"/>	Sinks and corner guards are caulked to the wall.
<input type="checkbox"/>	Walk-in cooler/freezers are flashed (sealed) to the ceiling.
<input type="checkbox"/>	Escutcheon plates are used around pipes and conduits that enter the wall.
<input type="checkbox"/>	Paint on the walls is semi-gloss or gloss.
CEILING FINISHES	
<input type="checkbox"/>	Approved ceiling (smooth, washable, nonabsorbent, easily cleanable) is above all open food, warewashing, storage, mop and restroom areas.
<input type="checkbox"/>	All ceiling tiles are placed correctly to eliminate any gaps.
<input type="checkbox"/>	Escutcheon plates are used around sprinkler head nozzles and similar pipe protrusions.
<input type="checkbox"/>	Paint finishes are semi-gloss or gloss.
RESTROOMS	
<input type="checkbox"/>	The facility has its own restroom with a hand sink (for food courts or similar facilities common restrooms may be shared but must be within 200 feet of the food facility).
<input type="checkbox"/>	Restroom is ventilated with a screened window that opens to the outside or a light-switch activated exhaust fan.
<input type="checkbox"/>	Restroom hand sink(s) are connected to the approved water heater and supply warm water (instant point-of-use electric water heaters are not approved).
<input type="checkbox"/>	The restroom door is well-fitted and self-closing.
<input type="checkbox"/>	A recirculation pump is installed if fixtures are more than 60 feet from the water heater.
<input type="checkbox"/>	All restrooms have a soap dispenser, toilet paper dispenser and a paper towel dispenser (or heated-air hand dryer).
PLUMBING	
<input type="checkbox"/>	All floor sinks are half-way exposed and do not pose a tripping hazard (including unused floor sinks).
<input type="checkbox"/>	All existing unused floor sinks that pose a tripping hazard or are completely covered have been removed, capped, filled and approved flooring has been installed over it.
<input type="checkbox"/>	Water supply lines that are installed to facilitate cleaning use easy to clean brackets (floor mounted brackets are not approved) and are at least 6 inches above the ground and ½ inch away from the wall.
<input type="checkbox"/>	All sinks and plumbing lines have no leaks.
<input type="checkbox"/>	All sink faucets are supplied with hot and cold water.
<input type="checkbox"/>	Three-compartment sink(s) have a faucet that can reach all three basins.
<input type="checkbox"/>	Any potable water (e.g. dipper well, steam tables) has an air gap two times the diameter of the pipe but is no less than 1 inch.

PLUMBING, continued

- ☐ An approved backflow preventer is installed between the freshwater supply and the carbonator for soda machines.
- ☐ The grease trap is not located in the storage area, the food or utensil handling area, the restroom or mop area.
- ☐ Approved Grease Removal Devices (GRD) are:
 - ☐ Installed on a 4-inch-tall concrete curb with an approved coved base, and
 - ☐ Drain indirectly to a floor sink with an approved slope.

LIQUID WASTE:

- ☐ Drain lines into floor sinks have an air gap no less than 1 inch.
- ☐ All drain lines are hard plumbed (flexible lines are not approved).
- ☐ Easy to clean brackets are used (floor mounted brackets are not approved).
- ☐ All drain lines are installed at least 6 inches above the ground, ½ inch away from the wall and with a minimum of ¼ inch per foot slope to an approved floor sink.
- ☐ All drain lines are independent of other drain lines. This includes large bakery ovens/proofers, some small ovens, walk-in coolers/freezers, ice machines/bins, steam tables, dipper wells, drink machines with drain lines, draft beer dispensers, three-compartment sinks, food preparation sinks and breading stations.

PROTECTION FROM CONTAMINATION

- ☐ Lights are shatterproof or have covers.
- ☐ Entrances to food handling areas are less than 36 inches wide unless a swing door is in place.

SNEEZEGUARDS

- ☐ Sneezeguards are 60-inches-tall vertically from the floor where nonprepackaged food is within 3 feet of customers.
- ☐ Sneezeguards (installed to intercept a direct line between the customer's mouth and the food) measure between 54-60 inches above the floor in all customer self-serve areas (e.g. salsa bar).
- ☐ Sneezeguards are easy to clean and do not have gaps larger than ¼ inch (side guards may also be required).
- ☐ Sneezeguards are installed to protect open food areas (e.g. ice bins, three-compartment sink) from contamination where bar counters are not installed.

SPLASHGUARDS

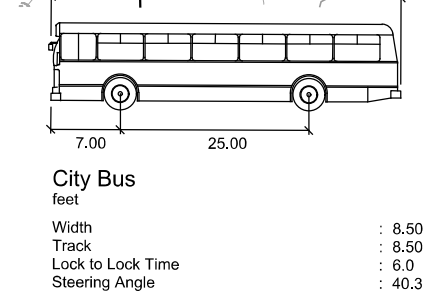
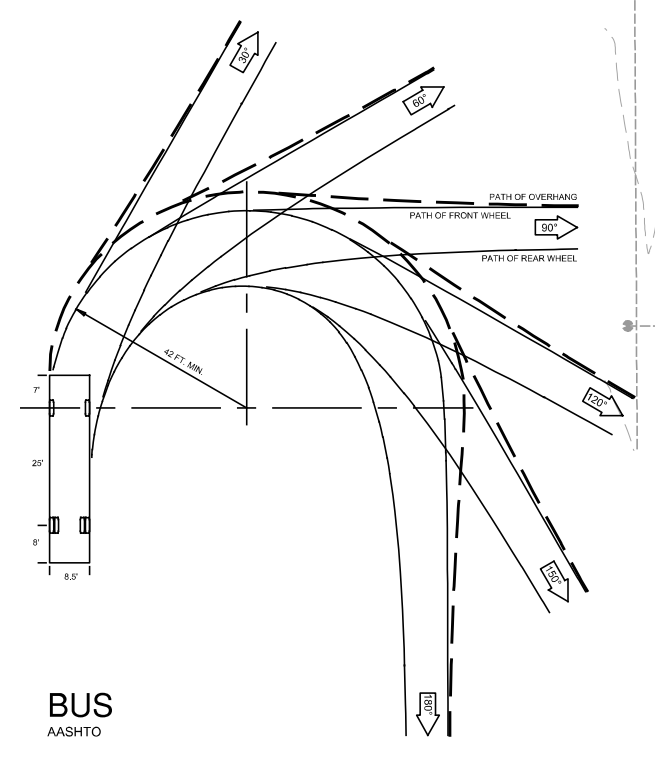
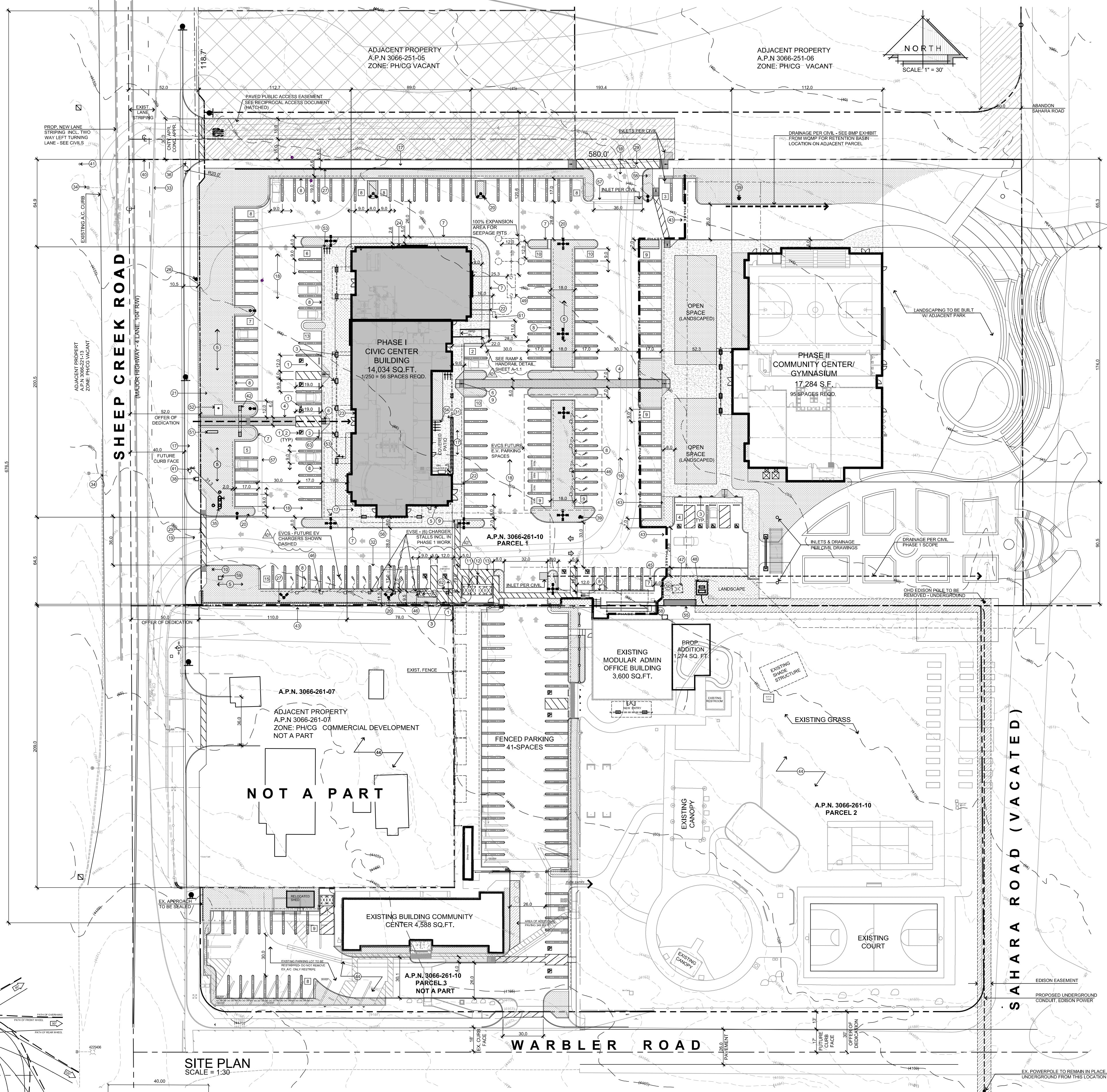
- ☐ Hand sinks less than 24 inches away from any equipment have a 6-inch-tall metal splash guard installed.
- ☐ Food-preparation sinks less than 18 inches away from equipment have a 12-inch-tall metal splash guard installed.
- ☐ Fryers less than 16 inches away from open flames have an 8-inch-tall metal splash guard installed.
- ☐ Mop sinks and equipment less than 36 inches apart have a 6-foot-tall partition installed between them.

VENTILATION

- ☐ Installed exhaust hood(s) are the same as the exhaust hood(s) listed on the approved plans (air balance report measurements will be verified at field inspection).
- ☐ Listed hoods have a legible data label (hoods missing data label will be held to unlisted hood requirements from California Mechanical Code).
- ☐ Equipment is installed properly under the hood and meets the requirements below.
 - ☐ The overhang measured from the inner lip of the hood is a minimum of 6 inches (or as specified per manufacturer), and
 - ☐ The bottom of the hood to the top of the cooking surface measures 48 inches or less.
- ☐ Hood filters are installed vertically and positioned to eliminate gaps.
- ☐ Exhaust hood(s) are flashed (sealed) to the ceiling with approved material.
- ☐ Hood exhaust fans are interlocked with make-up air units.
- ☐ Custom hoods are built by a company that has the appropriate ANSI/NSF certification for sanitation.

VERMIN

- ☐ The food facility is built to prevent the entry of vermin.
- ☐ Pass-through windows are self-closing, a minimum of 18 inches apart, have an air curtain (if larger than 216 square inches) and are no larger than 432 square inches.
- ☐ The food facility is fully enclosed (roll-up doors and large openable windows are not approved unless the kitchen is fully enclosed – this MUST be approved on the plan).
- ☐ Exterior doors are well-fitted, open outward and are self-closing.
- ☐ A micro-switch activated air curtain is installed on the delivery door and spans the entire width of the door.



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

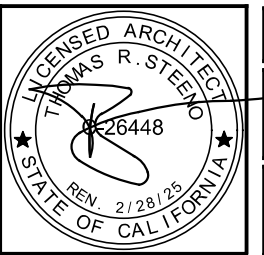
11774 HESPERIA ROAD, SUITE 204 HESPERIA, CA 92345

PHONE (760) 244-5001 • FAX (760) 244-1948

WWW.STEENODESIGN.COM

DATE FINISHED	MAY 2023
REVISIONS	
1	B&S_08-07-24

THESE PLANS SHALL COMPLY WITH THE CITY OF PHOENIX BUILDING DEPARTMENT'S REQUIREMENTS FOR THE SUBMITTAL OF PLANS. THE CITY OF PHOENIX BUILDING DEPARTMENT'S REQUIREMENTS FOR THE SUBMITTAL OF PLANS ARE THE SOLE PROPERTY OF STEENO DESIGN STUDIO INC. ANY USE OF THESE PLANS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF STEENO DESIGN STUDIO INC. SHALL BE AT THE USER'S RISK AND THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX BUILDING DEPARTMENT.



PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

SITE ADDRESS:
A.P.N. 3066-261-10
3838 SHEEP CREEK ROAD
PHELAN, CA 92329

JOB NO. C23-L60	PAGE
SHEET NAME: SITE PLAN	A-0

For Reference Only

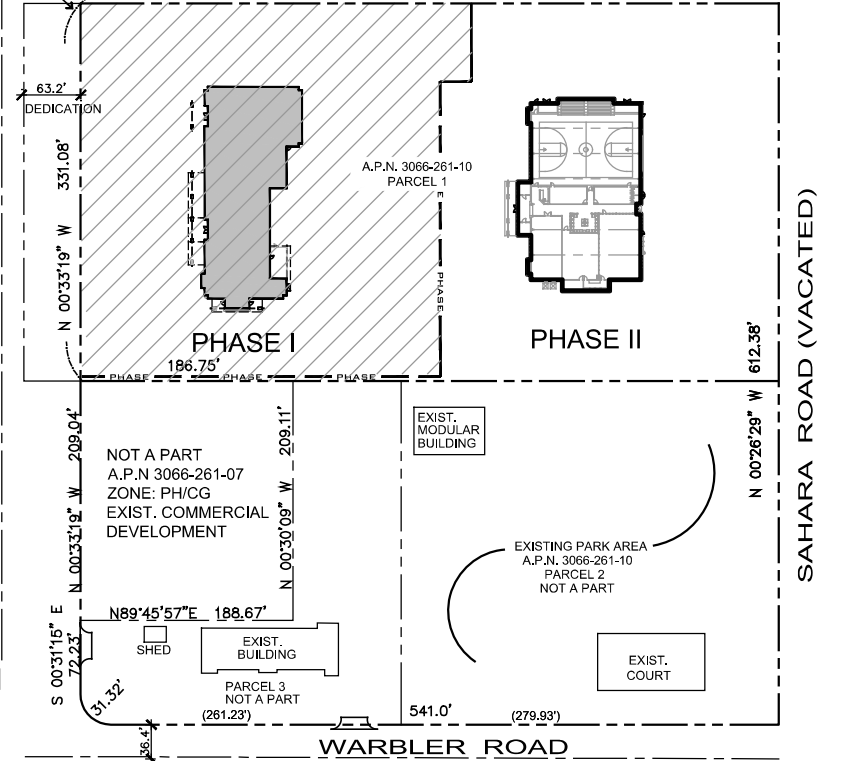
PROJECT DATA

ZONE: PER COUNTY MAP PH04A (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: (B) BUSINESS - 4,361 SQ.FT., (A) ASSEMBLY - 5,188, ADMIN BLDG @ 1,250 GROSS FLR. AREA, 14,034 SQ.FT. / 250	PHASE 1: ADMIN BLDG @ 1,250 GROSS FLR. AREA 14,034 SQ.FT. / 250 = 56 SPACES
CONSTRUCTION TYPE: 1-STORY	PHASE 2: MULTIPURPOSE BUILDING 17,284 SQ. FT. 706 SQ.FT. OF SEATING @ 1/25 SQ.FT. = 29 SPACES
FIRE SPRINKLERS: YES	TOTAL REQUIRED PARKING STALLS (9x19') = 85 SPACES
A.P.N. 3066-261-10	PROPOSED PARKING STALLS @ MIN. 9'x19' = 150 SPACES
PTN. N.W. 1/4, SEC. 24 T.4N., R.7W.	INCLUDES EV REQU. PARKING STALLS @ 9'x19' = (6) SPACES
SITE ADDRESS: UNKNOWN	INCLUDES "ACCESSIBLE" PARKING STALL @ 9'x19' = (11) SPACES
APPLICANT/OWNER: PHELAN PIÑON HILLS C.S.D.	TOTAL PROVIDED PARKING STALLS = 150 SPACES
ARCHITECT/REPRESENTATIVE: STEENO DESIGN STUDIO, INC.	ALLOCATED SPACES FOR EXISTING ADMIN BLDG. = 7 SPACES
PO BOX 264049 4175 WANDLER RD. PHELAN, CA 92329-4049 PH: 760-244-5001 FAX: 760-244-1948	SURPLUS OF STALLS = 65 SPACES
SITE INFORMATION:	FUTURE EVSE PARKING STALLS = 20 SPACES
PARCEL 1: GROSS AREA (4.65 AC.) = 202,925 SQ. FT. 100% PROPOSED	REQUIRED EVSE PARKING STALLS = 16 SPACES
PROPOSED	
PROPOSED BUILDING AREA = 31,318 SQ. FT. 15.4%	SITE ENGINEERING - PHASE 1
ADMINISTRATIVE & REC. BUILDING = 35,654 SQ. FT. 17.6%	IMPERVIOUS SURFACE = 99,543 SQ. FT.
PROPOSED LANDSCAPED AREA = 136,092 SQ. FT. 67%	NON-IMPERVIOUS SURFACE = 19,002 SQ. FT.
PROPOSED PAVING & CONC. (TOTAL) = 811 SQ. FT. NAP	DEVELOPED AREA = 118,543 SQ. FT.
PROPOSED LANDSCAPING WITH-IN RW = 811 SQ. FT. NAP	GRADING LIMITS = 515,432 SQ. FT.

KEYED NOTES

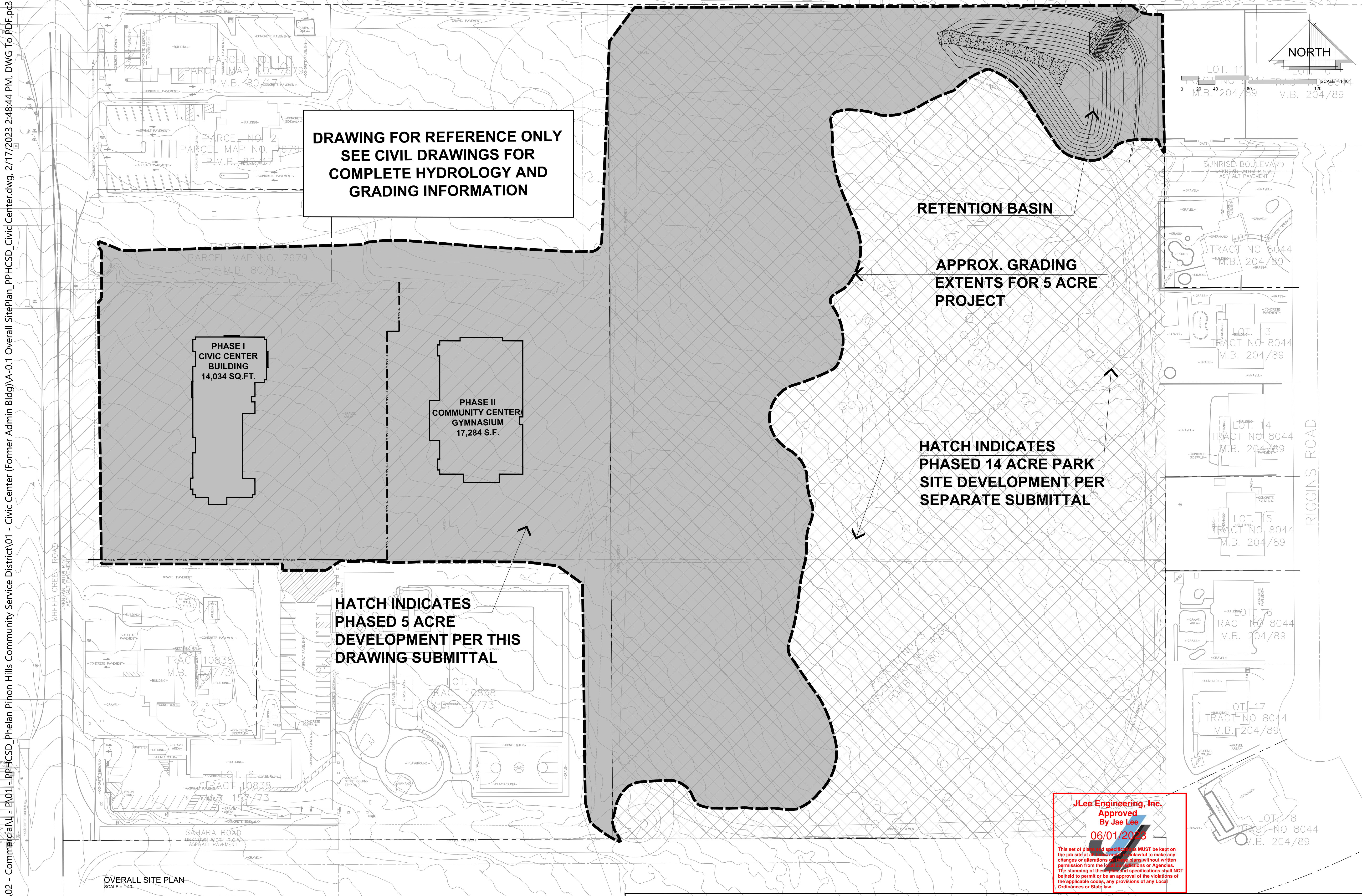
#	DESCRIPTION	#	DESCRIPTION
1	VAN ACCESSIBLE PARKING SPACE. SEE DETL. 4A ON SHEET AC-1	49	TRAFFIC PAVED 3,000 GAL. SEPTIC TANK W/ (2) 28.5" DEEP 5" DIAMETER SEEPAGE PITS. WITH DISTRIBUTION BOX AND 100% EXPANSION AREA PER EHS APPROVED PERC REPORT. THE DEPTH OF THE SEEPAGE PIT SHALL BE MEASURED BELOW THE SEWER PIPING INLET. ALL COMPONENTS TO BE DESIGNED FOR VEHICULAR TRAFFIC FOR STANDARD H-20 WHEEL LOADING
2	ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN	50	REPLACE EXIST. 400 AMP SERVICE W/ NEW 400 AMP SERVICE
3	DISABLED ACCESSIBLE PARKING ONLY SIGN - WALL COLUMN MOUNTED WHERE POSSIBLE. SEE DETAIL 13 ON SHEET AC-1	51	PROPOSED INTERNALLY ILLUMINATED MONUMENT SIGN - UNDER DEFERRED SUBMITTAL
4	72" WIDE ADA PATH OF TRAVEL W/ DECORATIVE PAVERS	52	50" TAPERED FLAG POLE ON 4'-0" X 8'-0" CONCRETE PAD
5	LANDSCAPED AREA - TO INCLUDE "HILLSIDE LANDSCAPING" AT PROJECT PERIMETER - SEE WOMP BMP EXHIBIT	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. SEE LANDSCAPE DRAWINGS FOR DETAILS.
6	TRUNCATED DOMES 36" DEEP X WIDTH OF RAMP OR LANDING	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. SEE LANDSCAPE DRAWINGS FOR DETAILS.
7	6" WIDE CONCRETE CURB.	55	PROP. 4000 AMP ELECTRIC SERVICE
8	6" WIDE CONCRETE CURB. W/ 2" PARKING NOSE OVER	56	LINE OF BUILDING - TO HOUSE OPERATIONS & MAINTENANCE FOR (PER THE WOMP BMP EXHIBIT), LANDSCAPE INSPECTION, SPILL KIT INSPECTION, & EFFICIENT IRRIGATION
9	ACCESSIBLE RAMP NOT TO EXCEED 8% SLOPE IN DIRECTION OF RUN AND 2% MAX CROSS SLOPE	57	GUTTER - SEE CIVILS
10	WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES	58	STORM DRAIN SIGNAGE PER WOMP BMP EXHIBIT
11	DBL. 5'VD. BIN TRASH ENCLOSURE PER COUNTY STANDARDS (6' HIGH)	59	WATER METER - 1 1/2" FOR IRRIGATION
12	REINFORCED CONC. PAD W/ 2% MAX. SLOPE AWAY FROM T/E	60	4' X 6' PAD W/ 2'-6" X 4' BOX BY EDISON
13	STRIPPED LOADING ZONE	61	GREASE INTERCEPTOR
14	TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN	62	CONCRETE WHEEL STOP
15	DOUBLE STRIPED PAINTED PARKING STALL STRIPE	63	30" X 42" ADA CLEARANCE AT EV CHARGER CONTROLS
16	BUILDING COLUMNS AND OVERHANG		
17	PROP. 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	NOT USED		
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 & DOUBLE DETECTOR CHECK VALVE ASSEMBLY		
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 (13) 40 AMP DUAL EVCS CHARGING PEDestal FOR (6) EVSE & FUTURE EV PARKING STALL. GREEN CODE 5.106.5.3.3		
47	EXISTING ELECTRICAL TRANSFORMER TO BE REMOVED. SEE ELECTRICAL SHEETS		
48	PROPOSED 10' X 12' ELECTRIC TRANSFORMER PAD W/ 5'X8'-5' X 5' TRANSFORMER		

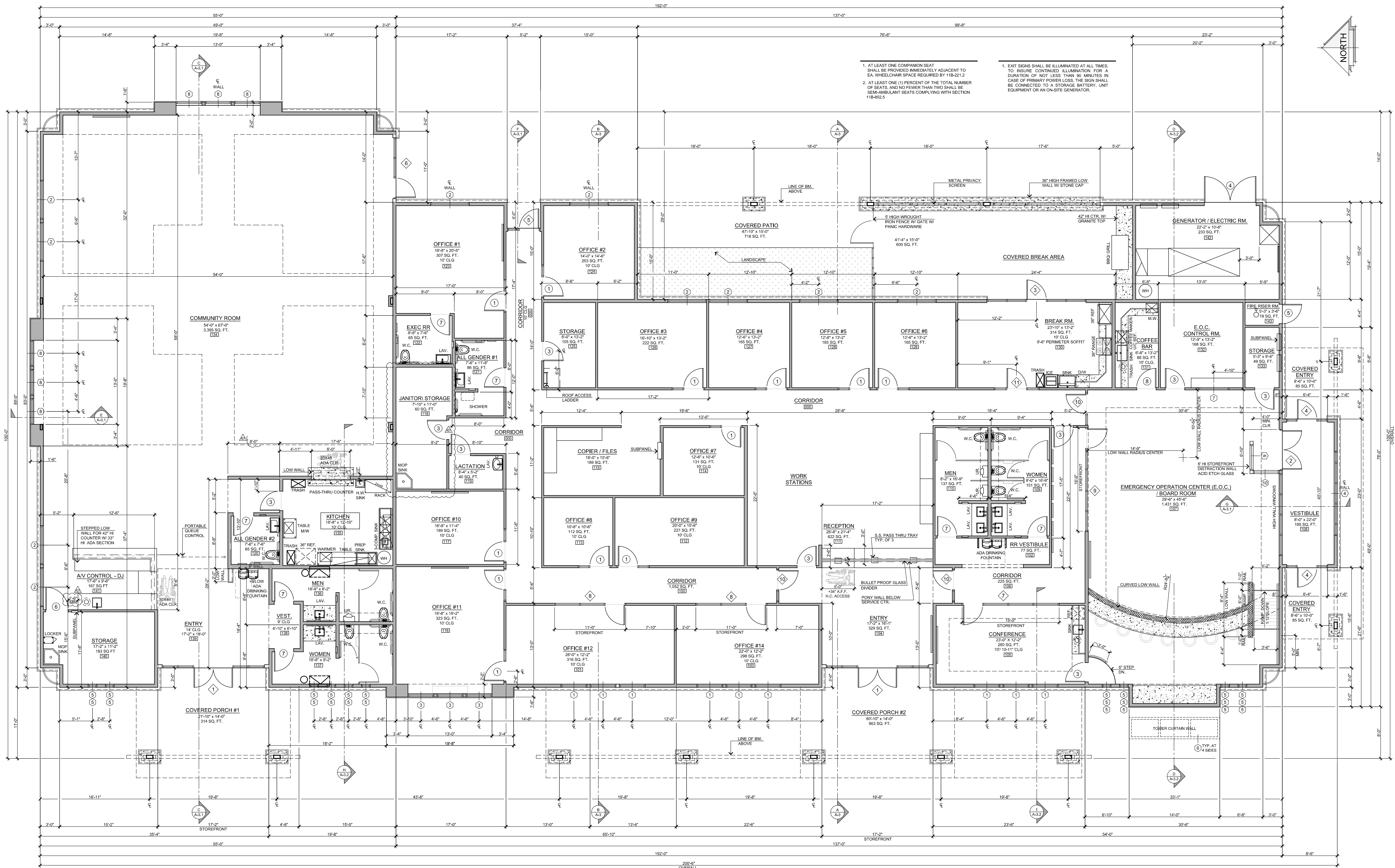
NOTE:
NO EXISTING JOSHUA TREES ON SITE



4
NO. 3066-261-10

S:\2020 Aprojects\02 - Commercial\L - P01 - 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		AREA TABULATIONS											
SYMBOL	DESCRIPTION												
#	DENOTES STOREFRONT SEE DOOR SCHEDULE SHEET A-6	100	CORRIDORS - OFFICE	=	1,062 SQ. FT.	113	OFFICE #8	=	112 SQ. FT.	126	OFFICE #3	=	222 SQ. FT.
#	DENOTES DOOR NUMBER SEE DOOR SCHEDULE SHEET A-6	101	OFFICE #12	=	318 SQ. FT.	114	OFFICE #7	=	131 SQ. FT.	127	OFFICE #4	=	165 SQ. FT.
#	DENOTES WINDOW SCHEDULE SEE SHEET A-6	102	RESTROOM VESTIBULE	=	77 SQ. FT.	115	COPIER / FILES	=	189 SQ. FT.	128	OFFICE #6	=	167 SQ. FT.
#	REFERS TO WINDOW SCHEDULE SEE SHEET A-6	103	OFFICE #14	=	289 SQ. FT.	116	OFFICE #11	=	323 SQ. FT.	129	OFFICE #5	=	233 SQ. FT.
#	SECTION NUMBER REFERENCE	104	ENTRY	=	329 SQ. FT.	117	OFFICE #10	=	189 SQ. FT.	130	BREAK ROOM	=	314 SQ. FT.
#	SECTION PAGE NUMBER REFERENCE	105	CONFERENCE	=	280 SQ. FT.	118	JANITOR	=	68 SQ. FT.	131	COFFEE BAR	=	88 SQ. FT.
#		106	CORRIDOR	=	225 SQ. FT.	119	LACTATION	=	40 SQ. FT.	132	CONTROL RM.	=	168 SQ. FT.
#		107	BOARD ROOM	=	1,431 SQ. FT.	120	ALL GENDER R.R. #2	=	65 SQ. FT.	133	STORAGE	=	49 SQ. FT.
#		108	BOARD ROOM VESTIBULE	=	195 SQ. FT.	121	ALL GENDER R.R. #1	=	86 SQ. FT.	134	COMMUNITY ROOM	=	3,395 SQ. FT.
#		109	WOMEN'S RESTROOM	=	199 SQ. FT.	122	EXEC R.R.	=	65 SQ. FT.	135	KITCHEN	=	240 SQ. FT.
#		110	MEN'S RESTROOM	=	137 SQ. FT.	123	OFFICE #1	=	307 SQ. FT.	136	MEN R.R. - COMM. RM.	=	138 SQ. FT.
#		111	RECEPTION	=	622 SQ. FT.	124	OFFICE #2	=	203 SQ. FT.	137	WOMEN R.R. - COMM. RM.	=	150 SQ. FT.
#		112	OFFICE #9	=	210 SQ. FT.	125	STORAGE	=	165 SQ. FT.	138	R.R. VESTIBULE - COMM. RM.	=	30 SQ. FT.

STEENO

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11774 HESPERIA ROAD, SUITE B HESPERIA, CA 92345

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www.steenodesign.com

DATE FINISHED

MAY 2023

REVISIONS

B&S_08-07-24

THESE PLANS SHALL COMPLY WITH THE BUILDING, FIRE, AND MECHANICAL CODES OF THE CITY OF PHELAN, CALIFORNIA, AND THE 2019 CALIFORNIA BUILDING CODE, AS AMENDED.

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

PROFESSIONAL ARCHITECT

26448

STATE OF CALIFORNIA

2/28/2023

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

SITE ADDRESS

A.P.N. 3066281-10

9335 SHEEP CREEK ROAD

PHELAN, CA 92329

JOB NO.

C234-L60

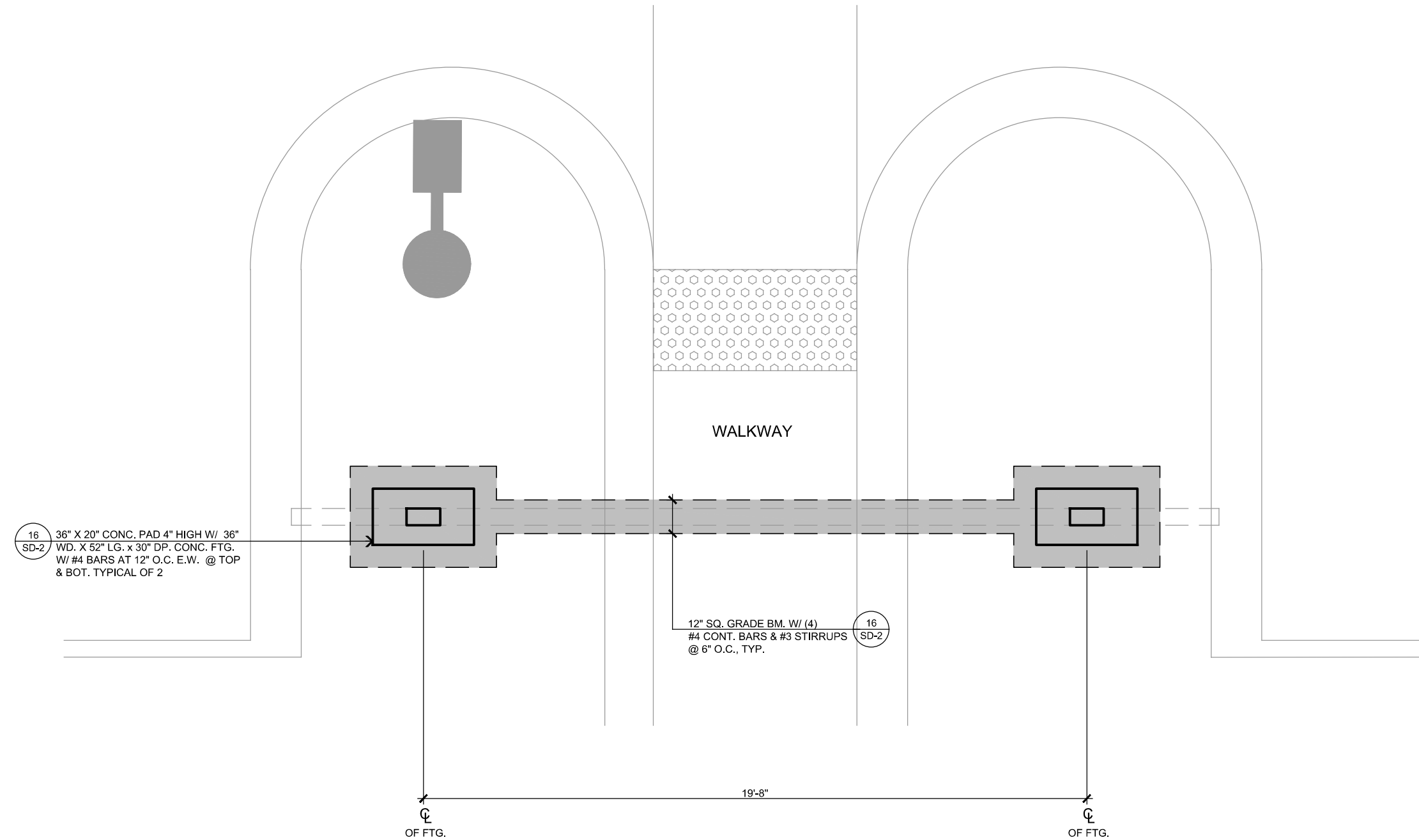
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FLOOR PLAN

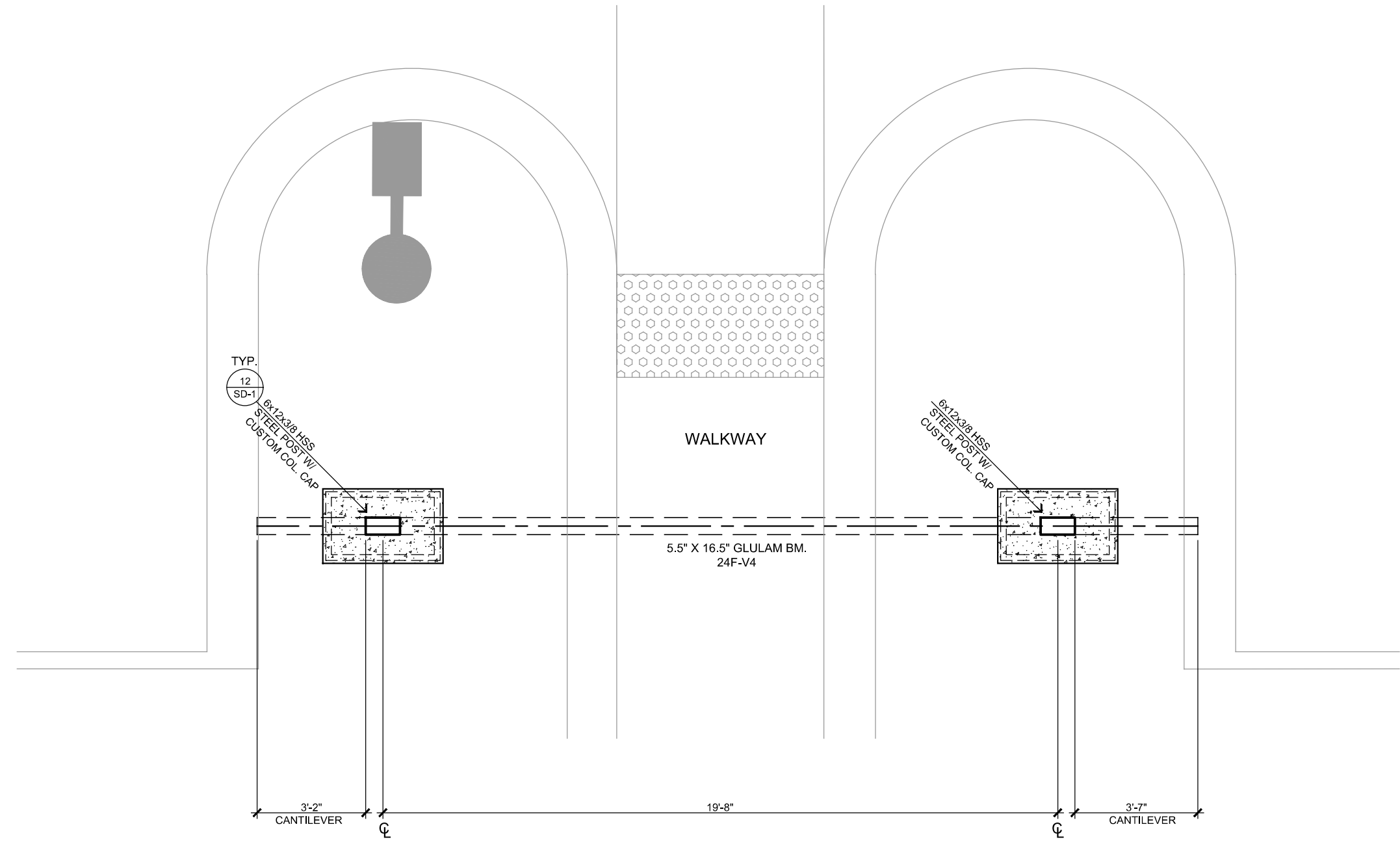
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A-1

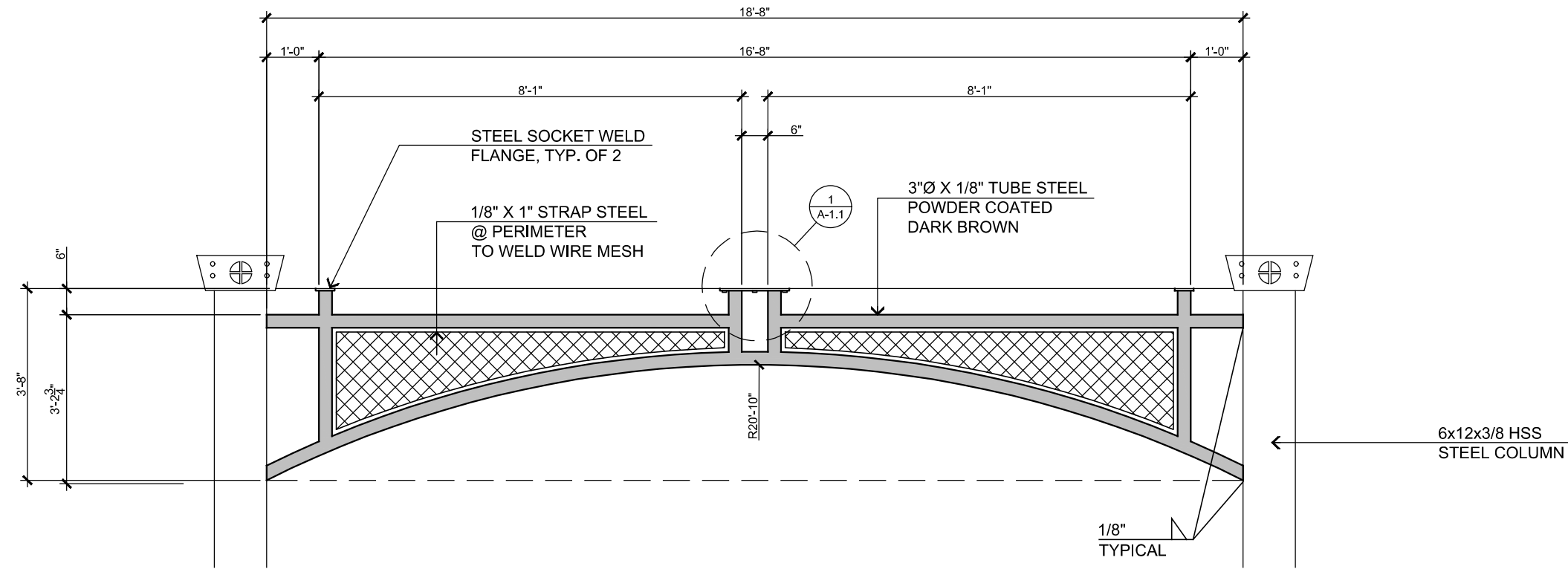
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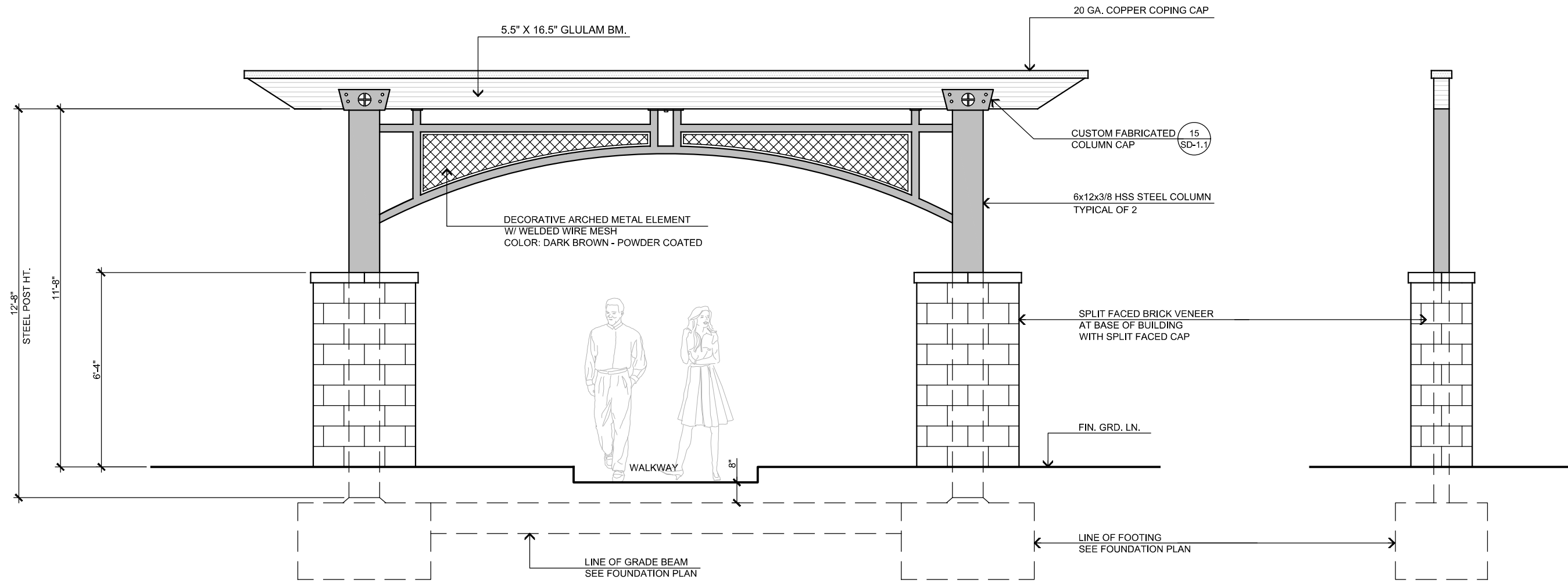
ENTRY PORTAL FOUNDATION PLAN
SCALE: 3/8" = 1'-0"



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

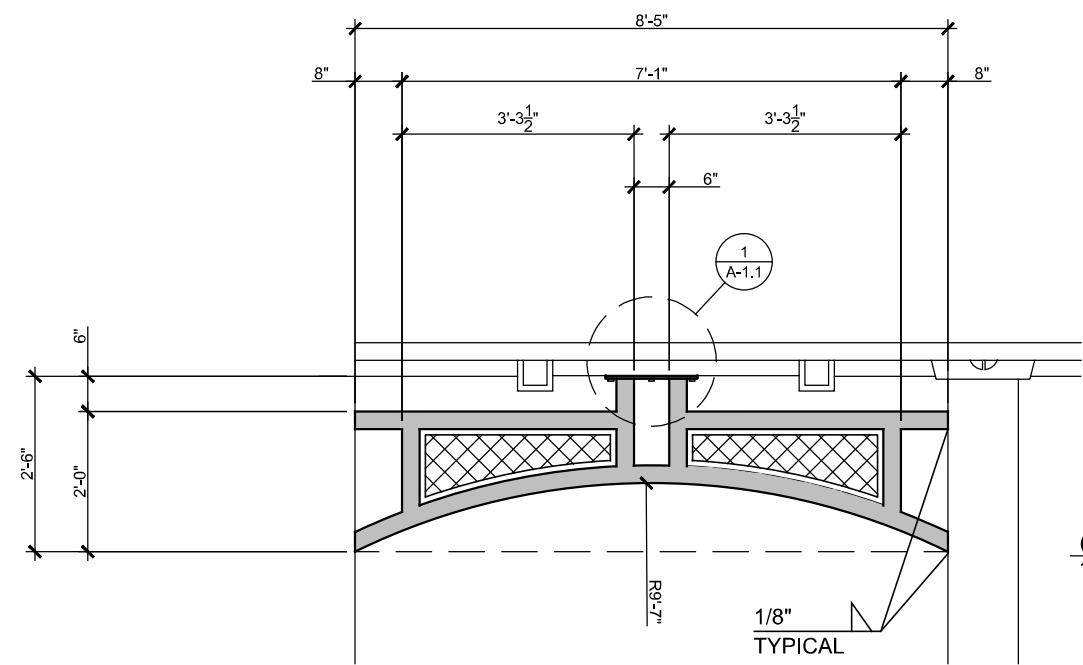


PROFILE "A" QTY.: 2
LOCATION: ENTRY PORTAL & FRONT PORCHES

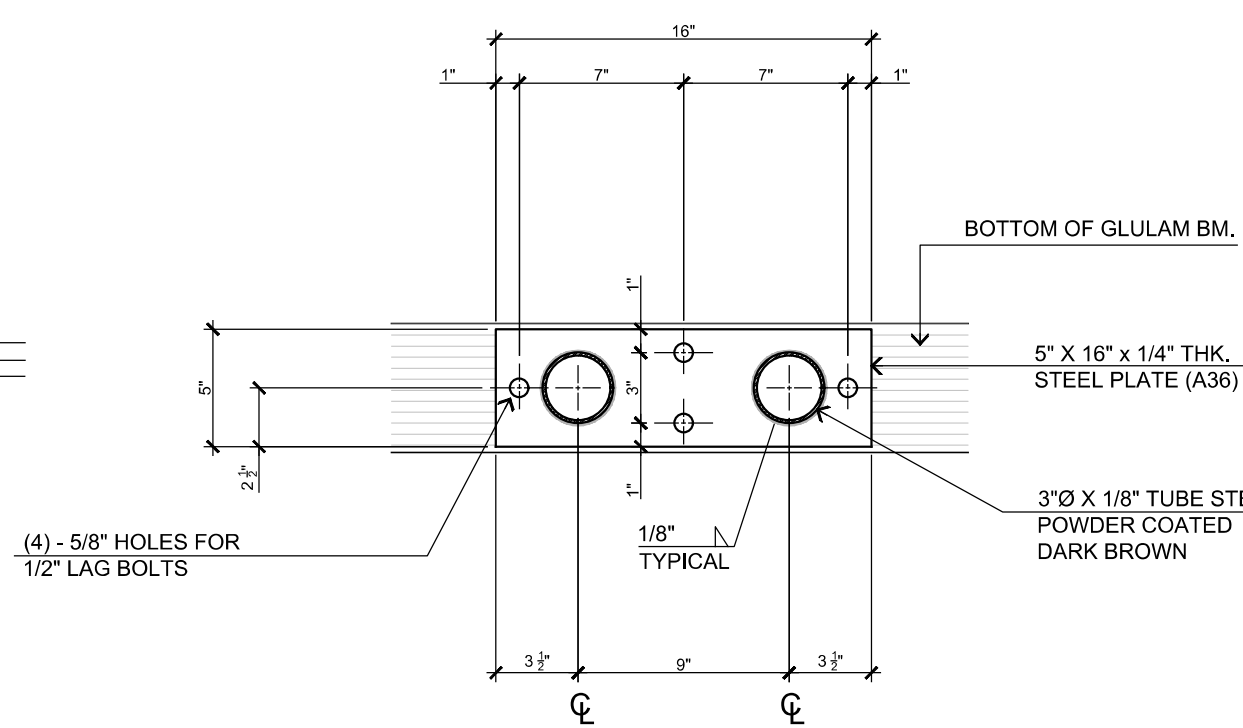


ENTRY PORTAL FRONT/ REAR ELEVATION
SCALE: 3/8" = 1'-0"

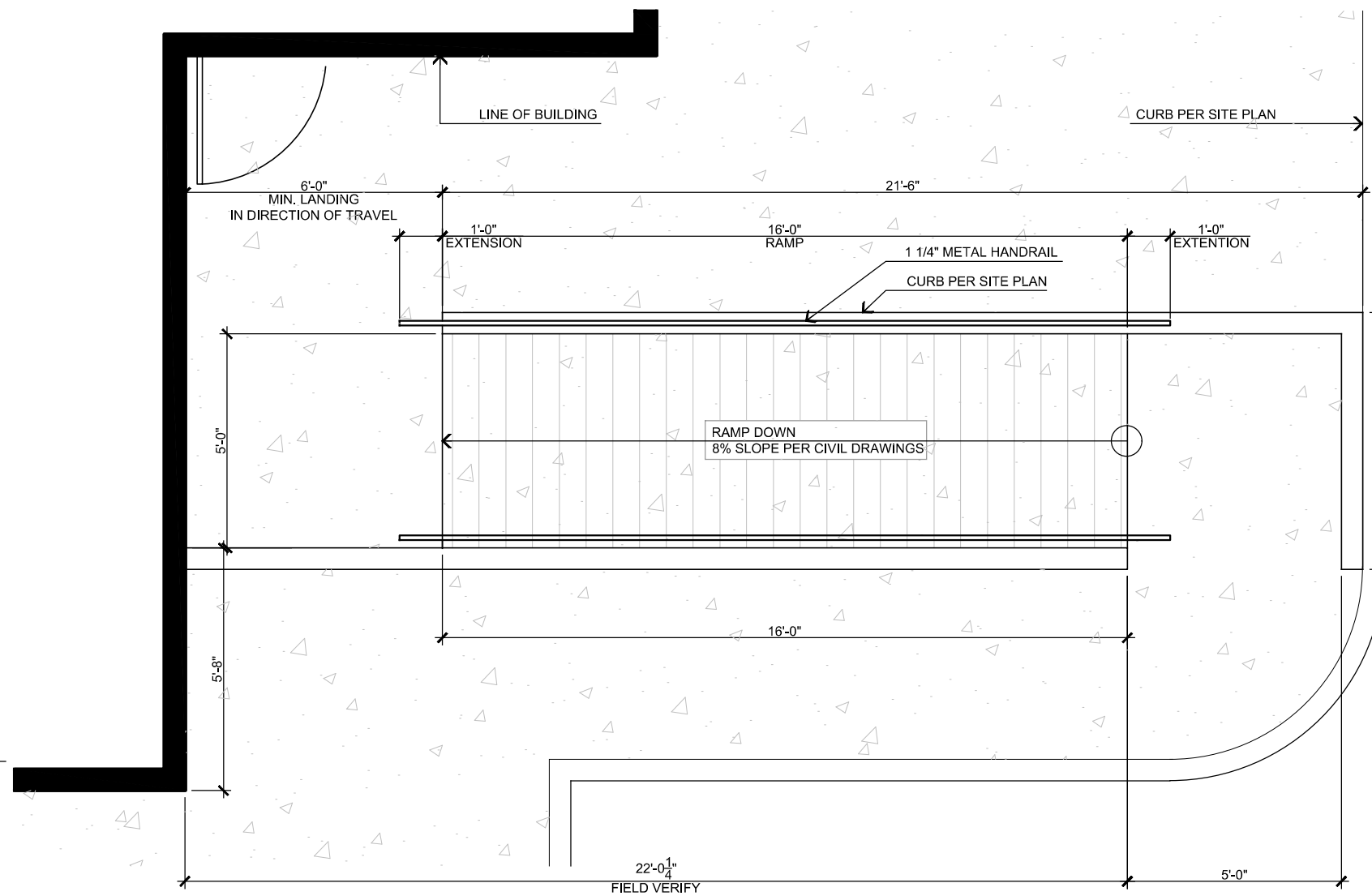
SIDE ELEVATION



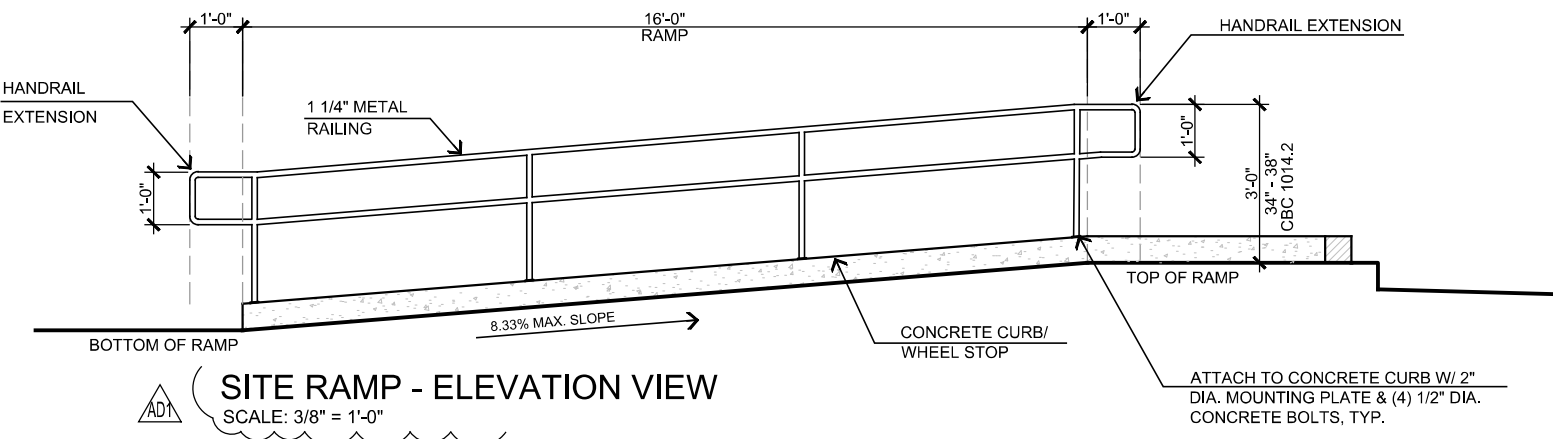
PROFILE "B" QTY.: 2
LOCATION: COVERED ENTRY @ VESTIBULE



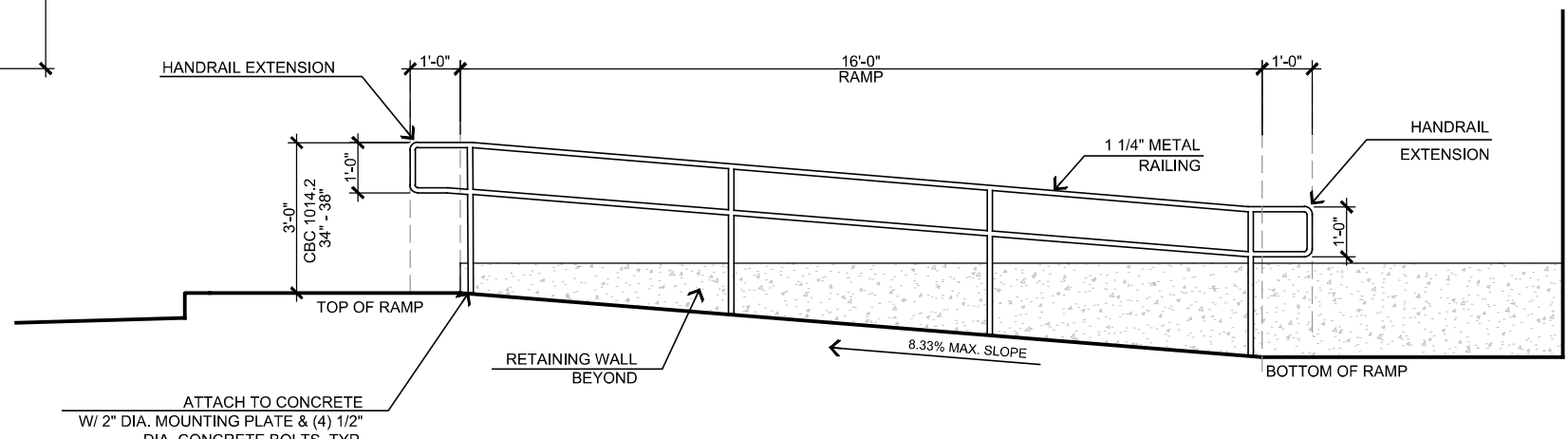
STEEL TUBE TO BEAM DETAIL
SCALE: 1 3/4" = 1'-0"



SITE RAMP - PLAN VIEW
SCALE: 3/8" = 1'-0"



SITE RAMP - ELEVATION VIEW
SCALE: 3/8" = 1'-0"

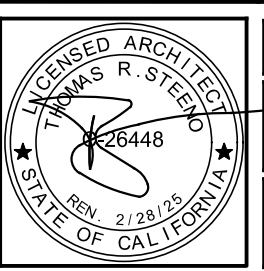


SITE RAMP - ELEVATION VIEW
SCALE: 3/8" = 1'-0"

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DATE FINISHED MAY 2023
REVISIONS B&S_08-07-24

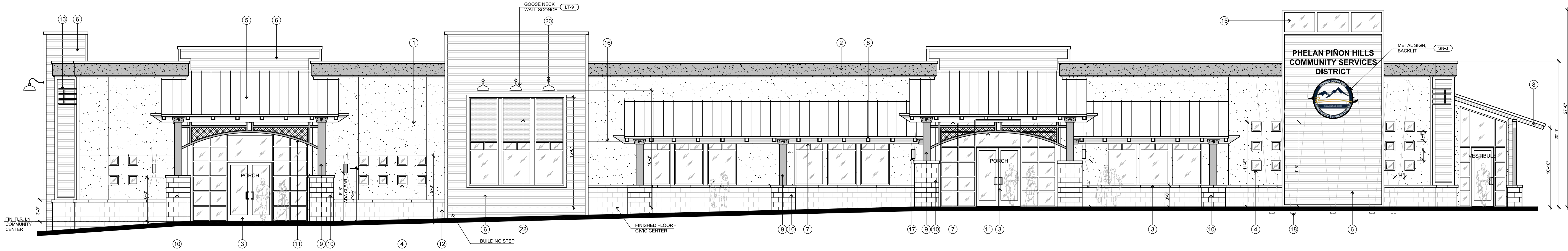
THESE PLANS SHALL COMPLY WITH THE CITY OF CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2018 CALIFORNIA BUILDING CODE WITH THE 2019 ENERGY STANDARDS. THESE DOCUMENTS AND THE DESIGN AND IDEAS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE SOLE PROPERTY OF STEENO DESIGN STUDIO. ANY USE IN WHOLE OR IN PART FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.



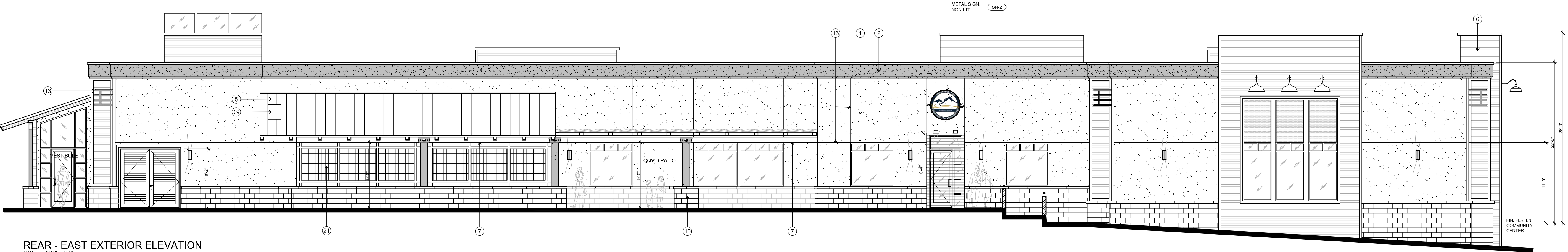
PROJECT: CIVIC CENTER BUILDING
PHELAN PIÑON HILLS C.S.D.
SITE ADDRESS: A.P.N. 300821-0 1636 SHEEP CREEK ROAD PHELAN, CA 92329

JOB NO. C23-L60
SHEET NAME: EXTERIOR DETAILS

PAGE A-1.1

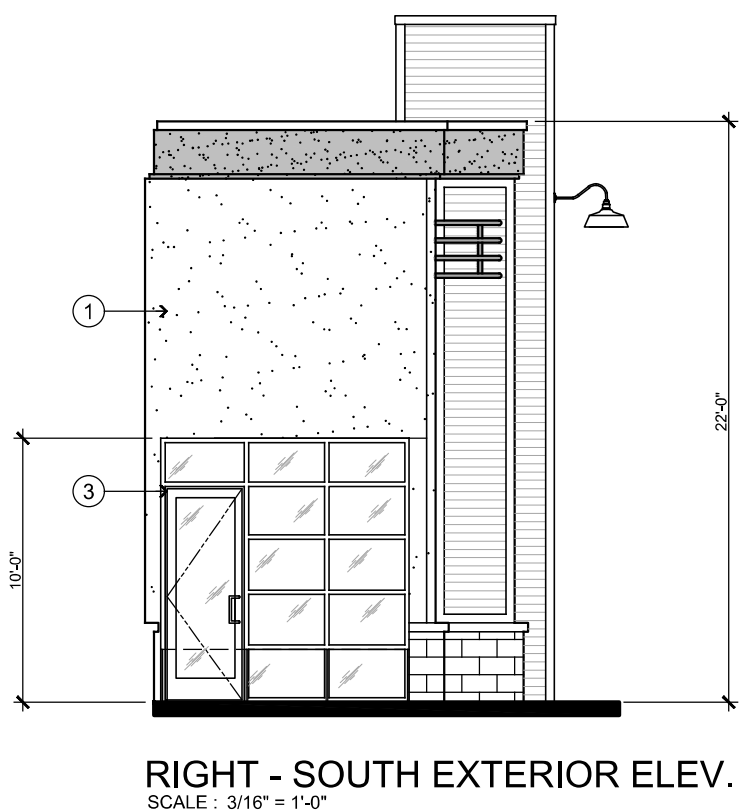


FRONT - WEST EXTERIOR ELEVATION
SCALE : 3/16" = 1'-0"

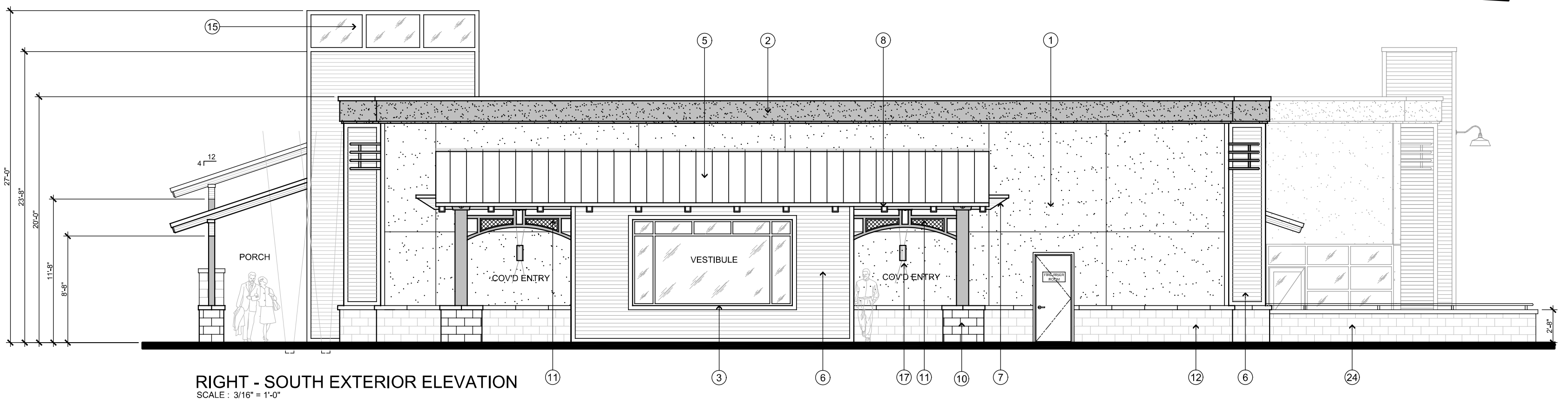


REAR - EAST EXTERIOR ELEVATION
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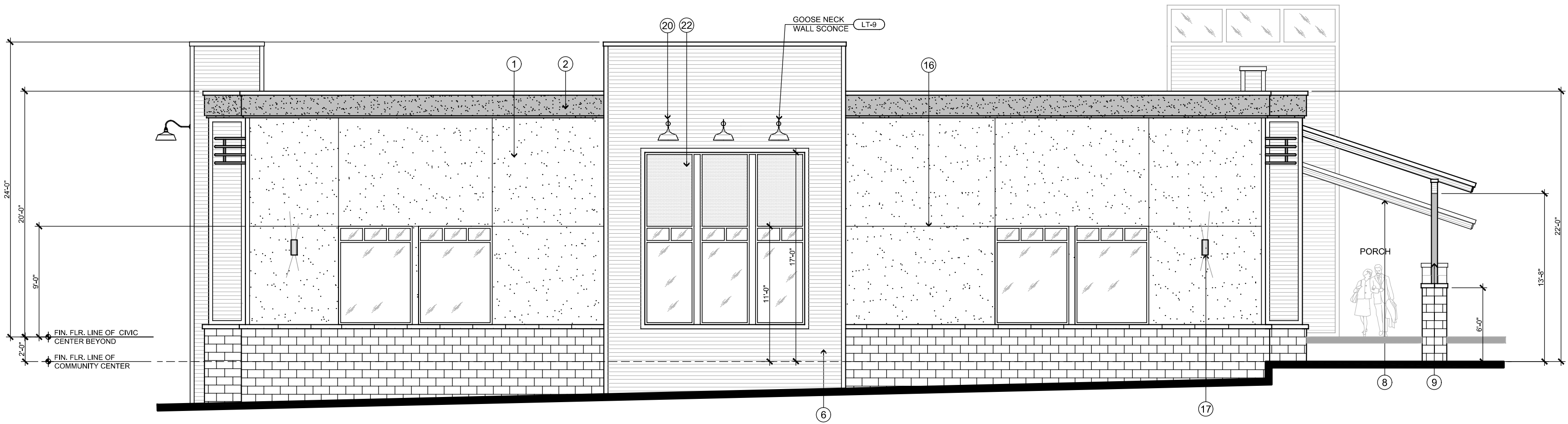
KEY NOTES	
SYMBOL	DESCRIPTION
1	BASE OF BUILDING INTEGRALLY COLORED STUCCO : COLOR: OMEGA #246 "ROYAL TAUPE"
2	PARAPET BAND PAINTED STUCCO: COLOR: DUNN EDWARDS DESIGN CHOCOLATE PUDDING (DARK TAUPE)
3	DARK BRONZE ANODIZED ALUMINUM STORE FRONT
4	16" SQ. STORE FRONT GLASS W/ DARK BRONZE ANODIZED ALUMINUM FRAMES
5	STANDING SEAM METAL ROOFING - MCELROY METAL COLOR: PATINA GREEN, ICC-ESL-1082
6	MEGA RIB WALL CLADDING - MCELROY METAL COLOR: TERRA COTTA PIVO
7	GLULAM BEAM W/ POWDER COATED COLUMN CAP TO MATCH POST COLOR: OIL RUBBED BRONZE BY CARDINAL
8	6X8 R.S. RAFTERS
9	6" X 12" STEEL POWDER COATED POST COLOR: OIL RUBBED BRONZE BY CARDINAL
10	FRAMED COLUMN WITH SPLIT FACED BLOCK VENEER AND CAP COLOR: VALLEY RED BY ORCO
11	DECORATIVE ARCHED METAL ELEMENT W/ WELDED WIRE MESH COLOR: OIL RUBBED BRONZE BY CARDINAL
12	SPLIT FACED BLOCK VENEER AT BASE OF BUILDING WITH MATCHING CAP COLOR: VALLEY RED BY ORCO
13	EXTERIOR TUBE STEEL CURVED ELEMENT COLOR: BRONZE HAMMER POWDERCOAT BY CARDINAL
14	FINISH FLOOR LEVEL UP LIGHTING
15	TOWER WINDOWS FRAME COLOR: MEDIUM BRONZE ANODIZED ALUMINUM
16	STUCCO EXPANSION SCREED LINES
17	DECORATIVE EXTERIOR WALL SCONCE LIGHTING SEE LIGHT SCHEDULE
18	EXTERIOR UPLIGHTING
19	EXHAUST VENT
20	EXTERIOR GOOSENECK LIGHTING
21	METAL PRIVACY SCREEN
22	OPSCURE SPANDREL GLASS ABOVE
23	METAL CORNER TRIM POWDERCOATED COLOR: BRONZE HAMMER POWDERCOAT BY CARDINAL
24	LOW CMU WALL W/ TOP CAP, COLOR: VALLEY RED BY ORCO, WITH 2" RAILING MOUNTED TO TOP. COLOR: BRONZE HAMMER POWDERCOAT BY CARDINAL



RIGHT - SOUTH EXTERIOR ELEV.
SCALE : 3/16" = 1'-0"



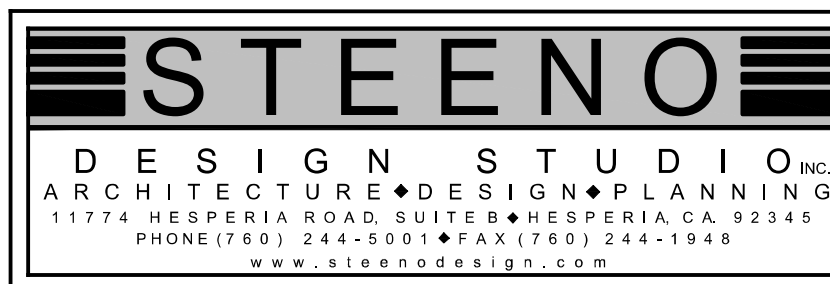
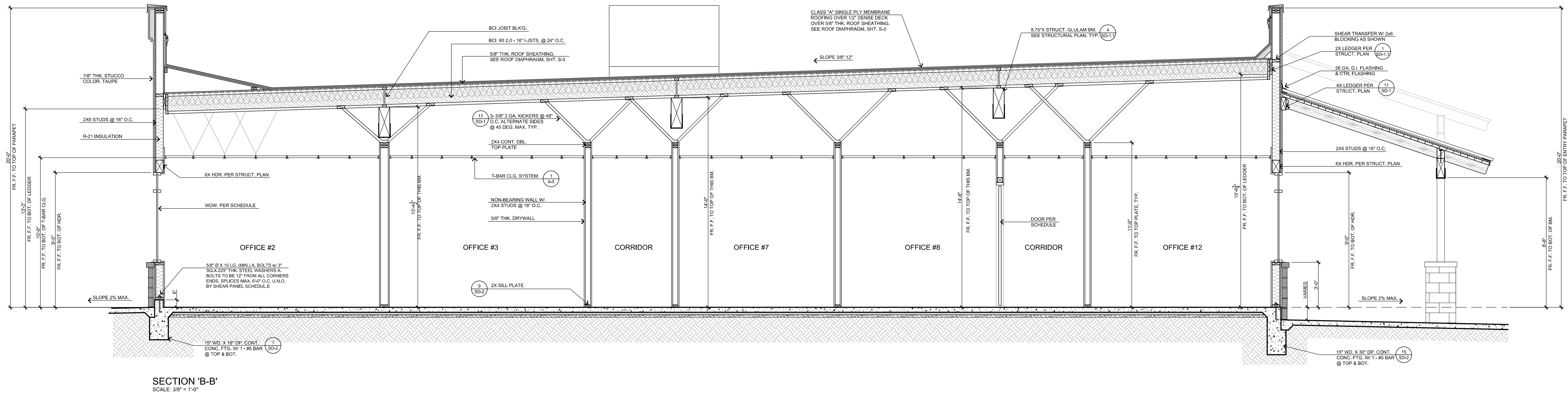
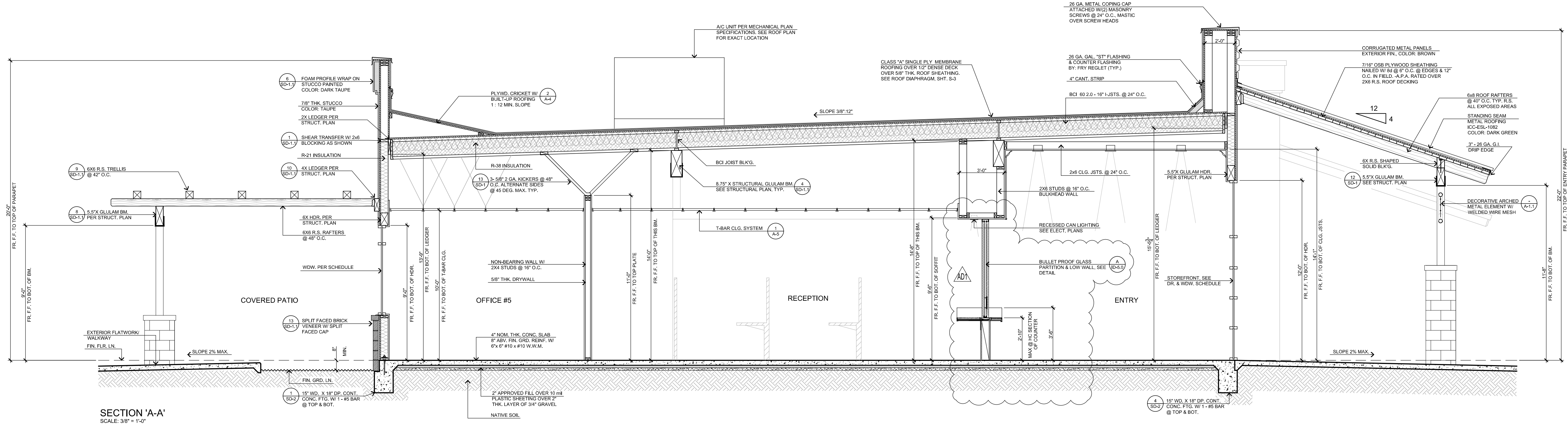
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SCALE : 3/16" = 1'-0"



LEFT - NORTH EXTERIOR ELEVATION
SCALE : 3/16" = 1'-0"

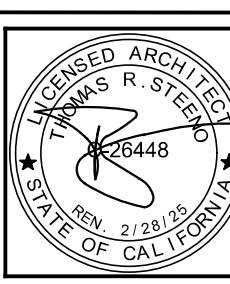
STEENO DESIGN STUDIO INC. ARCHITECTURE ♦ DESIGN ♦ PLANNING 11774 WESPERIA ROAD, SUITE B • WESPERIA, CA 92345 PHONE (760) 244-5001 • FAX (760) 244-1948 www.steenodesign.com	DATE FINISHED MAY 2023	THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND THE 2018 CALIFORNIA FIRE CODE (FC) AND THE 2018 CALIFORNIA ELECTRICAL CODE (EC) AND THE 2018 CALIFORNIA MECHANICAL CODE (MC) AND THE 2018 CALIFORNIA PLUMBING CODE (PC) AND THE 2018 CALIFORNIA GAS CODE (GC) AND THE 2018 CALIFORNIA HAZARDOUS WASTE HANDLING AND TRANSPORTATION CODE (HWTC) AND THE 2018 CALIFORNIA ENVIRONMENTAL CODE (EC) AND THE 2018 CALIFORNIA LAND USE CODE (LUC) AND THE 2018 CALIFORNIA TRANSPORTATION CODE (TC) AND THE 2018 CALIFORNIA UTILITIES CODE (UC) AND THE 2018 CALIFORNIA WATER CODE (WC) AND THE 2018 CALIFORNIA WASTE MANAGEMENT CODE (WMC) AND THE 2018 CALIFORNIA AIR QUALITY CODE (AQC) AND THE 2018 CALIFORNIA CLIMATE CHANGE CODE (CCC) AND THE 2018 CALIFORNIA DISASTER PREPAREDNESS CODE (DPC) AND THE 2018 CALIFORNIA EMERGENCY MANAGEMENT CODE (EMC) AND THE 2018 CALIFORNIA PUBLIC SAFETY CODE (PSC) AND THE 2018 CALIFORNIA SECURITY CODE (SC) AND THE 2018 CALIFORNIA TERRORISM PREVENTION CODE (TPC) AND THE 2018 CALIFORNIA VIOLENCE PREVENTION CODE (VPC) AND THE 2018 CALIFORNIA WEAPONRY CODE (WC) AND THE 2018 CALIFORNIA CHEMICAL SAFETY CODE (CSC) AND THE 2018 CALIFORNIA BIOLOGICAL SAFETY CODE (BCS) AND THE 2018 CALIFORNIA RADIATION SAFETY CODE (RSC) AND THE 2018 CALIFORNIA NUCLEAR SAFETY CODE (NSC) AND THE 2018 CALIFORNIA SPACE SAFETY CODE (SSC) AND THE 2018 CALIFORNIA AEROSPACE SAFETY CODE (ASC) AND THE 2018 CALIFORNIA MARINE SAFETY CODE (MSC) AND THE 2018 CALIFORNIA AVIATION SAFETY CODE (AVSC) AND THE 2018 CALIFORNIA SPACECRAFT SAFETY CODE (SCSC) AND THE 2018 CALIFORNIA ROCKET SAFETY CODE (RSC) AND THE 2018 CALIFORNIA MISSILE SAFETY CODE (MSC) AND THE 2018 CALIFORNIA SPACE DEBRIS SAFETY CODE (SDSC) AND THE 2018 CALIFORNIA SPACECRAFT DEBRIS SAFETY CODE (SCDSC) AND THE 2018 CALIFORNIA ROCKET DEBRIS SAFETY CODE (RDSC) AND THE 2018 CALIFORNIA MISSILE DEBRIS SAFETY CODE (MDSC) AND THE 2018 CALIFORNIA SPACECRAFT DEBRIS SAFETY CODE (SCDSC) AND THE 2018 CALIFORNIA ROCKET DEBRIS SAFETY CODE (RDSC) AND THE 2018 CALIFORNIA MISSILE DEBRIS SAFETY CODE (MDSC)	REVISIONS B.S. 08-07-24	SEAL KIMBERLY R. STEENO 26448 STATE OF CALIFORNIA 2/15/05	PROJECT: CIVIC CENTER BUILDING PHELAN PIÑON HILLS C.S.D. SITE ADDRESS: A.P.N. 3086-261-10 6535 SHEEP CREEK ROAD PHELAN, CA 92329	JOB NO. C23-L-60 SHEET NAME EXTERIOR ELEVATIONS PAGE A-2
	For Reference Only					

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DATE FINISHED	MAY 2023
REVISIONS	
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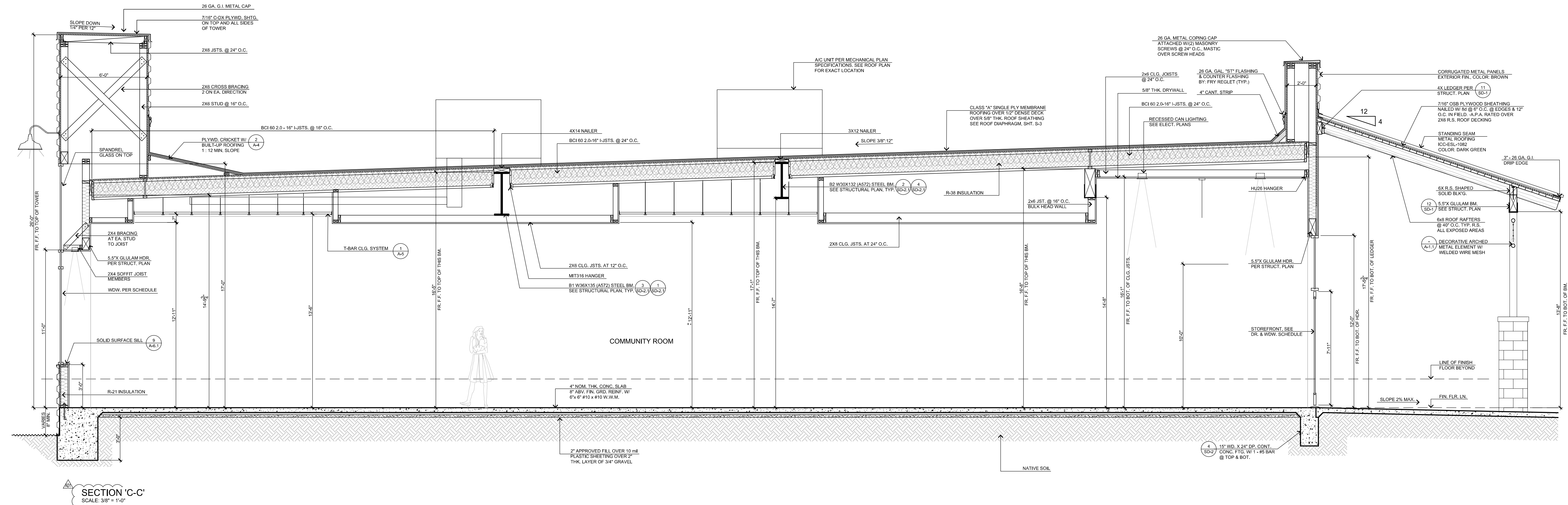
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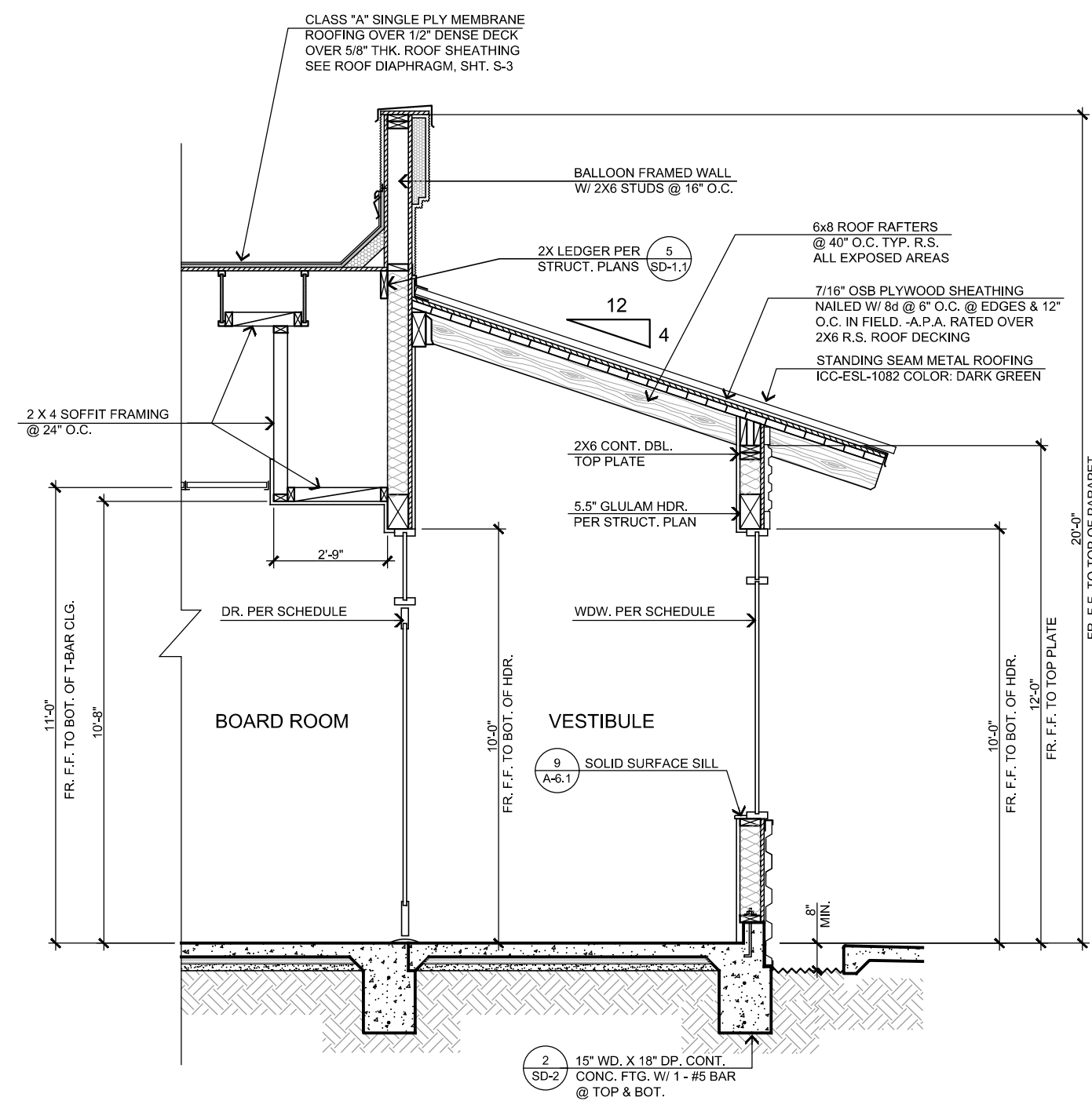
PROJECT: CIVIC CENTER BUILDING	JOB NO. C23-L60
PHELAN PIÑON HILLS C.S.D.	SHEET NAME.
SITE ADDRESS: A.P.N. 3069-261-10, 8038 SHEEP CREEK ROAD, PHELAN, CA 92329	CONTACT: (760) 244-5001

SECTIONS	A-3
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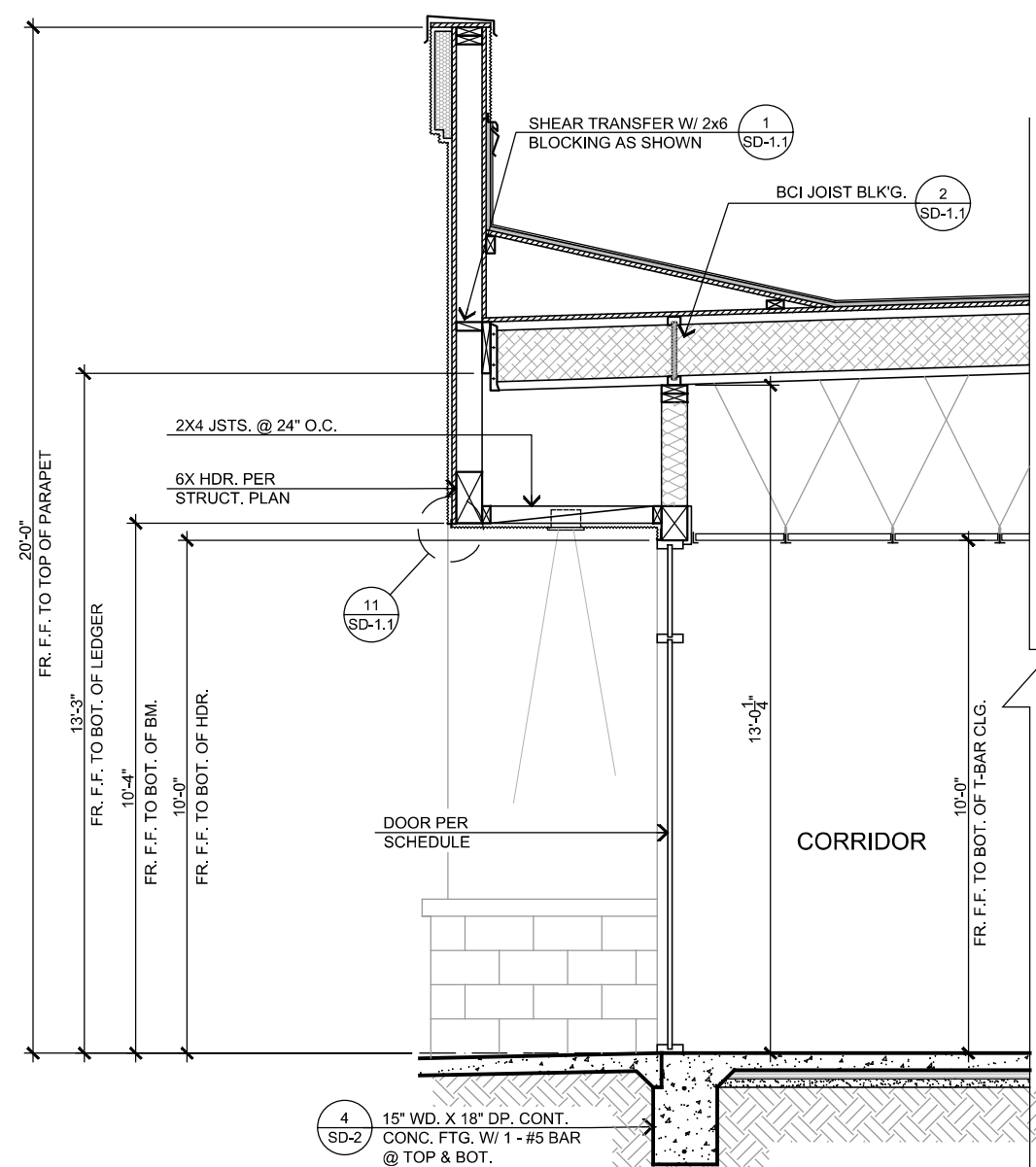
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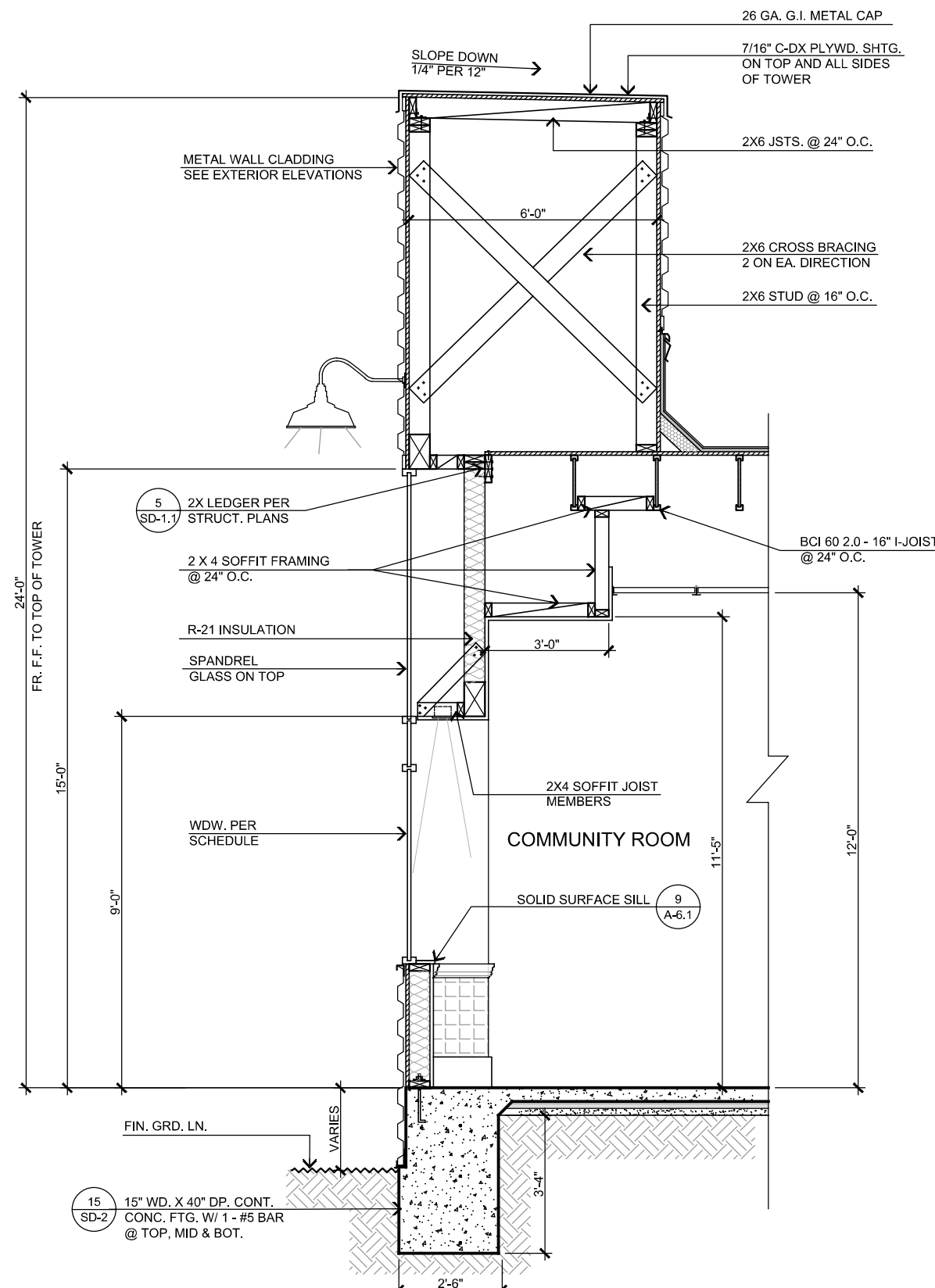
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SECTION 'G'
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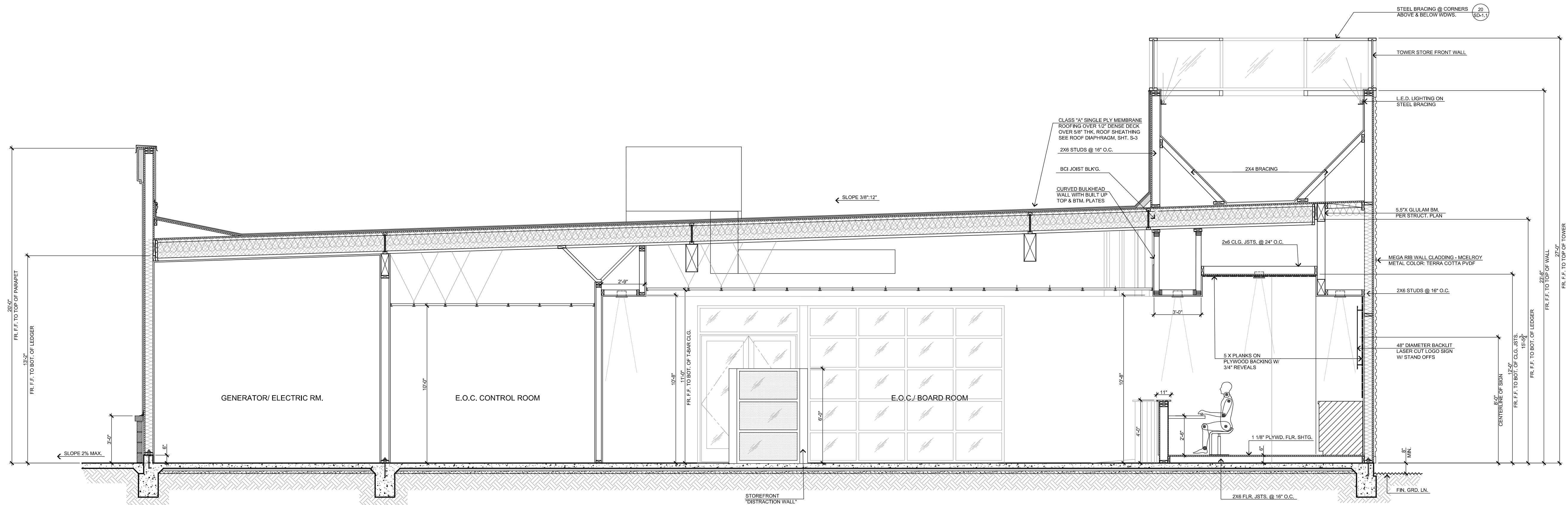


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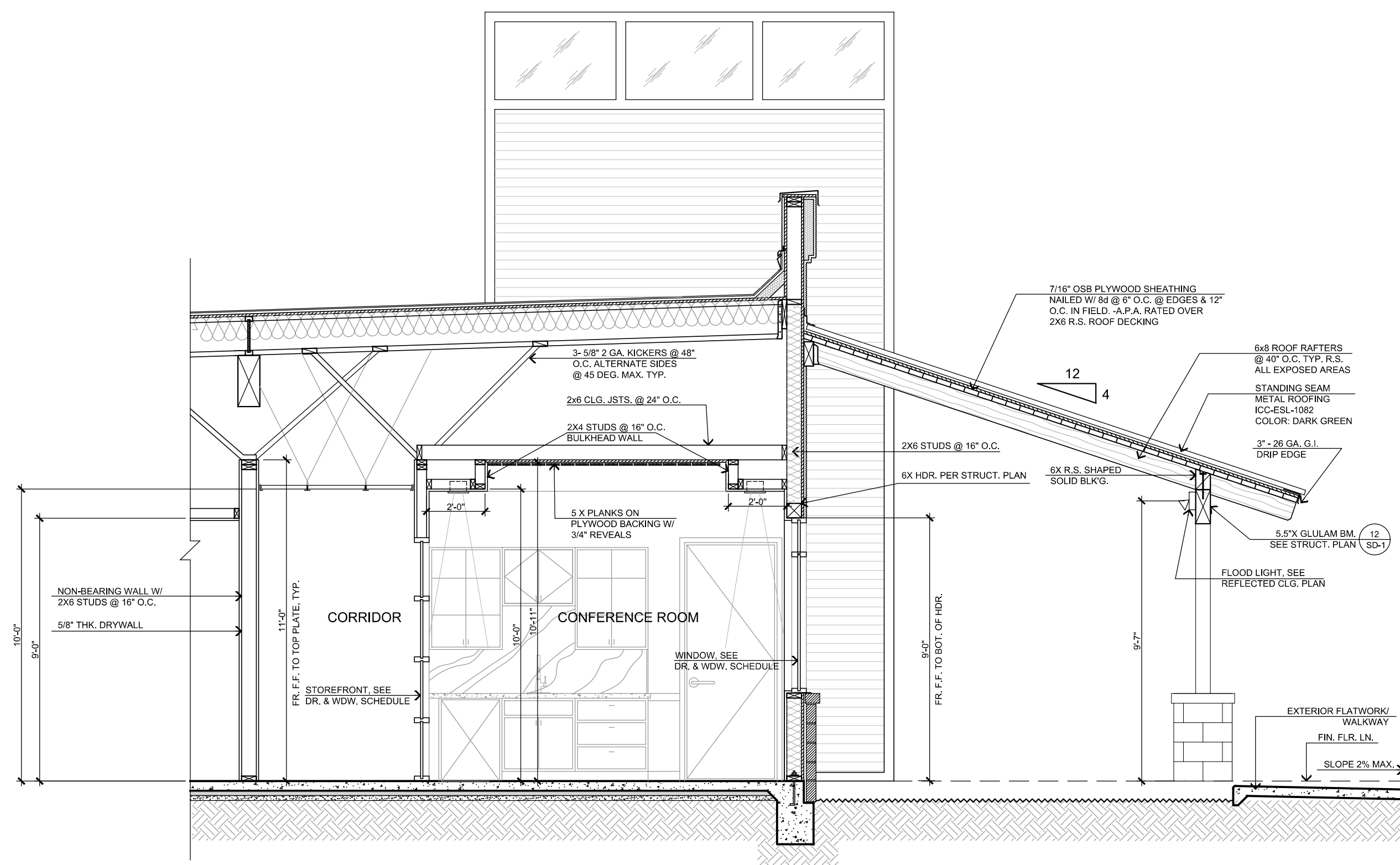


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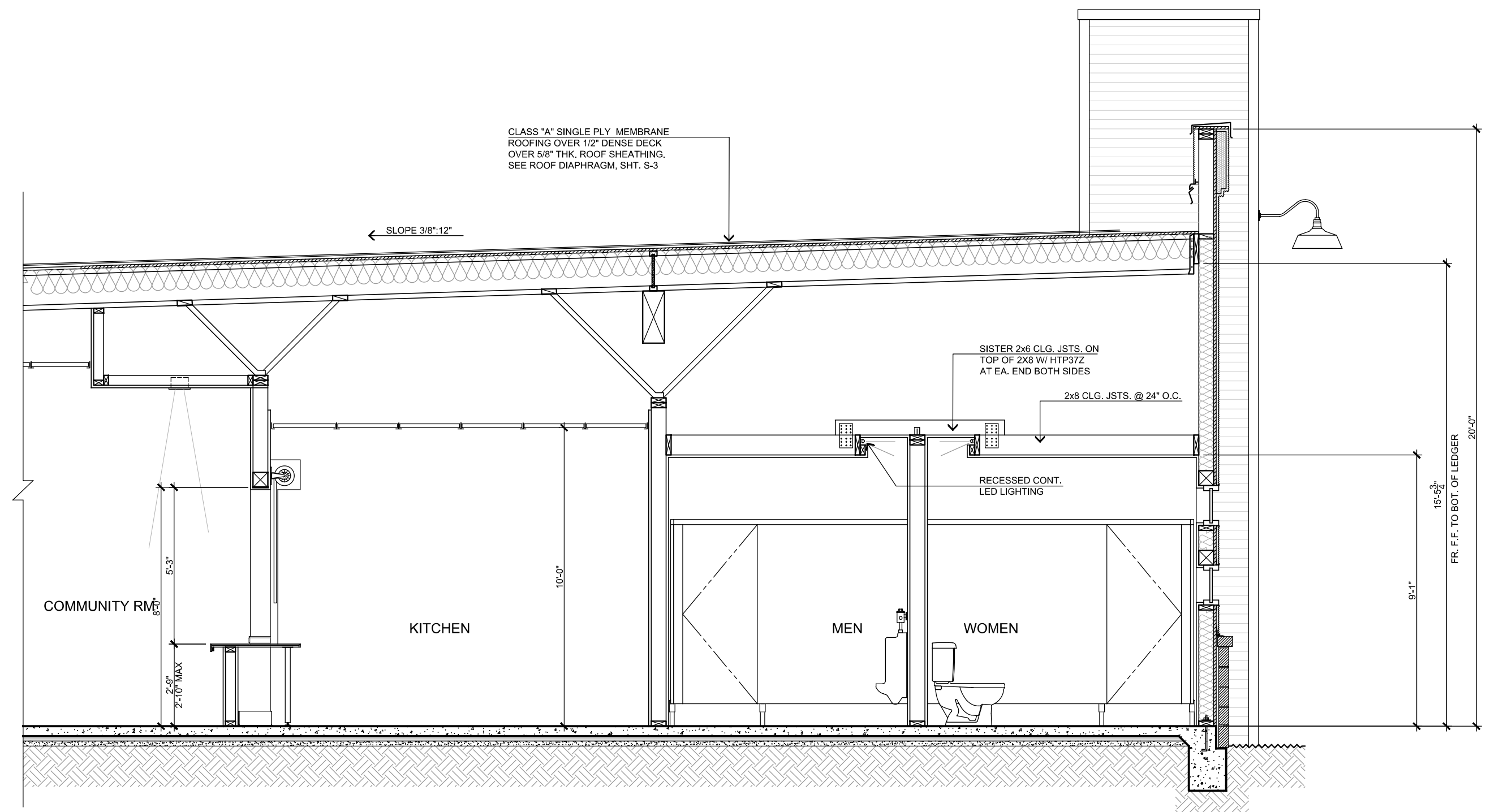
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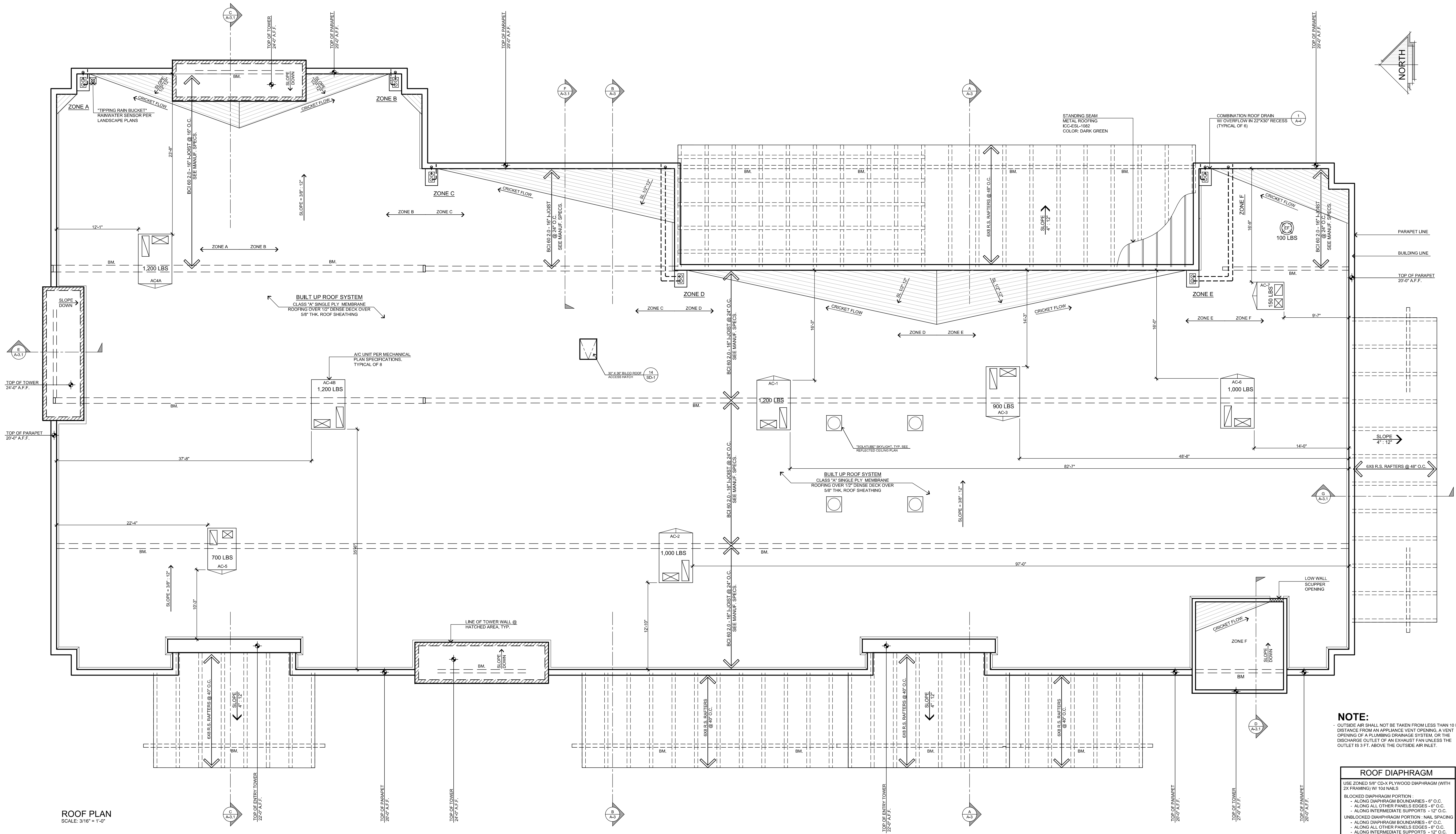
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SECTION 'I'
SCALE: 3/8" = 1'-0"



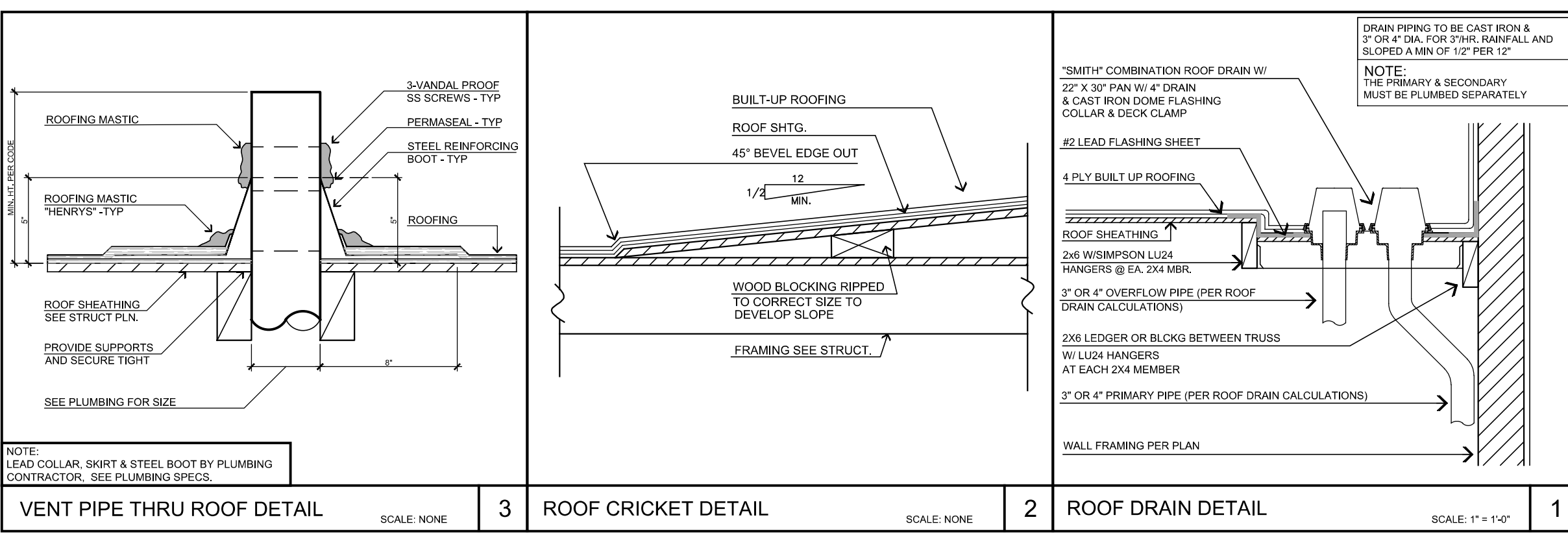
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NOTE:
- OUTSIDE AIR SHALL NOT BE TAKEN FROM LESS THAN 10 FT. IN DISTANCE FROM AN APPLIANCE VENT OPENING, A VENT OPENING OF A PLUMBING DRAINAGE SYSTEM, OR THE DISCHARGE OUTLET OF AN EXHAUST FAN UNLESS THE OUTLET IS 3 FT. ABOVE THE OUTSIDE AIR INLET.

ROOF DIAPHRAGM	
USE ZONED 5/8" CD-X PLYWOOD DIAPHRAGM (WITH 2X FRAMING) W/ 103 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.	

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



- ROOF FRAMING NOTES**
- REFER TO SHEET 04-1 FOR GENERAL NOTES.
 - REFER TO OTHER CONTRACT DOCUMENTS FOR ITEMS NOT SHOWN SUCH AS NON-STRUCTURAL CURBS, WALLS, OPENINGS, PENETRATIONS ETC., AS WELL AS FOR ITEMS NOT SPECIFIED, DIMENSIONS AND ELEVATIONS NOT NOTED ETC.
 - THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
 - TYPICAL ROOF SHEATHING SHALL BE 1-1/8" THK. CDX PLYWOOD APA RATED (SPAN INDEX 480) W/ 104 (0.131) DIA. X 2-1/2" NAILS AT 6 B.N., 6 E.N., 12 P.N. UNBLOCKED.
 - FOR VERTICAL PLYWOOD SHEATHING THICKNESS, NAIL SIZE AND SPACING REFER TO "SHEARWALL SCHEDULE" ON PLAN. SEE PLAN FOR LOCATION (WHERE OCCURS).
 - SOLID BLOCKING SHALL BE PLACED BETWEEN ALL JOISTS AND RAFTERS AT ALL POINTS OF SUPPORT AND AT 10 FOOT INTERVALS FOR RAFTERS, AND AT 8 FOOT INTERVALS FOR JOISTS. THIS IS IN ADDITION TO THE ONE SHOWN ON PLANS.
 - WHENEVER THE DOUBLE TOP PLATES ARE CUT BY PERPENDICULAR BEAM, CONNECT THE TOP PLATES TOGETHER USING SIMPSON MS146 OR MS160. REFER TO SIMPSON CATALOG FOR CORRECT INSTALLATION OF CONNECTORS.
 - SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN OR NOTED.

HORIZONTAL RAINWATER PIPING (2019 CPC TABLE 1101.8)				
SIZE OF PIPE INCHES	(1/4" INCH FLOW PER FOOT)	MAX ALLOWABLE HORIZONTAL PROJECTED ROOF AREA (SQUARE FEET)		
		1 (INHR)	2 (INHR)	3 (INHR)
3	48	4,640	2,320	1,546
4	110	10,600	5,300	3,533
5	196	18,880	9,440	6,293
6	314	30,200	15,100	10,066

ROOF DRAIN CALCULATIONS			
ZONE A		ZONE C	
ROOF AREA = 2,313 SQ. FT.		ROOF AREA = 2,726 SQ. FT.	
SIDE WALL AREA CALC PER 1103.4 = 383 SQ. FT.		SIDE WALL AREA CALC PER 1103.4 = 74 SQ. FT.	
TOTAL ZONE A = 2,696 SQ. FT.		TOTAL ZONE C = 2,800 SQ. FT.	
REQUIRED PER TABLE 1101.8 (1) @ 4" DIA.		REQUIRED PER TABLE 1101.8 (1) @ 4" DIA.	
ZONE B		ZONE D	
ROOF AREA = 2,339 SQ. FT.		ROOF AREA = 2,175 SQ. FT.	
SIDE WALL AREA CALC PER 1103.4 = 193 SQ. FT.		SIDE WALL AREA CALC PER 1103.4 = 92 SQ. FT.	
TOTAL ZONE B = 2,532 SQ. FT.		TOTAL ZONE D = 2,267 SQ. FT.	
REQUIRED PER TABLE 1101.8 (1) @ 4" DIA.		REQUIRED PER TABLE 1101.8 (1) @ 4" DIA.	
ZONE E		ZONE F	
ROOF AREA = 2,488 SQ. FT.		ROOF AREA = 1,438 SQ. FT.	
SIDE WALL AREA CALC PER 1103.4 = 104 SQ. FT.		SIDE WALL AREA CALC PER 1103.4 = 136 SQ. FT.	
TOTAL ZONE E = 2,592 SQ. FT.		TOTAL ZONE F = 1,574 SQ. FT.	
REQUIRED PER TABLE 1101.8 (1) @ 4" DIA.		REQUIRED PER TABLE 1101.8 (1) @ 4" DIA.	

STEENO
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www.steenodesign.com

DATE FINISHED
MAY 2023
REVISIONS
B&S, 08-07-24

THESE PLANS SHALL COMPLY WITH THE BUILDING DEPARTMENT'S BUILDING REGULATIONS AND THE 2019 CALIFORNIA BUILDING CODE. THESE DOCUMENTS AND THE DESIGN AND ENGINEERING INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE SOLE PROPERTY OF STEENO DESIGN STUDIO INC. FOR WHICH THEY WERE PROVIDED SHALL BE UNAVAILABLE.

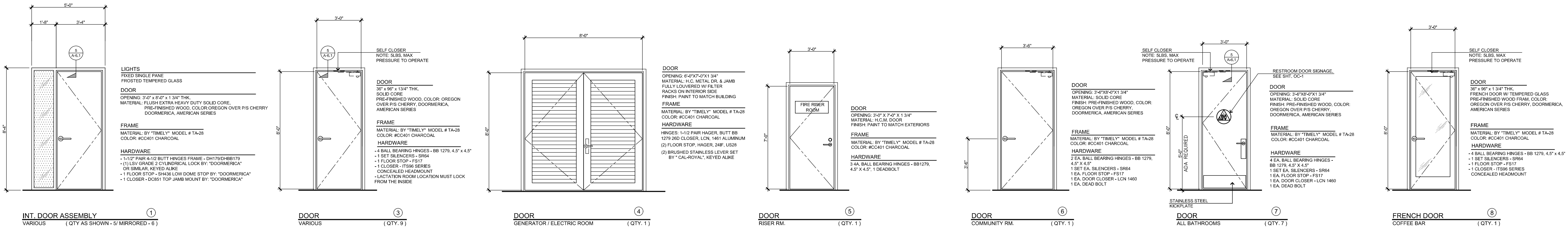
LICENSED ARCHITECT
STEENO
26448
STATE OF CALIFORNIA
2/28/2019

PROJECT: CIVIC CENTER BUILDING
PHELAN PIÑON HILLS C.S.D.
SITE ADDRESS
A.P.N. 306628-110
935 SHEEP CREEK ROAD
PHELAN, CA 92329

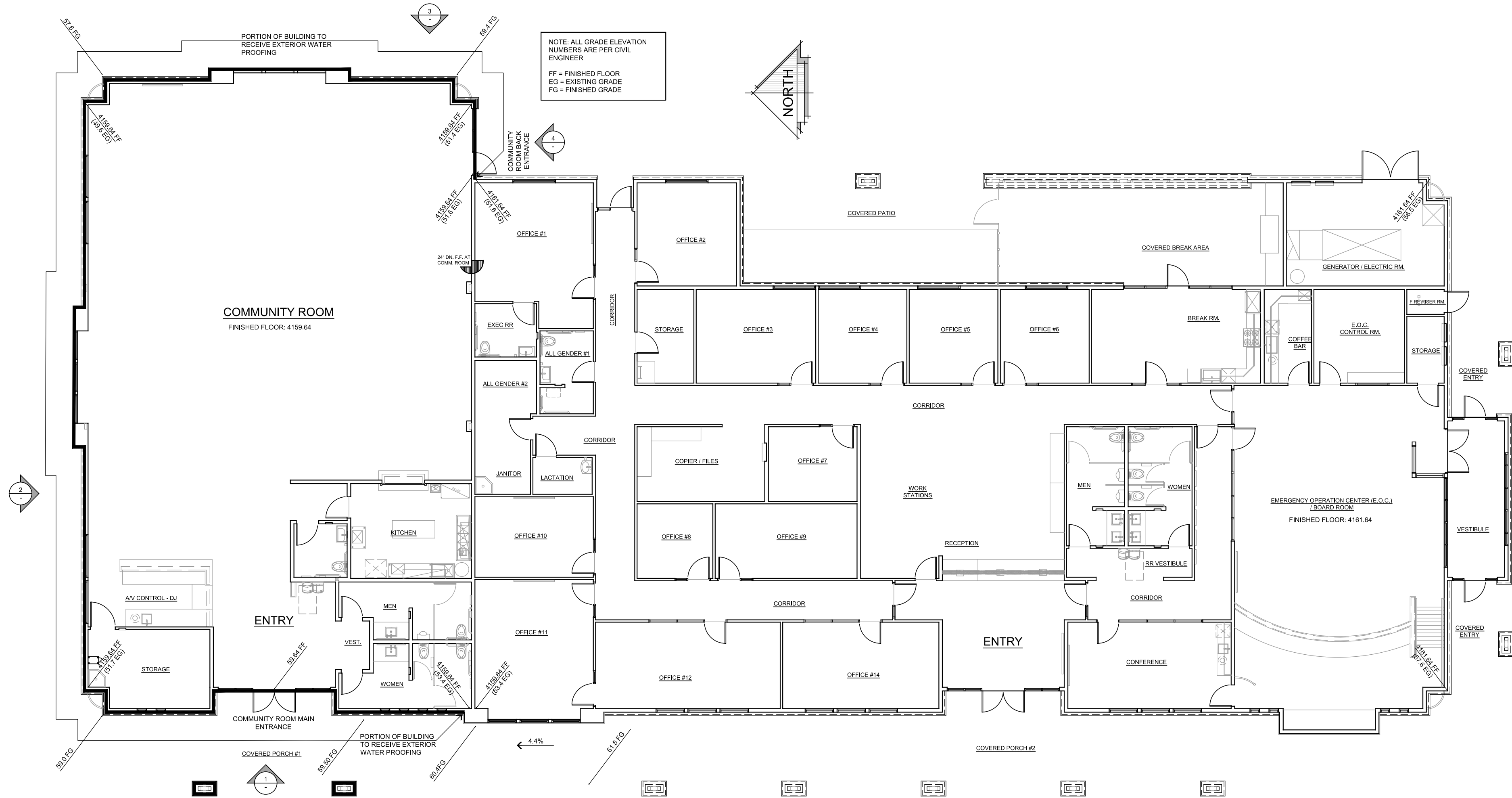
JOB NO.
C23-L60
SHEET NAME:
ROOF PLAN

PAGE
A-4

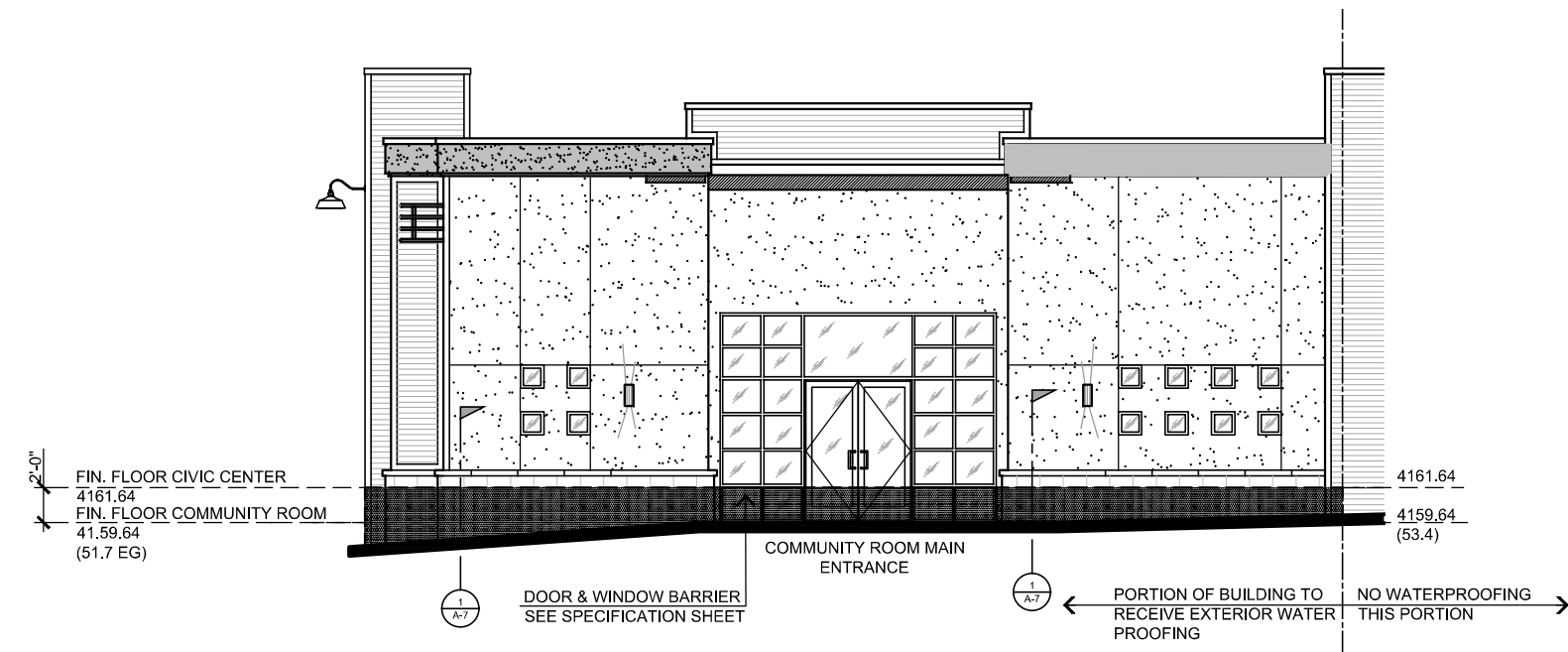
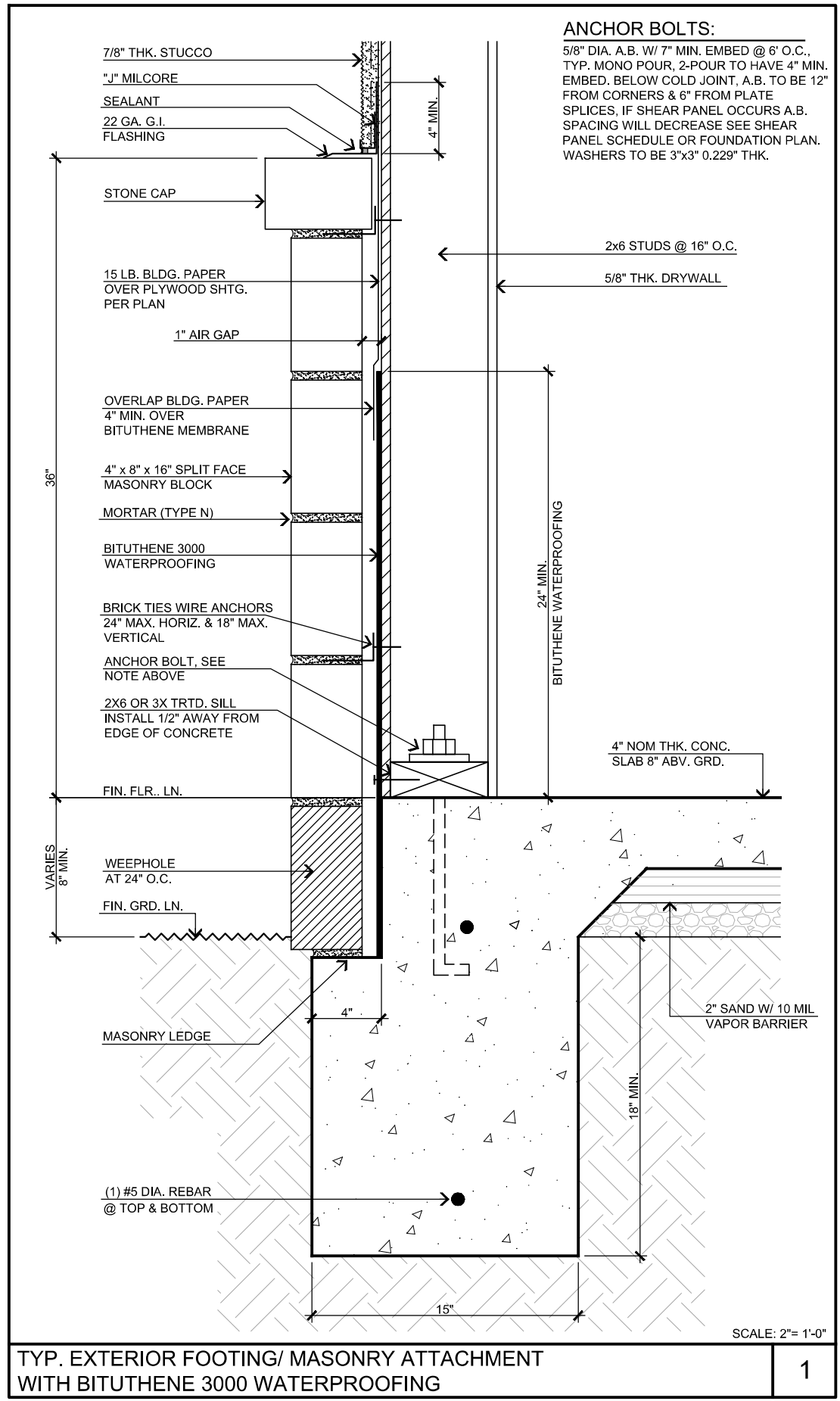
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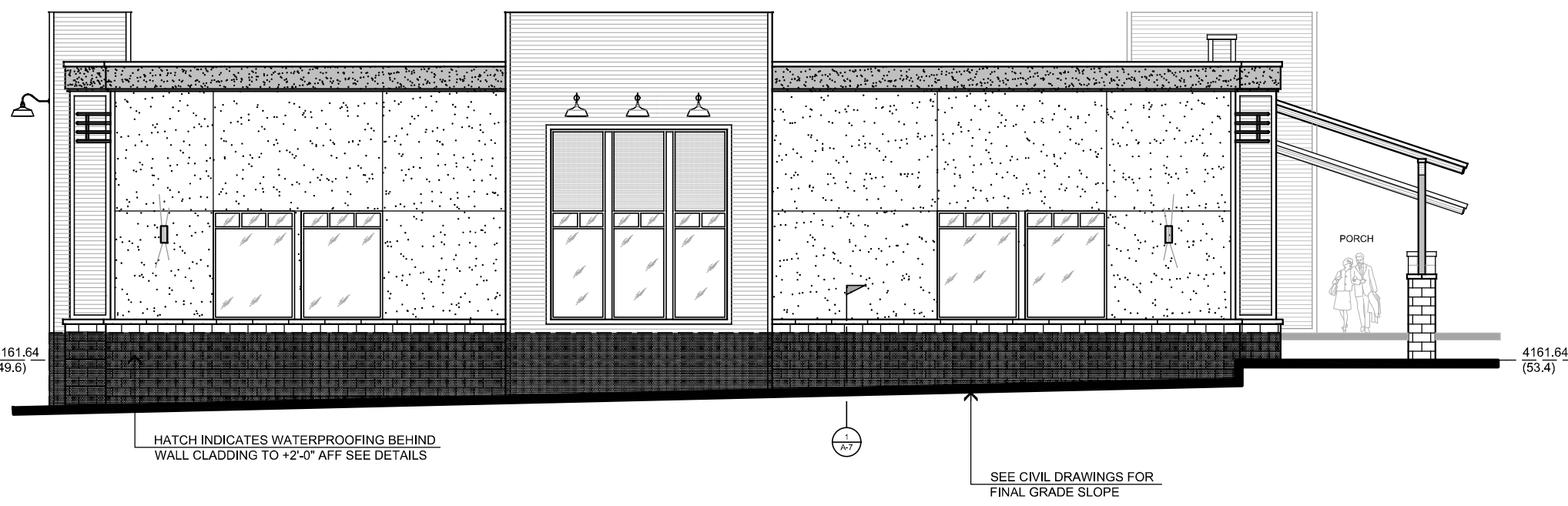
<p>DOOR NOTES</p> <ol style="list-style-type: none"> EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION 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 (30.48 M) OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT. CBC 1013.1.1, ALL REQUIRED EXIT DOORS TO HAVE PANIC HARDWARE EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED. CBC 1013.3 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: <ol style="list-style-type: none"> THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING THE DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25 MM) HIGH ON A CONTRASTING BACKGROUND. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE. CBC 1010.1.3.3 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 THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS: <ol style="list-style-type: none"> INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.7 N). EXTERIOR HINGED DOORS: 5 POUNDS (22.2 N) MAXIMUM. CBC 11B-404.2.3 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 WITHIN 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 11B-404.2.10 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 ORSENGAGE 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 35-POUND (153 N) FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. CBC 1010.1.3 HANDLES, PULLS, LATCHES, LOOKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-301.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (863 MM) MINIMUM AND 48 INCHES (1168 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 11B-404.2.7 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 11B-301.3.FLOOR LANDING NOT MORE THAN 1/2" @ DISABLES ACCESS IS REQUIRED BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EXIT DOOR. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (12.7 MM) HIGH MAXIMUM, RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303 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 THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED OR UNLOCKED. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE. 	<p>5/8" GYP BOARD, SEE FINISH SCHEDULE</p> <p>TA28M STEEL CASING</p> <p>LINE OF FINISH CEILING WHERE OCCURS</p> <p>2 1/4" MIN.</p> <p>NOTE: MAINTAIN MIN. 2-1/4" CLEARANCE FROM RABBIT TO FINISH CEILING FOR TA28M CASING. CLEARANCE PROVIDES 1/4" BETWEEN CASING AND FINISH TO AID ATTACHMENT DURING ASSEMBLY</p>	<p>SCALE: 3" = 1'-0"</p> <p>5</p>	<p>5/8" GYP BOARD, SEE FINISH SCHEDULE</p> <p>FRAMING SHOWN FOR REFERENCE ONLY</p> <p>TA28M STEEL CASING</p> <p>DOOR, SEE SCHEDULE</p> <p>TIMELY PRE-FINISHED KNOCKDOWN (KD) FRAME</p> <p>HEAT TREATED CASING RETAINER CLIP</p> <p>DRYWALL SCREW (1) NEXT TO EVERY CLIP</p>	<p>SCALE: 3" = 1'-0"</p> <p>4</p>	<p>3/4" GYP BOARD, SEE FINISH SCHEDULE</p> <p>TA28M STEEL CASING</p> <p>DOOR (BY OTHERS), SEE DOOR SCHEDULE</p> <p>TIMELY PRE-FINISHED KNOCKDOWN (KD) FRAME</p> <p>HEAT TREATED CASING RETAINER CLIP</p> <p>DRYWALL SCREW (1) NEXT TO EVERY CLIP</p>	<p>SCALE: 3" = 1'-0"</p> <p>3</p>	<p>TEMPERED GLASS</p> <p>1/2"</p> <p>9 1/2"</p> <p>10" BOTTOM RAIL</p> <p>1/4" MAX.</p> <p>1/2" MAX.</p> <p>EXPANSION JOINT</p> <p>FINISH FLOOR</p> <p>ALUMINUM THRESHOLD TO INTERSECT WITH EXPANSION JOINT</p>	<p>SCALE: NONE</p> <p>2</p>	<p>5/8" GYP BD. WALL FINISH</p> <p>HOLLOW METAL DOOR WOOD STUD ANCHOR</p> <p>5/8" WALL SHEATHING</p> <p>7/8" THK. STUCCO</p> <p>1" MOLD PAINT TO MATCH EXTERIOR FINISH</p> <p>HOLLOW METAL DOOR FRAME - PAINTED</p> <p>DOOR PER SCHEDULE</p> <p>FRAME WIDTH FIELD VERIFY</p>	<p>SCALE: NONE</p> <p>1</p>					
	<p>TYP. HEADER</p>		<p>TYP. JAMB - HINGE SIDE</p>		<p>TYP. JAMB - STRIKE SIDE</p>		<p>EXTERIOR DOOR THRESHOLD</p>		<p>HOLLOW METAL EXTERIOR DOOR JAMB</p>						
<p>EXTERIOR</p> <p>INTERIOR</p> <p>BACKER ROD & SILICONE SEALANT TYP. SEE ELEVATIONS</p> <p>SOLID SURFACE SILL</p> <p>CHAIR RAIL WHERE OCCURS</p> <p>SILL</p> <p>5/8" GYP BD. WALL FINISH</p> <p>CONT. SEAL EXCEPT FOR 1/4" WEEP HOLE UNDER SILL</p> <p>7/8" STUCCO</p> <p>WALL SHEATHING</p>	<p>SCALE: NONE</p> <p>9</p>	<p>EXTERIOR</p> <p>INTERIOR</p> <p>WALL SHEATHING</p> <p>7/8" STUCCO</p> <p>1" MOLD PAINT TO MATCH EXTERIOR FIN.</p> <p>1/4" GLASS</p> <p>1/4" MAX.</p> <p>BACKER ROD & SILICONE SEALANT</p> <p>6 1/2"</p>	<p>SCALE: NONE</p> <p>8</p>	<p>EXTERIOR</p> <p>INTERIOR</p> <p>SHIM AS REQ'D.</p> <p>7/8" STUCCO</p> <p>WALL SHEATHING</p> <p>1 3/4"</p> <p>KING STUD</p> <p>BACKER ROD & SEALANT</p>	<p>SCALE: NONE</p> <p>7</p>	<p>EXTERIOR</p> <p>INTERIOR</p> <p>SHIM AS REQ'D.</p> <p>KING STUD</p> <p>BACKER ROD & SEALANT</p> <p>1 3/4"</p> <p>4 1/2"</p>	<p>SCALE: NONE</p> <p>6</p>	<p>STOREFRONT SILL</p>		<p>STOREFRONT HEAD DETAIL</p>		<p>EXTERIOR STOREFRONT JAMB</p>		<p>INTERIOR STOREFRONT JAMB</p>	



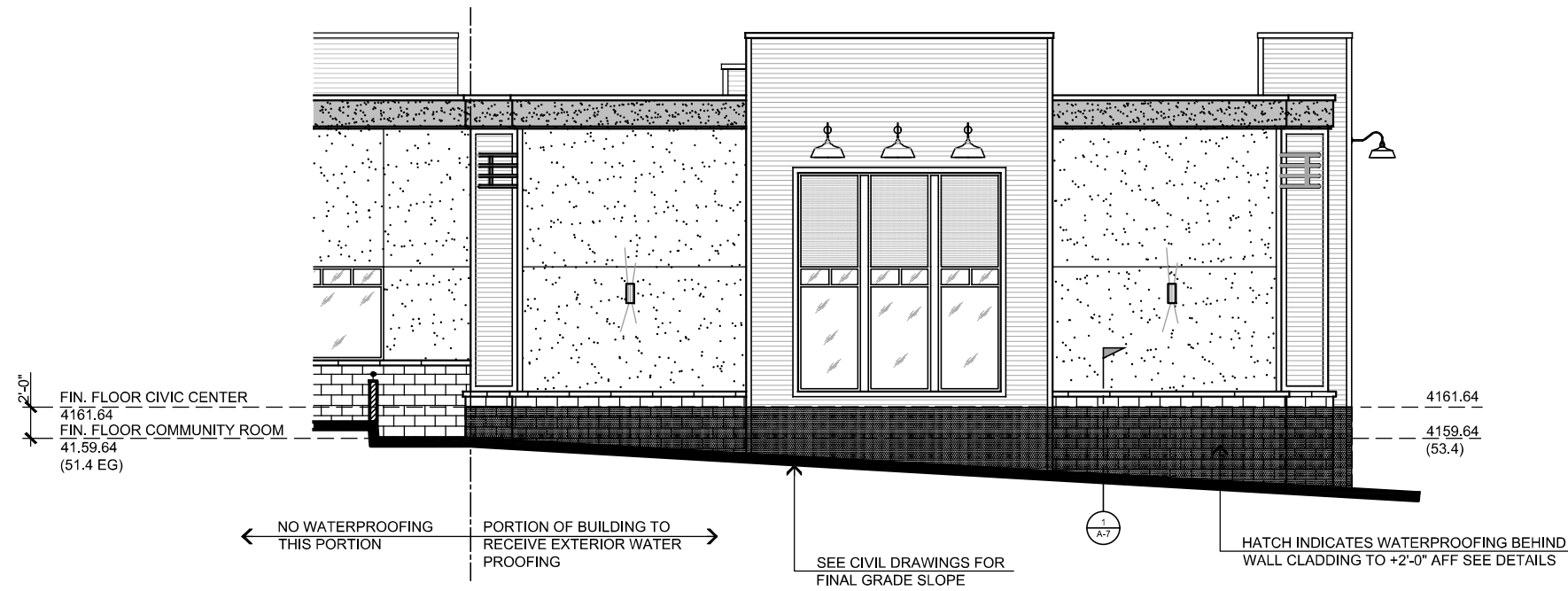
CIVIC CENTER FLOOR PLAN - 14,034 SQ. FT.
SCALE : 1/8" = 1'-0"



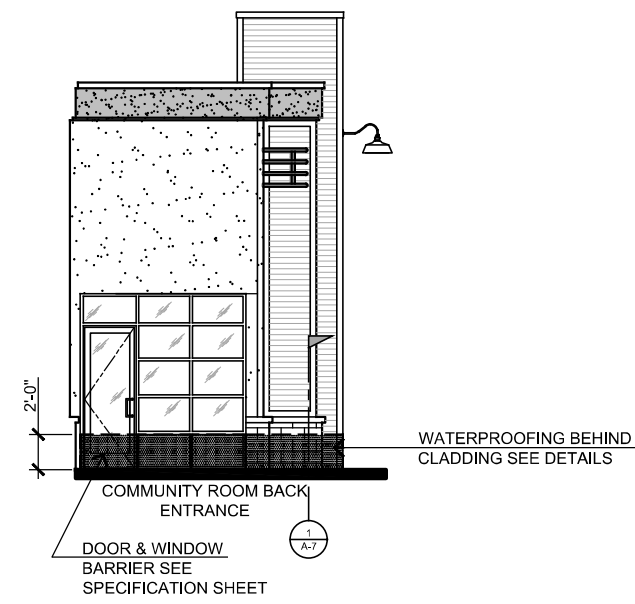
1. FRONT - WEST EXTERIOR ELEVATION
SCALE : 1/8" = 1'-0"



2. LEFT SIDE - NORTH EXTERIOR ELEVATION
SCALE : 1/8" = 1'-0"



3. BACK - EAST EXTERIOR ELEVATION
SCALE : 1/8" = 1'-0"

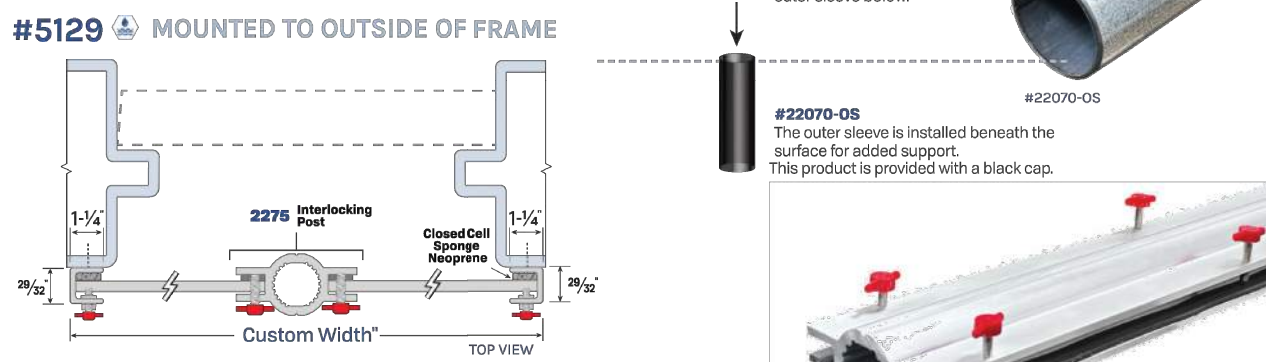
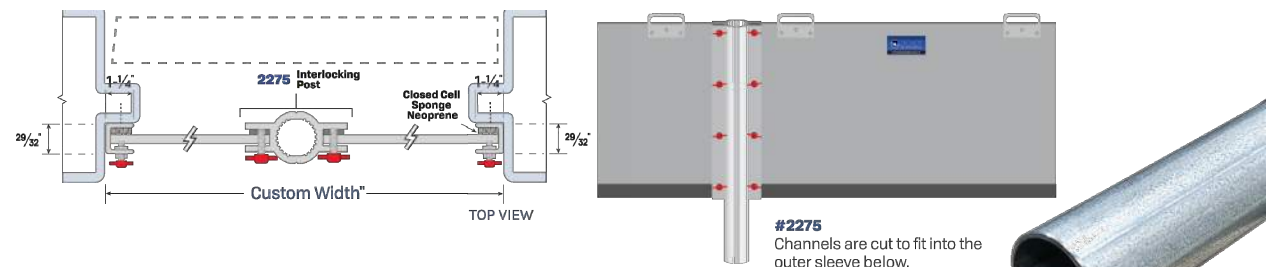


4. BACK - RETURN WALL EXTERIOR ELEVATION
SCALE : 1/8" = 1'-0"



Interlocking Flood Barrier for Oversized Openings (Greater than 48")

- #5029 MOUNTED TO INSIDE OF FRAME
- #2275 INTERLOCKING POST WITH GROUND SUPPORT



- Recommended for every 48" of specified installed width:
- #2275 Interlocking Post with
- #22070-05 Outer Sleeve



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MAY 2023

REVISIONS
BAS_08-07-24

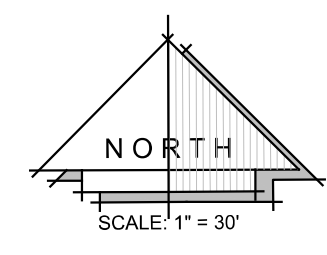
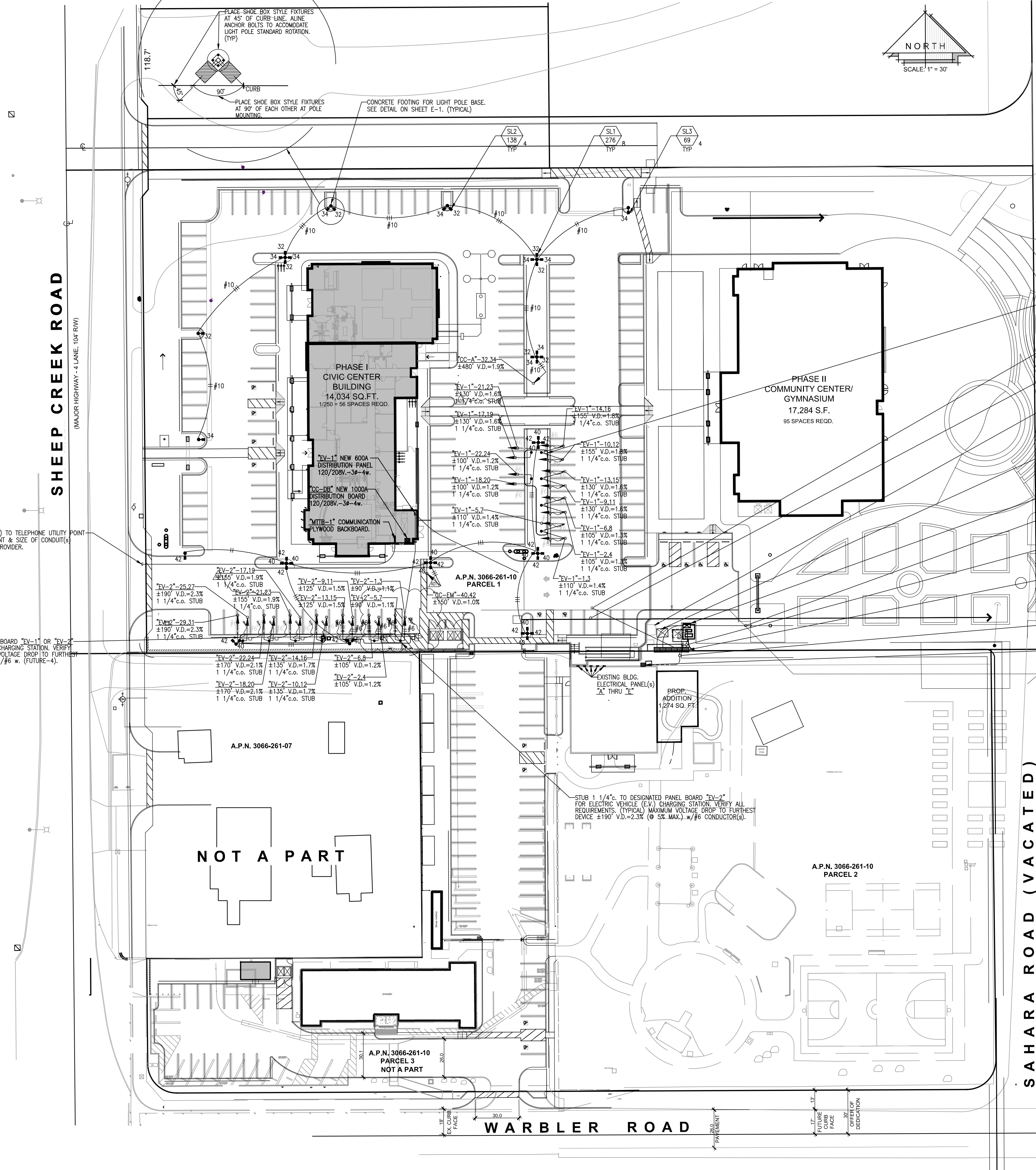
THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE AND ALL CITY, COUNTY AND STATE ORDINANCES. THE 2019 ENERGY STANDARDS.

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INVESTED ARCHITECT
MARKS R. STEENO
26448
STATE OF CALIFORNIA

PROJECT: CIVIC CENTER BUILDING
PHELAN PIÑON HILLS C.S.D.
SHEET NAME: WATERPROOFING DETAILS
JOB NO. C23-L60
PAGE A-7

For Reference Only

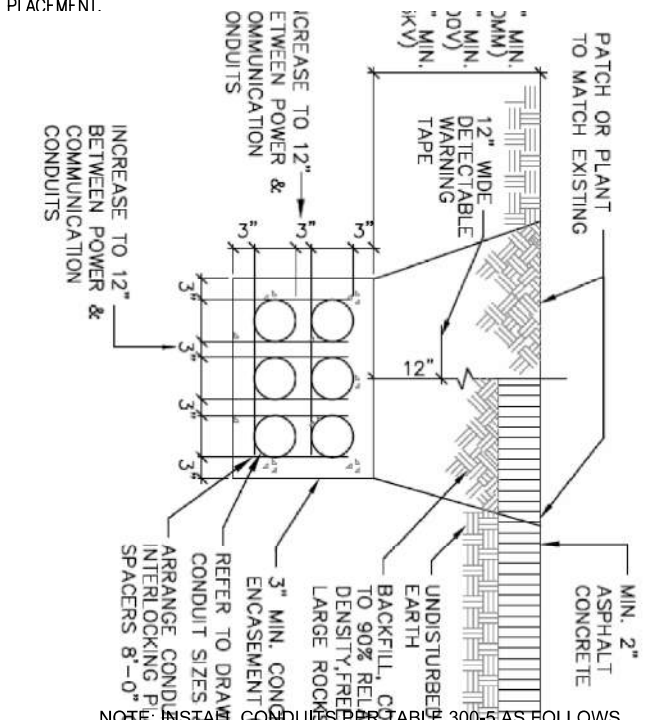


GENERAL NOTES

1. 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.
2. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL GOVERNING NATIONAL, COUNTY, LOCAL CODES, OSHA, AND THE 2019 CALIFORNIA ELECTRICAL CODE.
3. ALL WIRE TO BE COPPER TYPE "THW/THHN", UNLESS NOTED OTHERWISE.
4. NOTE: SUPERVISORY ALARM SYSTEM IF APPLICABLE; E.G. SHALL FURNISH AND INSTALL (1) 3/4" c.d. FROM DETECTOR CHECK VALVE TO BUILDING AND (1) 3/4" c.d. FROM EACH P.I.V. TO ITS RESPECTIVE SPRINKLER RISER IN BUILDING. SEE SPRINKLER DRAWINGS FOR EXACT LOCATIONS.
5. 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. WITHIN ALL TRAFFIC AREAS AS REQUIRED. PAINT BOLLARDS SAFETY YELLOW.
6. 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 UTILITIES E.G. PVC-30" MINIMUM COVER.
D) TELEPHONE UTILITY PVC-24" MINIMUM COVER.
7. ALL WORK TO COMPLY WITH 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS AND 2019 CALIFORNIA GREEN BUILDING STANDARDS AND CITY OF NEWBERRY SPRINGS AMENDMENTS TO THE CODE.

NOTE: Provide All Outdoor Light Pole Standards and Building Mounted Light Fixtures within Site With Light Shields and or Hoods to Minimize Glare onto Adjacent Property. And/Or Light Fixtures to be "Night Friendly" as per Light Manufacturer Specifications. And/Or Light Fixture Styles Installed to Not Have the Light Source No More Than 90 Degrees Tilt from Plane of Property Grade

NOTE: ELECTRICAL CONTRACTOR TO VERIFY DIMENSIONS OF SWITCHGEAR AND ADVISE GENERAL CONTRACTOR OF DIMENSIONS FOR EQUIPMENT PLACEMENT



RGRD. MULTI-COND. PLACEMENT

811

KNOW WHATS BELOW
CALL 811
BEFORE YOU DIG
AT LEAST TWO DAYS
BEFORE YOU DIG

DIGALERT

A FREE PUBLIC SERVICE PROVIDED BY UNDERGROUND
SERVICE ALERT OF SOUTHERN CALIFORNIA

IMPORTANT NOTICE

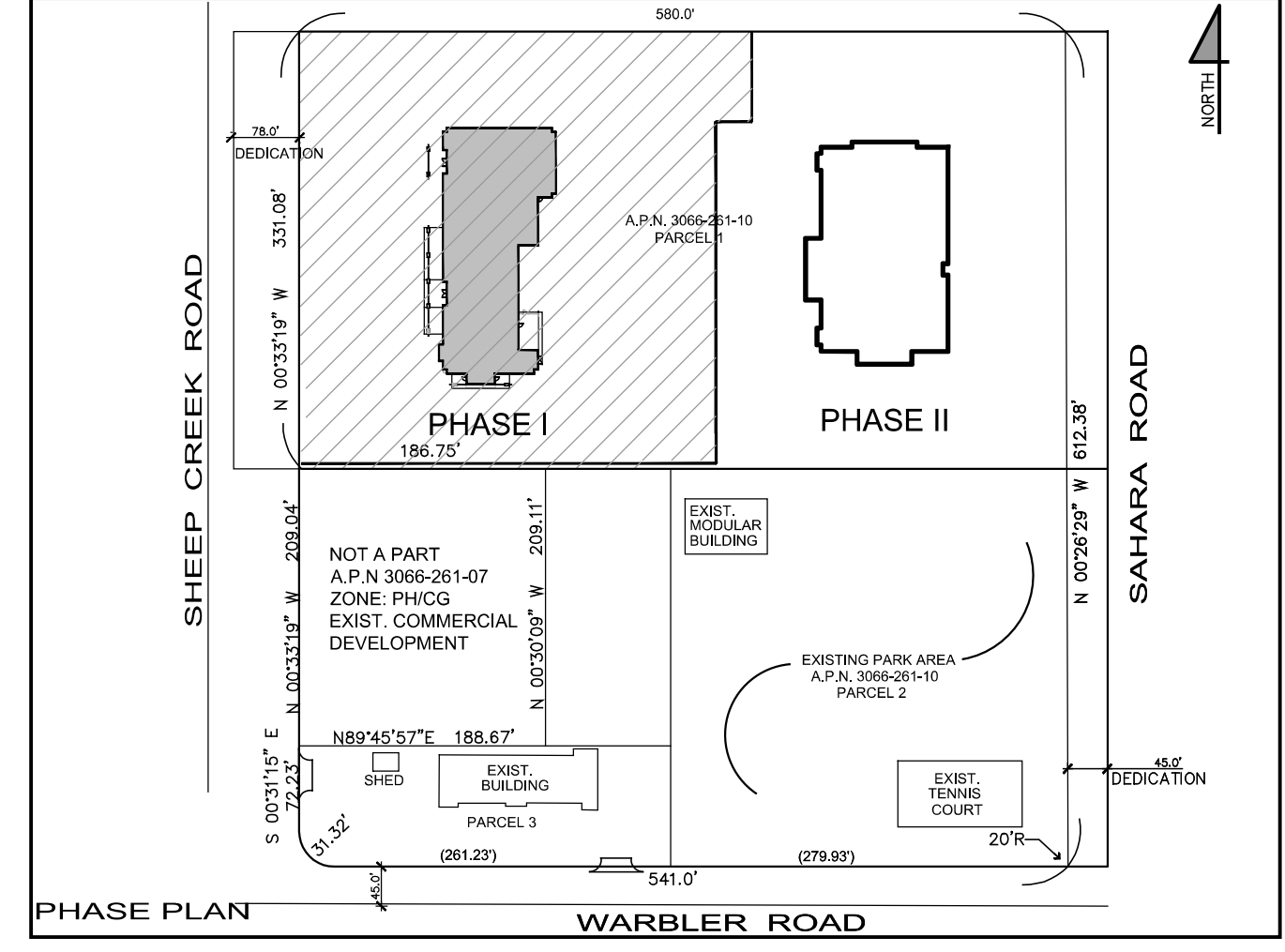
SECTION 416/417 OF THE GOVERNMENT CODE
REQUIRES A DIGALERT IDENTIFICATION NUMBER
BE ISSUED BEFORE A PERMIT TO EXCAVATE
WILL BE VALID. FOR YOUR IDENTIFICATION NUMBER
CALL UNDERGROUND SERVICE ALERT
CALL YOUR LOCAL OFFICE
TWO WORKING DAYS BEFORE YOU DIG

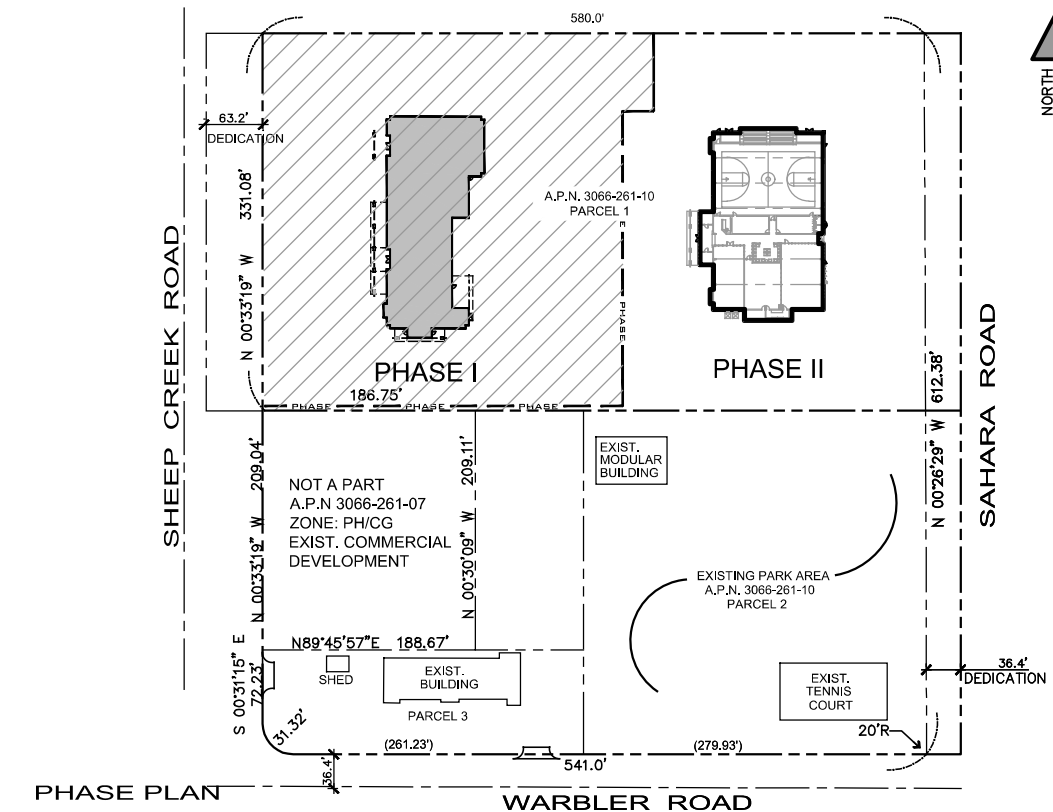
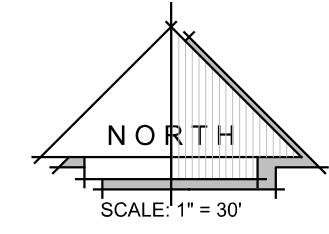
UNDERGROUND NOTE

THE UTILITY CONDUIT SHOWN ON THESE
PLANS IS CONCEPT ONLY. PLEASE REFER
TO INDIVIDUAL UTILITY PLANS FOR
EXACT LOCATION AND ROUTING.

DIMENSIONING NOTE

UNLESS SPECIFICALLY DIMENSIONED, ALL PANEL AND CONDUIT
LOCATIONS ARE FOR DIAGRAMMATIC PURPOSES ONLY AND ARE
SUBJECT TO PLACEMENT FOR FIELD CONDITIONS.





(N) "MS-" MAIN SERVICE LOAD CALCULATIONS

A. EXISTING UTILITY PEAK DEMAND = 126.0 K.W.
DEMAND LOAD

B. +25% OF EXISTING
PEAK DEMAND (A.) = 31.5 K.W.

C. TOTAL EXISTING LOAD = 157.5 K.W.
FLA = 157.5 K.W. @ 208V-30
MOCBP = 437 FLA x 1.25%
(4000A MOCBP O.K.) = 546 FLA

D. NEW SERVICE DISTRIBUTION BOARD "CC-DB" = 543 FLA
NEW PANEL "CC-AC1" = 140 FLA
NEW PANEL "CC-A" = 103 FLA
NEW PANEL "CC-B" = 143 FLA
NEW PANEL "CC-EM" = 119 FLA

E. NEW ELECTRIC VEHICLE CHARGING PANEL "EV-1" = 542 FLA
NEW PANEL "EV-1" = 250 FLA
NEW PANEL "EV-2" = 292 FLA

F. FUTURE PHASE 2 GYMNASIUM BLDG. = 768 FLA
LOAD CALCULATION FOR ELECTRIC DISTRIBUTION SERVICE

G. FUTURE PHASE 3 & 4 MASTER PLAN PARK = 344 FLA
LOAD CALCULATION FOR ELECTRIC DISTRIBUTION SERVICE

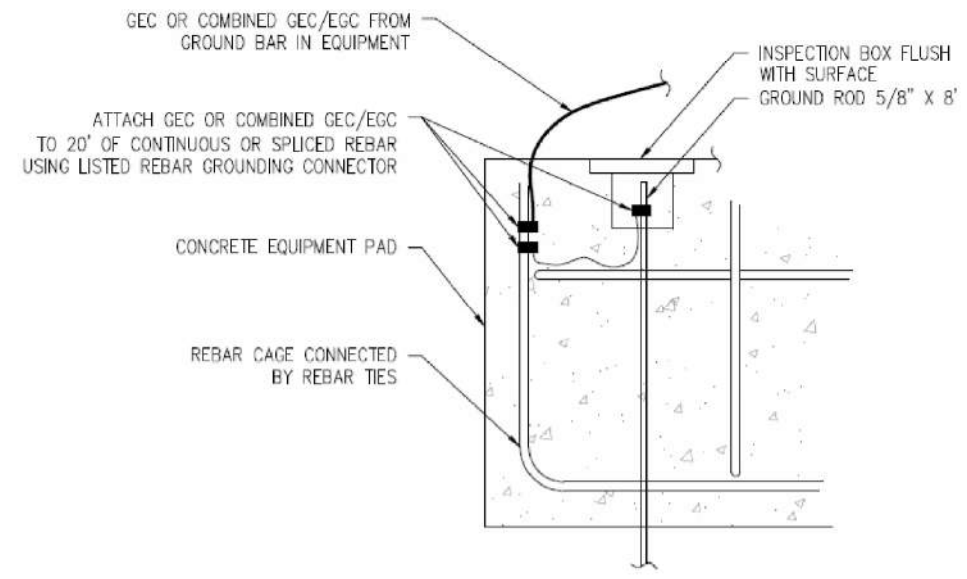
H. TOTAL EXISTING w/ NEW LOAD = 2,743 FLA (FULL LOAD AMPS)

"CC-DB" DISTRIBUTION BOARD LOAD CALCULATION: (E) PANEL "CC-AC1" = 47.3 K.W.
PANEL "CC-A" = 37.9 K.W.
PANEL "CC-B" = 56.3 K.W.
PANEL "CC-EM" = 45.1 K.W.
TOTAL = 196.6 K.W. = 543 AMPS @ 208V-30

"EV-1" CHARGING STATION PANEL LOAD CALCULATION: (E) PANEL "EV-1" = 90.0 K.W.
PANEL "EV-2" = 105.0 K.W.
TOTAL = 195.0 K.W. = 542 AMPS @ 208V-30

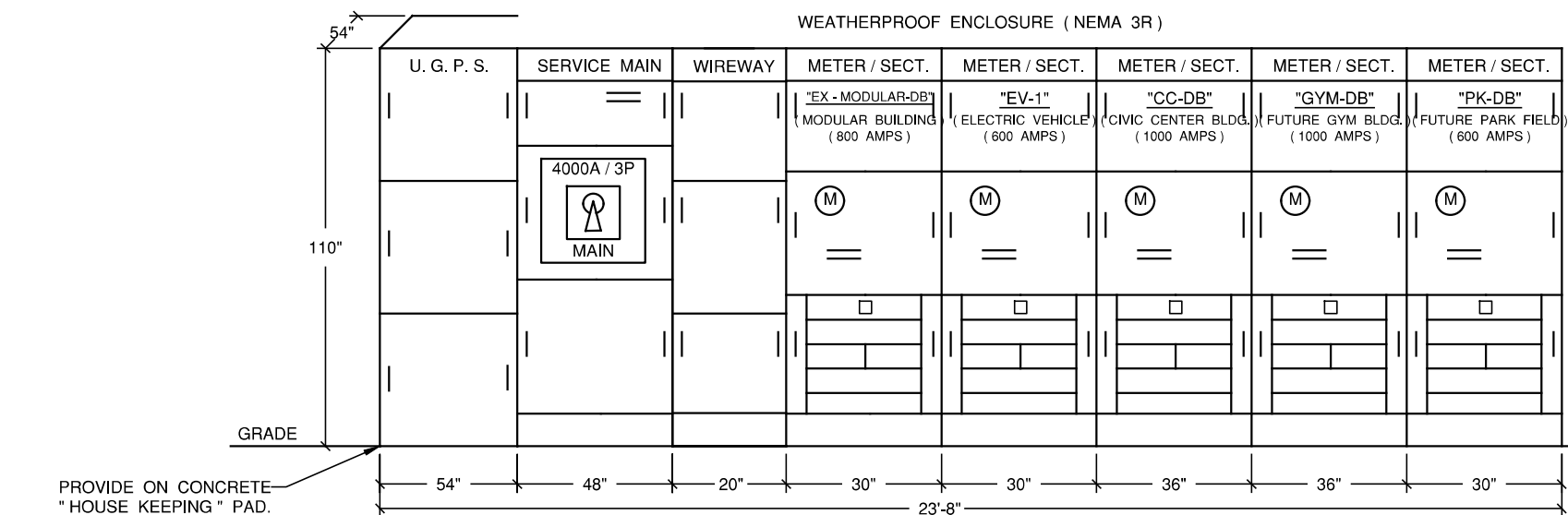
"GYM-DB" DISTRIBUTION BOARD-FUTURE LOAD SUMMARY: (E) Calculated Phase 2 Gymnasium Bldg. Sq. Ft. = 17,284
Lighting Load @ 3 VA per sq. ft. = 51,852 VA
Power Load @ 3 VA per sq. ft. = 51,852 VA
HVAC (Mech. Load) @ 10 VA per sq. ft. = 172,840 VA
TOTAL = 276,544 VA = 768 AMPS @ 208V-30

"PK-DB" DISTRIBUTION BOARD-FUTURE LOAD SUMMARY: (E) (PHASE 3 & 4) PARK LIGHTING = 8.5 K.W.
(PHASE 3) CONCESSION BUILDING = 57.6 K.W.
(PHASE 3) ACTIVITY FIELD LIGHTING = 15.6 K.W.
(PHASE 4) ACTIVITY FIELD LIGHTING = 42.3 K.W.
TOTAL = 124.0 K.W. = 344 AMPS @ 208V-30



UFR GROUNDING DETAIL

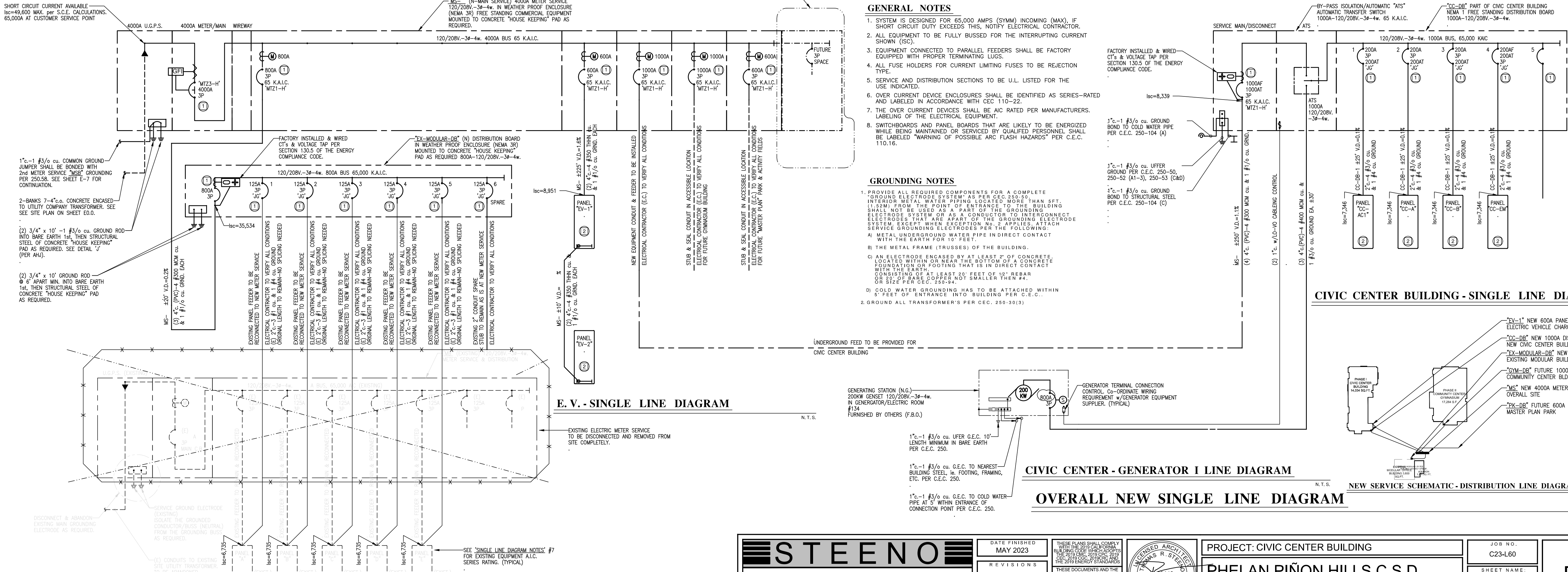
- SINGLE LINE DIAGRAM NOTES:
- FEDER DEVICES SHALL BE U.L. SERIES RATED w/ THE UPSTREAM MAIN DEVICE @ A MINIMUM OF 49,600 K.A.I.C. (EQUIPMENT SHALL BE MARKED "CAUTION SERIES RATED SYSTEM")
 - BRANCH OVER CURRENT DEVICES SHALL BE U.L. SERIES RATED w/ THE UPSTREAM FEEDER DEVICES @ A MINIMUM OF 49,600 K.A.I.C. (EQUIPMENT SHALL BE MARKED "CAUTION SERIES RATED SYSTEM")
 - PROVIDE LEGIBLY MARKED SIGNAGE ATTACHED TO MAIN SWITCHBOARD STATING THE MAXIMUM AVAILABLE FAULT CURRENT INCLUDING THE DATE THE CALCULATION WAS PROVIDED. PER CEC 110.25 (A)
 - SWITCHBOARDS & PANEL BOARDS THAT ARE LIKELY TO BE ENERGIZED WHILE BEING MAINTAINED OR SERVICED BY QUALIFIED PERSONNEL SHALL BE LABELED "WARNING OF POSSIBLE ARC FLASH HAZARDS" PER CEC 110.16.
 - PERMANENT MARKINGS SHALL BE PROVIDED FOR THE "MAIN SERVICE DISCONNECT" PER CEC 230.70 (B).
 - A MAIN CIRCUIT BREAKER WITH AN INSTANTANEOUS TRIP FUNCTION SHALL BE UTILIZED TO PROVIDE ARC REDUCTION MEANS SUCH AS MANUFACTURER "SIEMENS", "G.E.", "SQUARE-D" OR EQUAL, K.A.I.C. TO MATCH WITH UTILITY CONTRIBUTION RATING.
 - EXISTING CIRCUIT BREAKERS & FEEDER DEVICES SHALL BE VERIFIED IN FIELD TO MATCH W/ THE UPSTREAM MAIN DEVICE FOR THE U.L. SERIES RATING FOR THE NEW SERVICE.



ELEVATION ("MS- [MAIN SERVICE]")

SINGLE LINE DIAGRAM NOTES - SERVICE FAULT CURRENT RATING:

- FEDER DEVICES SHALL BE U.L. SERIES RATED w/ THE UPSTREAM MAIN DEVICE @ A MINIMUM OF 49,600 K.A.I.C. (EQUIPMENT SHALL BE MARKED "CAUTION SERIES RATED SYSTEM")
- BRANCH OVER CURRENT DEVICES SHALL BE U.L. SERIES RATED w/ THE UPSTREAM FEEDER DEVICES @ A MINIMUM OF 49,600 K.A.I.C. (EQUIPMENT SHALL BE MARKED "CAUTION SERIES RATED SYSTEM")



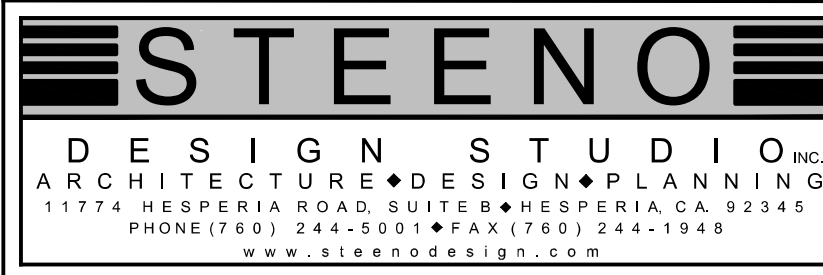
EXISTING MODULAR BUILDING - SINGLE LINE DIAGRAM

E. V. - SINGLE LINE DIAGRAM

CIVIC CENTER - GENERATOR 1 LINE DIAGRAM

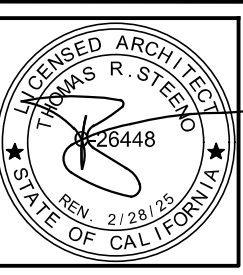
OVERALL NEW SINGLE LINE DIAGRAM

CIVIC CENTER BUILDING - SINGLE LINE DIAGRAM



DATE FINISHED
MAY 2023
REVISIONS
B&S_08-07-24

THESE PLANS SHALL COMPLY WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE, THE NATIONAL ELECTRICAL CODE, AND THE 2019 INTERNATIONAL RESIDENTIAL CODE. THE PROFESSIONAL SERVICE ARE NOT BE RESPONSIBLE FOR ANY USE IN WISDOM OR NOT PROVIDED SHALL BE UNLAWFUL.

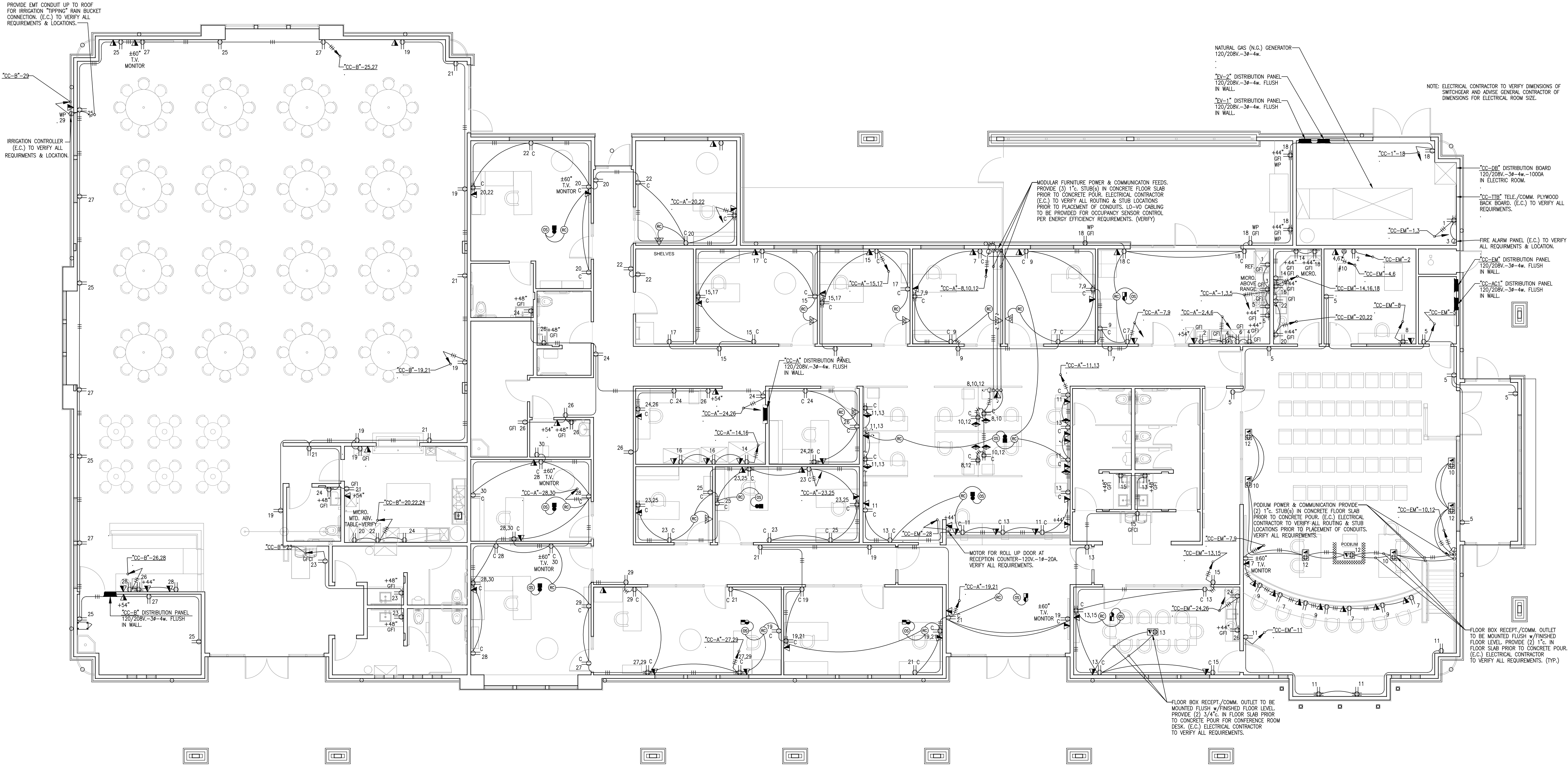


PROJECT: CIVIC CENTER BUILDING
PHILAN PIÑON HILLS C.S.D.
SITE ADDRESS: A.P.N. 3066281-10 9335 SHEEP CREEK ROAD PHILAN, CA 92329

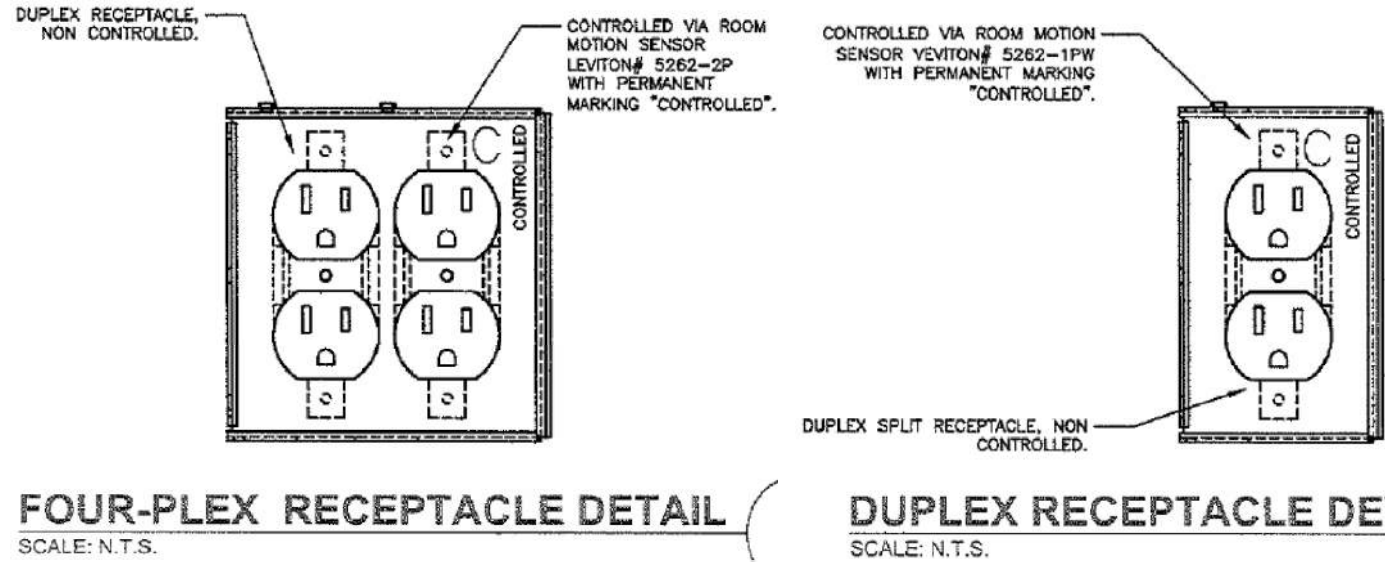
JOB NO. C23-L60
SHEET NAME: SINGLE LINE DIAGRAM

PAGE E-2

For Reference Only



ADMINISTRATION BLDG. / FLOOR PLAN - 13,907 SQ. FT.
SCALE: 3/16" = 1'-0"



- ENERGY COMPLIANCE CONTROL LEGEND**
- 120V. POWER PACK
 - 120V. WALL MOUNTED MOTION SENSOR PROVIDED w/SWITCH OVERRIDE CONTROL.
 - CEILING MOUNTED MOTION SENSOR LO-VO WIRING
 - DIGITAL PLUG ABOVE CEILING "WAIT STOPPER" #MPL-101 OR EQUAL.
 - ALL RECEPTACLE OUTLETS DENOTED WITH "C" ARE TO HAVE HALF THE OUTLET ROUTED VIA THE ASSOCIATED ROOM OCCUPANCY SENSOR REMOTE w/LIGHTING. SEE RECEPTACLE DETAIL ON THIS SHEET.

DIMENSIONING NOTE
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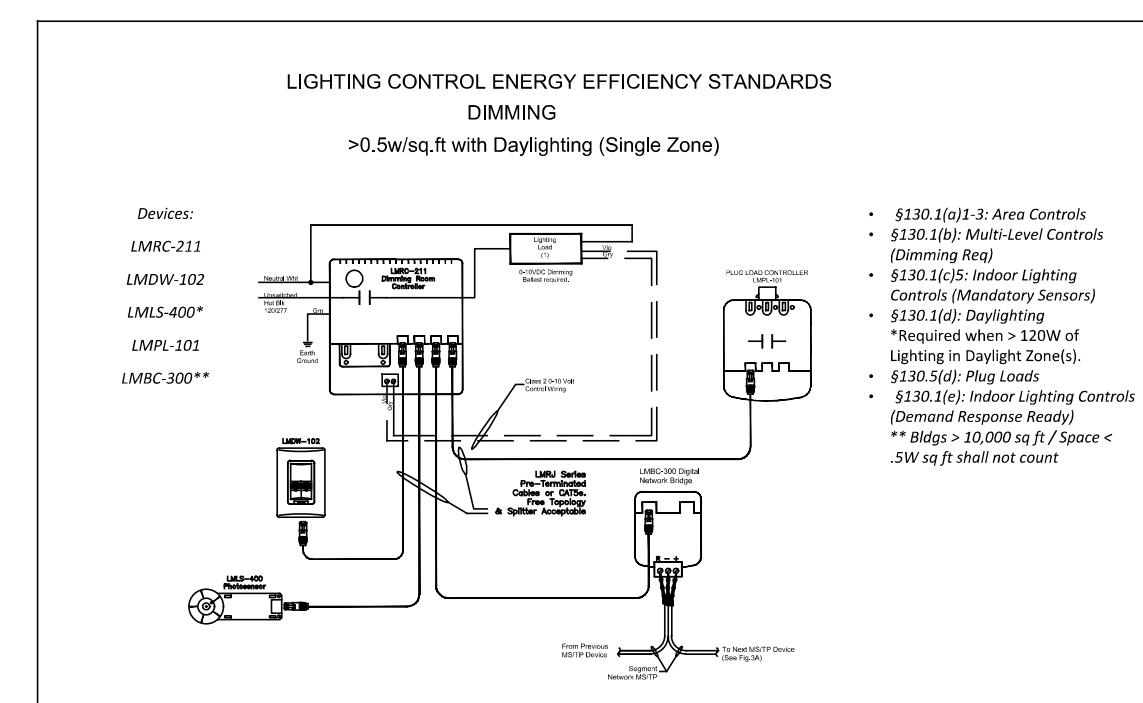
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PROJECT: CIVIC CENTER BUILDING
PHELAN PIÑON HILLS C.S.D.
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PHELAN, CA 92329

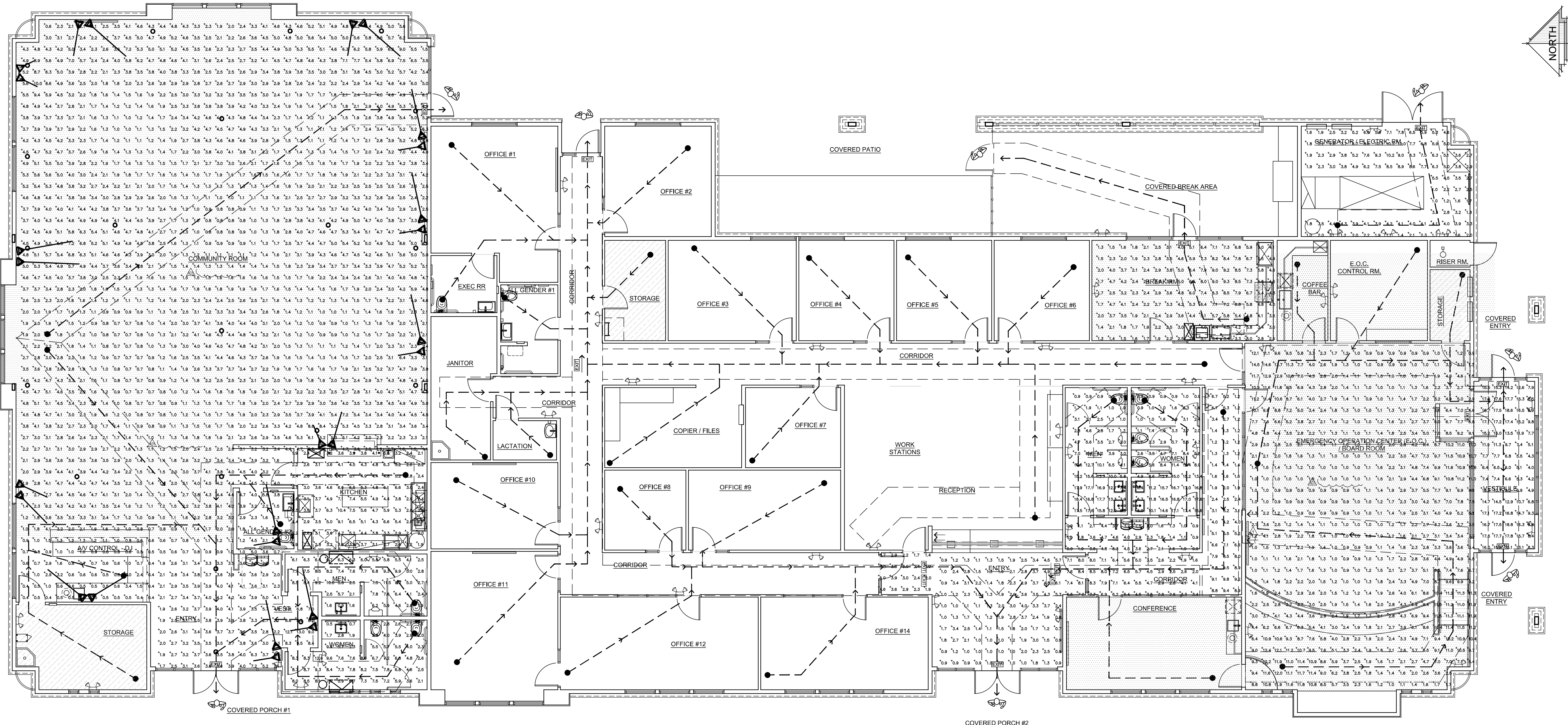
JOB NO. C23-L60	PAGE
SHEET NAME: POWER PLAN	E-3

For Reference Only



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For Reference Only



EGRESS PHOTOMETRIC PLAN
SCALE: DIAGRAMMATIC

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
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
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
Kitchen	+	1.5 fc	3.8 fc	0.6 fc	6.3:1
Rest Room Mens	+	10.6 fc	21.4 fc	1.0 fc	21.4:1
Rest Room Womens	+	9.8 fc	27.9 fc	0.9 fc	31.0:1

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
Community Room	+	2.9 fc	13.0 fc	0.4 fc	32.5:1

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DATE FINISHED
MAY 2023

REVISIONS

B&S 08-07-24

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REGISTERED ARCHITECT
R. STEENO
26448
STATE OF CALIFORNIA
2/28/20

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

SITE ADDRESS
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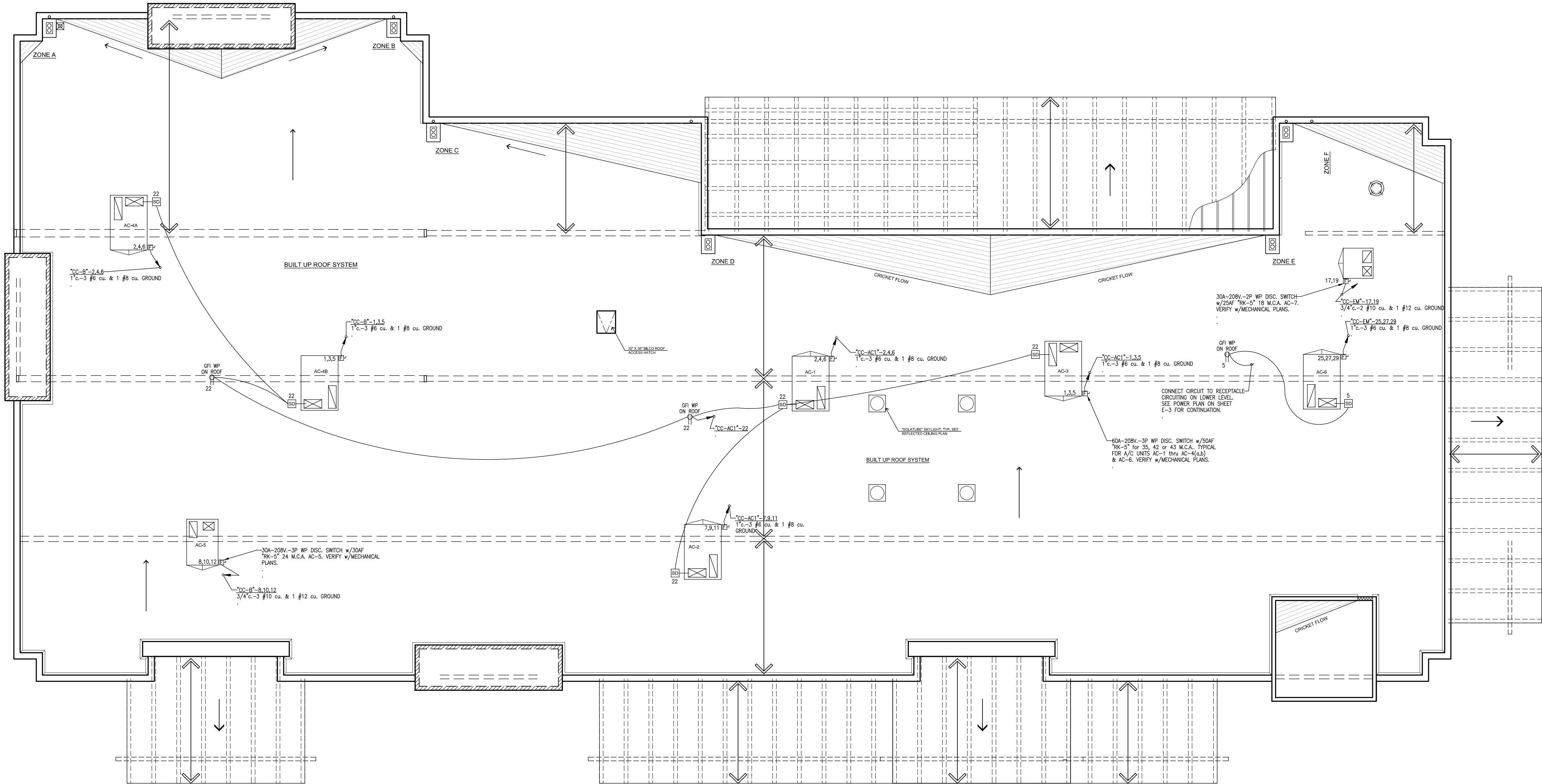
JOB NO.
C23-L60

SHEET NAME:
EGRESS
PHOTOMETRIC
PLAN

E-4.1

PAGE

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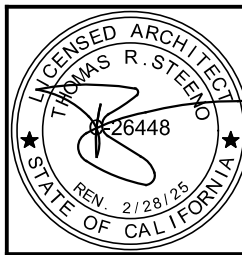


ROOF PLAN
SCALE: 3/16" = 1'-0"

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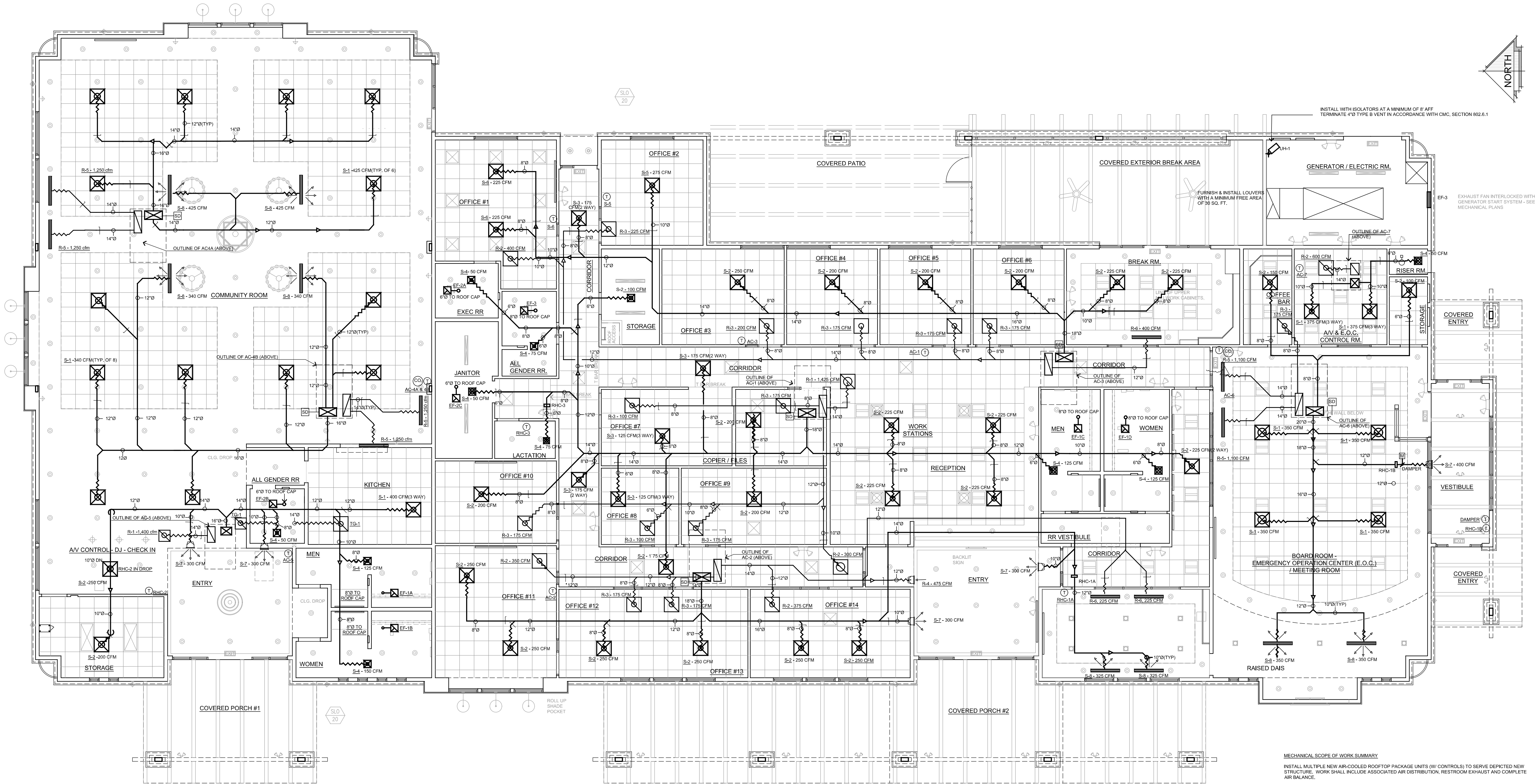
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PHELAN PIÑON HILLS C.S.D.
SITE ADDRESS:
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555 SHEEP CREEK ROAD
PHELAN, CA 92329

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JOB NO. C23-L60	PAGE
SHEET NAME: ROOF ELECTRICAL PLAN	E-5



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

MECHANICAL SCOPE OF WORK SUMMARY
INSTALL MULTIPLE NEW AIR-COOLED ROOFTOP PACKAGE UNITS (W/ CONTROLS) TO SERVE DEPICTED NEW STRUCTURE. WORK SHALL INCLUDE ASSOCIATED AIR DISTRIBUTION, RESTROOM EXHAUST AND COMPLETE AIR BALANCE.

NOTES:

1. 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 653.4.1, 653.5)
2. 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. (CMC 650.4.3)
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 6 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-4.2 IS INSTALLED IN AN UNCONDITIONED SPACE UNLESS DUCTS ARE IN CONDITIONED SPACE).
4. DUCT SYSTEMS USED WITH BLOWER TYPE EQUIPMENT WHICH ARE PORTIONS OF A HEATING, COOLING, ABSORPTION, EVAPORATIVE COOLING OR OUTDOOR AIR VENTILATION SYSTEM SHALL BE SEED IN ACCORDANCE WITH STANDARDS LISTED IN CHAPTER 17 OF THE 2019 CALIFORNIA MECHANICAL CODE.

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PROJECT: CIVIC CENTER BUILDING

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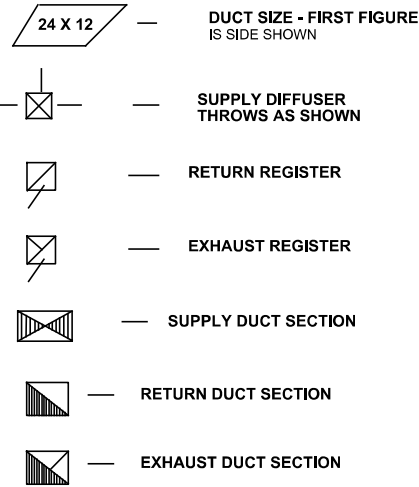
JOB NO. C23-L60	PAGE
SHEET NAME: MECHANICAL FLOOR PLAN	M-1.0

AIR CONDITIONING EQUIPMENT SCHEDULE										
MARK	MANUFACTURER & MODEL	AREA SERVED	AIR CAPACITY		SENSIBLE COOLING CAPACITY @ 80°db/67°wb EAT & 105° AMBIENT O/A - BTUH	HEATING CAPACITY - BTUH STAGE 1 STAGE 2	ELECTRICAL CHARACTERISTICS	WT - LBS	OUTSIDE AIR CFM	REMARKS
			CFM	ESP IN. W.C.						
AC-1	CARRIER 48TCE090US	WORK AREA; OPEN OFFICES; COPIER RM; CORRIDORS; RESTROOMS; LACTATION RM; JANITOR; FIELD OPERATIONS.	3,150	0.6	72,000	120,000 / 98,000 INPUT 180,000 / 148,000 OUTPUT	MCA = 42A/42A @ 208-230/3/60 MOCP = 50A/50A	1,200	700	AHRI CERTIFIED, UL LISTED, MIN. EER = 11.0, MIN IEER = 12.7, MIN. AFUE = 80%. FURNISH W/- LOW LEAK, DRY BULB ECONOMIZER W/- BAROMETRIC RELIEF, SUPPLY SMOKE DETECTOR; MERV 13 FILTERS; ROOF CURB.
AC-2	CARRIER 48TCE080US	ENGINEER MANAGER; GIS TECH; PARK SUPERVISOR; MULTIPURPOSE ROOM ; ENTRY; CONFERENCE ROOM.	2,750	0.6	65,000	120,000 / 98,000 INPUT 180,000 / 148,000 OUTPUT	MCA = 43A/42A @ 208-230/3/60 MOCP = 50A/50A	1,000	800	
AC-3	CARRIER 48TCEA070US	GENERAL MANAGER; HR/EXEC; SECRETARY; ADMIN. SERVICE MANAGER; BILLING; FINANCE; CUSTOMER SERVICE; BREAKROOM.	2,200	0.6	52,000	- / - INPUT 115,000 / 93,000 OUTPUT	MCA = 35A/34A @ 208-230/3/60 MOCP = 50A/50A	900	400	
AC-4A AC-4B	CARRIER 48TCE090US	COMMUNITY ROOM	3,400	0.5	72,000	120,000 / 98,000 INPUT 180,000 / 148,000 OUTPUT	MCA = 42A/42A @ 208-230/3/60 MOCP = 50A/50A	1,200	875	AHRI CERTIFIED, UL LISTED, MIN. EER = 11.0, MIN IEER = 12.7, MIN. AFUE = 80%. FURNISH W/- LOW LEAK, DRY BULB ECONOMIZER W/- BAROMETRIC RELIEF, SUPPLY SMOKE DETECTOR; MERV 13 FILTERS; CO2 DETECTOR; ROOF CURB.
AC-5	CARRIER 48HCE050US	ENTRY; MEN; WOMEN; KITCHEN; AV/DJ; STORAGE.	1,725	0.5	38,000	82,000 / 66,000 INPUT 115,000 / 90,000 OUTPUT	MCA = 24A/24A @ 208-230/3/60 MOCP = 30A/30A	700	325	AHRI CERTIFIED, UL LISTED, MIN. SEER = 14.0, MIN AFUE = 80%. FURNISH W/- MERV 13 FILTERS; BELT DRIVE; ROOF CURB.
AC-6	CARRIER 48TCE080US	EOC/COMMUNITY ROOM; COFFEE STATION; VESTIBULE; STORAGE.	2,750	0.5	65,000	120,000 / 98,000 INPUT 180,000 / 148,000 OUTPUT	MCA = 43A/42A @ 208-230/3/60 MOCP = 50A/50A	1,000	950	AHRI CERTIFIED, UL LISTED, MIN. EER = 11.0, MIN IEER = 12.7, MIN. AFUE = 80%. FURNISH W/- LOW LEAK, DRY BULB ECONOMIZER W/- BAROMETRIC RELIEF, SUPPLY SMOKE DETECTOR; MERV 13 FILTERS; CO2 DETECTOR; ROOF CURB.
AC-7	RHEEM RGEA16024J	EOC CONTROL ROOM	750	0.4	16,500	49,000 / 37,500 INPUT 60,000 / 49,000 OUTPUT	MCA = 18A @ 208/1/60 MOCP = 25A	550	150	AHRI CERTIFIED, UL LISTED, MIN. SEER = 14.0, MIN AFUE = 80%. FURNISH W/- MERV 13 FILTERS; ROOF CURB.

NOTES

- ALL EQUIPMENT SHALL CONFORM TO THE ENERGY EFFICIENCY REQUIREMENTS OF THE CALIFORNIA ENERGY COMMISSION AND SHALL BE SO CERTIFIED.
- ALL THERMOSTATS SHALL SEQUENCE AUTOMATICALLY FROM COOLING TO HEATING AND VICE VERSA; SHALL BE ADJUSTABLE TO 55 DEGREES OR LOWER FOR HEATING AND TO 85 DEGREES OR HIGHER FOR COOLING; SHALL HAVE A SETPOINT RANGE OF 2 DEGREES AND SHALL BE CAPABLE OF PROVIDING A DEADBAND OF UP TO 5 DEGREES; SHALL PROVIDE MANUAL, SHUT-OFF CAPABILITY AND SETPOINT ADJUSTMENT ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL.
- ALL TEMPERATURES STATED ARE IN DEGREES FAHRENHEIT UNLESS OTHERWISE INDICATED.
- DUCT DIMENSIONS GIVEN ARE CLEAR INSIDE DIMENSIONS. ALL DUCTWORK, EXCEPT FLEXIBLE DUCTING, SHALL BE GALVANIZED SHEET METAL, FABRICATED AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS FOR LOW PRESSURE DUCTWORK AND CONFORMING TO CHAPTER 6 OF THE CALIFORNIA STATE MECHANICAL CODE AND TO NFPA 90A AND 90B. FURNISH AND INSTALL SPIN-IN TYPE AIR EXTRACTORS AT ALL TAKEOFFS AND TURNING VANES AT ALL SQUARE ELBOWS.
- FLEXIBLE DUCT SHALL CONFORM TO UL 181, WITH AN INSULATION VALUE OF 8.0 MINIMUM IN UNCONDITIONED SPACES AND 4.2 IN INDIRECTLY CONDITIONED SPACES. MAXIMUM ALLOWABLE LENGTH IS 6 FT. ALL DUCT SHALL BE FULLY EXTENDED AND SHALL BE SUPPORTED AS NEEDED TO ELIMINATE ALL SAGS, KINKS OR TWISTS. DRAWBANDS SHALL BE STAINLESS STEEL, & SHALL COMPLY WITH UL 181 & 181B.
- LINE ALL RECTANGULAR SUPPLY AND RETURN DUCTWORK WITHIN UNCONDITIONED SPACES WITH 2" THICK, 3 LB/CU.FT. DENSITY DUCT LINER. WRAP ALL CIRCULAR SUPPLY AND RETURN DUCTWORK IN UNCONDITIONED SPACE WITH 3" THICK, 1-1/2 LB/CU.FT. DENSITY FIBERGLASS DUCT INSULATION WITH ALUMINUM FOIL VAPOR BARRIER. WHERE DUCTS ARE INSTALLED IN INDIRECTLY CONDITIONED SPACE LINER THICKNESS SHALL BE 1" AND DUCT WRAP 1-1/2". FRESH AIR SUPPLY AND EXHAUST AIR DUCTWORK IS NOT INSULATED. ALL JOINTS & SEAMS SHALL BE SEALED WITH MASTIC.
- DIFFUSER AND GRILLE LOCATIONS SHOWN ARE APPROXIMATE - REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATIONS. EQUIPMENT LOCATIONS ARE APPROXIMATE AND SHALL BE ADJUSTED TO SUIT ACTUAL FIELD CONDITIONS AND THE EQUIPMENT SELECTED.

LEGEND



ESP - EXTERNAL STATIC PRESSURE
"WC - INCHES WATER COLUMN
O/A - OUTSIDE AIR
EAT - ENTERING AIR TEMPERATURE
LAT - LEAVING AIR TEMPERATURE
db - DRY BULB wb - WET BULB
SHR - SENSIBLE HEAT RATIO
FD - FIRE DAMPER
F & SD - FIRE/SMOKE DAMPER

① - THERMOSTAT

[M] - MOTOR

[CO2] - CARBON DIOXIDE DETECTOR

[SP] - STATIC PRESSURE SENSOR

8" DIA. FLEXIBLE DUCT - SIZE AS SHOWN

DIFFUSER SCHEDULE

MARK	MFR. & MODEL	SIZE - in	TYPE	REMARKS
S-1	METALARE SERIES 7900	12" X 12" NECK 24" X 24" FACE	PERFORATED FACE, ADJUSTABLE; ALUMINUM CONSTRUCTION; STANDARD WHITE FINISH; MOUNTING STYLE TO SUIT APPLICATION.	ASHRAE CERTIFIED, Nc LESS THAN 25. FURNISH WITH SQUARE-TO-ROUND ADAPTER WHERE REQUIRED; FURNISH WITH OPPOSED BLADE DAMPER WHEN INSTALLED IN SHEET ROCK CEILING.
S-2		10" X 10" NECK 24" X 24" FACE		
S-3		8" X 8" NECK 24" X 24" FACE		
S-4		8" X 8" NECK 12" X 12" FACE		
S-5	ACUTHERM ADV SERIES	10"Ø NECK 24" X 24" FACE	PLAQUE FACE ; ALUMINUM CONSTRUCTION; STANDARD WHITE FINISH; MOUNTING STYLE TO SUIT APPLICATION.	ASHRAE CERTIFIED, Nc LESS THAN 25. FURNISH WITH WALL THERMOSTAT.
S-6		8"Ø NECK 24" X 24" FACE		
S-7	METALARE SERIES 4080AF	24" X 12" NECK 26" X14" FACE	DOUBLE DEFLECTION; ALUMINUM CONSTRUCTION; STANDARD WHITE FINISH; SURFACE MOUNT.	ASHRAE CERTIFIED, Nc LESS THAN 25. FURNISH WITH SQUARE-TO-ROUND ADAPTER.
S-8	METALARE SERIES UP6610	12"Ø NECK 4' LENGTH	LINEAR SLOT, 4 SLOTS @ 1"; ALUMINUM CONSTRUCTION; MILL FINISH; SURFACE MOUNT.	ASHRAE CERTIFIED, Nc LESS THAN 25. FURNISH WITH PATTERN & VOLUME CONTROLLER.
R-1	METALARE SERIES 7000R	22" X 22" NECK 24" X 24" FACE	PERFORATED FACE ; ALUMINUM CONSTRUCTION; STANDARD WHITE FINISH; MOUNTING STYLE TO SUIT APPLICATION.	ASHRAE CERTIFIED, Nc LESS THAN 25. FURNISH WITH SQUARE-TO-ROUND ADAPTER WHERE REQUIRED; FURNISH WITH OPPOSED BLADE DAMPER WHEN INSTALLED IN SHEET ROCK CEILING.
R-2 TG-1		16" X 16" NECK 24" X 24" FACE		
R-3		9" X 9" NECK 24" X 24" FACE		
R-4	METALARE MODEL RH	24" X 12" NECK 26" X14" FACE	SINGLE DEFLECTION; ALUMINUM CONSTRUCTION; STANDARD WHITE FINISH; SURFACE MOUNT.	ASHRAE CERTIFIED, Nc LESS THAN 25. FURNISH WITH SQUARE-TO-ROUND ADAPTER. REQUIRED.
R-5	METALARE SERIES UP6610	12"Ø NECK 4' LENGTH	LINEAR SLOT, 8 SLOTS @ 1"; ALUMINUM CONSTRUCTION; MILL FINISH; SURFACE MOUNT.	ASHRAE CERTIFIED, Nc LESS THAN 25.

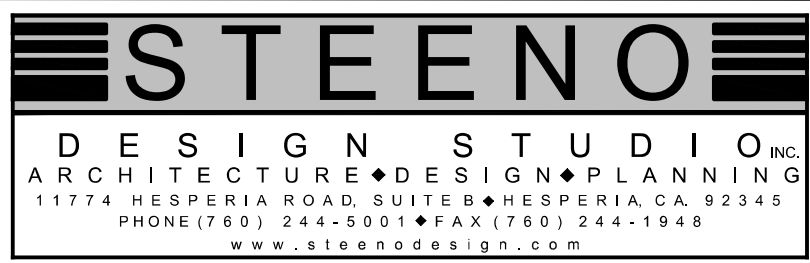
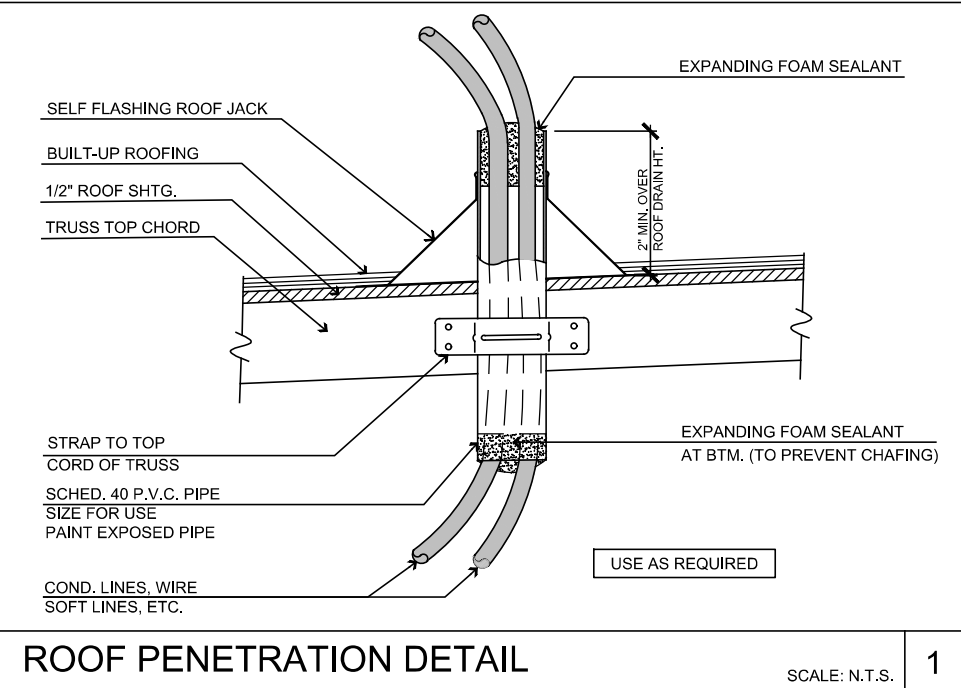
NOTE: DIFFUSERS ARE 4 WAY BLOW EXCEPT WHERE NOTED

RIGID DUCTWORK GAUGES

RECTANGULAR SIZES	GAUGE OF SHEETS FOR DUCT SIZES	ROUND DIAMETER
UP TO 12 IN.	26	UP TO 12 IN.
13 TO 30 IN.	24	13 TO 30 IN.
31 TO 42 IN.	22	31 TO 40 IN.
43 TO 60 IN.	20	41 TO 60 IN.
61 IN. AND OVER	18	61 IN. AND OVER

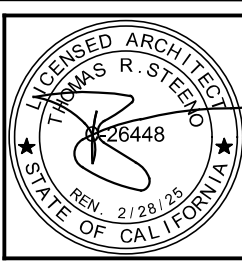
MINIMUM REQUIRED OUTSIDE AIR VENTILATION

ZONE NAME	VENTILATION FUNCTION	# OF PEOPLE	SUPPLY OSA CFM	CONDITIONED AREA (SF)
ZONE 1 - EXPANSION AREA	MULTIPURPOSE	230	1750	3500
ZONE 2 - EAST OFFICE AREA	OFFICE - OFFICE SPACE	12	300	1700
ZONE 3 - WEST OFFICE AREA	OFFICE/MULTIPURPOSE	16	800	1526
ZONE 4 - CENTRAL OFFICE AREA	OFFICE - OFFICE SPACE	20	700	3450
ZONE 5 - ENTRANCE & TOILETS	COMMON AREAS	10	350	1100
ZONE 6 - COMMUNITY ROOM	ASSEMBLY - FIXED SEATS	62	950	1750
ZONE 7 - CONTROL ROOM	OFFICE - OFFICE SPACE	4	150	220



DATE FINISHED MAY 2023
REVISIONS B&S, 06-07-24

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PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

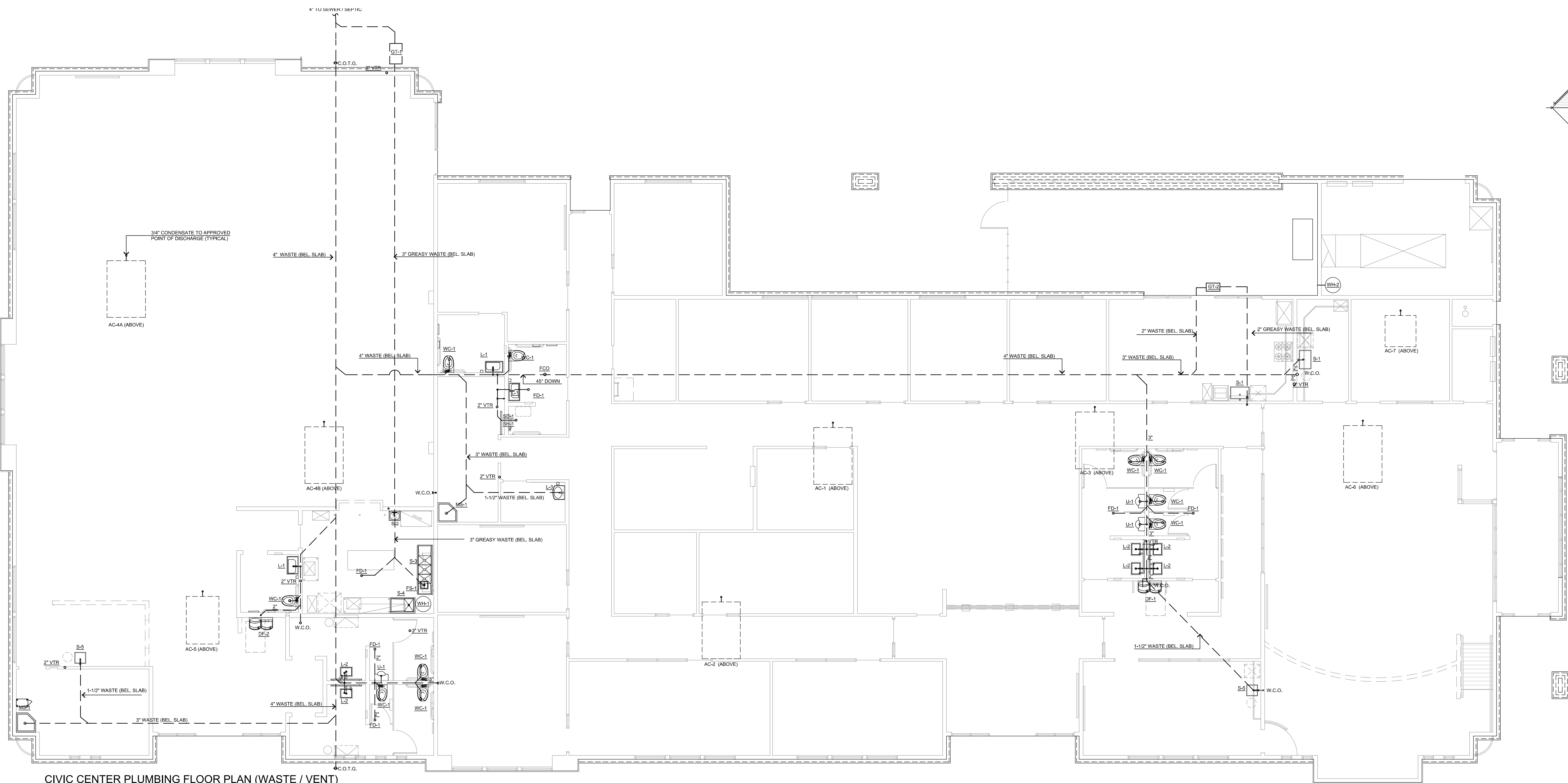
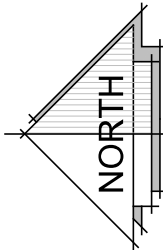
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C234-L60
SHEET NAME:
SCHEDULES & NOTES

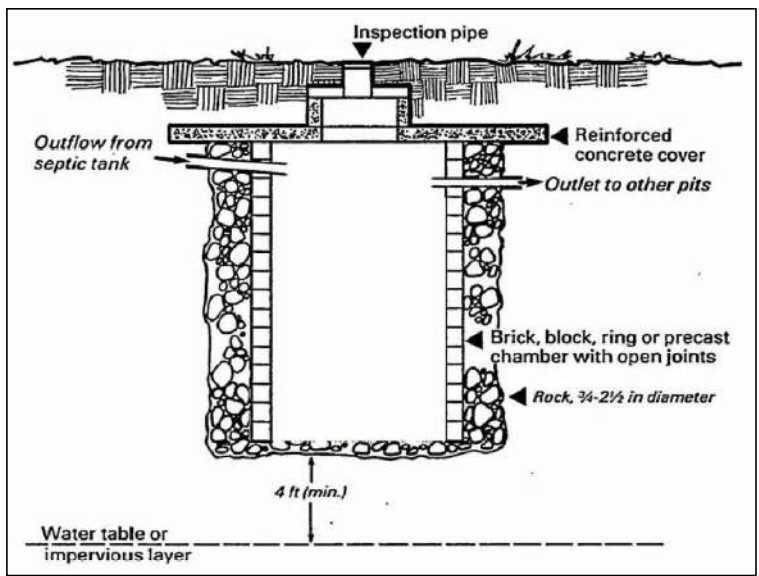
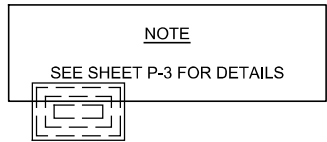
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CIVIC CENTER PLUMBING FLOOR PLAN (WASTE / VENT)
SCALE : 3/16" = 1'-0"

FIXTURE SCHEDULE										
ID ITEM REFERENCE			CONNECTION SIZE - in					CONNECTION SIZE - in		
MARK	MANUFACTURER & MODEL	NOTES	W	V	HW	CW	GAS	MARK	MANUFACTURER & MODEL	NOTES
DF-1 (P-2)	DRINKING FOUNTAIN GLOBAL INDUSTRIES #761218	ADA COMPLIANT WALL MOUNTED DRINKING FOUNTAIN & BOTTLE REFILLING STATION	1-1/4	1-1/4	-	3/8	-	S-3 (P-2)	3 COMP SINK REGENCY #6055151520	78" LONG X 20 1/2" D 18 GA. 3 COMPARTMENT SINK WITH (2) DRAINBOARDS. FURNISH WITH WATERLOO WALL MOUNTED FAUCET W/ 8" CENTERS AND 14" SWING SPOUT
FD-1	FLOOR DRAIN J.R. SMITH FIG. 2055	CAST IRON BODY AND FLANGE. ADJUSTABLE NICKEL BRONZE STRAINER. FURNISH WITH TRAP PRIMER SEE P-1 WASTE/VENT PLAN FOR LOCATIONS	3	2	-	1/2	-	S-4 (P-2)	PREP SINK #FC-1-1819-1BR ADVANCE TABCO	16 GA. 1 COMPARTMENT SINK WITH DRAINBOARD. FURNISH WITH FAUCET - EQUIP BY 146 SF-SWLX26 WITH 8 1/8" SWING SPOUT. 5.2 GPM LAMINAR FLOW DEVICE. 8" ADJUSTABLE CENTERS. AND LEVER HANDLES
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	-	S-5 (P-2)	BAR SINK KRAUS #KH101-17	17" UNDERMOUNT SINK BOWL STAINLESS STEEL SINK. FURNISH WITH FAUCET KOHLER PULL DOWN K-30469 "RIVAL"
L-1 (P-2) (P-2)	WALL MOUNTED LAVATORY CERASTYLE NAMEEK'S ML #8011004J	SINGLE FAUCET HOLE. ADA ACCESSIBLE. COLOR: WHITE. FURNISH WITH AMERICAN STANDARD DECK MOUNTED AUTOMATIC FAUCET PARADIGM ELECTRONIC IN BRUSHED NICKEL - HARD WIRED POWER SUPPLY SOLD SEPARATELY	1-3/4	1-1/4	3/8	3/8	-	SD-1	SHOWER DRAIN INFINITY DRAIN SLAC 3836	LINEAR 36" LONG SHOWER DRAIN IN SATIN STAINLESS FINISH
L-2 (P-2) (P-2)	KOHLER RECTANGULAR UNDERMOUNT SINK - STYLE "KATHRYN"	NO FAUCET HOLES. COLOR #7 "BLACK BLACK". FURNISH WITH AMERICAN STANDARD DECK MOUNTED AUTOMATIC FAUCET PARADIGM ELECTRONIC IN BRUSHED NICKEL W/ 4" DECK PLATE. HARD WIRED POWER SUPPLY SOLD SEPARATELY	1-3/4	1-1/4	3/8	3/8	-	SH-1 (P-2)	SHOWER KOHLER K-9023-G	STYLE-"AWAKEN" B110 24" DELUXE THREE FUNCTION HANDSHOWER KIT WITH "FORTE" MASTER SHOWER & 1/2" VOLUME CONTROL VALVE AND TRIM. BOTH IN VIBRANT BRUSHED NICKEL
L-3 (P-2) (P-2)	WALL MOUNTED LAVATORY KOHLER "PINOR" SINK #K-2035-1	WITH WALL MOUNTED PIPING SHROUD IN WHITE COLOR AND SINGLE CENTER MOUNT FAUCET HOLE. FURNISH WITH AMERICAN STANDARD DECK MOUNTED AUTOMATIC FAUCET PARADIGM ELECTRONIC IN BRUSHED NICKEL - HARD WIRED POWER SUPPLY SOLD SEPARATELY	1-3/4	1-1/4	3/8	3/8	-	U-1	URINAL KOHLER #K-5016-ET "DEXTER LITE" ADA COMP.	WHITE. VITREOUS CHINA. FURNISH WITH 0.125 GALLON FLUSH VALVE; WALL CARRIER
MS-1	MOP SINK FIAT MS82424	WHITE. MOLDED STONE W/ STAINLESS RINGGUARD. 24" X 24" X 10". FURNISH WITH FAUCET #8304A. WITH WALL BRACE. VACUUM BREAKER. PAL HOOK. HOSE END. 3" TRAP.	3	2	1/2	1/2	-	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.
S-1 (P-2) (P-2)	BREAK/ COFFEE RM SINK KOHLER 28" K-30409 "STRIVE"	28" UNDERMOUNT STAINLESS. FURNISH WITH FAUCET KOHLER PULL DOWN K-30469 "RIVAL"	1-1/2	1-1/4	3/8	3/8	-	WH-1	WATER HEATER RHEEM GH75SU-100	75 GALLON STORAGE. 130 GPH RECOVERY AT 90°F TEMPERATURE RISE; CONCENTRIC VENT KIT. LOW NOX.
S-2 (P-2) (P-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	-	WH-2	WATER HEATER RHEEM GH550-76	50 GALLON STORAGE. 100 GPH RECOVERY AT 90°F TEMPERATURE RISE; CONCENTRIC VENT KIT. LOW NOX.
E-23	RANGE SAMSUNG NX60T8311SSAA	30 INCH SLIDE IN GAS RANGE WITH CONVECTION OVEN WITH FINGERPRINT RESISTANT STAINLESS STEEL FINISH VER. GAS LINE SIZE W/ FINAL MODEL PURCHASED	-	-	-	-	3/4"	GT-1	GREASE TRAP J.R. SMITH FIG. 8025	25 GPM FLOW RATE. 50# STORAGE CAPACITY. RECESSED COVER
								GT-2	GREASE TRAP J.R. SMITH FIG. 8010	10 GPM FLOW RATE. 20# STORAGE CAPACITY. RECESSED COVER



SEEPAGE PIT SECTION

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) 28.0" DEEP Ø DIAMETER SEEPAGE FITS, 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

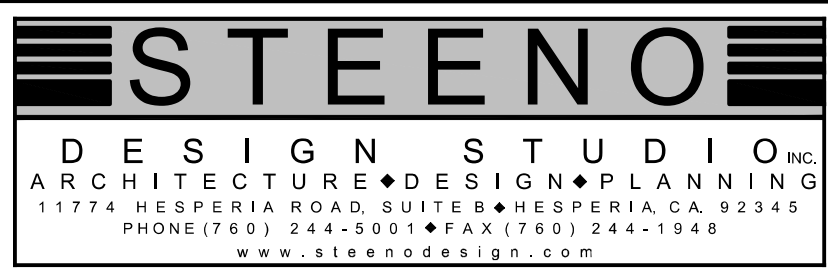
PLUMBING SCOPE OF WORK SUMMARY

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 2015 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 116075 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 1016 OR ASSE 1044.

PIPE MATERIAL SCHEDULE									
SERVICE	LOCATION	COPPER	COPPER	COPPER	COPPER	P.V.C.	P.V.C.	EPDM	CAST IRON
WATER	INSIDE								
OUTSIDE									
SANITARY DRAINAGE	INSIDE								
ROOF DRAINAGE	OUTSIDE								
SANITARY VENT	INSIDE								
OUTSIDE									
GAS	INSIDE								
OUTSIDE									
STORM DRAIN	INSIDE								
OUTSIDE									
INDIRECT DRAINAGE	INSIDE								
OUTSIDE									



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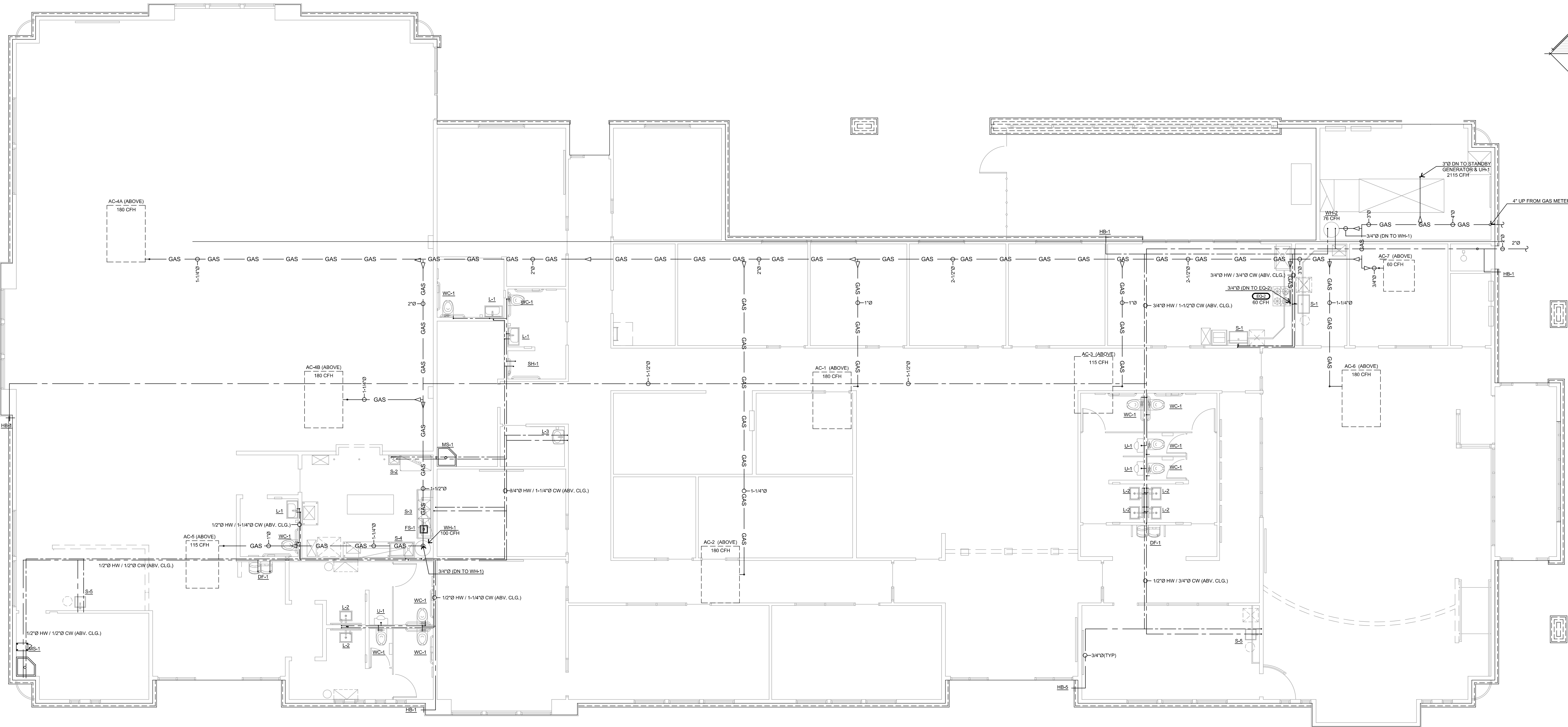
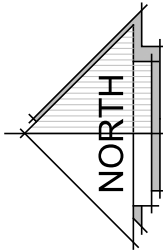
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JOB NO. C23-L60
SHEET NAME: PLUMBING FLOOR PLAN (WASTE/VENT)
PAGE P-1



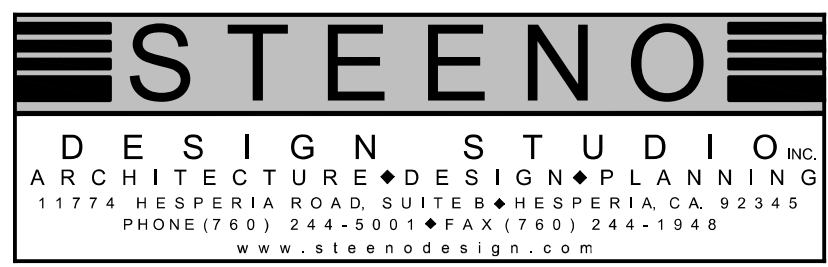
CIVIC CENTER PLUMBING FLOOR PLAN (COLD / HOT WATER AND GAS)
SCALE : 3/16" = 1'-0"

FIXTURE SCHEDULE														
= 10 ITEM REFERENCE														
MARK	MANUFACTURER & MODEL	NOTES	CONNECTION SIZE - in				MARK	MANUFACTURER & MODEL	NOTES	CONNECTION SIZE - in				
			W	V	HW	CW				GAS	W	V	HW	CW
DF-1 (F27)	DRINKING FOUNTAIN GLOBAL INDUSTRIES #761218	ADA COMPLIANT WALL MOUNTED DRINKING FOUNTAIN & BOTTLE REFILLING STATION	1-1/4	1-1/4	-	3/8	-	S-3 (F24)	3 COMP SINK REGENCY #800S31515025	79" LONG X 20 1/2" D 16 GA. 3 COMPARTMENT SINK WITH (2) DRAINBOARDS. FURNISH WITH WATERLOO WALL MOUNTED FAUCET W/ 8" CENTERS AND 14" SWING SPOUT	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 SEE P-1 WASTE/ VENT PLAN FOR LOCATIONS	3	2	-	1/2	-	S-4 (F22)	PREP SINK #FC-1-1816-16R ADVANCE TABCO	16 GA. 1 COMPARTMENT SINK WITH DRAINBOARD. FURNISH WITH FAUCET - EQUIP BY 1/2x 5/8-W/1/2x 5/8 WITH 8 1/8" SWING SPOUT, 5.2 GPM LAMINAR FLOW DEVICE, 8" ADJUSTABLE CENTERS, AND LEVER HANDLES	1-1/2	1-1/4	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	-	S-5 (F23)	BAR SINK KRAUS #KHU101-17	17" UNDERMOUNT SINK BOWL. STAINLESS STEEL SINK. FURNISH WITH FAUCET KOHLER PULL DOWN K-30489 "RIVAL"	1-1/2	1-1/4	3/8	3/8
L-1 (F25)	WALL MOUNTED LAVATORY CERASTYLE NAMEEK'S ML #531100-J	SINGLE FAUCET HOLE, ADA ACCESSIBLE. COLOR: WHITE. FURNISH WITH AMERICAN STANDARD DECK MOUNTED AUTOMATIC FAUCET PARADIGM SELECTRONIC IN BRUSHED NICKEL - HARD WIRED POWER SUPPLY SOLD SEPARATELY	1-3/4	1-1/4	3/8	3/8	-	SD-1	SHOWER DRAIN INFINITY DRAIN S-LAC 3836	LINEAR 36" LONG SHOWER DRAIN IN SATIN STAINLESS FINISH	1-1/2			
L-2 (F24)	KOHLER RECTANGULAR UNDERMOUNT SINK, STYLE "KATHRYN"	NO FAUCET HOLES. COLOR #7 "BLACK BLACK". FURNISH WITH AMERICAN STANDARD DECK MOUNTED AUTOMATIC FAUCET PARADIGM SELECTRONIC IN BRUSHED NICKEL W/ 4" DECK PLATE - HARD WIRED POWER SUPPLY SOLD SEPARATELY	1-3/4	1-1/4	3/8	3/8	-	SH-1 (F23)	SHOWER KOHLER K-98243-G	STYLE-"AWAKEN" B110 24" DELUXE THREE FUNCTION HANDSHOWER KIT WITH "FORTE" MASTER SHOWER & 1/2" VOLUME CONTROL VALVE AND TRIM. BOTH IN VIBRANT BRUSHED NICKEL	1-1/4	1/2	1/2	-
L-3 (F25)	WALL MOUNTED LAVATORY KOHLER "RIVAL" SINK #K-2035-1	WITH WALL MOUNTED PIPING SHROUD IN WHITE COLOR AND SINGLE CENTER MOUNT FAUCET HOLE. FURNISH WITH AMERICAN STANDARD DECK MOUNTED AUTOMATIC FAUCET PARADIGM SELECTRONIC IN BRUSHED NICKEL - HARD WIRED POWER SUPPLY SOLD SEPARATELY	1-3/4	1-1/4	3/8	3/8	-	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
MS-1	MOP SINK FAT M58254	WHITE, MOLDED STONE W/ STAINLESS RINGGUARD, 24" X 24" X 10". FURNISH WITH FAUCET #530-AA. WITH WALL BRACE, VACUUM BREAKER, PAIL HOOK, HOSE END, 1" TRAP.	3	2	1/2	1/2	-	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
S-1 (F22)	BREAK/ COFFEE RM SINK KOHLER 29" K-4429 "STRIVE"	29" UNDERMOUNT STAINLESS. FURNISH WITH FAUCET KOHLER PULL DOWN K-30489 "RIVAL"	1-1/2	1-1/4	3/8	3/8	-	WH-1	WATER HEATER RHEEM GH755U-100	75 GALLON STORAGE, 130 GPH RECOVERY AT 90°F TEMPERATURE RISE; CONCENTRIC VENT KIT, LOW NOX	-	-	3/4	3/4
S-2 (F21)	HAND SINK ADVANCE TABCO 7-PS-23-EC-SF-2X	WALL MOUNTED HAND SINK W/ FAUCET AND SIDE SPLASH GUARDS	1-1/2	1-1/4	1/2	1/2	-	WH-2	WATER HEATER RHEEM GH50-76	50 GALLON STORAGE, 130 GPH RECOVERY AT 90°F TEMPERATURE RISE; CONCENTRIC VENT KIT, LOW NOX	-	-	3/4	3/4
ED-2 (F22)	RANGE SAMSUNG NX80T311SS/AA	30 INCH SLIDE IN GAS RANGE WITH CONVECTION OVEN WITH FINGERPRINT RESISTANT STAINLESS STEEL FINISH VER. GAS LINE SIZE W/ FINAL MODEL PURCHASED	-	-	-	-	3/4"	GT-1	GREASE TRAP J.R. SMITH FIG. 8025	25 GPM FLOW RATE, 50# STORAGE CAPACITY, RECESSED COVER	3	2	-	-
								GT-2	GREASE TRAP J.R. SMITH FIG. 8010	10 GPM FLOW RATE, 20# STORAGE CAPACITY, RECESSED COVER	2	1-1/2	-	-

GAS LINE SIZE IN ACCORDANCE WITH CPC TABLE (215.2(1)) FOR AN ESTIMATED FLOW OF 3,000 CFH AND A DEVELOPED LENGTH OF 250 FT.

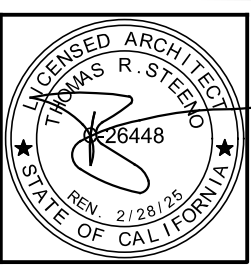
NOTE
SEE SHEET P-3 FOR DETAILS

PIPE MATERIAL SCHEDULE											
SERVICE	LOCATION	COPPER	COPPER	COPPER	COPPER	COPPER	COPPER	COPPER	COPPER	COPPER	REMARKS
WATER	INSIDE										
	OUTSIDE										
SANITARY DRAINAGE	INSIDE										
	OUTSIDE										
GAS	INSIDE										
	OUTSIDE										FACTORY EPOXY COATED
STORM DRAIN	INSIDE										
	OUTSIDE										
INDIRECT DRAINAGE	INSIDE										
	OUTSIDE										



DATE FINISHED MAY 2023
REVISIONS B&S 08-07-24

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, THE 2019 CALIFORNIA ELECTRICAL CODE, THE 2019 CALIFORNIA MECHANICAL CODE, THE 2019 CALIFORNIA PLUMBING CODE, AND THE 2019 CALIFORNIA FIRE CODE. THESE DOCUMENTS AND THE DESIGN AND PLAN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE SOLE PROPERTY OF STEENO DESIGN STUDIO INC. IN WHOLE OR IN PART. NO REUSE OR REPRODUCTION OF ANY KIND WITHOUT THE WRITTEN PERMISSION OF STEENO DESIGN STUDIO INC. SHALL BE ALLOWED.



PROJECT: CIVIC CENTER BUILDING
PHELAN PIÑON HILLS C.S.D.
SITE ADDRESS A.P.N. 3006261-10 555 SHEEP CREEK ROAD PHELAN, CA 92329
For Reference Only

JOB NO. C23-L60
SHEET NAME: PLUMBING FLOOR PLAN (WATER / GAS)
PAGE P-2

STATE OF CALIFORNIA

Domestic Water Heating System

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

NCEC-PLB-6

Project Name: Civic Center

Report Page:

(Page 7 of 7)

Project Address:

Date Prepared:

2024-05-28T22:38:29-06:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:

Documentation Author Signature: *Stephanie Lunde*

Stephanie Lunde

Company:

Sig Release Date: 5/04/2024

Energy Solutions

Address: CEJA/HERS Certification Identification (if applicable):

City/State/Zip: Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify I am following under the authority of the laws of the State of California:

- the information provided on this Certificate of Compliance is true and correct;
- I am eligible under Division 10 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responds to designer);
- The energy features and performance specifications, materials, components, and materials and devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1, and the California code of regulations;
- the building design features or system design that are defined on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations and specifications submitted to the enforcement agency for approval with this building permit application;
- I warrant that a completed signed copy of this certificate of Compliance that be made available with the building permit for the building, and made available to the enforcement agency for all applicable inspections. Furthermore that a completed signed copy of this Certificate of Compliance is required to be included with the documentation by the building owner to the building owner at occupancy;

Responsible Designer Name:

Responsible Designer Signature: *[Signature]*

Company:

Date Signed: 5/04/2024

Address:

License:

City/State/Zip:

Phone:

Generation Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022: Non-residential Compliance

Report Version: 2022.3.000

Scheme Version: rev/20220101

Compliance ID: 201998-0524-0002

Report Generation: 2024-05-28 19:36:01

<div style="display: flex; justify-content: space-between;"> State of California Domestic Water Heating System </div>			SAN FRANCISCO ENERGY COMMISSION <small>NRCC-PB-84</small> Project Name: Check Certificate <small>(Page 5 of 7)</small>	
CERTIFICATE OF COMPLIANCE <small>This table is used to demonstrate compliance with control requirements in 136.3 for all occupancies. For multifamily, residential end hotel/motel occupancies, compliance is also demonstrated with requirements in 160.4(c) / 170.2(d).</small>			Inspector Page: Date Prepared: <small>0024 05 28T12:38:26-08:00</small>	
H. DOMESTIC HOT WATER CONTROLS			Requirement	
01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Control system documents require manufacturer certification that service water-heating systems are equipped with automatic temperature controls capable of adjusting temperature settings per 110.3(a).
02	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Systems with capacity > 167,000 Btu/h in equipped with water temperature controls per 110.3(a) <i>as enforced by California Plumbing Code 613.0</i>
03	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Controls for circulating pumps or electrical heat trace systems are capable of automatically turning off the system per <u>510.3(c)(2)</u> unless systems serve healthcare facility.
04	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	For recirculation systems serving multiple dwelling units, design includes automatic pump controls per 170.2(d) or 170.1(b)(3) for additions.
05	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	For recirculation systems serving individual dwelling units, design includes manual on/off controls as specified in Reference Appendix B4.4.5 per 170.2(d).
06	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Combustion air positive shut-off shall be provided per 160.4(3), on all newly installed commercial boilers as follows. <ul style="list-style-type: none"> • Boilers with input capacity > 2.5 MBtu/h_h in which the boiler is designed to operate with a nonreciprocating vent stack; pressure • Boilers where one stack serves two or more boilers with a total combined input capacity per stack of 2.5 MBtu/h_h.
07	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Boiler combustion air flow with motor > 1D ft shall meet one of the following: <ul style="list-style-type: none"> • The fan motor shall be driven by a variable speed drive OR • The fan motor shall include controls that limit the fan motor demand to <30% of the total design wattage at 50% of the design air volume.
08	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Newly installed boilers with an input capacity (3 at 157,000 Btu/h) and a steady state full-load combustion efficiency < 80.5% shall have a gas oxygen concentration < 5% by volume on a dry basis, new firing rates at 70-100%. Combustion air volume shall be controlled with respect to firing rate or flue gas oxygen concentration. Use of a common gas and combustion air duct or linkage or jack shaft is prohibited.

Generated Date/Time:
 Report Version: 2022.0.000
 Schema Version: Rev 2022C.001

Documentation Software: Energy Code Ace
 Compliance Cx: 31199-0504-0002
 Report Generated: 2024-05-28 19:38:25

<p><u>Service Water Heating Mandatory Measures:</u></p> <p>110.3(a) CERTIFICATION BY MANUFACTURERS ANY SERVICE WATER HEATING SYSTEM OR EQUIPMENT MAY BE INSTALLED ONLY IF CERTIFIED TO THE ENERGY COMMISSION TO MEET ALL APPLICABLE 110.3 REQUIREMENTS</p> <p>110.3(a)(i) TEMPERATURE CONTROLS SERVICE WATER HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF BEING ADJUSTED FROM LOWEST TO HIGHEST ACCEPTABLE TEMPERATURES FOR THE INTENDED USE AS LISTED IN TABLE 3, CHAPTER 50 OF THE ASHRAE HANDBOOK, HVAC APPLICATIONS VOLUME, OR TABLE 613.1 OF THE CALIFORNIA PLUMBING CODE FOR HEALTHCARE FACILITIES. RESIDENTIAL OCCUPANCIES ARE EXEMPT FROM TEMPERATURE CONTROL REQUIREMENTS</p> <p>110.3(b) EFFICIENCY EQUIPMENT SHALL MEET THE APPLICABLE REQUIREMENTS OF THE APPLIANCE EFFICIENCY REGULATIONS AS REQUIRED BY 110.1.</p> <p>110.3(a) INSULATION CERTIFICATION INSTALLED INSULATION SHALL BE CERTIFIED BY THE DEPARTMENT OF CONSUMER AFFAIRS PER TITLE 24, PART 12, CHAPTERS 12-13, ARTICLE 3 "STANDARDS FOR INSULATING MATERIAL."</p> <p>110.3(b) UREA FORMALDEHYDE INSULATION UREA FORMALDEHYDE INSULATION SHALL NOT BE INSTALLED UNLESS IN EXTERIOR SIDE WALLS WITH A FOUR-MIL-THICK PLASTIC POLYETHYLENE VAPOR RETARDER OR EQUIVALENT PLASTIC SHEATHING VAPOR RETARDER IS INSTALLED BETWEEN THE UREA FORMALDEHYDE FOAM INSULATION AND THE INTERIOR SPACE.</p> <p>110.3(c) INSULATING MATERIAL ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CALIFORNIA BUILDING CODE.</p>
--

STATE OF CALIFORNIA

Domestic Water Heating System

CALFORM A ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-PLB-4	
Project Name: Civic Center	Report Page:	(Page 6 of 7)	
	Date Prepared:	2024-05-28T22:38:25-04:00	

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selectors have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E.

Additional Remarks: These documents must be provided to the building inspector during construction and can be found online.

Form/Title

NRCC-PLB-E - Must be submitted for all buildings

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no forms required for this project.

Consented Date/Time:

Documentation Software: Energy Code Ace


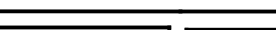
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

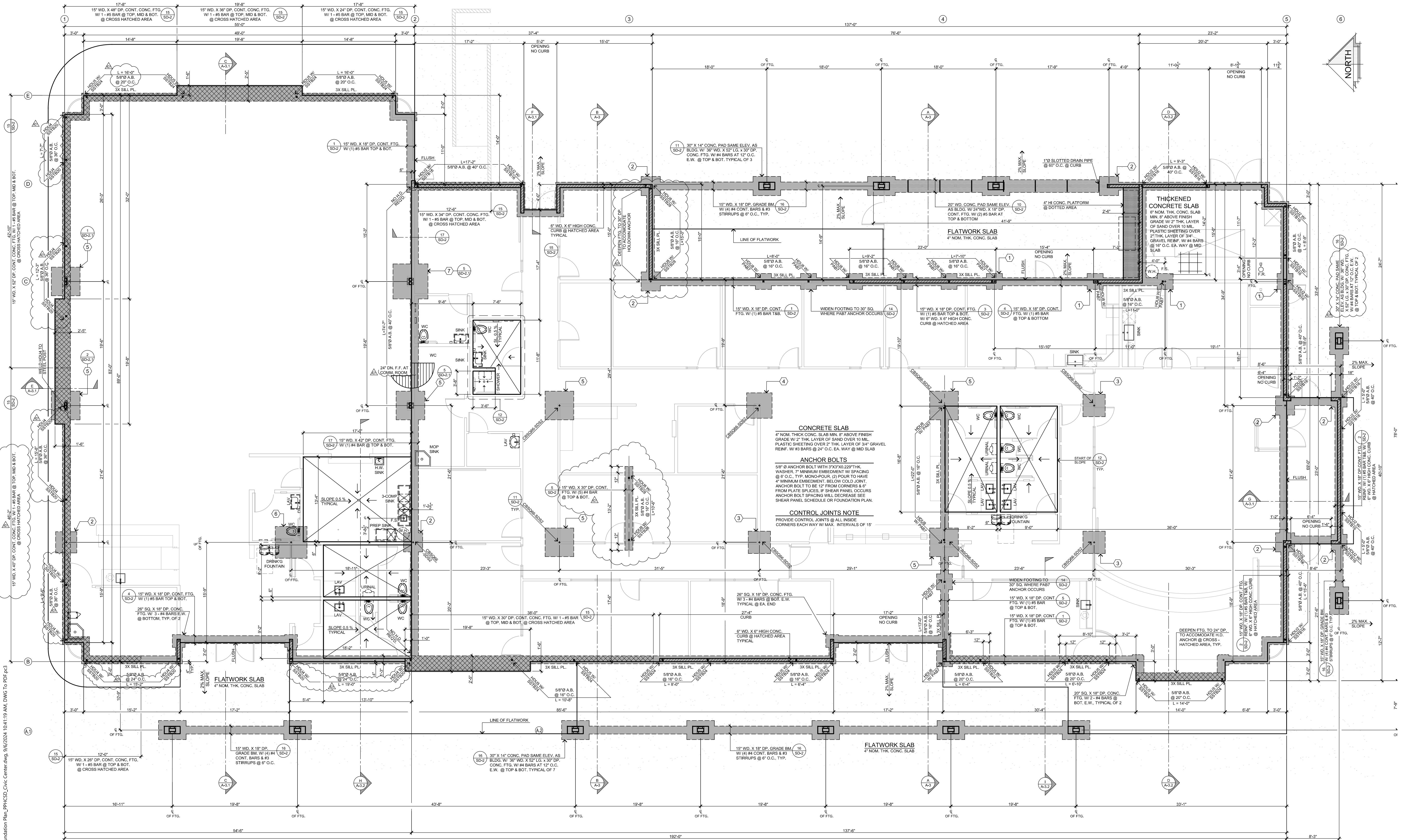
Report Version: 2022.0.000

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Schema Version: rev 8022C.001

Report Generated: 2024-05-28 19:36:29

 DESIGN STUDIO INC. ARCHITECTURE • DESIGN • PLANNING 11774 HESPERIA ROAD, SUITE 200, HESPERIA, CA 92345 PHONE (760) 244-5001 • FAX (760) 244-1948 www.steenodesign.com	DATE FINISHED MAY 2023	THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, AS AMENDED BY THE 2019 CALIFORNIA BUILDING CODE CORRECTIONS.	PROJECT: CIVIC CENTER BUILDING	JOB NO. C23-L60	PAGE 	
	REVISIONS B&S 08-07-24	THESE DOCUMENTS AND THE INFORMATION CONTAINED HEREIN ARE INCORPORATED HERETO AS AN INSTRUMENT OF A PROFESSIONAL SERVICE ARE NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR IN ANY MANNER, WITHOUT THE WRITTEN CONSENT OF STEENO DESIGN STUDIO, INC. PROVIDED, SHALL BE UNLAWFUL.		PHELAN PIÑON HILLS C.S.D.	SHEET NAME PLUMBING COMPLIANCE FORMS	P-4
			SITE ADDRESS: 9300 SHEEP CREEK ROAD PHELAN, CA 92329	CONTACT: DOB: BAHTZ	<div style="background-color: red; color: yellow; text-align: center; padding: 5px; font-weight: bold;"> For Reference Only </div>	



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

FOUNDATION DESIGN CRITERIA

CONC. COMPRESSIVE STRENGTH - 2,500 PSI
SIL ALLOWABLE SOIL BEARING CAPACITY: 1,800 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 FORMING.
- 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 12" 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 12" LG. BOLT FOR 2-POUR CONCRETE SYSTEM IN ORDER TO PROVIDE 7" EMBEDMENT BELOW COLD JOINT.
- ALL ANCHOR BOLTS SHALL HAVE 3"x3"x0.229" STEEL PLATE WASHER. THE WASHERS ARE TO EXTEND WITHIN 12" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING PER SDPWS-11 SECTION 4.1.6.4.3.
- 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 ALS 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 5 FEET LATERALLY BEYOND THE BUILDING FOOTPRINT.
- ALL FILLS SHALL BE COMPACTED TO AT LEAST 90% RELATIVE COMPACTION, PER THE ASTM 1557 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 STRUCTURALLY 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.

SYMBOLS & LEGEND

SYMBOL	DESCRIPTION
	CONC. PAD PER PLAN
	CONC. FTG. PER PLAN (18" MIN. BELOW GRADE PER SOILS REPORT)
	SIMPSON HOLD DOWN

SYMBOL	DESCRIPTION
	6" WD. X 6" HIGH CONC. CURB
	SHEAR WALL PANEL LABEL, SEE SHEAR SCHEDULE AND ATTACHED CALCULATIONS FOR SIZING AND NAILING
	DETAIL REFERENCE TOP # - DETAIL NUMBER BOT. # - SHEET NUMBER

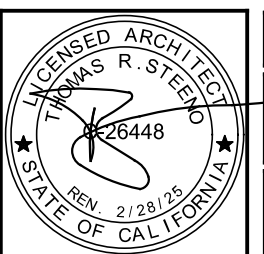
PAD FOOTING SCHEDULE

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

STEENO
DESIGN STUDIO INC.
ARCHITECTURE • DESIGN • PLANNING
11774 HESPERIA ROAD, SUITE 200 HESPERIA, CA 92345
PHONE (760) 244-5001 • FAX (760) 244-1948
www.steenodesign.com

DATE FINISHED
MAY 2023
REVISIONS
B&S 08-07-24

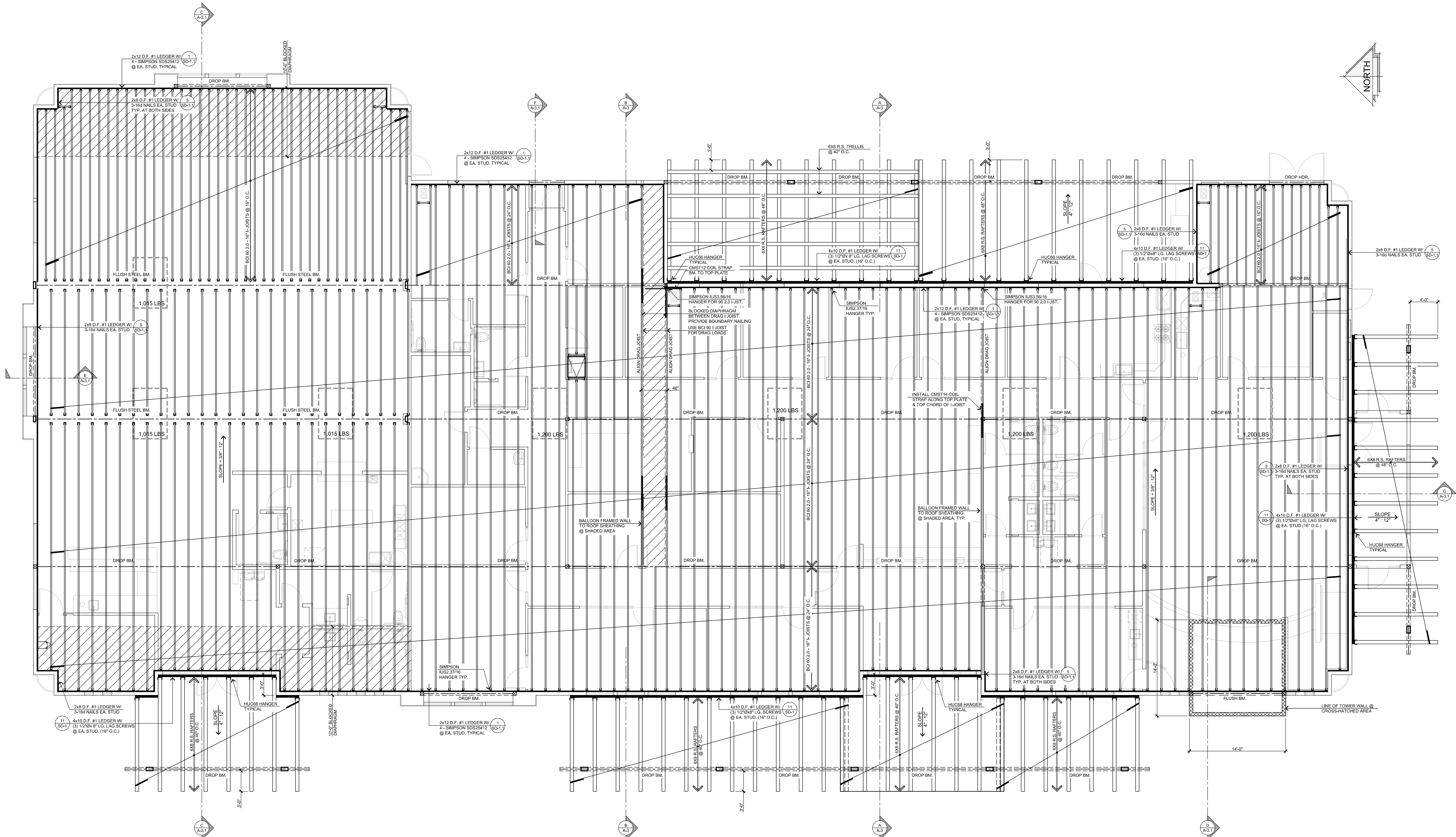
THESE PLANS SHALL CONFORM WITH THE 2019 CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES. ANY CHANGES TO THESE PLANS SHALL BE INCORPORATED HEREIN AS AN AMENDMENT. THE PROFESSIONAL SERVICE ARE THE SOLE PROPERTY OF STEENO DESIGN STUDIO INC. ANY USE, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION SHALL BE UNLAWFUL.



PROJECT: CIVIC CENTER BUILDING
PHELAN PIÑON HILLS C.S.D.
SITE ADDRESS
A.P.N. 3006281-10
3525 SHEEP CREEK ROAD
PHELAN, CA 92329
For Reference Only

JOB NO.
C23-L60
SHEET NAME
FOUNDATION PLAN
PAGE
S-1

S:\2023\Projects\02 - Commercial - P60 - PPHCSD - Civic Center\5-3 Roof Framing Plan_PPHCSD_Civic Center.dwg, 9/6/2024 10:43:48 AM, DWG to PDF, p.3



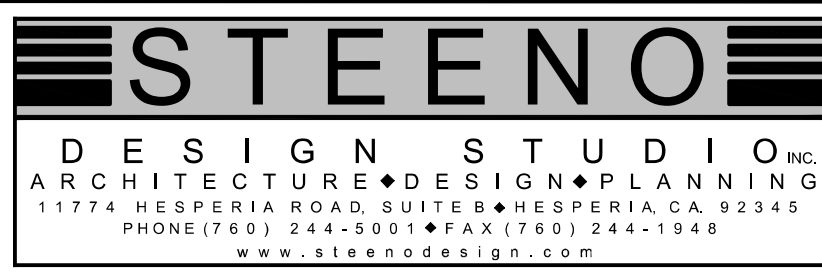
ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"

ROOF DIAPHRAGM 2x FRAMING
EXPANSION AREA BUILDING:

- USE ZONED 5/8" CD-X PLYWOOD DIAPHRAGM (WITH 2X FRAMING) W/ 10d NAILS
- 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.

ROOF DIAPHRAGM 2x FRAMING

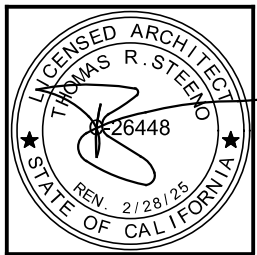
- USE ZONED 5/8" CD-X PLYWOOD DIAPHRAGM (WITH 2X FRAMING) W/ 10d NAILS
- ALONG DIAPHRAGM BOUNDARIES - 6" O.C.
 - ALONG ALL OTHER PANELS EDGES - 6" O.C.
 - ALONG INTERMEDIATE SUPPORTS - 12" O.C.
- UNBLOCKED DIAPHRAGM PORTION - NAIL SPACING
- ALONG DIAPHRAGM BOUNDARIES - 6" O.C.
 - ALONG ALL OTHER PANELS EDGES - 6" O.C.
 - ALONG INTERMEDIATE SUPPORTS - 12" O.C.



DATE FINISHED MAY 2023
REVISIONS
B&S 08-07-24

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, WITH LOCAL ORDINANCES, 2019 CODE, 2019 AND THE 2019 ENERGY CODES AND THE 2019 ENERGY CODES.

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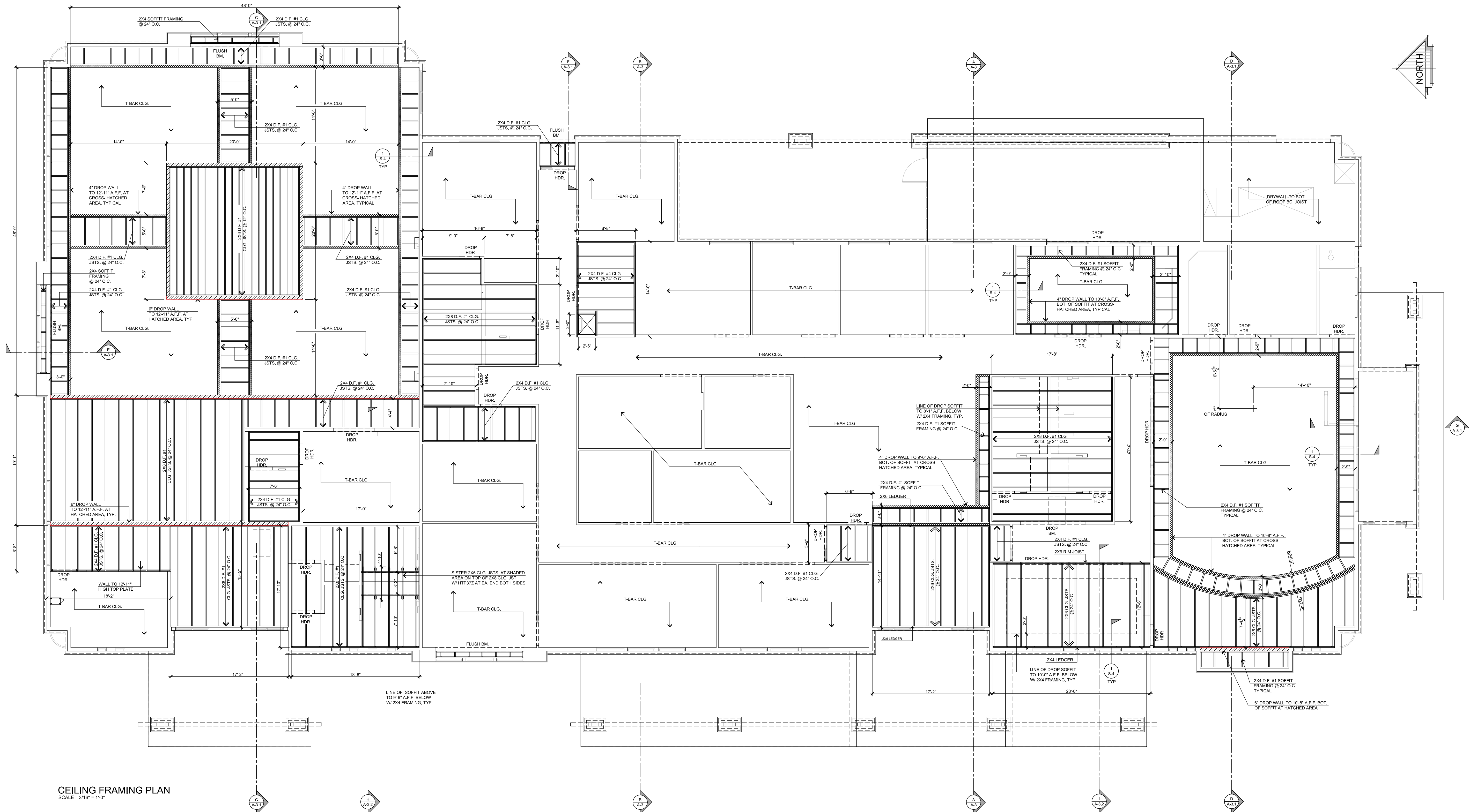


PROJECT: CIVIC CENTER BUILDING
PHELAN PIÑON HILLS C.S.D.
SITE ADDRESS A.P.N. 3096261-10 355 SHEEP CREEK ROAD PHELAN, CA 92329

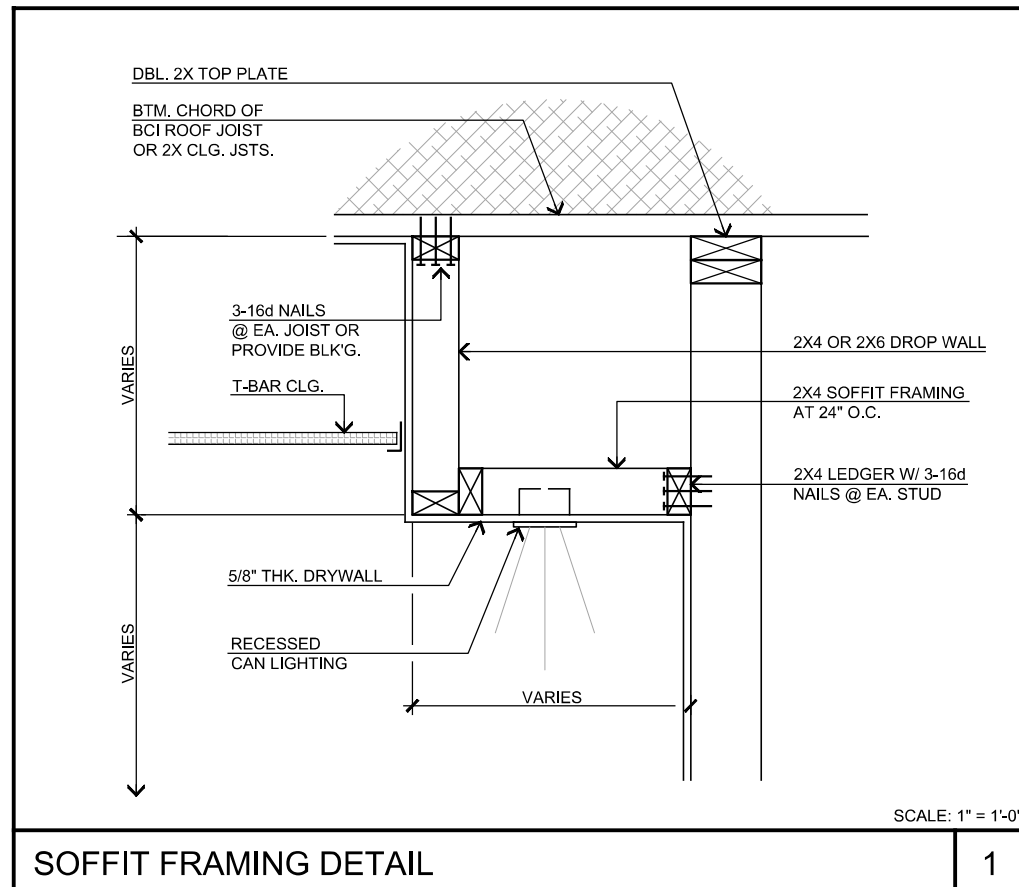
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JOB NO. C23-L60
SHEET NAME: ROOF FRAMING PLAN
PAGE S-3

S:\2023\Projects\02 - Commercial - P60 - PPHCSD - Civic Center\S-4 Ceiling Framing Plan_PPHCSD_Civic Center.dwg, 9/6/2024, 10:45:50 AM, DWG To PDF.pc3



CEILING FRAMING PLAN
SCALE: 3/16\"/>

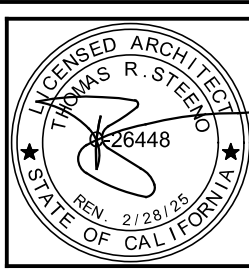


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REVISIONS
B&S 08-07-24

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JOB NO. C23-L60	PAGE
SHEET NAME: CEILING FRAMING PLAN	S-4

		<p>15 LB. BLDG. PAPER OVER PLYWOOD SHTG. PER PLAN</p> <p>OVERLAP BLDG. PAPER 1\" MIN. OVER BITUTHENE MEMBRANE</p> <p>BITUTHENE 3000 WATERPROOFING</p> <p>FRAMING FASTENER AT INTERMEDIATE GRIT</p> <p>MEGA RIB WALL CLADDING - MCLEURY METAL COLOR: TERRA COTTA PVDF</p> <p>2x6 STUDS @ 16\" O.C.</p> <p>5/8\" THK. DRYWALL</p> <p>32\"</p> <p>VARIES 8\" MIN.</p> <p>BASE TRIM BY: MC ELROY 22 GA. G.I. FLASHING FIN. GRD. LN.</p> <p>2x6 OR 3X TRTD. SILL INSTALL 1\" TOP AWAY FROM EDGE OF CONCRETE</p> <p>4\" NOM THK. CONC. SLAB 8\" ABV. GRD.</p> <p>SCALE: 1\" = 1'-0\"</p>		<p>8\" X 8\" R.S. HORIZ. TRELIS @ 42\" O.C. W/ 2 - SIMPSON SDS2500 SCREWS</p> <p>6\" X 6\" R.S. RAFTERS @ 48\" O.C.</p> <p>42\" O.C.</p> <p>2 - SIMPSON SDS2500 SCREWS</p> <p>6\" X 6\" R.S. RAFTERS @ 48\" O.C.</p> <p>PLAN VIEW</p> <p>SCALE: 1\" = 1'-0\"</p>		<p>EDGE NAIL</p> <p>2X BLOCKING</p> <p>EDGE NAIL</p> <p>SIMPSON A35 @ EACH BLOCK</p> <p>2x6 STUDS @ 16\" O.C. BALLOON FRAMED</p> <p>BOUNDARY NAILING</p> <p>ROOF DIAPHRAGM</p> <p>BCI 60 2.0 - 16\" I-JSTS. SPACING PER PLAN</p> <p>2x8 LEDGER W/ (3) 16D NAILS @ EA STUD</p> <p>SCALE: 1\" = 1'-0\"</p>		<p>BOUNDARY NAILING</p> <p>BCI 60 2.0 - 16\" I-JSTS. SPACING PER PLAN</p> <p>2x6 STUDS @ 16\" O.C.</p> <p>2x6 BLKG.</p> <p>2 - SIMPSON'S A35 CLIPS PER BAY</p> <p>2x12 D.F. #1 LEDGER W/ 4 - SIMPSON SDS2512 SCREWS @ EA. STUD. TYP.</p> <p>SIMPSON RUSS 56/16 HANGER</p> <p>SCALE: 1\" = 1'-0\"</p>	
	17	DRY FLOODPROOFING @ MEGA RIB CLADDING	13	TRELIS TO RAFTERS CONNECTION	9	LEDGER CONNECTION AT BALLOON FRAMED WALL	5	SHEAR TRANSFER DETAIL	1
		<p>5/8\" C-DX ROOF PLYVD. ROOF SHTG.</p> <p>BCI 60 2.0 - 16\" I-JSTS. @ 24\" O.C.</p> <p>3\" OVERFLOW W/ DECORATIVE DOWNSPOUT NOZZLE</p> <p>3\" CAST IRON ROOF DRAIN PAINT TO MATCH STUCCO COLOR</p> <p>2\" MIN.</p> <p>1'-0\" MIN. @ OVERFLOW</p> <p>8 3/4\" x 21\" GLULAM BM. PER PLAN</p> <p>SIMPSON'S HCMA HINGE CONNECTOR 9-7 MODEL, H=21\"</p> <p>3 3/4\" x 24\" GLULAM BM. PER STRUCT. PLAN</p> <p>SIMPSON'S COM COLUMN CAP</p> <p>6X6 POST</p> <p>24\"</p> <p>SCALE: 3/4\" = 1'-0\"</p>		<p>7/8\" THK. STUCCO</p> <p>2x6 STUDS @ 16\" O.C.</p> <p>6X6 R.S. TRELIS @ 42\" O.C.</p> <p>(3) 1/2\" X 8\" LG. LAG BOLTS @ EA. STUD OR 16\" O.C. W/ MALLEABLE WASHER</p> <p>4X10 SOLID BLKG. WHERE OCCURS</p> <p>6X HDR. PER STRUCT. PLAN</p> <p>6X6 R.S. RAFTERS @ 48\" O.C.</p> <p>HUCK66 HANGER</p> <p>4X10 DF #1 LEDGER</p> <p>SCALE: 1\" = 1'-0\"</p>		<p>PAINTED 22 GA. METAL CORING CAP. SEE EXT. ELEVATIONS. INSTALLER TO PROVIDE EXACT INSTALLATION DETAILS.</p> <p>CONT. TAPERED WOOD SHIM</p> <p>FOAM CORNICE MOULDING SEE PROFILE</p> <p>FOAM ADHESIVE</p> <p>STUCCO COLOR COAT</p> <p>2x6 STUDS PARAPET WALL @ 16\" O.C.</p> <p>7/8\" THK. STUCCO</p> <p>2 - 16D @ 16\" O.C. FROM PLYVD. TO TOP PLATE</p> <p>2X6 CONT. DBL. TOP PLATE</p> <p>3/4\" PLYWOOD CAP</p> <p>7/8\" THK. STUCCO</p> <p>1/2\" O.S.B. WALL SHEATHING</p> <p>FRY REGLET FLASHING</p> <p>SCALE: 1\" = 1'-0\"</p>		<p>5/8\" C-DX ROOF SHTG. (SEE ROOF DIAPHRAGM)</p> <p>BOUNDARY NAILING</p> <p>BCI JOIST BLKG.</p> <p>BCI 60 2.0 - 16\" I-JSTS. @ 24\" O.C.</p> <p>2x6 CONT. DBL. TOP PLATE</p> <p>2x6 CLG. I-JSTS. @ 24\" O.C.</p> <p>SCALE: 3/4\" = 1'-0\"</p>	
	18	ROOF DRAIN DOWNSPOUT DETAIL	14	RAFTER TO WALL CONNECTION AT TRELIS	10	PARAPET DETAIL	6	SHEAR TRANSFER DETAIL	2
		<p>FABRICATE FROM 1/4\" PLATE STEEL</p> <p>20\"</p> <p>2-3/4\"</p> <p>14-1/2\"</p> <p>2-3/4\"</p> <p>8-1/2\"</p> <p>1\" Ø (TYP)</p> <p>1-3/8\"</p> <p>11-1/4\"</p> <p>1-3/8\"</p> <p>14\"</p> <p>8-1/2\"</p> <p>5-1/2\"</p> <p>6\"</p> <p>3-1/2\"</p> <p>LASER CUT DESIGN</p> <p>NOT TO SCALE</p>		<p>WALL SHEATHING</p> <p>SCREWS</p> <p>7/8\" THK. STUCCO</p> <p>7\" X CORNER MOLDING BY: FRY-REGLET</p> <p>7/8\" THK. STUCCO</p> <p>NOTE: TYPICAL MOLDING @ ALL STUCCOED OVERHANGS</p> <p>NOT TO SCALE</p>		<p>7/8\" THK. STUCCO W/ EXP. METAL LATH</p> <p>FRY REGLET \"SPRINKLER\" FLASHING INSTALL PER MFG.</p> <p>4\" FIBER CANT STRIP</p> <p>WALL FRAMING</p> <p>SCALE: 1 1/2\" = 1'-0\"</p>		<p>BCI 60 2.0 - 16\" I-JSTS. SPACING PER PLAN</p> <p>PROVIDE 2X6 SOLID BLKG.</p> <p>SIMPSON H4 CLIPS @ 32\" O.C.</p> <p>1/2\" THK. DRYWALL</p> <p>2x6 STUDS @ 16\" O.C.</p> <p>2X6 TOP PLATE ATTACH TO BCI OR BLKG. W/ (2) SDS2512 SCREWS</p> <p>EXTEND DRYWALL ABOVE CLG. TILES</p> <p>SUSPENDED CLG. PERIMETER TRIM</p> <p>SUSPENDED CLG. TILES</p> <p>SCALE: 1\" = 1'-0\"</p>	
	19	CUSTOM FABRICATED COLUMN CAP	15	"X" CORNER MOLDING	11	"FRY REGLET" FLASHING DETAIL	7	BULKHEAD WALL CONNECTION DETAIL	3
		<p>POSITIVE CONNECTION AT STORE FRONT FRAMING</p> <p>4\" WIDE 3/8\" THICK PLAT STOCK BENT AT ENDS FOR CONNECTION</p> <p>4\" LONG 5/8\" DIA. LAG BOLT FROM BRACING TO TOP PLATE</p> <p>DBL. TOP PLATE</p> <p>2X CRIPPLE WALL STUDS @ 16\" ON CENTER</p> <p>SHEAR PANEL NAILING PER SCHEDULE</p> <p>4X BLOCKING OR DBL. 2X BLOCKING EDGE NAIL TO STUDS</p> <p>POST OR STUD SEE PLAN</p> <p>STUD PER PLAN</p> <p>4X BLOCKING OR DBL. 2X BLOCKING EDGE NAIL TO STUDS</p> <p>2X CRIPPLE WALL STUDS @ 16\" ON CENTER</p> <p>HEADER SEE PLAN</p> <p>SIMPSON MSTA36</p> <p>TRIMMER</p> <p>SCALE: 1\" = 1'-0\"</p>		<p>PROVIDE SHEAR PANEL ON TOWER WALLS</p> <p>2 - 16d NAILS @ 12\" O.C.</p> <p>8d EDGE NAILING @ 8\" O.C.</p> <p>BCI JOIST BLKG.</p> <p>2x6 STUDS @ 16\" O.C. @ TOWER WALL</p> <p>2x6 SILL PLATE</p> <p>BCI 60 2.0 - 16\" I-JSTS. SPACING PER PLAN</p> <p>SCALE: 1\" = 1'-0\"</p>		<p>6X6 R.S. RAFTERS @ 48\" O.C.</p> <p>LINE OF TRELIS 42\" O.C.</p> <p>2 - 1/2\" x 8\" LG. BOLT W/ WASHER COVERED W/ SILICONE</p> <p>SILICONE SEALANT</p> <p>1/2\" x 10\" LG. BOLT W/ WASHER</p> <p>5.5\" x R.S. GLULAM BM.</p> <p>CUSTOM COLUMN CAP</p> <p>1/4\" BOTH SIDES</p> <p>6x12x3/8 HSS STEEL COLUMN</p> <p>SECTION</p> <p>PLAN VIEW</p> <p>SCALE: 1\" = 1'-0\"</p>		<p>BCI 60 2.0 - 16\" I-JSTS. SPACING PER PLAN</p> <p>5/8\" C-DX ROOF SHTG. (SEE ROOF DIAPHRAGM)</p> <p>8.75\" X GLULAM BM. PER STRUCTURAL PLAN</p> <p>SIMPSON'S COM COLUMN CAP</p> <p>6X6 WOOD POST</p> <p>CMST12 COL. STRAP WHERE OCCURS</p> <p>SCALE: 3/4\" = 1'-0\"</p>	
	20	BRACING AT TOWER FRAMING TO CURTAIN WALL	16	TOWER WALL CONNECTION TO ROOF	12	RAFTERS TO BEAM CONNECTION	8	POST TO BEAM CONNECTION DETAIL	

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DATE FINISHED

MAY 2023

REVISIONS

B&S

09-07-24

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA PLUMBING AND MECHANICAL CODES, AND THE 2019 CALIFORNIA FIRE CODE.

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PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

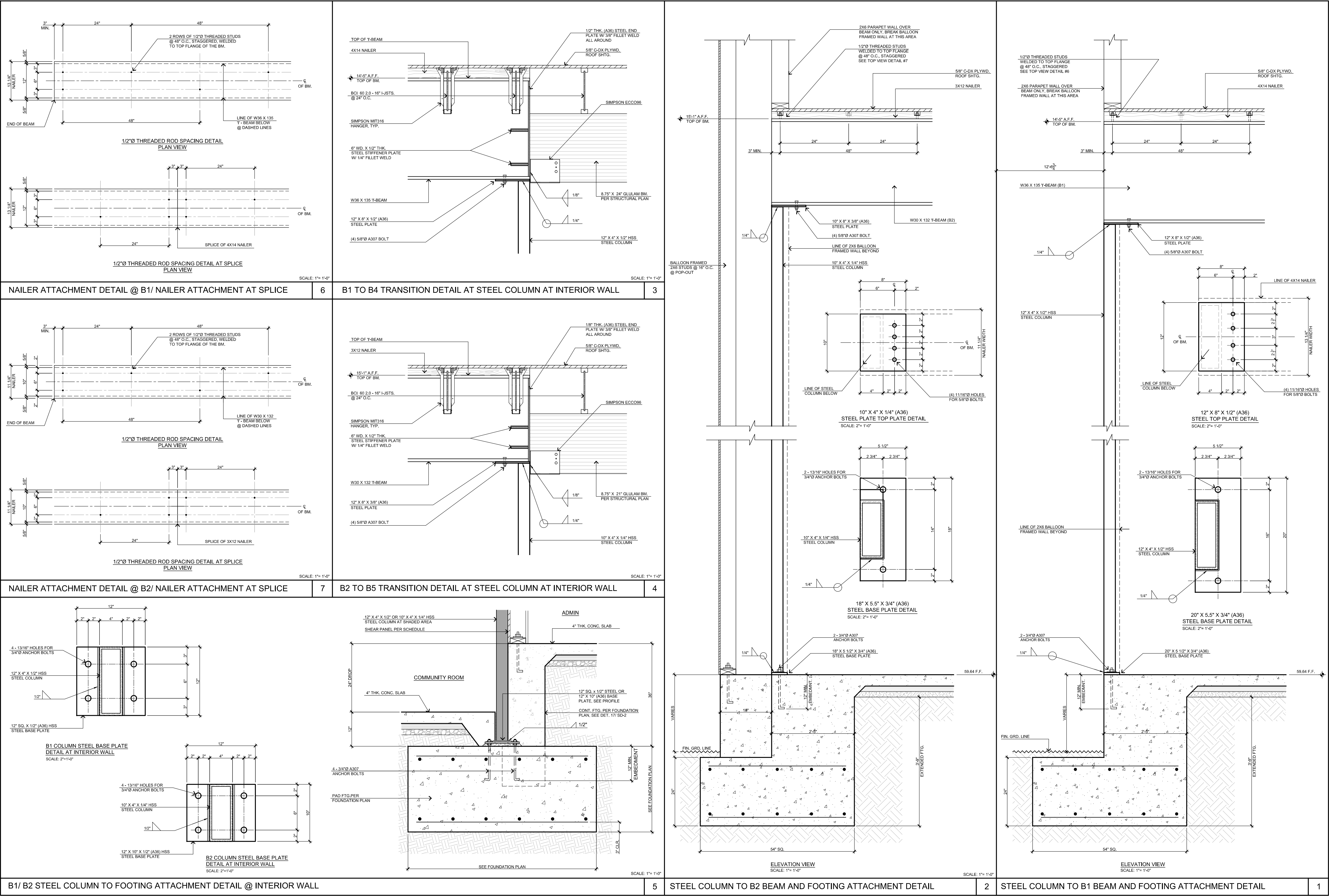
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JOB NO.
C23-L60

SHEET NAME:
STRUCTURAL
DETAILS

PAGE
SD-1.1



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MAY 2023

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REGISTERED ARCHITECT

26448

STATE OF CALIFORNIA

2/28/20

PROJECT: CIVIC CENTER BUILDING

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JOB NO.

C23-L60

SHEET NAME:

FOUNDATION & STRUCTURAL DETAILS

PAGE

SD-2.1

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FINISH SCHEDULE

FINISH SCHEDULE

REV.	ITEM #	DESCRIPTION, LOCATION	QTY.	FURN. BY	INSTALL BY	REMARKS	REV.	ITEM #	DESCRIPTION, LOCATION	QTY.	FURN. BY	INSTALL BY	REMARKS
STONE/ SOLID SURFACE							WALL BASE						
	S-1	STACKED STONE, COMMUNITY ROOM	1 LOT	G.C.	G.C.	SEE ELEVATIONS, EUROPEAN LEDGE, COLOR: LINEN, BY THOMPSON BUILDING MATERIALS		WB-1	WALL BASE - STORAGE ROOMS	SEE WALL FINISH PLAN	G.C.	G.C.	6" TALL THERMOPLASTIC RUBBER STYLE #303VS BY SHAW CONTRACT, COLOR: #00054 DARK (BROWN)
	S-2	SOLID SURFACE COUNTER TOP - BREAK, COFFEE & REST ROOMS & WINDOW SILLS THROUGHOUT	1 LOT	G.C.	G.C.	SEE FURNITURE PLAN, ELEVATIONS AND DETAILS CAESARSTONE QUARTZ, COLOR #5810 "BLACK TEMPAL" MATTE, 2CM		WB-2	WALL BASE - THROUGHOUT	SEE WALL FINISH PLAN	G.C.	G.C.	5.25" TALL RUBBER, STYLE INFLECTION #MW-63-G BY TARKETT, COLOR: #63 BURNT UMBER
	S-3	SOLID SURFACE COUNTER TOP & WINDOW SILLS - CONFERENCE & BOARD ROOMS	1 LOT	G.C.	G.C.	CAESARSTONE QUARTZ, COLOR #5003 "PIATRA GREY" , MATTE, 2CM		WB-3	WALL BASE - COMMUNITY CENTER STORAGE/ MOP ROOM	SEE WALL FINISH PLAN	G.C.	G.C.	SANITARY TOP SET "SLIMFOOT" COVE BASE IN WHITE BY DAL TILE
	S-4	SOLID SURFACE COUNTER TOP & WINDOW SILLS COMMUNITY ROOM	1 LOT	G.C.	G.C.	CAESARSTONE QUARTZ, COLOR #6003 "COASTAL GREY", POLISHED, 120" X 56.5" X 2CM							
	S-5	GRANITE LOW WALL TOP CAP - BOARD ROOM	1 LOT	G.C.	G.C.	POLISHED NATURAL GRANITE, FABRICATED PER DRAWINGS, COLOR: COBRA BY DAL TILE , 3CM							
TILE							WALLCOVERING						
	T-1	BACKSPLASH/ BREAK & COFFEE BAR & ACCENT WALL TILE RESTROOMS & @ DRINKING FOUNTAIN	1 LOT INSTALLER TO VERIFY	G.C.	G.C.	4" X 12" X 5/16" DAL TILE MYTHOLOGY COLOR: CHRONOS MY93 (SAGE GREEN), UNDLATED, W/ 1/8" GROUT JOINTS, SEE ELEVATIONS FOR INSTALLATION PATTERN		WC-1	PHOTO MURAL, BREAK ROOM	SEE ELEVATION	OWNER	G.C.	COORDINATE IMAGE WITH CLIENT AND DESIGNER - ON TYPE 2 WALLCOVERING
	T-2	FLOOR - BORDER & BASE, MAIN ENTRY & BREAK ROOM, FIELD - COFFEE BAR & RESTROOMS	1 LOT INSTALLER TO VERIFY	G.C.	G.C.	9" X 7 1/2" X 3/8" THICK DAL TILE VERO, COLOR: CASTAGNO #VR22, 1/8" GROUT JOINTS, OR 3/16" WHERE INSTALLED IN A STAGGERED BRICK JOINT PATTERN, OVERLAP SHOULD NOT EXCEED 33%, LARGE FORMAT TILE SETTING MATERIALS. SEE FLOOR FINISH PLAN		WC-2	PHOTO MURAL, ENTRY	SEE ELEVATION	OWNER	G.C.	COORDINATE IMAGE WITH CLIENT AND DESIGNER - ON TYPE 2 WALLCOVERING
	T-3	FLOOR - FIELD, ENTRY, BREAK ROOM	SEE FLOOR FINISH PLAN	G.C.	G.C.	4" X 21" X 3/8" DAL TILE VERO, COLOR: CASTAGNO #VR22, HERRINGBONE PATTERN INSTALLATION		WC-3	BOARD ROOM BACK WALL @ DAIS & CONFERENCE RM WAINSCOT	SEE ELEVATION	OWNER	G.C.	KOROSEAL, PATTERN: CAYENNE, COLOR #67418 (BURNISHED GOLD), VINYL NON WOVEN 52-54" WIDE CLASS A COMMERCIAL WALLCOVERING, RANDOM MATCH, NON REVERSE HANG. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
	T-4	PENCIL LINER - BREAK ROOM, COFFEE BAR & RESTROOMS	SEE ELEVATIONS	G.C.	G.C.	1/2" X 12" DAL TILE, STYLE - JOLLY, COLOR TO MATCH ADJACENT TILE		WC-4	WAINSCOT,BOARD ROOM - PUBLIC AREA	SEE ELEVATION	OWNER	G.C.	MDC LEN-TEX CONTRACT, PATTERN: CASSIDY, COLOR: GOLD RUSH, #4504CY, TYPE 2, CLASS A NON WOVEN BACKED VINYL, 53/54" - INSTALL PER MAUF. INSTRUCTIONS
	T-5	PORCELAIN SLAB - CONFERENCE ROOM BACKSPLASH	SEE ELEVATIONS	G.C.	G.C.	64 X 127, 6MM, DAL TILE CALACATTA ARIES GLOSSY		WC-5	MAIN ENTRY & COMMUNITY ROOM	SEE ELEVATION	OWNER	G.C.	MDC LEN-TEX CONTRACT, PATTERN: AVIDON COLOR: BUTTERCUP, #9580AD TYPE 2, CLASS A FABRIC BACKED VINYL, 53/54" - INSTALL PER MAUF. INSTRUCTIONS
	T-6	WALL TILE, FIELD - RESTROOMS	SEE ELEVATIONS	G.C.	G.C.	6" X 18"X 3/8", DAL TILE ARTICULO COLOR "FEATURE BEIGE" #AR07		WC-6	COMMUNITY ROOM - 8'-3" WIDE X 6' TALL WALL MURAL	SEE ELEVATION	OWNER	G.C.	COORDINATE IMAGE WITH CLIENT AND DESIGNER - ON TYPE 2 WALLCOVERING
	T-7	WALL TILE, ACCENT BEHIND VANITY - WOMEN'S RESTROOMS	SEE ELEVATIONS	G.C.	G.C.	2 1/2" X 5" AND 5" X 5", DAL TILE FARRIER, COLOR #FA-56 "ANDALUSIAN GREY". SEE ELEVATION FOR PATTERN. 1/8" GROUT JOINTS							
	T-8	WALL TILE, ACCENT BEHIND VANITY - MEN'S RESTROOMS	SEE ELEVATIONS	G.C.	G.C.	2 1/2" X 5" AND 5" X 5", DAL TILE FARRIER, COLOR #FA60 "ANDALUSIAN GREY". SEE ELEVATION FOR PATTERN. 1/8" GROUT JOINTS							
	T-9	SHOWER FLOOR & WALL TILE, ACCENT BEHIND SHOWER HEAD RESTROOMS	SEE FLR. FINISH & ELEVATIONS	G.C.	G.C.	1 1/2" HEX MOSAIC RELIC UMBER VH09 - DAL TILE VINTAGE HEX SERIES							
	T-10	SHOWER WALLS EXCEPT BEHIND SHOWER HEAD	SEE ELEVATIONS	G.C.	G.C.	1 1/2" HEX MOSAIC ANTIQUE BEIGE VH05 - DAL TILE VINTAGE HEX SERIES							
	T-11	QUARRY TILE - KITCHEN AND UTILITY ROOM	SEE FLOOR FINISH PLAN	G.C.	G.C.	6" X 6" X 1/2" COLOR: ARID GRAY #0G42 WITH 5" X 6" MATCHING SANITARY COVE BASE (INCLUDING ALL NECESSARY INSIDE & OUTSIDE CORNERS) BY DAL TILE							
	T-12	LOW WALL CAP - BOARD ROOM, COUNTER TOP - ENTRY	SEE ELEVATION & DETAILS	G.C.	G.C.	63 X 126, 12MM, DAL TILE CALACATTA ARIES SLAB, MATTE FINISH. FABRICATOR TO CUT TO SIZE NEEDED PER APPLICATION							
TRIM/ TRANSITIONS													
	TR-1	TILE EDGE TRIM	SEE ELEVATIONS	G.C.	G.C.	SCHLUTER "JOLLY" 3/8" - ALUMINUM SATIN NICKEL							
	TR-2	TILE EDGE TRIM	SEE ELEVATIONS	G.C.	G.C.	SCHLUTER "JOLLY" 1/4" - ALUMINUM SATIN NICKEL							
	TR-3	COVE TRIM - RESTROOM TILE	SEE ELEVATIONS	G.C.	G.C.	SEE RESTROOM ELEVATIONS AND DETAILS - SCHLUTER DILEX-AHK 1S 100 ATGB - BRUSHED NICKEL ANODIZED ALUM. VER. W/ FINAL WALL AND FLOOR TILE SELECTIONS							
	TR-4	TRANSITION LVT TO TILE	SEE FLOOR FINISH PLAN	G.C.	G.C.	SEE FLOOR FINISH PLAN, SCHLUTER RENO-TK #ATK100ABGB - ANTIQUE BRONZE ALUM. VER. W/ FINAL WALL AND FLOOR TILE SELECTIONS							
	TR-5	TRANSITION LVT TO CONCRETE	SEE FLOOR FINISH PLAN	G.C.	G.C.	SEE FLOOR FINISH PLAN, SCHLUTER RENO-RAMP/-K - ALUMINUM SATIN, VER. W/ FINAL WALL AND FLOOR FINISH SELECTIONS							
	TR-6	TRANSITION BETWEEN FLOORING OF SIMILAR HEIGHTS	SEE FLOOR FINISH PLAN	G.C.	G.C.	"TRIM MASTERS" T SHAPE TRANSITION BY SHAW CONTRACT IN DARK BRONZE - VERIFY SIZE & COLOR WITH FINAL SELECTIONS							
	TR-7	OUTSIDE CORNER - WALLCOVERING TRANSITION	SEE ELEVATIONS	G.C.	G.C.	FRY REGLET WALLCOVERING OUTSIDE CORNER IN DARK BRONZE - VERIFY SIZE & COLOR WITH FINAL SELECTIONS							
	TR-8	CORNER GUARDS	SEE FURN. PLAN & ELEVATIONS	G.C.	G.C.	1 1/2" X 4' #VBG 63 A48 CORNER GUARD BY TARKETT, COLOR: #63 BURNT UMBER							
	TR-9	CHAIR RAIL - THROUGHOUT	SEE ELEVATIONS	G.C.	G.C.	RUBBER COMPOSITE PREFINISHED 4" X 8' LENGTHS, STYLE: RAMPART, COLOR: BURNT UMBER BY TARKETT							
	TR-10	WALL BASE TOP TRIM, COMMUNITY ROOM	SEE ELEVATIONS	G.C.	G.C.	LVT REDUCER BY SHAW CONTRACT IN DARK BRONZE - 5.5 MM REDUCER IF 5MM FLOORING IS USED IN FINAL SELECTION							

STEENO

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www.steenodesign.com

DATE FINISHED
MAY 2023

REVISIONS
B&S_08-07-24

THESE PLANS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS AND THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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26448

2/28/2023

2/28/2023

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

SITE ADDRESS
A.P.N. 3066281-10
9328 SHEEP CREEK ROAD
PHELAN, CA 92329

For Reference Only

JOB NO.
C23-L60

SHEET NAME:
FINISH
SCHEDULE

PAGE

ID-0.2

ITEM SCHEDULE													
REV.	ITEM #	DESCRIPTION/ LOCATION	QTY.	FURN. BY	INSTALL BY	REMARKS	REV.	ITEM #	DESCRIPTION/ LOCATION	QTY.	FURN. BY	INSTALL BY	REMARKS
ACCESSORIES							FURNITURE						
	AS-1	HANDS FREE TRASH RECEPTACLE/ BREAK ROOM, COMMUNITY ROOM	3	OWNER	OWNER	23" D X 14" W X 22"H ITOUCHLESS 16 GALLON AUTOMATIC TRASH & RECYCLE COMBO, STAINLESS STEEL, OR EQUAL		F-1	SOFA/ BREAK ROOM	1	OWNER	OWNER	
	AS-2	8" DIA TRASH GROMMET/ COFFEE BAR, CONFERENCE & COMMUNITY RM COUNTERS	3	G.C.	G.C.	MOCKETT #TM2B		F-2	LOVESEAT/ BREAK ROOM	1	OWNER	OWNER	
	AS-3	UNDER COUNTER TRASH/ COFFEE BAR, CONFERENCE & COMMUNITY RMS.	3	OWNER	OWNER	UMBRA 16.5 GAL VENTO TRASH CAN BY THE CONTAINER STORE, 14.75" DIA. X 30"H		F-3	30 X 48 TABLE/ BREAK ROOM	2	OWNER	OWNER	TABLE BASE INCLUDED
	AS-4	QUEUE STANCHIONS/ COMMUNITY ROOM	1 LOT	OWNER	OWNER	QUEUEPRO 250 XTRA IN SATIN BRASS OR EQUAL		F-4	30 X 24 TABLE/ BREAK ROOM	1	OWNER	OWNER	TABLE BASE INCLUDED
	AS-5	WALL MOUNTED MIRROR/ LACTATION ROOM	1	OWNER	OWNER	18" X 28", ITEM #225750 BY NATIONAL BUSINESS FURNITURE		F-5	CHAIR/ BREAK ROOM	8	OWNER	OWNER	
	AS-6	WALL MOUNTED MIRROR/ SINGLE OCCUPANT RESTROOMS	3	OWNER	OWNER	20"W X 40" PILL SHAPED OBLONG MIRROR STAINLESS STEEL BY TEHOME		F-6	72" X 30" TRESTLE TABLE/ BREAK ROOM	1	OWNER	OWNER	TABLE BASE INCLUDED
	AS-7	AUTOMATIC TRASH/ COMMUNITY ROOM RESTROOMS	2	OWNER	OWNER	12" D X 30" H ITOUCHLESS 13 GALLON AUTOMATIC TRASH - BLACK ROUND OR EQUAL		F-7	CHAIR/ LOBBY & LACTATION ROOM	3	OWNER	OWNER	
	AS-8	SAFETY RAIL AT DRINKING FOUNTAINS	4	G.C.	G.C.	BOBRICK #819298 DRINKING FOUNTAIN GRAB BAR 1 1/2" DIA. WITH MOUNTING KITS, FASTNERS & ANCHORS ,PAINTED DARK BRONZE BY G.C.		F-8	COFFEE TABLE/ LOBBY	1	OWNER	OWNER	
	AS-10	SAFETY RAIL AT DAIS STEP	1	G.C.	G.C.	1 1/2" DIA., 36" TALL X 36" LONG CURVED SAFETY RAIL ATTACHED TO WALL AND FLOOR WITH 1 1/2" IA. POST, PAINTED DARK BRONZE BY G.C.		F-9	CONSOLE TABLE/ LOBBY	1	OWNER	OWNER	
EQUIPMENT								F-10	PLANTER, THROUGHOUT	LOT	OWNER	OWNER	
	EQ-1	36" REFRIGERATOR, COUNTER DEPTH/ BREAK ROOM	1	OWNER	G.C.	PER OWNER		F-11	TABLE/ CONFERENCE ROOM	1	OWNER	OWNER	TABLE BASE & DATA PORTS INCLUDED
	EQ-2	30" GAS OVEN W/ RANGE/ BREAK ROOM	1	OWNER	G.C.	SAMSUNG #NX60T8311SS SLIDE IN STAINLESS STEEL , 57K BTU OR EQUAL		F-12	CHAIRS, CONFERENCE/ BOARD ROOM	23	OWNER	OWNER	ARMCHAIR MODWAY ALOFT PRODUCT #220914 IN BROWN BY NBF
	EQ-3	30" ABOVE RANGE MICROWAVE W/ VENT/ BREAK ROOM	1	OWNER	G.C.	PER OWNER		F-13	GUEST CHAIRS/ BOARD ROOM	48	OWNER	OWNER	21"W X 24.75"D X 33"H STACKABLE 800 LB WEIGHT CAPACITY W/ GANGING BRACKETS, ASSEMBLY REQUIRED, SOLID BURGUNDY UPHOLSTERY
	EQ-4	24" X 24" STAINLESS STEEL EQUIPMENT STAND/ BREAK ROOM	1	OWNER	G.C.	PER OWNER		F-14	DESKS/ BOARD ROOM	2	OWNER	OWNER	36" X 72" TABLE W/ UNDERSIDE SHELF & DATA PORT, PRODUCT #41649, LESRO "MYSTIC SERIES" IN WALNUT BY NBF
	EQ-5	(EX) ICE MAKER/ BREAK ROOM	1	OWNER	OWNER	HOMELABS FREESTANDING COMMERCIAL -15.7 D X 17.6 W X 31.4 TALL, 300 W, 115 V		F-15	PODIUM/ BOARD ROOM	1	OWNER	OWNER	24"W X 21"D X 46"H OVERALL BY MODERN OFFICE, RIBBONWOOD CURVED NON SOUND PODIUM
	EQ-6	NOT USED						F-16	OFFICE DESK - ALREADY PURCHASED BY CLIENT	4	OWNER	OWNER	30" X 72" MODEL #PLT3072 WORK SURFACE IN MODERN WALNUT W/ #PLTHATEP30MOD72 ADJUSTABLE DESK BASE IN WHITE
	EQ-7	24" REFRIGERATOR, UNDER COUNTER/ COFFEE BAR, CONFERENCE & LACTATION RMS	3	OWNER	OWNER	PER OWNER		F-17	OFFICE HUTCH/ REAR UNIT - ALREADY PURCHASED BY CLIENT	4	OWNER	OWNER	VERIFY WITH OWNERS
	EQ-8	MICROWAVE, COUNTER TOP/ COFFEE BAR & COMMUNITY RM KITCHEN	2	OWNER	OWNER	PER OWNER		F-18	OFFICE GUEST CHAIRS - ALREADY PURCHASED BY CLIENT	LOT	OWNER	OWNER	VERIFY WITH OWNERS
	EQ-9	COFFEE MAKER/ COFFEE BAR	1	OWNER	OWNER	PER OWNER		F-19	OFFICE TABLE - ALREADY PURCHASED BY CLIENT	LOT	OWNER	OWNER	VERIFY WITH OWNERS
	EQ-10	TV MONITOR/ ENTRY, CONFERENCE, BOARD, COMMUNITY ROOMS & OFFICES PER PLAN	7	OWNER	G.C.	WALL MOUNTED TELEVISION MONITORS IN VARIOUS SIZES PER PLANS		F-20	OFFICE DESK CHAIR - ALREADY PURCHASED BY CLIENT	LOT	OWNER	OWNER	VERIFY WITH OWNERS
	EQ-11	LARGE A/V SERVER RACK/ CONTROL ROOM	2	OWNER	G.C.	EACH 3000 LBS, SHIPS FULLY ASSEMBLED, 45"X30", #48U BY TRIPP LITE		F-21	BOOKCASE - ALREADY PURCHASED BY CLIENT	LOT	OWNER	OWNER	VERIFY WITH OWNERS
	EQ-12	SMALL A/V RACK/ BOARD ROOM DAIS & COMMUNITY RM AV COUNTER	2	OWNER	G.C.	EACH 3000 LBS, SHIPS FULLY ASSEMBLED, 45"X30", #SRQ-18U BY TRIPP LITE		F-22	OFFICE GUEST CHAIRS	LOT	OWNER	OWNER	TBD
	EQ-13	REFRIGERATOR/ COMMUNITY ROOM KITCHEN	1	OWNER	G.C.	36"W X 32"D X 69.25"H SIDE BY SIDE REFRIGERATOR/ FREEZER BY MAYTAG OR EQUAL		F-23	SHORT FILE CABINET, 16" X 22" - ALREADY PURCHASED BY CLIENT	LOT	OWNER	OWNER	VERIFY WITH OWNERS
	EQ-14	36" X 24" STAINLESS STEEL WORK TABLE/ COMMUNITY ROOM KITCHEN	1	OWNER	G.C.	16 GA. COMMERCIAL WORK TABLE WITH 4" BACKSPLASH AND UNDERSHELF #600TSB2436S BY REGENCY OR EQUAL		F-24	DESK RETURN 24" X 47" - ALREADY PURCHASED BY CLIENT	LOT	OWNER	OWNER	VERIFY WITH OWNERS
	EQ-15	72" X 24" STAINLESS STEEL WORK TABLE/ COMMUNITY ROOM KITCHEN	1	OWNER	G.C.	16 GA. COMMERCIAL WORK TABLE WITH 4" BACKSPLASH AND UNDERSHELF #600TSB2472S BY REGENCY OR EQUAL		F-25	PULL UP TABLE - LACTATION ROOM	1	OWNER	OWNER	NATIONAL BUSINESS FURNITURE ITEM #223468 10" X 18"
	EQ-16	STAINLESS STEEL WALL CABINET/ COMMUNITY RM. KITCHEN	1	OWNER	G.C.	72"L X 15"D X 32" H STAINLESS STEEL WALL CABINET WITH SLIDING DOORS #600WCS1572 BY REGENCY OR EQUAL		F-26	OFFICE FURNITURE - BACK DESK W/ UPPER CABINET	LOT	OWNER	OWNER	TBD
	EQ-17	24" X 48" RACK/ COMMUNITY RM. KITCHEN	1	OWNER	G.C.			F-27	OFFICE FURNITURE - INTERMEDIATE DESK - 30" H X 48"L X 24"W	LOT	OWNER	OWNER	TBD
	EQ-18	WALL MOUNTED SHELF/ COMMUNITY RM KITCHEN	1	OWNER	G.C.	18" DR X 60" LONG REGENCY CHROME WIRE WALL MOUNT SHELF #460EC1860WSK OR EQUAL		F-28	OFFICE BOOK CASE	LOT	OWNER	OWNER	TBD
	EQ-19	COUNTER BASE LEG/ COMMUNITY RM KITCHEN	3	OWNER	G.C.	FLORENCE STAINLESS STEEL LET, 3" DIAMETER, 1/2" ADJUSTABLE FOOT, METAL TOP PLATE BY TABLE LEG WORLD OR EQUAL. VER. HT NEEDED		F-29	CONSOLE/ CONFERENCE ROOM	1	OWNER	OWNER	TBD
	EQ-20	PLOTTER	1	OWNER	OWNER	PER OWNER		F-30	WORK STATION DIVIDER W/ PLEXI WINDOWS/ RECEPTION	6	OWNER	OWNER	NATIONAL BUSINESS FURNITURE ITEM #21427, "AT WORK" 52"H X 73"W FREESTANDING DIVIDER PANEL W/ PLEXIGLASS INSERTS, FINISH: GRAY/ BRUSHED NICKEL
	EQ-21	84" X 30" STAINLESS STEEL ISLAND WORK TABLE/ COMMUNITY ROOM KITCHEN	1	OWNER	G.C.	16 GA. COMMERCIAL WORK TABLE WITH UNDERSHELF		F-31	L SHAPED DESK/ RECEPTION	6	OWNER	OWNER	NATIONAL BUSINESS FURNITURE ITEM #225609, "AT WORK" 72" REVERSIBLE L SHAPED DESK, FINISH: GRAY/ BRUSHED NICKEL
	EQ-22	LOCKERS	1	OWNER	G.C.	LOCKER MUST BE INSTALLED ON 6" HIGH, EASILY CLEANABLE LEGS, MOUNTED ON WALL, OR ON 4" HIGH CONTINUALLY COVED CURB, L - ANGLE LEGS NOT ACCEPTABLE.		F-32	MOBILE FILE STORAGE PEDESTAL/ RECEPTION	8	OWNER	OWNER	NATIONAL BUSINESS FURNITURE ITEM #34561, "AT WORK" 26" H 3 DRAWER FILES ON CASTERS, FINISH: GRAY/ BRUSHED NICKEL
	EQ-23	HOT BOX FOOD WARMER	1	OWNER	G.C.	VEVOR 170 QT. STAINLESS STEEL BUFFET SERVER		F-33	DESK CHAIR - RECEPTION & COPY ROOM	10	OWNER	OWNER	STYLE TBD

STEENO

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www.steeno-design.com

DATE FINISHED
MAY 2023

REVISIONS
B&S_08-07-24

THESE PLANS SHALL COMPLY WITH THE LATEST CALIFORNIA BUILDING CODE, AS ADOPTED BY THE CITY OF PHELAN, AND THE 2019 IRC, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

THESE DOCUMENTS AND THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF A PROFESSIONAL SERVICE, ARE THE SOLE PROPERTY OF STEENO DESIGN STUDIO INC. NO PART OF THESE OR ANY PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF STEENO DESIGN STUDIO INC.

LICENSED ARCHITECT
R
26448
STATE OF CALIFORNIA
2/28/2018

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

SITE ADDRESS
A.P.N. 3066281-10
9328 SHEEP CREEK ROAD
PHELAN, CA 92329

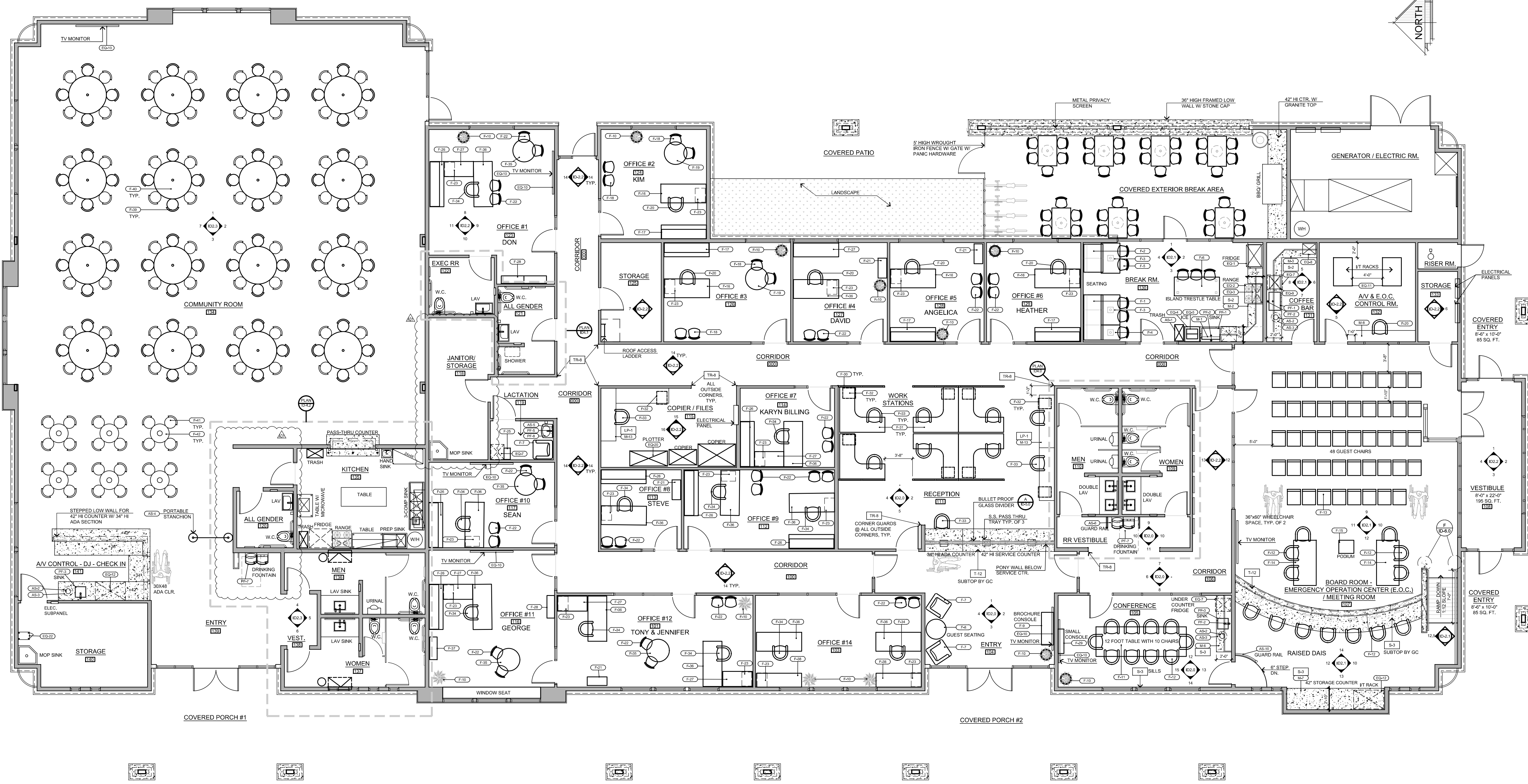
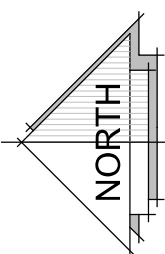
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JOB NO.
C23-L60

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SCHEDULE

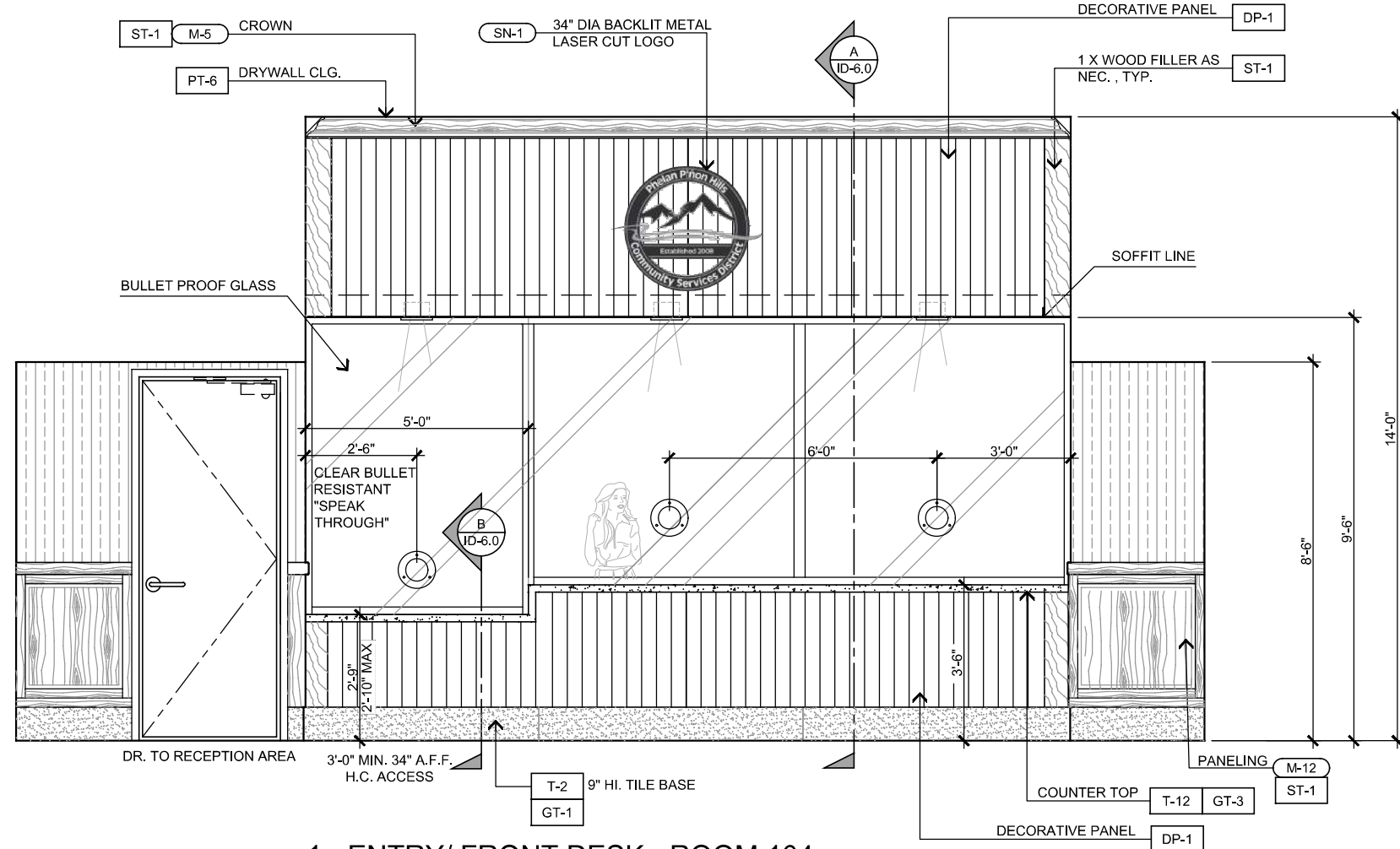
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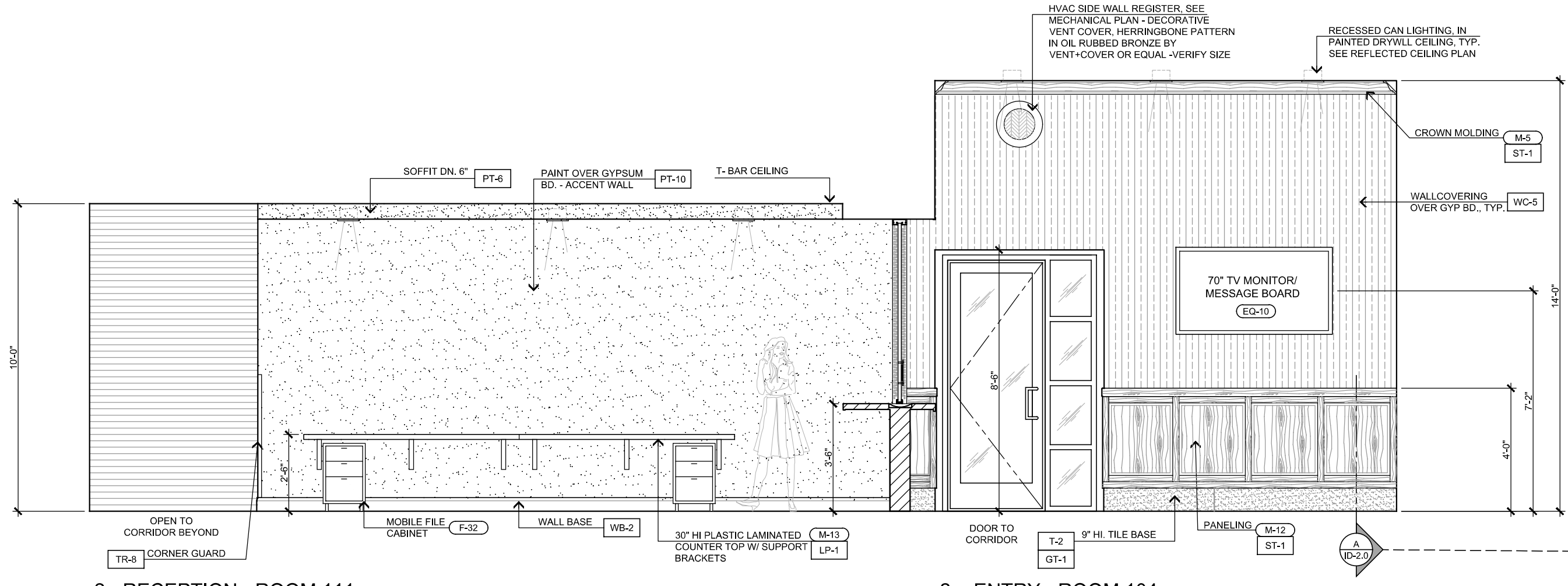


CIVIC CENTER FURNITURE PLAN - 14,034 SQ. FT.
SCALE: 3/16" = 1'-0"

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 2023	THESE PLANS SHALL COMPLY WITH THE LATEST EDITIONS OF THE BUILDING CODE, FIRE, AND SAFETY CODES, AND ALL APPLICABLE ORDINANCES AND REGULATIONS. THE DESIGN AND CONSTRUCTION OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODE, FIRE, AND SAFETY CODES, AND ALL APPLICABLE ORDINANCES AND REGULATIONS.	PROJECT: CIVIC CENTER BUILDING PHELAN PIÑON HILLS C.S.D. SITE ADDRESS A.P.N. 3066281-10 9325 SHEEP CREEK ROAD PHELAN, CA 92329	JOB NO. C23-L60	For Reference Only	PAGE
	REVISIONS B&S_08-07-24	THESE DOCUMENTS AND THE DESIGN AND CONSTRUCTION OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODE, FIRE, AND SAFETY CODES, AND ALL APPLICABLE ORDINANCES AND REGULATIONS.		SHEET NAME: FURNITURE PLAN		ID-1.0

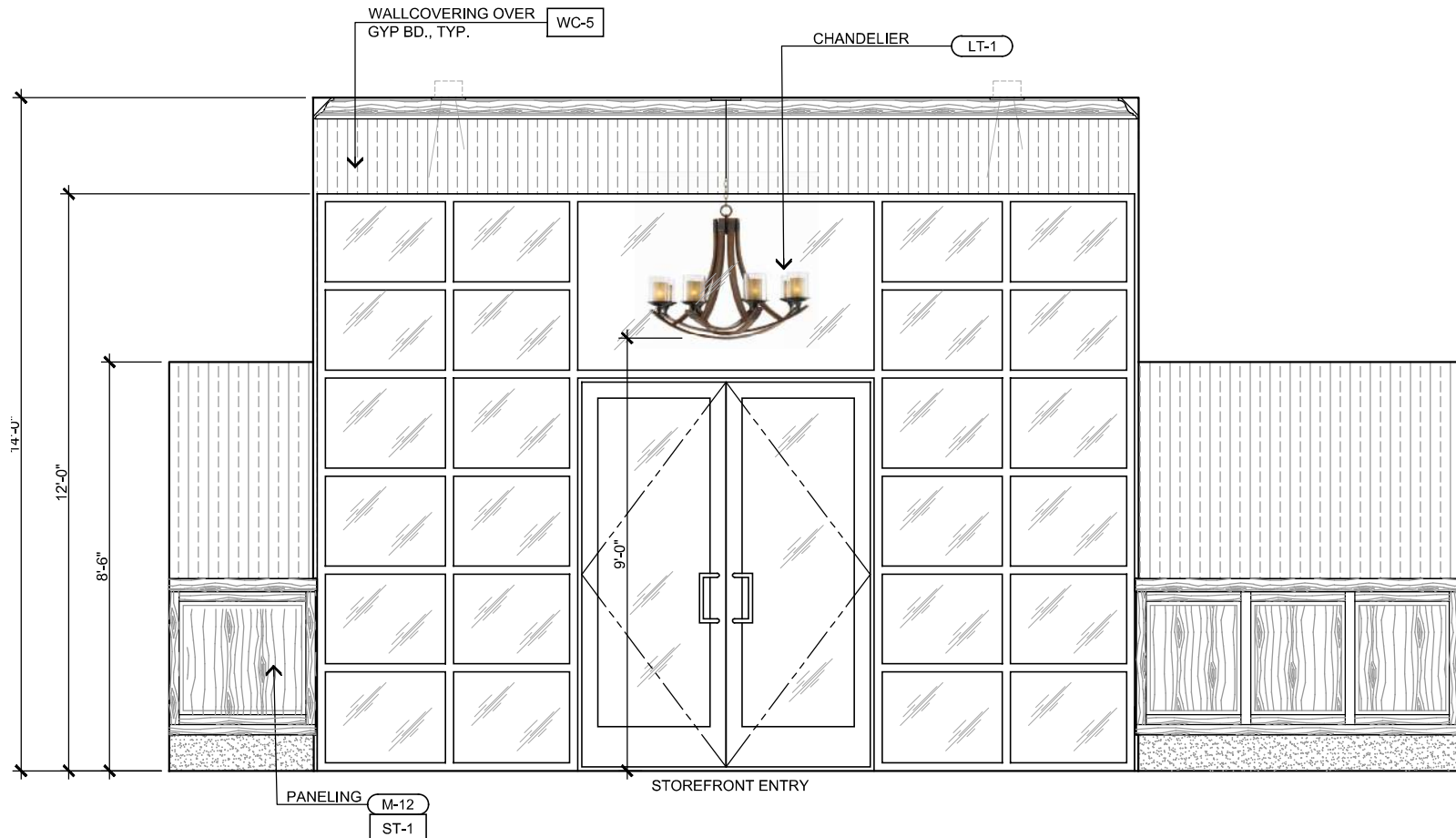
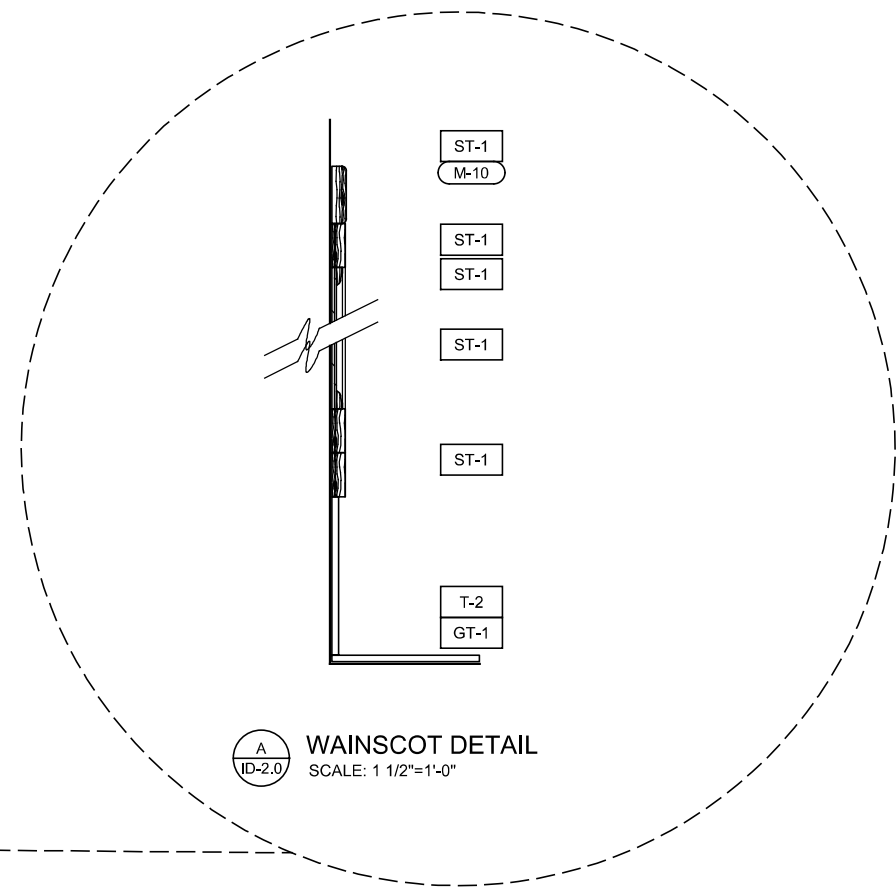


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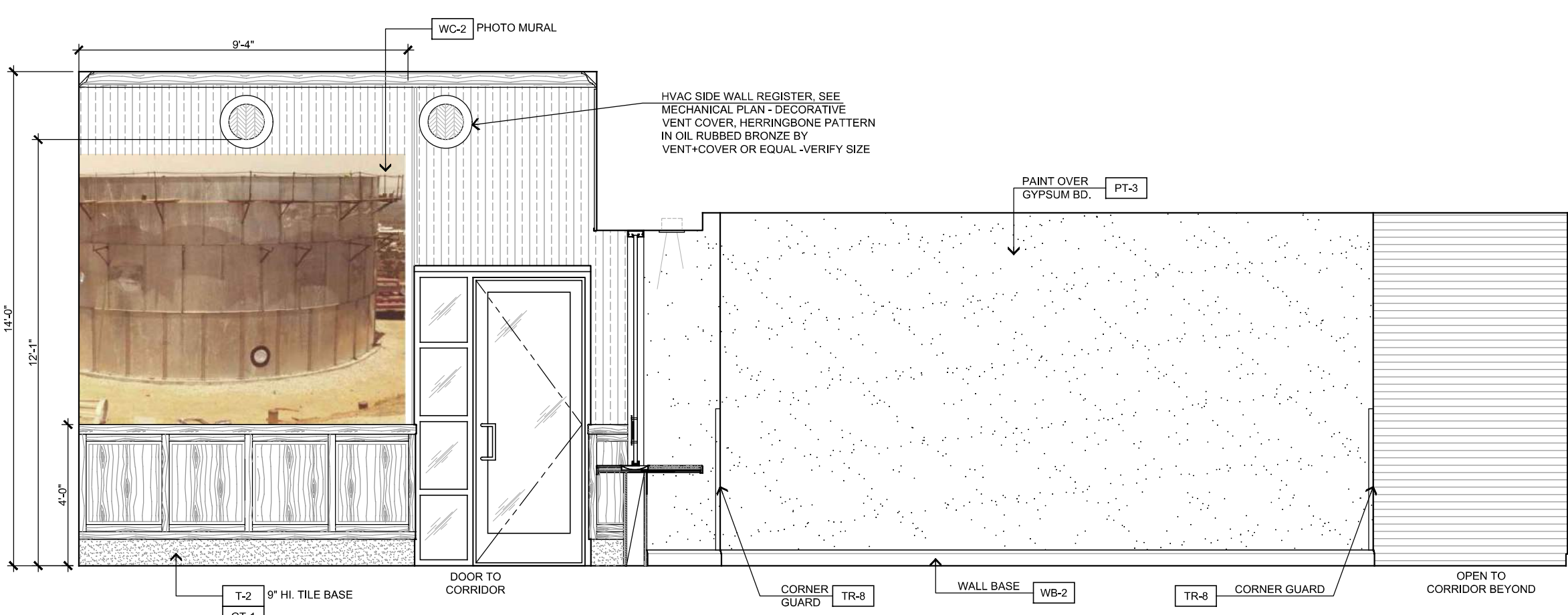


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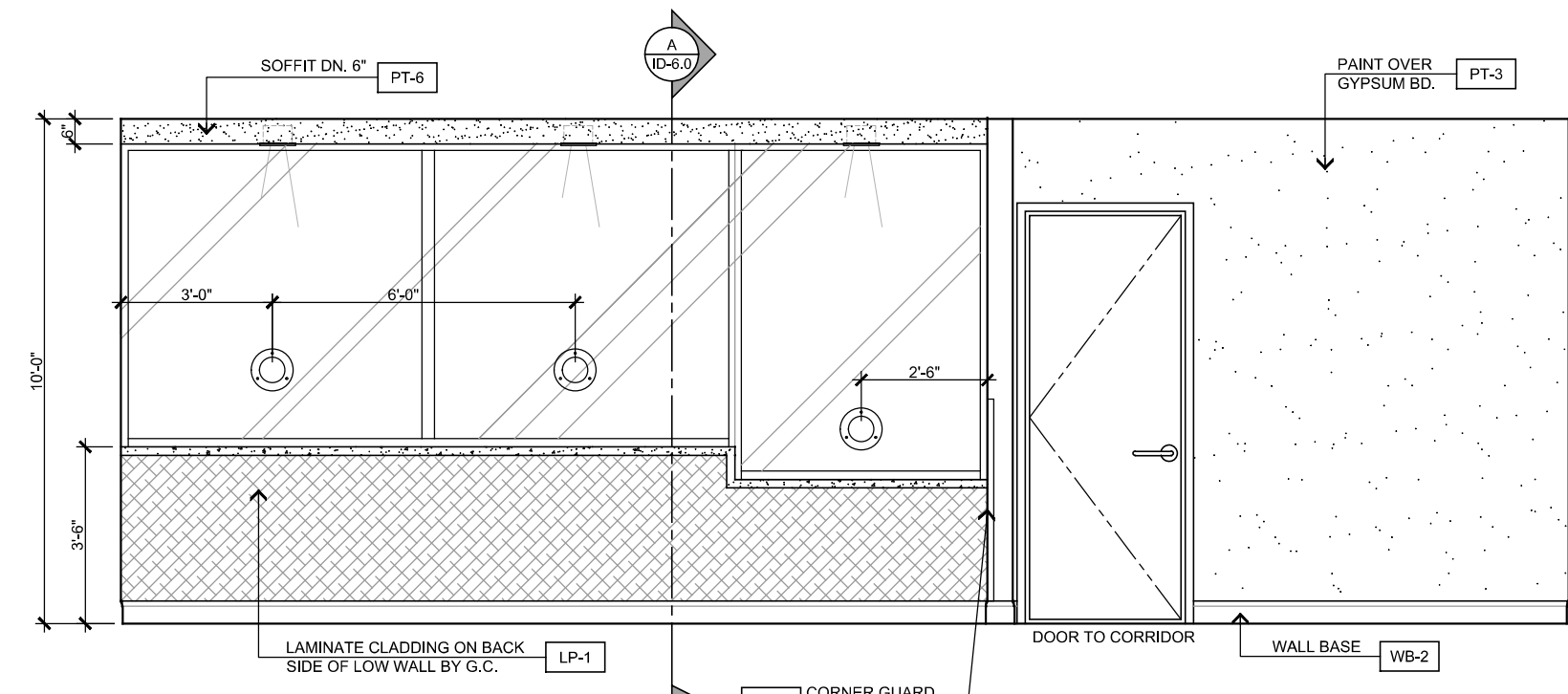
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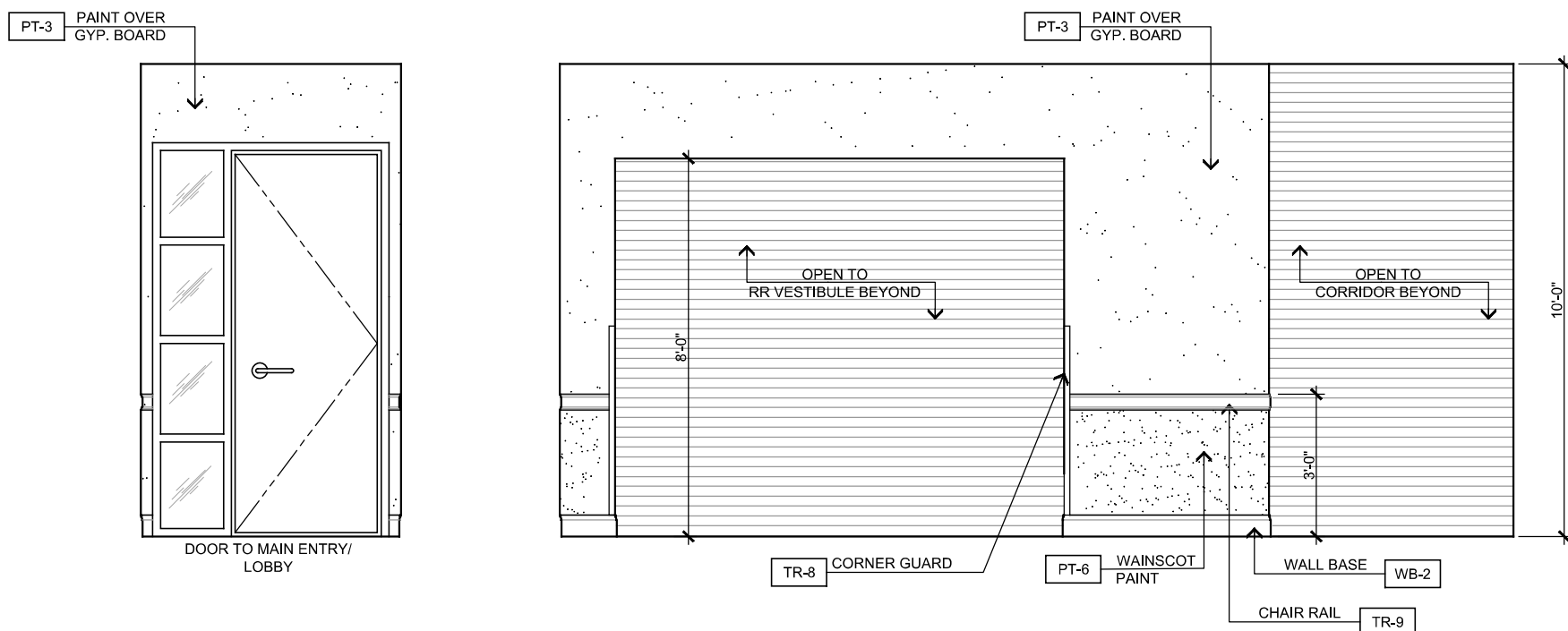
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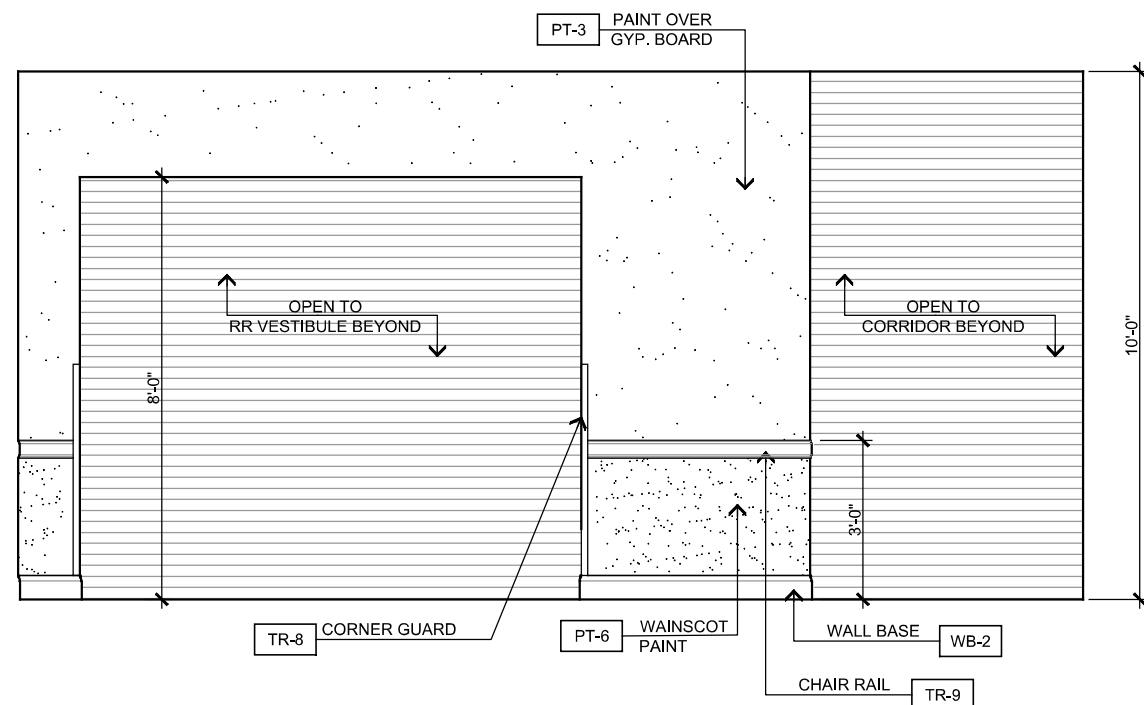
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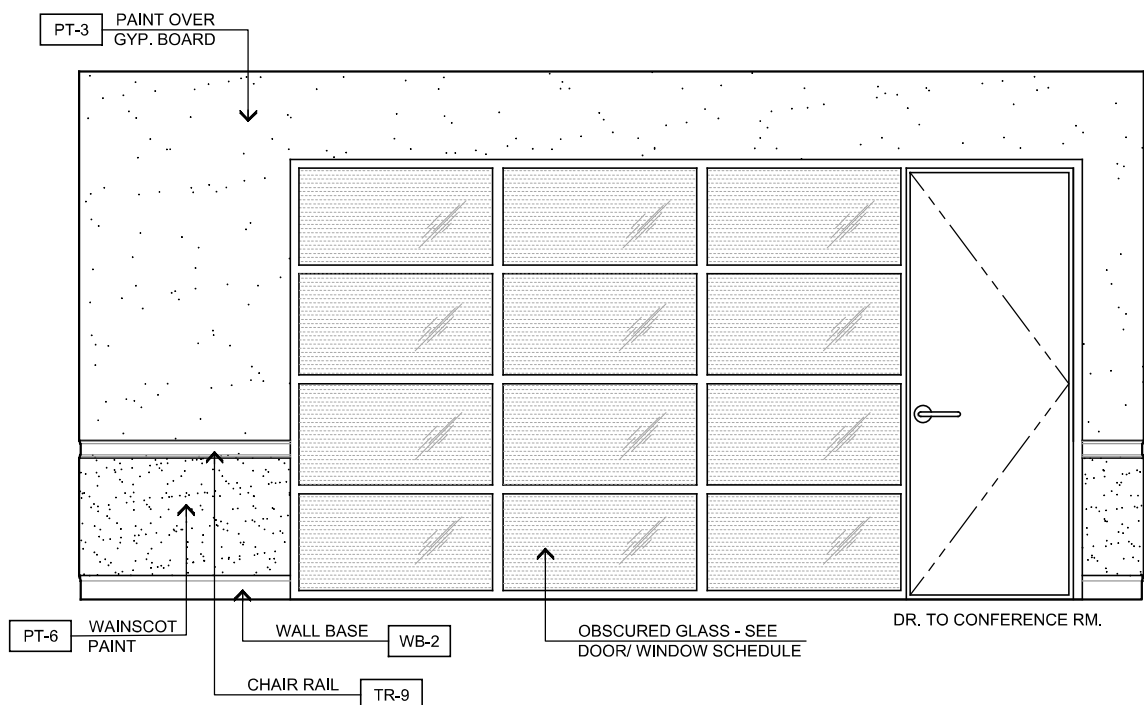
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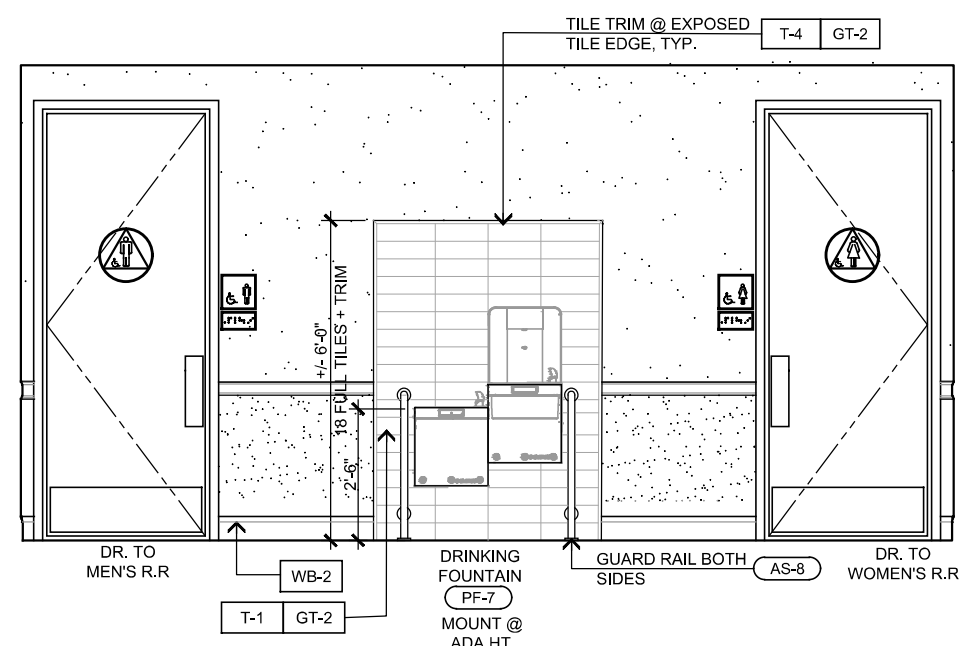
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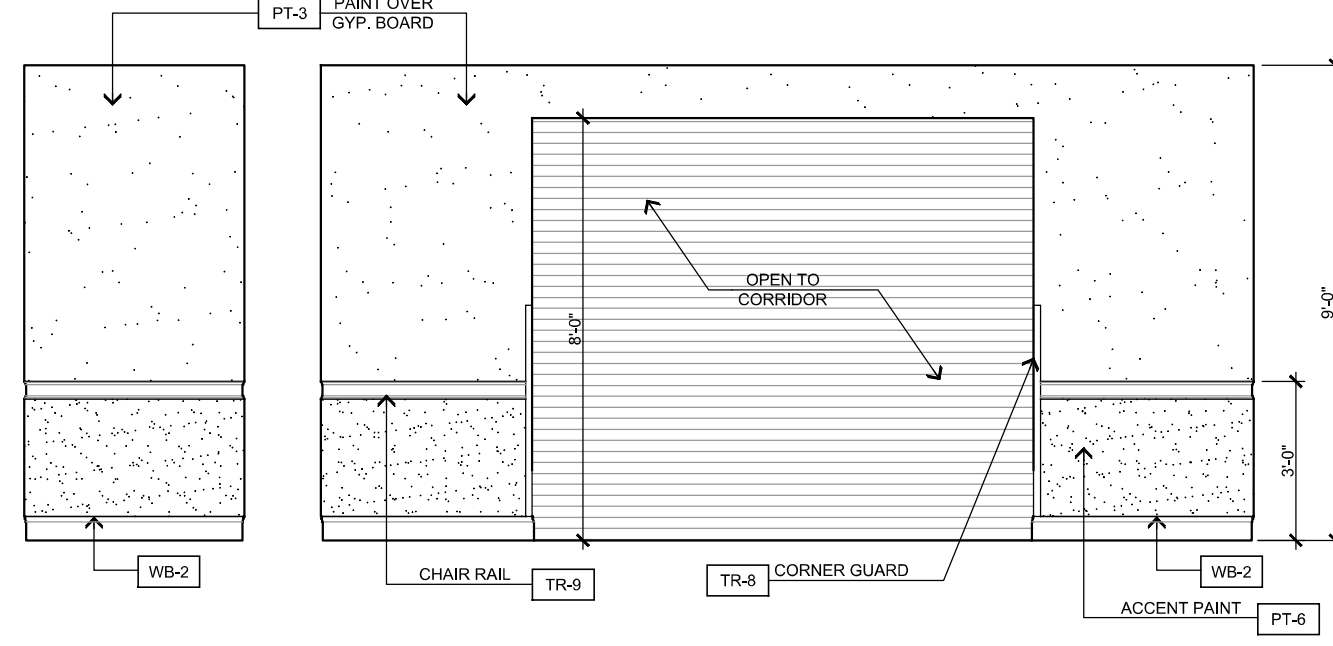
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8 - CORRIDOR

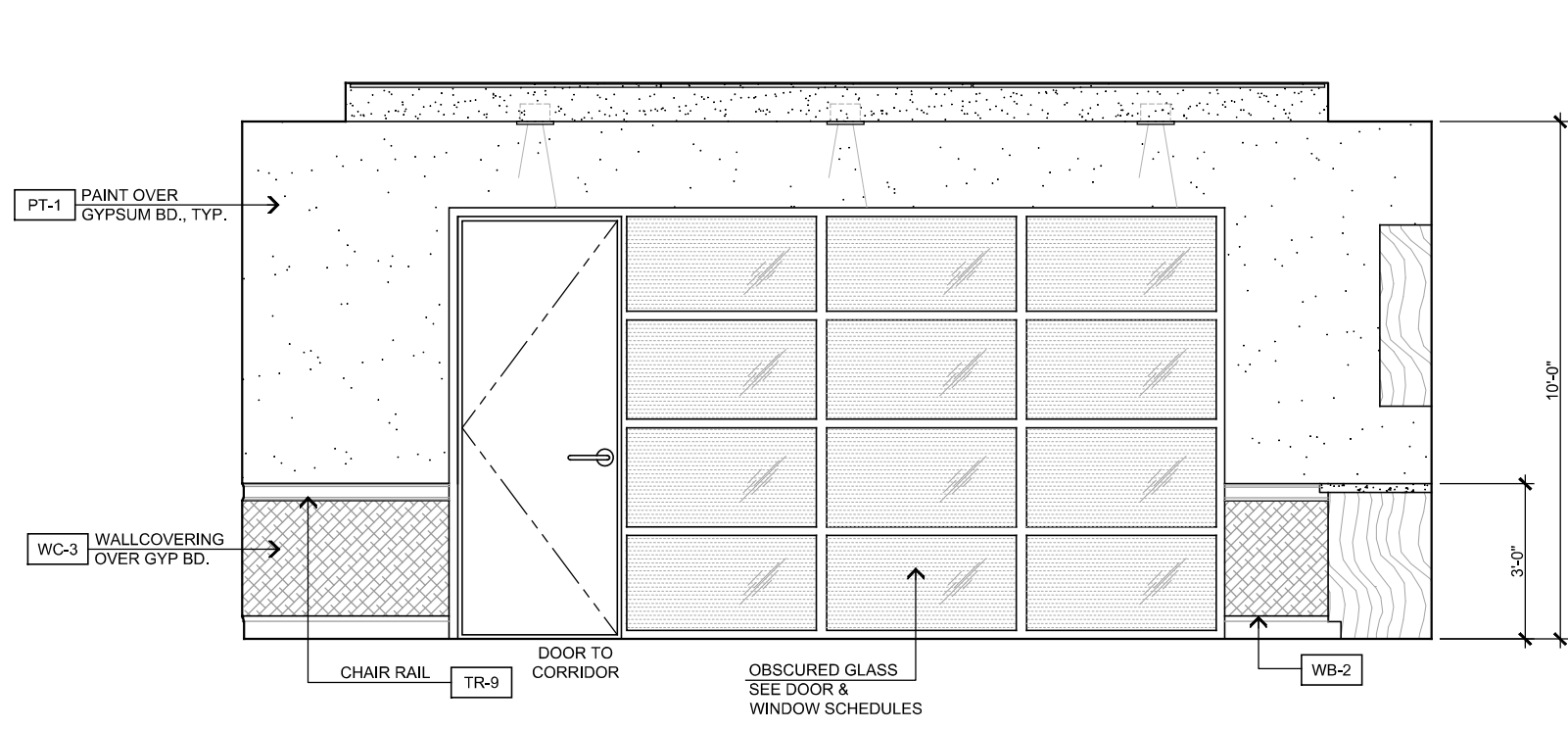


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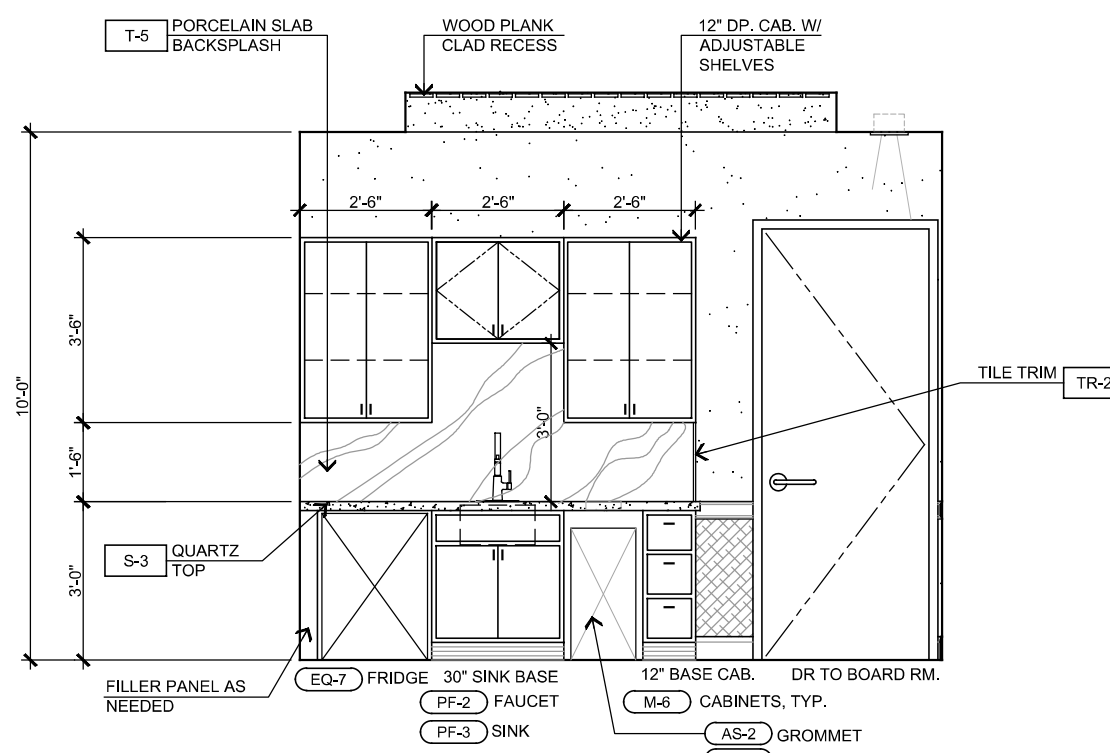


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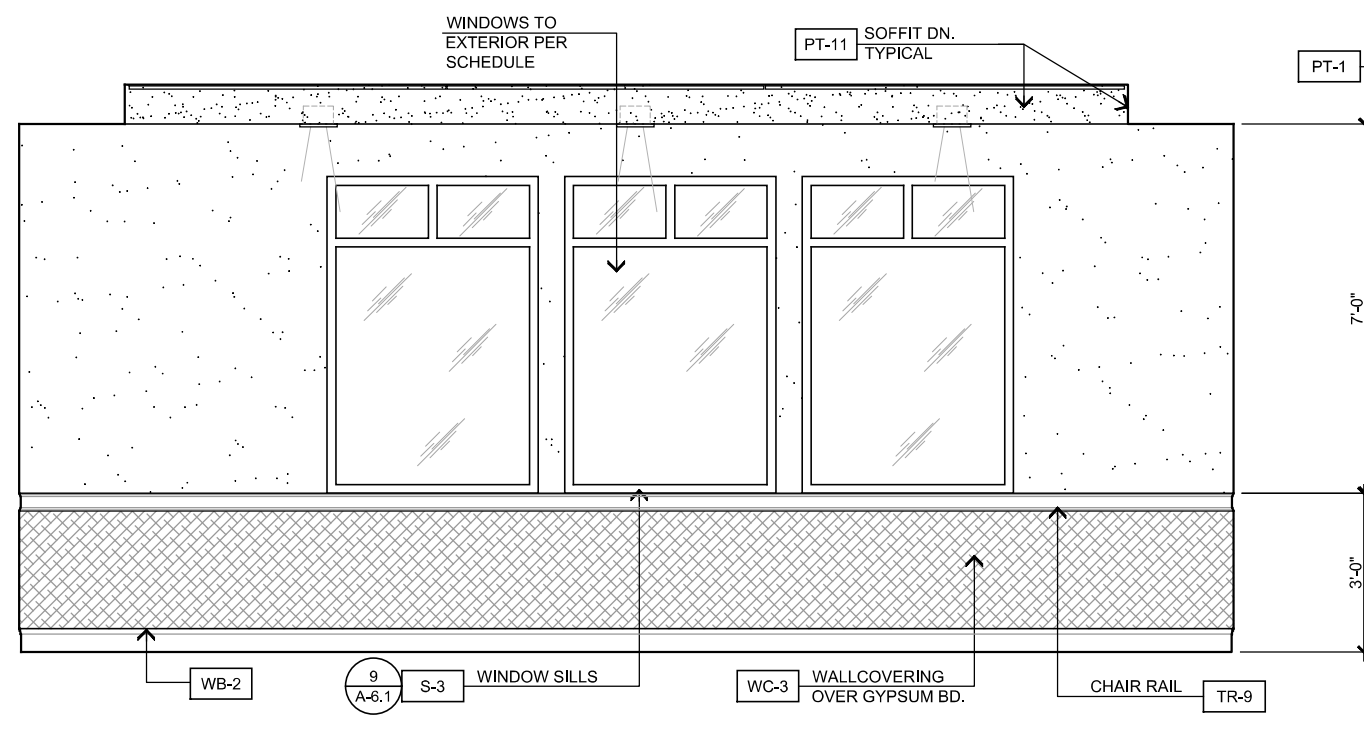
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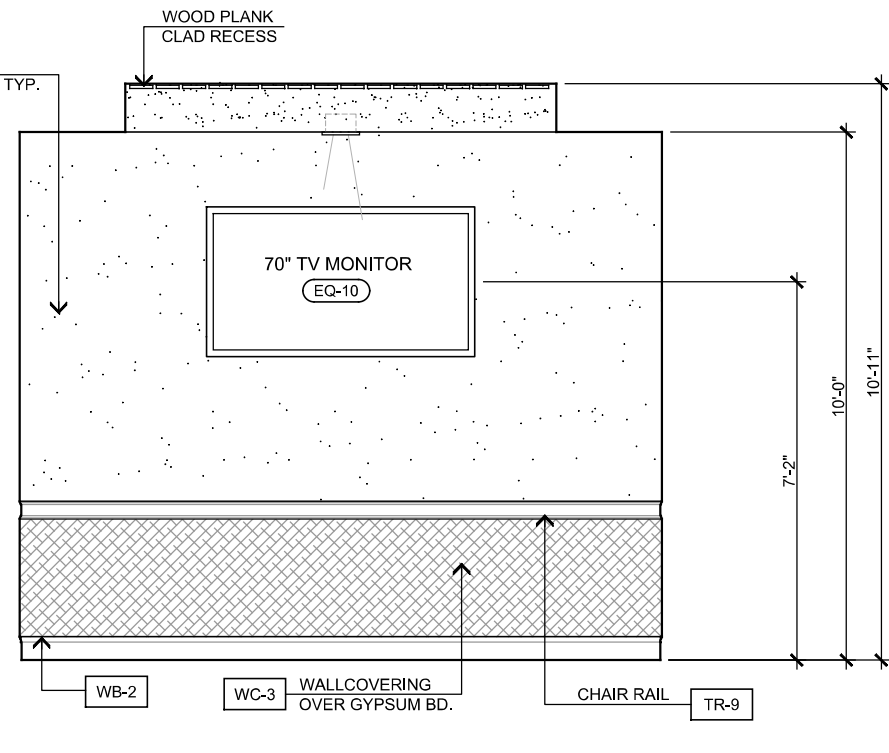
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13 - CONFERENCE ROOM



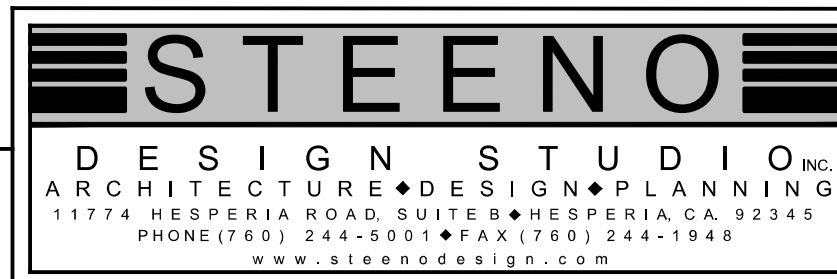
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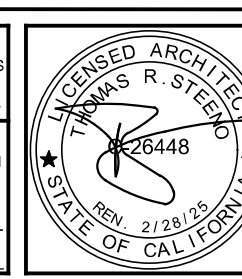
INTERIOR ELEVATIONS

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



DATE FINISHED
MAY 2023
REVISIONS
B&S_08-07-24

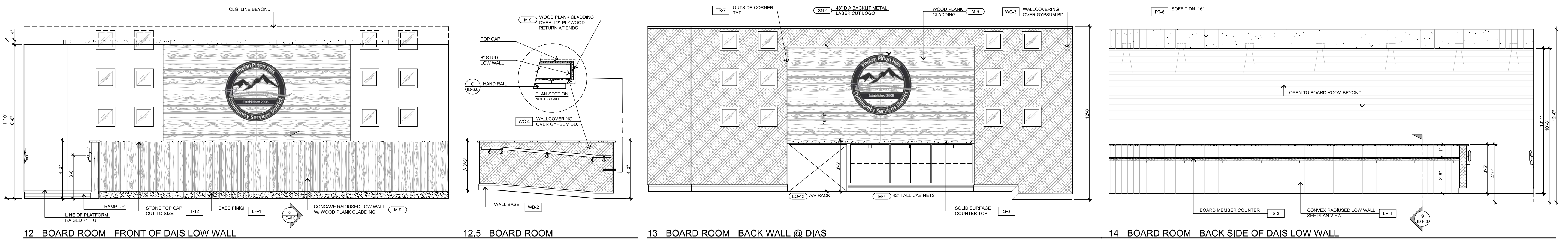
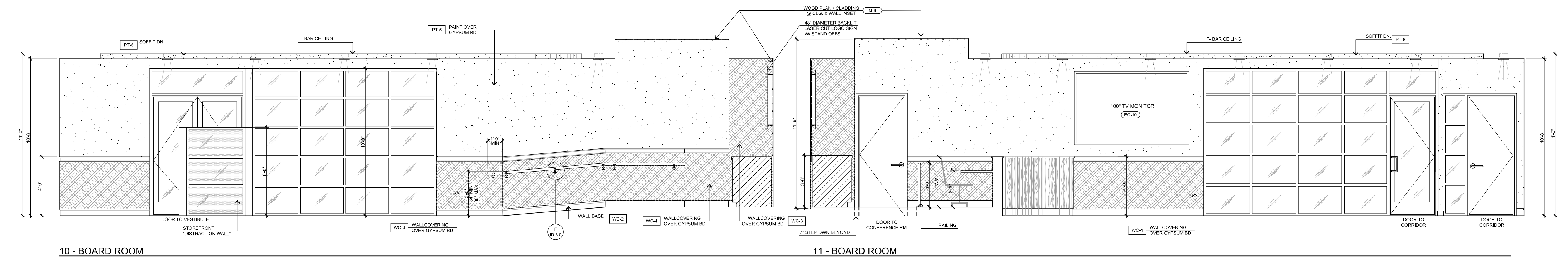
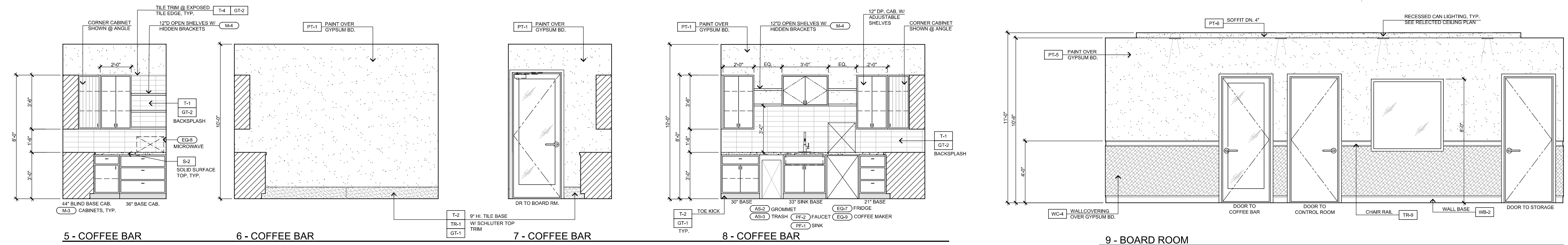
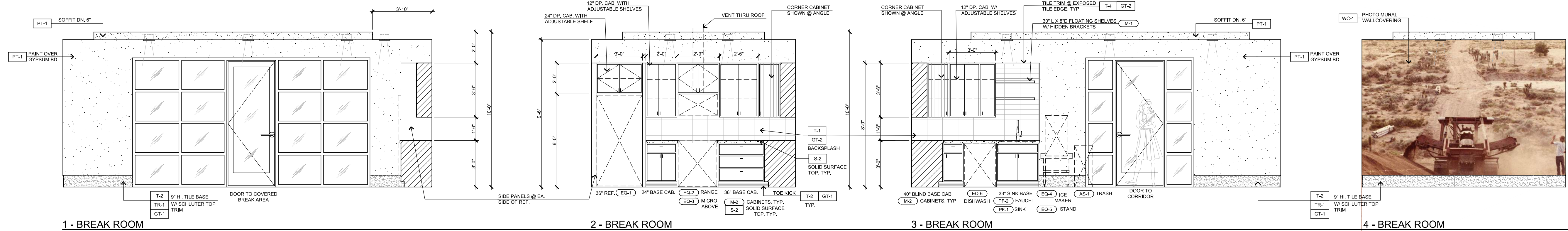
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PROJECT: CIVIC CENTER BUILDING
PHELAN PIÑON HILLS C.S.D.
SITE ADDRESS: A.P.N. 3066-261-10 800 SHIP CREEK ROAD PHELAN, CA 92329
CONTACT: DON RABT7

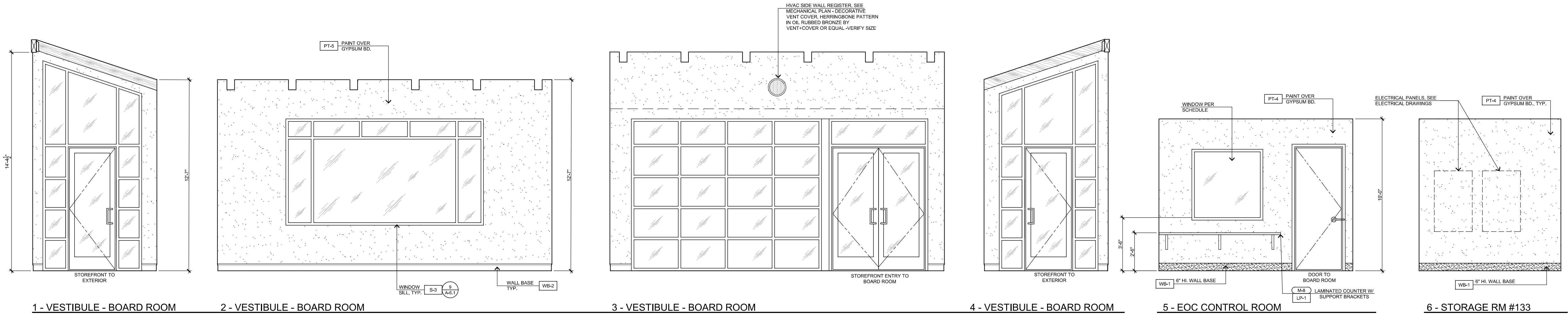
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SHEET NAME: INTERIOR ELEVATIONS
PAGE ID-2.0

For Reference Only



INTERIOR ELEVATIONS

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



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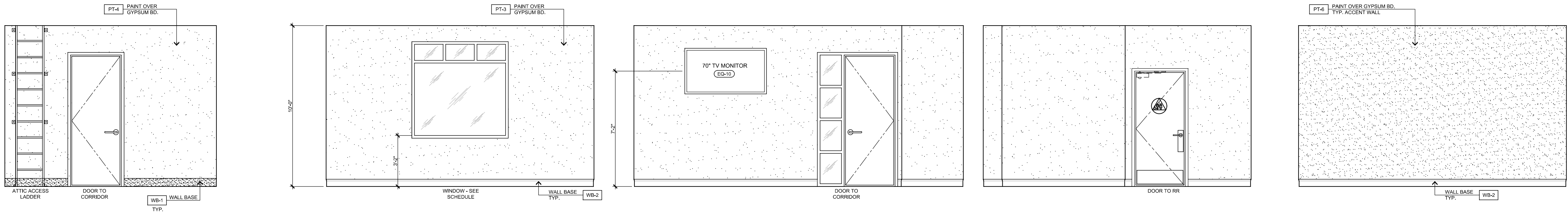
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3 - VESTIBULE - BOARD ROOM

4 - VESTIBULE - BOARD ROOM

5 - EOC CONTROL ROOM

6 - STORAGE RM #133



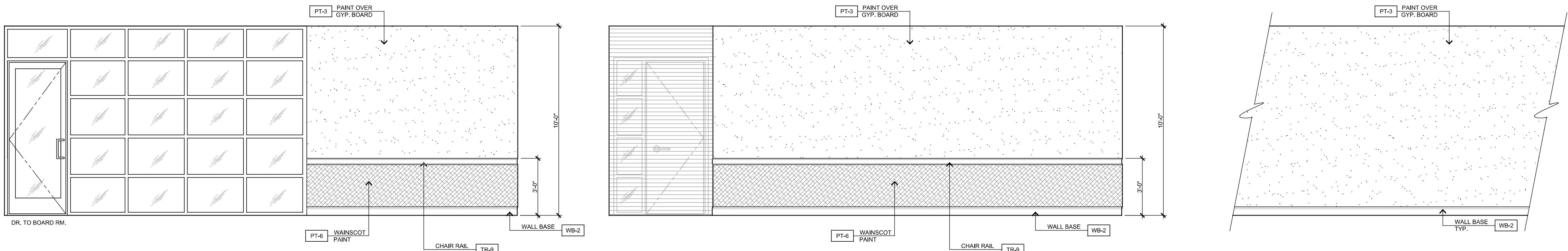
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8 - OFFICE #1

9 - OFFICE #1

10 - OFFICE #1

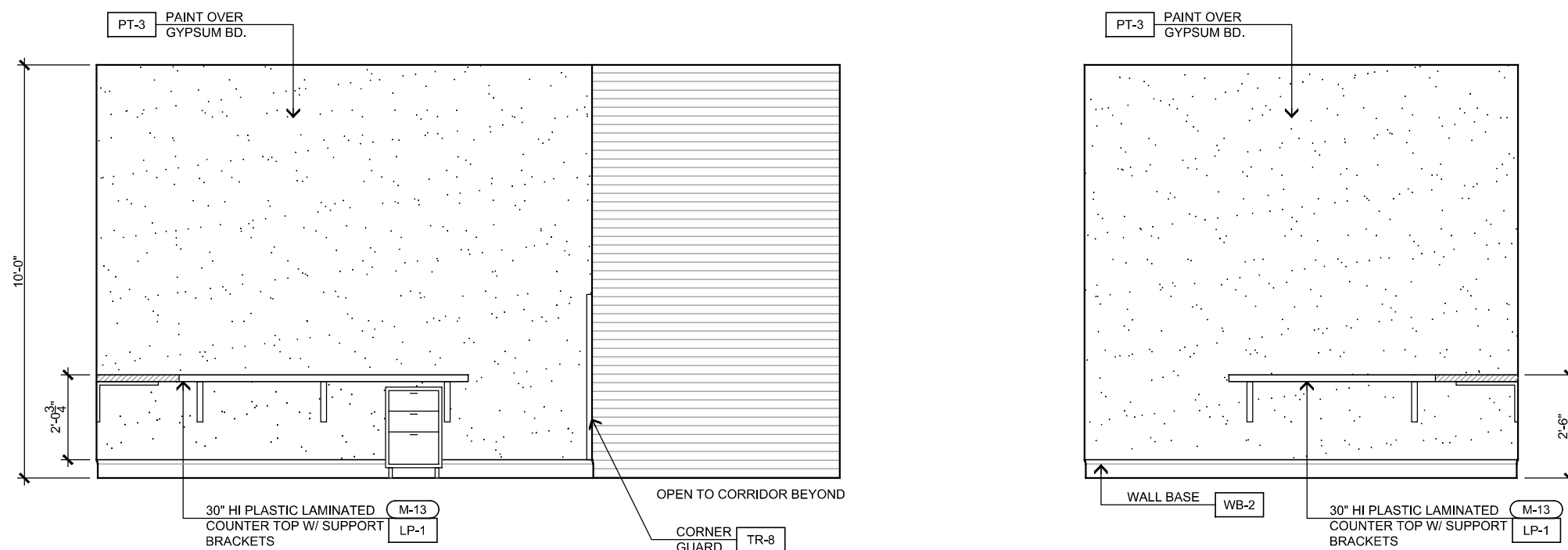
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12 - CORRIDOR #106

13 - CORRIDOR #106

14 - CORRIDOR TYP FOR #000 & #100



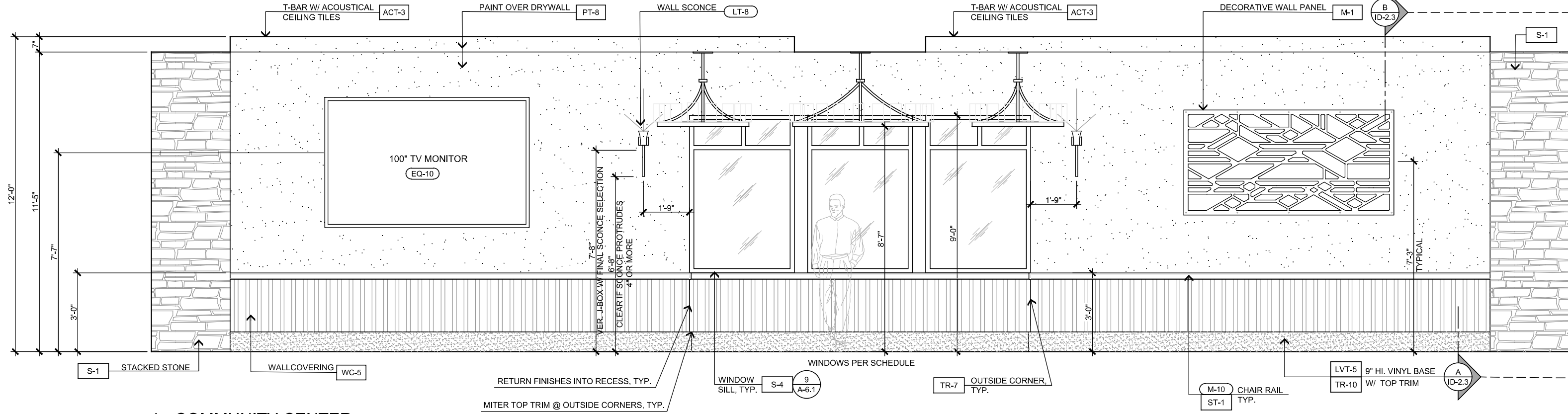
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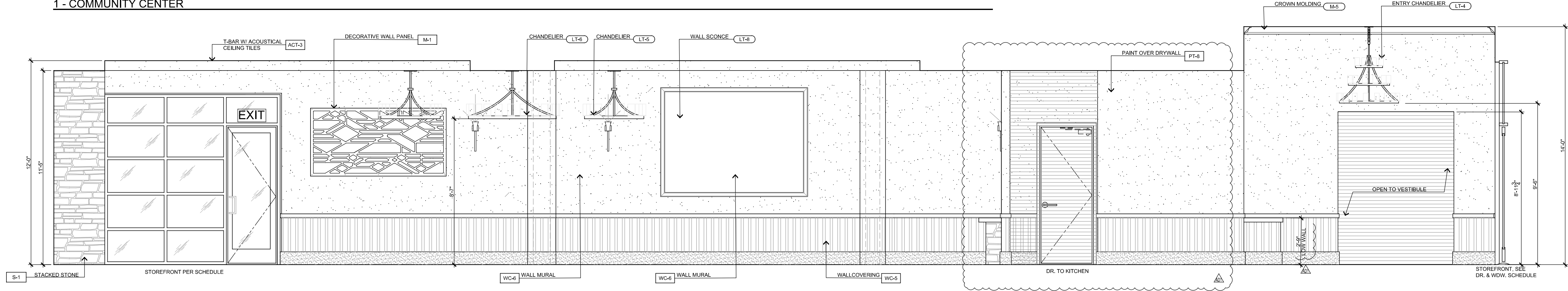
INTERIOR ELEVATIONS

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

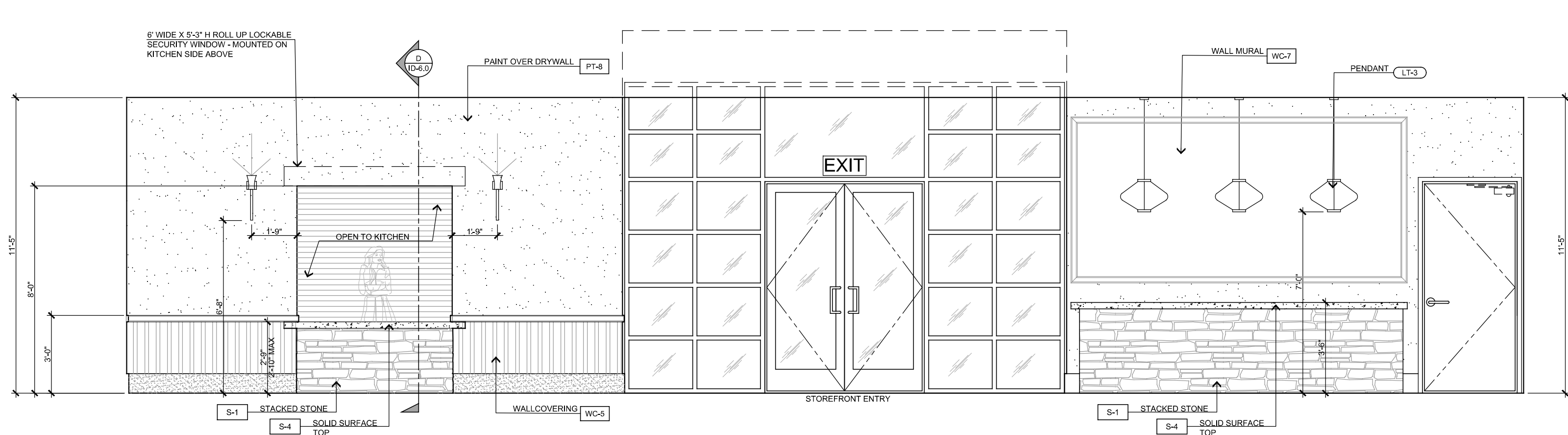
STEENO DESIGN STUDIO INC. ARCHITECTURE • DESIGN • PLANNING 11774 HESPERIA ROAD, SUITE B • HESPERIA, CA 92342 PHONE (760) 244-5001 • FAX (760) 244-1948 www.steenodesign.com	DATE FINISHED MAY 2023	THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2018 IRC, 2018 IBC, AND THE 2018 ENERGY STANDARDS.	PROJECT: CIVIC CENTER BUILDING	JOB NO. C23-L60	PAGE ID-2.2
	REVISIONS BAS_06-07-24	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 PHELAN PIÑON HILLS C.S.D.	SHEET NAME: INTERIOR ELEVATIONS	



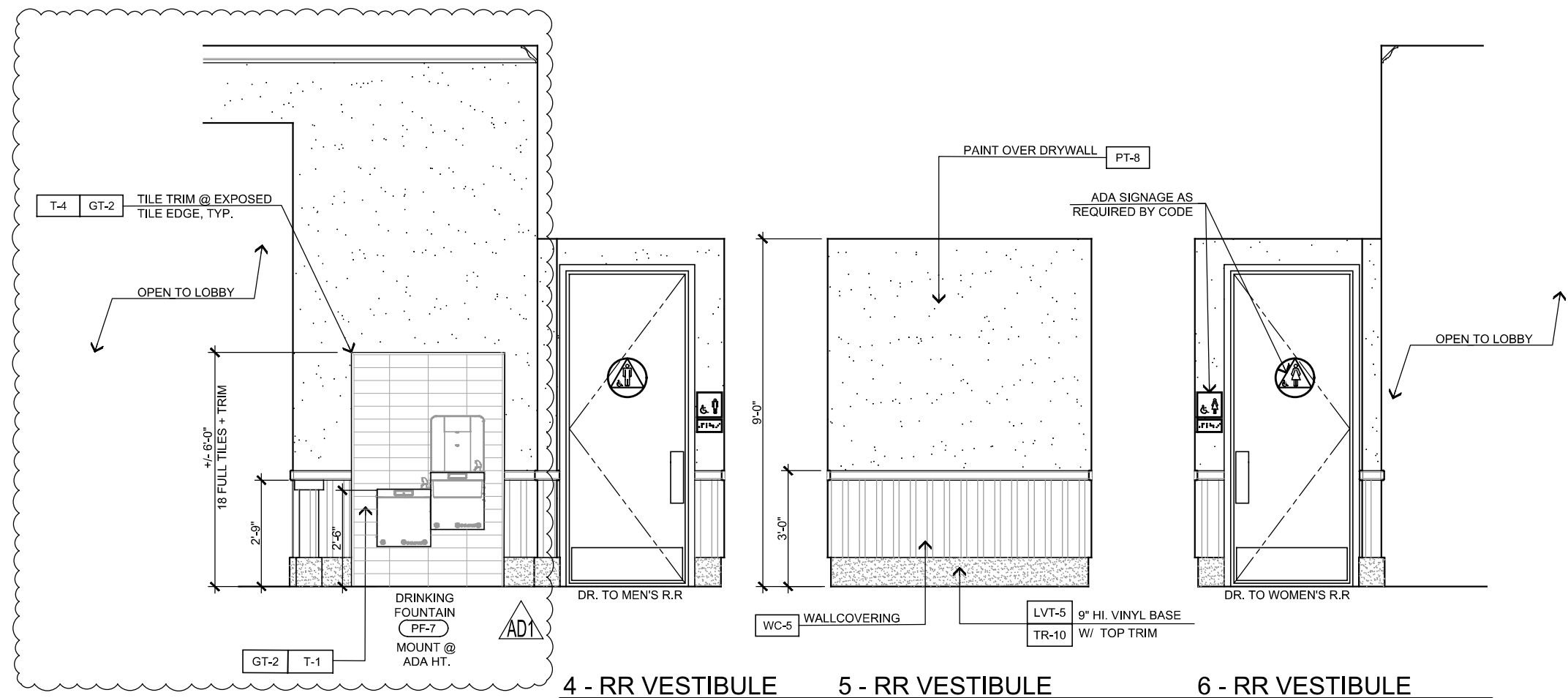
1 - COMMUNITY CENTER



2 - COMMUNITY CENTER



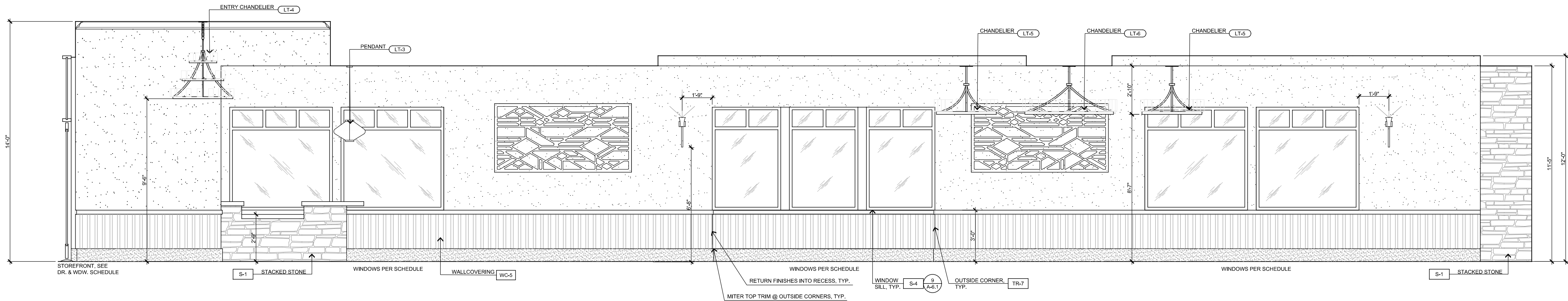
3 - COMMUNITY CENTER



4 - RR VESTIBULE

5 - RR VESTIBULE

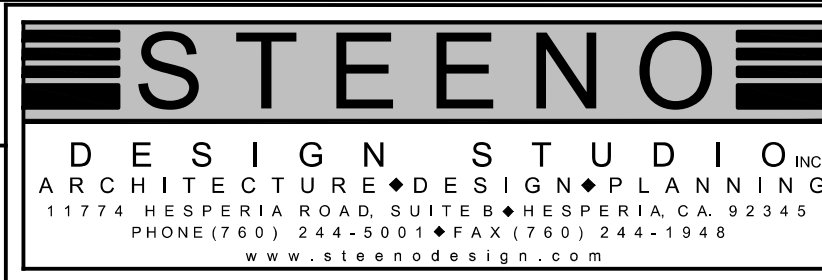
6 - RR VESTIBULE



4 - COMMUNITY CENTER

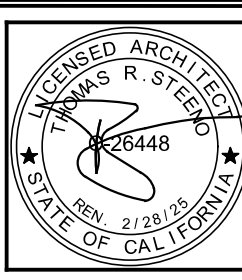
INTERIOR ELEVATIONS

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



DATE FINISHED MAY 2023
REVISIONS
Δ B&S_08-07-24

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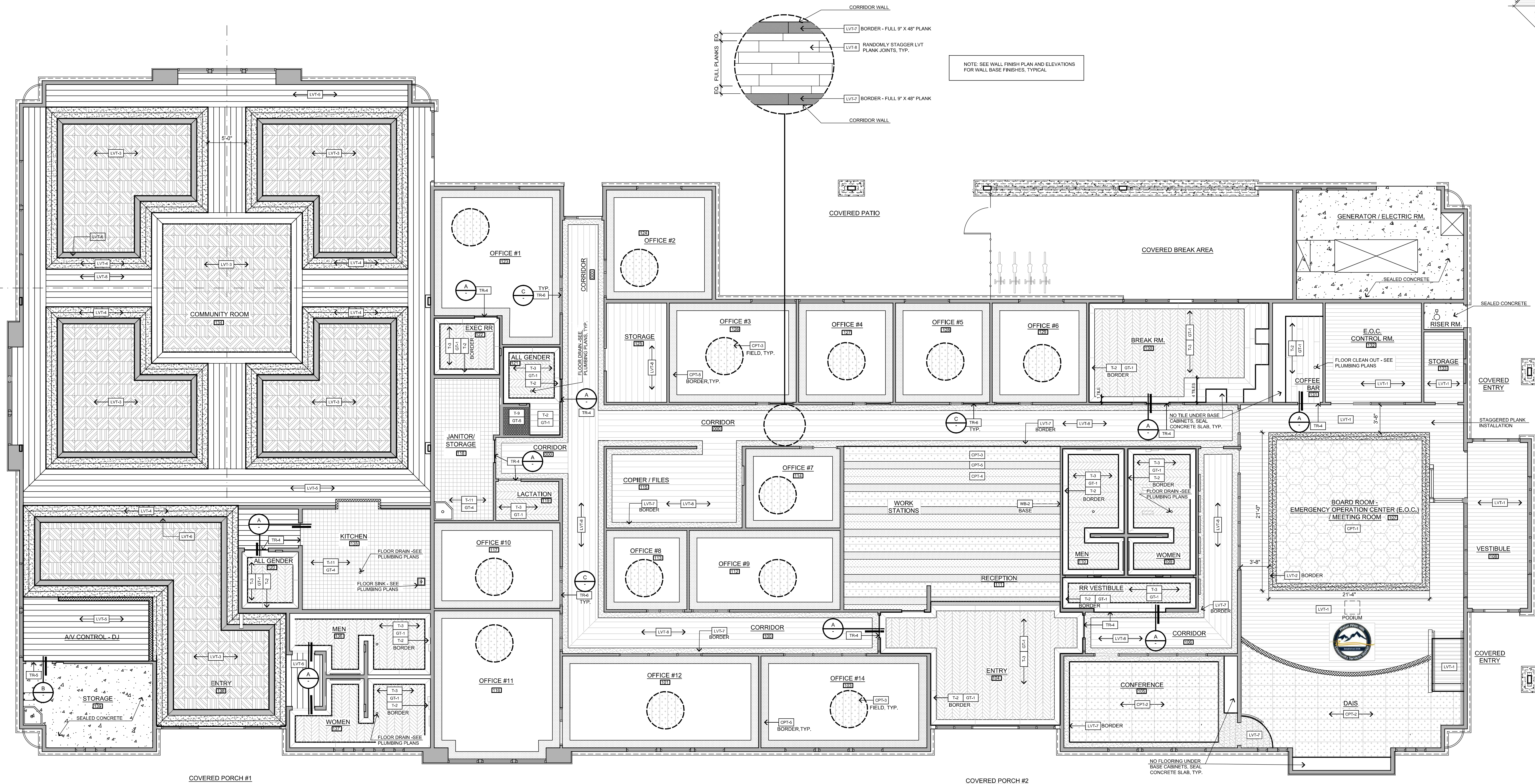
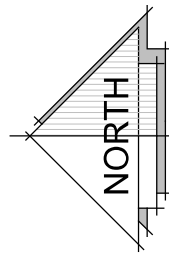


PROJECT: CIVIC CENTER BUILDING
PHELAN PIÑON HILLS C.S.D.
SITE ADDRESS: A.P.N. 3066-261-10 9535 SHEEP CREEK ROAD PHELAN, CA 92329
CONTACT:

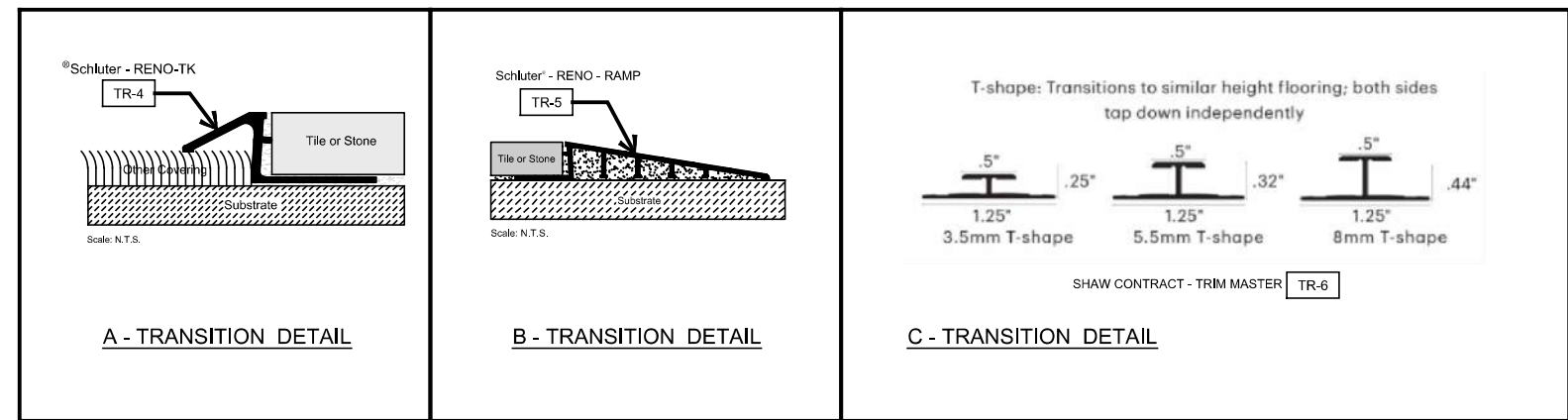
JOB NO. C23-L60
SHEET NAME: INTERIOR ELEVATIONS

PAGE ID-2.3

For Reference Only



CIVIC CENTER FLOOR FINISH PLAN - 14,034 SQ. FT.
SCALE: 3/16" = 1'-0"

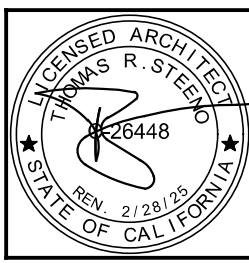


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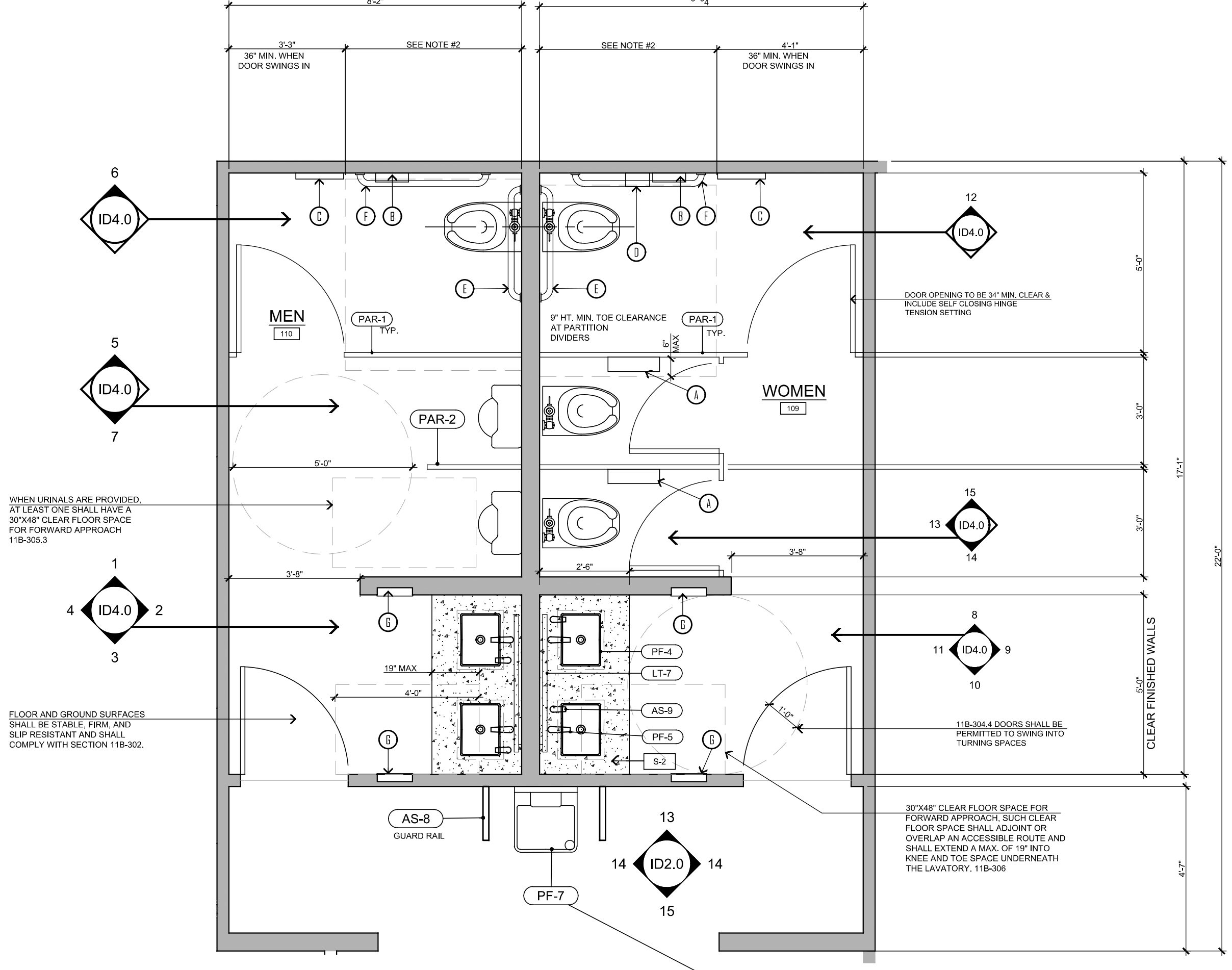
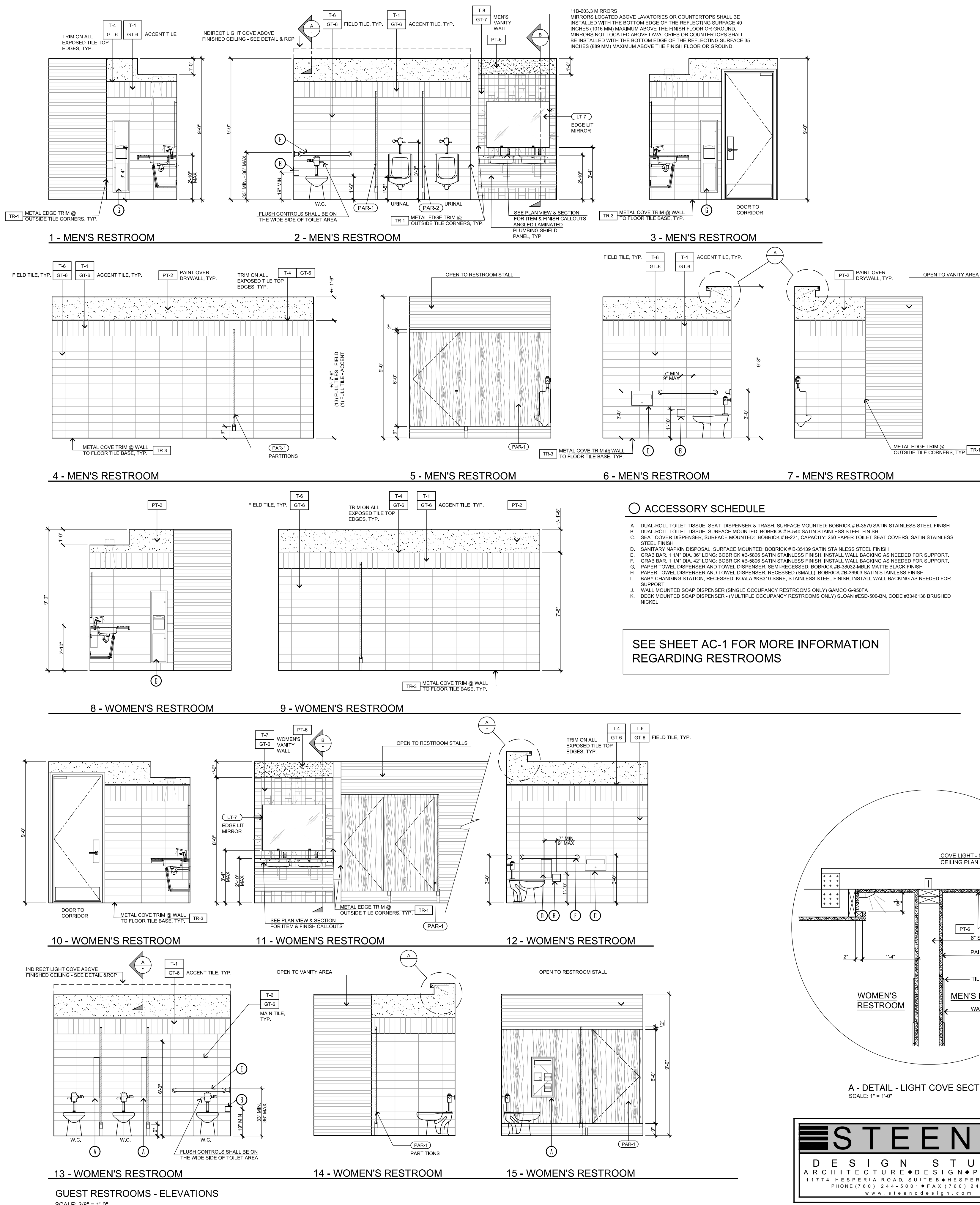
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PROJECT: CIVIC CENTER BUILDING
PHELAN PIÑON HILLS C.S.D.
SITE ADDRESS:
A.P.N. 3066281-10
9335 SHEEP CREEK ROAD
PHELAN, CA 92329
For Reference Only

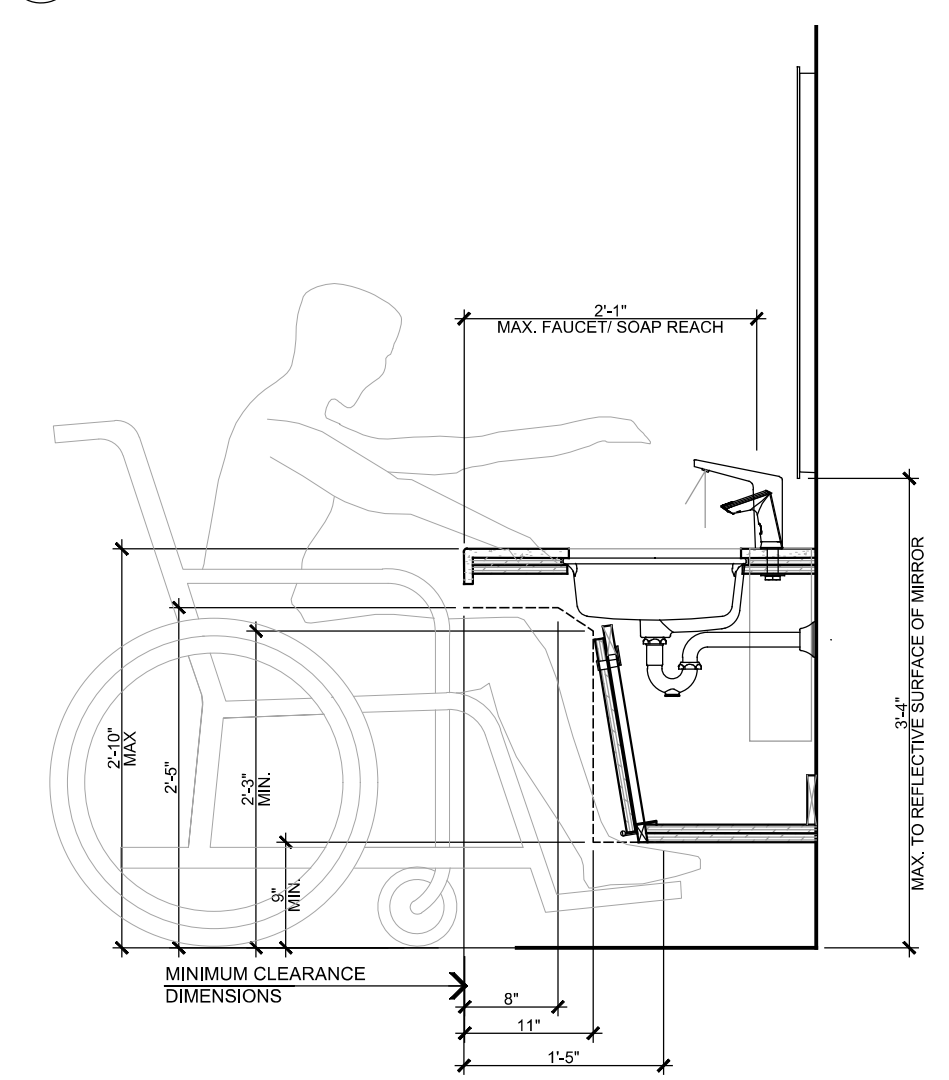
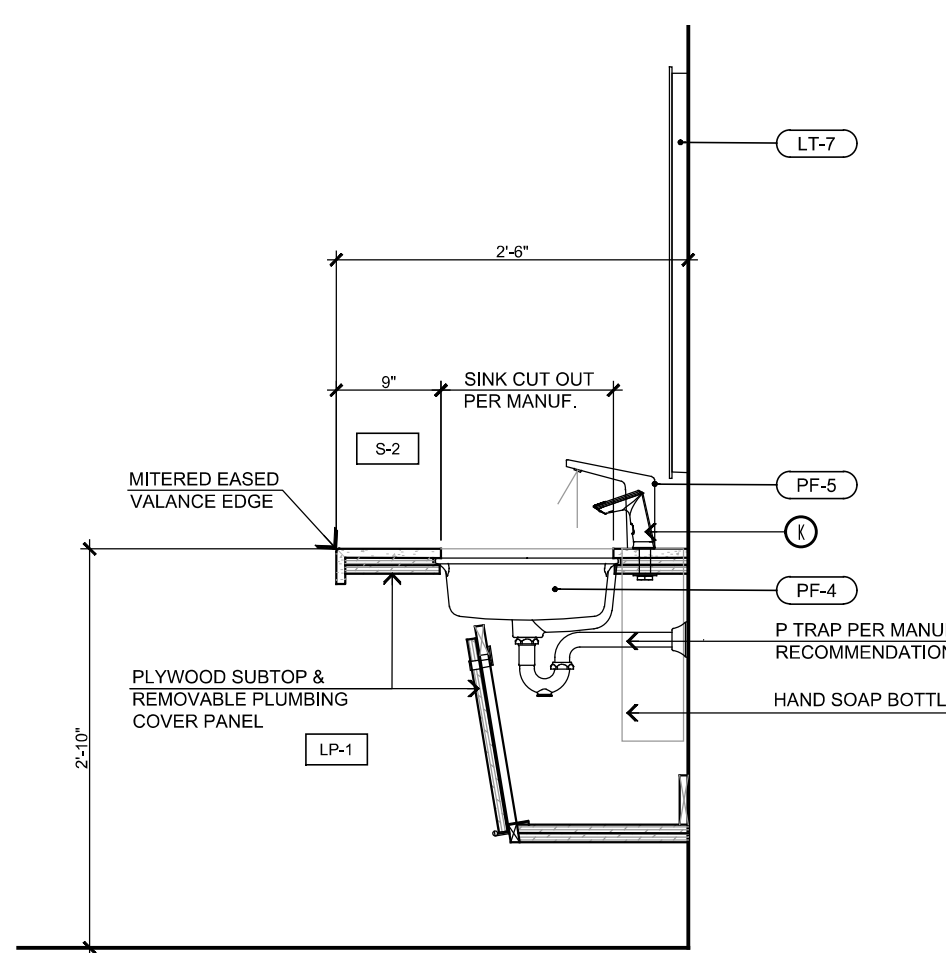
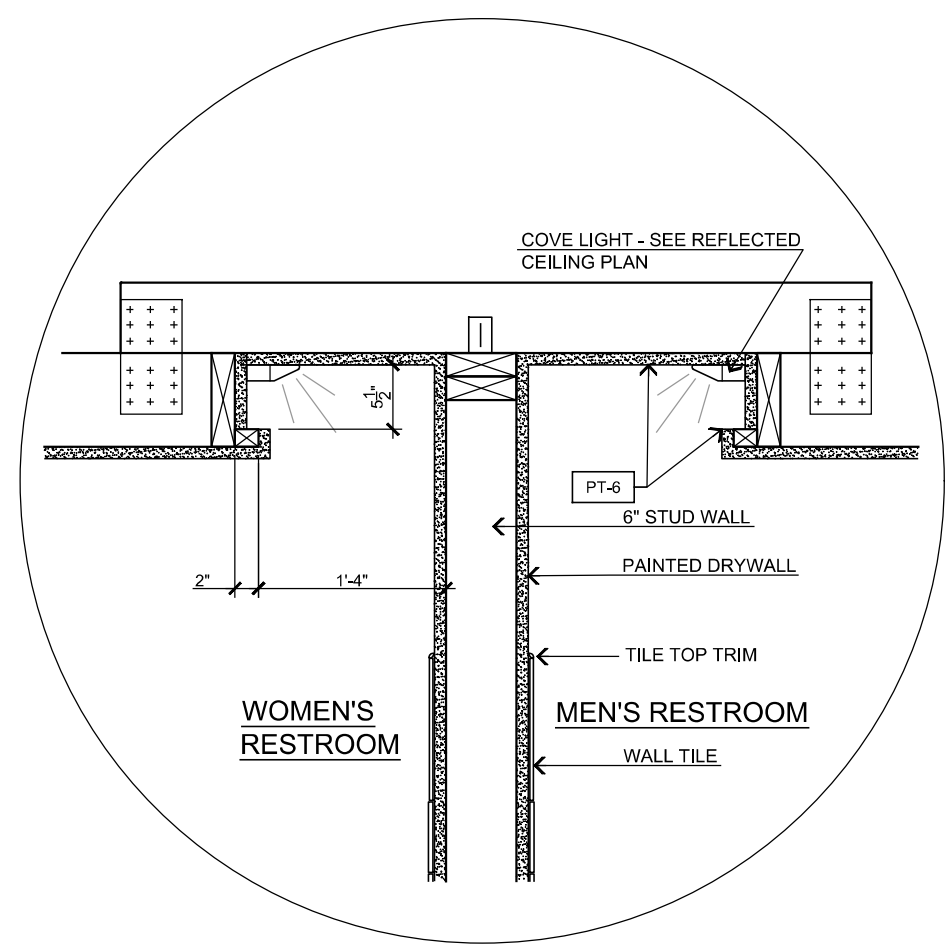
JOB NO. C23-L60	PAGE
SHEET NAME: FLOOR FINISH PLAN	ID-3.0

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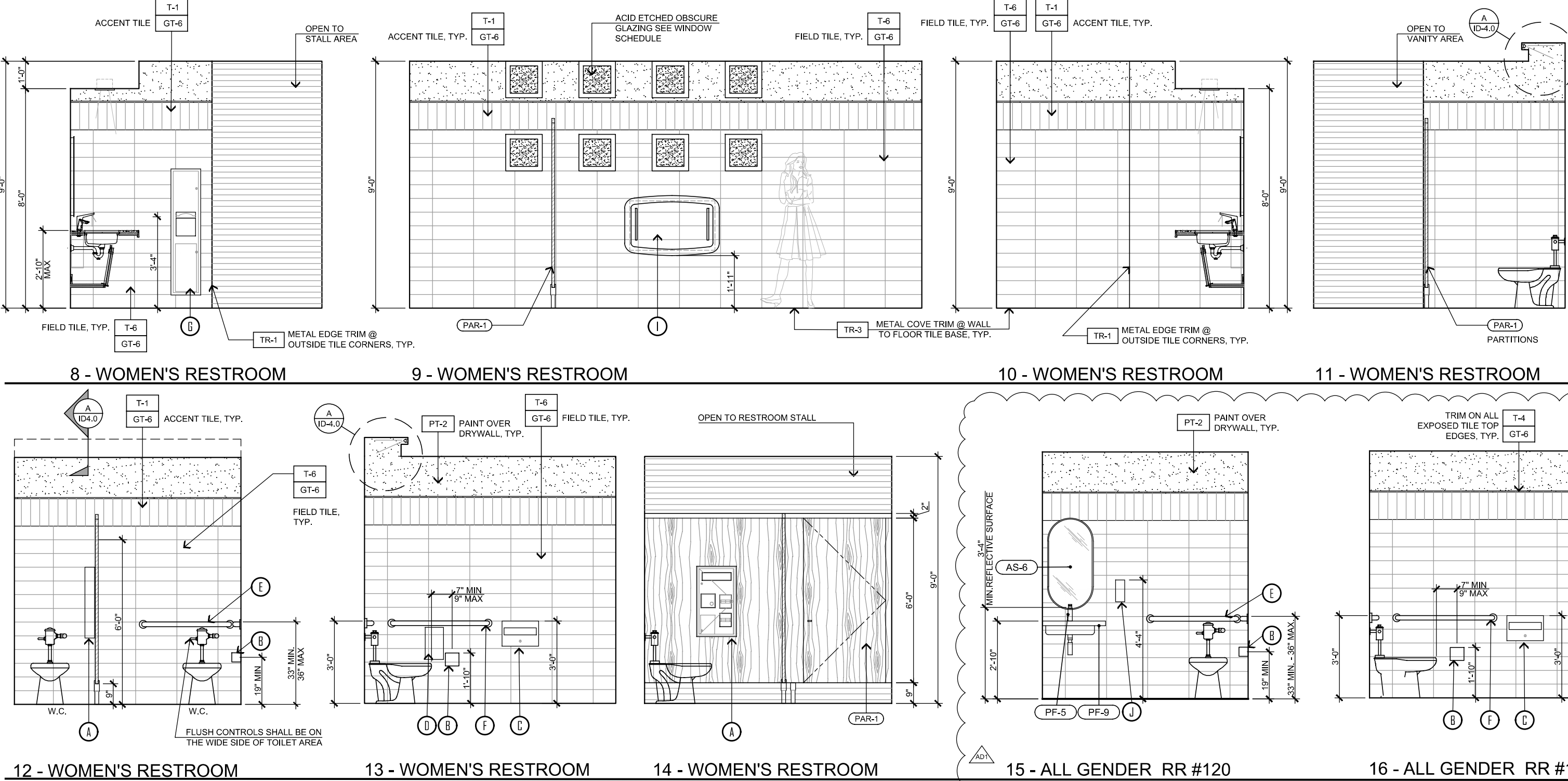
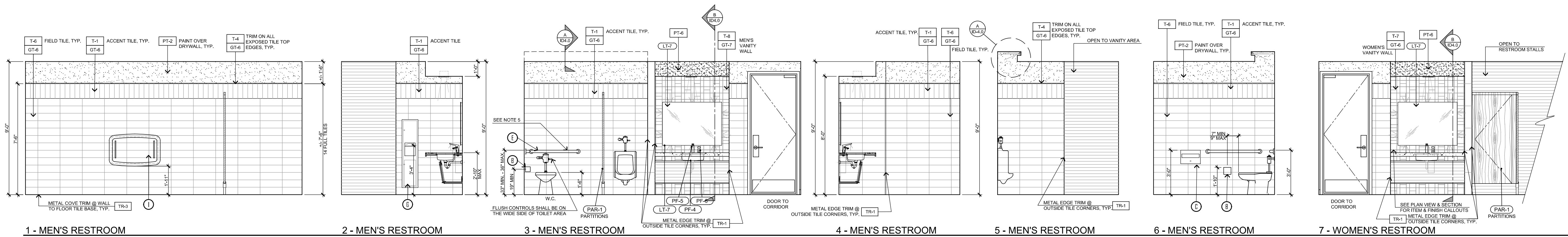
GUEST RESTROOMS - ENLARGED PLAN VIEW
SCALE: 1/2" = 1'-0"

- NOTES:
1. THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTER LINE OF THE WATER CLOSET SHALL BE 17"(INCHES) MIN. TO 18" (INCHES) MAX FROM THE SIDE WALL OR PARTITION.
 2. 56" MIN AT WALL MOUNTED WATER CLOSETS & 59" MIN. AT FLOOR MOUNTED WATER CLOSETS

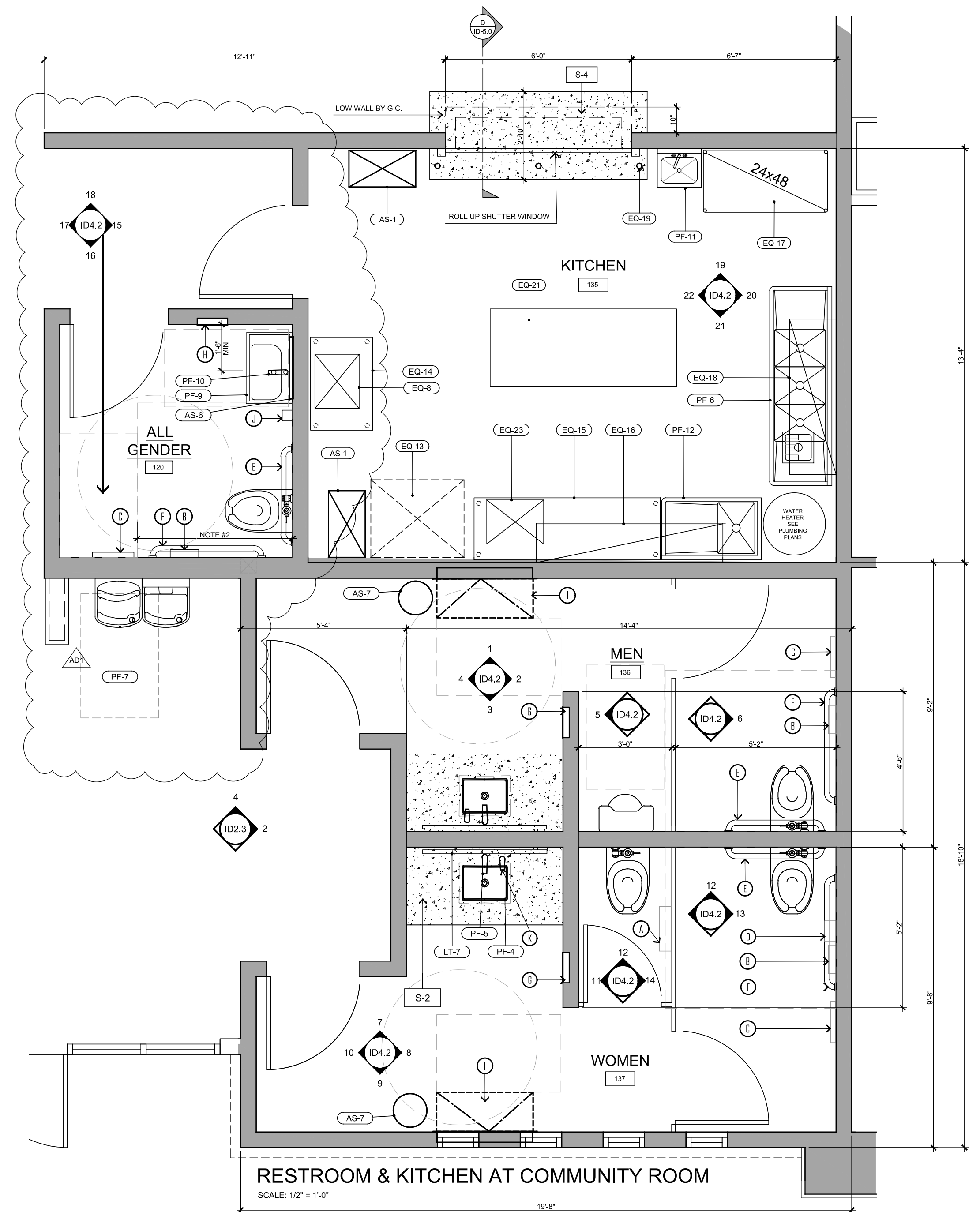
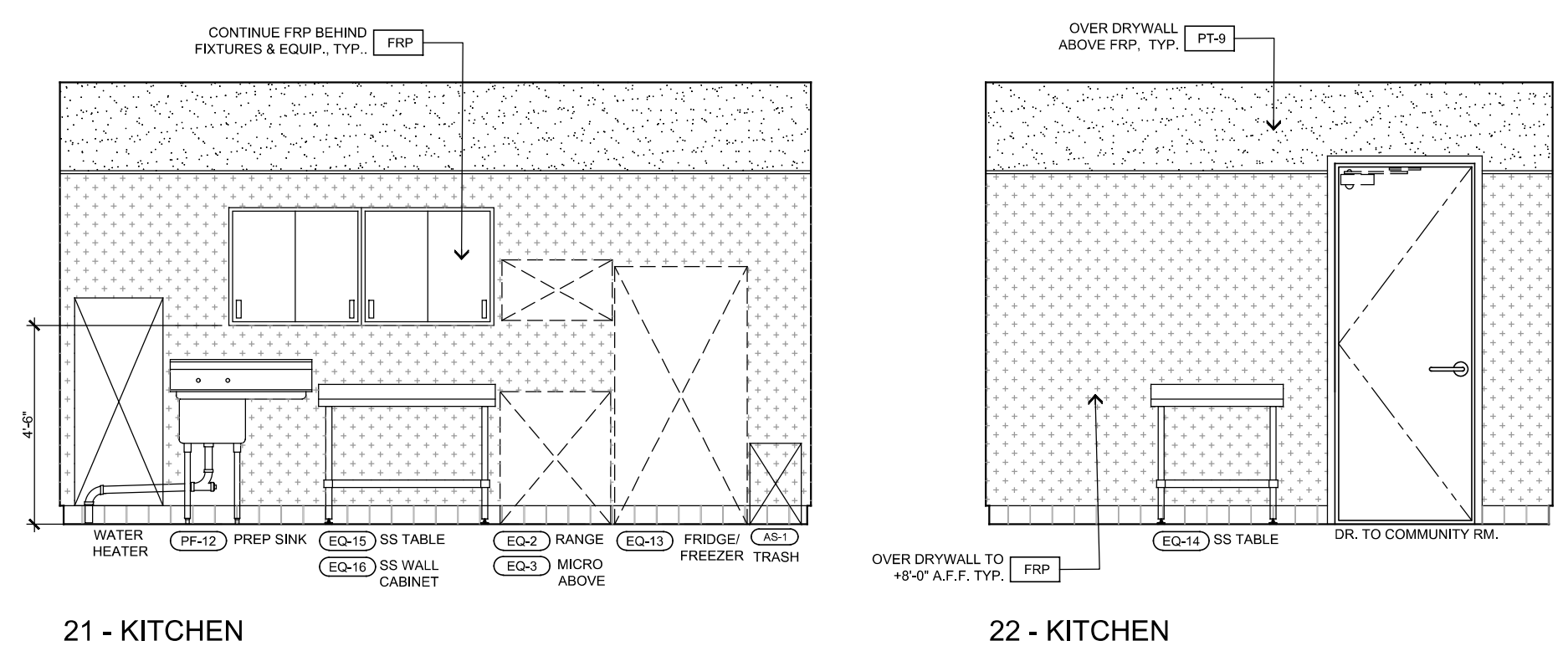
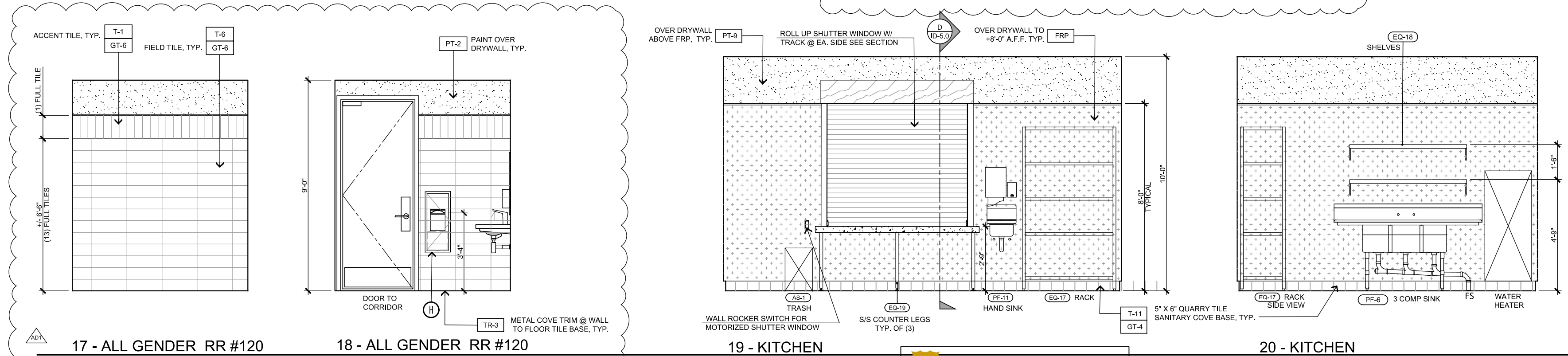


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	REVISIONS B&S_08-07-24	THESE DOCUMENTS AND THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF A PROFESSIONAL SERVICE, ARE THE PROPERTY OF STEENO DESIGN STUDIO INC. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.	PHELAN PIÑON HILLS C.S.D.	SHEET NAME ENLARGED RESTROOM PLANS & ELEVATIONS	ID-4.0

For Reference Only



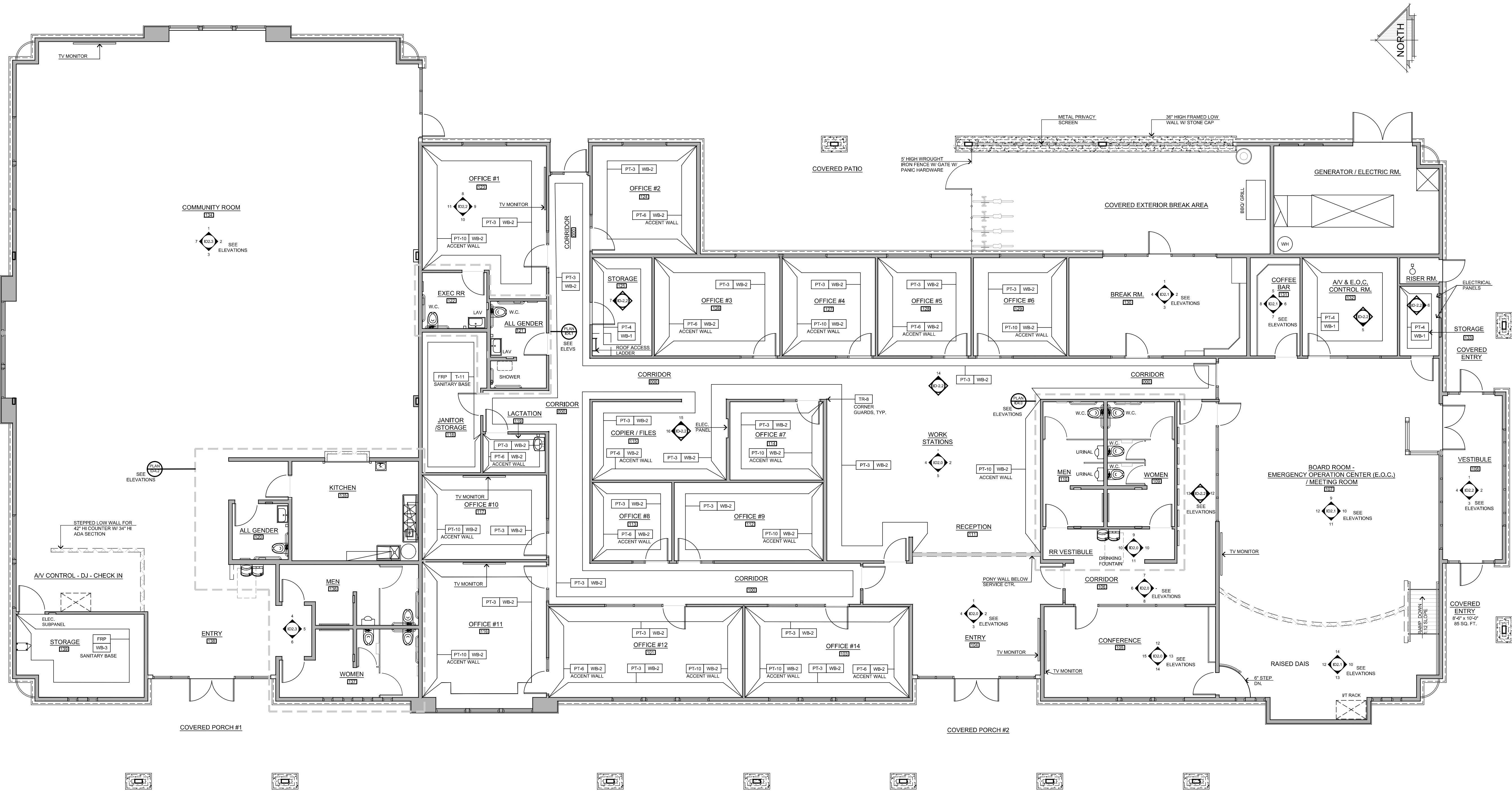
- ACCESSORY SCHEDULE**
- A. DUAL-ROLL TOILET TISSUE, SEAT DISPENSER & TRASH, SURFACE MOUNTED; BOBBICK # B-3579 SATIN STAINLESS STEEL FINISH
 - B. DUAL-ROLL TOILET TISSUE, SURFACE MOUNTED; BOBBICK # B-540 SATIN STAINLESS STEEL FINISH
 - C. SEAT COVER DISPENSER, SURFACE MOUNTED; BOBBICK # B-221, CAPACITY: 250 PAPER TOILET SEAT COVERS, SATIN STAINLESS STEEL FINISH
 - D. SANITARY NAPKIN DISPOSAL, SURFACE MOUNTED; BOBBICK # B-35139 SATIN STAINLESS STEEL FINISH
 - E. GRAB BAR, 1 1/4" DIA, 36" LONG; BOBBICK #B-506 SATIN STAINLESS FINISH, INSTALL WALL BACKING AS NEEDED FOR SUPPORT.
 - F. GRAB BAR, 1 1/4" DIA, 42" LONG; BOBBICK #B-508 SATIN STAINLESS FINISH, INSTALL WALL BACKING AS NEEDED FOR SUPPORT.
 - G. PAPER TOWEL DISPENSER AND TOWEL DISPENSER, SEMI-RECESSED; BOBBICK #B-3802-MBLK MATTE BLACK FINISH
 - H. PAPER TOWEL DISPENSER AND TOWEL DISPENSER, RECESSED (SMALL); BOBBICK #B-3803 SATIN STAINLESS FINISH
 - I. BABY CHANGING STATION, RECESSED; KOALA #KB10-SSRE, STAINLESS STEEL FINISH, INSTALL WALL BACKING AS NEEDED FOR SUPPORT
 - J. WALL MOUNTED SOAP DISPENSER (SINGLE OCCUPANCY RESTROOMS ONLY); GAMCO G-550FA
 - K. DECK MOUNTED SOAP DISPENSER - (MULTIPLE OCCUPANCY RESTROOMS ONLY) SLOAN #S50-505-BN, CODE #3346136 BRUSHED NICKEL



SAN BERNARDINO COUNTY
Public Health
Environmental Health Services
800-442-2283
PLAN APPROVED
Pending Corrections on Attached Sheet
This plan is valid for up to 2 years from the DEHS signature stamp, after which time the plan is VOID.
It is unlawful to make any changes or alterations of this plan without the approval of DEHS. The approval of this plan and specification SHALL NOT be construed to permit the violation of any law. These plans SHALL be kept at the site during the construction phase.

SAN BERNARDINO COUNTY
Kelly Eredia
15900 Smoke Tree St #131
Hesperia, CA 92345
I have reviewed this document
kelly.eredia@dph.sbcounty.gov
2024.09.17 16:33:21-0700

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	REVISIONS B&S_08-07-24	CONTACT For Reference Only			



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

SYMBOLS & LEGEND	
SYMBOL	DESCRIPTION
XX-X	FINISH CALL OUT - REFERENCE FINISH SCHEDULE, SHEET ID-0.1
	DENOTES WALL FINISH GUIDE OR FINISH CHANGE AT WALL CORNER
NOTE: SEE INTERIOR ELEVATION SHEETS FOR MORE INFORMATION.	

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11774 HESPERIA ROAD, SUITE B HESPERIA, CA 92345

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DATE FINISHED

MAY 2023

REVISIONS

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THESE PLANS SHALL COMPLY WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE ORDINANCES AND THE 2019 INTERNATIONAL RESIDENTIAL CODE AND THE 2019 INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.

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PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

SITE ADDRESS
A.P.N. 3066281-10
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PHELAN, CA 92329

JOB NO.
C23-L60

SHEET NAME:
WALL FINISH
PLAN

PAGE

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