

BUILDING DEPARTMENT & GENERAL CONTRACTOR NOTES

- 1. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF ALL GOVERNING NATIONAL, STATE AND LOCAL BUILDING CODES, AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF BUILDING.
2. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF CODE AND THE DRAWINGS.
3. CONTRACTOR SHALL HAVE CURRENT WORKERS' COMPENSATION INSURANCE IN COMPLIANCE WITH CALIFORNIA LABOR LAW.
4. DRAWINGS -- ALL DIMENSIONS SHALL BE VERIFIED AND REVIEWED BY THE CONTRACTOR. ANY DISCREPANCIES OR INFORMATION UNCLEAR TO THE CONTRACTOR SHALL BE REVIEWED WITH THE ARCHITECT FOR DIRECTION. ANY ASSUMPTIONS MADE BY THE CONTRACTOR, WHICH CONFLICT WITH THE WORK SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
A. DIMENSIONS TAKE PRECEDENCE OVER SCALES.
B. LARGE-SCALE DETAILS ARE PRECEDENT OVER SMALL SCALES.
C. ALL DIMENSIONS ARE TO THE FACE OF FINISH SURFACES, EXCEPT FOR ON THE FOUNDATION PLAN OR OTHERWISE NOTED.
D. GRID LINES SET TO OUTSIDE FACE OF CONG. WALLS.
E. ALL WORK SHALL BE ERECTED PLUMB, LEVEL AND TRUE IN ACCORDANCE WITH THE DETAILS.
F. DETAILS MARKED TYPICAL, SHALL APPLY IN ALL CASES UNO.
5. CONTRACTORS SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR DEVIATIONS BETWEEN FIELD CONDITIONS AND PROPOSED SCOPE OF WORK INDICATED ON DRAWINGS.
6. CONTRACTOR SHALL CHECK, REVIEW, AND VERIFY ALL FIELD MEASUREMENTS WITH PROPOSED SCOPE OF WORK AND EXPRESSED DIMENSIONS HEREIN. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING / CONTINUING WORK.
7. THE CONTRACT ARCHITECTURAL & STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR AND HIS/SUB CONTRACTORS SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. CONTRACTOR SHALL PROVIDE PLANS & PERMITS FOR TEMPORARY SHORING OF EXCAVATIONS THAT REMOVE LATERAL SUPPORT FROM A PUBLIC WAY OR AN EXISTING BUILDING / STRUCTURE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE ABOVE.
8. THE CONTRACTOR SHALL PURCHASE "ALL RISK" BUILDER'S RISK COVERAGE WITH A SUFFICIENT LIMIT TO PROTECT THE ACTUAL REPLACEMENT VALUE OF THE WORK. THE ARCHITECT AND THE OWNER SHALL BE NAMED AS ADDITIONAL INSURED. SEE ARTICLE II OF AIA DOCUMENT 2001 FOR FURTHER INSURANCE INFO.
9. THE CONTRACTOR'S CERTIFICATE OF INSURANCE SHALL BE PREPARED FOR THE OWNER'S RECORDS AND DELIVERED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
10. IN PREPARING A BID, THE CONTRACTOR SHALL HAVE VISITED THE SITE OR CONFERRED WITH THE ARCHITECT, CAREFULLY EXAMINED THE DRAWINGS AND THE METHODS OF REMOVAL AND STORAGE OF MATERIALS, THE SEQUENCING OF OPERATION, AND THE PROBLEMS ATTENDANT THERETO. NO ALLOWANCE WILL BE MADE TO THE CONTRACTOR FOR ANY ERROR THROUGH NEGLIGENCE IN OBSERVING THE SITE CONDITION. BID SHOULD ADDRESS OPTIONS AS NOTED IN DRAWINGS.
11. CONTRACTOR SHALL INVESTIGATE AND BE PRESENT AT THE SITE DURING SITE CLEARING, EARTHWORK, EXCAVATIONS, ETC. IF ANY BELOW GRADE ITEMS OR CONDITIONS ARE DISCOVERED WHICH CONFLICT WITH PROGRESS AND INTENT OF THE PROJECT, THE ARCHITECT SHALL BE NOTIFIED.
12. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE OTHERWISE NOTED.
13. CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK FOR SIZE AND LOCATION OF WALL, FLOOR AND ROOF OPENINGS, WALL OFFSETS, PROVISIONS FOR PRESENT AND FUTURE EQUIPMENT, ATTACHMENT AND MOUNTING OF FIXTURES, INSERTS OR OTHER OPENINGS, AND OTHER DETAILS. SHOULD A COORDINATION ERROR OR OMISSION BE IDENTIFIED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION. THE ARCHITECT WILL ISSUE INSTRUCTIONS AS TO PROCEDURE.
14. THE CONTRACTOR SHALL NOT DEVIATE FROM STRUCTURAL DESIGN AS DOCUMENTED IN THE SPECIFICATIONS AND DRAWINGS WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER AND BUILDING DEPARTMENT.
15. PROVIDE TEMPORARY SANITARY FACILITIES FOR WORKER'S USE PER THE LOCAL BUILDING DEPARTMENT REGULATIONS.
16. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT BEEN ATTAINED DESIGN STRENGTH.
17. CONTRACTOR TO VENT EACH AREA FROM FUMES, DUST, ETC. DO NOT USE A/C SYSTEM OR FURNACE FAN SYSTEMS DURING CONSTRUCTION. COVER ALL VENTS & REGISTERS, CAP ALL LINES TO ELIMINATE ALL GASES FROM ENTERING THE WORKSPACE & LIVING SPACE. FORCE FLUSH AND VACUUM HVAC SYSTEM UPON PROJECT COMPLETION, PRIOR TO THE RESTART OF THE SYSTEM.
18. THE CONTRACTOR IS TO VENT EACH AREA FROM FUMES, DUST, ETC. DO NOT USE A/C SYSTEM OR FURNACE FAN SYSTEMS DURING CONSTRUCTION. COVER ALL VENTS & REGISTERS TO PROTECT FROM DEBRIS. CAP ALL LINES TO ELIMINATE ALL GASES FROM ENTERING THE WORKSPACE AND LIVING SPACE. FORCE FLUSH AND VACUUM HVAC SYSTEM UPON PROJECT COMPLETION, PRIOR TO THE RESTART OF THE SYSTEM.

HEALTH DEPARTMENT NOTES

- 1. WALLS ADJACENT TO TRASH BIN AREAS SHALL BE SMOOTH AND WASHABLE.
2. ALL FOOD-RELATED AND UTENSIL-RELATED EQUIPMENT SHALL MEET OR BE EQUIVALENT TO SANITIZATION STANDARDS ESTABLISHED BY AN AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) ACCREDITED PROGRAM. ACCREDITED AGENCIES INCLUDE NSF, ILE, ETL, CSA ETC.
3. ALL FLOOR MOUNTED EQUIPMENT WILL BE INSTALLED ON MINIMUM 6" SANITARY LEGS.
4. ALL HAND WASHING SINKS, PEAN DRAINING USED FOR SINKS, WASHES HEATER.
5. ALL LAVATORIOS OR HAND SINKS WILL HAVE A COMBINATION FAUCET OR PREMIXING FAUCET (SEE SPECIFICATIONS).
6. EXTERIOR DOORS OPEN OUTWARD AND ARE SELF-CLOSING AND TIGHT FITTING.
7. TOILET ROOM DOOR TO BE SELF-CLOSING AND TIGHT FITTING.
8. A MINIMUM OF 20 FOOT-CANDELS IS PROVIDED FOR CONSUMER SELF-SERVICE, WHERE FRESH PRODUCE OR PACKAGED FOODS ARE SOLD OR OFFERED FOR CONSUMPTION. INSIDE EQUIPMENT SUCH AS REACH-IN AND UNDER-COUNTER REFRIGERATORS, IN AREAS USED FOR HAND-WASHING, WAREWASHING, EQUIPMENT AND UTENSIL STORAGE AND TOILET ROOMS.
9. A MINIMUM OF 50 FOOT-CANDELS OF LIGHT MEASURED 30" OFF FLOOR IS PROVIDED WHEN WORKING WITH FOOD OR WORKING WITH UTENSILS OR EQUIPMENT SUCH AS KNIVES, SLICERS, GRINDERS, OR SAWS WHERE EMPLOYEE SAFETY IS A FACTOR AND IN ALL AREAS DURING PERIODS OF CLEANING.
10. SHATTER PROOF LENSES FOR ALL LIGHTS ABOVE FOOD PREPARATION, WORK AND STORAGE AREAS TO BE PROVIDED.
11. 3" COMPARTMENT SINK MINIMUM SIZE TO HOLD LARGEST EQUIPMENT TO BE WASHED, OR 18"X24" W/ (2) 18" DRAIN BOARDS AND 8" INTEGRAL BACK SPLASH.
12. ALL MATERIAL STORED ON THE SITE SHALL BE STACKED NEATLY ON SKIDS, PLATFORMS OR BLOCKING-HIGH AND DRY/ PROTECTED AS RECOMMENDED BY THE MANUFACTURERS, FROM POTENTIAL DAMAGE AND DETERIORATION CAUSED BY THE ELEMENTS.
23. ALL EQUIPMENT, HARDWARE, AND OTHER ITEMS SHALL BE SUPPLIED AS SPECIFIED, UNLESS CHANGES ARE REVIEWED AND ACCEPTED BY BOTH THE OWNER AND ARCHITECT. IF CHANGES ARE REQUIRED FOR ANY REASON TO COMPLY WITH THE DESIGN INTENT, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY WITH RECOMMENDATIONS TO THE HEALTH DEPARTMENT.
24. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES PRIOR TO EXCAVATING FOR UTILITIES AND SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND CONSTRUCTION PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT SHOULD AN PROBLEMMATIC CONDITION BE FOUND.
25. REGULATIONS, TAXES AND PERMITS-THE WHOLE OF THE WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH THE REGULATIONS AND CODES OF THE GOVERNMENTAL AGENCIES WHOSE JURISDICTION IS APPLICABLE. THE OWNER SHALL PAY FOR PLAN CHECKING AND BUILDING PERMITS. EACH SUB- CONTRACTOR SHALL SATISFY LOCAL PERMIT, LICENSE, INSURANCE AND SAFETY REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE JOB INSPECTIONS PERTAINING TO HIS/HER TRADE. ALL APPLICABLE TAXES SHALL BE INCLUDED IN THE CONTRACT. SUB-CONTRACTORS SHALL OBTAIN & PAY FOR PERMITS PERTAINING TO HIS/HER TRADE.
26. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS RELATED TO PROJECT FOR ERRORS, OMISSIONS, AND DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING TO REVIEW ERRORS, OMISSIONS & DISCREPANCIES PRIOR TO THE PERFORMANCE OF WORK.
27. THE CONTRACTOR SHALL PROVIDE OWNER A LIST OF HEATING, COOLING, WATER HEATING, AND ALL WARRANTIES, MANUALS, AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING & INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
28. THE CONTRACTOR SHALL PROVIDE A FIRE PROTECTION SYSTEM DURING CONSTRUCTION. MAINTAIN INSURANCE & ADHERE TO REGS OF LOCAL FIRE DEPARTMENT. PRIOR TO ANY CONSTRUCTION.
29. THE CONTRACTOR SHALL PROTECT ALL AREAS OF JOB SITE NOT UNDER CONSTRUCTION BY PROVIDING APPROPRIATE COVERINGS, SUCH AS RAMBOARD, PLASTIC, ETC.
30. THERE SHALL BE NO TRENCHES OR EXCAVATIONS FIVE FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND OR TO WHICH MATERIALS WILL OBTAIN A NECESSARY PERMIT PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.
31. OPEN EXTERIOR JOINTS, ANCHORED WINDOWS AND DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AND PENETRATIONS THROUGH ENVELOPE SHALL BE SEALED, CAULKED, OR WEATHER-STRIPPED TO LIMIT AIR INFILTRATION OR WATER LEAKAGE. DOORS AND WINDOW SHALL BE FULLY WEATHER-STRIPPED. CONTRACTOR TO DESIGN AND SPECIFY ALL FLASHING AS REQUIRED TO PREVENT WATER PENETRATION FROM THE EXTERIOR TO THE INTERIOR. CONTRACTOR TO REFER TO ALL MANUFACTURER SPECIFICATIONS FOR FACADE, WINDOW, AND DOOR PENETRATIONS.
32. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC REACTIONS.
33. ROOFING CONTRACTOR IS RESPONSIBLE FOR INSURING THAT FLASHING AND WEATHER PROOFINGS ARE WATERTIGHT WHERE ANY NEW STACKS PENETRATE. IF STACKS:
34. ALL PLUMBING, MECHANICAL, DRAINAGE, SEWAGE SYSTEMS ARE TO BE DESIGNED AND SPECIFIED BY A LICENSED CONTRACTOR AND SHALL CONFORM TO ALL LOCAL PREVAILING CODES.
35. ARCHITECT SHALL BE NOTIFIED OF DIMENSIONS AND DISCREPANCIES. BUT CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING, PURCHASING OR INSTALLATION.
36. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BRACING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES & EQUIPMENT.
37. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING TO INSURE PROPER ATTACHMENT OF GYP. BOARD, CABINETRY, BASEBOARD, CASEWORK, ETC. & PACK & SEAL CRACKS.
37. ANY SUBSTITUTIONS SHALL BE REVIEWED AND ACCEPTED BY OWNER AND ARCHITECT PRIOR TO COMMENCING INSTALLATION, ANY ADDITIONAL COSTS INCURRED BY THE CONTRACTOR DUE TO HIS/HER FAILURE TO OBTAIN REQUIRED ACCEPTANCE SHALL NOT BE REMEDIATED BY THE OWNER OR AFFECT THE CONTRACT PRICE.
38. ALL DOOR LOCKS, CATCHES, BUMBERS, CABINET PULLS, ACCESSORIES ARE TO BE SPECIFIED BY ARCHITECT AND/OR OWNER.
39. SET AND SECURE ALL CABINETRY, PLUMB AND SQUARE.
40. CONTRACTOR SHALL FASTENERS, COUNTERTOPS ARE TO BE GLUED AND SCREWED SECURELY IN PLACE. ADJUST ALL DOORS.
40. MANUFACTURER'S INSTALLATION REQUIREMENTS TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS OR NOTES.



KELSEYVILLE SENIOR EVENT CENTER

Table with 3 columns: OCCUPANCY: A; 153 OCCUPANTS, PROJECT DATA, OWNERS DATA. Includes project location, owner name (County of Lake), and project description.

Table with 3 columns: OCCUPANCY, PROJECT DATA, OWNERS DATA. Includes occupancy load analysis, project location, and owner address.

Table with 3 columns: OCCUPANCY, PROJECT DATA, OWNERS DATA. Includes occupancy load, project location, and owner address.

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CA Lic. C-38874
303.548.7806
www.EndemicArchitecture.com

KELSEYVILLE SENIOR EVENT CENTER
6425 THIRD STREET, KELSEYVILLE, CA 95451
PERMIT SET

Prepared For: LAKE COUNTY
2335 STATE STREET
LAKEPORT, CA 95453
APR 02-08-09

Structural Engineer: LAKE COUNTY
1931 Star Drive Suite B
Yuba City, CA 95999
(805) 970-8881

Civil Engineer: CALIFORNIA Engineering Company
1190 One Center Blvd. Suite 400
Alamogordo, CA 95003
(951) 701-9952

TITLE 24
6401 TITLE 24
6404 OAKLAND AVE
OAKLAND, CA 94611
925-774-0939

FIRE SUPPRESSION
TUTORCA PLUMBING INC
4025 MARSH STREET
KELSEYVILLE, CA 95451
(970)474-0400

GENERAL CONTRACTOR
ACCEPTING BIDS
ADDRESS: CITY
PHONE:

Prepared By: JACOB
Designed By: Endemic Architecture
Drawn & Checked By: JACOB
Issue Code: 08/10/09

Revision table with columns: No., Description, Date.

Stamp: ENDEMIC ARCHITECTURE
CLARK THEMMAUS
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1824 Blending Ave
Alamogordo, CA 95001
(303) 548-7806

Title: TITLE PAGE

A 0.00

ABBREVIATIONS:

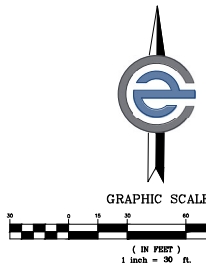
AC - ASPHALT CONCRETE	JP - JOINT POLE
AB - AGGREGATE BASE	LIP - LIP OF GUTTER
APPROX. - APPROXIMATELY	LF - LINEAL FEET
ARV - AIR RELEASE VALVE	L.S. - LONG SWEEP
AVE. - AVENUE	
BC - BEGIN CURVE	MH - MANHOLE
BFV - BACKFLOW VALVE	MON. - MONUMENT
C&G - CURB AND GUTTER	N.S. - NOT SHOWN
CL - CENTER LINE	P - PROPOSED
COISSCO - SEWER CLEANOUT	PC - POINT OF CURVATURE
CORG - CLEANOUT TO GRADE	PCC - PORTLAND CEMENT CONC.
CR - CURB RETURN	PL - PROPERTY LINE
CULV. - CULVERT	PP - POWER POLE
CMP - CORRUGATED METAL PIPE	PRV - PRESSURE REDUCING VALVE
DIP - DUCTILE-IRON PIPE	PT - POINT OF TANGENCY
DTL - DETAIL	PAE - PUBLIC ACCESS EASEMENT
D\W - DRIVEWAY	PSE - PUBLIC SIDEWALK EASEMENT
	FUE - PUBLIC UTILITY EASEMENT
	PVT - PRIVATE
EC - END CURVE	RCP - REINFORCED CONCRETE PIPE
EL - ELEVATION	ELB - ELBOW
EP - EDGE OF PAVEMENT	ROW - RIGHT-OF-WAY
ESBENT - EASEMENT	R.C. - RELATIVE COMPACTION
EVA - EMER. VEHICLE ACCESS	SCH - SCHEDULE
EVAE - EMER. VEHICLE ACCESS ESM	SD - STORM DRAIN
EXD. - EXISTING	SHI - SHEET
EG - EXISTING GROUND	SUBD - SUBDRAIN
	SS - SANITARY SEWER
FDR-C - FULL DEPTH REC. W/ CEMENT	P - STREET
F.E.S. - FLARED END SECTION	STA. - STATION
FI - FIRE HYDANT	STD. - STANDARD
FL - FLOW LINE	SW - SIDEWALK
FLC - FLANGE	TBC - TOP BACK OF CURB
FM - SEWER FORCE MAIN	TFC - TOP FACE OF CURB
FND. - FOUND	TBW - TOP BACK OF WALK
FRAC. - FRIBER REINFORCED AC	TOE - TOE OF SLOPE
FIG - FOOTING	TWP - TOP OF SLOPE
F - FUTURE	TOP - TOP OF SLOPE
	TP - TELEPHONE POLE
GB - GRADE BREAK	U.N.O. - UNLESS NOTED OTHERWISE
HDPE - HIGH DENSITY POLYETHYLENE	VERT. - VERTICAL
HORZL. - HORIZONTAL	
HP - HIGH POINT	
INTX. - INTERSECTION	w/ - WITH
INV. - INVERT	W - WATER
IP. - IRON PIPE	WMA - WATER METER
	WSP - WELDED STEEL PIPE
	WV - WATER VALVE

LEGEND

	SEWER MANHOLE
	WATER METER
	SEWER CLEAN OUT
	WATER VALVE
	PROPERTY LINE
	RIGHT OF WAY LINE
	(P) STORM MANHOLE
	(P) STORM DRAIN
	(P) AC
	(P) PCC
	(P) TRENCH DRAIN
	(E) PCC
	(E) EP
	(E) WATER
	(E) SANITARY SEWER
	(E) STORM DRAIN
	CENTERLINE
	BUILDING
	(E) FIRE HYDRANT
	SURVEY MONUMENT

UTILITY REPRESENTATIVES

UTILITY	COMPANY	CONTACT	PHONE
SEWER	LAKE COUNTY SPECIAL DISTRICTS	STAFF	(707) 263-0119
DRAINAGE	LAKE COUNTY SPECIAL DISTRICTS	STAFF	(707) 263-0119
WATER	LAKE COUNTY SPECIAL DISTRICTS	STAFF	(707) 263-0119
IRRIQ. WATER	LAKE COUNTY SPECIAL DISTRICTS	STAFF	(707) 263-0119
FIRE	LAKE COUNTY FIRE PROTECTION DISTRICT	STAFF	(707) 994-0733
CABLE TV	COMCAST	AGENT	(800) 934-6489
ELECTRICAL	PACIFIC GAS & ELECTRIC (PG&E)	STAFF	(877) 745-7762
GAS	PACIFIC GAS & ELECTRIC (PG&E)	STAFF	(877) 745-7762
PHONE	AT&T	STAFF	(800) 310-2355
USA	UNDERGROUND SERVICE ALERT	STAFF	(800) 222-2600

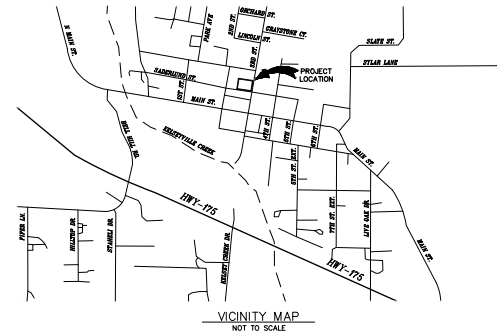
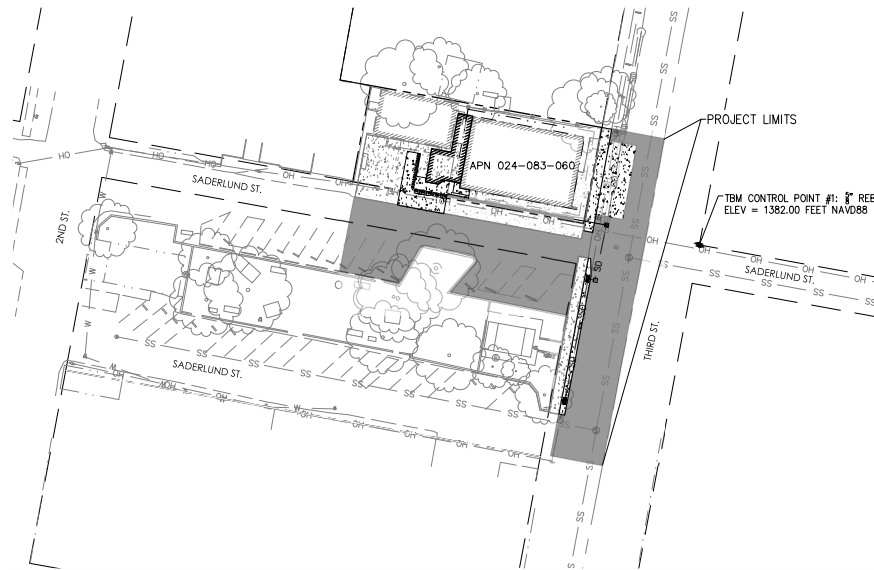


KELSEYVILLE SENIOR CENTER CIVIL IMPROVEMENT PLANS

5425 THIRD STREET, LAKE COUNTY, CALIFORNIA

90% PLANS

JUNE 2025



SHEET INDEX:

- C1 COVER
- C2 GENERAL NOTES
- C3 EXISTING CONDITIONS AND DEMOLITION PLAN
- C4 SITE PLAN AND HORIZONTAL CONTROL
- C5 GRADING & UTILITY PLAN - SADERLUND
- C6 GRADING & UTILITY PLAN - THIRD STREET
- C7 STERLING PLAN
- C8 EROSION CONTROL PLAN
- C9 DETAILS
- C10 DETAILS

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS KNOWN AS 086284 & D58949, SAID BEARING BEING SOUTH 38° 47' 52" EAST. SEE NGS NOAA (WEB MAP) FOR ADDITIONAL INFORMATION.

HORIZONTAL DATUM:

HORIZONTAL DATUM FOR THIS PROJECT IS CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2 (0402).

VERTICAL DATUM:

VERTICAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

TEMPORARY BENCHMARK FOR THIS PROJECT IS CONTROL POINT #1, A 6" REBAR, ELEVATION = 1382.00, LOCATED ON THE NORTH EASTERLY CORNER OF SADERLUND AND THIRD STREETS. 36.4' NINE OF A SEWER MANHOLE 32.8' NINE OF A TELEPHONE MANHOLE

CEC GENERAL NOTES

- 1.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THESE PLANS AND SPECIFICATIONS, AND TO THE COUNTY OF LAKE STANDARD PLANS AND SPECIFICATIONS, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN A COPY OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. IN THE ABSENCE OF A SPECIFICATION FOR AN ITEM IN THESE PLANS AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS, ALL APPLICABLE FEDERAL AND STATE LAWS ARE TO BE ADHERED TO AND MEET CURRENT ENGINEERING AND CONSTRUCTION STANDARD PRACTICES TO THE SATISFACTION OF THE PUBLIC SERVICES DIRECTOR.
- 2.) THE TYPES, LOCATIONS, SIZES, AND DEPTHS OF EXISTING UTILITIES WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATIONS WILL REVEAL SUCH INFORMATION. A REASONABLE EFFORT WAS MADE TO DELINEATE UTILITIES, HOWEVER, CALIFORNIA ENGINEERING COMPANY, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF THE LOCATION OF THE EXISTING UTILITIES ON THE PLANS, NOR FOR OTHER UTILITIES THAT MAY BE ENCOUNTERED. THE CONTRACTOR IS HEREBY NOTIFIED THAT HE IS RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL UTILITIES AT THE CONSTRUCTION SITE. IN THE EVENT THAT SUBSTANTIAL DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER FOR DIRECTION.
- 3.) IN THE EVENT THERE IS A DISCREPANCY OR TYPOGRAPHICAL ERROR WITHIN THESE PLANS, OR REQUEST FOR INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR DIRECTION. THE CONTRACTOR IS HEREBY NOTIFIED THAT THE ENGINEER SHALL BE ALLOWED A MINIMUM OF TWO WORKING DAYS TO ADDRESS THE ISSUE.
- 4.) ONLY SIGNED PLANS BY ALL PARTIES INVOLVED SHALL BE CONSIDERED APPROVED. THE CONTRACTOR SHALL NOT BEGIN WORK BEFORE THE PLANS HAVE BEEN APPROVED. THE CONTRACTOR SHALL HAVE ALL PERMITS AND APPROVED PLANS ON-SITE AT ALL TIMES DURING CONSTRUCTION.
- 5.) THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT BEFORE DIGGING (800-227-2600) AT LEAST 72 HOURS BEFORE BEGINNING WORK.
- 6.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WORK WITH ALL SUBCONTRACTORS, UTILITY COMPANIES, AND THE COUNTY OF LAKE.
- 7.) THE CONTRACTOR SHALL CONTACT THE COUNTY OF LAKE PUBLIC SERVICES AT LEAST 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF WORK.
- 8.) ADJACENT STREET FRONTAGES SHALL BE SWEEP AT LEAST ONCE A DAY TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES.
- 9.) ALL TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL REQUIRED TESTS SHALL BE COORDINATED AND APPROVED BY THE PROJECT ENGINEER AND COUNTY OF LAKE.
- 10.) ADDITIONAL NOTES AND DETAILS ARE LOCATED ON THE FOLLOWING SHEETS.
- 11.) COUNTY OF LAKE SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL, STATE, AND FEDERAL APPROVALS AND PERMITS ASSOCIATED WITH WORK SHOWN IN THESE PLANS, AND ASSUMES ALL LIABILITY ASSOCIATED THEREWITH.
- 12.) CONTRACTOR TO FIELD VERIFY ALL EXISTING ELEVATION AND INVERTS ON ALL EXISTING UTILITIES PRIOR TO INSTALL ANY PIPE.

LAKE COUNTY PUBLIC SERVICES	
APPROVED BY:	
LARS EWING PUBLIC SERVICES DIRECTOR	DATE
CALIFORNIA ENGINEERING COMPANY, INC.	
APPROVED BY:	
DAVID L. SWARTZ, P.E. # C52840 - P.L.S. # 8401 OFFICER IN CHARGE P.E. EXP. 12/31/26 - P.L.S. EXP. 06/30/26	DATE

DATE: 6/12/2025	SCALE: 1" = 30'	NO.	DESCRIPTION
DRAWN BY: [Signature]	DESIGNED BY: [Signature]		
CHECKED BY: [Signature]			
CALIFORNIA ENGINEERING COMPANY, INC. CIVIL ENGINEERING LAND SURVEYING PLANNING PROGRAMS ADMINISTRATION www.caleng.com			
1110 Civic Center Blvd., Suite 404 Yuba City, CA 95993 (505) 793-6892 (Office)			
COUNTY OF LAKE		COVER	
PROJECT NUMBER	24-401	KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS	
		SHEET C1 OF C10	

GENERAL NOTES

- 1) THE CONSTRUCTION CONTRACTOR AGREES THAT CONSTRUCTION WILL PROCEED IN ACCORDANCE WITH GENERALLY ACCEPTED PRACTICES. THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT... 2) ALL CONSTRUCTION MATERIALS, METHODS AND WORKMANSHIP SHALL CONFORM TO THE COUNTY OF LAKE PUBLIC WORKS CONSTRUCTION STANDARDS... 3) THE CONTRACTOR SHALL NOTIFY THE COUNTY OF LAKE 72-HOURS PRIOR TO COMMENCING WORK AND 24-HOURS PRIOR TO RESUMPTION AFTER INTERRUPTION... 4) THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ENCROACHMENT PERMITS FOR THE PROJECT, AND BE IN POSSESSION OF SUCH PERMITS AND APPROVED PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION... 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODIES. FOR MORE INFORMATION, PLEASE CONTACT THE STATE INDUSTRIAL SAFETY DEPARTMENT (916-455-5818)... 6) THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO SEE THAT ALL SUBCONTRACTORS AND SUPPLIERS HAVE CURRENT COUNTY BUSINESS LICENSES. THE WORK WILL NOT BE ACCEPTED FOR COMPLETION UNTIL A COMPLETE LIST WITH LICENSE NUMBERS IS SUBMITTED TO THE PUBLIC SERVICES DIRECTOR... 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE EXISTING PUBLIC AND PRIVATE IMPROVEMENTS WITHIN AND ADJACENT TO THE WORK AND SHALL ADEQUATELY BARRIAGE PROJECT TO KEEP THE GENERAL PUBLIC FROM THE SITE... 8) CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY LOCATION AND DEPTH... 9) THE CONTRACTOR IS TO EXPOSE THE ENDS OF WATER MAINS, SEWER AND DRAIN LINES AND EXISTING CATCH BASINS FOR THE SURVEYOR TO VERIFY LOCATION AND DEPTH OF FACILITIES PRIOR TO PLACEMENT OF PIPE... 10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ALL CONFLICTS, ERRORS, OMISSIONS, ETC. TO THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY... 11) THE CONTRACTOR SHALL AT ALL TIMES COORDINATE HIS WORK WITH THAT OF OTHERS ON THE SITE... 12) THE COUNTY OF LAKE IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE CALL SYSTEM... 13) THE CONTRACTOR SHALL MARK IN WHITE PAINT ALL AREAS TO BE EXCAVATED PRIOR TO CONTACTING U.S.A... 14) CONTRACTOR SHALL SUBMIT TO THE PUBLIC WORKS DEPARTMENT INSPECTOR A COPY OF THE COMPANY ANNUAL CALGOLGA TRENCHING PERMIT AND A COPY OF THE COMPANY'S LETTER INFORMING CALGOLGA OF THE TIME OF TRENCHING PRIOR TO EXCAVATION OF TRENCHES 5' OR DEEPER... 15) ALL WORK SHALL BE IN ACCORDANCE WITH THE COUNTY'S NOISE ORDINANCE... 16) IF ANY AMOUNT OF BONES, STONE OR ARTIFACTS ARE UNCOVERED, WORK WITHIN 50 METERS OF AREA SHALL CEASE IMMEDIATELY AND A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED TO DEVELOP (IF NECESSARY) FURTHER MITIGATION MEASURES TO REDUCE ANY ARCHEOLOGICAL IMPACT TO A LESS THAN SIGNIFICANT EFFECT BEFORE CONSTRUCTION RESUMES IN THE AREA... 17) CONTRACTOR SHALL PROVIDE THE COUNTY OR DESIGN ENGINEER WITH THE SUBMITTALS FOR ALL MATERIALS TO BE USED... 18) CERTIFICATION FOR CONFORMANCE WITH THE COUNTY OF LAKE SPECIFICATIONS WILL BE REQUIRED OF ALL MATERIAL USED ON THE PROJECT UNLESS SPECIFICALLY WAIVED BY THE ENGINEER... 19) ALL APPLICABLE FEES SHALL BE PAID AND PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR BEFORE COMMENCEMENT OF CONSTRUCTION... 20) A SOILS ENGINEER SHALL BE ENGAGED BY THE OWNER TO CERTIFY THAT THE VARIOUS ITEMS OF COMPACTION COMPLY WITH THE SPECIFICATIONS AND THAT SPECIAL WORK REQUIRED HAS BEEN DONE SATISFACTORILY... 21) THE CONTRACTOR SHALL USE A WATER TRUCK WHEN REQUIRED TO MAINTAIN ADEQUATE DUST CONTROL... 22) INTERMEDIATE TRENCH BACK FILL SHALL BE IN MAXIMUM LIFTS OF 8" AND SHALL HAVE A MINIMUM RELATIVE COMPACTION OF 90% OR AS DIRECTED BY THE SOILS ENGINEER... 23) EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE PLANS... 24) PRIOR TO THE BEGINNING OF EARTHWORK THE CONTRACTOR SHALL CLEAR ALL ROOTS, ORGANIC MATTER, DEBRIS, PAVING, CURBS, AND VEGETATION DESIGNATED TO BE SAVED... 25) IN TRANSITION AREAS FROM ONE STREET WIDTH TO ANOTHER STREET WIDTH, THE HEAVIER STRUCTURAL SECTION SHALL BE USED... 26) DIMENSIONS SHOWN ON PLANS ARE TO CENTERLINE OF PIPE, UNLESS OTHERWISE NOTED... 27) SEWER AND WATER SERVICES TO HAVE A MINIMUM OF 10 FEET HORIZONTAL SEPARATION.

LAKE COUNTY GENERAL NOTES

- 1. ALL MATERIAL, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE COUNTY OF LAKE STANDARD SPECIFICATIONS AND STANDARD PLANS AND THE STATE OF CALIFORNIA STANDARD PLANS AND SPECIFICATIONS... 2. FOR WORK IN OR AFFECTING THE COUNTY ROAD RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY OF LAKE D.P.W. (255 NORTH FORBES, LAKEPORT, CA 95453)... 3. CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM ALL AGENCIES AND PAY ALL AGENCY FEES PRIOR TO COMMENCEMENT OF WORK... 4. CONTRACTOR SHALL GIVE THE COUNTY CONSTRUCTION ENGINEER 72 HOURS NOTICE BEFORE STARTING WORK... 5. WORK HOURS ARE LIMITED TO MONDAY THROUGH FRIDAY, 7:00 A.M. TO 5:00 P.M. WHEN LANE CLOSURES ARE MADE FOR A WORK DAY ONLY... 6. ANY DISCREPANCY DISCOVERED BY CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK... 7. ROAD BREAKS ON CURBS AND SIDEWALKS SHALL BE ROUNDED OFF IN FORMS AND SURFACE FINISHING... 8. ITEMS SPECIFIED ON THE STANDARD PLANS ARE APPROVED FOR USE BY THE COUNTY OF LAKE... 9. THE CONTRACTOR SHALL MAINTAIN A NEAT APPEARANCE TO THE WORK... 10. CONTRACTOR SHALL COMPLY WITH ANY AND ALL MITIGATION MEASURES ADOPTED BY THE COUNTY OF LAKE FOR THE PROJECT... 11. OWNER OR CONTRACTOR SHALL PROVIDE COMPACTION, GRADATION, SAND EQUIVALENT AND ALL OTHER TESTS AS REQUIRED BY THE COUNTY OF LAKE... 12. CONTRACTOR SHALL IMMEDIATELY HALT ALL GRADING/LAND-CLEARING ACTIVITIES AND CONTACT THE LAKE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AT 263-2221 IMMEDIATELY IF ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED...

LAKE COUNTY NOTICE FOR INSPECTIONS

- 1. COMPACTION AND PREPARATION OF EMBANKMENTS, EXCAVATIONS, AND SUBGRADE.
2. CONSTRUCTION OF FORMS FOR ALL CONCRETE STRUCTURES, INCLUDING CURBS, GUTTERS, AND SIDEWALKS.
3. EXCAVATION FOR STORM DRAINS AND CULVERTS.
4. PLACING OF CONCRETE IN STRUCTURES, INCLUDING CURBS, GUTTERS AND SIDEWALKS.
5. PLACING OF STORM DRAINS AND CULVERT PIPES.
6. EXCAVATION AND BACKFILL FOR STRUCTURES AND PIPES AND PUBLIC UTILITIES, WATER AND SEWER FACILITIES MUST BE INSPECTED BY THE COMPANY/AGENCY WITH JURISDICTION.
7. CONSTRUCTION OF ROADSIDE DITCHES AND OTHER DRAINAGEWAYS.
8. PLACING AND COMPACTION OF BASE MATERIAL, IF MORE THAN ONE COURSE OR TYPE OF BASE OR SUBGRADE IS TO BE USED.
9. PLACING OF PAVEMENT OR SURFACING, WITHIN 48 HOURS OF FINISH, ALL WATER VALVE BOXES, CLEANOUTS AND MANHOLE FRAMES AND COVERS SHALL BE BROUGHT TO GRADE AND INSPECTED.
10. STRIPING AND SIGNING LAYOUT AND PLACEMENT.
11. FINAL CLEAN-UP.

GRADING STANDARD NOTES

- 1. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE COUNTY OF LAKE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY GRADING SHOWN ON THESE PLANS... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK WITH THE SOILS ENGINEER... 3. ROAD SUBGRADE SHALL BE COMPACTED PER THE COUNTY STANDARD ROAD SPECIFICATIONS... 4. AS A MINIMUM, ALL GRADED AREAS AND EXPOSED SOIL WITHIN THIS PROJECT SHALL BE SEEDED FOR EROSION CONTROL... 5. THE ABANDONMENT OR ALTERATION OF ANY AND ALL SEPTIC SYSTEMS AND WELLS SHALL COMPLY WITH THE COUNTY OF LAKE HEALTH DEPARTMENT PERMIT REQUIREMENTS... 6. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE DUST CONTROL MEASURES FOR THE ENTIRE CONSTRUCTION PERIOD... 7. PROJECTS GREATER THAN OR EQUAL TO 1-ACRE IN SIZE WILL REQUIRE A CONSTRUCTION GENERAL PERMIT AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP)... 8. THE CONTRACTOR SHALL NOTIFY THE LAKE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AT 263-1164 IMMEDIATELY IF HAZARDOUS WASTE OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING EXCAVATION OR GRADING OPERATIONS.

Table with 2 columns: ITEM, POUNDS PER ACRE. Includes items like 'TALUSO BROWN', 'ANNUAL RYE GRASS', 'FERTILIZER (16-20-0 & 15% SULPHUR)', 'STRAW MULCH', 'WOOD CELLULOSE', 'WOOD CHIPS', 'WOOD SHAVINGS', 'WOOD DUST', 'WOOD PELLETS', 'WOOD BRICKS', 'WOOD BLOCKS', 'WOOD SLATS', 'WOOD PLANKS', 'WOOD BOARDS', 'WOOD SHIMS', 'WOOD JOISTS', 'WOOD TRUSSES', 'WOOD RAFTERS', 'WOOD STUDS', 'WOOD DIMS', 'WOOD LATHING', 'WOOD SHEATHING', 'WOOD SIDING', 'WOOD CLADDING', 'WOOD TRIMMING', 'WOOD MILLWORK', 'WOOD CARVING', 'WOOD SCULPTURE', 'WOOD ARCHITECTURE', 'WOOD FURNITURE', 'WOOD CABINETRY', 'WOOD CASEWORK', 'WOOD PARTITIONS', 'WOOD WALLS', 'WOOD CEILING', 'WOOD FLOORING', 'WOOD ROOFING', 'WOOD SHINGLES', 'WOOD SHAKES', 'WOOD SLATES', 'WOOD TILES', 'WOOD TERRAZZO', 'WOOD GRANITE', 'WOOD MARBLE', 'WOOD QUARTZ', 'WOOD SOLID SURFACING', 'WOOD LAMINATE', 'WOOD VENEER', 'WOOD GLASS', 'WOOD MIRROR', 'WOOD ART', 'WOOD LIGHTING', 'WOOD FIXTURES', 'WOOD ACCESSORIES', 'WOOD DECORATION', 'WOOD FINISHES', 'WOOD PAINTS', 'WOOD STAINES', 'WOOD POLISHES', 'WOOD WAXES', 'WOOD OILS', 'WOOD PRESERVATIVES', 'WOOD TREATMENTS', 'WOOD PROTECTANTS', 'WOOD CLEANERS', 'WOOD MAINTENANCE', 'WOOD REPAIRS', 'WOOD RESTORATION', 'WOOD REFINISHING', 'WOOD RECONSTRUCTION', 'WOOD DEMOLITION', 'WOOD DISPOSAL', 'WOOD RECYCLING', 'WOOD SUSTAINABILITY', 'WOOD GREEN BUILDING', 'WOOD LEED CERTIFICATION', 'WOOD ENERGY EFFICIENCY', 'WOOD WATER EFFICIENCY', 'WOOD AIR QUALITY', 'WOOD SOUND ATTENUATION', 'WOOD VIBRATION CONTROL', 'WOOD SEISMIC RETROFITTING', 'WOOD DISASTER RESILIENCE', 'WOOD CLIMATE RESILIENCE', 'WOOD BIODIVERSITY', 'WOOD ECOSYSTEM SERVICES', 'WOOD CULTURAL HERITAGE', 'WOOD HISTORIC PRESERVATION', 'WOOD ARCHITECTURAL INTEGRITY', 'WOOD AESTHETIC QUALITY', 'WOOD USER EXPERIENCE', 'WOOD WELL-BEING', 'WOOD PRODUCTIVITY', 'WOOD INNOVATION', 'WOOD COMPETITIVENESS', 'WOOD ECONOMIC GROWTH', 'WOOD SOCIAL EQUITY', 'WOOD JUSTICE', 'WOOD RESILIENCE', 'WOOD ADAPTABILITY', 'WOOD FLEXIBILITY', 'WOOD RESILIENCE', 'WOOD ADAPTABILITY', 'WOOD FLEXIBILITY'.

UNDERGROUND CONSTRUCTION STANDARD NOTES

- 1. NO GUARANTEE IS INTENDED THAT UNDERGROUND OBSTRUCTIONS, NOT SHOWN ON THESE PLANS, WILL NOT BE ENCOUNTERED... 2. CONTRACTOR SHALL NOTIFY U.S.A PRIOR TO ANY EXCAVATION... 3. CONTRACTOR SHALL NOT BEGIN EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD... 4. CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATIONS... 5. THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION... 6. DISTANCES AND INVERTS ARE TO AND AT THE CENTER OF THE MANHOLES, CLEANOUTS, DROP INLETS, CATCH BASINS, AND YARD DRAINS OR AS MARKED ON THE PLANS... 7. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO PAVING... 8. SURFACE MOUNTED TRANSFORMERS SHALL NOT BE USED UNLESS LOCATION OF SUCH UTILITIES ARE SHOWN ON THE PLANS AND APPROVED BY THE COUNTY.

DRAINAGE STANDARD NOTES

- 1. STORM DRAIN CONDUITS SHALL CONFORM TO CALTRANS SPECIFICATIONS AND SHALL BE R.C.P.P., CORRUGATED METAL PIPE OR HDPE PLASTIC PIPE WITH SMOOTH INTERIOR WALL... 2. ALL STORM DRAIN MANHOLES SHALL BE A MINIMUM OF 48" IN DIAMETER... 3. REINFORCED CONCRETE PIPE AND CAST-IN-PLACE STORM DRAIN PIPE SHALL BE PLACED AND BACKFILLED IN ACCORDANCE WITH SECTION 81.6... 4. LATERALS SERVING INDIVIDUAL PROPERTIES MAY BE 12 INCH DIAMETER... 5. DRIVEWAY CULVERTS MAY BE A MINIMUM OF 12 INCH DIAMETER.

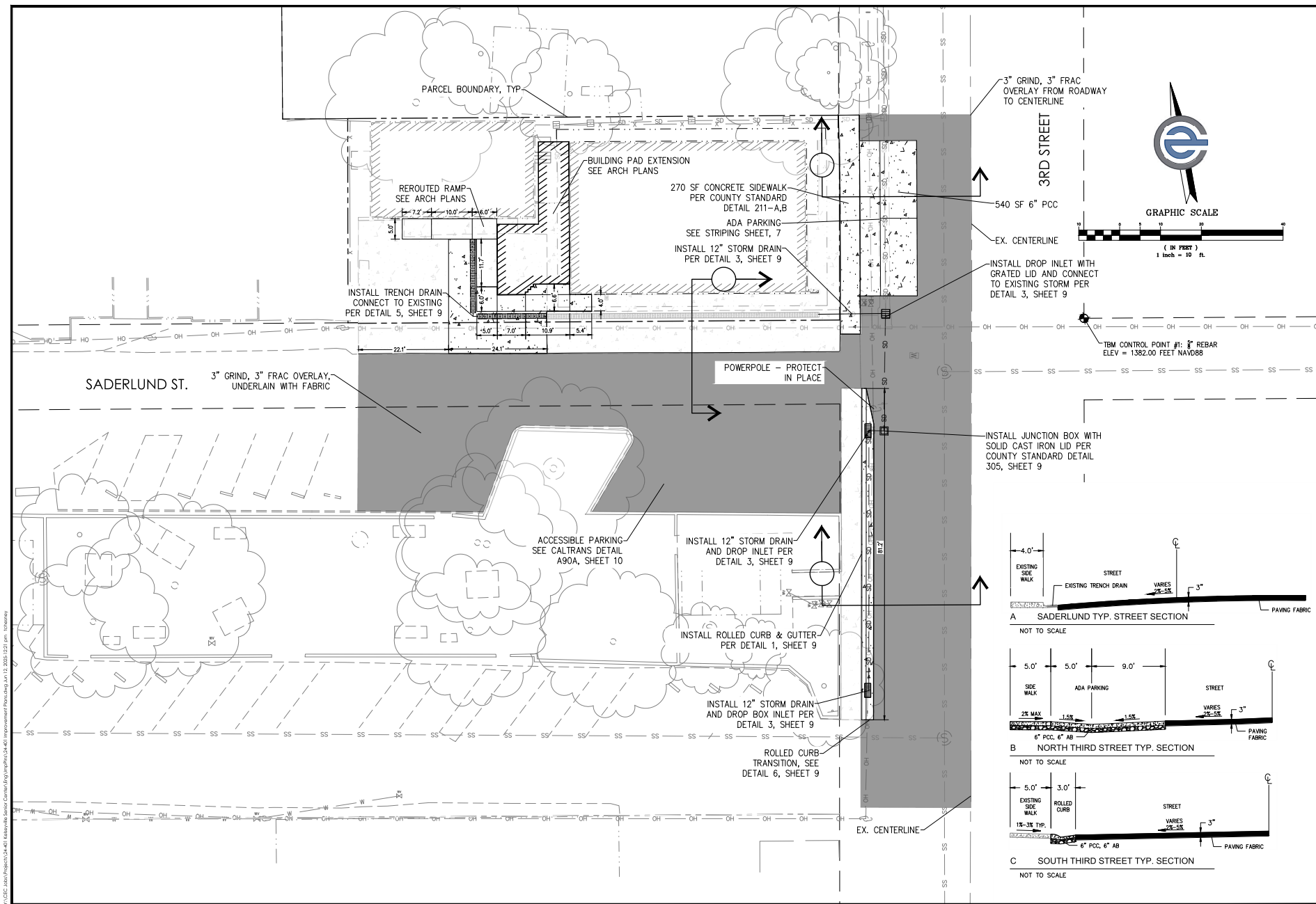
SIGNING, STRIPING AND PAVEMENT MARKINGS STANDARD NOTES

- 1. CONTRACTOR SHALL NOTIFY THE COUNTY DEPARTMENT OF PUBLIC WORKS OF CONTRACTOR'S INTENT TO PLACE ANY PAVEMENT MARKER, TRAFFIC STRIPE, PAVEMENT MARKING, AND PAVEMENT LAYOUT LINES... 2. ALL LAYOUT WORK IS TO BE PERFORMED BY THE CONTRACTOR AND SHALL BE FIELD APPROVED BY THE COUNTY ENGINEER... 3. PAVEMENT MARKERS AND TRAFFIC STRIPE DETAIL REFERENCE NUMBERS ARE SHOWN ON CALTRANS STANDARD PLANS A20-A, A20-B, AND A20-C... 4. ROADSIDE SIGNS SHALL BE AS SHOWN ON THE PLANS... 5. SIGN PANELS SHALL CONFORM TO THE CURRENT CALTRANS SIGN PANEL SPECIFICATIONS... 6. LOCATIONS OF ALL SIGNS SHALL BE AS SHOWN ON THE PLANS... 7. SIGN PANELS SHALL BE MOUNTED ON METAL OR WOOD POSTS... 8. MARKERS AND DELINEATORS SHALL BE AS SHOWN ON THE PLANS... 9. LOCATION OF ALL MARKERS AND DELINEATORS SHALL BE AS SHOWN ON THE PLANS... 10. TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE AS SHOWN ON THE PLANS... 11. ALL PAVEMENT MARKINGS, INCLUDING STOPBARS, EDGE LINES, CENTER LINES, AND ALL CHANNELING LINES... 12. THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL CONFORM TO THE PROVISIONS OF SECTION 84-2... 13. THERMOPLASTIC MATERIAL SHALL BE APPLIED AT A MINIMUM THICKNESS OF 0.125 INCH... 14. PAVEMENT MARKERS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 85... 15. EXISTING PAINTED/THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS WHICH CONFLICT WITH THE NEW TRAFFIC STRIPING AND PAVEMENT MARKING PLANS... 16. EXISTING RAISED PAVEMENT MARKERS WHICH CONFLICT WITH THE NEW TRAFFIC STRIPING AND PAVEMENT MARKING PLAN...

PRESERVATION OF SURVEY MONUMENTS

- 1. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS... 2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST TO RESET ANY SURVEY MONUMENTS DAMAGED BY CONTRACTOR'S PERSONNEL.

Project information and logos. Includes: PROJECT NUMBER 24-401, COUNTY OF LAKE, NOTES, KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS, SHEET C2 OF C10. Logos for CALIFORNIA ENGINEERING AND LAND SURVEYING FUNDING PROGRAM ADMINISTRATION and CALIFORNIA ENGINEERING AND LAND SURVEYING. Includes a 'DRAFT' stamp.



3RD STREET

3" GRIND, 3" FRAC OVERLAY FROM ROADWAY TO CENTERLINE

540 SF 6" PCC

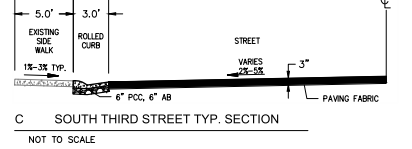
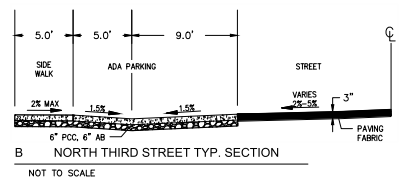
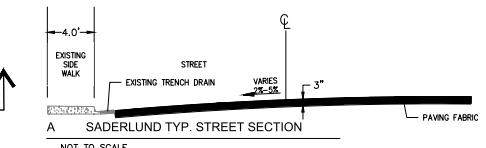
EX. CENTERLINE

INSTALL DROP INLET WITH GRATED LID AND CONNECT TO EXISTING STORM PER DETAIL 3, SHEET 9

SADERLUND ST.

3" GRIND, 3" FRAC OVERLAY, UNDERLAIN WITH FABRIC

TM CONTROL POINT #1: 6" REBAR
ELEV = 1382.00 FEET NAVD88



NO.	DATE	DESCRIPTION

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CHECKED BY: [Signature]

DRAFT

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CONSTRUCTION
CALIFORNIA ENGINEERING COMPANY, INC.
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COUNTY OF LAKE

OVERALL SITE PLAN

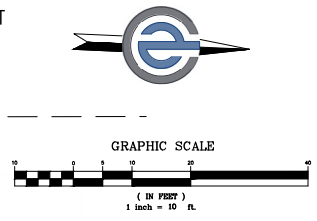
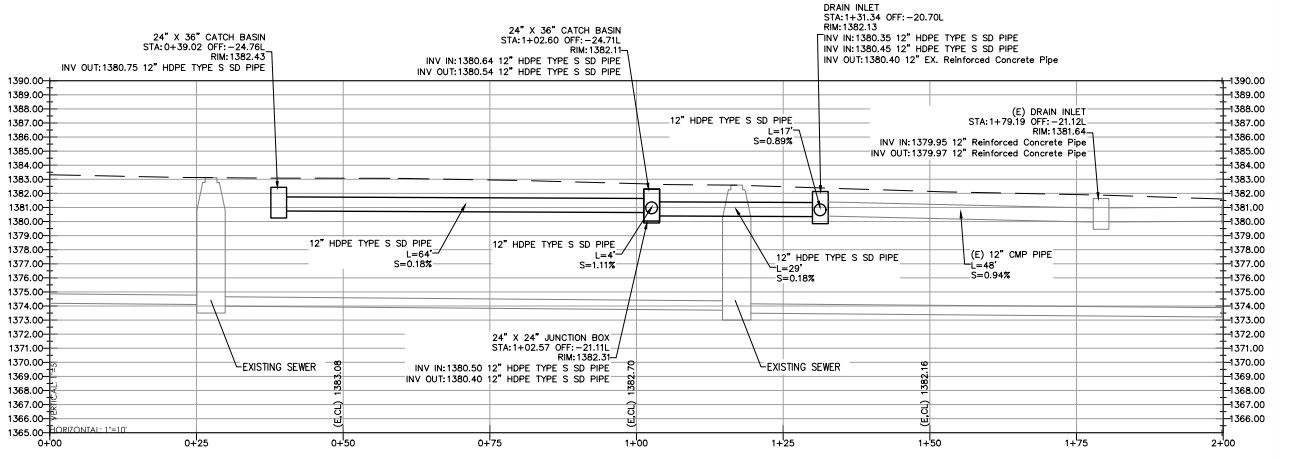
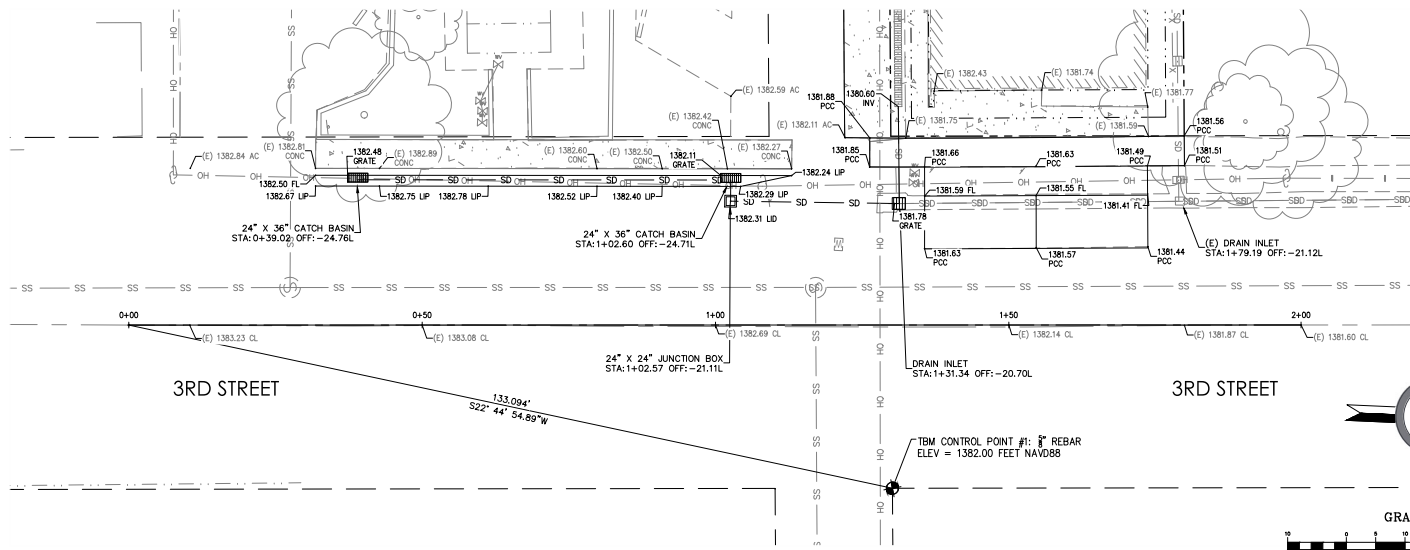
KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER
24-401

SHEET
C4 OF C10

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 Jacob
 24-401 - Kelseyville Senior Center

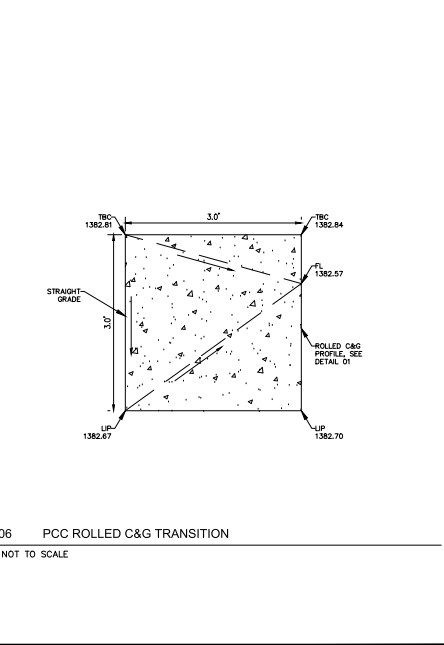
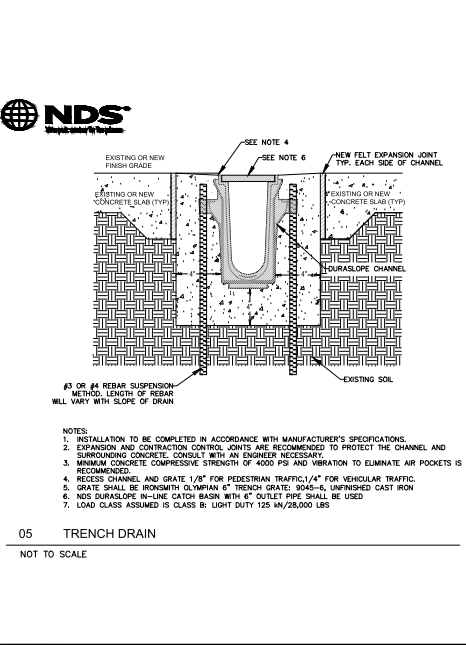
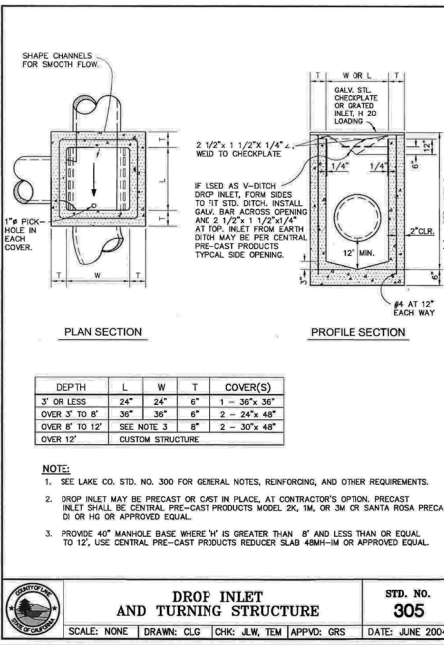
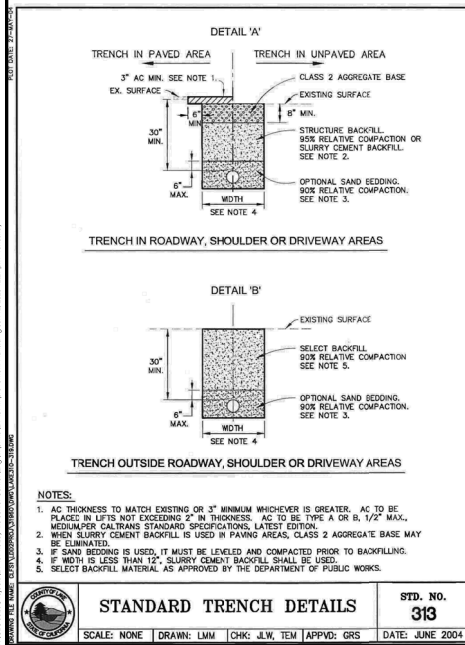
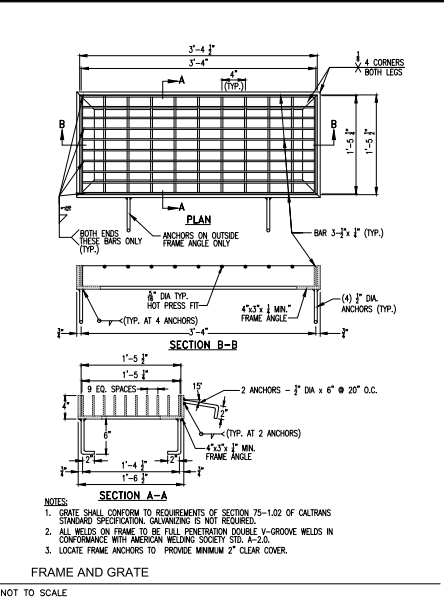
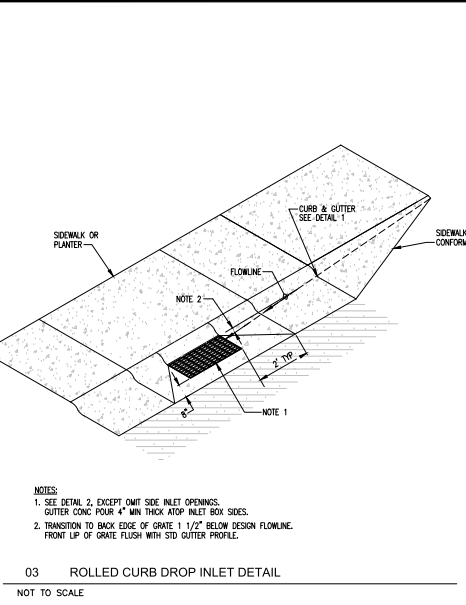
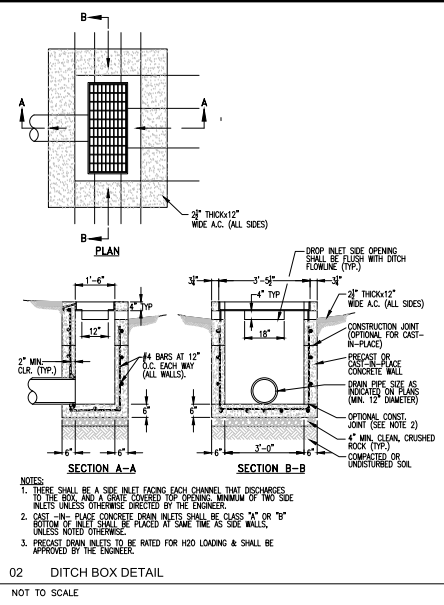
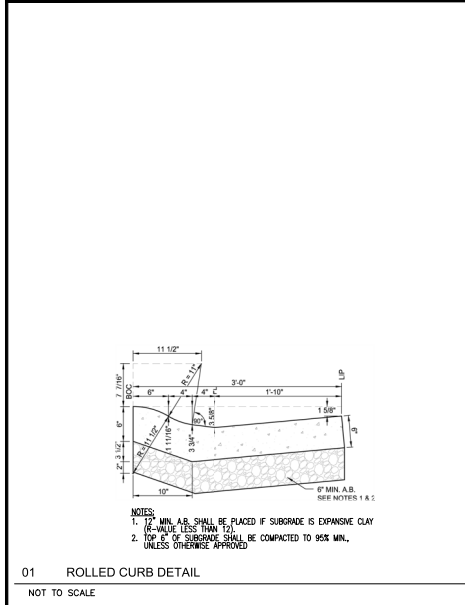
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PROJECT NUMBER	COUNTY OF LAKE	DESCRIPTION
24-401	GRADING & UTILITY PLAN	
SHEET C6 OF C10	THIRD STREET	
	KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS	
	CALIFORNIA ENGINEERING COMPANY, INC.	
	1110 Civic Center Blvd., Suite 405 Vallejo, CA 95693 (925) 751-6592 Office	
	DATE: 6/12/2025	NO. DATE
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COMPTON INC. www.comptont.com

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COUNTY OF LAKE
DETAILS

PROJECT NUMBER
24-401

SHEET C9 OF C10

Prepared For:
LAKE COUNTY
 1511 FORBES STREET
 LAKEPORT, CA 95453
 APN: 024-083-08

Consultants:
STRUCTURAL ENGINEER
 Hewitt Consulting Group
 1521 Starr Drive Suite B
 Yuba City, CA 95999
 (830) 787-0881

CIVIL ENGINEER
 California Engineering Company
 1110 Civic Center Blvd. Suite
 404 Redwood City, CA 94063
 (650) 751-6952

TITLE 24
 6501 TITLE 24
 654 OAKLAND AVE
 OAKLAND, CA 94611
 (925) 474-4789

FIRE SUPPRESSION
 TORFORCA PLUMBING INC.
 4205 MAIN STREET
 KELESEYVILLE, CA 94641
 (925) 278-4000

GENERAL CONTRACTOR
 ACCEPTING BIDS
 ADDRESS:
 CITY:
 PHONE:

Project No.: 14-09
 Designed By: Endemic Architecture
 Drawn & Checked By: JCT / CTJ
 Issue Date: 08/10/2020

Revision	No.	Description	Date



Stamp:
SYNTAX

SYMBOLS

SYM-WIN used for window identification	DATUM used for work point, and elevation point	SYM-DATUM-R used for elevation datum @ RIGHT SIDE OF DRAWING	CALLOUTS used for area and detail call-outs	FIN-KEY used for finish keynotes (when used), fill in with 2 digit material abbreviation & 1 or 2 digit # (ex: wd-3 = wood 3, pt-10 = paint 10)	BREAK LINES used for all break lines
SYM-DOOR used for door identification	SYM-GRID used for grid bubble for both vertical and horizontal	SYM-DATUM-L used for elevation datum @ LEFT SIDE OF DRAWING	CL used for centerlines	SYM_INT used for interior elevation indication w/ SYM_INT	ROOM NAME used for room name
SYM-BUB used for section & ext. elevation w/ SYM-ARW-EL or SYM-ARW-SC	KEYNOTE used for keynotes	SYM-SPOT spot elevations - section/elevation	SYM-INT_ARW4 used for interior elevation indication w/ SYM_INT	SYM-INT_ARW1 used for interior elevation indication w/ SYM_INT	CLG-HT just polylines
SYM-ARW-EL SYM-ARW-SC used for ext. elevation/section w/ SYM-BUB, rotate from insertion point	SYM-WALL used for wall types	SYM-REV used for revision identification (delta)	SYM-CLG Exhaust Fan	 Smoke / Carbon Monoxide Detector	SYM-ROOM used for room name

ABBREVIATIONS

ABV. ABOVE ACCOUST. ACOUSTICAL ADJ. ADJUSTABLE AFF. ABOVE FINISH FLOOR AFG. ABOVE FINISH GRADE AGGR. AGGREGAT ALGN. ALIGN ALUM. ALUMINUM ARCH. ARCHITECT / ARCHITECTURAL BD. BOARD BLDG. BUILDING BLK. BLOCK BLKG. BLOCKING B.O. BOTTOM OF CALC. CALCULATIONS CC. CENTER TO CENTER C.L. CENTER LINE CLG. CEILING CLO. CLOSET CLR. CLEAR CMU CONCRETE MASONRY UNIT CNTR. CENTER COL. COLUMN CONC. CONCRETE CONT. CONTINUOUS C.R.O. CONCRETE ROUGH OPENING CTSK. COUNTERSINK CW. COLD WATER DEPT. DEPARTMENT DIA. DIAMETER DIM. DIMENSION DN. DOWN DW. DISHWASHER DWG. DRAWINGS DWR. DRAWER (E) EXISTING EA. EACH ELEC. ELECTRICAL EQ. EQUAL EXT. EXTERIOR	(F) FUTURE FAR. FLOOR AREA RATIO FC. FINISH CEILING FF. FINISH FLOOR FIN. FINISH FIXT. FIXTURE FP. FIRE PROOFING F.S. FINISH SURFACE FT. FOOT FTG. FOOTING GA. GAUGE GALV. GALVANIZED GD. GARBAGE DISPOSAL GEN. GENERAL GM. GALVANIZED METAL GYP. BD. GYPSUM BOARD HT. HEIGHT HW. HOT WATER INS. INSULATION INT. INTERIOR MANUFAC. MANUFACTURER MAX. MAXIMUM MIN. MINIMUM MISC. MISCELLANEOUS MS. MOTION SENSOR MTD. MOUNTED MTL. METAL (N) NEW N/A. NOT APPLICABLE NTS. NOT TO SCALE O. OVER OC. ON CENTER PLYWD. PLYWOOD PNT. PAINT PSF. POUNDS PER SQUARE PSI. POUNDS PER SQUARE INCH P.T. PRESSURE TREATED PWR. POWER	QTY. QUANTITY R.F.Z. RADIANT FLOOR ZONE (R) REMOVE REF. REFERENCE REQ'D. REQUIRED RM. ROOM REV. REVISION RO. ROUGH OPENING S.A.F. SELF-ADHERING FLASHING SIM. SIMILAR SR. SUPPLY REGISTER STL. STEEL STNSSL. STAINLESS STEEL STRUCT. STRUCTURAL STO. STORAGE SYM. SYMMETRICAL TBD. TO BE DETERMINED TEM. TEMPERED T.O. TOP OF TYP. TYPICAL UON. UNLESS OTHERWISE NOTED W/ WITH W/O WITHOUT WIN. WINDOW WD. WOOD W.P. WATERPROOFING
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TYPICAL MATERIALS

- STONE
- METAL (Detail & large scale only)
- CONT. BLOCKING
- NON-CONT. BLOCKING
- WOOD, FINISH
- PLYWOOD
- INSULATION
- RIGID INSULATION
- TILE (detail)
- CONCRETE
- EARTH
- GRANULAR FILL
- CUT STONE

WALL TYPES

- EXISTING CMU WALL
- NEW CMU WALL
- NEW 2x6 WALL
- NEW 2x4 WALL
- NEW 2x4 WALL W/ TYPE X GYP.BD.

TYPICAL LINE TYPES

- PROPERTY LINE
- GRID LINE
- CUT LINE
- DIMENSION LINE
- OVERHEAD LINE
- BREAK LINE

ARCHITECTURAL CODE NOTES

EQUIPMENT NOTES

1. SEE AS SPEC FOR EQUIPMENT, FINISH, WINDOW, AND DOOR SCHEDULE.
2. EQUIPMENT IS SPECIFIED TO MEET APPLICABLE AND STANDARD STANDARDS.
3. ICE MACHINE LOCATED IN WELL-VENTILATED AND EASILY CLEANABLE AREA.

FOOD STORAGE NOTES

1. GARLOCKES SHALL NOT BE CHANGING CLOTHS IN EVENT CENTER. LOCKERS & COAT HOOKS PROVIDED FOR STORAGE OF PERSONAL BELONGINGS ARE SEPARATED FROM FOOD AND UTENSIL STORAGE.
2. FOOD STORAGE TO BE 6" OFF THE FLOOR, CLEAN AND DRY AND NOT EXPOSED FOOD SPASHES, OILS, VERMIN, OR OTHER SOURCES OF CONTAMINATION.
3. OTHER THAN CLEANERS AND SANITIZERS, WHICH MAY BE STORED IN THE WAREWASHING AREA, ALL CHEMICALS, CLEANING AGENTS, OR OTHER POTENTIALLY PESTICIDIOUS MATERIALS TO BE STORED IN CERTIFIED STORAGE LOCKER ISOLATED FROM FOOD, FOOD HANDLING EQUIPMENT AND UTENSILS, AND ANY FOOD PACKAGING MATERIALS TO PREVENT ACCIDENTAL CONTAMINATION OF FOOD PRODUCTS.
4. DRY STORAGE (95%) ACCOUNTS FOR ~25% OF TOTAL KITCHEN AREA (382sq) VIA DEDICATED AREA FOR 9-TIER WIRE STORAGE RACKS NOT INCL. UNDER-COUNTER DRY STORAGE CABINETS

BUILDING PENETRATION NOTES

1. EXTERIOR WINDOWS/DOORS TO BE WELL-FITTED & SELF-CLOSING.
2. ANY EXTERIOR WINDOWS & DOORS WHICH OPEN TO FOOD PREP AREAS, FOOD STORAGE, & UTENSIL WASHING SHALL BE SCREENED W/ NO LESS THAN 1/8 MESH PER SQUARE INCH.
3. THE MINIMUM DISTANCE BETWEEN THE PASS-THROUGH WINDOW OPENING MAY NOT BE LESS THAN 1'6"
4. THE COUNTER SURFACE OF THE PASS-THROUGH WINDOW MUST BE SMOOTH, EASILY CLEANABLE, FREE OF CHANNELS AND GROOVES, AND NOT HIGHER THAN 3/4" AFF.

SEWER LINE NOTES

1. REFER TO CIVIL DRAWINGS FOR ALL SEWER DETAILS, CALCULATIONS, CONNECTIONS, AND SPECIFICATIONS.
2. CONTRACTOR / BUILDER TO VERIFY ALL HEIGHTS AND SPACING PER MANUFACT. SPECIFICATIONS PRIOR TO INSTALLATION.
3. ALL SINKS AND EQUIPMENT WITH LIQUID WASTE DISCHARGE, WITH THE EXCEPTION OF HAND WASHING AND JANITORIAL SINKS, ARE INDIRECTLY DRAINED TO A FLOOR SINK. SEE SPECS FOR ADDITIONAL INFORMATION AS NEEDED AND COORDINATE WITH ALL OTHER PLANS.
4. PER CURFEIL 114100 DISHWASHING MACHINES MAY BE CONNECTED DIRECTLY TO SEWER LINE IMMEDIATELY DOWNSTREAM FROM A FLOOR DRAIN OR MAY BE DRAINAGE THROUGH AN APPROVED INDIRECT CONNECTION.
5. ALL PLUMBING, ELECTRICAL, AND GAS LINES MUST BE CONCEALED WITHIN BUILDING WALLS, FLOORS, UNDER-FLOOR CRAWL SPACE, AND / OR CEILING WHEN PRACTICABLE OR WITHIN APPROVED CONDUIT AT LEAST 6" OFF THE FLOOR, WHEN CONDUIT OR PIPELINE ENTERS A WALL, CEILING, OR FLOOR, THE OPENING AROUND IT MUST BE TIGHTLY SEALED AND SMOOTH FOR EASY CLEANING AND ALL PIPING MUST BE SLEEVED AND SEALED WHEN ENTERING OR EXITING THE BUILDING ENVELOPE.
6. ALL DRAIN PIPING TO BE CAST IRON OR ABS AND SHALL BE IN STRAIGHT RUNS WITH LONG FITTINGS AT TURNS; MUST SLOPE PER CODE: 3" AND SMALLER @ 1/2" PER FOOT AND 4" AND LARGER @ 1/4" PER FOOT.
7. ALL VTR PENETRATIONS TO BE FLASHED & SEALED WATERTIGHT. EACH VENT PIPE SHALL EXTEND THROUGH ITS FLASHING & SHALL TERMINATE VERTICALLY NOT LESS THAN 6" ABOVE THE ROOF OR LESS THAN 2" ABOVE DIRECTION FROM ANY LOT LINE.
8. EACH VENT THRU ROOF SHALL TERMINATE NOT LESS THAN 10" FROM, OR AT LEAST 3' FROM, OR NOT LESS THAN 3' ABOVE, ANY OPERABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 2" ABOVE DIRECTION FROM ANY LOT LINE.
9. VENT SIZES TO BE 1 1/2" MIN. FOR ALL NEW PLUMBED FIXTURES BUT NOT LESS THAN 1/2 THE DIAMETER OF REQUIRED DRAIN DIAMETER, AND NOT TO EXCEED FIXTURE ULT LIMITS PER CODE.
10. PROVIDE 2" WALL CLEAN OUT @ ALL SINKS.
11. MIN. SLOPE OF ALL HORIZONTAL DRAIN PIPES TO BE 1/4" PER FOOT.

GREASE INTERCEPTOR SIZE (KEYNOTE NO. 36)

$$18 \times 18 \times 12^{(2)} \text{ (3)} = 11.684 \times \sqrt{231 + 50 \times 75 + 38 \times 2m} \sqrt{\text{FPM}} \text{ (2)}$$

WATER LINE NOTES

1. WATER SEWER LINES ARE SEPARATELY. ACTUAL LINE PATHS TO BE PER PLUMBING CONTRACTOR. CONTRACTOR TO VERIFY ALL FUTURE STUB HEIGHTS & SPACING PER MANUFACT. SPECIFICATIONS PRIOR TO ROUGH-IN INSTALLATION. ALL WATER PIPING TO BE TYPE "C" COPPER OR PEX AND TO RUN IN STRAIGHT LINES.
2. ALL WATER LINES IN BUILDING ARE 1/2" INSULATION. STUBS OUTSIDE ARE 1/2" EXCEPT AT ICE MACHINE (3/4"). NEW HOT WATER PIPES ARE TO BE INSULATED IN ACCORDANCE W/ TITLE 24 SECTION 120.3(6) AND CCC SECTION 699.12.3 REQUIRING A MINIMUM WALL THICKNESS EQUAL TO THE DIAMETER OF THE PIPE BEING INSULATED.
3. UNDERGROUND LINES TO BE MON-TOUCH SCH40 PVC (COLD) & SCH40 CPVC (HOT); CHANGE TO 40 FOR ABOVE GROUND.
4. HAND WASHING SINKS SHALL HAVE COLD WATER PROVIDED FROM A COMBINATION FAUCET OR WATER FROM A PREMIXING FAUCET WHICH SUPPLIES WARM WATER FOR A MINIMUM OF TEN (10) SECONDS WHICH BOTH HANDS ARE FREE FOR WASHING.
5. MOP SINK TO BE PROVIDED WITH HOT & COLD WATER AND BACKFLOW PREVENTION DEVICE AS REQUIRED ON MOP AREA FAUCET. MOP HOOKS MOUNTED TO WALL ABOVE MOP SINK. PIP UP TO 4" ON WALLS TANGENT TO MOP SINK.
6. HOT WATER TO BE SUPPLIED AT A MINIMUM TEMPERATURE OF 120°F FROM ALL FAUCETS EXCEPT HAND WASHING SINKS WHICH MUST BE SUPPLIED WITH WARM WATER BETWEEN 100-108°F IF THE TEMPERATURE IS NOT READILY ADJUSTABLE AT THE FAUCET.
7. HOT WATER PIPES ARE TO BE INSULATED IN ACCORDANCE W/ TITLE 24 SECTION 120.3(6).
8. ALL PLUMBING, ELECTRICAL, AND GAS LINES MUST BE CONCEALED WITHIN BUILDING WALLS, FLOORS, UNDER-FLOOR CRAWL SPACE, AND / OR CEILING WHEN PRACTICABLE OR WITHIN APPROVED CONDUIT AT LEAST 6" OFF THE FLOOR, WHEN CONDUIT OR PIPELINE ENTERS A WALL, CEILING, OR FLOOR, THE OPENING AROUND IT MUST BE TIGHTLY SEALED AND SMOOTH FOR EASY CLEANING.
9. POTABLE WATER LINES TO BE CLEANED IN ACCORDANCE WITH MOST RECENT WSC STANDARDS AND TESTED PER CODES.
10. COMMERCIAL-GRADE WATER HEATER IS TO BE CAPABLE OF CONSTANTLY SUPPLYING HOT WATER OF AT LEAST 120° F TO ALL SINKS, HAND LAVATORIES & OTHER CLEANUP FACILITIES.
11. TO ENSURE AN INDIRECT CONNECTION, AN AIR GAP MUST BE PRESENT BETWEEN THE DISCHARGE PIPE OF THE HOT WATER HEATER AND THE DRAIN OF THE MOP SINK OR FLOOR DRAIN.
12. SINK BIBS TO HAVE BACKFLOW PREVENTER

SANITATION NOTES

1. HAND WASHING SINKS CENTRALLY LOCATED BETWEEN PREP AREA & WAREWASHING AREA, AND NOT >20' FROM OTHER.
2. SOAP & SINGLE-USE SANITARY TOWELS SHALL BE PROVIDED IN PERMANENTLY INSTALLED DISPENSERS AT HAND WASHING SINKS.
3. JANITORIAL SINK IS OF NON-POROUS STAINLESS STEEL AND IS LOCATED 50 AS NOT TO CONTAMINATE FOOD STORAGE AREAS, UTENSILS, OR EQUIPMENT.
4. IN THE WAREWASHING AREA, AN AREA IS PROVIDED FOR SCRUBING UTENSILS AND EQUIPMENT AS NEEDED.
5. ANY DISPLAY OF UNPACKAGED FOOD OR UTENSILS SHALL BE SHIELDED SO AS TO INTERCEPT A DIRECT LINE BETWEEN A CUSTOMER'S MOUTH AND THE FOOD OR UTENSILS ON DISPLAY.
6. GARBAGE AND WASTE GREASE SHALL BE DISPOSED INTO ADEQUATE, WATERPROOF, NONABSORBENT ROCKET PROOF CONTAINERS WITH CLOSE-FITTING LIDS.
7. WALLS AND CEILING SHALL BE DURABLE, EASILY CLEANABLE, IMPERVIOUS TO GREASE AND MOISTURE AND CAPABLE OF WITHSTANDING EXPECTED IMPACTS.
8. FLOORS, WALLS, AND CEILING OF RESTROOM SHALL BE SMOOTH, NONABSORBENT, AND EASILY CLEANABLE.
9. TOILET TISSUE PAPER SHALL BE PROVIDED IN A PERMANENTLY INSTALLED DISPENSER AT EACH TOILET.
10. RESTROOM SHALL BE SEPARATED FROM OTHER AREAS BY A WELL-FITTED, SELF-CLOSING DOOR THAT PREVENTS THE PASSAGE OF FLEES, DUST, OR ODORS.
11. RESTROOM SHALL BE VENTED TO THE OUTSIDE AIR BY MEANS OF SCREENED OPERABLE WINDOW, AIR SHAFT, OR SWITCH-ACTIVATED EXHAUST FAN CONSISTENT WITH THE REQUIREMENTS OF LOCAL CODES.

BUSINESS HOURS NOTES

1. EXIST. EGRESS DOORS SHALL REMAIN READILY OPENABLE FROM THE EGRESS SIDE W/O THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. DOOR-OPENING HARDWARE TO BE CENTERED BETWEEN 3" & 44" ABOVE FLOOR.
3. THE MAX. EFFORT FOR BOTH INTERIOR & EXTERIOR DOORS IS 5 LBS.
4. A READILY VISIBLE & DIGNIFIED SIGN IS TO BE POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOORS STATING: **THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.** THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTIVE BACKGROUND.

EXHAUST FAN GENERAL NOTES

1. ALL AIR CONVEYANCE SYSTEMS INCLUDING DUCTWORKS CONNECTIONS SHALL BE SEALED W/ UL LISTED MATERIALS ONLY AS PER CALIFORNIA CODE SEC 124(4) & 2019 CMR 602.1 & 609.10.
2. EXHAUST FANS VENTING THROUGH THE ROOF TO BE A MIN. OF 10" AWAY FROM ROOFS, OCCUPIED SPACES, & 25' AWAY FROM AN OUTSIDE AIR INTAKE PER 407.2.1, 407.2.2.
3. FIRE EXTINGUISHER PLACEMENT PER FIRE DEPARTMENT DIRECTION TO BE DETERMINED AT FINAL INSPECTION.

ROOF PLAN GENERAL NOTES

1. ALL ROOFING TO BE CLASS 1. MIN. PER CBC TABLE 1505.1 FOR TYPE II-B CONSTRUCTION. ASPHALT SHINGLES TO COMPLY WITH ASTM D3482 OVER PLYWOOD DECKING AND 30# UNDERLAMENT COMPLIANT W/ CBC 1507.1.1 1507.5.3 (ASTM D209, D1970, D4889 & D6737). CLASS 1 & 2 ROOF ASSEMBLIES AND ROOF COVERINGS REQUIRED TO BE TESTED IN ACCORDANCE WITH ASTM E1010 OR UL 790.
2. UNDESIGNED TO BE INSTALLED PER CBC 1907.1.1(1) (SOME CORROSION RESISTANT FASTENERS 1/2" GRID AT SIDE LAPS AND 6" AT SIDE AND END LAPS. INSULATION PER CBC SECTION PRODS AND TO BE AIR IMPERMEABLE W/ TAPE) / SEALED JOISTS AND SEAMS.
3. FLASHING A COUNTER FLASHING TO BE CORROSION RESISTANT AND INSTALLED PER MANUF. SO AS TO PREVENT WATER FROM ENTERING WALL OR ROOF THROUGH JOINTS. VALLEY FLASHING TO BE CORROSION RESISTANT AND SHALL EXTEND NOT LESS THAN 6" FROM CENTERLINE EACH WAY AND HAVE A SPLASH OVERHIBR NOT LESS THAN 2" HIGH AT THE FLOW LINE FORMED AT POINT OF THE FLASHING.
4. MECHANICALLY ATTACHED OR ADHERED ROOF COVERINGS TO RESIST DESIGN WIND LOAD PRESSURES IN ACCORDANCE W/ SEC. 1609.5.2 (UL580)
5. ALL FASTENERS FOR ROOFING AND METAL SHALL BE CORROSION RESISTANT PER CBC PRODS 2.5 & 1507.4.3(1). FASTENERS TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
6. EACH VENT PIPE SHALL EXTEND THROUGH ITS FLASHING & SHALL TERMINATE VERTICALLY NOT LESS THAN 6" ABOVE THE ROOF NDR. LESS THAN 12" FROM ANY VERTICAL SURFACE, AND ALL VTR PENETRATIONS TO BE FLASHED & SEALED WATERTIGHT.
7. EACH VENT THRU ROOF SHALL TERMINATE NOT LESS THAN 10" FROM, OR AT LEAST 3' FROM, OR NOT LESS THAN 3' ABOVE, ANY OPERABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 2" ABOVE DIRECTION FROM ANY LOT LINE.
8. VENT SIZES TO BE 1.5" MIN. FOR ALL NEW PLUMBED FIXTURES BUT NOT LESS THAN ONE-HALF THE DIAMETER OF THE REQUIRED DRAIN DIAMETER PER CODE, AND NOT TO EXCEED FIXTURE ULT LIMITS PER CODE.
9. ALL DOWNSPOUTS AND DRAIN DRAINS TO BE CONNECTED TO STORM DRAIN SYSTEM
10. WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAINS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED 2 INCHES ABOVE THE LOW POINT FOR THE ROOF, OR OVERFLOW SUPPERS HAVING THREE TIMES THE SIZE OF THE ROOF DRAINS AND HAVING A MIN. OPENING HEIGHT OF 4" MAY BE INSTALLED IN THE ADJACENT PARAPET WALLS WITH THE INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.
11. OVERFLOW ROADS SHALL DISCHARGE TO AN APPROVED COLLECTION AND SHALL NOT BE CONNECTED TO ROOF DRAIN LINES.

DETECTABLE WARNING GENERAL NOTES

1. COLOR SAFETY LOCATIONS (PER CALIFORNIA CODE 19010.3) IN VISUAL CONTRAST OF AT LEAST 70% & ADJACENT WALKING SURFACES FOR FULL SURFACE OF CURB RAMP W/ SLOPE <1:15
2. BASE DIAMETER: 0.4-0.52" / TOP DIAMETER: 0.45-0.47"
3. HEIGHT: 0.2 INCHES (5)
4. CENTER TO CENTER SPACING: 2.5-2.4" / BASE-TO-BASE SPACING: 0.85 INCHES
5. DIFFERENCE FROM ADJACENT SURFACES IN RESILIENCY OR SOUND ON CANE CONTACT
6. CURB HEIGHTS: EXTEND 30 INCHES IN THE DIRECTION OF TRAVEL
8. ISLANDS OR CUT-THROUGH MEDIANS: 36 INCHES MIN. DEPTH

HEATING & COOLING DUAL ZONE MINI-SPLIT (WALL MOUNTED INTERIOR UNITS)

OUTDOOR UNIT: FUJITSU AIRSATE A+ SERIES 13AJ045RSLRZT (45,000 BTU) W/ ECONOMIZER; LINESET 1/4" x 3/8" RPT
INDOOR UNITS: FUJITSU M+ SERIES 12AJ045RSLRZT (45,000 BTU) / 20B2320V-CE61 (187-233V)

LIGHTING AND FIXTURE NOTES

1. SPECIFICATIONS APPLICABLE TO FLOOR STORAGE AREAS
2. 20-FOOT CANDLES (1FC = 10.76L = 215 LUMENS); APPLICABLE AT (A) CONSUMER SELF-SERVICE AREA, (B) WHEREVER FRESH PRODUCE OR PPE-PACKAGED FOODS ARE SOLD OR OFFERED FOR CONSUMPTION; (C) HAND WASHING, WAREWASHING, EQUIPMENT, AND UTENSIL STORAGE, AND TOILET ROOMS.
3. 50-FOOT CANDLES (50L LUMENS); APPLICABLE AT (A) WHERE EMPLOYEES WORK WITH FOOD, UTENSILS, OR EQUIPMENT SUCH AS KNIVES, SLIDERS, GRINDERS, SAWS, AND EMPLOYEE SAFETY IS A FACTOR; (B) IN ALL AREAS AND ROOMS DURING PERIODS OF CLEANING.
4. SHATTER PROOF COVERS INSTALLED OVER LIGHTS IN FOOD PREPARATION AREAS, ROOMS STORING UNPACKAGED FOOD, UTENSIL STORAGE AREAS, AND DISHWASHING AREAS.
5. ALL ROOM LIGHTING TO BE HIGH EFFICIENCY PER CA ENERGY CODE 150.0(K)(1). LIGHTS IN BATHROOM & KITCHEN SHALL BE MIN. 40 LUMENS PER WATT PER 1-24 SEC 150(K)(1) AND TO BE ON MOTION SENSOR SWITCHES
6. EXTERIOR LIGHTS TO BE ON DEDICATED TIMER.

DESIGN REQUIREMENTS FOR MINIMUM QUANTITIES OF OUTDOOR AIR / AIR EXCHANGE

EVERY SPACE IN A BUILDING SHALL BE DESIGNED TO HAVE OUTDOOR AIR VENTILATION ACCORDING TO ITEM 1 OR 2 BELOW.

A. PUBLIC SPACES

1. NATURAL VENTILATION:

NOT APPLICABLE

2. MECHANICAL VENTILATION, PUBLIC AREAS:

EACH SPACE SHALL BE NATURALLY VENTILATED UNDER ITEM 1 ABOVE SHALL BE VENTILATED WITH A MECHANICAL SYSTEM CAPABLE OF PROVIDING AN OUTDOOR AIR RATE NO LESS THAN THE LARGER OF:

A. THE CONDITIONED FLOOR AREA OF THE SPACE TIMES THE APPLICABLE VENTILATION RATE FROM CALIFORNIA CODE OF REGULATIONS, TITLE 24 PART 6, TABLE 120.1.4-A

MECHANICAL AIR CALCULATION PER TABLE 120.1.4-A

EVENT HALL & HALL: 1305P X 150CM = 195CM²

OFFICE & LOBBY: 305P X 150CM = 45CM²

KITCHEN: 355P X 100CM = 35CM²

KITCHEN: 355P X 100CM = 35CM²

B. 15cm³ PER PERSON TIMES THE EXPECTED NUMBER OF OCCUPANTS. FOR MEETING THE REQUIREMENT IN SECTION 120.1(B)(2) FOR SPACES WITHOUT FIXED SEATING, THE EXPECTED NUMBER OF OCCUPANTS SHALL BE EITHER THE EXPECTED NUMBER SPECIFIED BY THE BUILDING DESIGNER OR ONE-HALF OF THE MAXIMUM OCCUPANT LOAD ASSUMES FOR EGRESS PURPOSES IN THE CBC, WHICHEVER IS GREATER. FOR SPACES WITH FIXED SEATING, THE EXPECTED NUMBER OF OCCUPANTS SHALL BE DETERMINED IN ACCORDANCE WITH THE CBC.

MECHANICAL AIR CALCULATION PER EXPECTED OCCUPANTS W/ NON-FIXED SEATING:

$$153 \text{ Occupant Load} / 2 = 76.5 \times 15 \text{cm} = 1.143 \text{cm}^3$$

B. KITCHEN

TYPE 1 GREASE HOOD (REPLACED IN KITCHEN):

GREASE HOOD MUST EXTEND 6" MIN. BEYOND EQUIPMENT BELOW PER CODE. COMBUSTIBLE MATERIALS MUST BE 18" MIN. FROM HOOD. USE TYPE "C" OYF (B). AT CEILING, AIR VELOCITY PRODUCTS SHALL BE NOT LESS THAN 100 FPM AND MUST BE SUBSTANTIALLY SEALED WITH WELDED OR HEAT RESISTANT SEAL. DOWNDRAFT TO DUCT @ 2" PER MIN. FOOT TOWARDS COLLECTION POINT W/ CLEANOUT AND MUST EXTEND 1'6" ABOVE ROOF OR 40" ABOVE IF THE EXHAUST FLOW IS DIRECTED UPWARDS. TERMINATION SHOULD BE AT LEAST 10' AWAY FROM PROPERTY LINES, ADJACENT BUILDINGS, AND FRESH AIR INTAKE. ELECTRICAL DISCONNECT (BCL, LIGHTS) IS REQUIRED. 200V - 15AMP CIRCUIT. MAKE-UP AIR TO BE PROVIDED AT A RATE EQUAL TO EXHAUST VIA CONTINUOUS FRESH AIR INTAKE AND MECHANICAL SUPPLY (SEE REQ.)

HOOD CFM = 100cfm/min 100,000cuft = 24,000cuft/hr = 100,000 / 100 = 1000CFM / 60 = 16.67CFM

MECHANICAL VENTILATION, KITCHEN:

THE CONDITIONED FLOOR AREA OF THE SPACE TIMES THE APPLICABLE VENTILATION RATE FROM CALIFORNIA CODE OF REGULATIONS, TITLE 24 PART 6, TABLE 120.1.4-A

MECHANICAL AIR CALCULATION PER TABLE 120.1.4-A

EVENT HALL & HALL: 1305P X 150CM = 195CM²

OFFICE & LOBBY: 305P X 150CM = 45CM²

KITCHEN: 355P X 100CM = 35CM²

KITCHEN: 355P X 100CM = 35CM²

CA MECHANICAL CODE SECTION 120.1(B)(2) DESIGN REQUIREMENTS FOR MINIMUM QUANTITIES OF OUTDOOR AIR

A. EACH SPACE VENTILATED UNDER CRITERIA B ABOVE SHALL BE VENTILATED WITH A MECHANICAL SYSTEM CAPABLE OF PROVIDING AN OUTDOOR AIR RATE NO LESS THAN

B. THE CONDITIONED FLOOR AREA OF THE SPACE & THE APPLICABLE VENTILATION RATE FROM TABLE 120.1.4-A

LOCAL EXHAUST CALCULATION PER TABLE 120.1.4-A

KITCHEN = 355P X 100 CM = 35CM² MIN MIN FAN (2)

CONTINUOUS FRESH AIR SUPPLY: 150' SQ FT = 750CM² (2)

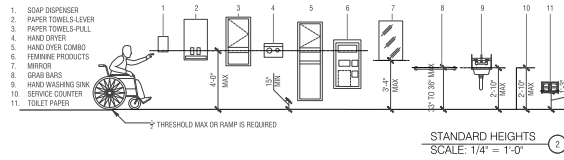
POWER PLAN GENERAL NOTES

1. RECEPTACLES TO BE PLACED 16" TO VERT. CENTER LINE A.F.F. U.O. O.
2. RECEPTACLES AT COUNTER TO BE 42.5" A.F.F. TO C.L. OF VERTICAL OUTLET, AND 48" MAX BETWEEN ALL COUNTERS.
3. METAL CONDUIT TO BE HELD 3/4" OFF CONC. BLOCK WALL WITH METAL CLIPS & 6" AFF PER CODE
4. ALL DEDICATED EQUIPMENT RECEPTACLE TO BE SIZED AND LOCATED (HEIGHT AND CENTERED) PER MANUFAC.
5. KITCHEN OUTLETS TO BE ON 20AMP CIRCUITS (SOLAR PREFERRED).
6. ELECTRICAL SUB-CONTRACTOR TO BE RESPONSIBLE FOR EVALUATING THE REQUIRED ELECTRICAL SERVICE POWER FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS. ALL NEW ELECTRICAL ITEMS TO BE UL-RATED.

BUILDING ACCESSIBILITY NOTES (SEE ALSO PD, AD 03 (NEXT))

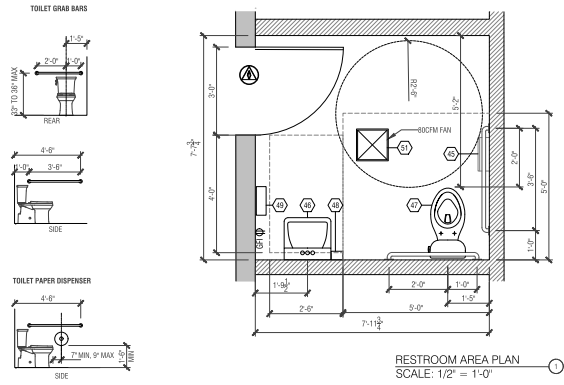
1. PSE & FLOOR COUNTERS TO COMPLY WITH CBC 119.2.2.3 (ELEVATORS) & 119.2.2.5 (FOOD SERVICE LINES)
2. COUNTERS SHALL COMPLY WITH C0119.707.2 CLEAR SPACE REQUIREMENTS FOR PARALLEL APPROACH (20" MAX CLEAR SPACE).
3. COUNTERS SHALL COMPLY WITH C0119.707.3 FOR OPERABLE PARTS, IF NEC.
4. COUNTERS SHALL COMPLY WITH C0119.707.2 CHARACTER DISPLAY ON SCREENS IF NEC.
5. COUNTERS SHALL COMPLY WITH C0119.707.3 FOR PSE DEVICES
6. COUNTERS & ISLES SHALL COMPLY WITH C0119.804.1 AND MAINTAIN A 30" LONG X 34" MAX HEIGHT CLEAR SPACE FOR PARALLEL APPROACH (OR 30" X 2 FOR FORWARD APPROACH)
7. DOOR SWINGS SHALL COMPLY WITH CBC 1118. TABLE 404.2.4.1 & 404.2.4.2 WHERE NEC.
8. THE MAX. EFFORT FOR BOTH INTERIOR & EXTERIOR DOORS IS 5 LBS PER CBC 119.404.2.9
9. EGRESS DOORS SHALL REMAIN READILY OPENABLE FROM THE EGRESS SIDE W/ THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE ALSO BUSINESS HOUR NOTES.
10. AISLES SERVING BOTH SIDES SHALL BE 44" (3'8") WIDE MIN. PER CBC 119.403.5.1
11. THRESHOLDS SHALL NOT BE > 3/4" OR SHALL REQUIRE A RAMP
12. PER CBC 303.1.1 AN OCCUPANT LOAD - 50 SHALL BE CONSIDERED 1/4" OCCUPANCY TYPE.
13. PER CBC 411. OCCUPANCIES WITH AN OCCUPANT LOAD OF > 50 INCLUDING EMPLOYEES AND CUSTOMERS SHALL HAVE TWO TOILET FACILITIES DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME.
14. PER CBC TABLE 1106.2.1 AN OCCUPANCY LOAD OF > 49 REQUIRES TWO EXITS.
15. PER CBC TABLE 1106.2.1 THE MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE IN AN "A" ASSEMBLY WITH TWO EXITS SHALL BE 100' FOR SPRINKLED BUILDINGS AND 90' FOR UNSPRINKLED BUILDINGS.
16. PER CBC TBL. SEC. 3229 THE TOTAL WIDTH OF EXITS IN FEET MUST BE AT LEAST THE OCCUPANT LOAD DIVIDED BY 50, AND DIVIDED EQUALLY AMONG THE EXITS.

*SEE OCCUPANCY AND EGRESS CALCULATION ON TITLE PAGE.



RESTROOM ACCESSIBILITY NOTES

1. W.C. ADJUSTER (WC) GRAB BAR BELOCING & BRACING PER CBC 119-809.10.7.3 AS FOLLOWS:
- 1.1 W.C. ADJUSTER TO SIDE WALL: GRAB BAR REINFORCEMENT TO BE ON BOTH SIDES OR ONE SIDE & BACK; REINFORCEMENT AT BACK SHALL BE 2"X4" 3" MIN. & 3" MAX. A.F.F. W/ REINFORCEMENTS 8" MIN. HIGH & BACKING TO BE 40" MIN. LONG.
- 1.2 W.C. ADJUSTER TO LAVATORY, CABINETS, WING WALLS, OR PRIVACY WALLS: REINFORCEMENT TO BE 3" LONG & INSTALLED AT SIDE WALL OF W.C. TO BE 2"X4" 3" MIN. 3" MAX. A.F.F. W/ REINFORCEMENTS 10" MAX. FROM REAR WALL & EXTEND 30" MIN. IN FRONT OF THE W.C. GRAB BAR REINFORCEMENT SHALL BE 8" MIN. HIGH.
2. SIDE GRAB BAR: 42" LONG MIN.; 1/2" MAX. FROM REAR WALL; EXTEND 5/8" MIN. FROM REAR WALL W/ FRONT END 24" MIN. IN FRONT OF THE W.C. PER CBC 119-804.5.1
3. REAR GRAB BAR: 30" LONG MIN.; EXTEND 12" MIN. FROM W.C. CENTERLINE ON ONE SIDE AND 24" MIN. FROM W.C. PER CBC 119-804.5.2
4. LAVATORIES W/O BASE CABINET TO BE INSTALLED W/ CENTERLINE 18" MIN. FROM ADJOINING WALL TO ALLOW FORWARD APPROACH PER CBC 119-809.10.8.1
5. REID CLEANER AROUND W.C. PERMITTED TO OVERLAP GRAB BARS, DISP. SANITARY DISPOSAL, CLOTHS, ACCESSIBLE ROUTES, CLEAR AREA, CLEARANCES REQ'D AT OTHER FIXTURES, AND TURNING SPACE. NO OTHER FIXTURES TO BE WITHIN REQ'D SPACE PER CBC 119-804.3.2, 50"X60" AREA IN FRONT OF W.C. PER CBC 119-804.8.1.2
6. PER CBC 119-404.2.7 DOOR HANLES, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS TO COMPLY WITH SEC. 119-309.4. HANDLE TO BE 34" MIN. & 44" MAX. ABOVE FINISH FLOOR AND BE EQUIPPED WITH SELF-CLOSING MECHANISM.
7. DOOR & HARDWARE PER CBC 119-404.8.1.2 & 8.04.2.2
8. DOOR PULL PER CBC 119-404.2.7 (BOTH SIDES)



DISCREPANCY NOTES

1. DISCREPANCIES WITHIN DIMENSIONS ON ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND REVENDED WITHIN THE LIMITS OF THE CODE AND PER FABRICATOR MEANS & METHODS.
2. ANY DIMENSIONAL DISCREPANCIES FOUND BY FABRICATOR THAT EXISTING BETWEEN FIELD CONDITIONS AND DRAWINGS THAT REDUCE THE DIMENSION VALUE TO THE ANNOTATED VALUES, SECTIONS, ELEVATIONS, OR DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.

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REGISTERED ARCHITECT
CLARK
THOMAS
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10/17/2022
STATE OF CALIFORNIA

The CODE NOTES

A 0.02

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Revised Per 24-08-2024

EXTERIOR MATERIALS

KEYNOTE 1
DIV. 03 - CONCRETE SLAB
SEE STRUCT., SMOOTH TROWEL FINISH AT OFFICE & STORAGE AREAS PER PLAN

KEYNOTE 2
DIV. 04 - STANDARD CMU BLOCK
8" X 8" X 16" REGULAR BLOCK; USE 3/8" MORTAR JOINT W/ CONCAVE POITING. PAINT SHERWIN WILLIAMS EXTRA WHITE, SATIN (SW 7006).

KEYNOTE 3
DIV. 04 - PROJECTED BLOCK @ TOWER
ANGELUS (OR APPROVED ALTERNATE) "PROJECT BLOCK" PRECISION 9" X 8" X 16" BLOCKS PER TOWER BLOCK LAYOUT IN ARCH. DWGS. PAINT SHERWIN WILLIAMS EXTRA WHITE, SATIN (SW 7006).

KEYNOTE 4
DIV. 07 - METAL ROOFING
TAYLOR METAL PRODUCTS 22GA. 1-PANEL W/ NARROW BATTEN, 16" NOMINAL WIDTH W/ 1" SNAP-LOCK BATTENS, TERRA COTTA (SR-43). INSTALL PER MANUFAC. UL790 CLASS A FIRE RATED & UL2128 CLASS 4 IMPACT (HAH) RATED, OR APPROVED EQUAL.

KEYNOTE 5
DIV. 06 - FASCIA AT OVERHANG
HARDEE SOFFIT, NON-VENTED SMOOTH OR APPROVED EQUAL. PAINT WHITE, SHERWIN WILLIAMS EXTRA WHITE, SATIN (SW7006).

KEYNOTE 6
DIV. 06 - SOFFIT
HARDEE SOFFIT, NON-VENTED SMOOTH OR APPROVED EQUAL. PAINT WHITE, SHERWIN WILLIAMS EXTRA WHITE, SATIN (SW7006).

KEYNOTE 7
DIV. 05 - COPING
24GA GALVANIZED STEEL, PNT. TBO TO MATCH ROOF COLOR.

KEYNOTE 8
N/A

ENVELOPE

KEYNOTE 9
DIV. 07 - BLOCK WALL INSULATION
SPRAY-IN BLOCK-CORE INSULATION ALL NEW & EXISTING AREAS; ACHIEVE R-21 ALL EXTERIOR WALLS PER TITLE 24.

KEYNOTE 10
DIV. 07 - ROOF INSULATION
OWENS CORNING FOAMULAR NGX THERMAPIK 4" XPS RIGID FOAM INSULATION OVER EXISTING WOOD ROOF PLANKS (BLACK PRINT SIDE TO FACE DOWN PER MANUFAC.) AND SEAL ALL SEAMS AND EDGES TO BE AIR IMPERMEABLE; ACHIEVE R-20 PER TITLE 24 ENERGY CODE. REF. STND: ASTM C516, ASTM D1621, ASTM C203, ASTM C272, ASTM E96, ASTM D2126, ASTM E84, ASTM D2863, ASTM E238, ASTM E119, ASTM E108 TYPE-ASTM 578 TYPE IV, UL U-197, UL 1256 AND CA QUALITY STND. HUD-UM #71A, OR APPROVED EQUAL.

KEYNOTE 11
DIV. 07 - WATERPROOFING MEMBRANES
METAL ROOF
TRI-BUILT CLASS A WOVEN WOVEN WRAP OR APPROVED EQUAL. ASTM D5261, ASTM D828, ASTM E96, ASTM E96, ASTM D779, ASTM E84

KEYNOTE 12
DIV. 07 - ROOF BOARD
3/8" DENSDECK PRIME ROOF BOARD, OR APPROVED EQUAL OVER INSULATION.

KEYNOTE 13
OMITTED

KEYNOTE 14
DIV. 07 - GUTTER
TAYLOR METALS 24GA 4X4" BOX GUTTER W/ GUTTER HANGERS AS REQ'D., PNT. TO MATCH ROOF

KEYNOTE 15
DIV. 07 - DOWNSPOUT
TAYLOR METALS 24GA 3"X3" BOX DOWNSPOUT, PNT. TO MATCH WALL.

KEYNOTE 16
N/A

KEYNOTE 17
N/A

INTERIOR FINISHES

KEYNOTE 18
DIV. 08 - PASS-THRU WINDOW ROLL-UP
COOKSON BETWEEN-JAMB ROLLING COUNTER DOOR UNIT, MODEL ESC20, STAINLESS STEEL; OR APPROVED EQUAL.

KEYNOTE 19
DIV. 09 - FLOOR (LOBBY, EVENT HALL, HALL)
MATTER SURFACES, PARADOOR MODULAR ONE OVERSIZE TILE: MARBLE-EOS WHITE OR EQUAL.

KEYNOTE 20
DIV. 09 - CEILING (LOBBY, EVENT HALL, HALL)
GYP.BD. LEVEL 4 FINISH, 2 COAT SEMI-GLOSS PER FINISH SCHEDULE

KEYNOTE 21
DIV. 09 - FLOOR (OFFICE, STORAGE)
CONC. SLAB, SMOOTH TROWEL FINISH S.O.G.

KEYNOTE 22
DIV. 09 - FLOOR (KITCHEN, RESTROOMS)
3/4" POURED EPOXY W/ 3/8" INTEGRAL COVE UP TO 4" PER CODE; COLOR TO BE GRAY, COLOR SPEC. TBD.

KEYNOTE 23
DIV. 09 - CEILING (KITCHEN, RESTROOMS)
MOISTURE RESISTANT GYP.BD.

KEYNOTE 24
DIV. 09 - FRP WALLS (KITCHEN, RESTROOMS)
MARLITE STANDARD FRP, OR EQUAL. INSTALL PER MANUFAC. INSTRUCTIONS

KEYNOTE 25
DIV. 09 -WET-RATED GYP.BD.
WET-RATED GYP.BD. / PURPLE WALL, OR SIM, TO BE USED AT ALL WET LOCATIONS WHERE FRP IS APPLIED TO FRAMED WALLS IN KITCHEN AND RESTROOMS.

KEYNOTE 26
DIV. 11 - TRAY COUNTER
AMGOOD 18" X 48" STAINLESS STEEL WALL MOUNTED FOLDING WALL SHELF (X4)

KEYNOTE 27
DIC. 09 - SUSPENDED CEILING
USG DRYWALL SUSPENSION SYSTEM, 6-FT. CROSS TEES (DGLW624), CLASS A. INSTALL PER MANUFAC, REFER TO STRUCTURAL.

APPLIANCES & FIXTURES

KEYNOTE 28
DIV. 11 - HALLWAY STORAGE
GLOBAL INDUSTRIAL HEAVY DUTY STORAGE CABINET, 16GA. 48"W X 24"D X 84"H, LOCKING.

KEYNOTE 29
DIV. 11 - THREE COMPARTMENT SINK (EXISTING)
EXISTING 72" X 24" X 34" W/ (2) 18" DRAIN BOARDS 3-COMP SINK WITH SPRAY FAUCET TO BE RELOCATED.

KEYNOTE 30
DIV. 11 - COMMERCIAL DISHWASHER (EXISTING)
EXISTING 24" X 24" COMMERCIAL DISHWASHER WITH EXISTING ATTACHED 46" DRAIN BOARD.

KEYNOTE 31
DIV. 11 - RANGE OVEN (EXISTING)
EXISTING 60" SOUTHBEND 5-SERIES S60AD-2G/T 6-BRUNER, 1 STANDARD, 1 CONVECTION OVEN GAS GRILL, 236BTU.

KEYNOTE 32
DIV. 11 - FOOD WARMERS (EXISTING)
EXISTING 56" X 30" FOOD WARMER; REUSE & RELOCATE PER PLAN.

KEYNOTE 33
DIV. 22 - HAND WASHING SINK
KROWNE HS-30L 12"W HAND SINK W/ SIDE SPLASH GUARDS W/ 9"W X 9"L X 5"D BOWL; FAUCET - 4" CENTER WALL MOUNT W/ 0.5GPM AERATOR AND 1.5" STAINLESS STEEL DRAIN & DRAIN OUTLET. SUPPLY WITH 3/8" HOT AND COLD. COMPLIANT WITH NSF/ANSI/CAN 61-Q-1, ASME A112.8.1, NSF/ANSI 112.19.3 / CSA B45.4, NSF2 OR APPROVED EQUAL.

KEYNOTE 34
DIV. 10 - KITCHEN HAND TOWEL DISPENSERS
BOBRICK ADA COMPLIANT SURFACE MOUNTED PAPER TOWEL DISPENSER, STAINLESS STEEL SATIN FINISH. MODEL #B-9262 OR APPROVED EQUAL.

KEYNOTE 35
DIV 11 - 2-COMPARTMENT PREP SINK (EXISTING)
EXISTING 74" X 24" X 34" TWO-COMPARTMENT PREP SINK WITH DECK MOUNTED SWIVEL FAUCET, DRAIN BOARDS EACH SIDE

KEYNOTE 36
DIV. 22 - GREASE TRAP
JAY R. SMITH MFG. CO. 8010 GREASE INTERCEPTOR; 7 GPM / 20LB. OR APPROVED EQUAL.

KEYNOTE 37
DIV. 11 - ICE MACHINE & BIN
ICE-O-MATIC GEM0650A W/ BIN B5PS-KBT19 74DLB PEARL ICE NUGGET ICE MACHINE W/ BIN 510LB STORAGE, 115V. OR APPROVED EQUAL.

KEYNOTE 38
DIV. 11 - REACH-IN FREEZER (EXISTING)
EXISTING TRUE T33F-HC-27" ONE SECTION REACH-IN FREEZER, 115V OR APPROVED EQUAL.

KEYNOTE 39
DIV. 22 - MOP SINK
REGENCY 25" 16-GAUGE STAINLESS STEEL ONE COMPARTMENT FLOOR MOP SINK, 20" X 16" X 12" BOWL. NSF CERTIFIED. OR APPROVED EQUAL.

KEYNOTE 40
DIV. 10 - MOP HANGER
WINCO MHH-5 16" MOP & BROOM RACK. ITEM #225542. GRAY. OR APPROVED EQUAL.

KEYNOTE 41
DIV. 10 - WAREWASHING LOCKABLE METAL CABINET
NOWKOC COMMERCIAL FURNITURE HEAVY-DUTY STORAGE CABINET W/ FIXED SHELVES (30" X 18" X 72"), DENIM BLUE. PRODUCE SKU: NOR-SCL301872-FX-XO-DENIM BLUE. OR APPROVED EQUAL.

KEYNOTE 42
DIV. 22 - FLOOR SINK
JURN FD2375 12" X 12" X 6" CAST IRON FLOOR SINK WITH ACID-RESISTING ENAMEL W/ COVER GRATE, OR APPROVED EQUAL.

KEYNOTE 43
DIV. 22 - MOP SINK FAUCET
REGENCY WALL-MOUNTED MOP SINK FAUCET W/ 6.5" SPOUT W/ 8" O.C. FAUCETS AND VACUUM BREAKER. OR APPROVED EQUAL. \

KEYNOTE 44
DIV. 22 - WATER SOFTENER
3M WATER FILTRATION PRODUCTS; MODEL DP990, PART #56241-02. OR APPROVED EQUAL.

KEYNOTE 45
DIV. 10 - M-RR & W-RR TOILET PAPER HOLDERS
BOBRICK TRIMLINE SERIES SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER, MODEL #B-3588, STAINLESS STEEL W/ SATIN FINISH. ADAD COMPLIANT (MOUNTED 15" AFF TO OPERABLE PART), OR APPROVED EQUAL.

KEYNOTE 46
DIV. 22 - M-RR & W-RR LAVATORIES
GLACIER BAY 19.125" X 15.3125" RECTANGULAR ADA WALL HUNG LAVATORY W/ 4" OC CONTROLS; MODEL #13-0010-ADA, WHITE, ANSI, CSA, IAPMO COMPLIANT, OR APPROVED EQUAL.

KEYNOTE 47
DIV. 10 - M-RR & W-RR TOILETS
TOTO ENTRADA CST244EF (X1) AND CST244EFR (X1) CLOSE COUPLED TOILETS W/ ST243E (LEFT-HAND TRIP X1) AND ST243ER (RIGHT HAND TRIP X1) TANKS. MEETS OR EXCEEDS ASME A112.12.2/CSA B45.1. IAPMO CERTIFIED. ADA COMPLIANT (TRIP LEVER MUST BE ON APPROACH SIDE). OR APPROVED EQUAL.

KEYNOTE 48
DIV. 10 - M-RR & W-RR SOAP DISPENSERS
BOBRICK ADA COMPLIANT SURFACE MOUNTED VERTICAL MANUAL LIQUID SOAP DISPENSER, SATIN FINISH, 40FL. OZ. MODEL #B-2111. OR APPROVED EQUAL.

KEYNOTE 49
DIV. 10 - M-RR & W-RR HAND TOWEL DISPENSERS
BOBRICK ADA COMPLIANT SURFACE MOUNTED PAPER TOWEL DISPENSER, STAINLESS STEEL SATIN FINISH. MODEL #B-9262 OR APPROVED EQUAL.

SYSTEMS

KEYNOTE 50
DIV. 22 - HOT WATER HEATER
RHEEM LIGHT SERVICE COMMERCIAL ELECTRIC , 120GAL. MODEL #: ELD120-D. BREAKER SIZE: 30AMP. OR APPROVED EQUAL.

KEYNOTE 51
DIV. 23 - MEN & WOMEN'S RESTROOM FAN
PANASONIC WHISPER-SENSE DC FAN, 80CFM W/ FLUSH MOUNT GRILLE. MODEL #: FV-0511VQC1L. OR APPROVED EQUAL.

KEYNOTE 52
DIV. 21 - GREASE HOOD FIRE SUPPRESSION
KIDDE FIRE SYSTEMS WHDR WET CHEMICAL SYSTEM, UL & LISTED, ABS APPROVED, DNV APPROVED, OR APPROVED EQUAL.

KEYNOTE 53
DIV. 23 - KITCHEN CONTINUOUS FRESH AIR SUPPLY
CAPTIVEAIRE NON-MECHANICAL EMUA10-F (10" 750CFM) CONTINUOUS FRESH AIR W/ BASE ASSEMBLY, SHAFT, BAFLE, HOOD, AND BIRD SCREEN. OR APPROVED EQUAL.

KEYNOTE 54
DIV. 11 - KITCHEN HOOD, EXHUST, AND MUA SYSTEM
N.A.K.S. 10' X 4' STAINLESS STEEL LOW-CEILING TYPE 1 GREASE HOOD, MODEL# HM-LBMUA 10X38 (NFPA 96, NSF / UL710). 18GA STEEL W/ WELDED TIGHT SEAMS. FILTERS ARE 30" STEEL BAFFLE TYPE W/ UL LISTING AND (2) 100W PRE-WIRED LIGHTS, OR APPROVED EQUAL.

N.A.K.S. UPBLAST EXHAUST FAN, MODEL# 28B 2,016CFM, UL710, NFPA96, OR APPROVED EQUAL.

N.A.K.S. MAKE-UP AIR, MODEL# SF7, 3HP, UL710, NFPA96, UL LISTED, OR APPROVED EQUAL.

KEYNOTE 55
DIV. 23 - MINI-SPLIT OUTDOOR COMPRESSOR
FUJITSU AIRSTAGE J-V SERIES; AOU60RLV4M4 (60,000BTU / 5 TON) W/ ECONOMIZER. (208/230V).LINESET 3/8" X 3 + 3/8". OR APPROVED EQUAL.

KEYNOTE 56
DIV. 23 - 56-A : MINI-SPLIT INDOOR EVAPORATOR_EVENT HALL (2 HEADS)
FUJITSU AIRSTAGE ASUB18TLAV2 (18,000BTU / 1.5 TON) 208/230V-60HZ (187-253V / 32W), OR APPROVED EQUAL.

56-B : MINI-SPLIT INDOOR EVAPORATOR_KITCHEN (1 HEAD)
FUJITSU AIRSTAGE ASUA01KSA1 (14,000BTU / 1.25 TON) 208/230V-60HZ (187-253V / 35W), OR APPROVED EQUAL.

56-C : MINI-SPLIT INDOOR EVAPORATOR_LOBBY(1 HEAD)
FUJITSU AIRSTAGE ASUA91LAV2 (9,000BTU / .75 TON) 208/230V-60HZ (187-253V / 34W), OR APPROVED EQUAL.

KEYNOTE 57
DIV. 21 - SPRINKLERS
SENUI SS51 PENDENT SPRINKLER, FR-RQ 5.6 K-FACTOR; WHITE PAINTED (162-DEG F); SPRAY DIAMETER 26"; OR APPROVED EQUAL.

KEYNOTE 58
DIV. 48 - SOLAR PANELS & BATTERY
DEFERRED SUBMITTAL, TBD.

KEYNOTE 59
DIV. 23 - ENERGY RECOVERY VENTILATOR
FANTECH SER 1300CFM 120V / 10.8AMP /1300W. FANTECH ITEM #: 99278 W/ 12" INSULATED FLEXT DUCT SUPPLY AND 12" FLEXT DUCT RETURN, OR APPROVED EQUAL.

LIGHTING

L1
DIV. 26 - INTERIOR / EXTERIOR SOFFIT LIGHT
HALO RL-SERIES 4-INCH ADJUSTABLE CCT CANLESS IC RATED DIMMABLE INDOOR/OUTDOOR LED RECESSED LIGHT, 1A142-R-DR; SHAPE: ROUND; DESIGN: DIRECT, BEAM SPREAD: 93B. FINISH: WHITE. COLOR TEMP: 27K WARM WHITE. HOUSING: IC-RATED 1 LIGHT. OR APPROVED EQUAL.

L2
DIV. 26 - KITCHEN, DRY STORAGE & WAREWASHING
LITHONIA CONTRACTOR SELECT SURFACE MOUNTED 4FT 40-WATT, 5000LUMEN INTEGRATED DIMMABLE 4000K LED, OR APPROVED EQUAL.

L3
DIV. 26 - EVENT HALL RIDGE BEAM
LIGHT IN THE BOX 3.1.2" DIAMETER SUSPENDED RING LIGHT, LED WARM WHITE, COFFEE FRAME, OR APPROVED EQUAL.

L4
DIV. 26 - EVENT HALL SIDE WALLS
MAXIUM LIGHTING VESPER WALL SCONE. 400LUMEN 3000 (SOFT WHITE) LED; BACKPLATE DIAMETER = 4.75"; FIXTURE = 7" SPHERE. , OR APPROVED EQUAL.

L5
DIV. 26 - THIRD ST. FAÇADE AT DOOR
PROGRESS LIGHTING 18" CYLINDER, BLACK MODERN OUTDOOR LED ALUM. WALL LANTER, MODEL # P-564-31. OR APPROVED EQUAL.

BID ALTS

KEYNOTE 4
ROOF ALT 1: ASPHALT SHINGLES
TAMKO TITAN XT PREMIUM ARCHITECTURAL SHINGLES, OLDE ENGLISH PEWTER, OR APPROVED EQUAL.

KEYNOTE 11
SHINGLE ROOF UNDERLAYMENT ALT.
US3LB FELT UNDERLAYMENT BENEATH BENHAMIN OBDYKE HYDROGAP DRAINABLE HOUSEWRAP OR APPROVED EQUAL.

KEYNOTE 14
GUTTER ALT
FOR SHINGLE ROOF, GIBRALTRAR 4X5" BONDERIZED GUTTER, OR SIM.; PNT. TO MATCH FASCIA.

KEYNOTE 15
DOWNSPOUT ALT.
FOR SHINGLE ROOF, GIBRALTRAR 2" ROUND DOWNSPOUT, OR SIM.; PNT. TO MATCH WALL.

KEYNOTE 19
FLOOR ALT 1 (LOBBY, EVENT HALL, HALL)
LOW PILE CARPET TILES, OR SIM.

KEYNOTE 24
FRP ALT 1
MARLITE SYMMETRIX SMARTSEAM FRP, 6"X3" TILE CONFIGURATION; SATIN FINISH W/ BLACK GROUT

NO KEYNOTE
RAMP TO (E) TRAILER
PREFABRICATED METAL RAMP

EXISTING & OWNER SUPPLIED

KEYNOTE 26_TRAY COUNTER
KEYNOTE 28_HALL STORAGE
KEYNOTE 29_3-COMP. SINK & SPRAY
KEYNOTE 30_DISHWASHER
KEYNOTE 31_RANGE
KEYNOTE 32_FOOD WARMERS
KEYNOTE 35_PREP SINK & FAUCET
KEYNOTE 37_ICE MACHINE
KEYNOTE 38_REACH IN FREEZER
KEYNOTE 41_WAREWASHING CABINET

ALL KEYNOTES ARE WRITTEN WITH "OR APPROVED EQUAL" LANGUAGE, AND THEREFORE SUBSTITUTIONS MAY BE PROPOSED BY BIDDING CONTRACTORS FOR ALL SPECIFIED ITEMS, AND MUST BE ACCOMPANIED BY PRODUCT DATA / SPEC. SHEETS, MANUFACTURER, SIZE, AND COMPLIANCE / REFERENCE STANDARDS.

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Issue Date: 08/16/2024

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Mendocino
STATE OF CALIFORNIA

Title:
KEYNOTES

A 0.03
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CHANGE IN LEVELS

WHERE CHANGES IN LEVEL ARE PERMITTED IN FLOOR OR GROUND SURFACES, THEY SHALL COMPLY WITH 118-303. VERTICAL CHANGES IN LEVEL OF 2" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 2" HIGH MIN. AND 2" HIGH MAX. SHALL BE DEVELOPED WITH A SLOPE NOT STEEPER THAN 1:2.

FLOOR OR GROUND SURFACE (118-306)

FLOOR OR GROUND SURFACES OF A CLEAR SPACE SHALL COMPLY WITH 118-303.3 WITH A MINIMUM DIMENSION OF 3' X 4'. CHANGES IN LEVEL ARE NOT PERMITTED. EXCEPT: SLOPES NOT STEEPER THAN 1:48 (2.08%) SHALL BE PERMITTED. FLOOR OR GROUND SURFACE SHALL BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO ELEMENTS.

WHEELCHAIR APPROACH

ONE FULL UNSTRUCTURED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ADD AN ACCESSIBLE ROUTE OR ADD ANOTHER CLEAR FLOOR OR GROUND SPACE. CLEAR FLOOR OR GROUND SPACE MAY OVERLAP AN ACCESSIBLE ROUTE, UNLESS SPECIFICALLY PROHIBITED ELSEWHERE IN CHAPTER 11B OF THE CBC.

KNEE AND TOE CLEARANCE (118-306)

WHERE SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF THE CLEAR FLOOR OR GROUND SPACE OR TURNING SPACE, THE SPACE SHALL COMPLY WITH 118-306 OF THE CBC. ADDITIONAL SPACE SHALL NOT BE PROHIBITED BENEATH AN ELEMENT BUT SHALL NOT BE CONSIDERED AS PART OF THE CLEAR FLOOR SPACE OR TURNING SPACE.

TOE CLEARANCE

SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9" ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED THE CLEARANCE. THE CLEARANCE SHALL EXTEND 20" MAX. FROM THE ELEMENT. EXCEPT: THE CLEARANCE SHALL EXTEND 10" UNDER LAUNDRYES REQUIRED TO BE ACCESSIBLE BY SECTION 118-213, WHERE CLEARANCE IS REQUIRED AS PART OF THE CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17" UNDER THE ELEMENT, BUT MUST BE 10" MINIMUM UNDER LAUNDRYES REQUIRED TO BE ACCESSIBLE BY CBC SECTION 118-212. THE TOE CLEARANCE SHALL EXTEND 10" MIN. UNDER BUILT-UP DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE BY CBC SECTION 118-226.

ADDITIONAL CLEARANCE SPACE

EXCEEDING GREATER THAN 6" BEYOND THE AVAILABLE KNEE CLEARANCE AT 9" A.F.F. OR GROUND SHALL NOT BE CONSIDERED THE TOE CLEARANCE. TOE CLEARANCE SHALL BE 30" WIDE MIN.

KNEE CLEARANCE

SPACE UNDER AN ELEMENT BETWEEN 9" & 27" ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED THE CLEARANCE. EXCEPT: AT LAUNDRYES REQUIRED TO BE ACCESSIBLE BY CBC SECTION 118-213, SPACE BETWEEN 9" & 20" SHALL BE CONSIDERED KNEE CLEARANCE.

MAXIMUM DEPTH

KNEE CLEARANCE SHALL EXTEND 20" MAX. UNDER AN ELEMENT AT 9" A.F.F. OR GROUND.

MINIMUM DEPTH: WHERE KNEE CLEARANCE IS REQUIRED UNDER AN ELEMENT AS PART OF THE CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11" DEEP MIN. AT 9" A.F.F. OR GROUND, & 8" MIN. AT 27" A.F.F. EXCEPT: AT LAUNDRYES REQUIRED TO BE ACCESSIBLE BY CBC SECTION 118-213, THE KNEE CLEARANCE SHALL BE 27" HIGH MIN. A.F.F. OR GROUND AT A DEPTH OF 8" MIN. INCREASING TO 20" HIGH MIN. A.F.F. AT THE FRONT EDGE OF A COUNTER WITH A BUILT-IN LAUNDRY OR AT THE FRONT EDGE OF A WALL-MOUNTED LAUNDRY FIXTURE. AT DINING & WORK SURFACES REQUIRED TO BE ACCESSIBLE BY 118-226, KNEE CLEARANCE SHALL EXTEND 19" DEEP MIN. AT 27" A.F.F. OR GROUND.

CLEARANCE REDUCTION

BETWEEN 9" & 27" A.F.F. OR GROUND, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1/8" DEPTH FOR EACH 1/4" IN HEIGHT. EXCEPT: THE KNEE CLEARANCE SHALL NOT BE REDUCED AT BUILT-UP DINING & WORK SURFACES REQUIRED TO BE ACCESSIBLE BY 118-226. KNEE CLEARANCE SHALL BE 30" WIDE MIN.

REACH

REACHING FOR ELECTRICAL SWITCHES & CONTROLS INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHT & RECEPTACLE OUTLETS, APPLIANCES, OR COOLING HEATING, & VENTILATION SHALL COMPLY WITH 118-308. EXCEPT THE LOW REACH SHALL BE MEASURE TO THE TOP OF THE ELECTRICAL OUTLET BOX.

ELECTRICAL RECEPTACLE OUTLETS

ON BRANCH CIRCUITS OF 30 AMPERES OR LESS & COMMUNICATION SYSTEM RECEPTACLES SHALL COMPLY WITH 118-308 EXCEPT THE LOW REACH SHALL BE MEASURE TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURE TO THE TOP OF THE OUTLET BOX.

WHERE A FORWARD REACH IS UNSTRUCTURED

THE HIGH FORWARD REACH SHALL BE 48" MAX. & THE LOW FORWARD REACH SHALL BE 15" MIN. A.F.F.

WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION

THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48" MAX. WHERE THE REACH DEPTH IS 20" MAX. WHERE THE REACH DEPTH EXCEEDS 20" THE HIGH FORWARD REACH SHALL BE 48" MAX. & THE REACH DEPTH SHALL BE 20" MAX.

WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT & THE SIDE REACH IS UNSTRUCTURED

THE HIGH SIDE REACH SHALL BE 48" MAX. & THE LOW SIDE REACH SHALL BE 15" MIN. A.F.F. EXCEPT: AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR OR GROUND SPACE & THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 10" MAX.

WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT & THE HIGH SIDE REACH IS OVER AN OBSTRUCTION

THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAX. & THE DEPTH OF THE OBSTRUCTION SHALL BE 48" MAX. FOR A REACH DEPTH OF 10" MAX. WHERE THE REACH DEPTH EXCEEDS 10" THE HIGH SIDE REACH SHALL BE 48" MAX. FOR A REACH DEPTH OF 24" MAX.

FLOORS

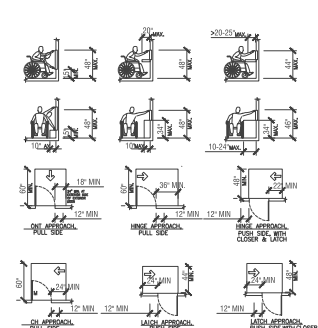
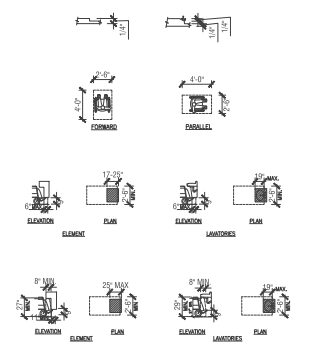
FLOOR OR GROUND SURFACES SHALL COMPLY WITH 118-302. ANY SLOPE SHALL NOT BE STEEPER THAN 1:20 (5%) AND THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2.08%). EXCEPT: CLEARANCES ON COMMON USE CIRCULATION PATHS SHALL BE PERMITTED TO BE DECREASED BY WORK AREA EQUIPMENT PROVIDED THAT THE DECREASE IS ESSENTIAL TO THE FUNCTION OF THE WORK BEING PERFORMED.

THE CLEAR WIDTH OF A WALKING SURFACE

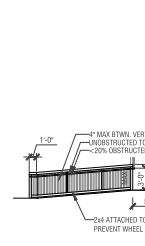
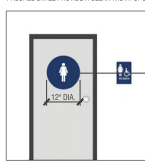
SHALL BE PERMITTED TO BE REDUCED TO 30" FOR A LENGTH OF 2' MAX. PROVIDED THAT THE REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48" LONG MIN. & 30" WIDE MIN. THE CLEAR WIDTH FOR WALKING SURFACES THAT ARE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44". THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MIN. WHEN BECAUSE OF RIGHT-OF-WAY RESTRICTIONS, NATURAL BARRIERS, OR OTHER DISTANT CONDITIONS, THE ENDORSEMENT AGENCIES DETERMINES THAT COMPLIANCE WITH THE 44" CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 30". THE CLEAR WIDTH FOR AISLES SHALL BE 36" MIN. IF SERVING ELEMENTS ON ONLY ONE SIDE, & 44" MIN. IF SERVING ELEMENTS ON BOTH SIDES.

DOORS

DOORS, DOORWAYS, & MANUAL GATES SHALL COMPLY WITH CBC 118-404 AND MAY NOT INCLUDE TURNABLES OR REVOLVING DOORS. DOUBLE LEAF DOORS MUST HAVE AT LEAST ONE LEAF THAT COMPLIES WITH CLEAR WIDTH & MANEUVERING CLEARANCES. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MEASURED BETWEEN THE FACE OF THE OPEN DOOR AND THE DOOR SET WHEN OPENED 90 DEGREES. OPENINGS MORE THAN 24" DEEP SHALL PROVIDE A CLEAR WIDTH OF 30" MIN. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WITH LOWER THAN 48" A.F.F. PROJECTIONS INTO THE CLEAR OPENING WITH BETWEEN 48" & 80" A.F.F. SHALL NOT EXCEED 2". EXCEPT: DOOR CLOSERS & STOPS SHALL BE PERMITTED TO BE 70" MIN. A.F.F. DOORS, DOORWAYS, & GATES NOT PROVIDING FULL USER PASSAGE SHALL PROVIDE A CLEAR WIDTH OF 20" MIN.



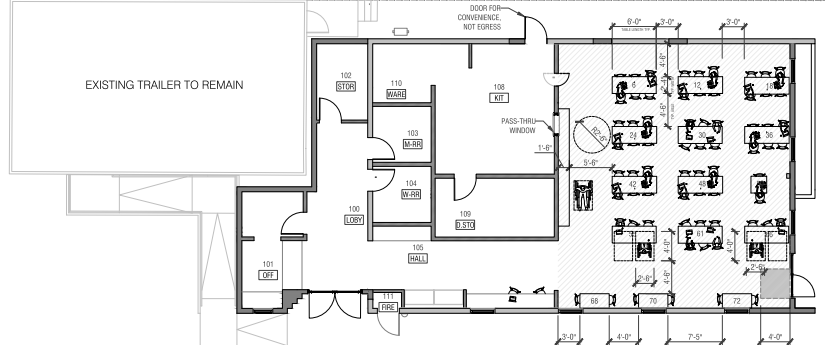
TYPE OF USE	DOOR OR GATE SIDE	PERPENDICULAR TO DOORWAY	MIN. MANEUVERING CLEARANCE (MINIMUM CLEARANCE BETWEEN LATCH & WALL)
FROM FRONT	PULL	60"	60"
	PUSH	48"	48"
FROM REAR SIDE	PULL	60"	60"
	PUSH	44"	44"
FROM LATCH SIDE	PULL	60"	60"
	PUSH	44"	44"



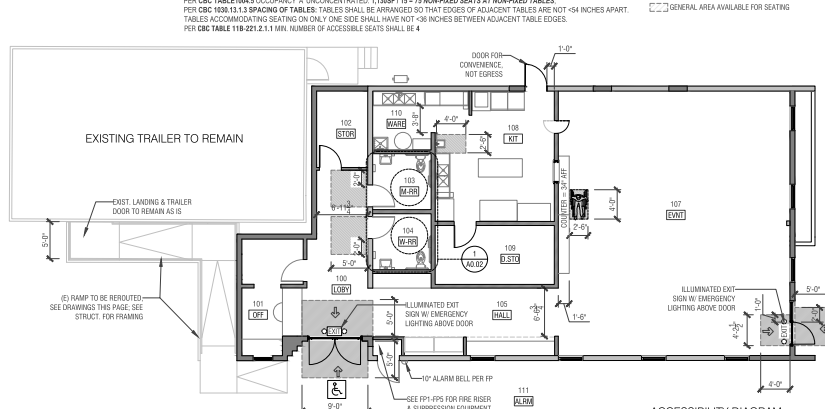
RAMP TYP. LONG SECTION
SCALE: 1/8" = 1'-0"

RAMP CROSS SECTION
SCALE: 1/8" = 1'-0"

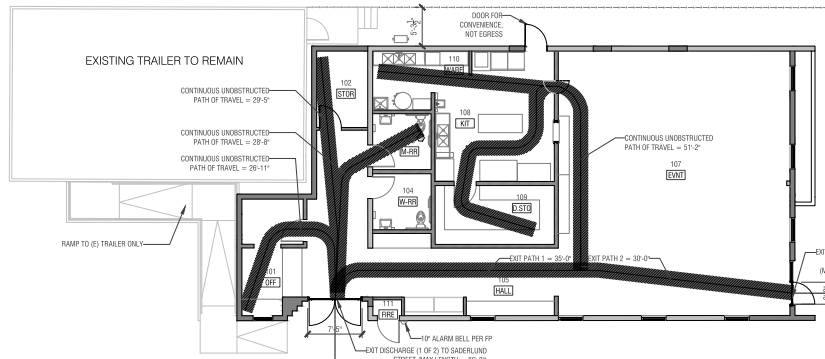
RAMP PLAN
SCALE: 1/8" = 1'-0"



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



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



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

MAX OCCUPANCY: 175 (SEE TITLE PAGE FOR CALCULATION)
PER CBC 108-2.1: THE COMMON PATH OF TRAVEL IS THE DISTANCE MEASURED FROM THE MOST REMOTE POINT IN A SPACE TO THE POINT IN THE EXIT PATH WHERE THE OCCUPANT HAS ACCESS TO TWO REQUIRED EXITS IN SEPARATE DIRECTIONS.
FIRE EXTINGUISHERS TO BE LOCATED PER FIRE MARSHALL AT FINAL INSPECTION.

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PERMIT SET

Prepared For: **LAKE COUNTY**
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LAKEPORT, CA 95453
APR. 02-05-06

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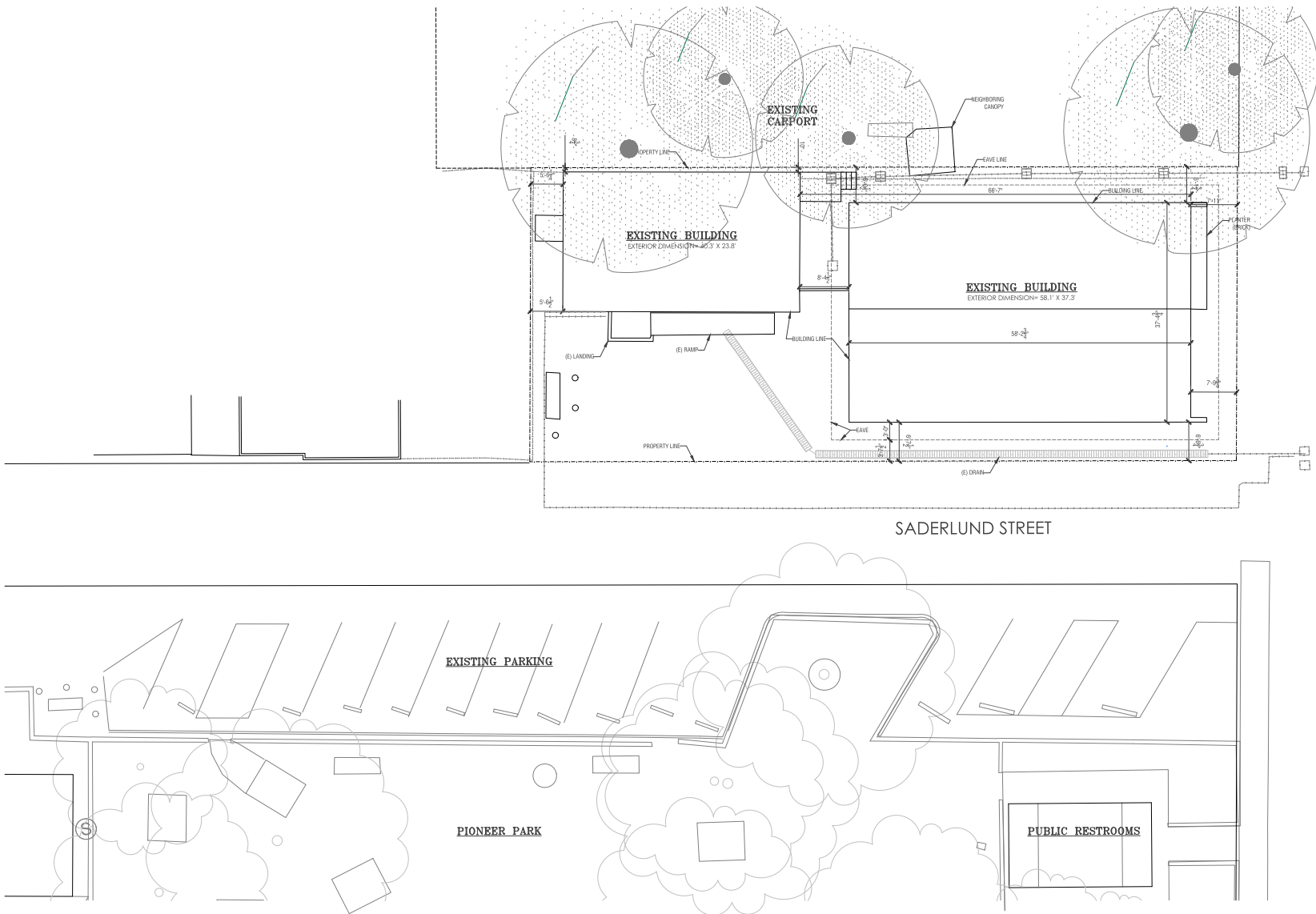
GENERAL CONTRACTOR
ACCEPTING BIDS
ADDRESS:
CITY:
PHONE:

Project No.: 14-08
Designed By: Endemic Architecture
Drawn & Checked By: JCT
Issue Date: 08/10/2009

Rev.	Description	Date

Stamp: **REGISTERED ARCHITECT**
CLARK THENHAUS
C-38874
01/17/2007
KEESLEYVILLE, CA
STATE OF CALIFORNIA

THE CODE DIAGRAMS
A 1.00
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SITE PLAN GENERAL NOTES
 1. REFER TO CIVIL DRAWINGS FOR ALL CIVIL / SITE IMPROVEMENTS

EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"

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Prepared For:
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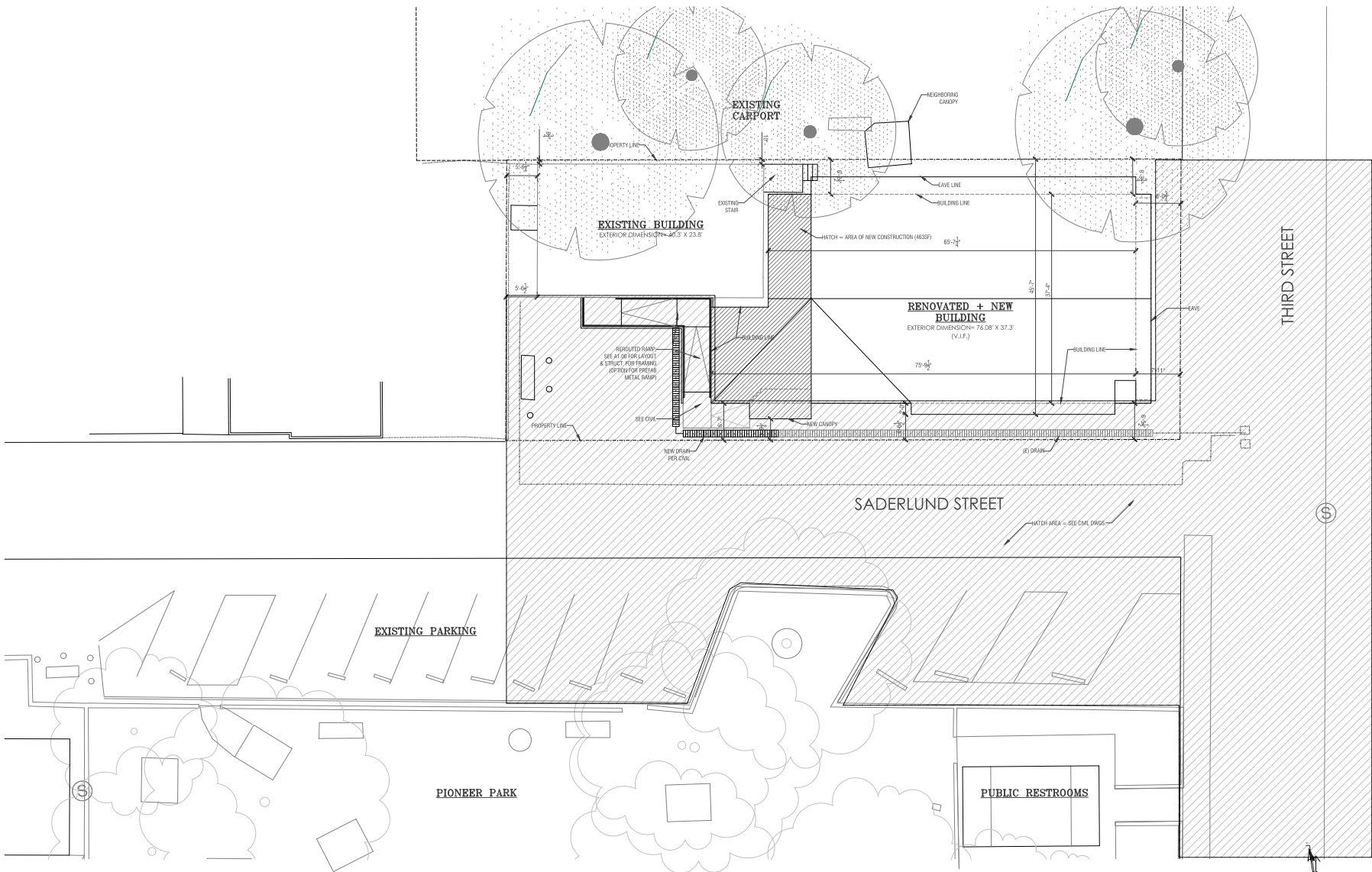
Project No.: 18-09
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 Drawn & Checked By: RY / CT
 Issue Date: 08/10/2023

Revision	No.	Description	Date



File:
(E) SITE PLAN

A 1.01
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SITE PLAN GENERAL NOTES
 1. REFER TO CIVIL DRAWINGS FOR ALL CIVIL / SITE IMPROVEMENTS

NEW SITE PLAN
 SCALE: 1/8" = 1'-0"

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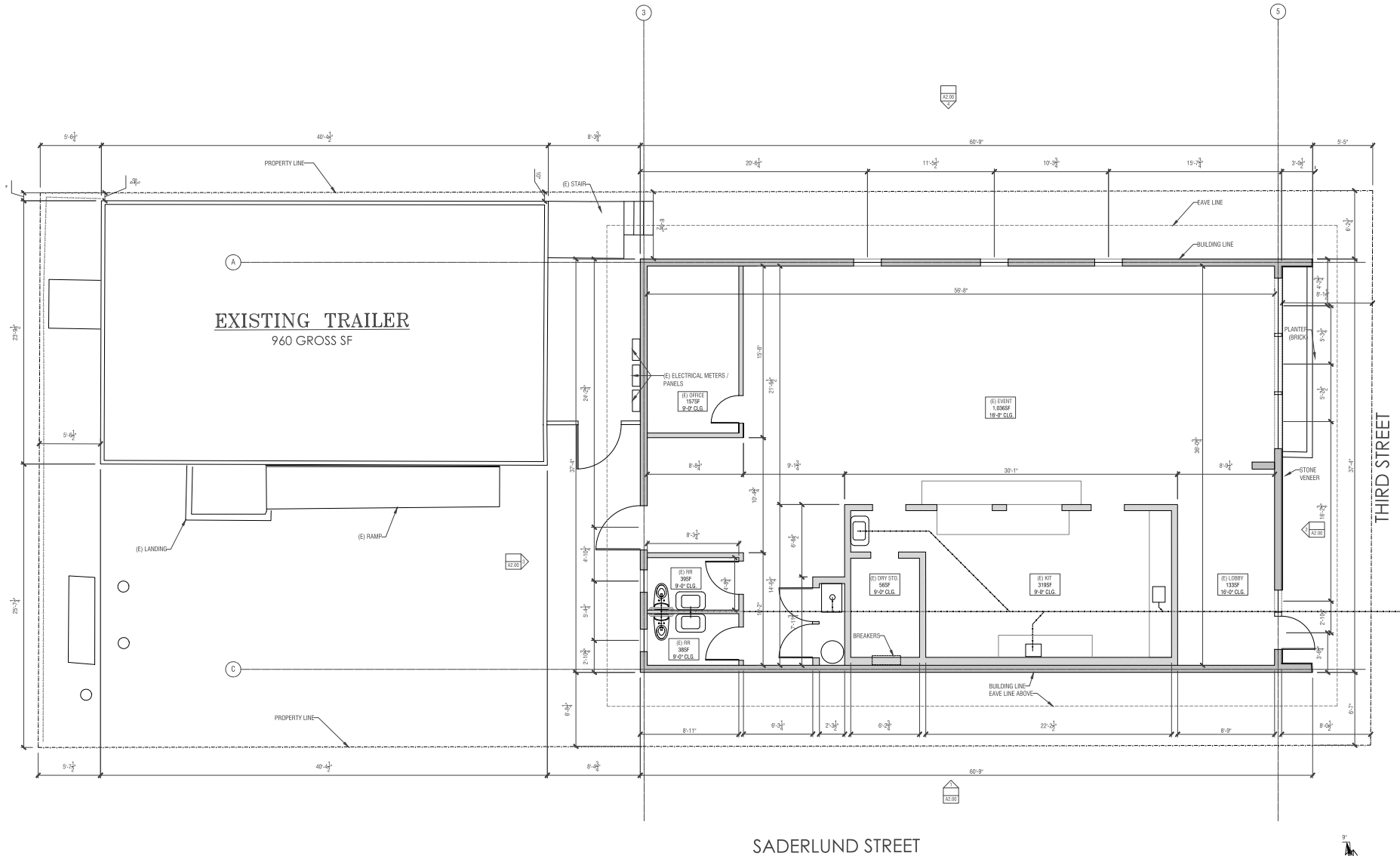
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TYPE: **NEW SITE PLAN**

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- (E) FLOOR PLAN GENERAL NOTES**
1. KITCHEN AND RESTROOMS ARE NOT IN FULL COMPLIANCE WITH APPLICABLE CODES. SEE PROPOSED PLANS FOR RENOVATION, COMPLIANCE, AND CODE NOTES.
 2. EXISTING EVENT HALL BUILDING = 2,181 GROSS SF
 3. EXISTING CLASSROOM TRAILER IS TO REMAIN AS IS. EXTERIOR ACCESS RAMP TO BE RE-ROUTED.

EXISTING FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 (E) CMU WALL
 (E) PARTITION WALL



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THE EXISTING FLOOR PLAN

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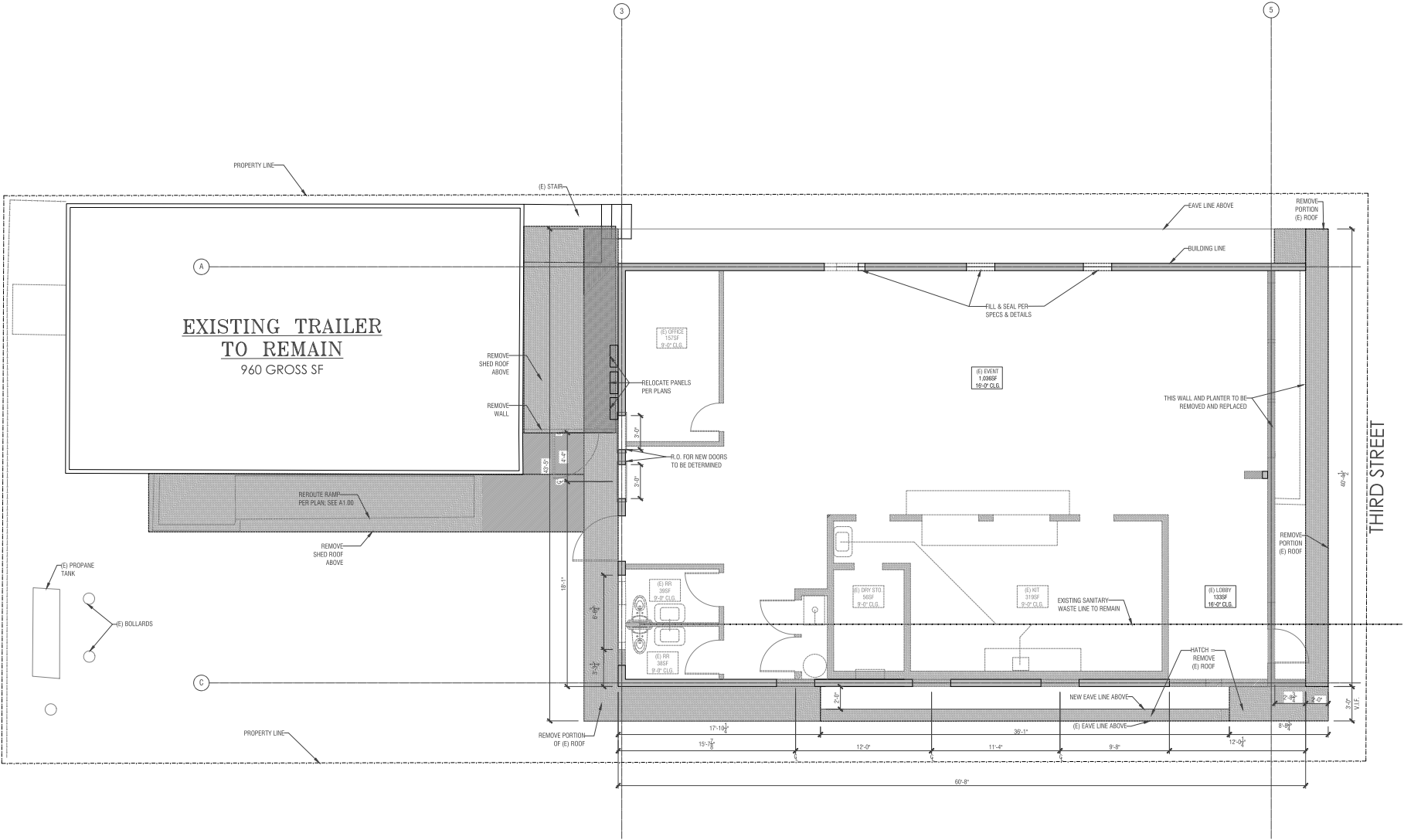
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Title: **DEMOLITION PLAN**

A 1.04

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EXISTING TRAILER
TO REMAIN
 960 GROSS SF

SADERLUND STREET

THIRD STREET

- DEMOLITION PLAN GENERAL NOTES**
- THE FOLLOWING KITCHEN EQUIPMENT IS TO BE PRESERVED DURING DEMOLITION AND STORED FOR RE-INSTALLATION IN THE RENOVATED KITCHEN:
 - 3-COMPARTMENT WASHWASHING SINK
 - DISHWASHER & TRAY SLIDE
 - 2-COMPARTMENT PREP SINK
 - 72" x 36" PREP TABLES
 - 2-COMPARTMENT FOOD WARMER
 - READY-TO-FREEZE
 - ICE MACHINE AND BIN
 - 60" STOVE
 - REFER TO GENERAL NOTES ON TITLE PAGE.

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

(E) CMU WALL
 DEMOLISH



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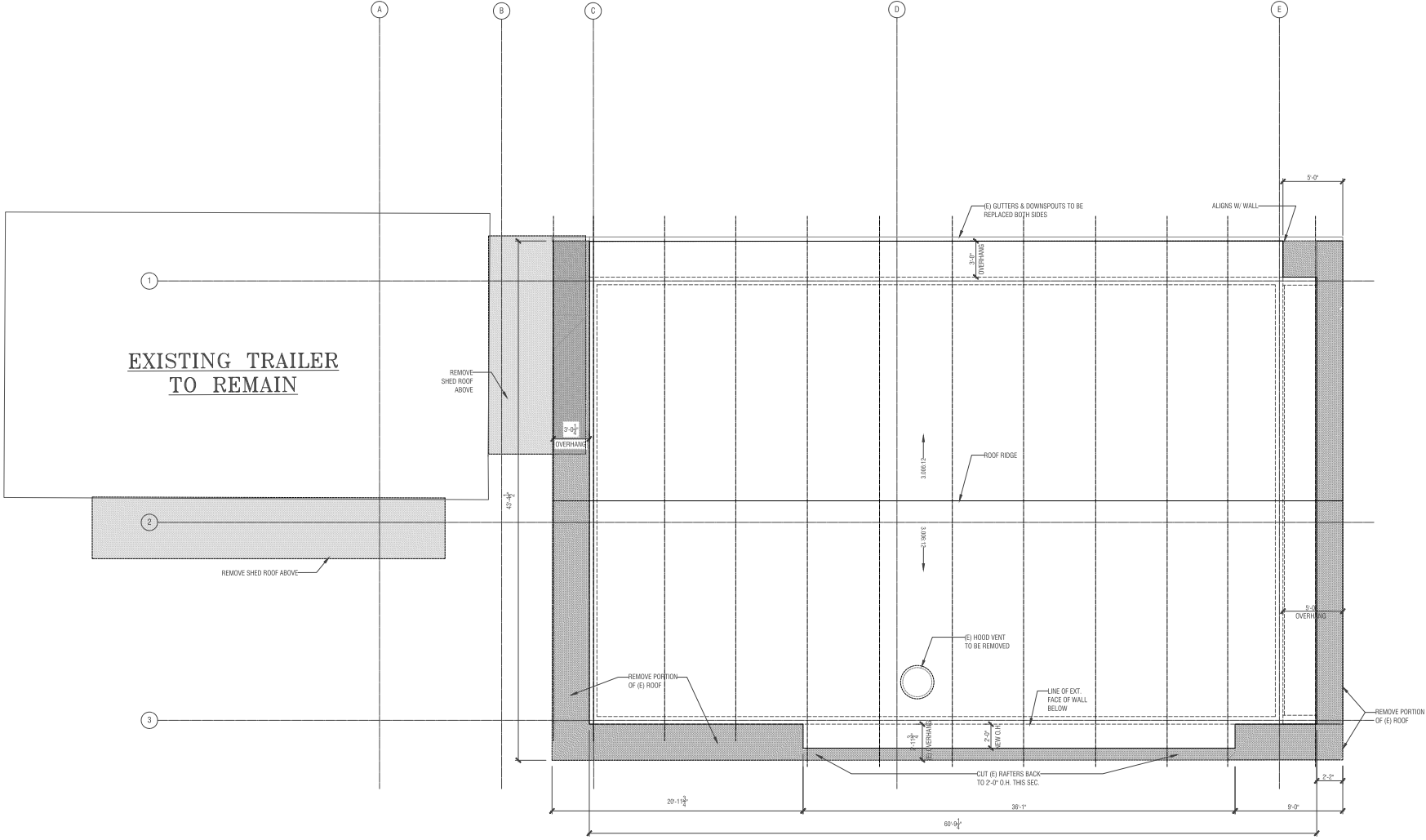
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EXISTING & DEMO ROOF PLAN

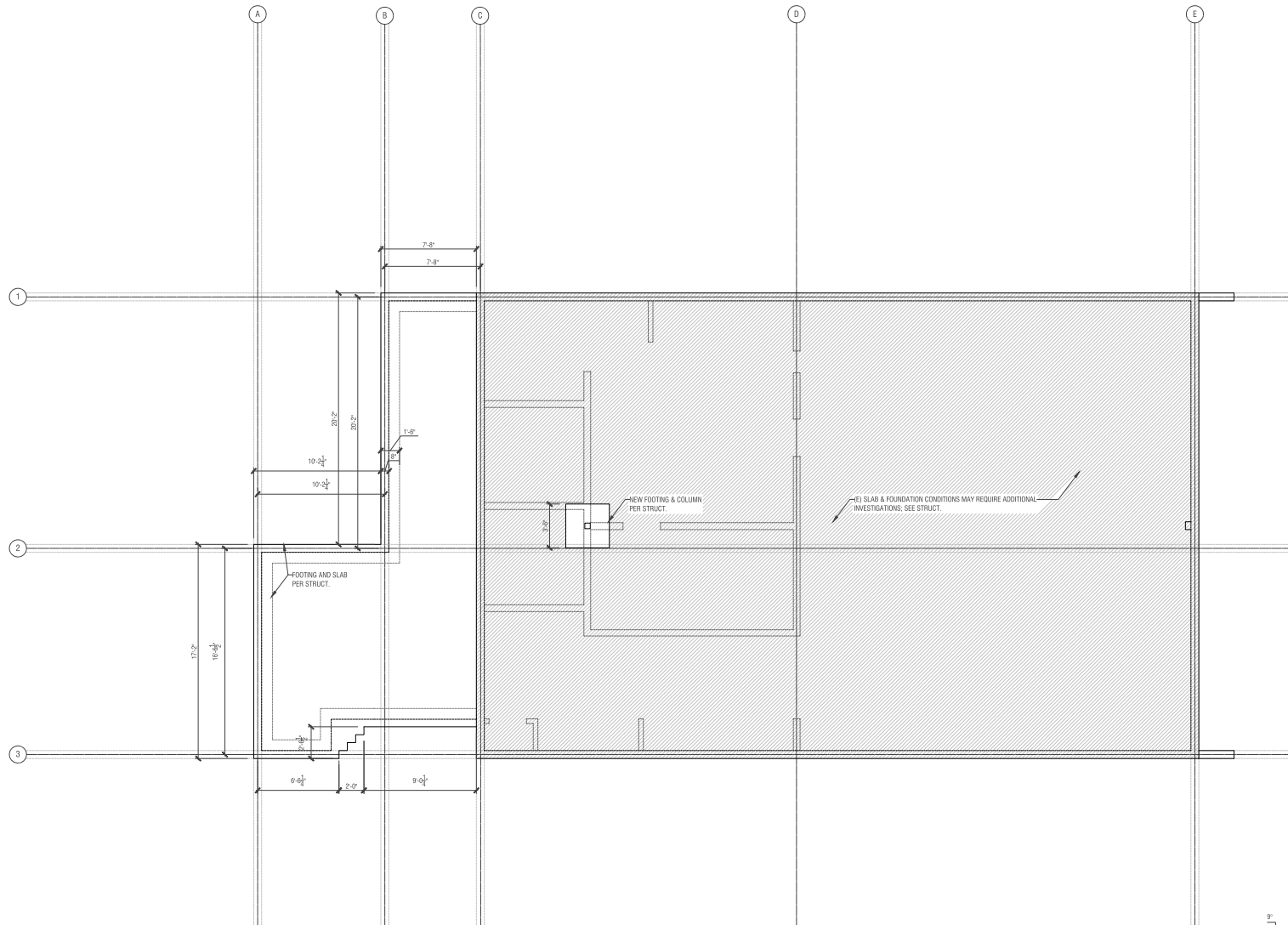
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EXISTING ROOF GENERAL NOTES
 1. EXISTING ROOF SHINGLES, UNDERLAYMENT, AND WATERPROOFING TO BE REMOVED AND REPLACED.
 2. EXISTING ROOF PENETRATIONS TO BE REMOVED AND SEALED PER ICC STANDARDS.

EXISTING & DEMO ROOF PLAN
 SCALE: 1/4" = 1'-0"
 (E) ROOF TO BE REMOVED
 (S) SHED ROOF TO BE REMOVED





FOUNDATION PLAN GENERAL NOTES

1. (E) SLAB CONDITIONS MAY VARY. CONTRACTOR TO INFORM STRUCTURAL ENGINEER AND ARCHITECT UPON DISCOVERY(ES).
2. REFER TO STRUCTURAL DRAWINGS FOR ALL OTHER THAN DIMENSIONS.

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



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Project No.: 14-08
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Drawn & Checked By: JCT / CTJ
Issue Date: 08/10/2019

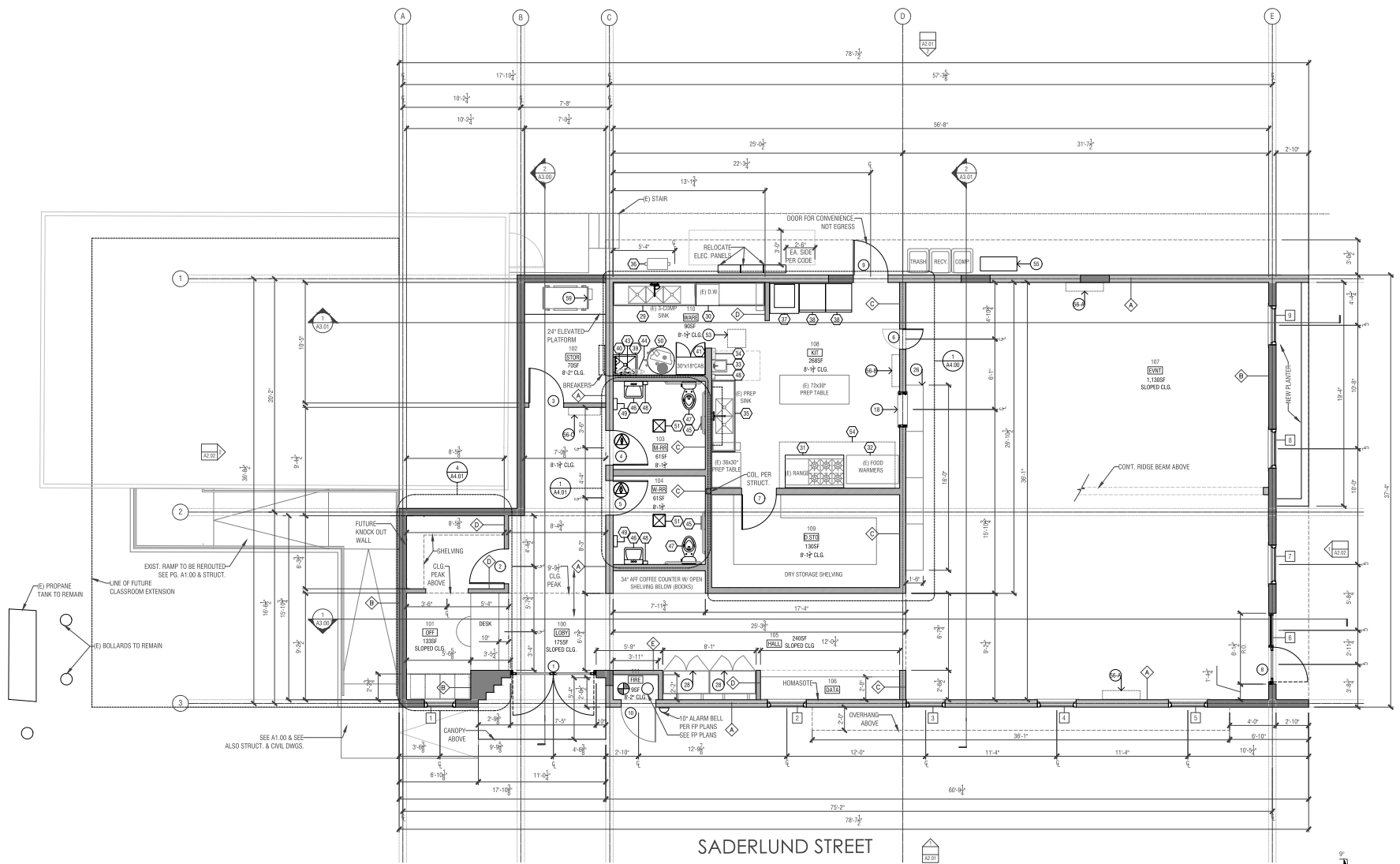
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Stamp:



NEW FOUNDATION PLAN

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REVISION 001 7 001 0001 10 0001



FLOOR PLAN GENERAL NOTES

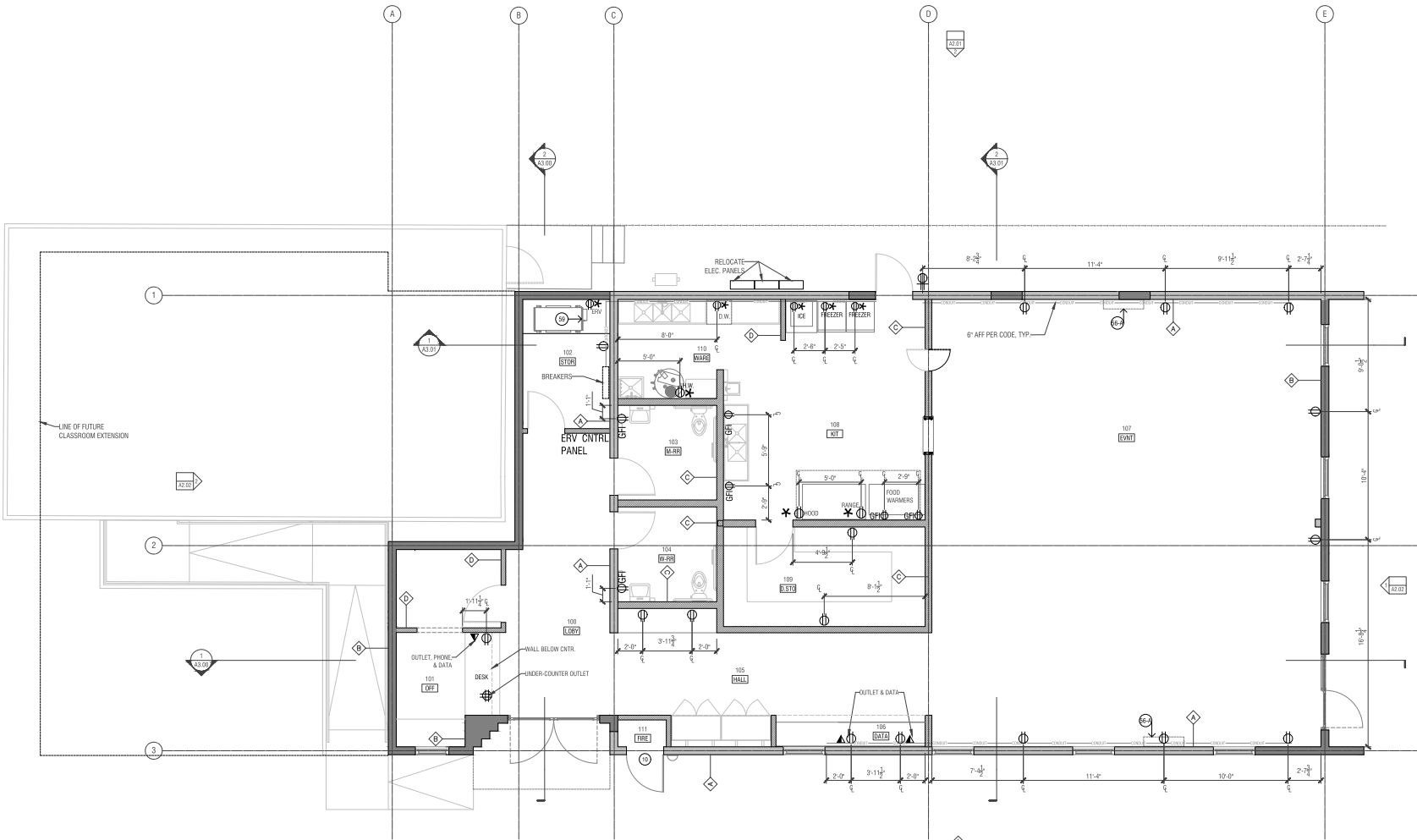
1. SEE CODE NOTES ON A0.02
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE TO BE INSTALLED ON ANY PROPANE LINE ON DOWN STREAM SIDE OF UTILITY METER AND BE RIGIDLY CONNECTED TO EXTERIOR OF BUILDING CONTAINING PROPANE PIPING PER CODE.
3. (E) KITCHEN EQUIPMENT FROM (E) FACILITY TO BE REUSED; CONTRACTOR TO USE CARE WHEN REMOVING (E) EQUIPMENT SO AS TO PRESERVE ITS FUNCTIONAL USE IN NEW FACILITY.
4. SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL AND BE LOCATED IN ACCORDANCE WITH APPLICABLE CODES.

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

- NEW CMU WALL
- NEW WOOD WALL
- (E) CMU WALL

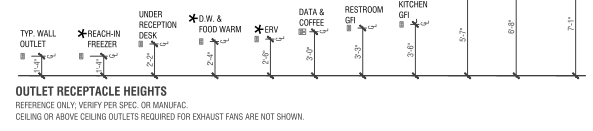
TYPE: **NEW FLOOR PLAN**

A 1.07

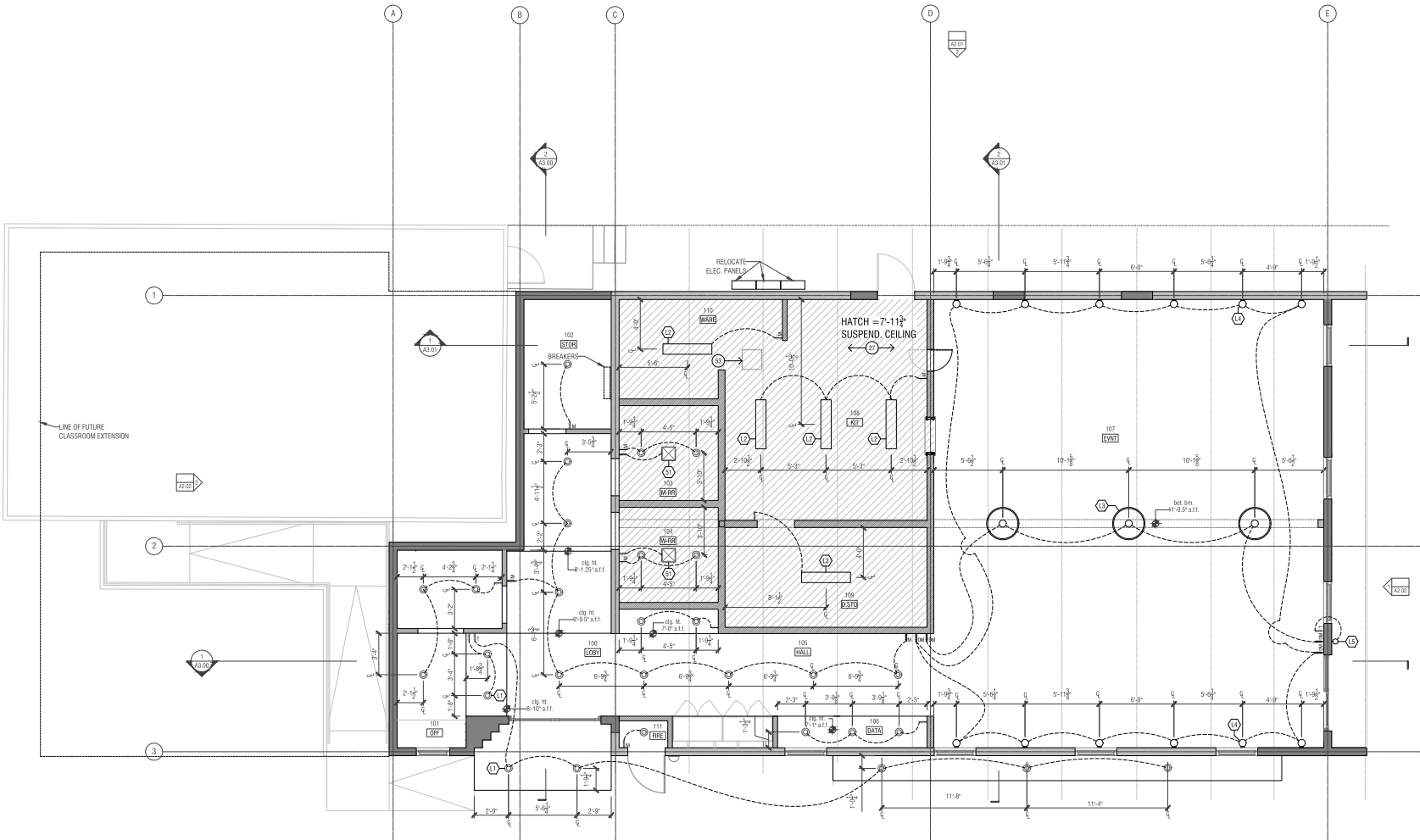


SADERLUND STREET

POWER PLAN KEY		POWER PLAN GENERAL NOTES		MAIN FLOOR RECEPTACLE COUNT	
⊕	DUPLEX RECEPTACLE (G.I.) OR RECEPTACLE	1. ALL DIMENSIONS ARE TO THE CENTER LINE (G.I.) OR RECEPTACLE		DUPLEX =	16
⊕	QUADPLEX RECEPTACLE	2. DEDICATED OUTLETS:		QUADPLEX =	1
⊕*	DEDICATED EQUIP. RECEPTACLE	• REACH-IN FREEZER / REFRIGERATOR		GFI INTERIOR =	6
⊕	GROUND FAULT INTERCEPT	• ICE MACHINE		DEDICATED =	8 (<600 VOLT)
⊕	OUTDOOR GFI RECEPTACLE	• DISHWASHER		DATA =	3
⊕	DATA	• GRILL		EXTERIOR =	1
		• HOOD		TOTAL	33 RECEPTACLE UNITS
		• HOT WATER HEATER			
		3. SEE CODE NOTES ON A0.01			



POWER PLAN
 SCALE: 1/4" = 1'-0"
 ■ NEW CMU WALL
 ■ NEW WOOD WALL
 (E) CMU WALL



SADERLUND STREET

POWER PLAN KEY

- (L1) INT/EXT 600-900 LUMEN SOFFIT LIGHTS, 3000K
- (L2) KITCHEN LIGHTS 5000 LUMEN, 4000K
- (L3) EVENT HALL 3000 LUMEN LIGHTS
- (L4) EVENT HALL 400 LUMEN WALL LIGHTS
- (L5) THIRD ST. WALL 2150 LUMEN LIGHT

LIGHT FIXTURE COUNT

L1 =	29
L2 =	9
L3 =	3
L4 =	12
L5 =	1
TOTAL	50 FIX. UNITS

POWER PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE CENTER LINE (CL) OF RECEPTACLE.
2. SEE CODE NOTES ON A0.01

SWITCH HEIGHTS & TYPES
 REFERENCE ONLY. VERIFY PER SPEC. OR MANUFAC.

- ⊥ SINGLE POLE
- ⊥+ SINGLE POLE, TIMER (EXTERIOR SOFFITS & DOORS)
- ⊥+M SINGLE POLE, MOTION (RESTROOMS, KITCHEN, WAREWASHING)
- ⊥= DOUBLE POLE
- ⊥=M DOUBLE DIMMER ON MOTION (EVENT HALL RIDGE & WALL)

LIGHTING & SWITCHING PLAN
 SCALE: 1/4" = 1'-0"

NEW CMU WALL
 NEW WOOD WALL
 (E) CMU WALL

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 APN: 024-083-08

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FIRE SUPPRESSION
 TOTORICA PLUMBING INC.
 4025 MAIN STREET
 KELESEYVILLE, CA 95451
 (707) 274-4000

GENERAL CONTRACTOR
 ACCEPTING BIDS
 ADDRESS:
 CITY:
 PHONE:

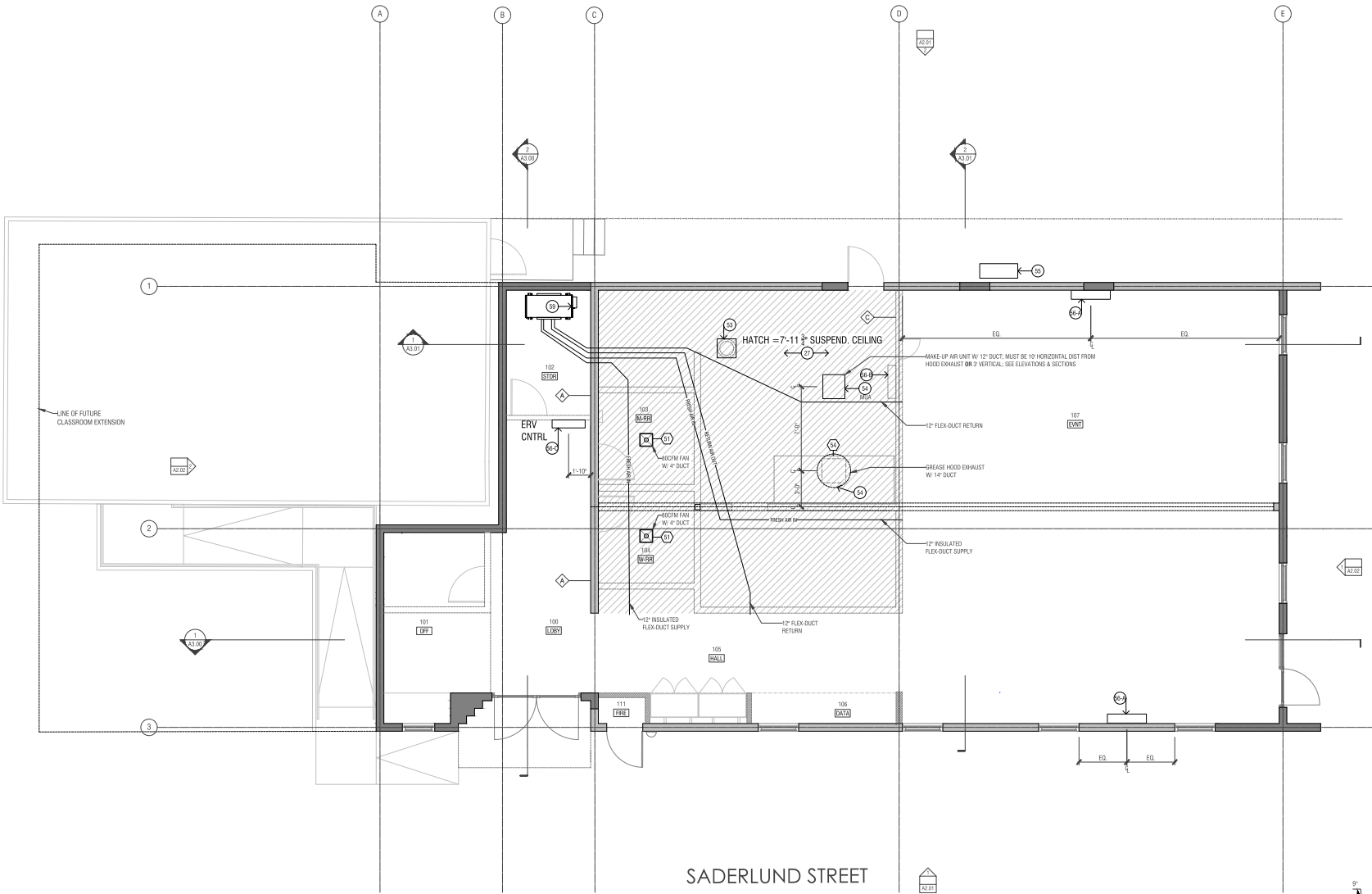
Project No.: 14-09
 Designed By: Endemic Architecture
 Drawn & Checked By: R1 / C1
 Issue Date: 08/10/2019

Revision	Description	Date



MECHANICAL LAYOUT PLAN

A1.11
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POWER PLAN GENERAL NOTES
 1. ALL DIMENSIONS ARE TO THE CENTER LINE (CL) OF RECEPTACLE U.I.D.
 2. SEE CODE NOTES ON A0.02

MECHANICAL LAYOUT PLAN
 SCALE: 1/4" = 1'-0"

- NEW CMU WALL
- NEW WOOD WALL
- (E) CMU WALL

SADERLUND STREET



PERMIT SET

Prepared For:
LAKE COUNTY
 2531 FORBES STREET
 LAKEPORT, CA 95453
 APN: 024-083-08

Consultants:
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FIRE SUPPRESSION
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 4025 MAIN STREET
 KEELSEYVILLE, CA 95641
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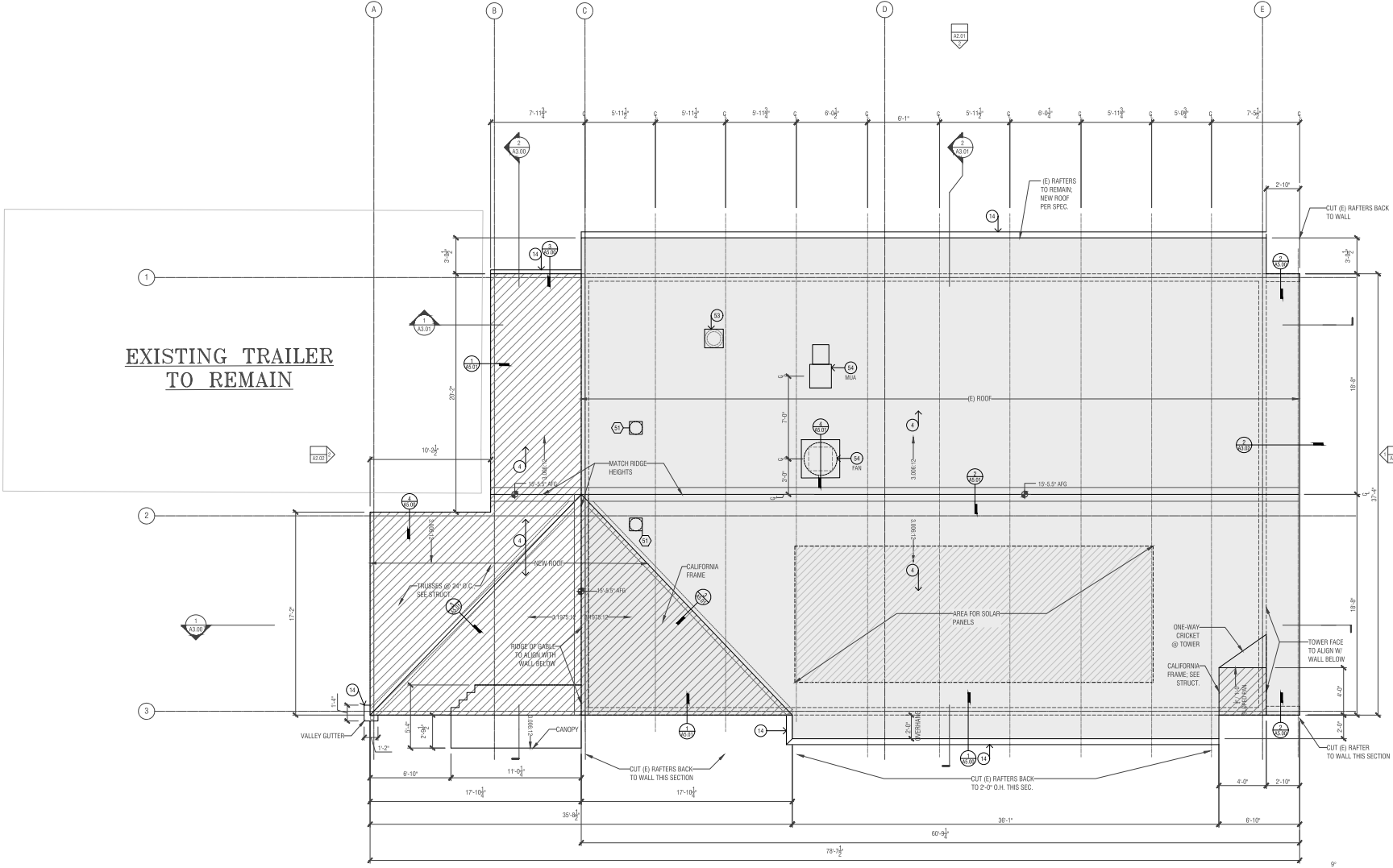
Project No.: 18-09
 Designed By: Endemic Architecture
 Drawn & Checked By: JCT
 Issue Date: 08/10/2018

Revision	Description	Date



Title: **NEW ROOF PLAN**

A1.12
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EXISTING TRAILER TO REMAIN

SADERLUND STREET

NEW ROOF PLAN
 SCALE: 1/4" = 1'-0"
 (Hatched) NEW ROOF STRUCTURE
 (Dashed) (E) ROOF STRUCTURE

NEW ROOF PLAN GENERAL NOTES

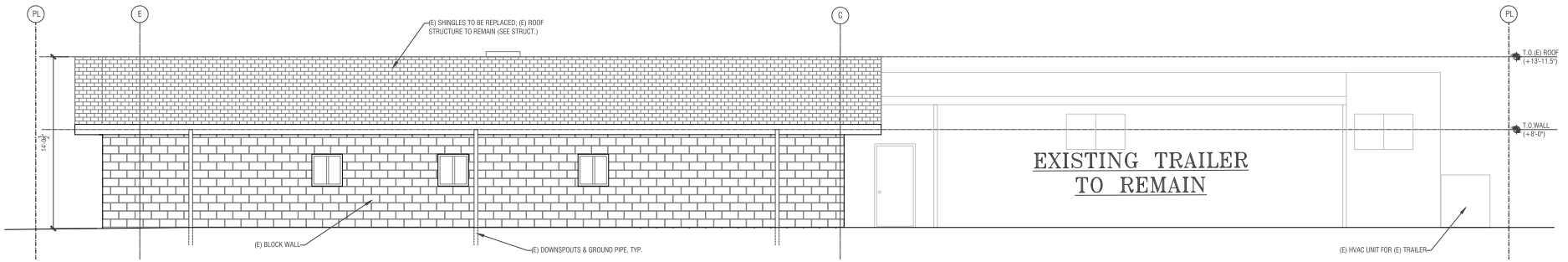
1. RAFTER SPACING TO BE VERIFIED IN FIELD.
2. ROOFING TO BE CLASS A
3. SEE CODE NOTES ON AO.02

ROOF DRAINAGE CALCULATION

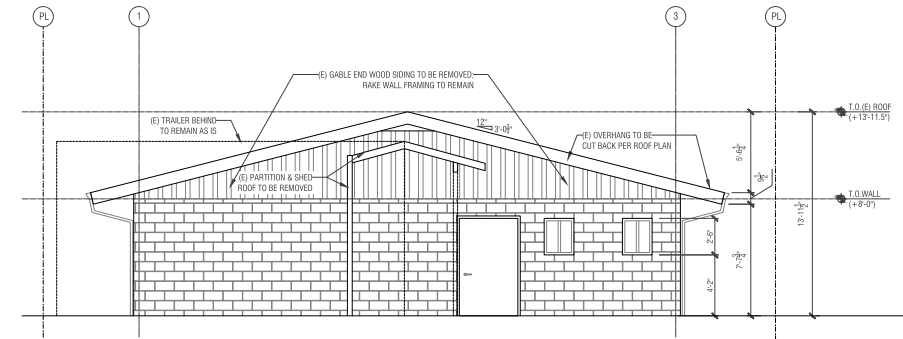
WINDLIFT INTENSITY (LOW) = 2.35 INHR
 RAINFALL INTENSITY (100YR) = 3.99 INHR
 DRAINABLE AREA (100YR) = 480.00 SQ. FT
 DRAINABLE AREA (100YR) = 310.00 SQ. FT
 PLAN AREA = 1,140.00 SQ. FT
 DESIGN AREA = 1,140.00 SQ. FT
 MIN NUMBER OF DOWNSPOUTS = 2.00
 MAX AREA SERVED BY EACH DS = 47.5 FT
 MINIMUM GUTTER WIDTH = 2.78 IN
 MINIMUM GUTTER DEPTH = 2.78 IN
 MINIMUM DOWNSPOUT SIZE = 2 X 3 IN

SOLAR SPECIFICATION REFERENCE

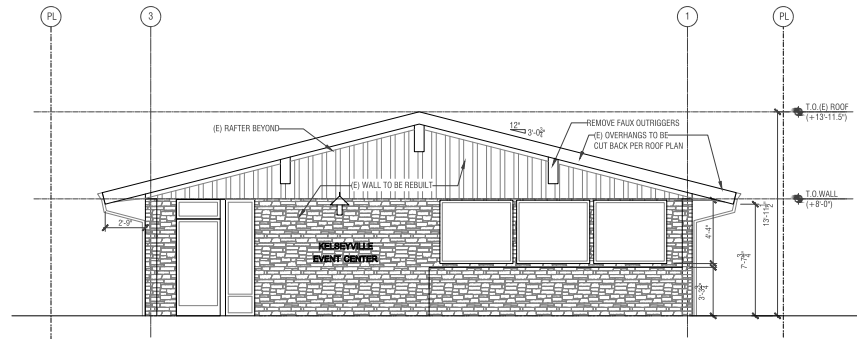
TOKW SYSTEM W/ (14) 400W PANELS &
 (14) ENPHASE IQ36 MICROINVERTERS (AVG. 24AMP)



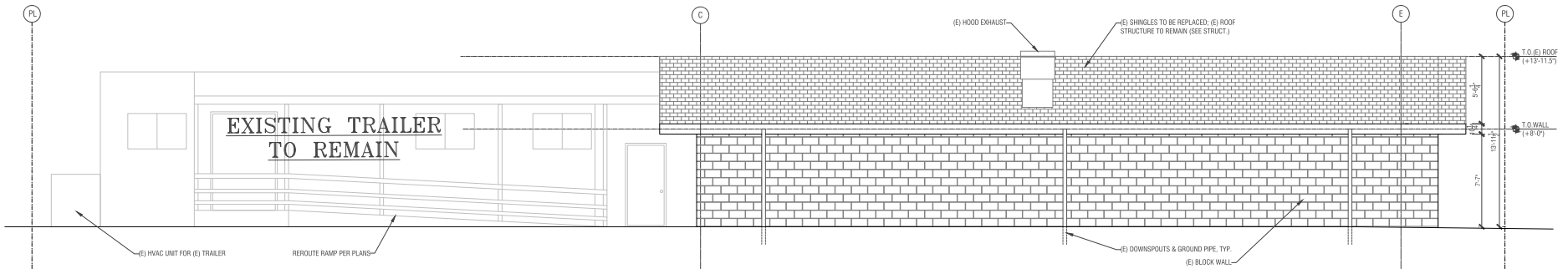
EXISTING NORTH ELEVATION 4
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION 3
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION 2
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION 1
SCALE: 1/4" = 1'-0"

(E) ELEVATION GENERAL NOTES
1.

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KELESEYVILLE SENIOR EVENT CENTER
5425 THIRD STREET, KELESEYVILLE, CA 95451
APN: 024-083-008
PERMIT SET

Prepared For:
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LAKEPORT, CA 95453
APN: 024-083-008

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KELESEYVILLE, CA 95451
(925) 473-4300

GENERAL CONTRACTOR
ACCEPTING BIDS
ADDRESS:
CITY:
PHONE:

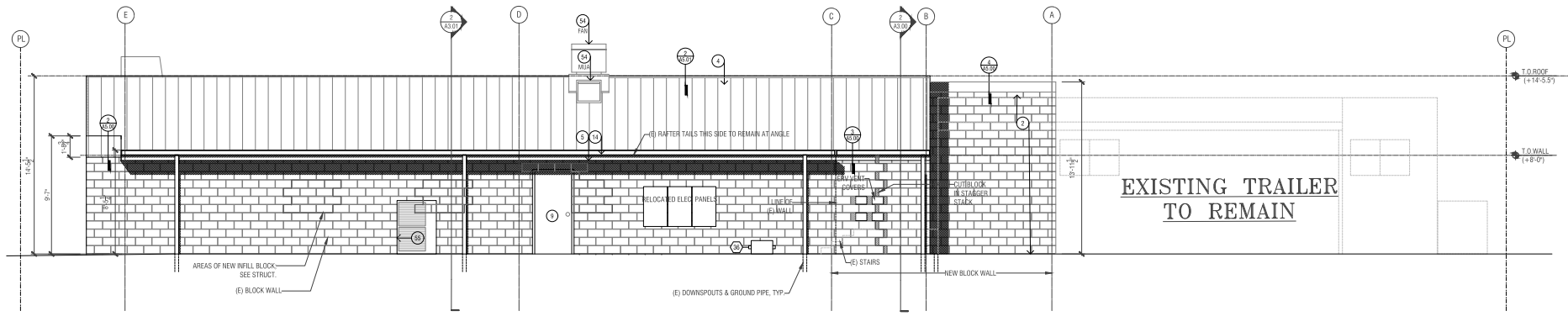
Project No.: 14-09
Designed By: Endemic Architecture
Drawn & Checked By: JCT / CTJ
Issue Date: 08/10/2023

Revision	Description	Date

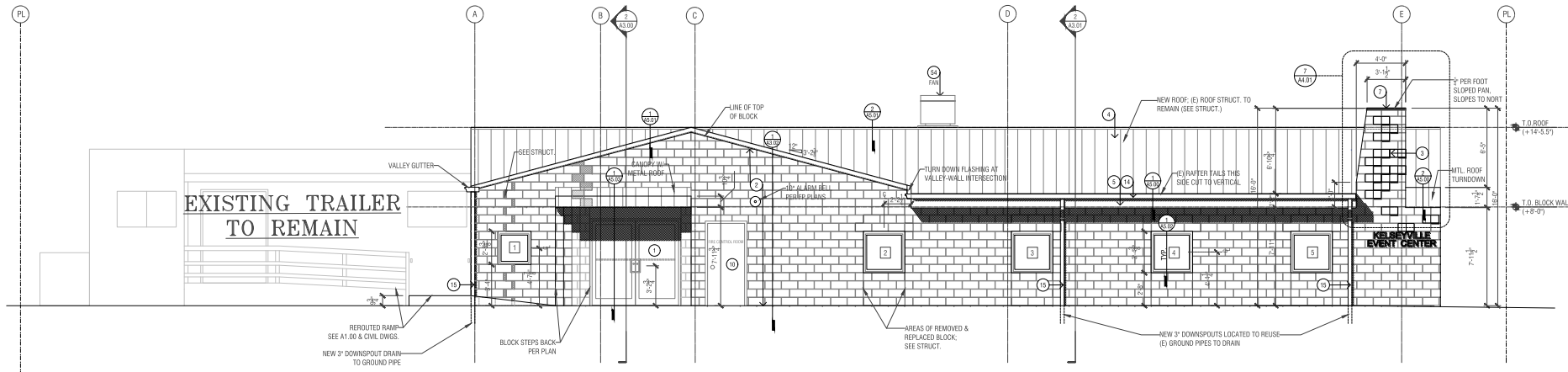


EXISTING EXTERIOR ELEVATIONS

A 2.00
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PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

- NEW ELEVATION GENERAL NOTES**
- SEE STRUCTURAL DRAWINGS FOR REINFORCING AND BLOCK IN-FILL AT NEW OPENINGS IN (E) WALL
 - SEE CIVIL DRAWINGS FOR SIDEWALKS, RAMP, AND DRAINAGE

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FIRE SUPPRESSION
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(925) 274-4000

GENERAL CONTRACTOR
ACCEPTING BIDS
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CITY:
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Project No.: 14-08
Designed By: Endemic Architecture
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Issue Date: 08/16/2024

Rev.	Description	Date

Stamp:

NEW N-S EXTERIOR ELEVATIONS

A 2.01

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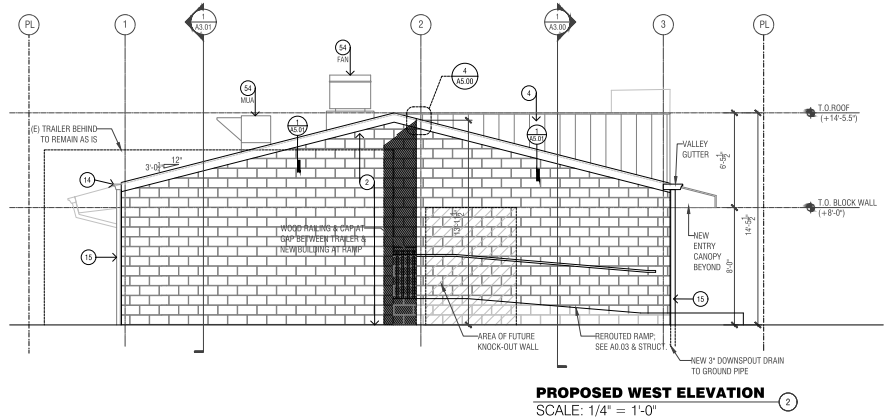
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 TOTORICA PLUMBING INC.
 4020 MARK STREET
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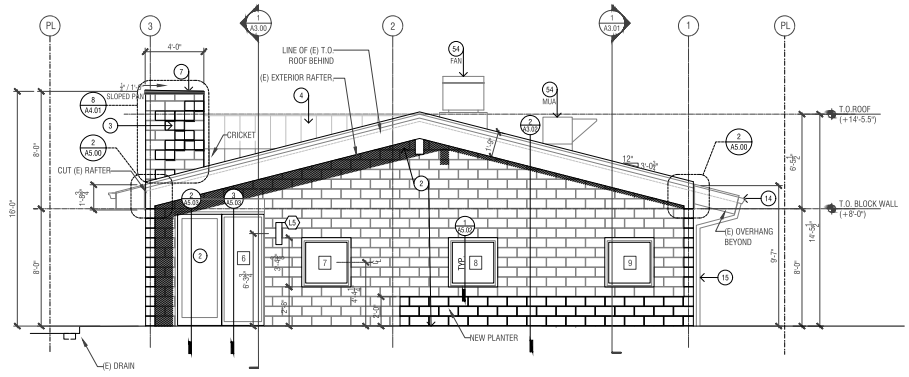
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Project No.: 14-09
 Designed By: Endemic Architecture
 Drawn & Checked By: JCT
 Issue Date: 08/10/2019

Revision	Description	Date



PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"

- NEW ELEVATION GENERAL NOTES**
- SEE STRUCTURAL DRAWINGS FOR REINFORCING AND BLOCK-IN-FILL AT NEW OPENINGS IN (E) WALL
 - SEE CIVIL DRAWINGS FOR SIDEWALKS, RAMP, AND DRAINAGE

NEW E-W EXTERIOR ELEVATIONS

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 CITY:
 PHONE:

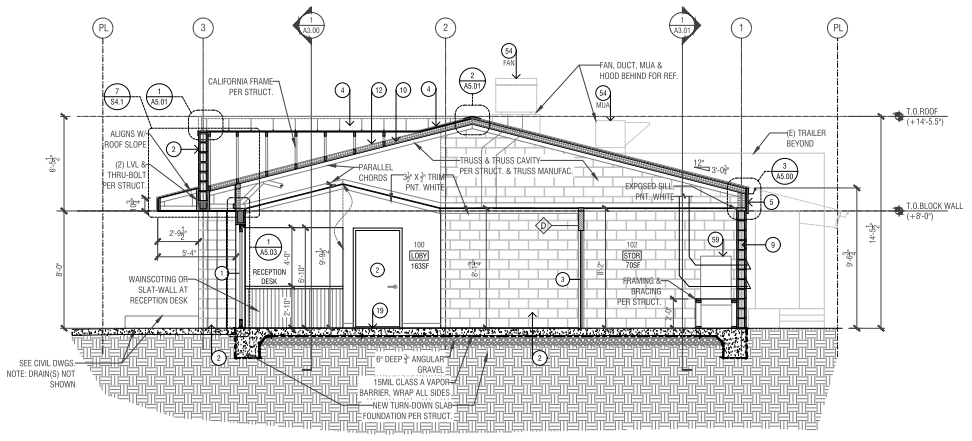
Project No.: 18-08
 Designed By: Endemic Architecture
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 Issue Date: 08/16/2023

Revision	Description	Date

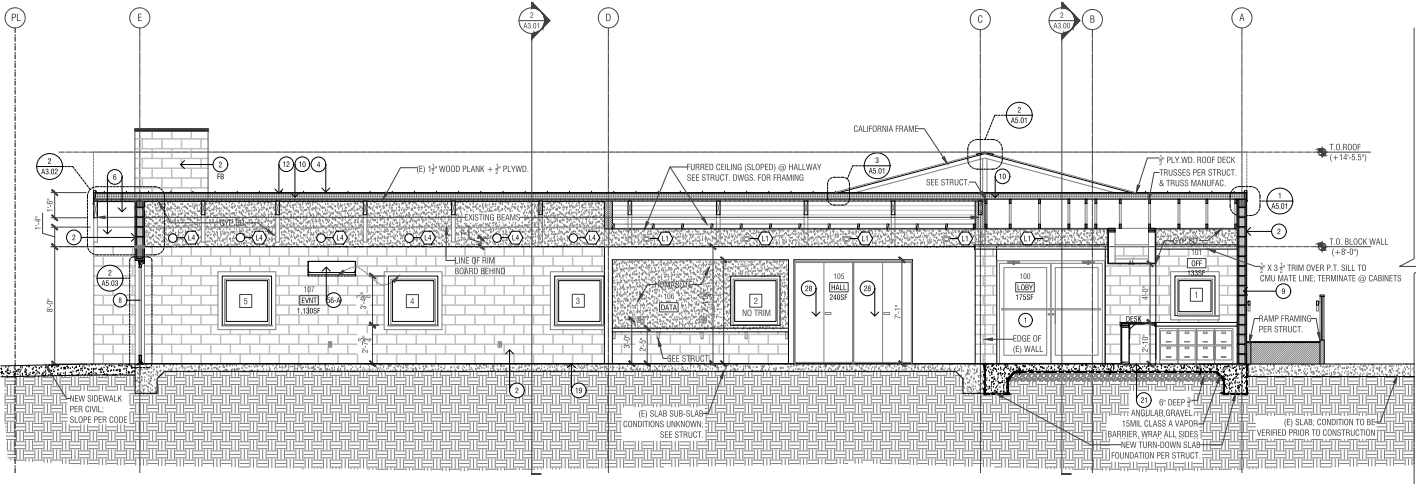


NEW BUILDING SECTIONS

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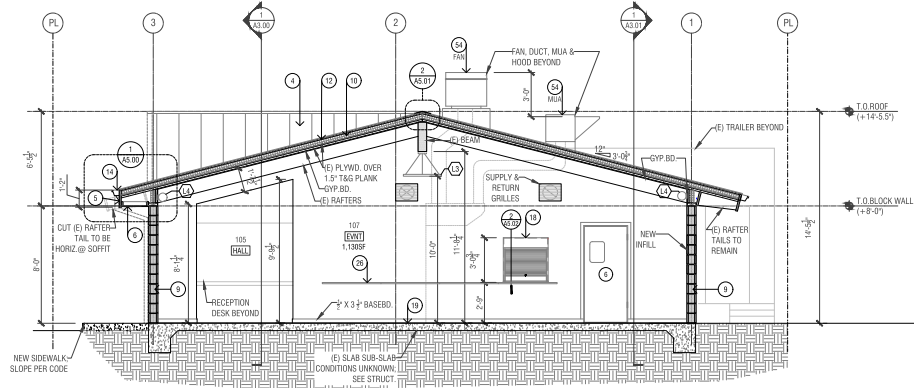
CROSS SECTION @ NEW ENTRY
 SCALE: 1/4" = 1'-0"



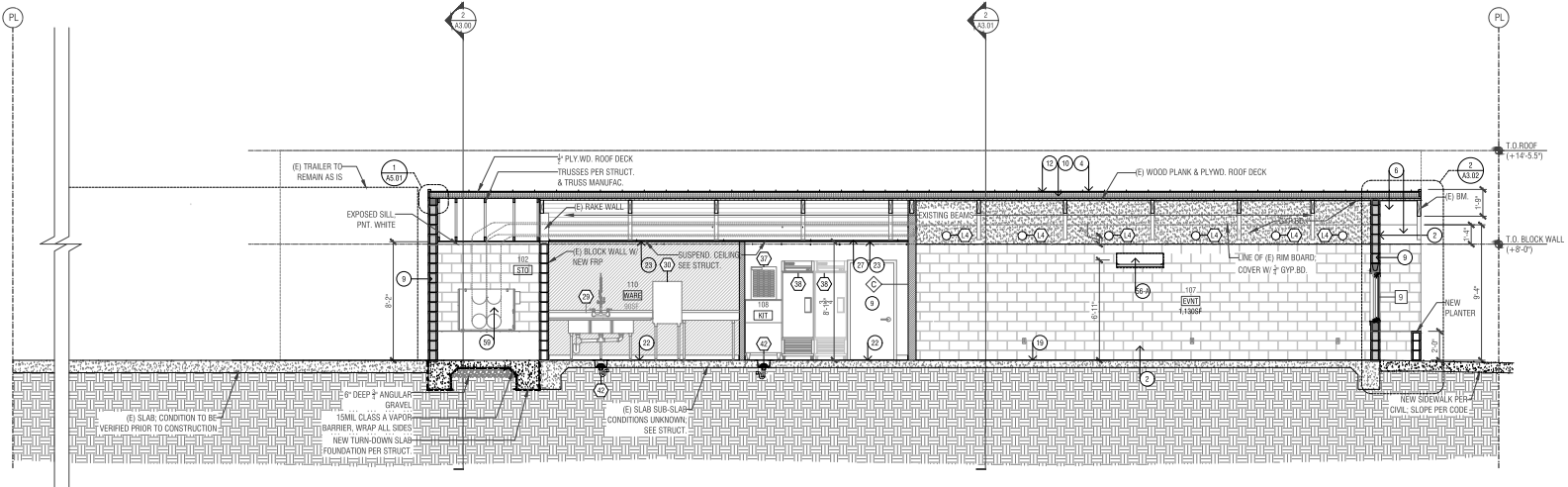
LONG SECTION @ NEW ENTRY
 SCALE: 1/4" = 1'-0"

- SECTION GENERAL NOTES**
- SEE STRUCTURAL DRAWINGS FOR REINFORCING AND BLOCK-IN-FILL AT NEW OPENINGS IN (E) WALL
 - SEE CIVIL DRAWINGS FOR SIDEWALKS, RAMP, AND DRAINAGE
 - (E) SUB-SLAB CONDITIONS UNKNOWN; MAY REQUIRE ADDITIONAL INVESTIGATION

- NEW CMU WALL
- NEW WOOD WALL
- (E) CMU WALL



CROSS SECTION @ EVENT HALL 2
 SCALE: 1/4" = 1'-0"



LONG SECTION @ STORAGE 1
 SCALE: 1/4" = 1'-0"

- SECTION GENERAL NOTES**
1. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND BLOCK INFILL AT NEW OPENINGS IN (E) WALL
 2. SEE CIVIL DRAWINGS FOR SIDEWALKS, RAMP, AND DRAINAGE
 3. (E) SUB-SLAB CONDITIONS UNKNOWN; MAY REQUIRE ADDITIONAL INVESTIGATION

- NEW CMU WALL
- NEW WOOD WALL
- (E) CMU WALL

Prepared For:
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 APL# 024-083-08

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GENERAL CONTRACTOR
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NEW BUILDING SECTIONS

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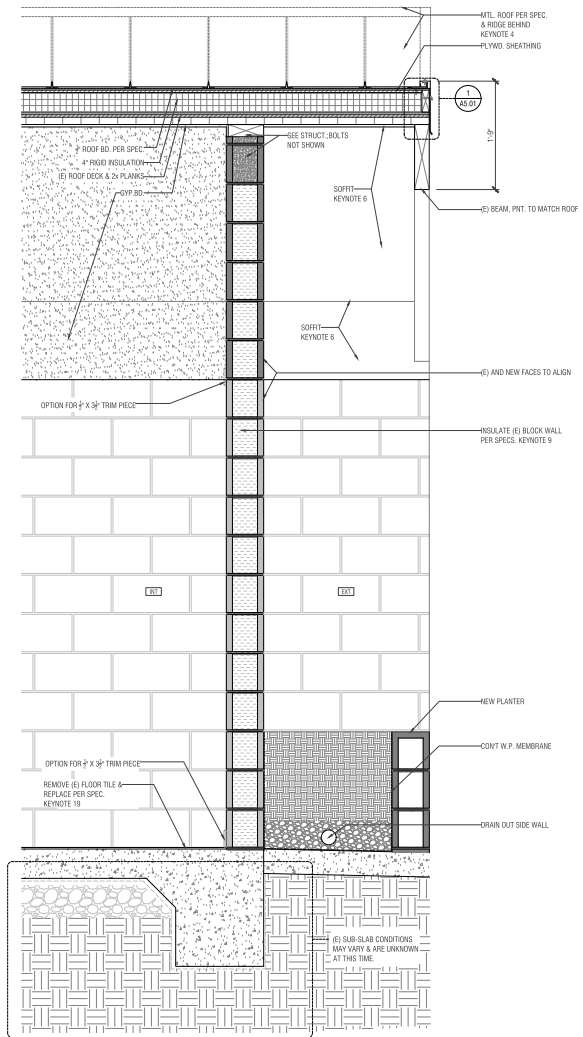
Project No.: 14-09
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 Issue Date: 08/10/2019

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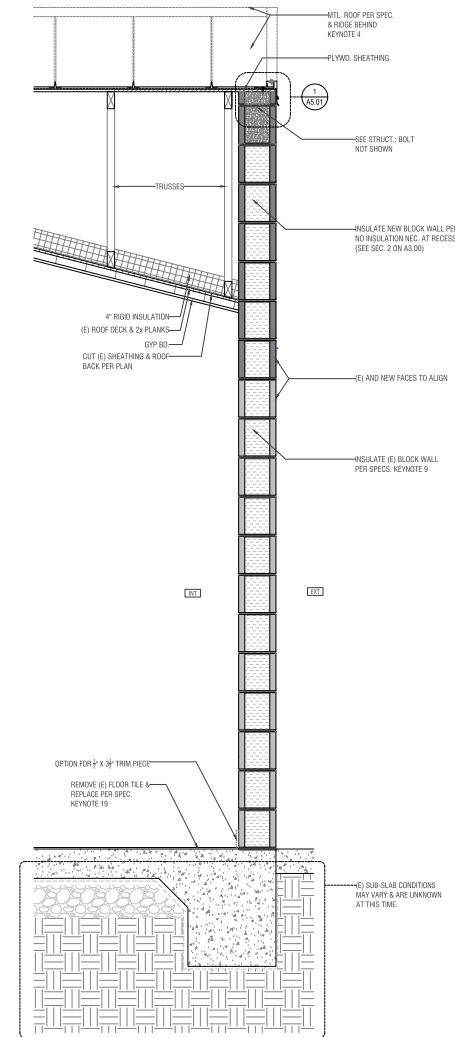


NEW BUILDING SECTIONS

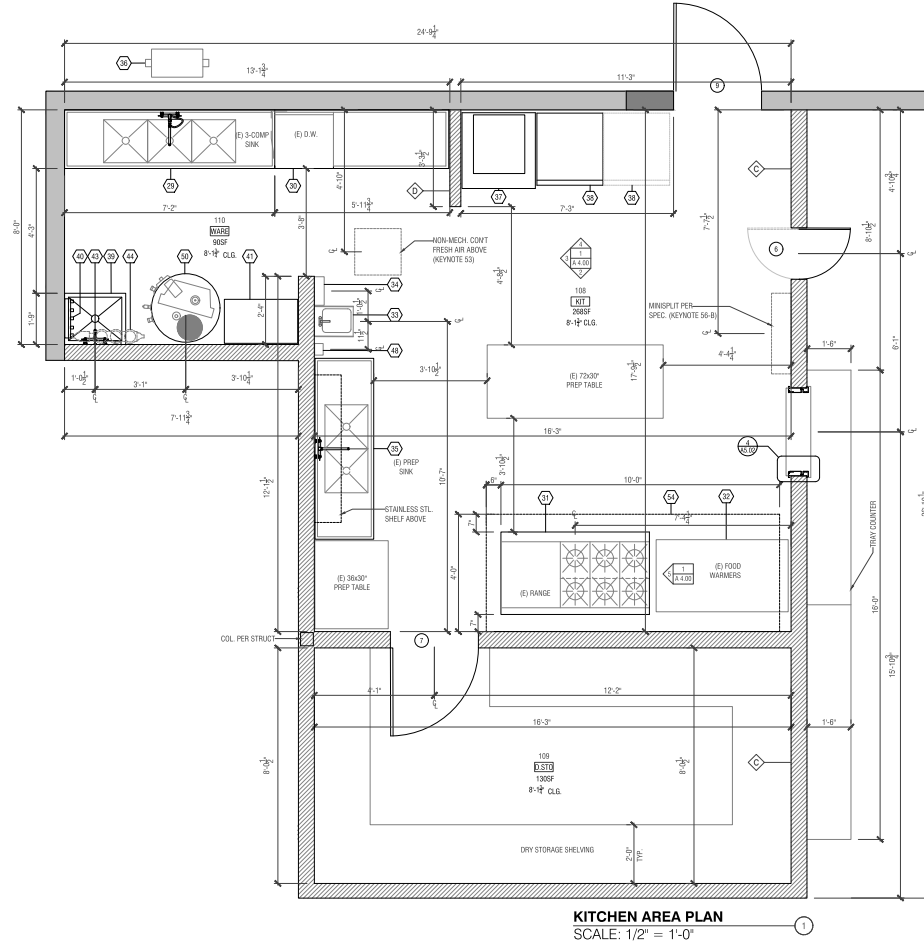
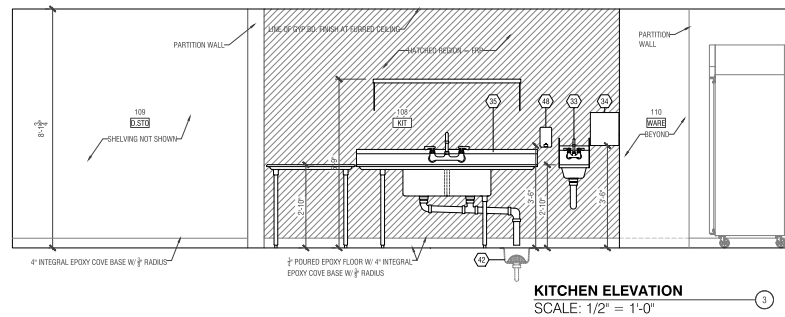
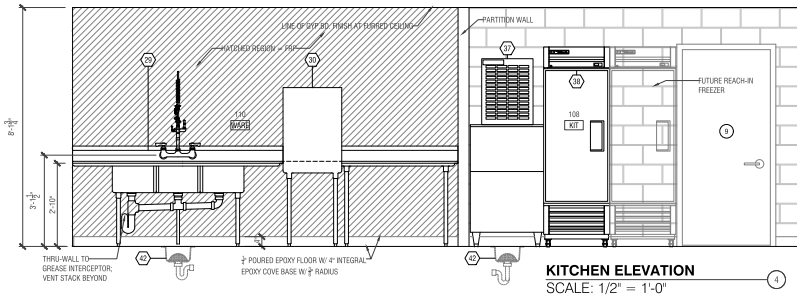
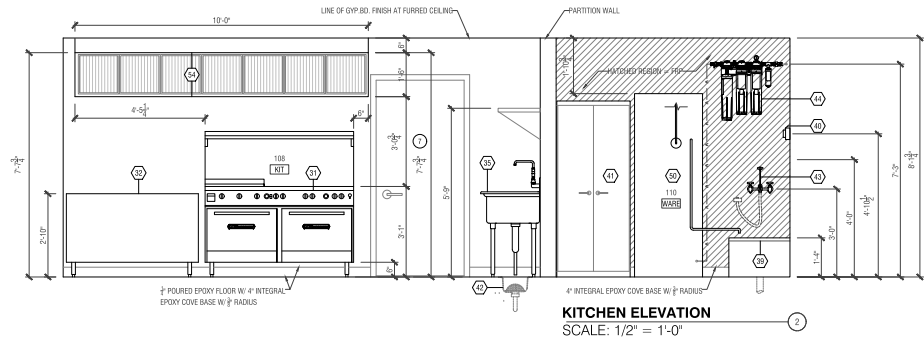
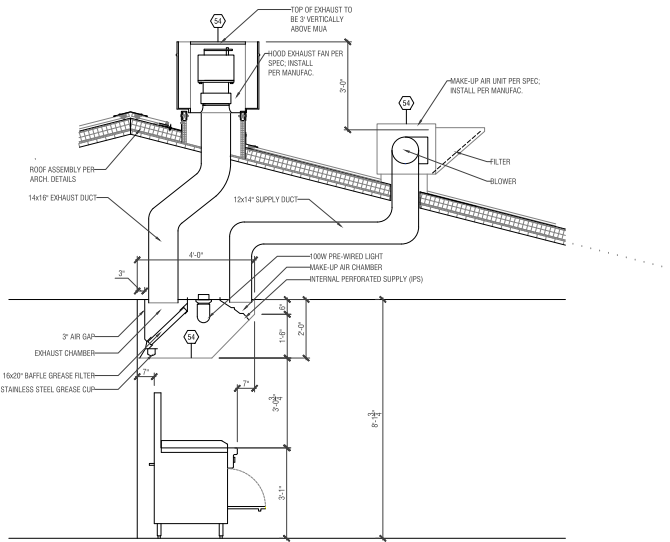
A 3.02
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WALL SECTION @ (E) WALL W/ OVERHANG ②
 SCALE: 1" = 1'-0"



WALL SECTION @ (E) WALL NEAR NEW ENTRY ①
 SCALE: 1" = 1'-0"



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PERMIT SET

Prepared For:
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(530) 757-4300

GENERAL CONTRACTOR
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CITY:
PHONE:

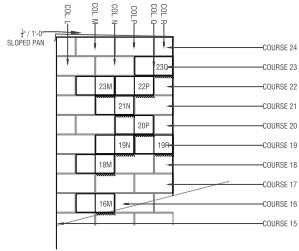
Project No.: 14-09
Designed By: Endemic Architecture
Drawn & Checked By: RT / CT
Issue Date: 08/10/2019

Revision	No.	Description	Date

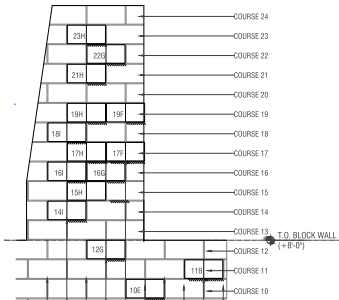


KITCHEN AREA PLAN

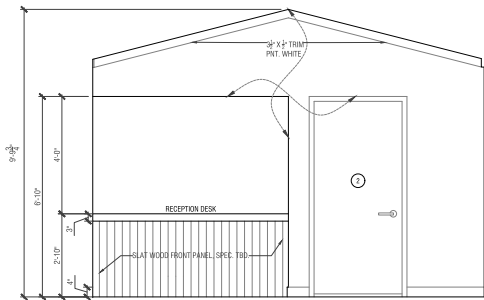
A 4.00
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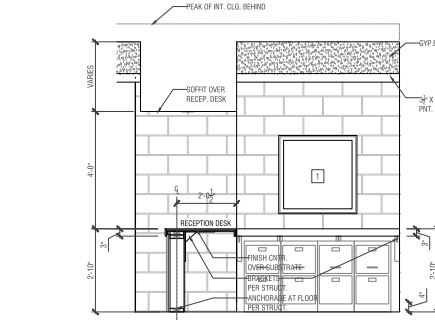
TOWER EAST ELEVATION
SCALE: 1/2" = 1'-0"



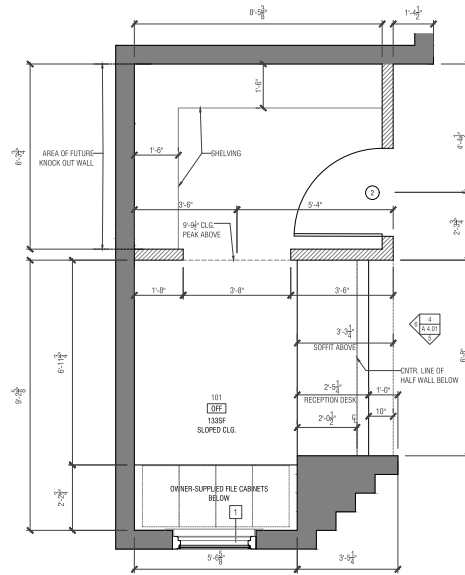
TOWER SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



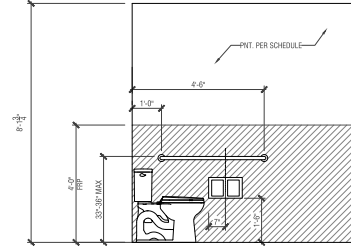
RECEPTION / OFFICE ELEVATION
SCALE: 1/2" = 1'-0"



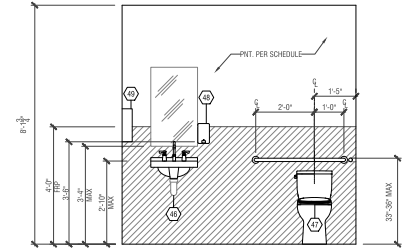
RECEPTION / OFFICE ELEVATION
SCALE: 1/2" = 1'-0"



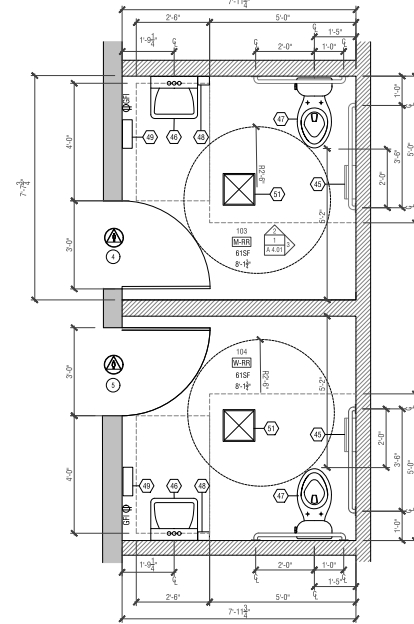
RECEPTION / OFFICE AREA PLAN
SCALE: 1/2" = 1'-0"



RESTROOM INT. ELEVATION
SCALE: 1/2" = 1'-0"



RESTROOM INT. ELEVATION
SCALE: 1/2" = 1'-0"



RESTROOM AREA PLAN
SCALE: 1/2" = 1'-0"

Prepared For:
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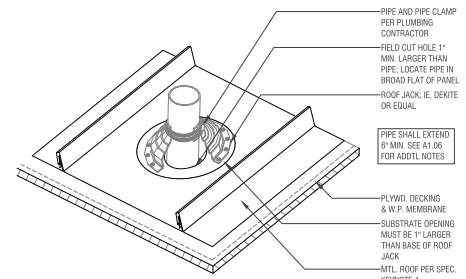
Project No.: 18-08
 Designed By: Endemic Architecture
 Drawn & Checked By: RT / CT
 Issue Date: 08/10/2023

Revision	No.	Description	Date

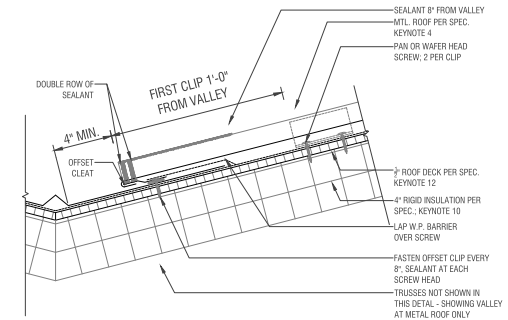


THESE ARE THE
ROOF DETAILS

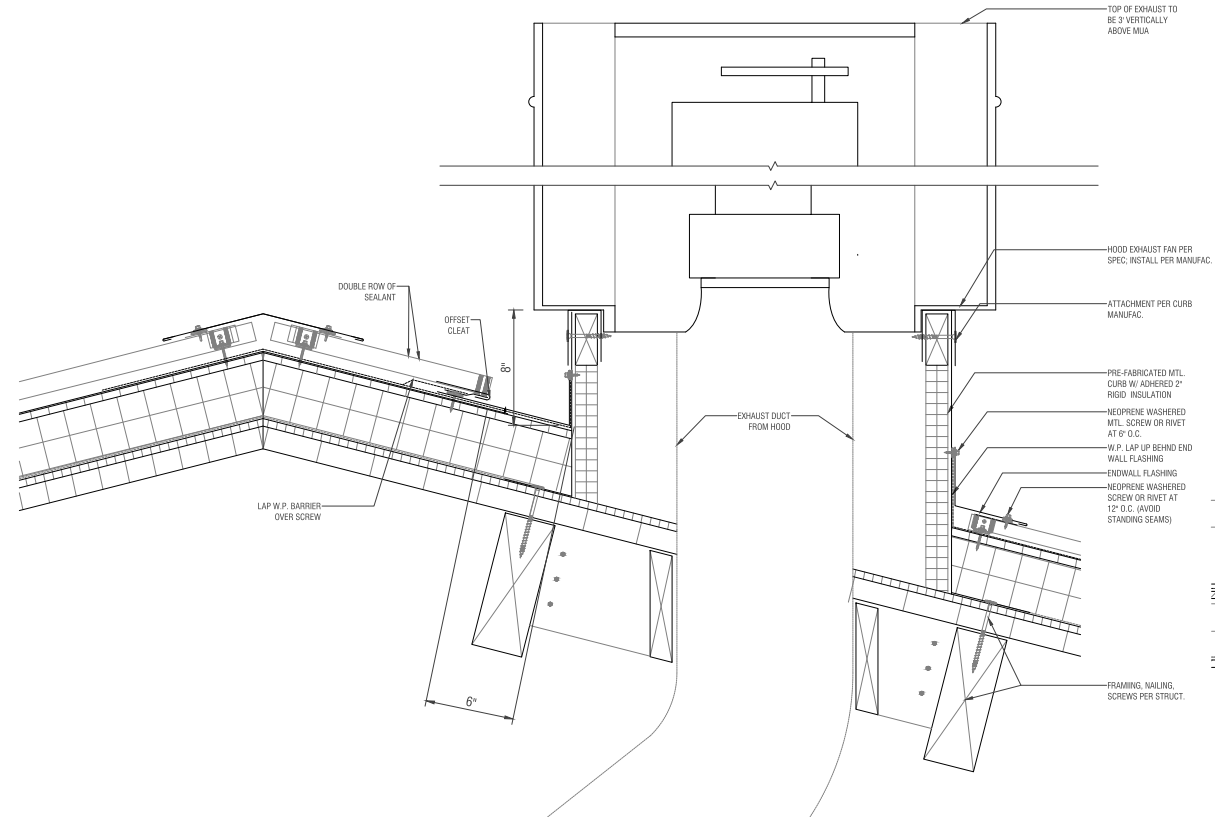
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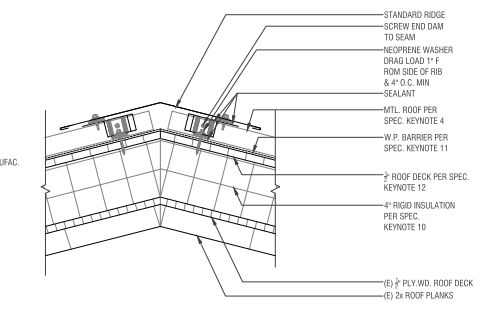
PIPE PENETRATION & MTL ROOF, TYP. 5



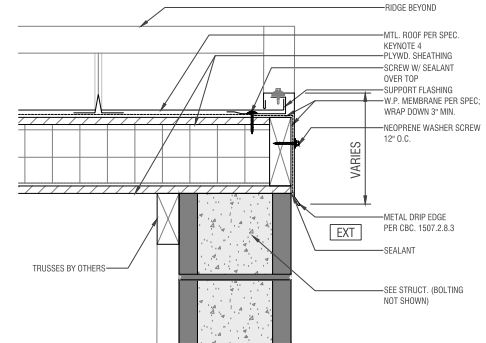
ROOF VALLEY FLASHING, TYP. 3
 SCALE: 3" = 1'-0"



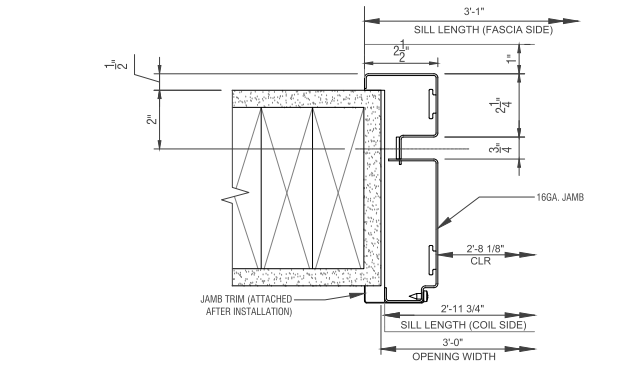
HOOD EXHAUST CURB DETAIL 4
 SCALE: 3" = 1'-0"



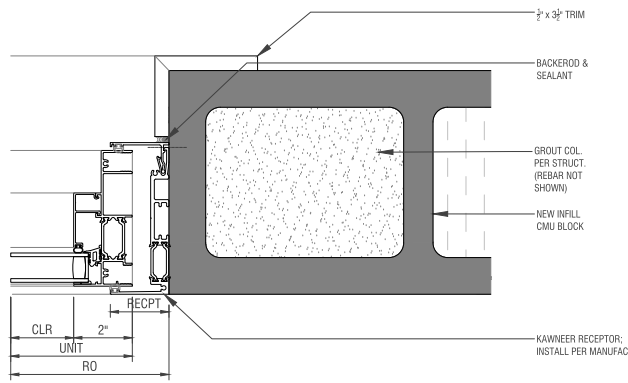
METAL ROOF RIDGE CAP DETAIL 2
 SCALE: 3" = 1'-0"



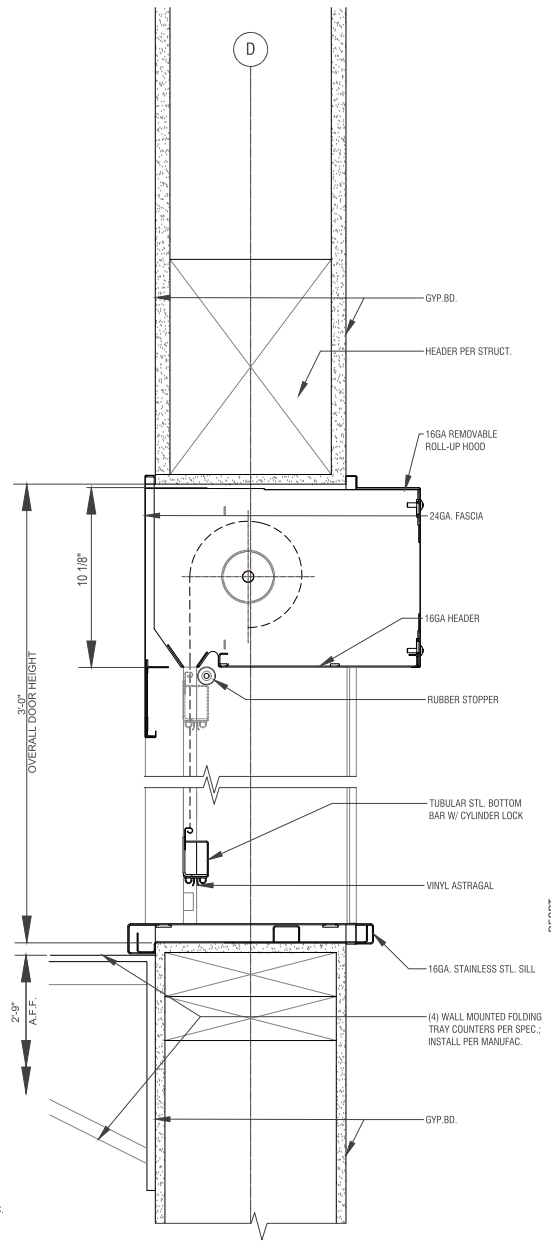
GABLE EDGE AT BLOCK WALL 1
 SCALE: 3" = 1'-0"



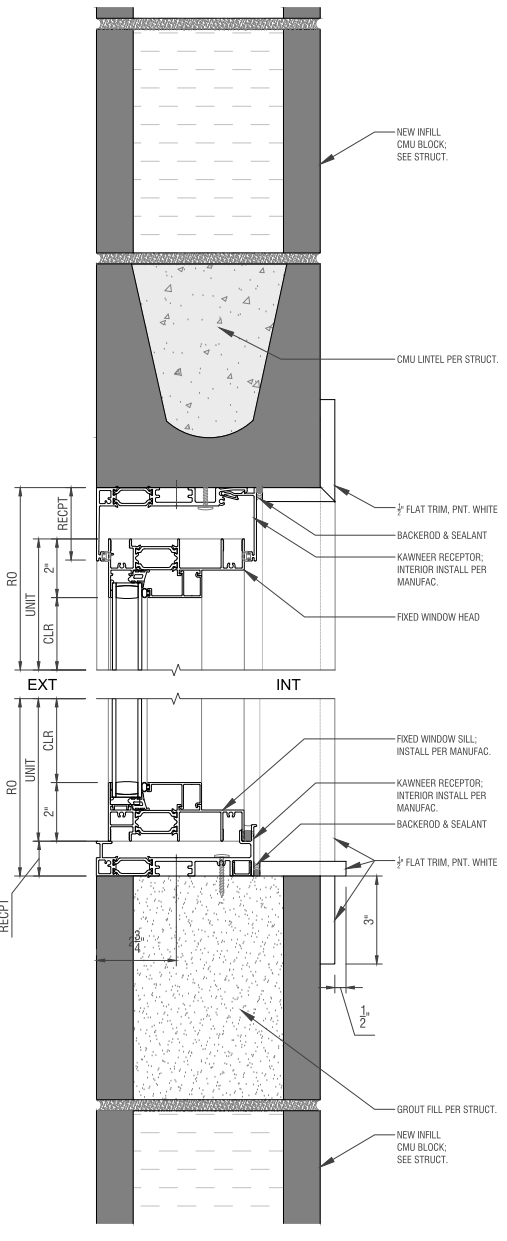
PASS THRU WINDOW JAMB
SCALE: 6" = 1'-0"



EXTERIOR WINDOW JAMB
SCALE: 6" = 1'-0"



PASS THRU SECTION
SCALE: 6" = 1'-0"



EXTERIOR WINDOW HEAD & SILL
SCALE: 6" = 1'-0"

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Project No.: 14-08
Designed By: Endemic Architecture
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Issue Date: 08/10/2023

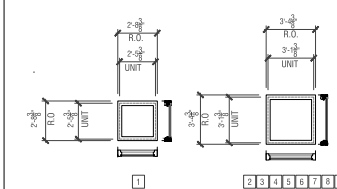
Revision	Description	Date



Title: **WINDOW DETAILS**

DOOR SCHEDULE											
NO.	LOCATION	DOOR DESCRIPTION	MANUFACTURER	DOOR SIZE	FRAME DIM.	MASONRY OPENING	WALL TRIM SIZE	GLAZING	HARDWARE	QTY	COLOR
1	ENTRY / EXT 1	84 IN. X 84 IN. DOUBLE OUTSWING KAWNEER 350 STANDARD DOOR	KAWNEER	84" x 84"	91" x 86"	92.5" x 86.375"	N/A	LOW-E TEMPERED GLAZ, U-VAL = .31, SHGC = .21	KAWNEER 350 MEDIUM STILE STANDARD DOOR W/ BUTT HINGES, 6" BOT. RAIL, W/ NEOPRENE SWEEP, 3.5" ALL OTHERS; KAWNEER ARCHITECT'S CLASSIC PUSH BAR (INT) W/ PULL HANDLE (EXT) 44" AFF W/ NORTON 1801 GRADE 1 TOP JAMB SELF-CLOSER (619 FINISH), 2" ALUM. BUTT THRESHOLD W/ INTEGRAL 1.2 SLOPE; 5psi OPERATING G PRESSURE & ADAMS RITE MS-1850 DEADLOCK W/ EXIT INDICATOR & KEVED CYLINDER	1	CHAMPAGNE (379A1455)
2	OFFICE	LEFT HAND IN SWING FLUSH METAL DOOR W/ HARDWARE LOCATED 35" A.F.F. SELF CLOSING DOOR PER CA 11B-604.8.2.2	JELD-WEN	36" x 80"	N/A	N/A	2.5" x 0.5" MTL	N/A	SCHLAGE ALX SERIES GRADE 2 CYLINDRICAL LOCK W/ LEVER HANDLE & INT. THUMB LOCK AT 35" AFF W/ NORTON 93 DOOR CLOSER (619 FINISH) AT TOP. SLB OPERATING PRESSURE. ANSI CURVED LIP STRIKE 1-1/4" X 4-7/8" STANDARD	1	WHITE
3	STORAGE	LEFT HAND IN SWING FLUSH METAL DOOR W/ HARDWARE LOCATED 35" A.F.F. SELF CLOSING DOOR PER CA 11B-604.8.2.2	JELD-WEN	36" x 80"	N/A	N/A	2.5" x 0.5" MTL	N/A	SCHLAGE ALX SERIES GRADE 2 CYLINDRICAL LOCK W/ LEVER HANDLE & INT. THUMB LOCK AT 35" AFF W/ NORTON 93 DOOR CLOSER (619 FINISH) AT TOP. SLB OPERATING PRESSURE. ANSI CURVED LIP STRIKE 1-1/4" X 4-7/8" STANDARD	1	WHITE
4	M-RESTROOM	RIGHT HAND IN SWING FLUSH METAL DOOR W/ HARDWARE LOCATED 35" A.F.F. SELF CLOSING DOOR PER CA 11B-604.8.2.2	JELD-WEN	36" x 80"	N/A	N/A	2.5" x 0.5" MTL	N/A	SCHLAGE ALX SERIES GRADE 2 CYLINDRICAL LEVER HANDLE W/ INT. THUMB LOCK AT 35" AFF, SLB OPERATING PRESSURE. ANSI CURVED LIP STRIKE 1-1/4" X 4-7/8" STANDARD	1	WHITE
5	W-RESTROOM	LEFT HAND IN SWING FLUSH METAL DOOR W/ HARDWARE LOCATED 35" A.F.F. SELF CLOSING DOOR PER CA 11B-604.8.2.2	JELD-WEN	36" x 80"	N/A	42" x 80"	2.5" x 0.5" MTL	N/A	SCHLAGE ALX SERIES GRADE 2 CYLINDRICAL LEVER HANDLE W/ INT. THUMB LOCK AT 35" AFF, SLB OPERATING PRESSURE. ANSI CURVED LIP STRIKE 1-1/4" X 4-7/8" STANDARD	N/A	WHITE
6	KITCHEN / DINING	36 IN. X 80 IN. 1 PANEL STAINLESS STEEL KITCHEN DOOR	TUFT-LITE	36" x 80"	N/A	N/A	3.5" x 0.5"	12"X17" TEMP.	PER MANUFAC.	1	WHITE
7	DRY STORAGE	RIGHT HAND IN SWING FLUSH METAL DOOR W/ HARDWARE LOCATED 35" A.F.F. SELF CLOSING DOOR PER CA 11B-604.8.2.2	JELD-WEN	36" x 80"	N/A	34" x 82"	2.5" x 0.5" MTL	N/A	SCHLAGE ALX SERIES GRADE 2 CYLINDRICAL LOCK W/ LEVER HANDLE & INT. THUMB LOCK AT 35" AFF W/ NORTON 93 DOOR CLOSER (619 FINISH) AT TOP. SLB OPERATING PRESSURE. ANSI CURVED LIP STRIKE 1-1/4" X 4-7/8" STANDARD	1	WHITE
8	ENTRY / EXT 2	36 IN. X 84 IN. SINGLE OUTSWING KAWNEER 350 STANDARD DOOR	KAWNEER	36" x 84"	39.5" x 86"	40.25" x 86.375"	N/A	LOW-E TEMPERED GLAZ, U-VAL = .31, SHGC = .21	KAWNEER 350 MEDIUM STILE STANDARD DOOR W/ BUTT HINGES, 6" BOT. RAIL, W/ NEOPRENE SWEEP, 3.5" ALL OTHERS; KAWNEER ARCHITECT'S CLASSIC PUSH BAR (INT) W/ PULL HANDLE (EXT) 44" AFF W/ NORTON 1801 GRADE 1 TOP JAMB SELF-CLOSER (619 FINISH), 2" ALUM. BUTT THRESHOLD W/ INTEGRAL 1.2 SLOPE; 5psi OPERATING G PRESSURE & ADAMS RITE MS-1850 DEADLOCK W/ EXIT INDICATOR & KEVED CYLINDER	1	ALUM. / CHAMPAGNE (379A1455)
9	KITCHEN / ALLEY	OUT-SWING DOOR RIGHT HAND REVERSE FLUSH METAL DOOR W/ HARDWARE LOCATED AT 35" A.F.F.	TRUODOOR	36" x 80"	N/A	N/A	2.5" x 0.5" MTL	N/A	(3) 4.5" x 4.5" BALL BEARING HINGES; TRUODOOR SLB OPERATING PRESSURE W/ PANIC BAR EXIT DEVICE & EXTERIOR W/ ESCUTOCHON LEVER & LOCK BOTH 35" AFF; ENTRY / EXIT DEVICE TRIM & DOOR CLOSER WITH HOLD OPEN ARM. 10" METAL KICKPLATE & PEMKO 315 NEOPRENE DOOR SWEEP W/ PEMKO 170 4" x 2" ALUM. THRESHOLD W/ INTEGRAL 1.2 SLOPE. HARDWARE FINISH TO BE STAINLESS STL.	1	WHITE
10	FIRE CONTROL ROOM	OUT-SWING DOOR LEFT HAND REVERSE FLUSH METAL DOOR W/ HARDWARE LOCATED AT 35" A.F.F.	TRUODOOR	36" x 80"	N/A	N/A	3.5" x 0.5"	N/A	(3) 4.5" x 4.5" BALL BEARING HINGES; TRUODOOR SLB OPERATING PRESSURE W/ ESCUTOCHON LEVER & LOCK BOTH 35" AFF W/ NORTON 93 DOOR CLOSER (600 FINISH) AT TOP; HARDWARE FINISH TO BE STAINLESS STL.; MUST SAY "FIRE CONTROL ROOM" W/ 2" MIN. RED LETTERING	1	WHITE W/ RED LETTERING

WINDOW SCHEDULE													
NO.	LOCATION	WINDOW TYPE	WINDOW MATERIAL / COLOR	WINDOW MANUFACTURER	MANUFACTURER CODE	SILL HT.	UNIT SIZE (WxH)	ROUGH OPEN.	INTERIOR TRIM	GLAZING TYPE & AREA	U-VALUE	SHGC	HARDWARE / LOCK TYPE
1	OFFICE	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA-85450 SERIES WINDOWS	AW-PG70-FW - FIXED	40" AFF	29.375" x 29.375"	32.375" x 32.375"	5" x 3.5", WHITE	6.8f DUAL PANE LOW-E GLASS	.34	.22	N/A
2	HALL	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA-85450 SERIES WINDOWS	AW-PG70-FW - FIXED	32" AFF	37.375" x 37.375"	40.375" x 40.375"	NONE	9.7f DUAL PANE LOW-E GLASS	.34	.22	N/A
3	EVENT	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA-85450 SERIES WINDOWS	AW-PG70-FW - FIXED	32" AFF	37.375" x 37.375"	40.375" x 40.375"	5" x 3.5", WHITE	9.7f DUAL PANE LOW-E GLASS	.34	.22	N/A
4	EVENT	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA-85450 SERIES WINDOWS	AW-PG70-FW - FIXED	32" AFF	37.375" x 37.375"	40.375" x 40.375"	5" x 3.5", WHITE	9.7f DUAL PANE LOW-E GLASS	.34	.22	N/A
5	EVENT	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA-85450 SERIES WINDOWS	AW-PG70-FW - FIXED	32" AFF	37.375" x 37.375"	40.375" x 40.375"	5" x 3.5", WHITE	9.7f DUAL PANE LOW-E GLASS	.34	.22	N/A
6	EVENT	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA-85450 SERIES WINDOWS	AW-PG70-FW - FIXED	32" AFF	37.375" x 37.375"	40.375" x 40.375"	5" x 3.5", WHITE	9.7f DUAL PANE LOW-E GLASS	.34	.22	N/A
7	EVENT	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA-85450 SERIES WINDOWS	AW-PG70-FW - FIXED	32" AFF	40" x 40"	40.375" x 40.375"	5" x 3.5", WHITE	9.7f DUAL PANE LOW-E GLASS	.34	.22	N/A
8	EVENT	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA-85450 SERIES WINDOWS	AW-PG70-FW - FIXED	32" AFF	37.375" x 37.375"	40.375" x 40.375"	5" x 3.5", WHITE	9.7f DUAL PANE LOW-E GLASS	.34	.22	N/A
9	EVENT	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA-85450 SERIES WINDOWS	AW-PG70-FW - FIXED	32" AFF	37.375" x 37.375"	40.375" x 40.375"	5" x 3.5", WHITE	9.7f DUAL PANE LOW-E GLASS	.34	.22	N/A



WINDOW & DOOR NOTES

- THIS DRAWING SET IS INTENDED FOR WINDOW & DOOR COORDINATION ONLY.
- ALL DIMENSIONS, TYPE NUMBERS, AND FINISHES TO BE VERIFIED BY WINDOW & DOOR MANUFACTURER PRIOR TO FABRICATION AND INSTALLATION.
- PER CBC ALL WINDOWS TO BE CONSTRUCTED OF MULTI-PANE GLAZING MEETING THE REQUIREMENTS OF CBC SECTION 2406 SAFETY GLAZING IF/WHERE NEC.
- GENERAL CONTRACTOR AND WINDOW MANUFACTURER TO COORDINATE ALL STRUCTURAL FRAMING REQUIREMENTS WITH ARCHITECT & STRUCT. ENGINEER.
- GENERAL CONTRACTOR AND / OR FRAMING SUBCONTRACTOR TO VERIFY W/ MANUFACTURER FOR ALL ROUGH OPENING SIZES.
- WINDOW MANUFACTURER TO PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS.
- ALL EXTERIOR DOORS W/ GLAZING SHALL MEET THE REQUIREMENTS OF CBC SECTION 2406 SAFETY GLAZING.

SUBSTITUTIONS

PROPOSED SUBSTITUTIONS TO SCHEDULE ITEMS, FINISHES, OR MATERIALS BY OWNER, GENERAL CONTRACTOR, OR SUB-CONTRACTOR MUST BE SUBMITTED TO ARCHITECT & OWNER AND MUST INCLUDE:

- PRODUCT SPECIFICATION SHEET
- MODEL NUMBER
- OVERALL DIMENSIONS
- LINK TO MANUFACTURER
- WRITTEN NOTE INDICATING WHICH SPECIFIC DRAWINGS AND/OR DETAILS ARE EFFECTED BY PROPOSED SUBSTITUTION.
- REASON FOR PROPOSED SUBSTITUTION

UPON REVIEW OF PROPOSED SUBSTITUTION DOCUMENTS, ARCHITECT AND OWNER WILL RENDER A WRITTEN DECISION. DELAYS FOR DRAWING AND/OR DETAIL REVISIONS MAY RESULT FROM AN ACCEPTED SUBSTITUTION.

FINISH SCHEDULE										
ROOM	ROOM NAME	FINISH FLOOR	BASE MOULDING	AREA	WALL MATERIAL	WALL COLOR	CEILING MATERIAL	CEILING COLOR	CEILING HEIGHT	
100	LOBBY	VINYL LUXURY TILE	5" x 3.5" MDF, PNT. WHITE	175sf	GYP BD, LEVEL 4 FINISH	EXTRA WHITE(SW7006)	GYP BD, LEVEL 4 FINISH	EXTRA WHITE(SW7006)	9'-0" AT PEAK	
101	OFFICE	CONC., MATTE FINISH SMOOTH	5" x 3.5" MDF, PNT. WHITE	133sf	GYP BD, LEVEL 4 FINISH / CMU PER PLAN	EXTRA WHITE(SW7006)	GYP BD, LEVEL 4 FINISH	EXTRA WHITE(SW7006)	9'-0" AT PEAK	
102	STORAGE	CONC., MATTE FINISH SMOOTH	N/A	70sf	GYP BD, LEVEL 3 FINISH / CMU PER PLAN	EXTRA WHITE(SW7006)	GYP BD, LEVEL 3 FINISH	EXTRA WHITE(SW7006)	8'-2"	
103	M-RESTROOM	1/2" THICK POURED EPOXY OVER SLAB, MATTE GRAY.	1/2" RADIUS INTEGRAL POURED EPOXY COVE X4" HIGH	61sf	FRP ALL SIDES UP TO 48" HIGH FROM TOP OF COVERED BASE W/ SMOOTH FINISHED NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG. LEVEL 4 FINISH	NAIVE PEACH (SW6631)	NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG. LEVEL 4 FINISH	NAIVE PEACH (SW6631)	8'-1 1/2"	
104	W-RESTROOM	1/2" THICK POURED EPOXY OVER SLAB, MATTE GRAY.	1/2" RADIUS INTEGRAL POURED EPOXY COVE X4" HIGH	61sf	FRP ALL SIDES UP TO 48" HIGH FROM TOP OF COVERED BASE W/ SMOOTH FINISHED NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG. LEVEL 4 FINISH	MAUVE FINERY (SW6282)	NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG. LEVEL 4 FINISH	MAUVE FINERY (SW6282)	8'-1 1/2"	
105	HALL	VINYL LUXURY TILE	5" x 3.5" MDF, PNT. WHITE	240sf	GYP BD, LEVEL 4 FINISH / CMU PER PLAN	LUPINE (SW6810)	GYP BD, LEVEL 4 FINISH	LUPINE (SW6810)	9'-0"	
106	DATA CENTER	VINYL LUXURY TILE	5" x 3.5" MDF, PNT. WHITE	305f (INCLUDED IN HALL)	GYP BD, LEVEL 4 FINISH / CMU PER PLAN	EXTRA WHITE(SW7006)	GYP BD, LEVEL 4 FINISH	EXTRA WHITE(SW7006)	7'-1"	
107	EVENT HALL	VINYL LUXURY TILE	5" x 3.5" MDF, PNT. WHITE	1,130sf	CMU	EXTRA WHITE(SW7006)	GYP BD, LEVEL 4 FINISH	EXTRA WHITE(SW7006)	13'-9" AT PEAK	
108	KITCHEN	1/2" THICK POURED EPOXY OVER SLAB, MATTE GRAY.	1/2" RADIUS INTEGRAL POURED EPOXY COVE X4" HIGH	268sf	FRP AT CMU WALLS FLR TO CLG. AND AT PREP SINK & H.W. SINKS UP TO 48" HIGH FROM TOP OF COVERED BASE W/ SMOOTH FINISHED NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG.; ALL OTHERS TO BE NON-ABSORBENT DRY WALL, LEVEL 4 FINISH	EXTRA WHITE(SW7006)	NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG. LEVEL 4 FINISH	CLG. EXTRA WHITE(SW7006) BEAMS, RETICENCE (SW6064)	8'-1 1/2"	
109	DRY STORAGE	1/2" THICK POURED EPOXY OVER SLAB, MATTE GRAY.	1/2" RADIUS INTEGRAL POURED EPOXY COVE X4" HIGH	130sf	NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG. LEVEL 3 FINISH	EXTRA WHITE(SW7006)	NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG. LEVEL 3 FINISH	EXTRA WHITE(SW7006)	8'-1 1/2"	
110	WAREWASHING	1/2" THICK POURED EPOXY OVER SLAB, MATTE GRAY.	1/2" RADIUS INTEGRAL POURED EPOXY COVE X4" HIGH	90sf	FRP AT 3-COMP SINK & D.W. UP TO 48" HIGH AND UP TO 60" HIGH AT MDP SINK HIGH FROM TOP OF COVERED BASE W/ SMOOTH FINISHED NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG. LEVEL 3 FINISH	EXTRA WHITE(SW7006)	NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG. LEVEL 3 FINISH	EXTRA WHITE(SW7006)	8'-1 1/2"	
111	FIRE CONTROL ROOM	CONC., MATTE FINISH SMOOTH	N/A	9sf	TYPE X GYP BD.	EXTRA WHITE(SW7006)	TYPE X GYP BD.	EXTRA WHITE(SW7006)	8'-2"	

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 C-38874
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 STATE OF CALIFORNIA

WINDOW, DOOR, & FINISH SCHEDULES

A 6.00

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 Release print 7 of 10 pages 24-08

EQUIPMENT & FIXTURE SCHEDULE										
KEYNOTE	LOCATION	EQUIP. / FIXTURE	MANUFACT.	NAME	DESCRIPTION	MODEL #	COLOR / FIN	GPM	CFM	BTU
28	HALL	STORAGE CABINET	GLOBAL INDUST.	HEAVY DUTY STOR. CABINET	16 GAUGE, 48" X 24" X 84"	WB16057 / OWNER SUPP.	GRAY			
29	WASH	EXISTING THREE COMPARTMENT SINK	KINTERA	COMMERCIAL 3-COMPARTMENT SINK	86" X 24" X 44" 3-COMPARTMENT SINK W/ (2) 18" DRAIN BOARDS & 18x18x14" BOWLS + (E) FAUCET	EXISTING	STAINLESS			
30	WASH	EXISTING DISHWASHER		PASS-THRU COMMERCIAL D.W.	24" D.W. W/ 4" TRAY DNTR.	EXISTING	STAINLESS			
31	KITCHEN	EXISTING STOVE / OVEN	SOUTHBEND	ULTIMATE RESTAURANT RANGE	6 BURNER / 24" GRIDDLE DOUBLE OVEN	EXISTING - 60"	STAINLESS			
32	KITCHEN	EXISTING FOOD WARMERS			DOUBLE PAN FOOD WARMER	EXISTING	STAINLESS			
33	PREP	HAND WASHING SINK	KROWNE		12" W WALL MOUNTED HAND SINK W/ SIDE SPLASH GUARDS; 1.5" DRAIN	HS-30L	STAINLESS	0.5		
34	PREP	PAPER TOWEL	BOBRICK	FINO COLLECTION	SURFACE-MOUNTED PAPER TOWEL DISPENSER, SATIN FINISH, 525 MULTIFOLD TOWELS	B-9262	SATIN			
35	PREP	EXISTING 2 COMP. PREP SINK	KINTERA	PREP SINK	2-COMPARTMENT 74" x 24" x 43" W/ (2) 18" DRAIN BOARDS	EXISTING	STAINLESS			
36	EXTERIOR	GREASE INTERCEPTOR	SMITH	GREASE INTERCEPTOR	21" x 11" x 9" 20LB GREASE INTERCEPTER	8010	BLACK	10 / 20LB		
37	KITCHEN	EXISTING ICE MACHINE	ICE-O-MATIC	ICE MAKER & BIN	EXISTING 30" x 31" x 77"	GEM0650A / B5SPS / KBT19	GRAY			
38	PREP	EXISTING REACH-IN FREEZER	TRUE	UPRIGHT REACH IN FREEZER	EXISTING 30" x 27" x 81.6"	T-23-HC	STAINLESS			
39	WASH	MOP SINK	REGENCY	ONE COMPARTMENT FLOOR MOP SINK	20" x 26" x 12" 16 GAUGE	600SM16212	STAINLESS			
40	WASH	MOP HANGER	WINCO	MOP & BROOM RACK	5-CLIP / 6-HOOK, PLASTIC	MH-5	GRAY			
41	WASH	CABINET	NORWOOD	HEAVY DUTY STORAGE CABINET W/ FOOD SHELVES	30" x 18" x 72" LOCKABLE MTL. CABINET		MTL/ DENIM BLUE			
42	PER PLAN	FLOOR SINK	ZURN	FLOOR SINK	12" x 12" x 6" PORCELAIN FLOOR SINK W/ COVER GRATE	F02375	PORCELAIN			
43	MOP SINK FAUCET	REGENCY	FAUCET	WALL MOUNTED MOP SINK FAUCET W/ 6.5" SPOUT AND BACKFLOW PREVENTER	600FMS86	CHROME	STAINLESS			
44	WASH	WATER FILTER	3M	FILTER SYSTEM	*IMPACT* FILTRATION DUAL-ZONE MEDIA CARTRIDGE FILTRATION	DF990	WHITE			
45	RESTROOMS	TOILET PAPER DISPENSER	BOBRICK	WALL MOUNTED TOILET PAPER DISPENSER	8" WATER-RESISTANT HIGH CAPACITY TOUCHLESS TOWEL DISPENSER	B-3588	STAINLESS			
46	RESTROOMS	LAVATORY	GLACIER BAY	ARAGON RECTANGULAR VITREOUS CHINA BATHROOM SINK - ADA	ARAGON 19 IN. RECTANGULAR VITREOUS CHINA BATHROOM SINK IN WHITE - 19" X 17" X 9.5"	13-0010-ADA	PORCELAIN			
47	RESTROOMS	TOILET	TOTO	ENTRADA CLOSE COUPLED TOILET	ADA COMPLIANT FLOOR MOUNTED TOILET	CST244E(PER PLAN) CST244E(FR (PER PLAN)	WHITE	1.28		
48	RESTROOMS	SOAP DISPENSER	BOBRICK	CLASSIC SERIES	SURFACE-MOUNTED VERTICAL MANUAL LIQUID SOAP DISPENSER, SATIN FINISH, 40-FL. OZ.	B-2111	SATIN			
49	RESTROOMS	PAPER TOWEL	BOBRICK	FINO COLLECTION	SURFACE-MOUNTED PAPER TOWEL DISPENSER, SATIN FINISH, 525 MULTIFOLD TOWELS	B-9262	SATIN			

NOTES ON EXISTING EQUIPMENT:
 EQUIPMENT LISTED AS "EXISTING" IS TO BE PRESERVED DURING DEMOLITION AND STORED FOR REUSE WITHIN RENOVATED KITCHEN.

SYSTEMS EQUIPMENT SCHEDULE										
KEYNOTE	LOCATION	EQUIP. / FIXTURE	MANUFACT.	NAME	DESCRIPTION	MODEL #	COLOR / FIN	GPM	CFM	BTU
50	WAREWASHING	HOT WATER TANK	RHEEM	RHEEM BIGAL PRO-TERRA HYBRID ELECTRIC W/ LEAK GUARD HEAT PUMP TANK, INSTALLED IN LOCKABLE OPEN-AR LOCKER PER SPEC.		XEB0T10H451	SILVER			4.07 EFF
51	W-RR & M-RR	EXHAUST FAN	PANASONIC	WHISPER SENSE SMARTFLOW WHISPERSENSE® DC FAN, 50-80-110 CFM		FV-0511V0C1	WHITE		80	
52	KITCHEN	HOOD FIRE SUPPRESSION								
53	KITCHEN	FRESH AIR INTAKE	CAPTIVE AIR	NON-MOTORIZED CONVY FRESH AIR		EMUFA - 10"	STAINLESS		750	
54	KITCHEN	TYPE 1 GREASE HOOD, FAN & MUA	HOOD MART	10L X 48" W LOW BOX HOOD W/ LOW MAKE-UP AIR & CENTRIFUGAL DOWN-BLAST FAN SYSTEM		HOOD: BBOX 8' / LBMA 18" FAN MUA:	STAINLESS		2000	
55	REAR ALLEY	MINI SPLIT COMPRESSOR	FUJITSU	AIRSTAGE H-SERIES 45000BTU MULTI-ZONE SYSTEM COMPRESSOR		A0U45R4XZ	WHITE		4500	
56-A	EVENT HALL	MINI SPLIT EVAPORATOR	FUJITSU	FUJITSU AIRSTAGE ASUB18TLAV2 INDOOR WALL MOUNT (X2)		ASUB18TLAV2	WHITE		18K E6	
56-B	KITCHEN	MINI SPLIT EVAPORATOR	FUJITSU	FUJITSU AIRSTAGE ASUA014KSA1		ASUA014KSA1	WHITE		14K	
56-C	LOBBY	MINI SPLIT EVAPORATOR	FUJITSU	FUJITSU AIRSTAGE ASUA9TLAV2		ASUA9TLAV2	WHITE		9K	
57	PER PLANS	SPRINKLER	SENJU	SENJU SS3561 W/ COVER PLATE MODEL: 002-1201		SS3561 / 002-1201	WHITE			
58	SOLAR PANELS									
59	STORAGE	ENERGY RECOVERY VENTILATOR	FANTCH	LIGHT COMMERCIAL ERV W/ (2) 12" IN & (2) 12" OUT FLEX DUCT (INTAKE TO BE INSULATED)		1300	WHITE		1300	

GRID: PANEL SCHEDULE: 240amp 12/24 CIRCUIT						ELECTRICAL LOADS	
NO.	SIZE	LOAD	DESCRIPTION	LOAD	SIZE	NO.	DESCRIPTION
1	20	20 amps	(8) DEDICATED ERV	MINISPLIT COMPRESSOR	40 amp	2	2. 2300W X OCCUPANCY FACTOR OF 2 = 4,596va
3	20	3.0 amps	(8) DEDICATED FREEZER	MINISPLIT EVAPORATORS	40 amp	4	2. FIXED APPLIANCES W/ DEDICATED CIRCUIT: 24,879va
5	40	30 amps	(8) DEDICATED HOT WATER	(5) EVENT HALL LIGHTS	8.8 amp	6	REACH-IN FREEZER: 3.7amps X 220v = 814va X 2 = 1,628va
7	40	30 amps	(8) RECL0S-HA/DATA PLUGS	KITCHEN LIGHTS	6.8 amps	6	ICE MACHINE: 21amps X 115v = 2,415va
9	20	5 amps	DEDICATED MUA	RR/STO LIGHTS & FANS	2 amp	10	DISHWASHER: 30amps X 208v = 6,656va
11	20	7 amps	DEDICATED ICE	SINGAGE & EXTERIOR LIGHTS	3 amps	12	HOOD EXHAUST: 11amps X 220v = 2,420va
13	20	2 amps	DEDICATED DISHWASHER	RECL0S-HA/DATA LIGHTS	2.20	14	HOOD MUA: 13amps X 220v = 2,860va
15	20	2 amps	DEDICATED HOOD	OPEN	20	16	ERV UNIT: 15amps X 120v = 1,800va
17	40	22 amps	KITCHENWARE PLUGS	OPEN	0	20	HOT WATER HEATER: 30amps X 240v = 7,200va
19	40	32 amp	SMOKE & CARBON	OPEN	0	20	NON-DEDICATED PLUG-IN OUTLETS: 1,000va
21	20	10 amps	EVENT HALL PLUGS	OPEN	0	20	KITCHEN & WAREWASHING (4 receptacles): 200va
23	20	5 amps	RESTRM / STORAGE PLUGS	OPEN	0	20	RECEPT., LOBBY, COFFEE, & DATA (8 receptacles): 200va
						EVENT HALL (8 receptacles): 200va	
						RESTROOMS & STORAGE (3 RECEPTACLES): 200va	
						EXTENSION (1 receptacle): 200va	
						4. 5-TON MINISPLIT: 9,600va	
						40amps X 240v = 9,600va	
						LOAD CALCULATION: 4,599 + 24,979 + 1000 + 9,600 = 40,175W	

LIGHTING SCHEDULE							
NO.	LOCATION	LIGHT	MANUFACT.	MODEL #	(QTY) & DIMENSIONS	LUMENS / TEMPERATURE	LENS
L1	SOFFITS & FURRED CEILING	4" DIRECT MOUNT W/ 4" OVERLAY MATTE TRIM	HALO	RL-4-DM W/ RL4TRMWHB	(28) @ 4" 0	600-900 / 3k	GLASS
L2	KITCHEN / WAREWASHING	4" LINEAR FLUSH MOUNT	CONTRACTOR SELECT	FAL-4W 48 SOULM 840 Z1 MVOLT	(5) @ 10" X 48"	5000 / 4k	POLYCARBONATE, IMPACT RESISTANT
L3	EVENT HALL - RIDGE BEAM	31.2" RING LIGHT	LIGHT IN THE BOX	31.2", COFFEE	(3) @ 31.2"	3000 / 3k	FROSTED ACRYLIC
L4	EVENT HALL - SIDE WALLS	VESPER WALL SCONCE	MAXIM (LUMENS)	MDL1931814	(12) 7" X 7" X 6.75" 0	400 / 3k	FROSTED ACRYLIC
L5	3RD ST. FACADE	18" CYLINDER UP/DOWN LIGHT	PROGRESS LIGHTING	PS642-31/30K	(1) @ 18" X 6" 0	2500 / 3k	FROSTED ACRYLIC

Prepared For:
LAKE COUNTY
 2511 FORBES STREET
 LAKEPORT, CA 95453
 APN: 024-083-08

Consultants:
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CIVIL ENGINEER
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 Alhambra, CA 94503
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TITLE 24
 6541 TITLE 24
 654 OAKLAND AVE
 OAKLAND, CA 94611
 (925) 471-4789

FIRE SUPPRESSION
 TORFCA PLUMBING INC.
 4025 MAIN STREET
 KELESEYVILLE, CA 95451
 (925) 473-4000

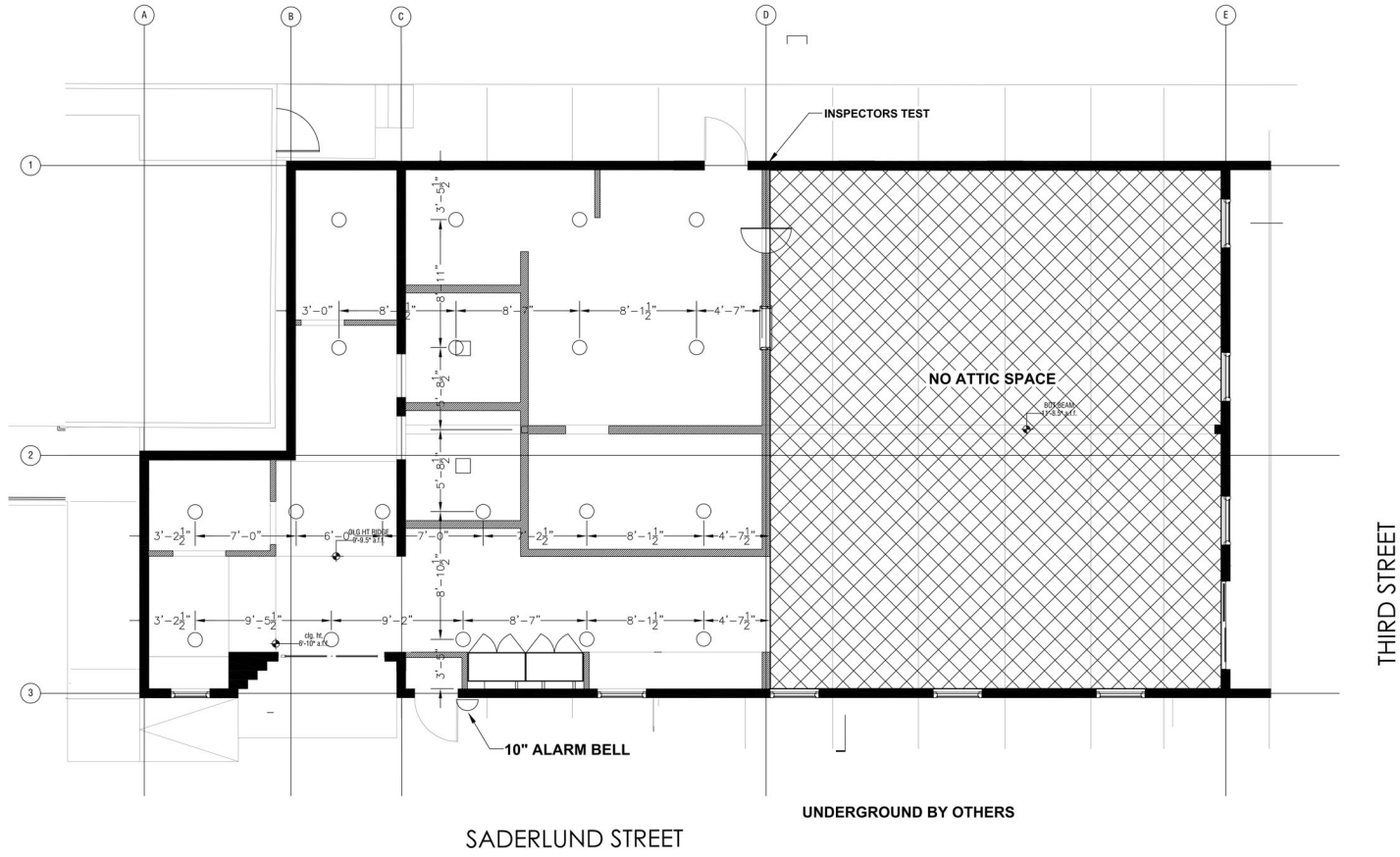
GENERAL CONTRACTOR
 ACCEPTING BIDS
 ADDRESS:
 CITY:
 PHONE:

NO.	DESCRIPTION	DATE



THE
FIXTURE, EQUIP., & APPLIANCE SCHEDULES

A 6.01
 COPYRIGHT 2023 ENDEMIC ARCHITECTURE
 RELEASE PERMIT SET 12/24



SADERLUND STREET

UNDERGROUND BY OTHERS

THIRD STREET

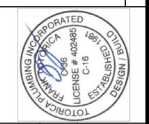
ATTIC SPRINKLERS

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

SYMBOL	MAKE	MODEL	RESPONSE	FINISH	DESCRIPTION	DATE	QTY	NO	REVISIONS
●	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION
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○	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION

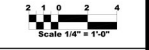
SYMBOL	MAKE	MODEL	RESPONSE	FINISH	DESCRIPTION	DATE	QTY	NO	REVISIONS
●	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION
○	ES	ES	ES	ES	ES				DESCRIPTION

TOTORICA PLUMBING, INC.
 4230 MAIN STREET
 KELSEYVILLE, CA 95441
 PHONE (531) 271-4020 FAX (531) 271-9246



KELSEYVILLE SENIOR EVENT CENTER
 5245 Third Street
 Kelseyville, CA 95451

DRAWN BY: J. HOBERG
 DATE: 7/17/2025
 PROJECT NO. -



SHEET NO: **FP-4**

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E
(Page 1 of 15)

Nonresidential Performance Compliance Method
Project Name: **Kelseyville Senior Event Center** Date Prepared: **2025-06-02**

A. GENERAL INFORMATION				
1	Project Name	Kelseyville Senior Event Center		
2	Run Title	Title 24 Analysis		
3	Project Location	5245 Third Street		
4	City	Kelseyville	5	Standards Version
6	Zip code	99451	7	Compliance Software (version)
8	Climate Zone	2	9	Building Orientation (deg)
10	Building Type(s)	Nonresidential		
12	Project Scope	Existing addition and alteration		
14	Total Conditioned Floor Area in Scope (ft ²)	3902	15	Total # of stories (incl. roof)
16	Total Unconditioned Floor Area (ft ²)	0	17	Fuel Type
18	Nonresidential Conditioned Floor Area	3902	19	Total # of Stories (Habitable Above Grade)
20	Residential Conditioned Floor Area	0		

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Compliance ID: EnergyPro-2729-0625-02001
Report Generated: 2025-06-02 14:59:03
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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E
(Page 2 of 15)

Nonresidential Performance Compliance Method
Project Name: **Kelseyville Senior Event Center** Date Prepared: **2025-06-02**

B. PROJECT SUMMARY												
Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.												
Envelope (See Table G)	Building Components Complying via Performance			Building Components Complying Prescriptively								
	<table border="1"> <tr><td>Notices</td><td>Performance</td><td>Solar Thermal Water Heating (See Table H)</td><td><input type="checkbox"/> Performance</td></tr> <tr><td>Multifam</td><td>Not Included</td><td></td><td><input checked="" type="checkbox"/> Not Included</td></tr> </table>	Notices	Performance	Solar Thermal Water Heating (See Table H)	<input type="checkbox"/> Performance	Multifam	Not Included		<input checked="" type="checkbox"/> Not Included			
Notices	Performance	Solar Thermal Water Heating (See Table H)	<input type="checkbox"/> Performance									
Multifam	Not Included		<input checked="" type="checkbox"/> Not Included									
Mechanical (See Table H)	<table border="1"> <tr><td>Notices</td><td>Not Included</td><td>Covered Process: Commercial Kitchens (See Table J)</td><td><input type="checkbox"/> Performance</td></tr> <tr><td>Multifam</td><td>Not Included</td><td></td><td><input checked="" type="checkbox"/> Not Included</td></tr> </table>	Notices	Not Included	Covered Process: Commercial Kitchens (See Table J)	<input type="checkbox"/> Performance	Multifam	Not Included		<input checked="" type="checkbox"/> Not Included	Indoor Lighting (Unconditioned) 140.8 & 170.2(a) <input type="checkbox"/> NRCC-C1-E is required		
Notices	Not Included	Covered Process: Commercial Kitchens (See Table J)	<input type="checkbox"/> Performance									
Multifam	Not Included		<input checked="" type="checkbox"/> Not Included									
Domestic Hot Water (See Table I)	<table border="1"> <tr><td>Notices</td><td>Not Included</td><td>Covered Process: Laboratory Exhaust (See Table J)</td><td><input type="checkbox"/> Performance</td></tr> <tr><td>Multifam</td><td>Not Included</td><td></td><td><input checked="" type="checkbox"/> Not Included</td></tr> </table>	Notices	Not Included	Covered Process: Laboratory Exhaust (See Table J)	<input type="checkbox"/> Performance	Multifam	Not Included		<input checked="" type="checkbox"/> Not Included	Outdoor Lighting 140.7 & 170.2(e) <input type="checkbox"/> NRCC-LD-E is required		
Notices	Not Included	Covered Process: Laboratory Exhaust (See Table J)	<input type="checkbox"/> Performance									
Multifam	Not Included		<input checked="" type="checkbox"/> Not Included									
Lighting (Indoor Conditioned, see Table K)	<table border="1"> <tr><td>Notices</td><td>Performance</td><td>Photovoltaics (See Table J)</td><td><input type="checkbox"/> Performance</td></tr> <tr><td>Multifam</td><td>Not Included</td><td></td><td><input checked="" type="checkbox"/> Not Included</td></tr> </table>	Notices	Performance	Photovoltaics (See Table J)	<input type="checkbox"/> Performance	Multifam	Not Included		<input checked="" type="checkbox"/> Not Included	Sign Lighting 140.8 & 170.2(e) <input type="checkbox"/> NRCC-LTS-E is required		
Notices	Performance	Photovoltaics (See Table J)	<input type="checkbox"/> Performance									
Multifam	Not Included		<input checked="" type="checkbox"/> Not Included									
				Building Components Complying with Mandatory Measures								
				Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E).								
				Electrical Power Distribution 130.11 <input type="checkbox"/> NRCC-ELC-E is required								
				Commissioning 120.8 <input type="checkbox"/> NRCC-CXB-E is required								
				Solar and Battery 130.10 <input type="checkbox"/> NRCC-SAB-E is required								

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E
(Page 4 of 15)

C2. TUV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TUV Energy Use, kWh/m ² - yr)				
Energy Component	COMPLIES ¹			
	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ²	
Space Heating	33.98	35.33	-1.35	
Space Cooling	40.09	39.59	0.5	
Indoor Fans	54.64	49.43	5.21	
Heat Rejection	0	0	0	
Pumps & Misc.	0	0	0	
Domestic Hot Water	3.65	3.65	0	
Indoor Lighting	31.87	22	9.87	
Flexibility	---	---	---	
EFFICIENCY COMPLIANCE TOTAL	164.23	150	14.23 (8.7%)	
Photovoltaics	---	---	---	
Batteries	---	---	---	
TOTAL COMPLIANCE	164.23	150	14.23 (8.7%)	

¹Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Compliance ID: EnergyPro-2729-0625-02001
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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E
(Page 5 of 15)

C3. TUV ENERGY RESULTS FOR NON-REGULATED COMPONENTS ¹				
Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ²	
	Receptacle	17.08	17.08	---
Process	---	---	---	
Other Ltg	---	---	---	
Process Motors	---	---	---	
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	181.31	167.08	14.23 (7.8%)	

¹Notes: This table is not used for Energy Code Compliance.

²Notes: ABOVE CODE¹ QUALIFICATIONS
 This project is pursuing CalGreen Tier 1
 This project is pursuing CalGreen Tier 2

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E
(Page 7 of 15)

C8. ENERGY USE INTENSITY (EUI)				
	Standard Design (kBtu/ft ² / yr)	Proposed Design (kBtu/ft ² / yr)	Margin (kBtu/ft ² / yr)	Margin Percentage
GROSS EUI ¹	28.29	26.65	1.64	5.8
NET EUI ¹	28.29	26.65	1.64	5.8

¹Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.

- E4. EXCEPTIONAL CONDITIONS**
- The aged solar reflectance and aged thermal emittance must be listed in the Cool Roof Rating Council database of certified products. For projects where initial reflectance is used, the initial reflectance must be listed, and the aged reflectance is calculated by the software program and used in the compliance model.
 - The project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylight Control requirements are met. PRESCRIPTIVE COMPLIANCE Documentation (Form NRCC-141.02-E) for the requirements of section 148.6(A) Automatic Daylighting Controls in Secondary Daylight Zones is required.
 - The building does not include service water heating. Verify that service water heating is not required and is not included in the design.
 - The proposed building includes spaces that are modeled with unknown HVAC systems. Verify that the spaces modeled with unknown HVAC systems are either part of zone and shell analysis which will be permitted for mechanical compliance in the future, or the spaces have an existing HVAC system not modeled for compliance, or the compliance scope does not include mechanical.
- E4. ADDITIONAL REMARKS**
- This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.
- Overhead HVAC systems are considered "single zone" by CBECC Com. Therefore, only a single occupancy type can be modeled for the existing building, and for the addition. For lighting, the "Complete Building" allowed LFD by Assembly buildings is 9.65 watts per sq. ft. CBECC Com cannot use Complete Building occupancies. However, both Restroom and small Office occupancies have that area Category allowance of 6.65 watts per sq. ft. so those are the occupancies modeled here. Similarly, the proposed HVAC system is divided, and apportioned, to the Existing and Addition zones.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Compliance ID: EnergyPro-2729-0625-02001
Report Generated: 2025-06-02 14:59:03
Compliance ID: EnergyPro-2729-0625-02001

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E
(Page 8 of 15)

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)					
G1		G2		G3	
Opaque Surfaces & Orientation	Total Gross Surface Area (ft ²)	Total Fenestration Area (ft ²)	Window to Wall Ratio (%)		
North-Facing ¹	683	0	0		
East-Facing ¹	403.2	65.48	16.24		
South-Facing ¹	7765	100.54	13.09		
West-Facing ¹	403	0	0		
Total	2299.7	166.02	7.35		
Roof	2602	0	0		

¹Notes
 North-Facing is oriented to within 45 degrees of true north, including 45 00'00" east of north (NE), but excluding 45 00'00" west of north (NW).
 East-Facing is oriented to within 45 degrees of true east, including 45 00'00" south of east (SE), but excluding 45 00'00" north of east (NE).
 South-Facing is oriented to within 45 degrees of true south, including 45 00'00" west of south (WS), but excluding 45 00'00" east of south (SE).
 West-Facing is oriented to within 45 degrees of true west, including 45 00'00" north of west (NW), but excluding 45 00'00" south of west (SW).

G2A. ROOFING PRODUCT SUMMARY (NONRESIDENTIAL)					
Assembly Name	R-Value	Roof Pitch	Roof Rise (x in 12)	Aged Solar Reflectance	Thermal Emittance
Metal w/75G + R-20 Reg30	Slope/Slope	N/A	0.35	0.83	N/A
Metal + R-20 Reg30 w/1033	Slope/Slope	N/A	0.35	0.83	N/A
Metal w/1033 w/1032	Slope/Slope	N/A	0.35	0.83	N/A

G4. NONRESIDENTIAL AIR BARRIER	
Building Story Name	Air Barrier
Com-Ang-Ceiling	Air barrier - not verified

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
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Compliance ID: EnergyPro-2729-0625-02001

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E
(Page 9 of 15)

Nonresidential Performance Compliance Method
Project Name: **Kelseyville Senior Event Center** Date Prepared: **2025-06-02**

C1. COMPLIANCE SUMMARY	COMPLIES ¹		
	Time Dependent Valuation (TDV)		
	Efficiency ² (kBtu/ft ² - yr)	Total ³ (kBtu/ft ² - yr)	Source Energy Use ⁴
Standard Design	164.23	n/a	n/a
Proposed Design	150	n/a	n/a
Compliance Margin	14.23	n/a	n/a
	Pen	n/a	n/a

¹Efficiency measures include improvements like a better building envelope and more efficient equipment.
²Compliance Totals include efficiency, photovoltaics and batteries.
³New Construction, Complete Addition Scope: Building complies when all efficiency and total compliance margins are greater than or equal to zero and unmet load four limits are not exceeded.
⁴Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load four limits are not exceeded.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E
(Page 6 of 15)

C7. ENERGY USE SUMMARY						
Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	---	---	---	31.3	32.5	-1.2
Space Cooling	2.2	2.1	0.1	---	---	---
Indoor Fans	4.8	4.3	0.5	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	---	---	---	---	---	---
Domestic Hot Water	0.3	0.3	0	---	---	---
Indoor Lighting	3.3	2.3	1	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	10.6	9	1.6	31.3	32.5	-1.2
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	10.6	9	1.6	31.3	32.5	-1.2
Receptacle	1.8	1.8	0	---	---	---
Process	---	---	---	---	---	---
Other Ltg	---	---	---	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	12.4	10.8	1.6	31.3	32.5	-1.2

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Report Version: 2022.0.000
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Compliance ID: EnergyPro-2729-0625-02001

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E
(Page 9 of 15)

G5. OPAQUE SURFACE ASSEMBLY SUMMARY										
01	02	03	04	05	06	07	08	09	10	1B
Surface Name	Construction Type	Area (ft ²)	Framing Type	cavity & Value	Interior	Exterior	Units	Value	Description of Assembly Layers	Status ¹
(E) Slab On Grade	Underground Floor	2,177	N/A	0	N/A	N/A	F-factor	0.73	Slab Type Unheated Slab on grade Insulation Orientation -None Insulation R-Value none	E
9 in. CMU w/1.5 in. Reinwood	Exterior Wall	299.2	N/A	0	N/A	N/A	U-factor	0.5879	Concrete Sandwich Panel - 80% Ins. Layer Steel Ins. Ins. 1.12 in.	A
R-19 Wood Framed Walls	Exterior Wall	218	Wood	19	N/A	N/A	U-factor	0.068	Slab on tile -1/2 in. Vapor permeable felt - 1/8 in. OSB - Oriented Strand Board - 1/2 in. Composite 1 Gypsum Board - 1/2 in.	A
CMU Wall/19	Exterior Wall	964	N/A	0	N/A	N/A	U-factor	0.579	Concrete - Solid Grout - 1.5 in. 1/4 in. 8 in.	E
Metal w/75G + R-20 Reg30	Roof	1,104	Wood	20	N/A	N/A	U-factor	0.0431	Metal Standing Seam - 1/16 in. Fiberglass sheathing - 1/2 in. Plywood - 1/2 in. Softwood - 1.5 in. Composite 1	A
Metal + R-20 Reg30 w/1033	Roof	983	Wood	20	N/A	N/A	U-factor	0.0407	Metal Standing Seam - 1/16 in. Fiberglass sheathing - 1/2 in. Plywood - 1/2 in. Softwood - 1.5 in. Composite 1	A
Interior CMU Wall/19	Interior Wall	383	N/A	0	N/A	N/A	U-factor	0.447	Concrete - Solid Grout - 1.5 in. 1/4 in. 8 in. A	A
Station N - New, A - Altered, E - Existing										

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Compliance ID: EnergyPro-2729-0625-02001
Report Generated: 2025-06-02 14:59:03
Compliance ID: EnergyPro-2729-0625-02001

Information for Installers

§16-103(b)(1)(B): Compliance Information. At occupancy, builder/installers shall leave in the building, or with the owner, copies of the completed, signed, and submitted compliance documents for the building. For nonresidential buildings, high-rise residential buildings and hotels and motels, such information shall include copies of all Certificate of Compliance, Certificate of Installation, Certificate of Acceptance and Certificate of Verification documentation submitted. These documents shall be in paper or electronic format and shall conform to the applicable requirements of Section 16-103(a).

§16-103(b)(2): Operating Information. At occupancy, builder/installers shall leave in the building, or with the owner, operating information for all applicable features, materials, components, and mechanical devices installed in the building. Operating information shall include instructions on how to operate the features, materials, components, and mechanical devices correctly and efficiently. For buildings or tenant spaces that are not individually owned and operated, or are centrally operated, such information shall be provided to the person(s) responsible for operating the feature, material, component or mechanical device installed in the building. This operating information shall be in paper or electronic format.

§16-103(b)(3): Maintenance Information. At occupancy, builder/installers shall leave in the building, or with the owner, maintenance information for all features, materials, components, and manufactured devices that require routine maintenance for efficient operation. Required routine maintenance actions shall be clearly stated and incorporated on a readily accessible label. The label may be limited to identifying, by title and/or publication number, the operation and maintenance manual for that particular model and type of feature, material, component or manufactured device. For buildings or tenant spaces that are not individually owned and operated, or are centrally operated, such information shall be provided to the person(s) responsible for operating the feature, material, component or mechanical device installed in the building. This operating information shall be in paper or electronic format.

Installation and Acceptance forms can be downloaded from appropriate links here: <https://nrcs.ca.gov/docs/nrcs/installationforms>

Please note that this report only states some of the more significant compliance requirements and criteria. It does not purport to state how those requirements can be met, nor what equipment to install. More detailed construction requirements can be found on indicated Installation (NRCC) and Acceptance (NRCC) forms. There are generally many installation options available; although most equipment must be California Certified. In addition, "acceptance" criteria must be understood prior to installation. For this reason, we recommend that affected contractors employ a California Certified Acceptance Test Technician for consultation prior to, during, and after installation. Those technicians are searchable from links here: <https://www.nrcs.ca.gov/contractors-and-titles/programs/acceptance-test-technician-certification-provider-program/>

KELSEYVILLE

SENIOR EVENT CENTER

5245 THIRD ST., KELSEYVILLE, CA 95451
APN: 024-083-06

Documentation Author:
easyTitle24.com
Tel: (415) 259-4068 or (925) 671-4789 e-mail: customer.service@easytitle24.com
654 Oakland Avenue, Oakland, CA 94611

California Building Energy Efficiency
Certificates of Compliance
Filed on the Plans pursuant to
California Code of Regulations,
Title 24, Part 1, Article 1,
Section 10-103(a)(2) A.

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Project No.: 53125
Sheet No.: **T24.1**
Date: **6-2-2025**
Envelope & Lighting Title 24

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Nonresidential Performance Compliance Method (Page 10 of 13)

01	02	03	04	05	06	07	08	09	10	
Surface Name	Construction Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value Interior	Continuous R-Value Exterior	Units	Value	Description of Assembly Layers	Status¹
Slab On Grade/9	Underground Floor	425	N/A	0	N/A	N/A	F-factor	0.73	Slab Type Uninsulated Slab-on-grade Insulation Orientation: none Insulation R-Value: none	N
Spec Thermal HR-115 ac/41	Exterior Wall	639.5	N/A	0	N/A	N/A	U-factor	0.122	Concrete Sandwich Panel: 100% Ins. Layer - No Steel in Ins. - Ins. 1 1/2 in.	N
New R-19 Wall/64	Exterior Wall	119	Wood	19	N/A	N/A	U-factor	0.068	Slab on tile - 1/2 in. Vapor permeable felt - 1/8 in. OSB - Oriented Strand Board - 1/2 in. Composite 4 Gypsum Board - 1/2 in.	N
MetaRoof Wall/Truss w/R-2052	Roof	425	Wood	20	N/A	N/A	U-factor	0.0490	Metal Standing Seam - 1/16 in. Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Composite 5 Air - Cavity - Wall Roof Ceiling - 4 in. cr joist Gypsum Board - 1/2 in.	N

¹ Status: N - New, A - Altered, E - Existing

01	02	03	04
Assembly Name	Area (ft²)	Overall U-factor	Status¹
Insulated Metal Door/28	20	0.5	A

¹ Status: N - New, A - Altered, E - Existing

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
 Report Version: 2022.0.000
 Scheme Version: rev 20220601
 Report Generated: 2025-06-02 14:59:03
 Compliance ID: EnergyPro-2729-0625-0207

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Nonresidential Performance Compliance Method (Page 11 of 13)

01	02	03	04	05	06	07	08	09
Penetration Assembly Name	Penetration Type / Product Type / Frame Type	Certification Method²	Assembly Method	Area (ft²)	Overall U-factor	Overall SHGC	Overall VT	Status¹
Metal Trim Door	Vertical fenestration Glazed door Metal	Default 110.6	Manufactured	21	0.77	0.59	0.53	A
Anderson Rated Window	Vertical fenestration Fixed window N/A	NRIC	Manufactured	11.12	0.34	0.22	0.35	A
New Kawneer Unirated	Vertical fenestration Fixed window Metal with thermal break	Default 110.6	Manufactured	62.66	0.55	0.57	0.77	N
Regl Kawneer Unirated	Vertical fenestration Fixed window Metal with thermal break	Default 110.6	Manufactured	22.24	0.55	0.57	0.77	A
Dual Low-E Door	Vertical fenestration Glazed door Metal	Default 110.6	Manufactured	49	0.77	0.59	0.53	N

¹ Status: N - New, A - Altered, E - Existing
 ² Notes: Newly installed fenestration shall have a certified NRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass only, determined by the manufacturer, and are shown for ease of verification. Site built fenestration values are calculated per Nonresidential Appendix B4E and are used in the analysis.

01	02	03	04	05	06	07
Fenestration Tag/ID	Admitt	Depth (ft)	Height from Top of Sill to Overhang (ft)	Right Extent (ft)	Left Extent (ft)	Flag Height
Door 811	0	2.5	8.5	3	3	N/A
Door 144	90	2.5	8	4	4	N/A

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
 Report Version: 2022.0.000
 Scheme Version: rev 20220601
 Report Generated: 2025-06-02 14:59:03
 Compliance ID: EnergyPro-2729-0625-0207

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Nonresidential Performance Compliance Method (Page 12 of 15)

01	02	03	04	05
Fenestration Tag/ID	Left Fin	Right Fin	Depth (ft)	Distance Right from Window (ft)
Door 811	2.83	1.3	2.8	0.83
Door 144	2.5	2.8	2.5	0.83

01	02	03	04	05	06
Occupancy Type¹	Conditioned Floor Area (ft²)	Installed Lighting Power (Watts)	Lighting Control Credits	Additional (Custom) Allowance	
Office (250 square feet)	425	90	0	Area Category Footcandles (Footc)	Area Category Footcandles (Footc)
Restroom	2177	915	0	0	0
Building Totals:	2602	9055	0	0	0

¹ See Table 402-C
 ² See Appendix D-1 - E for unconditioned spaces
 ³ Lighting information for existing spaces marked is not included in this table

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
 Report Version: 2022.0.000
 Scheme Version: rev 20220601
 Report Generated: 2025-06-02 14:59:03
 Compliance ID: EnergyPro-2729-0625-0207

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Nonresidential Performance Compliance Method (Page 13 of 13)

01	02	03	04	05	06
Name or Item Tag	Complete Luminaire Description (i.e., 3-wire fluorescent fixture, E175, one dimmable electronic ballast)	Watts per luminaire	How is Wattage determined	Total Number of luminaires	Installed Watts
L1	Halo 5w Integrated LED Downlight	9	According to	20	180
L2	500K Integrated LED Surface	54	According to	3	270
L3	25w Dedicated LED Ring	25	According to	3	75
L4	40w Max. U/L Base	40	According to	22	880

¹ If lighting power densities were used in the compliance model, Building Departments will need to check prescriptive forms for Luminaire Schedule details.

01	02	03	04	05	06	
Mandatory Demand Response 110.12(G)	NA	Shut-Off Controls 130.1(I) & 160.50(K)	NA			
Area Level Controls (Includes all lighting controls installed in conditioned space to meet mandatory requirements per 130.1)	03	04	05	06	07	
Area Description	Area Category Primary Function Area	Area Controls 130.1(I) & 160.50(K)	Multi-Level Controls 130.1(I) & 160.50(K)	Shut-Off Controls 130.1(I) & 160.50(K)	Primary Daylighting 130.1(I) & 160.50(K)	Secondary Daylighting 160.50(I) & 160.50(J)
Restrooms	Restroom	Required	Exempt	Required	NA	NA
Hallways	Corridor	Required	Exempt	Required	NA	NA
Office (250 square feet)	Office	Required	Exempt	Required	NA	NA
Remainder	All Other Space Types	Required	Exempt	Required	NA	NA

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
 Report Version: 2022.0.000
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 Compliance ID: EnergyPro-2729-0625-0207

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Nonresidential Performance Compliance Method (Page 14 of 13)

01	02	03	04
Building Component	Form/Title		
Envelope	NRIC ENVE - Envelope (for all buildings)		
Indoor Lighting	NRIC LI-IE - Indoor Lighting (for all buildings)		

01	02	03	04
Building Component	Form/Title & System Name(s)		
Envelope	NRIC ENV-02-F - NRC label verification for fenestration		
Indoor Lighting	NRIC LI-02-A - Occupancy Sensors and Automatic Time Switch Controls		

There are no Certificates of Verification applicable to this project.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
 Report Version: 2022.0.000
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 Compliance ID: EnergyPro-2729-0625-0207

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Nonresidential Performance Compliance Method (Page 15 of 13)

01	02	03	04
Documentation Author Name	Documentation Author Signature	Signature Date	City/State/Zip
Sieve K. Means, CEA		6/2/2025	CA/USA

01	02	03	04
Responsible Person Name	Responsible Designer Signature	Signature Date	City/State/Zip
Clark Thernhaus		6/2/2025	CA/USA

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

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement.
- I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
 Report Version: 2022.0.000
 Scheme Version: rev 20220601
 Report Generated: 2025-06-02 14:59:03
 Compliance ID: EnergyPro-2729-0625-0207

Documentation Author:
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KELSEYVILLE

SENIOR EVENT CENTER
 524.5 THIRD ST., KELSEYVILLE, CA 95451
 APN: 024-083-06

California Building Energy Efficiency
 Certificates of Compliance

Filed on the Plans pursuant to
 California Code of Regulations,
 Title 24, Part 1, Article 1,
 Section 10-103(a)2.A.

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Project No.: 53125

Sheet No.: **T24.2**

Date: 6-2-2025
 Envelope & Lighting Title 24

Mechanical Systems CERTIFICATE OF COMPLIANCE NCC-MCH-21 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 1 of 13) Date Prepared: 6/2/2023

Table with 4 columns: Item, Description, Value, and Units. Includes General Information such as Project Location, Climate Zone, and Occupancy Types.

Table with 3 columns: System, Wet System Components, and Dry System Components. Lists various HVAC and mechanical systems.

Table with 6 columns: System Name, Quantity, System Serving, System Status, Space Type, and Utilizing Required Heat. Lists HVAC equipment like MultiSplit and ERV DOAS.

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220201

Mechanical Systems CERTIFICATE OF COMPLIANCE NCC-MCH-21 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 2 of 13) Date Prepared: 6/2/2023

Table with 12 columns: System Name, Item Tag, Equipment Category, Terminal Box, Distribution, Controls, Ventilation, and Compliance Results.

EXCEPTIONAL CONDITIONS: This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Table with 6 columns: System Name, Quantity, System Serving, System Status, Space Type, and Utilizing Required Heat.

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220201

Mechanical Systems CERTIFICATE OF COMPLIANCE NCC-MCH-21 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 3 of 13) Date Prepared: 6/2/2023

Table with 12 columns: Name or Item Tag, Equipment Type, Small Size, Heating Output, Cooling Output, and Load Calculations.

Table with 9 columns: Name or Item Tag, Size Category, Rating, Efficiency Unit, Design Efficiency, and Design Efficiency.

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220201

Mechanical Systems CERTIFICATE OF COMPLIANCE NCC-MCH-21 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 4 of 13) Date Prepared: 6/2/2023

Table with 12 columns: Name or Item Tag, Size Category, Rating, Efficiency Unit, Design Efficiency, and Design Efficiency.

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220201

Mechanical Systems CERTIFICATE OF COMPLIANCE NCC-MCH-21 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 5 of 13) Date Prepared: 6/2/2023

Table with 12 columns: System Name, Quantity, System Status, System Type, and Design Efficiency.

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220201

Mechanical Systems CERTIFICATE OF COMPLIANCE NCC-MCH-21 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 6 of 13) Date Prepared: 6/2/2023

Table with 12 columns: System Name, Quantity, System Status, System Type, and Design Efficiency.

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220201

Mechanical Systems CERTIFICATE OF COMPLIANCE NCC-MCH-21 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 7 of 13) Date Prepared: 6/2/2023

Table with 12 columns: System Name, Quantity, System Status, System Type, and Design Efficiency.

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220201

Mechanical Systems CERTIFICATE OF COMPLIANCE NCC-MCH-21 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 8 of 13) Date Prepared: 6/2/2023

Table with 12 columns: System Name, Quantity, System Status, System Type, and Design Efficiency.

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220201

Mechanical Systems CERTIFICATE OF COMPLIANCE NCC-MCH-21 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 9 of 13) Date Prepared: 6/2/2023

Table with 12 columns: System Name, Quantity, System Status, System Type, and Design Efficiency.

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220201

Mechanical Systems CERTIFICATE OF COMPLIANCE NCC-MCH-21 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 10 of 13) Date Prepared: 6/2/2023

Table with 12 columns: System Name, Quantity, System Status, System Type, and Design Efficiency.

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220201

Mechanical Systems CERTIFICATE OF COMPLIANCE NCC-MCH-21 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 11 of 13) Date Prepared: 6/2/2023

Table with 12 columns: System Name, Quantity, System Status, System Type, and Design Efficiency.

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220201

Mechanical Systems CERTIFICATE OF COMPLIANCE NCC-MCH-21 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 12 of 13) Date Prepared: 6/2/2023

Table with 12 columns: System Name, Quantity, System Status, System Type, and Design Efficiency.

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220201

Senior Event Center 524.5 THIRD ST., KELSEYVILLE, CA 95451 APN: 024-083-06 KELSEYVILLE

California Building Energy Efficiency Certificates of Compliance Filed on the Plans pursuant to California Code of Regulations, Section 10-103(a)(2, A).

Project No.: 53125 Sheet No.: T24.3 Date: 6-2-2025 Mechanical Title 24

Domestic Water Heating System

CERTIFICATE OF COMPLIANCE NICC-PLB-1
This document is used to demonstrate compliance for nonresidential occupancies with requirements in 120.3, 120.3.1, 120.3.2, and 120.3.3, and with requirements in 142.9 for additions and alterations...

Table with 4 columns: 01 Project Location (City), 02 Climate Zone, 03 Occupancy Types Within Project, 04 Other Occupancies

B. PROJECT SCOPE

This table includes domestic water heating systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive paths outlined in 140.1, 170.3(i) and 140.10(a) / 180.1, or 142.10(a)(1) / 180.2 for additions or alterations...

Table with 4 columns: 01 My project consists of, 02 System Type, 03 System Components, 04 Equipment, Distribution, Controls

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with water heating requirements. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to table D, or the table indicates as not compliant for guidance.

Table with 4 columns: 01 Domestic Hot Water Equipment, 02 Distribution Systems, 03 Controls, 04 Compliance Results

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Domestic Water Heating System

CERTIFICATE OF COMPLIANCE NICC-PLB-2
Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 2 of 6) Date Prepared: 7/21/2025

E. ADDITIONAL REMARKS

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

F. DOMESTIC HOT WATER EQUIPMENT

This table is used to demonstrate compliance with mandatory equipment requirements in 120.3 and 120.3. Compliance with prescriptive requirements in 140.5(i) / 170.2(i) must also be demonstrated and with 141.0 / 180.2 for additions and alterations except.

Table with 12 columns: System Name, Exception to 140.5(i) / 170.2(i), Gas Service Water Heating System, Capacity-weighted Average Efficiency %

G. COMPLIANCE RESULTS

Table G will indicate if the project data input into the compliance document is compliant with water heating requirements. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to table D, or the table indicates as not compliant for guidance.

H. DOMESTIC HOT WATER EQUIPMENT

Table with 12 columns: System Name, Exception to 140.5(i) / 170.2(i), Gas Service Water Heating System, Capacity-weighted Average Efficiency %

Domestic Water Heating System

CERTIFICATE OF COMPLIANCE NICC-PLB-3
Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 3 of 6) Date Prepared: 7/21/2025

G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

This table is used to demonstrate compliance for nonresidential occupancies with distribution requirements in 120.3 and 140.5. For multifamily and hotel/motel occupancies, compliance is demonstrated with requirements 120.3(a), 190.4, 170.2(i).

Mandatory Pipe Insulation All Occupancies

Table with 2 columns: 13 For systems serving dwelling units, pipe insulation must meet the minimum insulation requirements in Table 120.3.4 (see below) except: 14 For systems serving nonresidential spaces, pipe insulation for the following applications is specified to comply with Table 120.3.4 (see below) per 120.3.4: 15 Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.

TABLE 120.3.4 / 160.4.4 PIPE INSULATION THICKNESS

Table with 4 columns: Fluid Temperature Range (°F), Conductivity Range (Btu-in per hour per ft² per °F), Insulation Mean Rating Temp (°F), Nominal Pipe Diameter (in)

Domestic Water Heating System

CERTIFICATE OF COMPLIANCE NICC-PLB-4
Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 4 of 6) Date Prepared: 7/21/2025

H. DOMESTIC HOT WATER CONTROLS

This table is used to demonstrate compliance with control requirements in 110.3 for all occupancies. For multifamily residential and hotel/motel occupancies, compliance is also demonstrated with requirements in 160.4(a) / 170.2(i).

Table with 4 columns: 01, 02, 03, 04, 05, 06, 07, 08

Domestic Water Heating System

CERTIFICATE OF COMPLIANCE NICC-PLB-5
Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 5 of 6) Date Prepared: 7/21/2025

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has 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.

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.

Domestic Water Heating System

CERTIFICATE OF COMPLIANCE NICC-PLB-6
Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 6 of 6) Date Prepared: 7/21/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Table with 2 columns: Documentation Author Name, Signature, Date, Address, Phone

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I, the following under penalty of perjury, under the laws of the State of California:

- 1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 2 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1.4 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that completion of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for applicable inspections. I understand that a complete copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner or occupant.

Table with 2 columns: Responsible Designer Name, Signature, Date, Address, Phone

Documentation Author: easyTitle24.com Tel: (415) 259-4068 or (925) 671-4789 e-mail: customer.service@easytitle24.com 654 Oakland Avenue, Oakland, CA 94611 SENIOR EVENT CENTER 5214.5 THIRD ST., KELSEYVILLE, CA 95451 APN: 024-083-06 KELSEYVILLE California Building Energy Efficiency Certificates of Compliance Filed on the Plans pursuant to California Code of Regulations, Title 24, Part 1, Article 1, Section 10-103(a)2.A. Copyright 2025 by EasyTitle24.com Project No.: 53125 Sheet No.: T24.5 Water Heating Title 24 Date: 7-21-2025

STATE OF CALIFORNIA
Process Systems
CERTIFICATE OF COMPLIANCE
 This form is used to document any process systems that are within the scope of the permit application and are demonstrating compliance with mandatory requirements in 12016, 12017 or prescriptive requirements in 140.5. This compliance document is used for newly constructed, addition and alteration projects.
 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 1 of 6)
 Project Address: 5245 Third Street Date Prepared: 6/2/2025

A. GENERAL INFORMATION

01	Project Location (city)	Kelseyville	04	Total Conditioned Floor Area	2002
02	Climate Zone	2	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project		06	# of Stories (Excludable Above Grade)	1

* Office # All Other Occupancies

B. PROJECT SCOPE
 This table includes process systems that are within the scope of the permit application and are demonstrating compliance with mandatory requirements in 12016, 12017 or prescriptive requirements in 140.5.
 My project consists of: (check all that apply):

<input type="checkbox"/> 01 Refrigerated Spaces <1,000 ft ³ Total (see Title 24, P16 requirements)	<input type="checkbox"/> 02 Escalator & Moving Walkways Speed Controls (mandatory 120.6g)
<input type="checkbox"/> 03 Refrigerated Spaces >1,000 ft ³ Total (mandatory 120.6a)	<input type="checkbox"/> 03 Computer Rooms (mandatory 120.6i) and prescriptive 140.9(a)(1)
<input type="checkbox"/> 04 Food/Beverage Stores <8,000 ft ³ (a) (mandatory 120.6b)	<input checked="" type="checkbox"/> 08 Commercial Kitchen Ventilation/Exhaust (prescriptive 140.9(b))
<input type="checkbox"/> 05 Enclosed Parking Garage Exhaust = 10,000 cfm (mandatory 120.6c)	<input type="checkbox"/> 09 Laboratory Exhaust/Factory Exhaust & Fume Hood (prescriptive 140.9(c))
<input type="checkbox"/> 06 Newly Installed Process Boilers (mandatory 120.6d)	<input type="checkbox"/> 10 Pool/Spa (mandatory 120.7 / 160.7)
<input type="checkbox"/> 07 Compressed Air Systems Combined HP >= 25 (mandatory 120.6e)	<input type="checkbox"/> 11 Controlled Environment Horticulture (mandatory 120.6h)
<input type="checkbox"/> 08 Elevator Lighting & Ventilation Controls (mandatory 120.6(f) / 160.7)	<input type="checkbox"/> 12 New Steam Traps (mandatory 120.6c)

FOOTNOTES: These building features can comply using the performance method. If using the performance method for these features, compliance should be demonstrated on the NRC-PRC-E.

Generated Data/Time: Documentation Software: EnergyPro
 Report Version: 2022.0.000 Compliance ID: EnergyPro-2729-0625-0441
 Schema Version: rev.20220101 Report Generated: 2025-06-02 17:17:40

STATE OF CALIFORNIA
Process Systems
CERTIFICATE OF COMPLIANCE
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 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 2 of 6)
 Project Address: 5245 Third Street Date Prepared: 6/2/2025

C. COMPLIANCE RESULTS
 Results in this table are automatically calculated from data input and calculations in Tables F through H. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table C, Exceptional Conditions for guidance on how applicable Table references below.

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Refrigerated Warehouse / Space (See Table F)	Commercial Refrigerators (See Table G)	Parking Garage Exhaust (See Table H)	Process Boilers (See Table I)	Compressed Air Systems (See Table J)	Elevators (See Table K)	Escalators & Moving Walkways (See Table L)	Computer Rooms (See Table M)	Commercial Kitchens (See Table N)	Laboratory/Factory Exhaust (See Table O)	Controlled Environment Horticulture (See Table P)	Steam Traps (See Table Q)	Multi-family Pool/Spa (See Table R)	Compliance Results
													COMPLIES

D. EXCEPTIONAL CONDITIONS
 This table is used to record with verifiable comments because of selections made or data entered in tables throughout the form.

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

F. REFRIGERATED WAREHOUSES/SPACES
 This section does not apply to this project.

G. COMMERCIAL REFRIGERATION
 This section does not apply to this project.

H. ENCLOSED PARKING GARAGE EXHAUST
 This section does not apply to this project.

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 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 3 of 6)
 Project Address: 5245 Third Street Date Prepared: 6/2/2025

I. PROCESS BOILER
 This section does not apply to this project.

J. COMPRESSED AIR SYSTEMS
 This section does not apply to this project.

K. ELEVATOR LIGHTING AND VENTILATION
 This section does not apply to this project.

L. ESCALATORS AND MOVING WALKWAYS SPEED CONTROLS
 This section does not apply to this project.

M. COMPUTER ROOM SYSTEM SUMMARY
 This section does not apply to this project.

N. COMMERCIAL KITCHEN EXHAUST AND VENTILATION
 This table contains all new and replacement hoods being installed within the scope of the permit application. Table N is used to demonstrate compliance with prescriptive requirements found in 140.9(b).

01	<input type="checkbox"/>	Existing kitchen hoods not being replaced as part of an addition or alteration (do not need to meet requirement)
Requirements		
02		Replacement Air to Hood Compliance Method 140.9(b)(1A) Providing replacement air directly to the hood(s) that does not exceed 10% of the hood(s) exhaust rate
03		Mechanically cooled or heated makeup air delivered to any space with a kitchen hood is designed per 140.9(b)(2) to not exceed the greater of: The supply flow required to meet the space heating and cooling load
04		Location that is supplying transfer air

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 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 4 of 6)
 Project Address: 5245 Third Street Date Prepared: 6/2/2025

O. COMMERCIAL KITCHEN EXHAUST AND VENTILATION

05 The kitchen/dining facility has a total Type I and Type II kitchen hood exhaust airflow > 5000 cfm and is designed to have one of the following per 140.9(b)(2):
 NA. Not a kitchen/dining facility having a total Type I and Type II kitchen hood exhaust airflow rate > 5,000 cfm

01	02	03	04	05	06	07	08
Kitchen Exhaust: Airflow Rate 140.9(b)(1)	Kitchen	Compliance Method per 140.9(b)(1)	NA. Kitchen/dining facility has a total Type I and Type II kitchen hood exhaust airflow rate <= 5,000 cfm				
01	02	03	04	05	06	07	08
Name or Item Tag	Hood Type	Hood Style	Hood Length (ft)	Equipment Duty	Design Hood Exhaust Rate CFM	Max Hood Exhaust Rate Allowed CFM	
S4	Type I	Wall-mounted Canopy	10	Medium Duty	2018	2200	

FOOTNOTES: Type I hoods do not have a new hood exhaust or rate per 140.9(b)(1)

P. LABORATORY AND FACTORY EXHAUST AND FUME HOODS
 This section does not apply to this project.

Q. CONTROLLED ENVIRONMENT HORTICULTURE
 This section does not apply to this project.

R. STEAM TRAPS IN INDUSTRIAL FACILITIES
 This section does not apply to this project.

S. Pool & Spas
 This section does not apply to this project.

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 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 5 of 6)
 Project Address: 5245 Third Street Date Prepared: 6/2/2025

S. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
 Selections have been made based on information provided in this document. If any selection has 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 must be completed through an Acceptance Test Technician Certification Provider (ATTC). For more information visit: http://www.energy.ca.gov/130262/energy_providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRC-PRC-01-E - Covered Process	54, Verified

T. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
 Selections have been made based on information provided in this document. If any selection has 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 must be completed through an Acceptance Test Technician Certification Provider (ATTC). For more information visit: http://www.energy.ca.gov/130262/energy_providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRC-PRC-02-F Kitchen Exhaust	54, Verified

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 Project Name: Kelseyville Senior Event Center Addition/Remodel Report Page: (Page 6 of 6)
 Project Address: 5245 Third Street Date Prepared: 6/2/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 I certify that this Certificate of Compliance Documentation is accurate and complete.
 Declaration Author Name: Steve K. Means, CEA
 Signature Date: 2025-06-02
 Company: EasyTitle24.com
 Address: 654 Oakland Avenue
 Phone: (925) 674-4789
 City/State/Zip: Oakland CA 94611

RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I verify the following under penalty of perjury under the laws of the State of California:
 1. The information provided on this Certificate of Compliance is true and correct.
 2. I am eligible under Division 2 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided in other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the building permit application.
 5. I understand that compliance with this Certificate of Compliance shall be made in accordance with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a complete copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.
 Responsible Designer Name: Clark Theriault Responsible Designer Signature: [Signature]
 Company: Endeavor Architecture Date Signed: 2025-06-02
 Address: 2424 Branding Ave., Suite 205, Livermore, CA 94550
 City/State/Zip: Alameda CA 94501 Phone: (925) 548-7806

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Documentation Author:
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 654 Oakland Avenue, Oakland, CA 94611

KELSEYVILLE

SENIOR EVENT CENTER

5245 THIRD ST., KELSEYVILLE, CA 95451
 APN: 024-083-06

California Building Energy Efficiency
Certificates of Compliance
 Filed on the Plans pursuant to
 California Code of Regulations,
 Title 24, Part 1, Article 1,
 Section 10-103(a)2.A.
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CZ 2
 Date: 6-2-2025

Project No.: 53125
 Sheet No.: **T24.6**
 Kitchen Exhaust Title 24

GLUE-LAMINATED LUMBER

- ALL GLULAM MATERIALS SHALL CONFORM TO AISI/AITC A190.1 AND BE STAMPED WITH AN AITC QUALITY MARK OR AN APA TRADEMARK. PLACE STAMPS ON SURFACES THAT WILL NOT BE EXPOSED TO VIEW IN THE COMPLETED STRUCTURE.
- ALL GLUE-LAMINATED MEMBERS SHALL BE DOUGLAS FIR AND WESTERN LARCH COMPOSITION 24F-V4. ALLOWABLE STRESS REQUIREMENTS ARE AS FOLLOWS:
 - F_b = 2400 PSI POSITIVE BENDING
 - = 1850 PSI NEGATIVE BENDING
 - F_v = 850 PSI TENSION FACE COMPRESSION FACE
 - F_c = 265 PSI SHEAR PARALLEL TO GRAIN
 - E = 1.8x10⁶ PSI MODULUS OF ELASTICITY
- PROVIDE CAMBER AS NOTED IN THE DRAWINGS.
- CUT TO LENGTH WITH GAPS NOT TO EXCEED 1/8", DRILL HOLES 1/16" MAX OVER BOLT DIAMETER SIZE. NOTCHES TO HAVE 1/2" RADIUS AT INSIDE CORNERS.
- FASTENERS IN GLULAM BEAMS SHALL BE LOCATED ON THE SIDE OF THE MEMBER AND AT LEAST 4 LAMINATION FROM THE TOP AND BOTTOM OF THE BEAM.

STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED BY AN APPROVED AND LICENSED FABRICATOR IN ACCORDANCE WITH AISC 360 (LATEST EDITION).
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM DESIGNATION AS INDICATED BELOW (UNO):
 - PLATES UNO: A36 GR36
 - ANGLES, CHANNEL, A36
 - HSS SQUARE & RECT. SECTIONS A500, GRADE C Fy=50ksi
 - BOLTS F-3125, A325 UNO
 - ROLS IN CONCRETE/MASONRY A507
 - ANCHOR RODS F1554, GR36 UNO
 - THREADED RODS A36
- THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- BOLT SIZES IN STEEL SHALL BE 1/8" LARGER IN DIAMETER THAN NOMINAL SIZE OF BOLT USED UNO.
- PAINING OF STRUCTURAL STEEL SHALL COMPLY WITH THE REQUIREMENTS OF AISC 360.
- ALL WELDING IS TO BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODES (UNO). ALL WELDS SHALL BE IN CONFORMITY WITH THE PROJECT SPECIFICATIONS AND THE CODE FOR WELDING IN BUILDING CONSTRUCTION (AWS D1.1 LATEST REVISION) OF THE AMERICAN WELDING SOCIETY. SEE SPECIAL INSPECTIONS SECTION FOR WELDING INSPECTION REQUIREMENTS.
- WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WHERE FILLET WELD SYMBOL IS GIVEN WITHOUT INDICATION OF SIZE, USE MINIMUM SIZE WELDS AS SPECIFIED IN AISC MANUAL OF STEEL CONSTRUCTION SECTION J2.2b.
- ALL EXPOSED STRUCTURAL STEEL AND MISCELLANEOUS METAL SHALL BE HOT DIP GALVANIZED AFTER FABRICATION UNO.
 - WOOD JOISTS LESS THAN 18" FROM EXPOSED EARTH
 - WOOD GRIDS LESS THAN 12" FROM EXPOSED EARTH
 - WOOD FRAMING AND SHEATHING IN CONTACT WITH EXTERIOR FOUNDATION WALLS AND LESS THAN 6" FROM EXPOSED EARTH.
 - WOOD FRAMING AND FURRING STRIPS IN DIRECT CONTACT WITH THE INTERIOR OF EXTERIOR CONCRETE OR MASONRY WALLS BELOW GRADE.
 - SLEEPERS AND SILLS ON CONCRETE SLABS ON GRADE.
 - WOOD COLUMNS SITTING ON CONCRETE SLAB ON GRADE UNLESS ON A CONCRETE PER OR METAL PEDIESTALS AT LEAST 1" TALL.

METAL PLATED CONNECTED WOOD TRUSSES

- ALL PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES INDICATED ON THE DRAWINGS SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE SECTION 2303A.4, THE BOB BASS INSTITUTE DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES (AND/THRU 17'), AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS®).
- MANUFACTURER SHALL PROVIDE DESIGN DRAWINGS AND CALCULATIONS SEALED BY A CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL BY THE ARCHITECT, ENGINEER OF RECORD, AND BUILDING DEPARTMENT. THE MANUFACTURER SHALL ALSO PROVIDE SUBMITTAL DRAWINGS INCLUDING TRUSS LAYOUT, PROFILES, DETAILS AND TRUSS TO TRUSS CONNECTIONS FOR REVIEW PRIOR TO FABRICATION.
- THE LOADS, PROFILES, SPANS AND BRACING CONDITIONS SHALL AS BE INDICATED IN THE SUBMITTAL DRAWINGS.
- MEMBERS SHALL BE DELIVERED TO THE JOB SITE IN BUNDLES AND STORED IN AN UPRIGHT POSITION NOT IN CONTACT WITH THE GROUND.
- ANY DAMAGE OR DISTORTION OF TRUSSES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE SUPPLIER. FIELD REPORT OR MODIFICATIONS SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL FROM THE SUPPLIER AND THE ENGINEER.
- THE ERECTOR SHALL ANCHOR AND BRACE TRUSS AS REQUIRED. THE ERECTOR SHALL PROVIDE SUPPLEMENTAL LATERAL BRACING AS REQUIRED FOR THE TOP FLANGES UNTIL ROOF DIAPHRAGMS ARE INSTALLED.
- DESIGN LOADS:
 - ROOF DEAD LOAD = 14 PSF
 - ROOF LIVE LOAD = 20 PSF
- LINE LOADS AND POINT LOADS FOR NON-TYPICAL CONDITIONS ARE NOTED ON PLANS.
- BOTTOM CHORDS SHALL BE DESIGNED FOR 5 PSF CEILING LOAD UNO.

WOOD

- ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR, VISUALLY GRADED OR MACHINE GRADED AND STAMPED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20. ALL FRAMING MEMBERS SHALL BE AS FOLLOWS: (UNO)

THICKNESS	GRADE	MOISTURE*
3" NOM. AND SMALLER	GRADE NO. 2	10%
4 OR LARGER BEAMS	GRADE NO. 1 UNO	10%
4 x 4 AND 3 x 6 POSTS	GRADE NO. 2 UNO	10%
4 x 6 AND LARGER POSTS	GRADE NO. 1 UNO	10%
STUDS (2x4 AND 2x6)	GRADE NO. 2	10%
WALL PLATES	GRADE NO. 2	6%

* MOISTURE CONTENT AT TIME OF INSTALLATION/FRAMING/ASSEMBLY.
- UNO ALL STRUCTURAL SHEATHING SHALL BE DOUGLAS FIR STANDARD GRADE STRUCTURAL I WITH EXTERIOR GLUE STAMPED BY AN APPROVED TESTING & GRADING AGENCY CONFORMING TO THE DOC PS 1 OR PS 2 OR APA P99 210.
- ALL SHEATHING SHALL BE LAD FACE GRAIN PERPENDICULAR TO FRAMING AND SHALL BE APPROVED BY THE BUILDING INSPECTOR BEFORE COVERING.
- ALL WALLS SHALL CONFORM TO THE APPLICABLE BUILDING CODE AND REGULATIONS.
- UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATE UNDER BEARING, EXTERIOR OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE-TREATED AND SOILED TO CONCRETE OR MASONRY WITH 6% GALVANIZED ANCHOR BOLTS W/ 7" MIN CONCRETE OR MASONRY EMBED AT 4"-07" O.C. (MAX) BEGINNING AT 12" O.C. MAX, 4" MIN FROM EACH END OF THE PLATES. USE (2) BOLTS MINIMUM IN EACH PLACE OF PLATE.
- ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH METAL WASHER. 3"x3"x1/4" PLATE WASHERS ARE REQUIRED AT SHEAR JOINTS.
- ALL NAILS FOR CONNECTING WOOD MEMBERS SHALL BE COMMON NAILS MINIMUM NAILING REQUIREMENTS OUTLINED IN TABLE 2303.10.2 OF THE CODE SHALL BE FOLLOWED UNLESS OTHERWISE NOTED.
- RETENTION BOLTS BEFORE CLOSING-IN.
- ALL WOOD HARDWARE CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL. REVIEW/APPROVAL OF ITEMS NOT SPECIFICALLY NOTED ON PLAN WILL BE BELIED TO SUBSTITUTING CONTRACTOR AT HEWITT CONSULTING GROUP'S CURRENT HOURLY RATES. EQUAL SUBSTITUTION REQUESTS SHALL BE SUBMITTED FOR HEWITT CONSULTING GROUP'S REVIEW PRIOR TO BO.
- LUMBER BEADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2304.9 OF THE CODE.
- FASTENERS (INCLUDING NUTS, WASHERS, NAILS, SCREWS, BOLTS) IN CONTACT WITH PRESERVATIVE-TREATED OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, SILICON BRONZE OR COPPER. FASTENERS, OTHER THAN NAILS, WOOD SCREWS & LAG SCREWS CAN HAVE MECHANICALLY PROTECTED ZINC-COATED STEEL WITH COATING MEDIA FOR A MINIMUM OF 15 MIN. AT EXTERIOR CONDITIONS IN PRESERVATIVE-TREATED WOOD USE ASTM A653, TYPE C185 ZINC-COATED GALVANIZED STEEL UNLESS AN ALTERNATE IS SUBMITTED AND APPROVED BY THE ENGINEER. PLAN CARBON STEEL FASTENERS MAY BE USED IN INTERIOR, (NOT EXTERIOR WALLS) DRY CONDITIONS OF SBR/DOOT OR ZINC BORATE PRESERVATIVE-TREATED WOOD IS USED.
- WATER-BORNE PRESERVATIVE TREATED LUMBER AND SHEATHING TREATED PER ANPA U1 IS REQUIRED.
 - WOOD JOISTS LESS THAN 18" FROM EXPOSED EARTH
 - WOOD GRIDS LESS THAN 12" FROM EXPOSED EARTH
 - WOOD FRAMING AND SHEATHING IN CONTACT WITH EXTERIOR FOUNDATION WALLS AND LESS THAN 6" FROM EXPOSED EARTH.
 - WOOD FRAMING AND FURRING STRIPS IN DIRECT CONTACT WITH THE INTERIOR OF EXTERIOR CONCRETE OR MASONRY WALLS BELOW GRADE.
 - SLEEPERS AND SILLS ON CONCRETE SLABS ON GRADE.
 - WOOD COLUMNS SITTING ON CONCRETE SLAB ON GRADE UNLESS ON A CONCRETE PER OR METAL PEDIESTALS AT LEAST 1" TALL.

CONCRETE

- ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CBC AND WITH PROVISIONS OF ACI 318 AND ACI 301.
- SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTHS AND PERFORMANCE REQUIREMENTS ARE SHOWN IN THE TABLE BELOW. THE INTENT IS TO PRODUCE A FINISHED CONCRETE PRODUCT MEETING THE WORKABILITY, DURABILITY, SERVICEABILITY, STRENGTH AND FINISH REQUIREMENTS REQUIRED BY THE PROJECT DESIGN. ADVANTAGES, CURING METHODS, JOINT LAYOUT, SCOURING, PLACING TECHNIQUES AND OTHER FACTORS CAN HAVE A LARGE EFFECT ON THE FINAL PRODUCT. CONCRETE SUPPLIER SHALL SUBMIT MIX DESIGN FOR REVIEW BY ENGINEER. CONTRACTOR TO SCHEDULE A MEETING WITH THE CONCRETE SUPPLIER, ENGINEER, AND USE SUBTRACTOR TO REVIEW AND DISCUSS THESE ISSUES AT THE START OF CONSTRUCTION.

MEMBER	STRENGTH (PSI)	MAX DENSITY (PCF)	MAX W/C/RATIO	MAX SHRINKAGE % AT 28 DAYS	MAX AGGREGATE SIZE (in)	EXPOSURE CATEGORY MODIFICATION FROM TYPICAL
FOOTINGS & SLAB ON GRADE	3,000	150	0.45	0.050	1	-
CURBS, PADS AND NON-STRUCTURAL CONCRETE	2,500	150	0.55	0.060	¾	-
- CONCRETE MIXES SHALL BE DESIGNED BY THE CONCRETE SUPPLIER FOR THE REQUIREMENTS IN THE CONSTRUCTION DOCUMENTS AND IN ACCORDANCE WITH ACI 301 AND ACI 214R UNLESS APPROVED BY THE ENGINEER OTHERWISE. PROPORTION CONCRETE MIXES PER ARTICLE 4.2.3 OF ACI 301. STRENGTH TEST RECORDS SHALL NOT BE MORE THAN 24 MONTHS OLD. SUBMIT MIXES AND SUPPORTING INFORMATION TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- MAX DESIGNS SHALL MEET THE CRITERIA OF F10, S0, W0 AND C1 PER CHAPTER 19 OF ACI 318 UNLESS MORE STRINGENT CRITERIA ARE NOTED ABOVE.
- PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE 1 OR 1 UNLESS NOTED OTHERWISE OR REQUIRED OTHERWISE BY THE EXPOSURE CATEGORY.
- CONCRETE, OTHER THAN HIGH-EARLY STRENGTH, SHALL BE MAINTAINED AT 50% MINIMUM AND IN A MOST CONSTANT FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT, 3 DAYS MINIMUM FOR HIGH-EARLY STRENGTH CONCRETE.
- AGGREGATE FOR HARDBOOK CONCRETE SHALL CONFORM TO ASTM C-33.
- CONCRETE SHRINKAGE SHALL BE DETERMINED PER ASTM C157.
- MIXING AND DELIVERY SHALL CONFORM TO ASTM C94.
- PLACEMENT SHALL CONFORM TO ACI 318 UNO.
- MIXING WATER SHALL CONFORM TO ASTM C160 BUT SHALL NOT CONTAIN DETRIMENTOUS AMOUNTS OF CHLORIDE ION WHEN USED FOR PRESTRESSED CONCRETE, CONCRETE WITH ALUMINUM OR GALVANIZED STEEL EMBEDS.
- CLEAN AND ROUGHEN TO 1/2" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE WILL BE PLACED.
- PROVIDE SLEEVES FOR OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT REINFORCING. CORING CONCRETE IS NOT PERMITTED WITHOUT APPROVAL FROM THE ENGINEER. NOTIFY ENGINEER OF ANY DISCREPANCIES ASSOCIATED WITH OPENINGS SHOWN IN OTHER DRAWINGS.
- HOT WEATHER AND COLD WEATHER REQUIREMENTS SHALL BE PER ACI 301
- SUBMIT CONTROL AND CONSTRUCTION JOINT LAYOUT FOR REVIEW BY ARCHITECT AND ENGINEER.
- CONCRETE SHALL CURE A MINIMUM OF 21 DAYS PRIOR TO INSTALLATION OF EPOXY ANCHORS PER ACI 308

MASONRY

- CONCRETE BLOCK SHALL BE HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. MEDIUM HEIGHT UNITS. USE OPEN END UNITS UNLESS PARTIAL GROUTING IS SPECIFIED. SAMPLE AND TEST UNITS IN ACCORDANCE WITH ASTM C140. MINIMUM COMPRESSIVE STRENGTH SHALL BE PER THE TABLE FOR THE SPECIFIED F_m.

MINIMUM REQUIRED COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS (psi)	SPECIFIED F _m (psi)
2,800	2,000
- REINFORCING BARS - SEE NOTES UNDER "REINFORCING STEEL" FOR REQUIREMENTS.
- MORTAR SHALL BE TYPE M OR S CONFORMING TO ASTM C270, C780 AND C1586. MORTAR MIX DESIGNED BY PROPERTY SPECIFICATION SHALL BE SUBMITTED WITH TEST DATA FOR APPROVAL.
- COURSE GROUT SHALL CONFORM TO ASTM C476. THE MINIMUM GROUT COMPRESSIVE STRENGTH SHALL BE THE MAXIMUM OF 2,000 psi OR F_m.
- PROVIDE A MINIMUM OF 1/2" CLEAR BETWEEN MAIN REINFORCING AND MASONRY UNITS IF COARSE GROUT IS USED, 3/4" CLEAR IF FINE GROUT IS USED.
- CONSTRUCT MASONRY TO MAXIMUM TOLERANCES SPECIFIED IN ACI 530.1. USE RUNNING BOND PATTERN UNO.
- REINFORCING BARS SHALL HAVE MASONRY COVER NOT LESS THAN THE FOLLOWING:
 - MASONRY FACE EXPOSED TO EARTH OR WEATHER:
 - 1/2" AND SMALLER - 1"
 - 4" AND LARGER - 2"
 - ALL OTHER CONDITIONS - 1 1/2"
 - FURNISH AND INSTALL MASONRY MATERIALS IN CONFORMANCE WITH TMS 602 AND TMS 402.
 - IF GROUT PLACEMENT IS STOPPED FOR ONE HOUR OR LONGER, PROVIDE HORIZONTAL CONSTRUCTION JOINTS WITH PROPER GROUT AT A MINIMUM OF 1/2" BELOW TOP OF BLOCK.
 - SUBMIT WRITTEN PROCEDURE FOR GROUTING AND FOR HOW MASONRY STRENGTH WILL BE VERIFIED TO THE ENGINEER FOR REVIEW PRIOR TO THE START OF CONSTRUCTION.

FOUNDATION

- FOUNDATION DESIGN BASED ON SOILS REPORT PREPARED BY MID PACIFIC ENGINEERING, INC. REPORT NO. 07195-01, DATED DECEMBER 3, 2024.
- FOOTINGS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION:
 - ALLOWABLE BEARING PRESSURE = 2,000 PSF*
 - PASSIVE EARTH PRESSURE = 250 PSF (EP)^{**}
 - COEFFICIENT OF FRICTION = 0.30*
- CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE, IF REQUIRED.
- CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL ORBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
- EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR TO PLACING THE CONCRETE AND REINFORCING. CONTRACTOR TO NOTIFY THE INSPECTOR WHEN INSPECTION OF EXCAVATION IS READY. INSPECTOR TO SUBMIT REPORT OF COMPLIANCE.
- FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITH BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE SOILS REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER.
- ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED UNO.

REINFORCING STEEL (FOR CONCRETE AND MASONRY)

- REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE ACI 318, ACI 301, ACI 315 AND ASTM A615, GRADE 60 UNO.
- BARS SHALL BE CLEAN OF MUD, OIL, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- REINFORCING BAR SPACING SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPICES UNO.
- WHERE WELDING OF REINFORCING IS APPROVED BY THE ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E60XX OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE- REINFORCING STEEL, AWS-D14 (LATEST REVISION). REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-706.
- BARS IN SLABS SHALL BE SECURELY SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL OR PLASTIC CHAIRS, PRIOR TO PLACING CONCRETE.
- COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE.
- MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED PRIOR TO PLACEMENT OF CONCRETE.
- CONTINUOUS INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GROSS OR REINFORCING STEEL.
- ALL GRADE 60 REINFORCING STEEL SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM GRADE 40 REINFORCING STEEL IF CONCURRENTLY ON SITE.
- CONCRETE PROTECTION FOR REINFORCEMENT: THE FOLLOWING MINIMUM CLEAR CONCRETE COVER SHALL BE PROVIDED:
 - (I) CAST-IN-PLACE CONCRETE (NON-PRESTRESSED):
 - A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH MINIMUM COVER, IN:
 - CONCRETE EXPOSED TO EARTH OR WEATHER: NO. 6 THROUGH NO. 18 BAR: 3
 - NO. 5 BAR, NO. OR 0.31" WIRE & SMALLER: 1 1/2
 - B. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
 - SLABS, WALLS, JOISTS, NO. 14 AND NO. 18 BAR: 1 1/2
 - NO. 11 BAR & SMALLER: 3/4
 - C. BEAMS, COLUMNS:
 - PRIMARY REINFORCEMENT STEEL, STRIPS, SPIRALS: 1 1/2

SHEET INDEX

- S1.0 GENERAL NOTES
- S1.1 SPECIAL INSPECTIONS & OBSERVATIONS
- S2.0 FOUNDATION DEMOLITION PLAN
- S2.1 ROOF DEMOLITION PLAN
- S2.2 NEW FOUNDATION PLAN
- S2.3 NEW ROOF FRAMING PLAN
- S2.4 CEILING FRAMING PLAN
- S3.0 N-S CMU WALL ELEVATIONS
- S3.1 E-W CMU WALL ELEVATIONS
- S4.0 FOUNDATION DETAILS
- S4.1 MASONRY & FRAMING DETAILS
- S4.2 FRAMING DETAILS
- S4.3 FRAMING DETAILS
- S4.4 TYPICAL DETAILS
- S4.5 MISC DETAILS

STRUCTURAL NOTES

GENERAL

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL AS BE SHOWN THROUGHOUT THE DRAWINGS.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
 - 2022 CALIFORNIA BUILDING CODE AND LATEST REVISIONS REFERRED TO HERE AS "THE CODE" AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES & STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
 - SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED, SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS, SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPED, DEPRESSION AREAS, CHANGE IN LEVEL, CHAMBERS, GROOVES, INSERTS, ETC.
 - SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN. FLOOR AND ROOF FINISHES.

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
- MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
 - PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC. EXCEPT AS SHOWN OR NOTED.
 - ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES & ANCHOR BOLTS.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT ARE LOCATED IN STRUCTURAL MEMBERS.
- ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
- CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FALIED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

- DESIGN LOADS:
 - LIVE LOADS:
 - ROOF = 20 PSF REDUCIBLE
- WIND DESIGN DATA:
 - RISK CATEGORY = II
 - WIND SPEED = 99 mph
 - WIND EXPOSURE = C
- EARTHQUAKE DESIGN DATA:
 - RISK CATEGORY = II
 - S_s = 1.0
 - S₁ = 1.637
 - S_{0.1} = 0.594
 - SITE CLASS = D
 - S_{DS} = 1.091
 - S_{DS} = 1.013
 - SEISMIC DESIGN CATEGORY = D
 - BASIC SEISMIC FORCE RESISTING SYSTEM = SPECIAL REINFORCED MASONRY SW
 - DESIGN BASE SHEAR = 61*
 - C_s = 0.218
 - R = 5
- ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE



Revision:

No.	Description	Date



STRUCTURAL OBSERVATIONS

THE OWNER SHALL EMPLOY A REGISTERED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATIONS AS DEFINED IN THE CODE. DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE AND THE BUILDING OFFICIAL. AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

PERIODIC STRUCTURAL OBSERVATIONS WILL BE MADE AT SIGNIFICANT CONSTRUCTION STAGES AS SET FORTH BELOW. THE STRUCTURAL OBSERVATION WILL CONSIST OF A VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY THE CODE. THE CONTRACTOR SHALL PROVIDE THE STRUCTURAL OBSERVER WITH A CONSTRUCTION SCHEDULE SO THAT THE OBSERVATION VISITS CAN BE PLANNED IN ADVANCE.

- AFTER COMPLETION OF FRAMING AND PRIOR TO LAYING OF ROOF WATERPROOFING MEMBRANE.

WELDING INSPECTIONS

AISC 360 TABLE N5.4-1			
INSPECTION TASKS PRIOR TO WELDING	QC	QA	
WELDING PROCEDURE SPECIFICATIONS (WPS) AVAILABLE	P	P	
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	P	P	
MATERIAL IDENTIFICATION (TYPE/GRADE)	O	O	
WELDER IDENTIFICATION SYSTEM ¹	O	O	
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY)			
- JOINT PREPARATION			
- DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)	O	O	
- CLEANLINESS (CONDITION OF STEEL SURFACES)			
- TACKING (TACK WELD QUALITY AND LOCATION)			
- BACKING TYPE AND FIT (IF APPLICABLE)			
CONFIGURATION AND FINISH OF ACCESS HOLES			
FIT-UP OF FILLET WELDS	O	O	
- DIMENSION (ALIGNMENT, GAPS AT ROOT)	O	O	
- CLEANLINESS (CONDITION OF STEEL SURFACES)			
- TACKING (TACK WELD QUALITY AND LOCATION)			
CHECK WELDING EQUIPMENT	O	-	
¹ THE FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED, STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE.			

AISC TABLE N5.4-2			
INSPECTION TASKS DURING WELDING	QC	QA	
USE OF QUALIFIED WELDERS	O	O	
CONTROL AND HANDLING OF WELDING CONSUMABLES	O	O	
- PACKAGING	O	O	
- EXPOSURE CONTROL	O	O	
NO WELDING OVER CRACKED TACK WELDS	O	O	
ENVIRONMENTAL CONDITIONS			
- WIND SPEED WITHIN LIMITS	O	O	
- PRECIPITATION AND TEMPERATURE			
WPS FOLLOWED			
- SETTINGS ON WELDING EQUIPMENT			
- TRAVEL SPEED			
- SELECTED WELDING MATERIALS			
- SHIELDING GAS TYPE/FLOW RATE	O	O	
- PREHEAT APPLIED			
- INTERPASS TEMPERATURE MAINTAINED (MIN/MAX)			
- PROPER POSITION (F, V, H, OH)			
WELDING TECHNIQUES			
- INTERPASS AND FINAL CLEANING	O	O	
- EACH PASS WITHIN PROFILE LIMITATIONS			
- EACH PASS MEETS QUALITY REQUIREMENTS			

AISC TABLE N5.4-3			
INSPECTION TASKS AFTER WELDING	QC	QA	
WELDS CLEANED	O	O	
SIZE, LENGTH AND LOCATION OF WELDS	P	P	
WELDS MEET VISUAL ACCEPTANCE CRITERIA			
- CRACK PROHIBITION			
- WELD/BASE-METAL FUSION			
- CRATER CROSS SECTION			
- WELD PROFILES	P	P	
- WELD SIZE			
- UNDERCUT			
- POROSITY			
AIRC STRIKES	P	P	
K-A-AREA ¹	P	P	
BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	P	P	
REPAIR ACTIVITIES	P	P	
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	P	P	
¹ WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE K-A-AREA, VISUALLY INSPECT THE WEB K-A-AREA FOR CRACKS WITHIN 3 INCHES OF THE WELD.			

MASONRY SPECIAL INSPECTIONS

INSPECTION TASK	REQUIREMENT	REFERENCE FOR CRITERIA		INSPECTION/ACCEPTANCE
		LEVEL 1	TMS 402	
1. AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:				
a. PROPORTIONS OF SITE-PREPARED MORTAR	NR	ART. 2.1 & 2.6 A & C		
b. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES	NR	ART. 2.4 B & 2.4 M 8-N		
c. GRADE, TYPE AND SIZE OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS	NR	ART. 2.4 A, D, E, F, G, H, I, J, K, & L		
d. PRESTRESSING TECHNIQUE	NR	ART. 3.6 B		
e. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY	NR	ART. 2.1 DC1		
f. SAMPLE PANEL CONSTRUCTION	NR	ART. 1.8 D		
2. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:				
a. GROUT SPACE	NR	ART. 3.2 D & 3.2 F		
b. PLACEMENT OF PRESTRESSING TENDONS AND ANCHORAGES	NR	SEC. 10.8 & 10.9	ART. 3.6	
c. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS	NR	SEC. 6.1, 6.3.1, 6.3.6, & 6.3.7	ART. 3.2 E & 3.4	
3. VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION:				
a. MATERIALS AND PROCEDURES WITH THE APPROVED SUBMITTALS	NR		ART. 1.5	
b. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION	NR		ART. 3.3 B	
c. SIZE AND LOCATION OF STRUCTURAL MEMBERS	NR		ART. 3.3 G	
d. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION	NR	SEC. 1.2.1(a), 6.2.1, & 6.3.1		
e. TYPE, SIZE, AND LOCATION OF VENEER IS MOVEMENT JOINTS	P ¹	SEC. 13.2	ART.3.4 D	
f. INSTALLATION OF ADHERED VENEER	P ¹	SEC. 13.3	ART. 3.3 D	
g. WELDING OF REINFORCEMENT	NR	SEC.6.1.7.3		
h. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40° (4.4°C)) OR HOT WEATHER (TEMPERATURE ABOVE 90° (32.2°C))	NR		ART. 1.8 C & D	
i. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE	NR		ART. 3.6 B	
j. PLACEMENT OF GROUT	NR		ART. 3.5	
k. PLACEMENT OF PRESTRESSING GROUT FOR BONDED TENDONS	NR		3.6 C	
l. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS	NR		ART. 3.3 B,8 & 3.3 G,10	
4. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS	NR		ART. 1.4 B,2.4.3, B.2.4.3, B.2.4.3, B.3, & B.4	
NOTE: NR: Not Required; P: Periodic; C: Continuous; (b): Required for the first 5000 sq. ft. of AAC masonry; (c): Required after the first 5000 sq. ft. of AAC masonry; (d): Periodic inspection of veneer is required when the height of the veneer exceeds 60 ft above grade plane.				

MASONRY MINIMUM VERIFICATION REQUIREMENTS

MASONRY: MINIMUM VERIFICATION REQUIREMENTS	LEVEL 1	REFERENCE FOR CRITERIA	INSPECTION/ACCEPTANCE
		TMS 602	
1. PRIOR TO CONSTRUCTION, VERIFICATION OF COMPLIANCE OF SUBMITTALS	R	ART. 1.5	
2. PRIOR TO CONSTRUCTION, VERIFICATION OF f_m AND f_{m0} EXCEPT WHERE SPECIFICALLY EXEMPTED BY THE CODE	NR	ART. 1.4 B	
3. DURING CONSTRUCTION, VERIFICATION OF SLUMP FLOW AND VISUAL STABILITY INDEX (VSI) WHEN SELF-CONSOLIDATING GROUT IS DELIVERED TO THE PROJECT SITE	NR	ART. 1.5 & 1.6.3	
4. DURING CONSTRUCTION, VERIFICATION OF f_m , f_{m0} AND f_{m1} FOR EVERY 5,000 SQUARE FEET (465 SQ. M)	NR	ART. 1.4 B	
5. DURING CONSTRUCTION, VERIFICATION OF PROPORTIONS OF MATERIALS AS DELIVERED TO THE PROJECT SITE FOR (PREMIXED OR PREBLENDED) MORTAR, PRESTRESSING GROUT, AND GROUT OTHER THAN SELF-CONSOLIDATING GROUT.	NR	ART.1.4 B	
NOTE: R: Required, NR: Not Required.			

STATEMENT OF SPECIAL INSPECTIONS

IN ACCORDANCE WITH SECTION 1704.3.1 OF THE 2022 CALIFORNIA BUILDING CODE, THIS STATEMENT OF SPECIAL INSPECTIONS IS SUBMITTED AS A CONDITION FOR PERMIT ISSUANCE. THE REQUIRED SPECIAL INSPECTIONS AND TESTS ARE IDENTIFIED IN THE INSPECTION TABLES INCLUDED ON THIS SHEET. THESE TABLES SPECIFY THE TYPE AND EXTENT OF EACH INSPECTION, THE FREQUENCY, AND THE RESPONSIBLE PARTIES. SPECIAL INSPECTIONS SHALL BE PERFORMED BY QUALIFIED INDIVIDUALS OR APPROVED AGENCIES IN ACCORDANCE WITH CHAPTER 17 AND AS ACCEPTED BY THE BUILDING OFFICIAL. THE OWNER AND THE REGISTERED DESIGN PROFESSIONAL IS RESPONSIBLE TO CHARGE, ACKNOWLEDGE THEIR OBLIGATION TO COORDINATE AND ENSURE THAT ALL REQUIRED INSPECTIONS ARE PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND APPLICABLE CODES.

SOILS SPECIAL INSPECTIONS

TYPE	PERIODIC	CONTINUOUS	INSPECTION/ACCEPTANCE
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.			
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.			

CONCRETE SPECIAL INSPECTIONS

VERIFICATION AND INSPECTION	STATIONING	PERIODIC	REFERENCE STANDARD	INSPECTION/ACCEPTANCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.		X	ACI 318 CH. 20, 25.2, 25.3, 26.6.1-26.6.3	
2. INSPECT ANCHORS CAST IN CONCRETE		X	ACI 318: 17.8.2	
3. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.		X	ACI 318: 17.8.2	
a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X	-	ACI 318: 17.8.2.4	
b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.5	-	X	ACI 318: 17.8.2	
4. VERIFYING USE OF REQUIRED DESIGN MIX	-	X	ACI 318: CH. 19, 26.4.3, 26.4.4	
5. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-	ASTM C172, ASTM C31, ACI 318: 26.5, 26.12	
6. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	-	ACI 318: 26.5	
7. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.5.3-26.5.5	
8. INSPECT PRESTRESSED CONCRETE FOR:				
9. INSPECT FORM WORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.11.4.2(a)	

Revision	No.	Description	Date
	1	Permit Issuance	9/15/2025

Stamp:



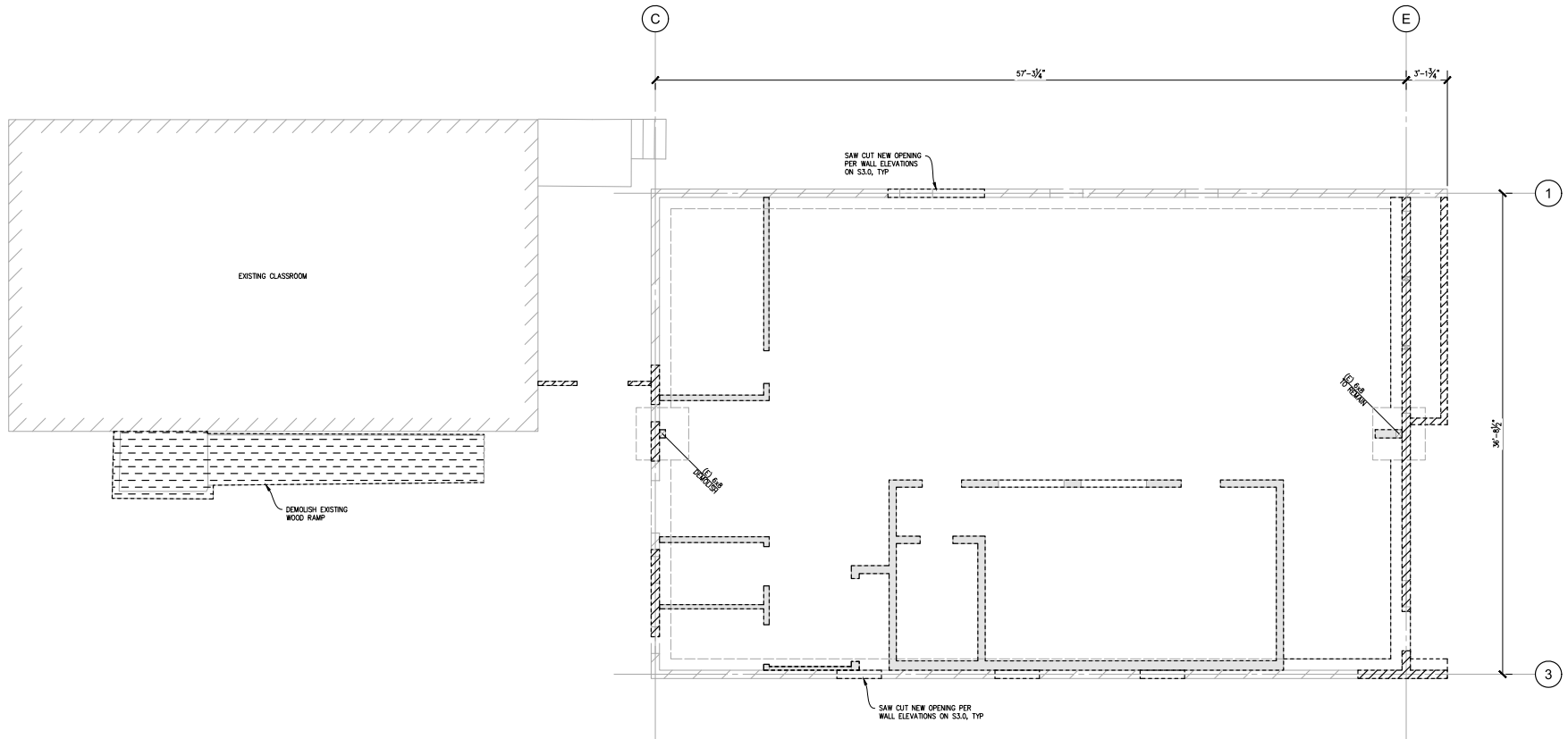
Revision No.	Description	Date
1	Permit Set/Revise	8/15/2025

Stamp:



FOR
**FOUNDATION
DEMOLITION
PLAN**

S2.0



1 FOUNDATION DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION PLAN LEGEND

1. --- INDICATES EXISTING FOOTING
2. [Hatched] INDICATES EXISTING CMU WALL
3. [Square with X] INDICATES EXISTING WOOD POST
4. [Diagonal Hatched] INDICATES DEMOLISHMENT OF EXISTING CMU WALL
5. [Dashed] INDICATES DEMOLISHMENT OF EXISTING WOOD FRAMED WALL
6. - - - - - INDICATES DEMOLISHMENT

GENERAL DEMOLITION NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT EXIST.
2. REMOVE EXISTING CONSTRUCTION AS NOTED AND WHERE SHOWN DASHED. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR THE INSTALLATION OF NEW WORK, AND FOR PROTECTION OF ITEMS TO REMAIN.
3. CONTRACTOR IS RESPONSIBLE FOR ANY DEMOLITION THAT IS NOT SHOWN ON DEMOLITION DRAWINGS BUT IS REQUIRED FOR NEW CONSTRUCTION.
4. IF CONTRACTOR BECOMES AWARE OF ANY LOAD BEARING POINTS WITHIN DEMOLITION NOT NOTED ON THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER PRIOR TO REMOVING THE CONSTRUCTION.
5. THE OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS REMOVED DURING DEMOLITION INCLUDING FURNISHINGS.
6. REFER TO ELECTRICAL PLANS AND SPECIFICATIONS FOR REMOVAL/RELOCATION/REROUTING OF EXISTING UTILITIES.
7. REMOVE EXISTING CEILINGS WHERE REFLECTED CEILING PLANS INDICATE NEW CEILINGS.
8. COORDINATE DEMOLITION WITH SEQUENCING OF THE WORK.
9. REFER TO ARCHITECTURAL DRAWING FOR SCOPE OF ARCHITECTURAL DEMOLITIONS WORK.

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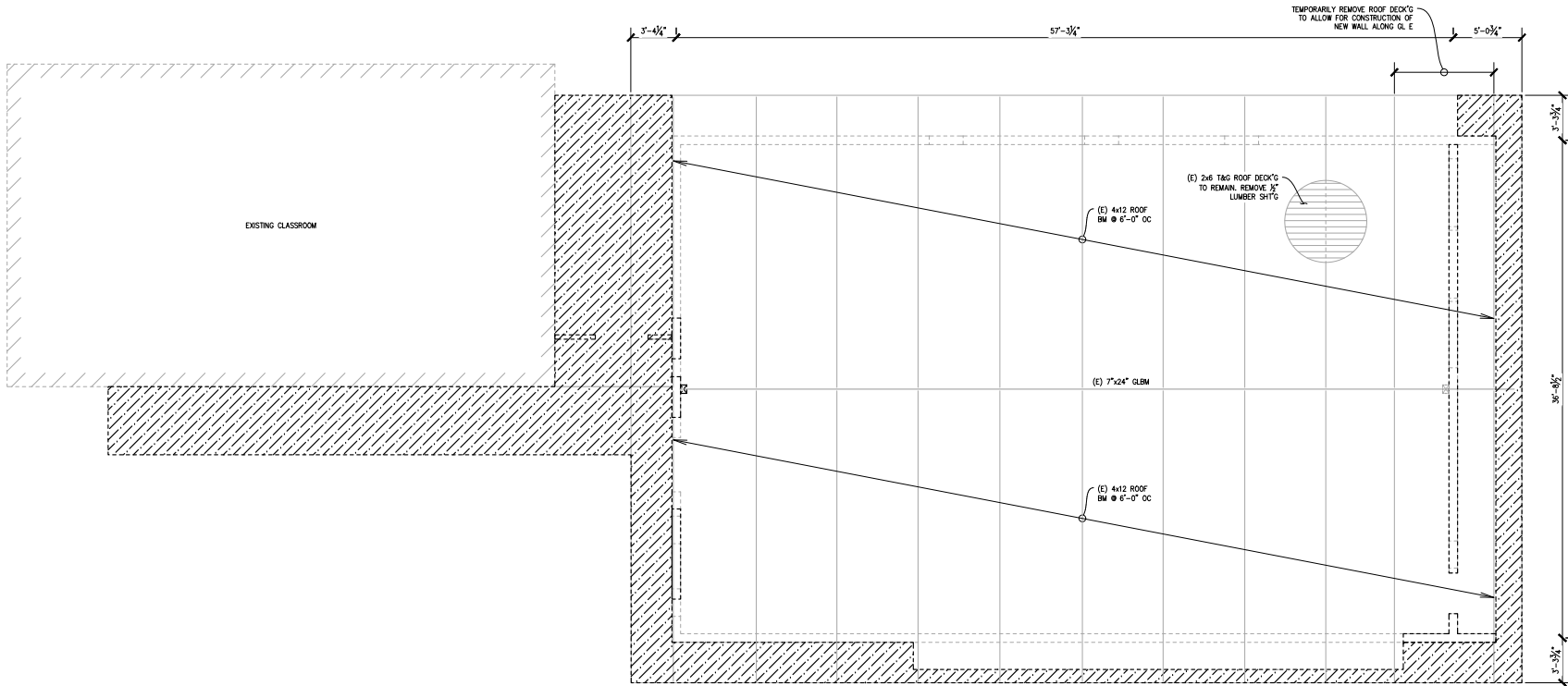
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GENERAL CONTRACTOR
ADDRESS
CITY
PHONE



1 ROOF DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION PLAN LEGEND

1. [Symbol] INDICATES EXISTING WALL BELOW
2. [Symbol] INDICATES EXISTING WOOD POST BELOW
3. [Symbol] INDICATES DEMOLISHMENT OF EXISTING CMU WALL BELOW
4. [Symbol] INDICATES DEMOLISHMENT OF ROOF

GENERAL DEMOLITION NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT EXIST.
2. REMOVE EXISTING CONSTRUCTION AS NOTED AND WHERE SHOWN DASHED. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR THE INSTALLATION OF NEW WORK, AND FOR PROTECTION OF ITEMS TO REMAIN.
3. CONTRACTOR IS RESPONSIBLE FOR ANY DEMOLITION THAT IS NOT SHOWN ON DEMOLITION DRAWINGS BUT IS REQUIRED FOR NEW CONSTRUCTION.
4. IF CONTRACTOR BECOMES AWARE OF ANY LOAD BEARING POINTS WITHIN DEMOLITION NOT NOTED ON THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER PRIOR TO REMOVING THE CONSTRUCTION.
5. THE OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS REMOVED DURING DEMOLITION INCLUDING FURNISHINGS.
6. REFER TO ELECTRICAL PLANS AND SPECIFICATIONS FOR REMOVAL, RELOCATION, REROUTING OF EXISTING UTILITIES.
7. REMOVE EXISTING CEILINGS WHERE REFLECTED CEILING PLANS INDICATE NEW CEILINGS.
8. COORDINATE DEMOLITION WITH SEQUENCING OF THE WORK.
9. REFER TO ARCHITECTURAL DRAWING FOR SCOPE OF ARCHITECTURAL DEMOLITIONS WORK.

Project No. 24-039
Designed By: AH
Drawn By: AH/CN
Checked By: AH
Issue Date: 9/15/2025

Revision No.	Description	Date

Stamp:

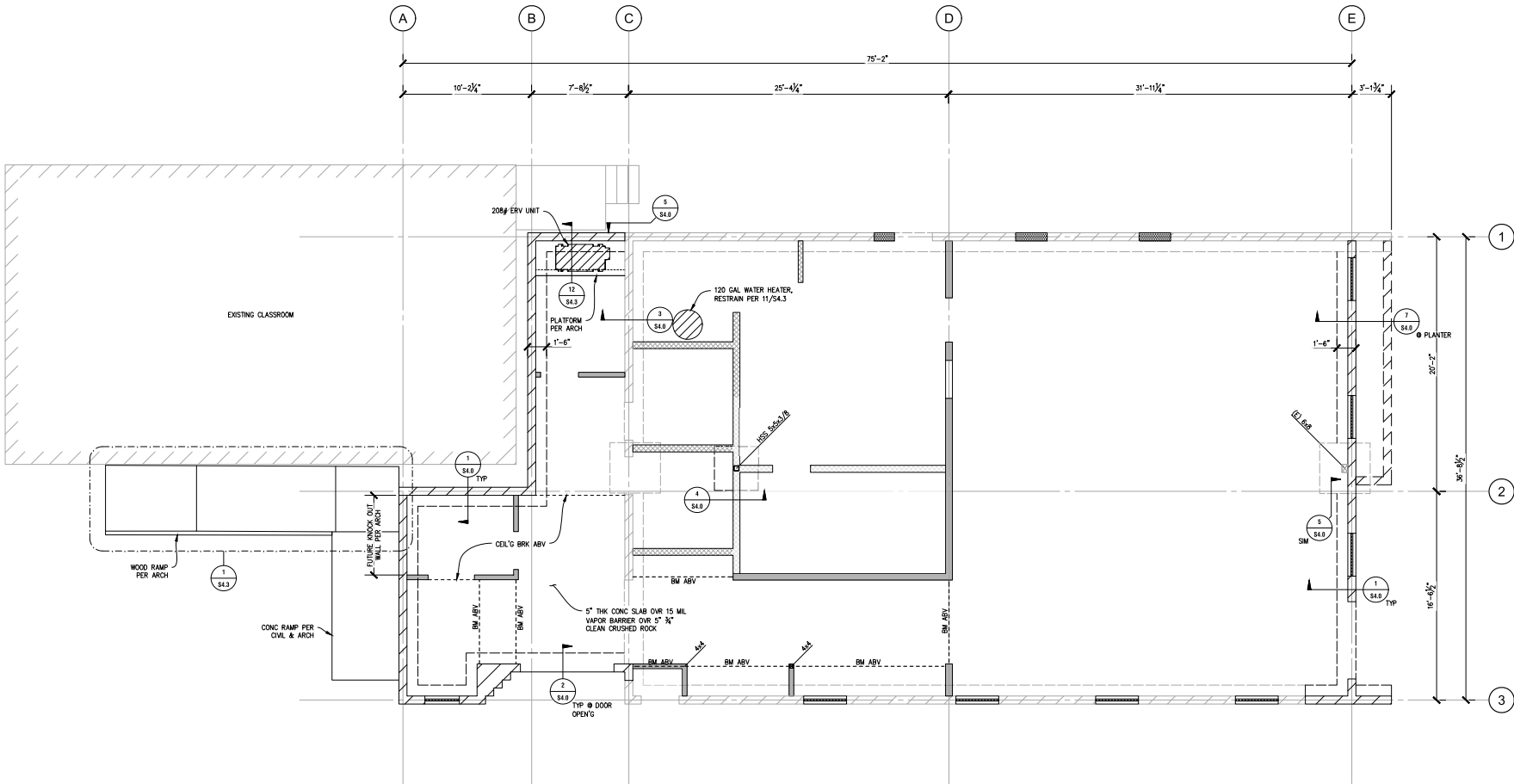


1/8" ROOF DEMOLITION PLAN

S2.1

Revision No.	Description	Date
1	Permit Submittal	8/15/2025

Stamp:



1 NEW FOUNDATION PLAN

FOUNDATION PLAN NOTES

- SEE SHEET S1.0 FOR GENERAL NOTES.
- SEE SHEET S1.1 FOR REQUIRED SPECIAL INSPECTIONS.
- SEE SHEET S4.0 FOR TYPICAL FOUNDATION DETAILS NOT SPECIFICALLY REFERENCED.

FOUNDATION PLAN LEGEND

- | | |
|--|--|
| 1. [Symbol] INDICATES EXISTING FOOTING | 7. [Symbol] INDICATES CMU PLANTER WALL PER ARCH |
| 2. [Symbol] INDICATES NEW FOOTING | 8. [Symbol] INDICATES NEW FULL-HEIGHT WOOD FRAMED WALL PER ARCH W/ 2x STUDS @ 16\"/> |
| 3. [Symbol] INDICATES EXISTING WOOD POST | 9. [Symbol] INDICATES NEW PARTIAL HEIGHT WOOD-FRAMED WALLS PER ARCH W/ 2x STUDS @ 16\"/> |
| 4. [Symbol] INDICATES NEW WOOD POST | 10. [Symbol] INDICATES CMU WALL INFILL. SEE ELEVATIONS |
| 5. [Symbol] INDICATES EXISTING CMU WALL | |
| 6. [Symbol] INDICATES NEW CMU WALL | |



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Project No. 24-039
Designed By: AH
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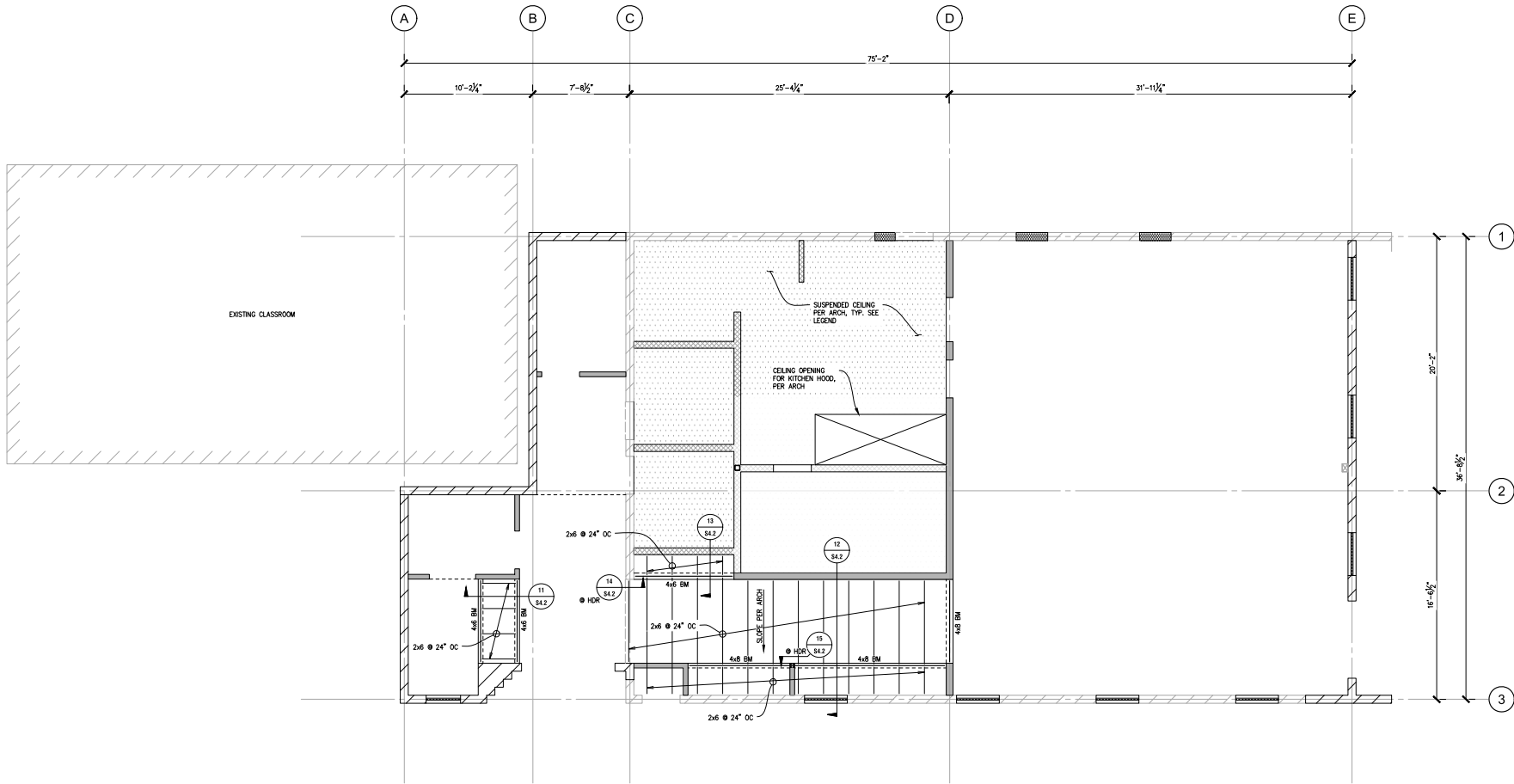
Revision No.	Description	Date
1	Permit Submittal	8/15/2025

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TITLE
CEILING FRAMING PLAN

S2.4



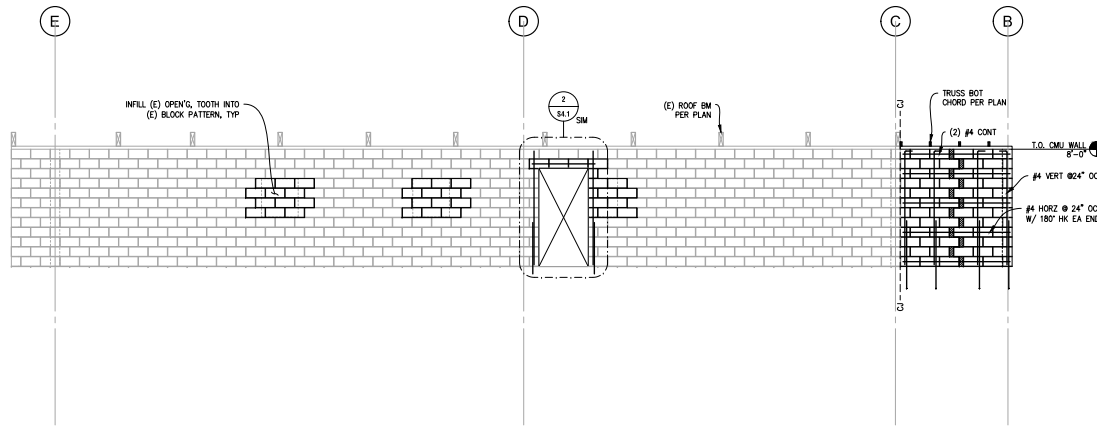
1 CEILING FRAMING PLAN
SCALE: 1/8" = 1'-0"

CEILING FRAMING PLAN NOTES
1. SEE SHEET S1.0 FOR GENERAL NOTES.

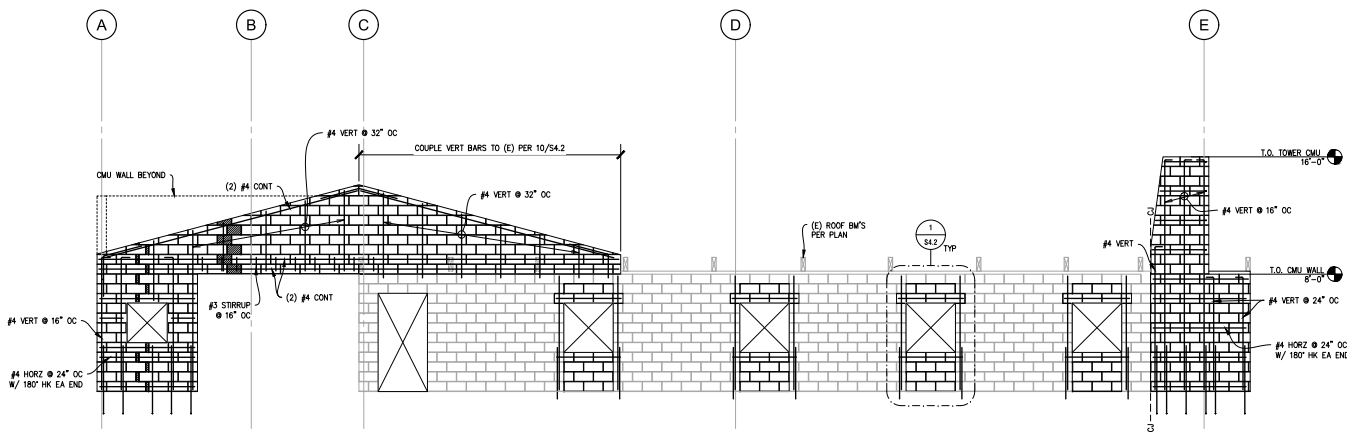
CEILING FRAMING PLAN LEGEND

- INDICATES EXISTING WOOD POST
- INDICATES NEW WOOD POST
- INDICATES EXISTING CMU WALL
- INDICATES NEW CMU WALL
- INDICATES NEW FULL-HEIGHT WOOD FRAMED WALL PER ARCH W/ 2x STUDS @ 16" OC. SEE DETAIL 4/34.4 FOR WALL CONSTRUCTION
- INDICATES NEW PARTIAL HEIGHT WOOD-FRAMED WALLS PER ARCH W/ 2x STUDS @ 16" OC. SEE DETAIL 4/34.4 FOR WALL CONSTRUCTION
- SUSPENDED CEILING PER ARCH. SEE DETAIL 1, 2, 3 & 4/34.5





1 NORTH CMU WALL ELEVATION
SCALE: 1/4" = 1'-0"



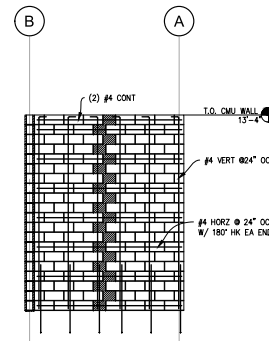
2 SOUTH CMU WALL ELEVATION
SCALE: 1/4" = 1'-0"

WALL ELEVATION NOTES

- SEE SHEET S1.0 FOR GENERAL NOTES.
- SEE SHEET S1.1 FOR SPECIAL INSPECTIONS REQUIRED.

WALL ELEVATION LEGEND

- INDICATES WALL OPENING PER ARCH.
- INDICATES BLOCK CUT TO FIT.
- CJ -- CJ INDICATES CONTROL JOINT PER 4/4.1.



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PERMIT SET

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Project No. 24-039
 Designed By: AH
 Drawn By: AH/CN
 Checked By: AH
 Issue Date: 9/15/2025

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THE
N-S CMU WALL ELEVATIONS

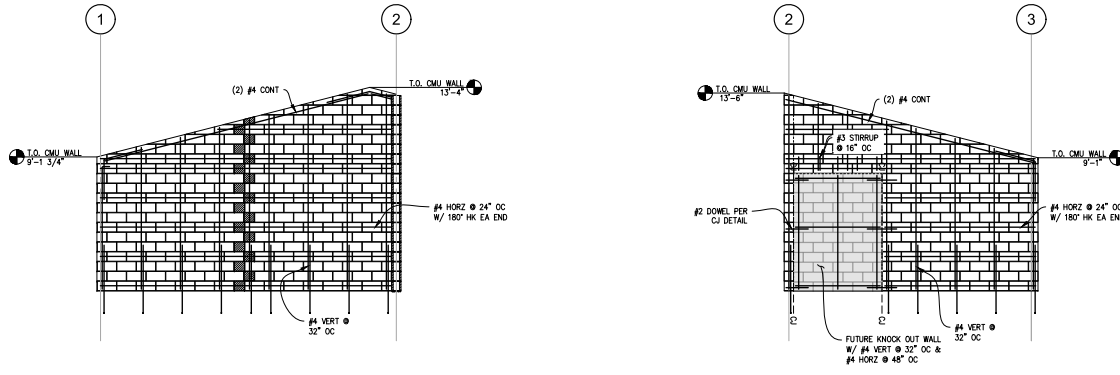
S3.0

WALL ELEVATION NOTES

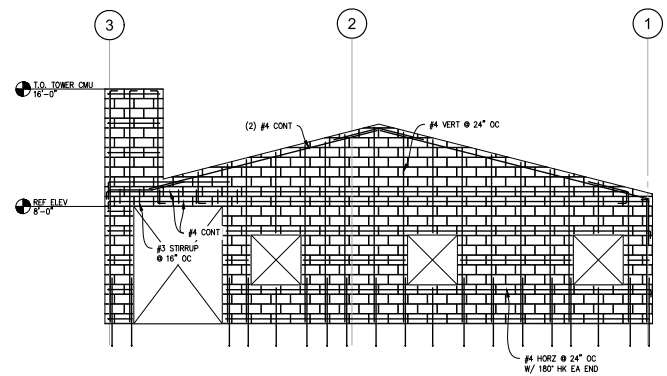
1. SEE SHEET S1.0 FOR GENERAL NOTES.
2. SEE SHEET S1.1 FOR SPECIAL INSPECTIONS REQUIRED.

WALL ELEVATION LEGEND

1. [Symbol] INDICATES WALL OPENING PER ARCH.
2. [Symbol] INDICATES BLOCK CUT TO FIT.
3. CJ -- CJ INDICATES CONTROL JOINT PER 4/54.1.



1 WEST CMU WALL ELEVATION



2 EAST CMU WALL ELEVATION

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GENERAL CONTRACTOR
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Project No. 24-039
Designed By: AH
Drawn By: AH/CN
Checked By: AH
Issue Date: 8/15/2025

Revision No.	Description	Date

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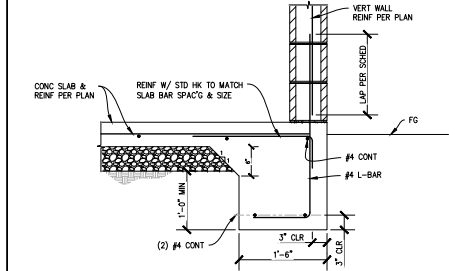
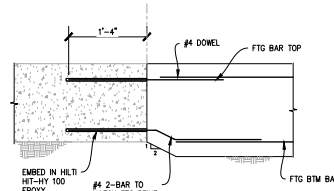


THE
N-S CMU WALL ELEVATIONS

S3.1

CLASS & THICKNESS SPICE	Z (ft)	REINFORCING BAR SPICE LENGTH									
		3	4	5	6	7	8	9	10	11	
BAR No.		3	4	5	6	7	8	9	10	11	
BAR DIAMETER, ϕ_b (in)		0.375	0.500	0.625	0.750	0.875	1.000	1.128	1.270	1.410	
TOP BAR		3'-6"	4'-8"	5'-9"	6'-11"	10'-11"	11'-7"	13'-1"	14'-8"	16'-4"	
BOTTOM BAR		2'-8"	3'-7"	4'-5"	5'-4"	7'-9"	8'-11"	10'-0"	11'-4"	12'-7"	
TOP BAR		3'-5"	4'-3"	5'-4"	6'-5"	9'-4"	10'-9"	12'-1"	13'-7"	15'-1"	
BOTTOM BAR		2'-8"	3'-4"	4'-1"	4'-11"	7'-3"	8'-3"	9'-4"	10'-8"	11'-7"	
TOP BAR		3'-0"	4'-0"	5'-0"	6'-0"	8'-9"	10'-0"	11'-4"	12'-9"	14'-2"	
BOTTOM BAR		2'-4"	3'-1"	3'-10"	4'-7"	6'-9"	7'-8"	8'-6"	9'-9"	10'-10"	
TOP BAR		2'-10"	3'-9"	4'-9"	5'-8"	8'-3"	9'-5"	10'-8"	12'-0"	13'-4"	
BOTTOM BAR		2'-2"	2'-11"	3'-6"	4'-4"	6'-4"	7'-3"	8'-2"	9'-3"	10'-3"	
TOP BAR		2'-8"	3'-7"	4'-6"	5'-5"	7'-10"	9'-0"	10'-1"	11'-5"	12'-8"	
BOTTOM BAR		2'-1"	2'-9"	3'-5"	4'-2"	6'-0"	6'-11"	7'-9"	8'-9"	9'-9"	
TOP BAR		2'-7"	3'-5"	4'-3"	5'-2"	7'-6"	8'-7"	9'-6"	10'-10"	12'-1"	
BOTTOM BAR		2'-0"	2'-8"	3'-3"	3'-11"	5'-9"	6'-7"	7'-5"	8'-4"	9'-3"	

- NOTES:
1. SPICE LENGTHS SHOWN IN TABLE ARE FOR NORMAL WEIGHT CONCRETE AND UNCOATED REINFORCEMENT.
 2. TOP BARS ARE HORIZONTAL REINFORCEMENT WITH MORE THAN 12" OF NEW CONCRETE PLACED BELOW THE BAR.
 3. BOTTOM BARS ARE ALL VERTICAL BARS, AND HORIZONTAL REINFORCEMENT WITH LESS THAN 12" OF NEW CONCRETE PLACED BELOW THE BAR.
 4. WHERE LIGHT WEIGHT CONCRETE IS USED, MULTIPLY SPICES SHOWN BY 1.3.



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No.	Description	Date

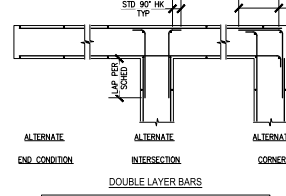
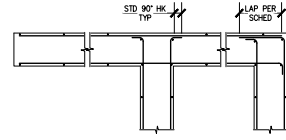
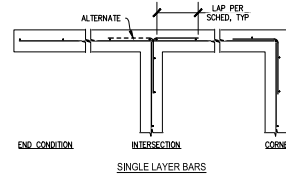


FIG. **FOUNDATION DETAILS**

S4.0

NORMAL-WEIGHT CONCRETE LAP-SPICE SCHEDULE

WIRE SIZE	BAR DIAMETER, ϕ_b (in)	LAP LENGTH (in)
W1.1 (11 Ga)	0.121	0'-6"
W1.7 (9 Ga)	0.148	0'-7"
W2.1 (8 Ga)	0.162	0'-8"
W2.8 (3/16")	0.187	0'-9"
W4.9 (1/4")	0.250	1'-0"

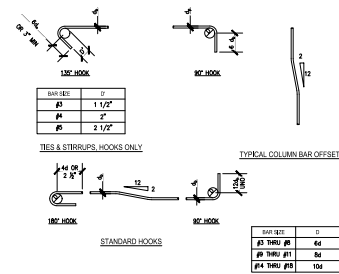


NOTE:
REINFORCEMENT SHOWN IN FOOTING DETAILS AND OTHER SPECIFICALLY REFERENCED DETAILS TAKE PRECEDENCE OVER REINFORCEMENT SHOWN HERE.

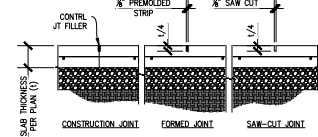
MASONRY WIRE LAP-SPICE SCHEDULE

CLASS & THICKNESS SPICE	Z (ft)	REINFORCING BAR SPICE LENGTH							
		3	4	5	6	7	8	9	
BAR No.		3	4	5	6	7	8	9	
BAR DIAMETER, ϕ_b (in)		0.375	0.500	0.625	0.750	0.875	1.000	1.128	
2500		1'-4"	2'-5"	3'-9"	7'-1"	9'-8"	14'-6"	18'-6"	
3000		1'-3"	2'-2"	3'-5"	6'-4"	8'-8"	13'-0"	16'-6"	
3500		1'-1"	1'-10"	3'-1"	5'-9"	7'-10"	11'-10"	15'-1"	
4000		1'-0"	1'-10"	2'-10"	5'-4"	7'-3"	10'-12"	13'-12"	
4500		1'-0"	1'-9"	2'-8"	5'-0"	6'-10"	10'-3"	13'-1"	
5000		1'-0"	1'-7"	2'-6"	4'-9"	6'-5"	9'-8"	12'-4"	
5500		1'-0"	1'-6"	2'-5"	4'-6"	6'-1"	9'-2"	11'-8"	
6000		1'-0"	1'-6"	2'-5"	4'-5"	5'-10"	8'-9"	11'-2"	
6500		1'-0"	1'-5"	2'-2"	4'-1"	5'-7"	8'-5"	10'-8"	
7000		1'-0"	1'-4"	2'-1"	3'-11"	5'-4"	8'-1"	10'-3"	
7500		1'-0"	1'-4"	2'-0"	3'-9"	5'-2"	7'-9"	9'-11"	
8000		1'-0"	1'-3"	1'-11"	3'-8"	4'-12"	7'-6"	9'-7"	
8500		1'-0"	1'-3"	1'-11"	3'-7"	4'-10"	7'-3"	9'-5"	
9000		1'-0"	1'-2"	1'-10"	3'-5"	4'-8"	7'-1"	8'-12"	
9500		1'-0"	1'-2"	1'-9"	3'-4"	4'-7"	6'-10"	8'-9"	
10000		1'-0"	1'-1"	1'-9"	3'-3"	4'-5"	6'-8"	8'-4"	

TYPICAL FOOTING REINFORCING LAYOUT

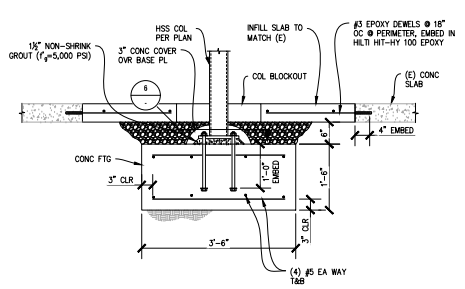


SECTION AT PLANTER



- NOTES:
1. CONTROL JOINTS SHALL BE PROVIDED IN CONCRETE SLABS ON GRADE TO MINIMIZE SHRINKAGE CRACKING. JOINT LAYOUT SHALL BE APPROVED BY THE ENGINEER PRIOR TO POOR OF SLAB.
 2. MAXIMUM CONTROL JOINT SPACING SHALL BE 2 TO 3 TIMES THE SLAB THICKNESS IN FEET.
 3. CONTROL JOINT DEPTH SHALL BE A MINIMUM OF 1/4 OF THE SLAB THICKNESS UNLESS OTHERWISE NOTED.
 4. CONTROL JOINTS SHALL BE CUT, TOOLED, OR FORMED. SAW-CUT JOINTS SHALL BE MADE WITHIN 6 TO 12 HOURS AFTER FINISHING TO PREVENT UNCONTROLLED CRACKING.
 5. CONTROL JOINTS SHALL CREATE SQUARE OR RECTANGULAR PANELS WHEREVER POSSIBLE. LONG, NARROW SECTIONS OF SLAB SHALL BE AVOIDED.
 6. ALL CONTROL JOINTS SHALL BE KEPT CLEAN AND FREE OF DEBRIS UNTIL SEALED, IF SEALING IS REQUIRED.

SLAB DOWEL AT EXISTING FOOTING



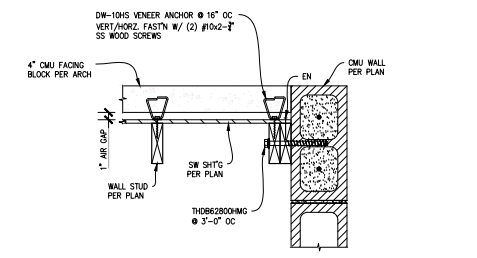
MASONRY REINFORCING LAP-SPICE SCHEDULE

REBAR BENDING DETAIL

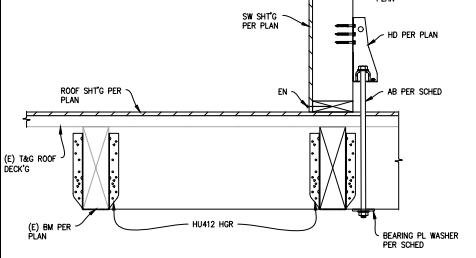
SLAB CONTROL JOINTS

SPREAD FOOTING SECTION

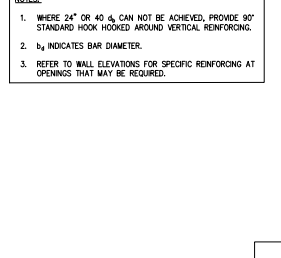
FOUNDATION DETAILS



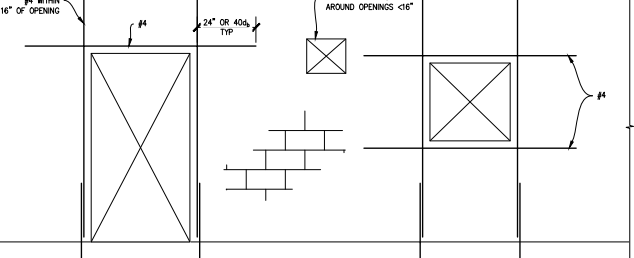
10 SHEAR WALL POST TO CMU SCALE: 1-1/2" = 1'-0"



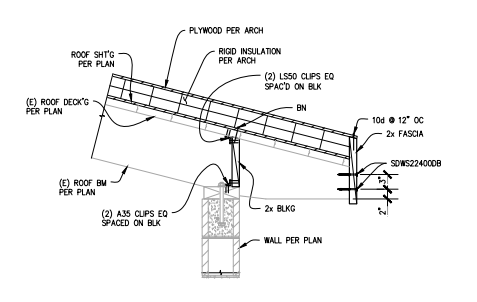
11 TOWER BEAM SUPPORT 1 SCALE: 1-1/2" = 1'-0"



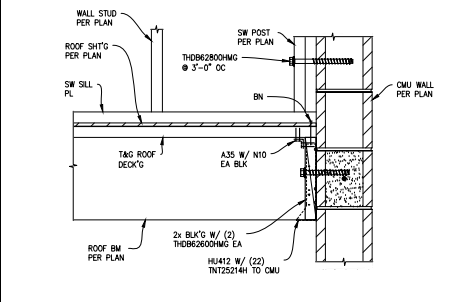
12 TYPICAL OPENING REINFORCEMENT SCALE: 1-1/2" = 1'-0"



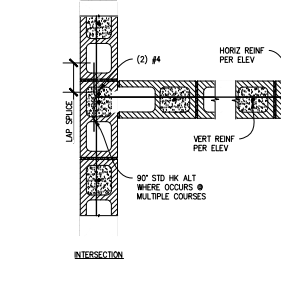
13 TYPICAL OPENING REINFORCEMENT SCALE: 1-1/2" = 1'-0"



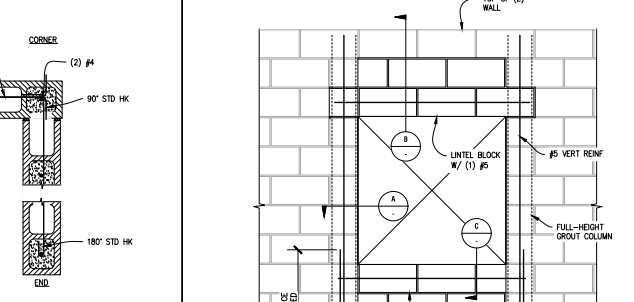
14 EAVE SECTION AT BEAM SCALE: 1" = 1'-0"



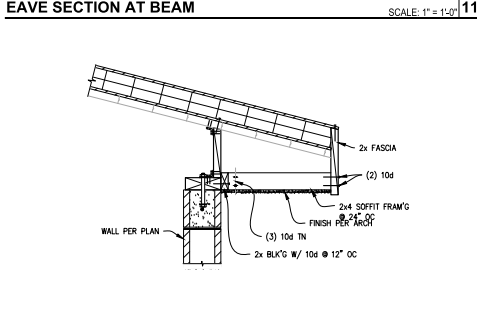
15 TOWER BEAM SUPPORT 2 SCALE: 1-1/2" = 1'-0"



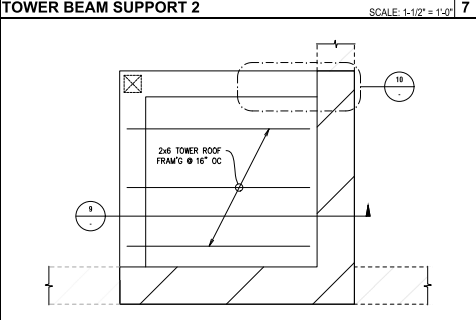
16 CMU HORIZONTAL REINF LAYOUT SCALE: 1" = 1'-0"



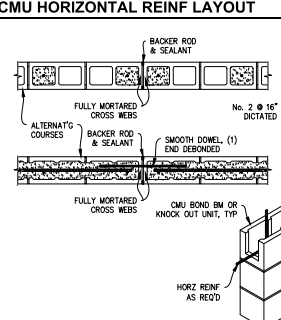
17 CMU HORIZONTAL REINF LAYOUT SCALE: 1" = 1'-0"



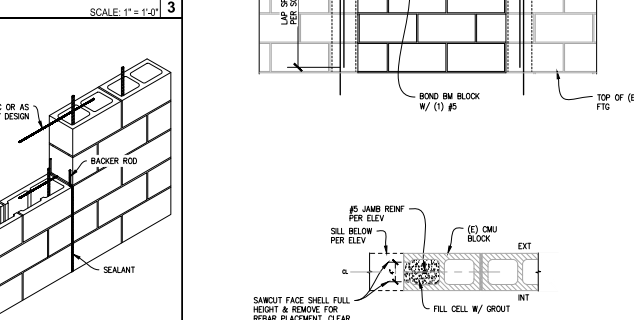
18 SOFFIT INFILL SCALE: 1" = 1'-0"



19 TOWER ROOF FRAMING PLAN SCALE: 1" = 1'-0"



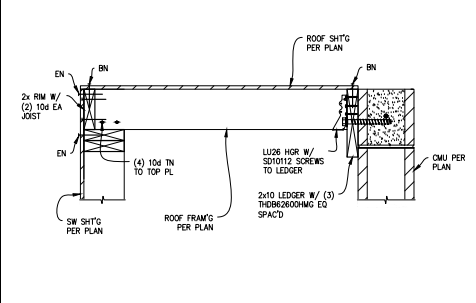
20 TYPICAL CONTROL JOINT SCALE: 1" = 1'-0"



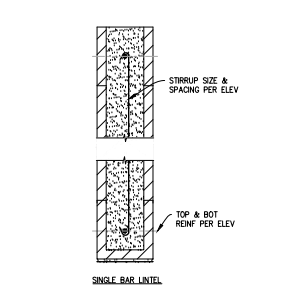
21 TYPICAL CONTROL JOINT SCALE: 1" = 1'-0"



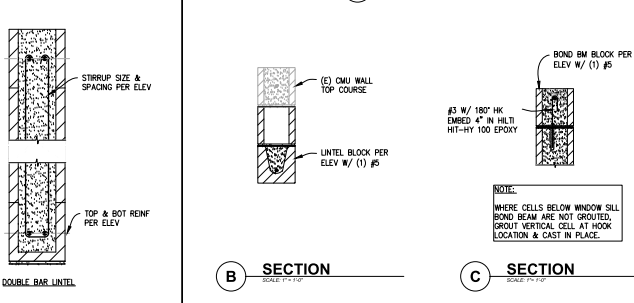
22 SECTION AT TOWER ROOF SCALE: 1-1/2" = 1'-0"



23 TYPICAL LINTEL REINFORCEMENT SCALE: 1 1/2" = 1'-0"



24 TYPICAL LINTEL REINFORCEMENT SCALE: 1 1/2" = 1'-0"



25 OPENING IN EXISTING WALL SCALE: 3/4" = 1'-0"

Revision	No.	Description	Date
	1	Permit Submittal	8/15/2025



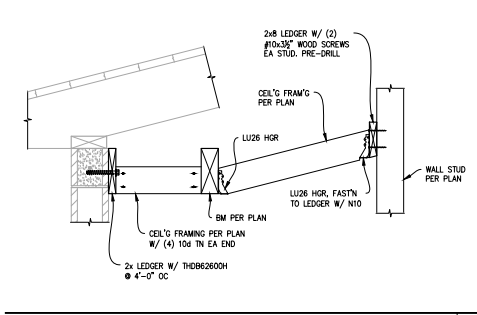
Revision	No.	Description	Date
	1	Permit Submittal	9/15/2025

Stamp:

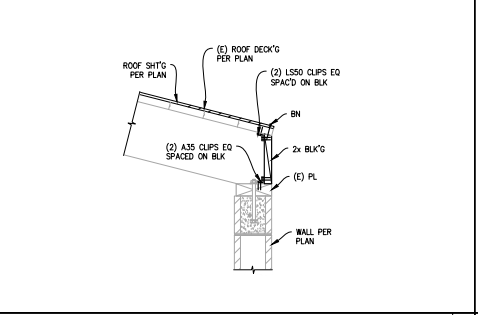


TITLE
FRAMING DETAILS

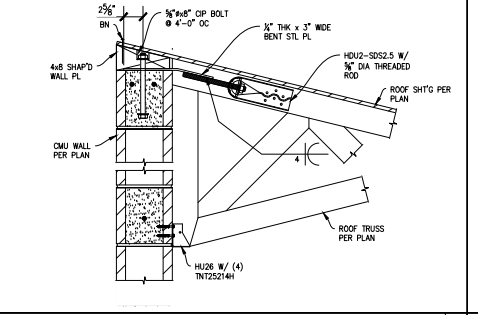
S4.2



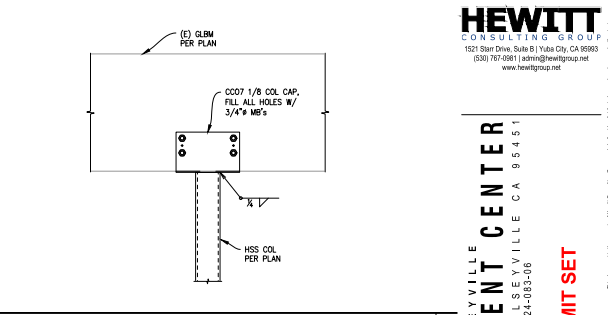
CEILING FRAMING SECTION SCALE: 1" = 1'-0"



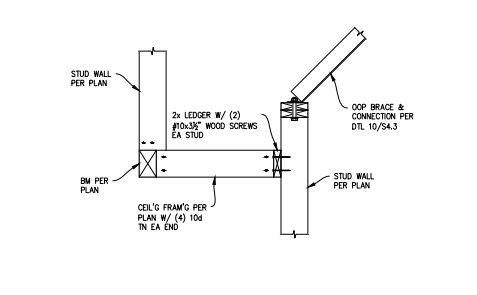
ROOF AT WING WALL SCALE: 1" = 1'-0"



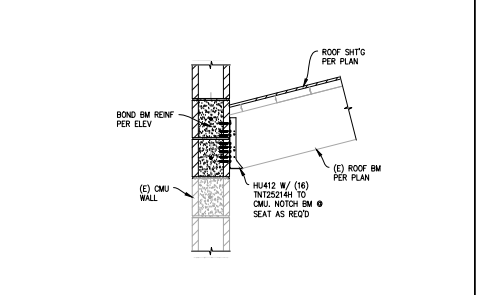
DIAPHRAGM BOUNDARY CONDITION 2 SCALE: 1-1/2" = 1'-0"



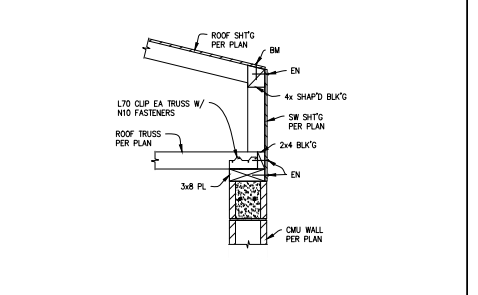
RIDGE BEAM COLUMN CAP SCALE: 1" = 1'-0"



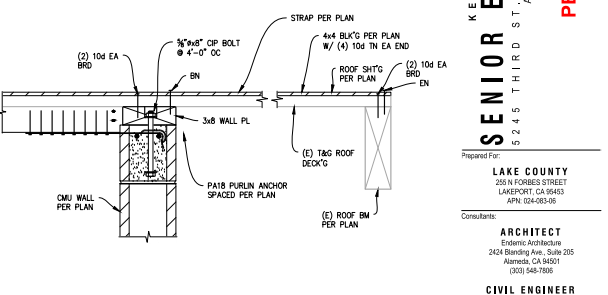
COFFEE CEILING SECTION SCALE: 1" = 1'-0"



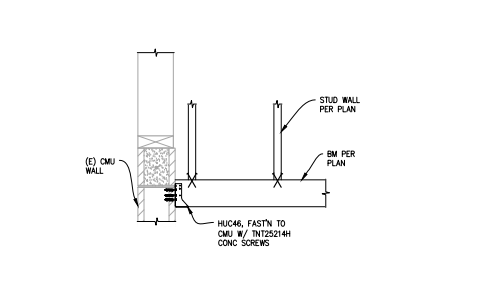
ROOF BEAM FACE MOUNT SCALE: 1" = 1'-0"



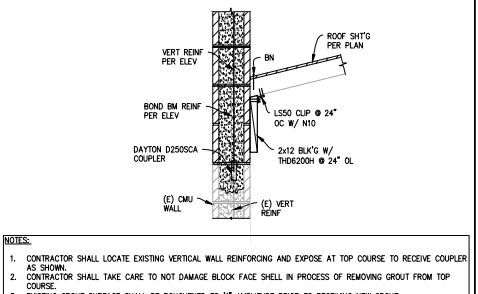
DIAPHRAGM BOUNDARY CONDITION 4 SCALE: 1" = 1'-0"



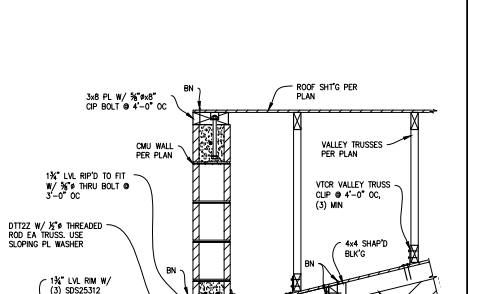
GABLE EA VE SECTION SCALE: 1-1/2" = 1'-0"



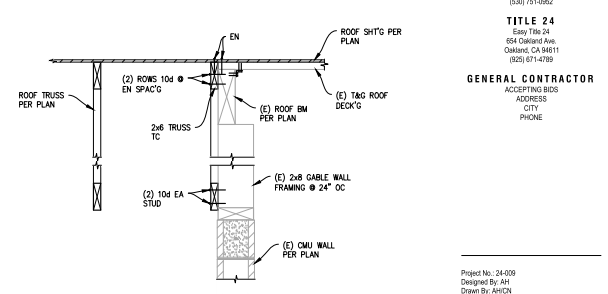
HEADER AT CMU WALL SCALE: 1" = 1'-0"



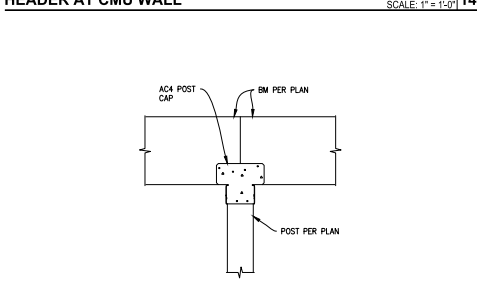
DIAPHRAGM BOUNDARY CONDITION 5 SCALE: 1" = 1'-0"



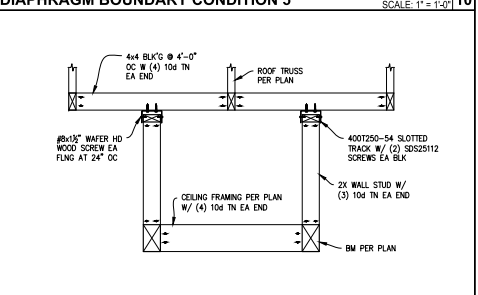
SECTION AT SHED ROOF SCALE: 1" = 1'-0"



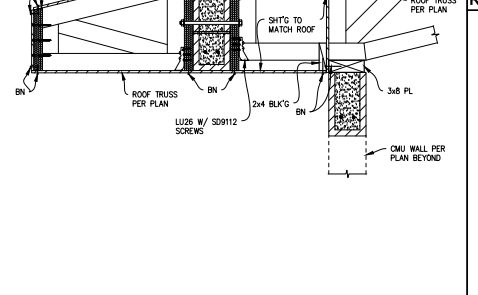
ROOF TRANSITION SCALE: 1" = 1'-0"



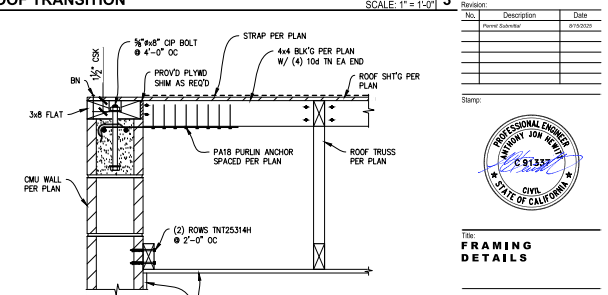
POST-TO-DOUBLE HEADER SCALE: 1-1/2" = 1'-0"



SOFFIT FRAMING SECTION SCALE: 1" = 1'-0"

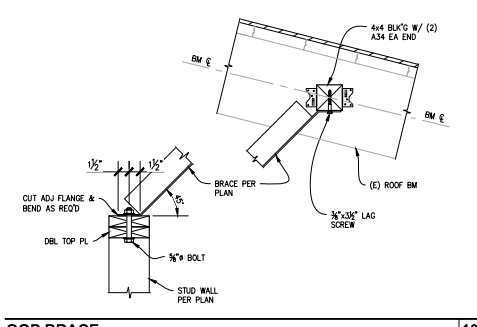


DIAPHRAGM BOUNDARY CONDITION 3 SCALE: 1-1/2" = 1'-0"

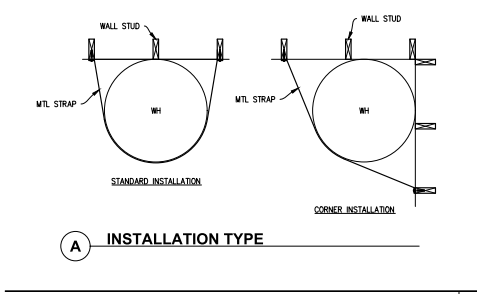
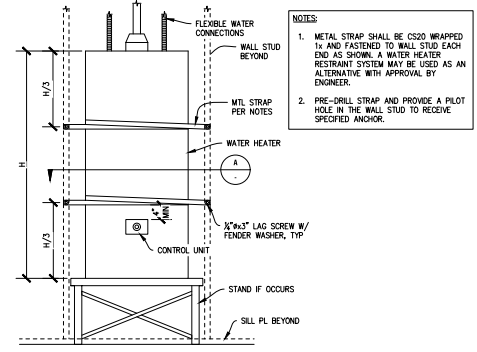


DIAPHRAGM BOUNDARY CONDITION 3 SCALE: 1-1/2" = 1'-0"

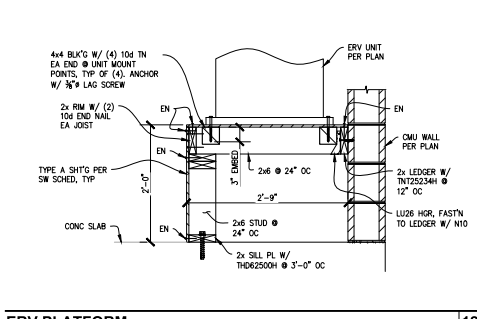
- NOTES:
- CONTRACTOR SHALL LOCATE EXISTING VERTICAL WALL REINFORCING AND EXPOSE AT TOP COURSE TO RECEIVE COUPLER AS SHOWN.
 - CONTRACTOR SHALL TAKE CARE TO NOT DAMAGE BLOCK FACE SHELL IN PROCESS OF REMOVING GROUT FROM TOP COURSE.
 - EXISTING GROUT SURFACE SHALL BE ROUGHENED TO 1/2" AMPLITUDE PRIOR TO RECEIVING NEW GROUT.



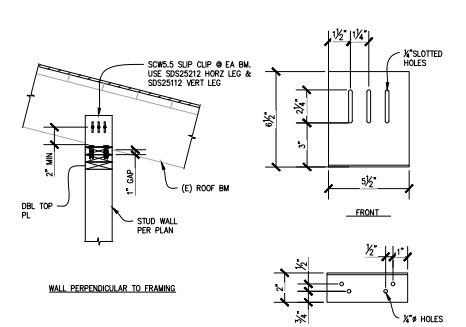
OOP BRACE SCALE: 1 1/2" = 1'-0" 10



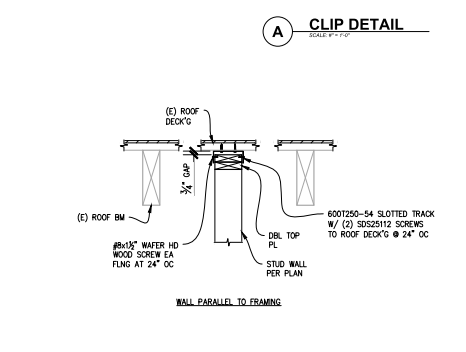
WATER HEATER RESTRAINT SCALE: 3/4" = 1'-0" 11



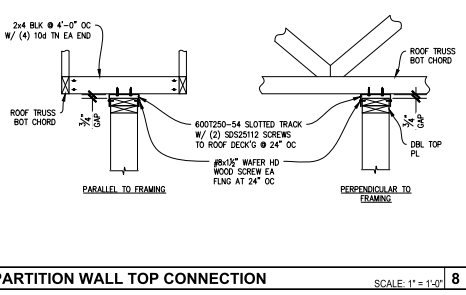
ERV PLATFORM SCALE: 1" = 1'-0" 12



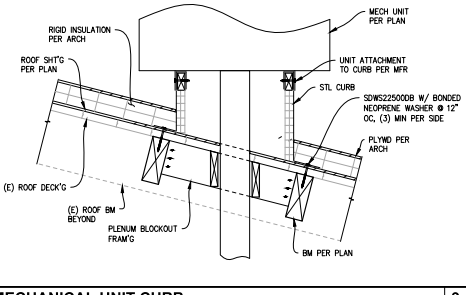
PARTITION WALL TOP CONNECTION SCALE: 1" = 1'-0" 8



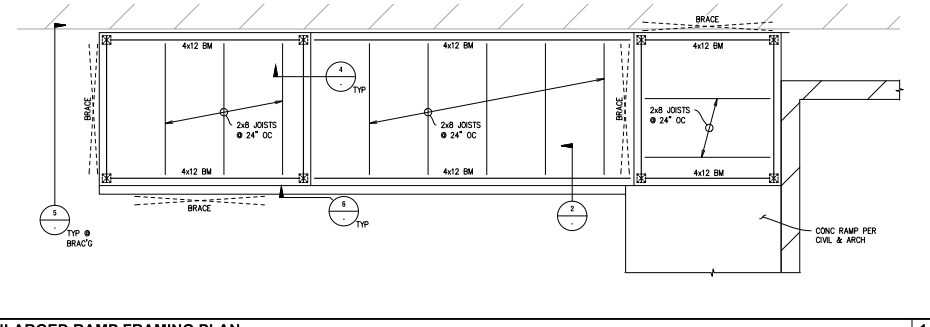
BEAM-BEAM AT LANDING SCALE: 1 1/2" = 1'-0" 6



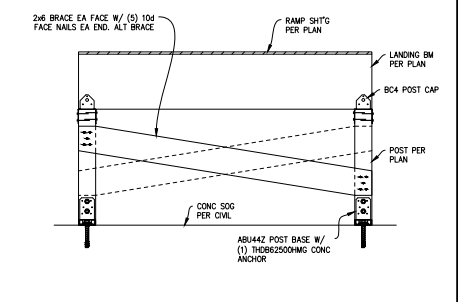
MECHANICAL UNIT CURB SCALE: 1" = 1'-0" 9



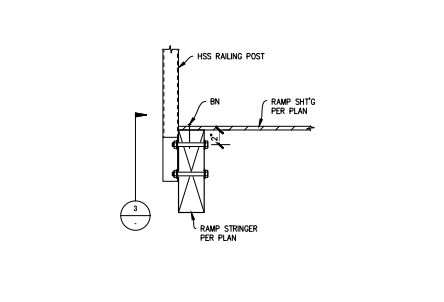
FRAMING AT MECH UNIT SCALE: 1" = 1'-0" 9



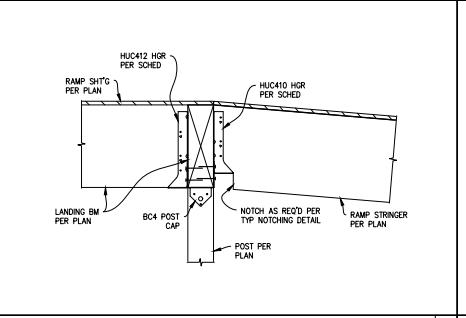
ENLARGED RAMP FRAMING PLAN SCALE: 1/2" = 1'-0" 1



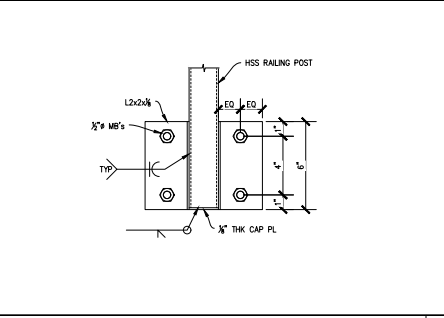
RAMP BRACING SCALE: 1" = 1'-0" 5



RAILING CONNECTION TO STRINGER SCALE: 1 1/2" = 1'-0" 2



RAILING CONNECTION DETAIL SCALE: 3" = 1'-0" 3



FRAMING AT LANDING TRANSITION SCALE: 1 1/2" = 1'-0" 4

Revision No.	Description	Date
1	Permit Submittal	9/15/2025

Stamp:

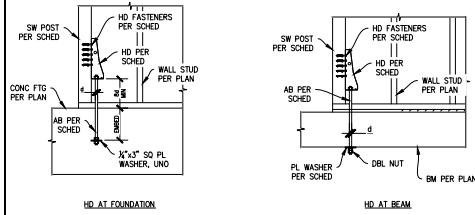


FRAMING DETAILS

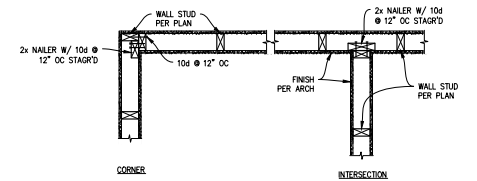
S4.3

STEEL STRAP SCHEDULE			
TYPE	SIMPSON STRAP	FASTENERS REQ'D EA END	END LENGTH
1	CS20	(7) B4	9"
2	CS16	(11) B4	13"
3	CS14	(15) B4	16"
4	CMSTC16	(25) 104	20"
5	CMST14	(33) 104	30"
6	CMST12	(43) 104	39"

- NOTES:
- STRAPS SHALL BE INSTALLED OVER SHEATHING, UNO.
 - DO NOT FIELD BEND STRAPS UNLESS SPECIFIED.
 - IF WOOD SPLITTING OCCURS, DOUBLE THE STRAP END LENGTH AND FASTEN EVERY OTHER HOLE USING A STAGGERED NAILING PATTERN.



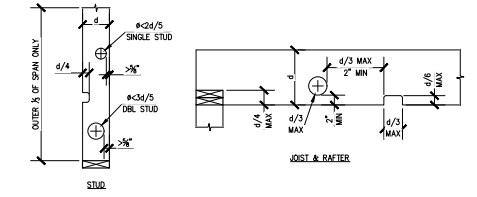
STEEL STRAP SCHEDULE SCALE: 3/4" = 1'-0" 6



SHEAR WALL HOLDDOWN SCHEDULE						
TYPE	HOLDOWN	FASTENERS	ANCHOR BOLT "d"	EMBED	POST SIZE	PLATE WASHER
1	HD02-SDS2.5	(6) 3/4"x2 1/2" SDS	3/4"	1'-0"	2-2x	3/4" THK x 3" SQ
2	HD04-SDS2.5	(10) 3/4"x2 1/2" SDS	3/4"	1'-0"	2-2x	3/4" THK x 3" SQ
3	HD05-SDS2.5	(14) 3/4"x2 1/2" SDS	3/4"	1'-0"	2-2x	3/4" THK x 3 1/2" SQ
4	HD08-SDS2.5	(20) 3/4"x2 1/2" SDS	3/4"	1'-4"	4x4	3/4" THK x 4" SQ
5	HD111-SDS2.5	(30) 3/4"x2 1/2" SDS	1"	1'-6"	4x6	3/4" THK x 5" SQ
6	HD14-SDS2.5	(36) 3/4"x2 1/2" SDS	1"	1'-6"	4x6	3/4" THK x 5 1/2" SQ

- NOTES:
- SHEAR WALL SHEATHING NOT SHOWN FOR CLARITY.
 - "d" INDICATES ANCHOR BOLT DIAMETER, WHERE "6d" INDICATES A DISTANCE EQUAL TO 6x THE ANCHOR BOLT DIAMETER.
 - TIGHTEN HOLDDOWN ANCHOR BOLTS PRIOR TO CLOSING IN.
 - POST SIZE PER SCHED IS TYPICAL, WHERE POST SIZE IS SPECIFIED PER PLAN, USE PLAN POST SIZE.
 - ALL MULTI-PLY POSTS SHALL BE FASTENED TOGETHER WITH (2) ROWS OF 104 TO MATCH SHEARWALL EDGE NAIL SPACING.
 - WHERE TYPICAL FOOTING DEPTH IS INSUFFICIENT TO ACCOMMODATE ANCHOR BOLT EMBEDMENT, THICKEN FOOTING TO ALLOW FOR 3" CLEAR FROM BOTTOM OF ANCHOR BOLT TO BOTTOM OF FOOTING.

NON-BEARING WALL INTERSECTIONS SCALE: 1/2" = 1'-0" 7



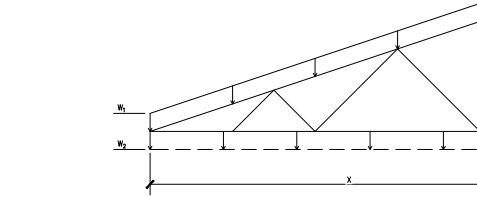
- NOTES:
- NOTCHING AND HOLES SHALL NOT OCCUR IN THE SAME CROSS SECTION.
 - NOTCHES IN EITHER EDGE OF STUDS OR JOISTS SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF SPAN.
 - ALL NOTCHES SHALL BE CUT WITH 1/2" CORNER RADIUS, EXCEPT WHERE LOCATED AT BEARING SUPPORTS.

SHEAR WALL HOLDDOWN SCHEDULE SCALE: 3/4" = 1'-0" 3

OPENING SCHEDULE					
WIDTH	HDR	HDR END CONNECTION	TRIMMER	KING STUD	WINDOW SILL
3'-0" MAX	2-2x4	(4) 20d	2x	2x	2x
3'-1" TO 6'-0"	2-2x6	(4) 20d	2x	2-2x	2x
6'-1" TO 12'-0"	2-2x10	(6) 20d	2x	3-2x	2-2x

- NOTES:
- FOR TYPICAL WALL CONSTRUCTION SEE BEARING WALL CONSTRUCTION DETAIL. THE FOLLOWING APPLY:
 - USE SINGLE TOP PLATE IN LIEU OF DOUBLE TOP PLATE.
 - OMIT SILL PLATE ANCHOR BOLTS AND FASTEN TO SUBSTRATE WITH FASTENER THAT IS APPROVED FOR THE SUBSTRATE MATERIAL.
 - USE OPENING SCHEDULE ABOVE.

NOTCHING AND BORING LIMITS SCALE: 1/2" = 1'-0" 8



- NOTES:
- LOAD COMBINATIONS SHALL BE PER PROVISIONS OF ASCE 7-16.
 - TRUSS DESIGNER SHALL ACCOUNT FOR ADDITIONAL LOADS SHOWN THROUGHOUT CONSTRUCTION DOCUMENTS.
 - POINT LOAD "P" SHALL BE CONSIDERED A ROAMING LOAD TO ACT AT ANY DISTANCE "X" WITHIN THE TRUSS SPAN.

NON-BEARING WALL TABLE SCALE: 3/4" = 1'-0" 4

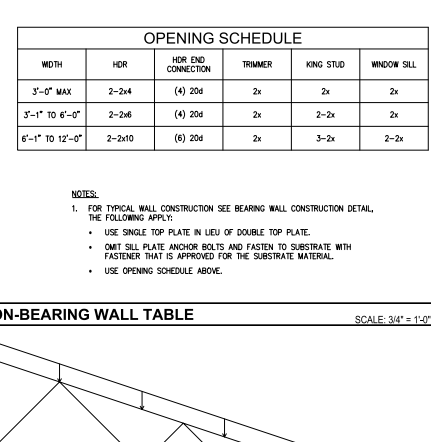
UNFACTORED LOADS:		DEFLECTION LIMITS:	
W ₁	D = 14.0 PSF L = 20.0 PSF S = 0.0 PSF	L OR L ₁ / 1480 S OR W ₁ / 1480 D+L ₁ / 1240	
W ₂	D = 5.0 PSF		
P	D = 100 LBS L = 300 LBS		

TRUSS LOADING DIAGRAM SCALE: 3/4" = 1'-0" 5

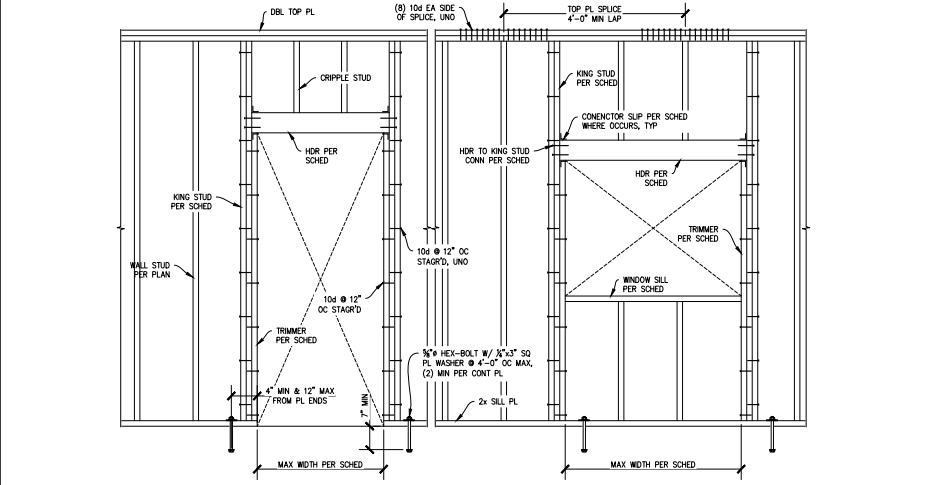
SHEAR WALL SCHEDULE					
TYPE	SHEATHING	EDGE NAILING	SILL ANCHOR SPACING	SILL PLATE NAILING (SQ)	SHEAR CLIP
A	1 1/2" STRUCT 1	10d @ 6" OC	4'-0" OC	16d @ 8" OC	A34 W/ NR @ 18" OC
B	1 1/2" STRUCT 1	10d @ 4" OC	4'-0" OC	16d @ 5" OC	A34 W/ NR @ 12" OC
C	1 1/2" STRUCT 1	10d @ 3" OC	3'-0" OC	16d @ 4" OC	L70 W/ N10 @ 12" OC
D	1 1/2" STRUCT 1	10d @ 2" OC	2'-0" OC	(2) ROWS 16d @ 6" OC	L70 W/ N10 @ 10" OC
E	1 1/2" STRUCT 1 EA FACE	10d @ 4" OC	2'-0" OC	(2) ROWS 16d @ 5" OC	L90 W/ N10 @ 10" OC
F	1 1/2" STRUCT 1 EA FACE	10d @ 3" OC	1'-6" OC	(2) ROWS 16d @ 4" OC	LS90 W/ 10d @ 9" OC

SHEAR WALL SCHEDULE SCALE: 3/4" = 1'-0" 2

BEARING WALL CONSTRUCTION SCALE: 3/4" = 1'-0" 1



- NOTES:
- PANELS SHALL NOT BE LESS THAN 4'x6', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING.
 - ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
 - NAILS SHALL BE LOCATED AT LEAST 1/2" FROM THE PANEL EDGES, MAXIMUM NAIL SPACING AT PANEL EDGES SHALL NOT EXCEED 6" OC.
 - NAILS ALONG INTERMEDIATE FRAMING MEMBERS SHALL BE THE SAME SIZE AS NAILS SPECIFIED FOR PANEL EDGE NAILING. AT INTERMEDIATE FRAMING MEMBERS, NAIL SPACING SHALL BE 12" OC MAX.
 - NAILS ALONG PANEL EDGES AT A SHARED FRAMING MEMBER SHALL BE STAGGERED.
 - WIDTH OF THE NAILED FACE OF FRAMING MEMBERS AND BLOCKING SHALL BE 2" NOMINAL AND 3" NOMINAL AT SHARED PANEL EDGES. DOUBLE 2x FRAMING MEMBERS MAY BE USED IN LIEU OF 3" NOMINAL LUMBER; DOUBLE MEMBERS SHALL BE FASTENED TOGETHER WITH (2) ROWS OF NAILS TO MATCH PANEL EDGE NAILING AND SHALL BE STAGGERED WHERE NAIL SPACING IS CLOSER THAN 4" OC.
 - WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR ITS TYPE IN DOC P51 OR P52.



OPENING SCHEDULE					
WIDTH	HDR	HDR END CONNECTION	TRIMMER	KING STUD	WINDOW SILL
3'-0" MAX	PER PLAN	(4) 20d	2x	2-2x	2x
3'-1" TO 9'-0"	PER PLAN	(4) 20d	2x	3-2x	2x

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

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ACCEPTING BIDS
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PHONE

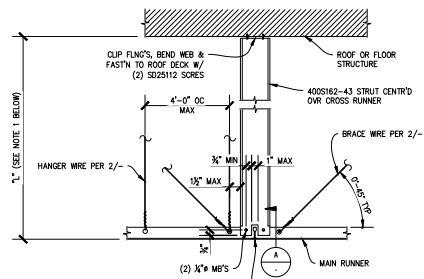
Project No.: 24-039
Designed By: AHJ
Drawn By: AHJCN
Checked By: AHJ
Issue Date: 9/15/2025

Revision		
No.	Description	Date

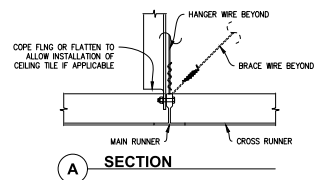
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TYPICAL DETAILS

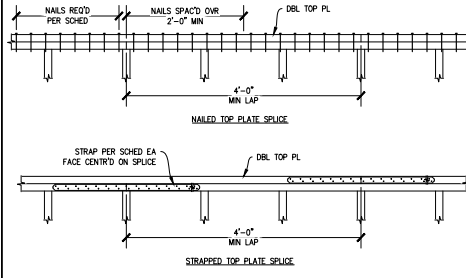


NOTE:
COMPRESSION STRUT LENGTH SHALL NOT EXCEED 10'-0" IN LENGTH.



A SECTION

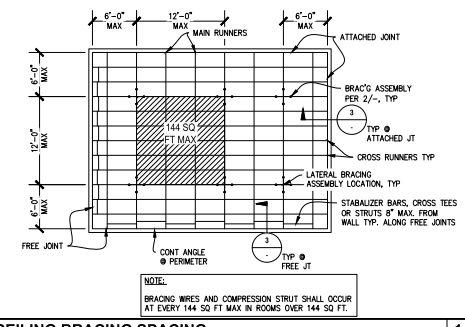
CEILING COMPRESSION STRUT NTS 4



ID	NAILED	STRAP
TPS-1	(8) 16d	MSTA12
TPS-2	(12) 16d	MSTA15
TPS-3	(14) 16d	MSTA18
TPS-4	(18) 16d	MSTA24
TPS-5	(24) 16d	CSI4x2'-6"

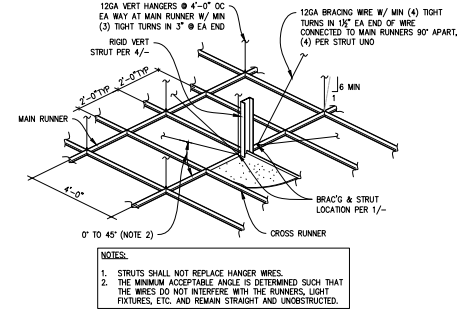
- NOTES:**
- TWO ROWS OF FASTENERS SHALL BE USED FOR NAILED TOP SPLICES.
 - FASTENERS SHALL BE EQUALLY SPACED OVER HALF THE LENGTH OF THE LAP SPLICE AND 2'-0" MINIMUM.
 - STRAP SHALL BE CENTERED ON SPLICE.
 - BREAK IN PLATES SHALL OCCUR OVER STUDS.
 - USE 10d NAILS WITH STRAPS.

TOP PLATE SPLICE SCHEDULE NTS 5



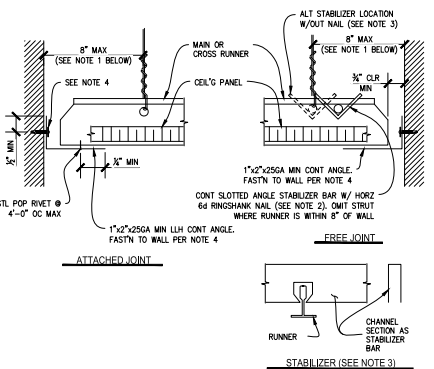
NOTE:
BRACING WIRES AND COMPRESSION STRUT SHALL OCCUR AT EVERY 144 SQ FT MAX IN ROOMS OVER 144 SQ FT.

CEILING BRACING SPACING NTS 1



- NOTES:**
- STRUTS SHALL NOT REPLACE HANGER WIRES.
 - THE MINIMUM ACCEPTABLE ANGLE IS DETERMINED SUCH THAT THE WIRES DO NOT INTERFERE WITH THE RUNNERS, LIGHT FIXTURES, ETC. AND REMAIN STRAIGHT AND UNSTRUCTURED.

SUSPENSION & BRACING ASSEMBLY NTS 2



- NOTES:**
- PROVIDE 12GA HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNER WITHIN 8" OF THE SUPPORTER WITHIN 1/4 OF THE LENGTH OF THE END TEE, WHICHEVER IS LESS, FOR THE PERIMETER OF THE CEILING AREA. PERIMETER WIRES ARE NOT REQUIRED WHEN THE LENGTH OF THE END TEE IS 8" OR LESS.
 - NAILS AT END OF HORIZONTAL STABILIZERS ARE TO BE PLACED WITH NAIL HEAD TOWARD CENTERLINE OF SPAN OF STRUT.
 - STABILIZER BAR MAY BE SLOTTED APPROVED ANGLES OR CHANNELS WITH "DIAMONDPONTS" OF SPRING STEEL WHICH SNAP TIGHT TO PREVENT MOVEMENT OF STRUT.
 - FASTEN ANGLE TO WALL STUD OR BLOCKING AS FOLLOWS:
 - METAL (20GA MIN) WALL: (1) #10 SMS @ 24" OC MAX
 - WOOD STUD WALL: #10x2" LONG WOOD SCREW @ 16" OC MAX

CEILING PERIMETER NTS 3

Revision	No.	Description	Date
	1	Permit Set	9/15/2025

