

Restroom / Storage Building

OTAY RANCH VILLAGE 8

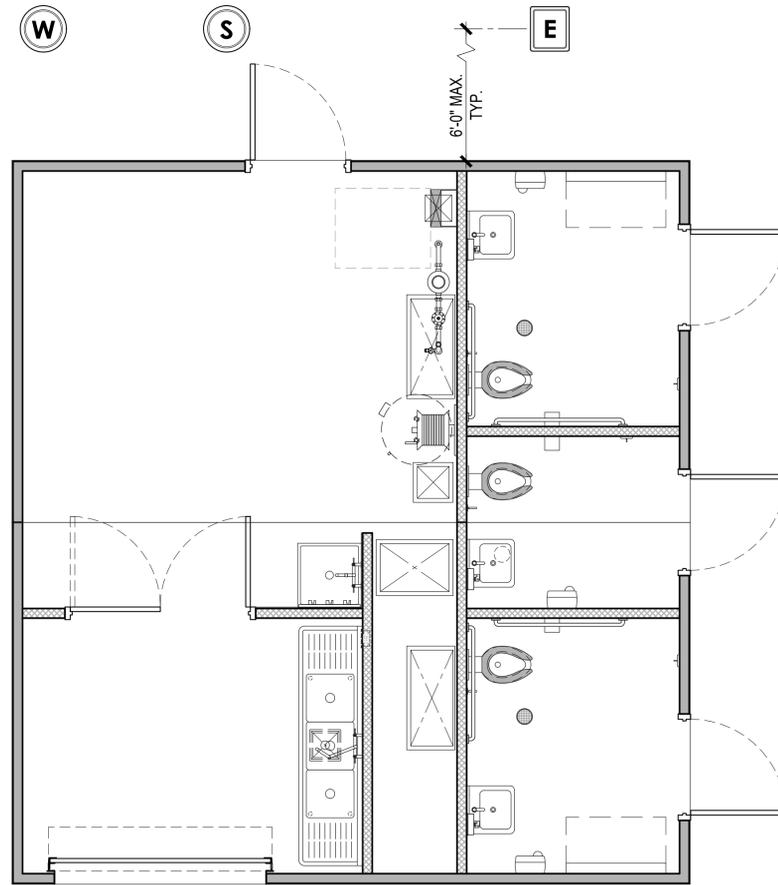
Chula Vista, CA

CODE COMPLIANCE

| | |
|----------------------------------|--|
| APPLICABLE CODES: | <ul style="list-style-type: none"> 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA GREEN CODE 2022 CALIFORNIA ENERGY CODE ADA TITLE II (28 CFR PART 35) & 2010 ADAS APPLICABLE TO STATE & LOCAL GOVERNMENT SERVICES, PROGRAMS & ACTIVITIES |
| OCCUPANCY & USE: | U (WITH ACCESSIBILITY PROVISIONS FOR RESTROOMS) |
| TYPE OF CONSTRUCTION: | V-B |
| FIRE SPRINKLERS: | NO |
| FIRE SEPARATION DISTANCE: | 10' OR GREATER ON ALL SIDES |
| HEIGHT & STORIES: | |
| BUILDING HEIGHT | 12'-5" (40'-0" ALLOWED) |
| NUMBER OF STORIES | 1 STORY (1 STORY ALLOWED) |
| BUILDING AREA: | 484 s.f. (5,500 ALLOWED) |
| CLIMATE ZONE: | 7 |
| PRC JOB NUMBER: | 11385A |
| BUILDING MODEL NUMBER: | PS-033-ST-CUSTOM |
| NUMBER OF BUILDING MODS: | 2 |

GENERAL NOTES

- THE STRUCTURAL DESIGN DETAILS HEREIN ARE SPECIFIC TO THE BUILDING SIZE AND MODULE CONFIGURATION SHOWN ON THE FLOOR PLAN OF THESE DRAWINGS.
 - LOCATION OF THIS BUILDING SHALL MEET REQUIRED PROPERTY CODE SETBACKS PER LOCAL JURISDICTION.
 - ACCESSIBILITY TO THIS STRUCTURE SHALL BE IN CONFORMANCE WITH LOCAL CODE INCLUDING ALL PATHWAYS, RAMPS AND PATHS OF TRAVEL FROM PARKING TO THE BUILDING.
 - SOIL BEARING REQUIREMENT IS 1500 PSF. SUB GRADE COMPACTION AT 90%. SITE BUILDING PAD PREPARATION BY OTHERS.
 - ALL DIMENSIONS HEREIN ARE NOMINAL AND SUBJECT TO CHANGE AS LONG AS THEY DO NOT VIOLATE CODE.
 - THIS BUILDING IS NOT DESIGNED TO BE HEATED OR COOLED FOR OCCUPANT COMFORT AND DOES NOT CONFORM WITH TITLE 24 MINIMUM INSULATION REQUIREMENTS.
 - THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A WUI (WILDLAND URBAN INTERFACE) FIRE AREA.
 - ALL WORK REQUIRED TO BE COMPLETED ON SITE SUBJECT TO LOCAL REVIEW, APPROVAL AND INSPECTION BY LOCAL AHJ. OWNER / GENERAL CONTRACTOR RESPONSIBLE FOR ALL INSPECTIONS.
 - SITE CONCRETE FOUNDATION (IF APPLICABLE)
 - COMPACTED BUILDING PAD
 - UNDER SLAB UTILITY PIPING (SEE NOTE)
 - ELECTRICAL CONNECTION
 - WATER SUPPLY CONNECTION
 - SEWER (DWV) CONNECTION
 - CONCRETE WALKWAY COMPLIANT WITH PATH OF TRAVEL FROM ACCESSIBLE PARKING
- NOTE: PUBLIC RESTROOM COMPANY WILL ONLY FURNISH AND INSTALL UNDERGROUND UTILITIES (UNDER SLAB) EXTENDING 6 FEET (MAX.) BEYOND THE BUILDING LINE. MIN. OF 24" - MAX. OF 36" BELOW GRADE - U.N.O. ALL UTILITY BOXES TO BE PROVIDED BY OTHERS.
- SITE INSTALLATION DETAILS ARE NOTED ON SHEETS S-1 FOR STRUCTURAL CONNECTIONS, A-2 FOR WEATHERIZATION FINISH, P-1 FOR PLUMBING CONNECTIONS & E-1 FOR ELECTRICAL CONNECTIONS IN ACCORDANCE W/ SECTION 4368.
 - SERVICE HOOKUPS (PLUMBING AND ELECTRICAL CONNECTIONS).
 - PATCH AND FINISH AT CRANE PICK LOCATIONS AS NEEDED.
 - INSTALL AND CONNECT PLUMBING DRAIN TRAPS ASSEMBLIES.
 - INSTALL ROOFING @ MOD LINE.
 - INSTALL LIGHT FIXTURE @ MOD LINE.
 - INSTALL MOD LINE CONNECTORS.



Utility Location

NOTE: FINAL LOCATIONS OF P.O.C. TO BE COORDINATED WITH P.R.C. AND TO BE CONFIRMED ON SITE. UTILITY BOXES TO BE PROVIDED BY OTHERS.

PROJECT INFORMATION

SITE ADDRESS: OTAY RANCH VILLAGE 8 - La Media North & Main Street West, Chula Vista, CA 91911

PROJECT OWNER:
HOMEFED CORPORATION
 1903 Wright Place #220
 Carlsbad, CA 92008
 CONTACT: Don Ross
 POSITION: Project Manager
 PHONE: (760) 219-1159
 EMAIL: dross@hfc-ca.com

STRUCTURAL ENGINEER:
R & S TAVARES ASSOCIATES
 1590 W. Bernardo Court, Suite 100
 San Diego, CA 92127
 CONTACT: Mariana Cardoso
 POSITION: Controller
 PHONE: (858) 444 3344
 EMAIL: mariana@rstavares.com

DESIGNER / DEALER:
PUBLIC RESTROOM COMPANY
 2587 Business Parkway
 Minden, NV 89423
 CONTACT: Chad Kaufman
 PHONE: (888) 888-2060
 FAX: (888) 888-1448
 E-MAIL: chad@publicrestroomcompany.com

CONSULTANT - LANDSCAPE ARCHITECT:
TRIBUTARY LA, INC.
 2725 Jefferson Street - Suite 14
 Carlsbad, CA 92008
 CONTACT: Kari Kiehnau
 POSITION: Architect
 PHONE: (608) 513-2903
 E-MAIL: kari@trib-la.com

DRAWING INDEX

| SHEETS | PRC PLAN REVIEW - 03/14/2023 | PRC PLAN REVIEW - 03/20/2023 | STRUCTURAL REVIEW - 03/22/2023 | CONSTRUCTION DOCUMENTS - 05/16/2023 |
|---|------------------------------|------------------------------|--------------------------------|-------------------------------------|
| T-1 TITLE SHEET | ● | ● | ● | ● |
| AC ACCESSIBILITY COMPLIANCE | ● | ● | ● | ● |
| A-1 FLOOR PLAN, STRUCTURAL DESIGN & SCHEDULES | ● | ● | ● | ● |
| A-1.1 ROOF FRAMING PLAN, BUILDING SECTIONS & FASTENING SCHEDULE | ● | ● | ● | ● |
| A-2 EXTERIOR ELEVATIONS & FINISH SCHEDULE | ● | ● | ● | ● |
| A-3 INTERIOR ELEVATIONS & SCHEDULES | ● | ● | ● | ● |
| P-1 PLUMBING PLANS, SCHEDULES & DETAILS | ● | ● | ● | ● |
| E-1 ELECTRICAL PLAN & SCHEDULES | ● | ● | ● | ● |
| S-1 CONCRETE SLAB PLAN & DETAILS | ● | ● | ● | ● |

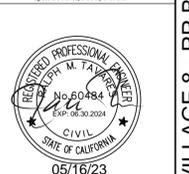
DESIGN LOADS

| STRUCTURAL DESIGN CRITERIA | | | | |
|--|---------------------------------------|----------|--------------------------------|----------|
| GRAVITY LOADS | FLOOR LIVE | 100 psf | SEISMIC DESIGN CATEGORY | D |
| | FLOOR DEAD | 100 psf | SITE CLASS | D |
| | ROOF LIVE | 20 psf | IMPORTANCE FACTOR | 1.0 |
| | ROOF DEAD | 10 psf | RISK CATEGORY | II |
| | EXTERIOR WALL DEAD | 30 psf | MAPPED ACCELERATIONS | |
| SNOW | GROUND SNOW, P _g | 0 psf | S _s | 0.771 |
| | FLAT-ROOF SNOW, P _f | 0 psf | S ₁ | 0.279 |
| | IMPORTANCE FACTOR, I _s | 1.00 | SPECTRAL RESPONSE | |
| | EXPOSURE FACTOR, C _e | 1.00 | S ₀₈ | 0.617 |
| | THERMAL FACTOR, C _t | 1.00 | S _{D1} | 0.380 |
| WIND | ULTIMATE WIND SPEED, V _{ult} | 97 mph | SEISMIC FORCE RESISTING SYSTEM | A7 |
| | EXPOSURE CATEGORY | C | DESIGN BASE SHEAR | 0.123W |
| | RISK CATEGORY | II | RESPONSE MODIFICATION FACTOR | 5.0 |
| | INTERNAL PRESSURE, G _{spi} | +/- 0.18 | ANALYSIS PROCEDURE | ASCE7-16 |
| | MEAN ROOF HEIGHT | 15 Ft | | |
| FLOOD | | | | |
| BUILDING SHALL NOT BE PLACED ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT | | | | |

APPROVED
 BY RADCO a CA
 Department of Housing
 And Community
 Development approved
 third party design
 approval agency
 DM920272
 Approval Date: 5/17/2023
 Expiration Date: 8/31/2024
 APPROVAL NO.
 591-1254

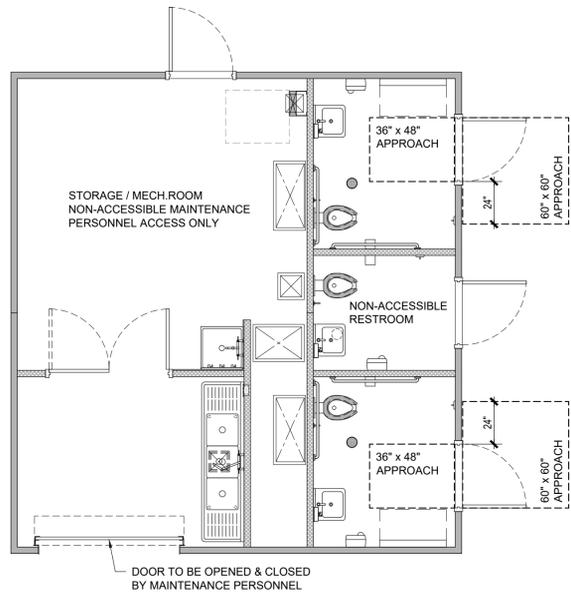
| COMPONENTS & CLADDING WIND LOADS | | |
|----------------------------------|----------------|---------------------|
| COMPONENT | END ZONE (psf) | INTERIOR ZONE (psf) |
| WINDOWS & SIDING | +25.1 / -25.1 | +20.4 / -20.4 |
| DOORS | +25.1 / -25.1 | +20.4 / -20.4 |
| ROOF CLADDING | +43.2 / -43.2 | +32.7 / -32.7 |
| ROOF OVERHANGS | +58.8 / -58.8 | +43.2 / -43.2 |

STRUCTURAL ONLY
 This certificate is for structural design only. All other matters of code compliance including but not limited to electrical, plumbing, fire, mechanical, and signs are the responsibility of others.



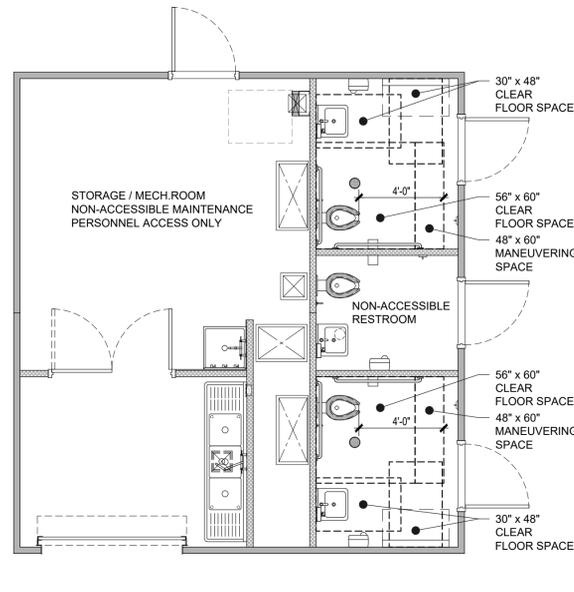
DO NOT SCALE - DIMENSIONS PRESIDE
 24x36 SHEET - SCALE AS NOTED
 11x17 SHEET - NTS

| No. | Description | Date | CONSTRUCTION DOCUMENTS | COPYRIGHT 2023, PUBLIC RESTROOM COMPANY THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF PUBLIC RESTROOM COMPANY AND SHALL NOT BE REPRODUCED, USED, OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY THE WRITTEN PERMISSION OF PUBLIC RESTROOM COMPANY | PROJECT OWNER: | PROJECT NAME AND LOCATION: | SHEET TITLE: | Drawn by: | Checked by: | Current Date: | Start Date: | Job No. | Approval No. |
|-----|-------------|------|------------------------|--|-------------------------------------|---|--------------|-----------|-------------|---------------|-------------|---------|--------------|
| | | | 05/16/2023 | | HOMEFED CORPORATION Carlsbad, CA | OTAY RANCH VILLAGE 8 Chula Vista, CA | TITLE SHEET | PD | JC / KM | 05/16/2023 | 02/22/2023 | 11385A | 591-1254 |
| | | | | | | | | | | | | | T-1 |



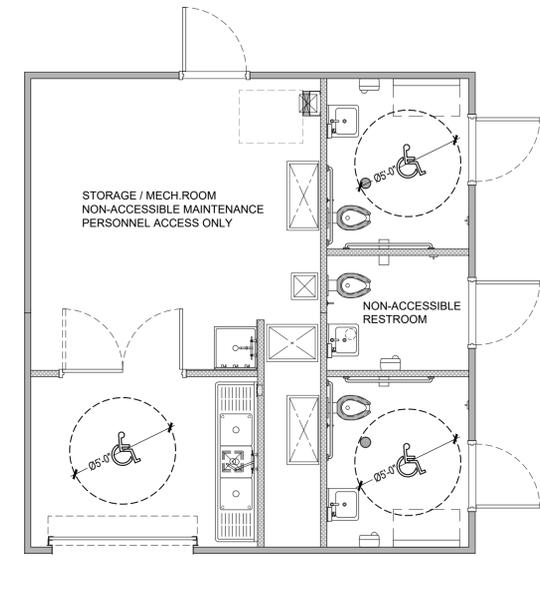
DOOR APPROACH

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



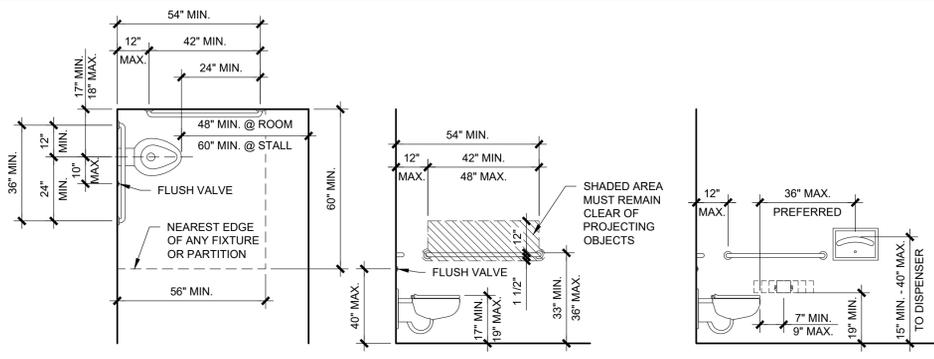
FIXTURE APPROACH

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



TURNING SPACE

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



1 - TOILET DESIGN CRITERIA

NOTE: SPACE BETWEEN GRAB BAR AND WALL TO BE 1 1/2" CLEAR
 - GRAB BAR DIAMETER TO BE 1 1/4" TO 1 1/2"
 - GRAB BAR MUST BE ABLE TO SUPPORT 250lb POINT LOAD AND NOT ROTATE WITHIN THE FITTINGS

NOTE: NOT ALL ACCESSORIES MAY PERTAIN TO THIS PROJECT. ITEMS SHOWN ARE FOR REFERENCE ONLY.

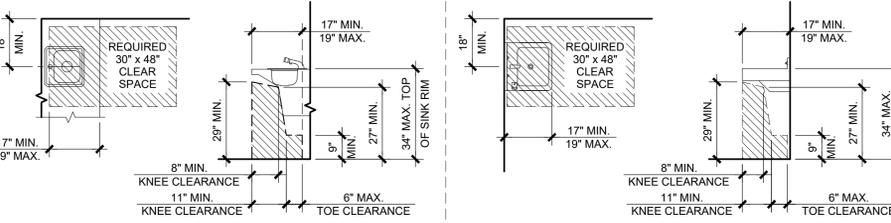
| | CODE SUMMARY HEIGHT A.F.F. / LOC | PUBLIC RESTROOM COMPANY STANDARDS* |
|--------------------|--|--|
| GRAB BARS | 33" MIN. / 36" MAX. TO TOP | 34" TO TOP |
| TOILET LOCATION | 17" MIN. / 18" MAX. TO CENTERLINE | 17 1/2" TO CENTERLINE |
| TOILET/SEAT HEIGHT | 17" MIN. / 19" MAX. | 18" TO TOP OF SEATING SURFACE |
| TOILET FLUSH VALVE | 40" MAX., 10" TO WIDE SIDE | CENTERLINES TO BE 28" AFF AND 10" FROM CENTER OF WC |
| TP DISPENSER | DISPENSER OUTLET TO BE 19" MIN. AFF & CENTER LINE OF FIXTURE TO BE 7"-9" FROM FACE OF WATER CLOSET | 8" FROM FRONT OF WATER CLOSET TO CENTER OF DISPENSER & 30" TO TOP OF FIXTURE |

2022 CBC ACCESSIBILITY STANDARDS

(SHOWING MINIMUMS AND MAXIMUMS)

* PUBLIC RESTROOM COMPANY STANDARDS ARE FOR PRODUCTION PERSONNEL TO BE USED AS A GUIDELINE TO ENSURE FIXTURES ARE INSTALLED WITHIN THE REQUIRED RANGES PER CODE, AND MAY NOT BE EXACT ONCE INSTALLED DUE TO FLOOR SLOPES, TOLERANCES, ETC.

NOTE: NOT ALL ACCESSORIES PERTAIN TO THIS PROJECT. ITEMS SHOWN ARE FOR REPRESENTATION ONLY

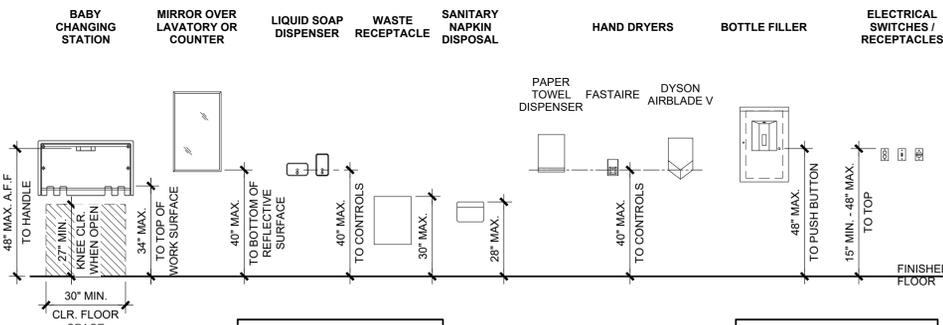


COUNTER LAVATORY PLAN

NOTE: WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES ARE TO BE COVERED TO PROTECT AGAINST CONTACT

| | CODE SUMMARY HEIGHT A.F.F. / LOC | PUBLIC RESTROOM COMPANY STANDARDS* |
|--------------------------|----------------------------------|---|
| RIM HEIGHT (TOP OF LAV.) | 34" MAX. | 33" PREFERRED BUT MUST HAVE 29" KNEE SPACE MIN. |
| HEIGHT OF KNEE SPACE | 29" MIN. AT FRONT APRON | PER CODE |
| FRONT LAV TO TRAP | 27" MIN. AT 8" IN FROM FRONT | PER CODE |
| TOE SPACE UNDER TRAP | 8" MIN. | PER CODE |
| CONTROLS | DECK MOUNT AT 34" MAX. | 33" PREFERRED |
| CLEAR SPACE | 30" x 48" | PER CODE |

2 - LAVATORY DESIGN CRITERIA



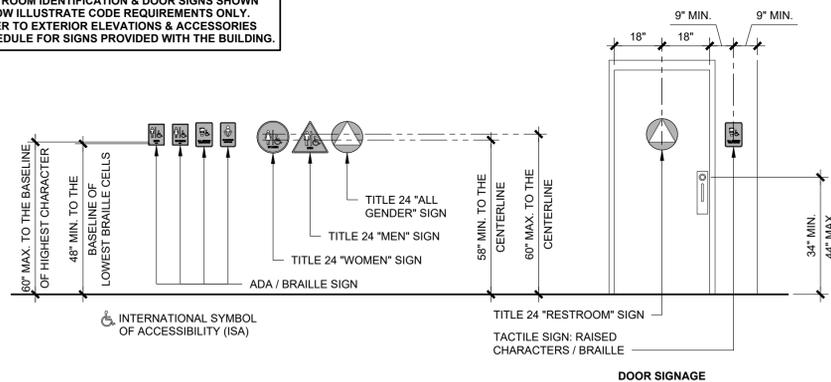
4 - MOUNTING HEIGHTS

NOTE: NOT ALL ACCESSORIES PERTAIN TO THIS PROJECT. ITEMS SHOWN ARE FOR REPRESENTATION ONLY

NOTE: NO FIXTURES IN THIS VIEW PROTRUDE MORE THAN 4"

IF USED: BOTTLE FILLER IS CENTERED OVER ACCESSIBLE DRINKING FOUNTAIN THAT IS < 20" DEEP

NOTE: RESTROOM IDENTIFICATION & DOOR SIGNS SHOWN BELOW ILLUSTRATE CODE REQUIREMENTS ONLY. REFER TO EXTERIOR ELEVATIONS & ACCESSORIES SCHEDULE FOR SIGNS PROVIDED WITH THE BUILDING.



5 - RESTROOM SIGNS AT DOORS AND GATES

APPROVED BY RADCO a CA Department of Housing And Community Development approved third party design approval agency DM920272

Approval Date: 5/17/2023 Expiration Date: 8/31/2024 APPROVAL NO. 591-1254

CONSTRUCTION DOCUMENTS
05/16/2023

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PROJECT OWNER:
HOMEFED CORPORATION
Carlsbad, CA

PROJECT NAME AND LOCATION:
OTAY RANCH VILLAGE 8
Chula Vista, CA

SHEET TITLE:
ACCESSIBILITY COMPLIANCE

Drawn by: **PD** Job No. **11385A**
Checked by: **JC / KM**
Current Date: **05/16/2023**
Start Date: **02/22/2023**
AC

DO NOT SCALE - DIMENSIONS PRESIDE
24x36 SHEET - SCALE AS NOTED
11x17 SHEET - NTS

CONSTRUCTION DOCUMENTS - 05/16/2023

OTAY RANCH VILLAGE 8 - RR BLDG. A - Chula Vista, CA

DOOR, FRAME & HARDWARE SCHEDULE

| NO. | ROOM NAME | SIZE | 1 DOOR TYPE | 2 FRAME TYPE | 3 HINGE | 4 LOCK | 5.a CLOSER | 5.b PULL PLATE OUTSIDE | 5.b PUSH PLATE INSIDE | 5.c THRESH | 5.d SWEEP | 6 OTHER |
|-----|----------------------------|-----------------------|--|--------------|---------|--------|------------|------------------------|-----------------------|------------|-----------|---------------|
| 1 | ACCESSIBLE ALL GENDER RR-1 | 3'-0" x 7'-0" | 1.a | 2.a | 3.a | 4.a | YES | YES | YES | 5.c.1 | NO | - |
| 2 | ALL GENDER RR-2 | 3'-0" x 7'-0" | 1.a | 2.a | 3.a | 4.a | YES | YES | YES | 5.c.1 | NO | - |
| 3 | ACCESSIBLE ALL GENDER RR-3 | 3'-0" x 7'-0" | 1.a | 2.a | 3.a | 4.a | YES | YES | YES | 5.c.1 | NO | - |
| 4 | STORAGE / MECH. ROOM | 3'-0" x 7'-0" | 1.a | 2.a | 3.a | 4.a | NO | YES | YES | 5.c.2 | YES | 6.a |
| 5 | STORAGE / MECH. ROOM | DOUBLE 2'-10" x 7'-0" | 1.a | 2.a | 3.a | 4.b | NO | NO | NO | NO | NO | 6.a, 6.b, 6.c |
| 6 | FARMERS WET ROOM | 6'-8" x 7'-4" | 22 GA. ROLLING SERVICE DOOR, OVERHEAD DOOR MODEL 610 w/ C-187 SLATS & FACE-OF-WALL MOUNTED E GUIDE. CHAIN HOIST, SLIDE LOCK ON INTERIOR SIDE ONLY. 6'-8" x 7'-4" IS WALL OPENING SIZE. | | | | | | | | | |

SPECS:

- DOOR TYPES:**
 - 14 GA. GALVANIZED HOLLOW METAL
- DOOR FRAMES:**
 - 4 3/4" WIDE 14 GA. GALVANIZED HOLLOW METAL (WELDED)
- HINGE:**
 - PEMCO KCFM-83" HD (OR EQ.) CONTINUOUS GEAR HINGE WITH STAINLESS STEEL VANDAL RESISTANT SCREWS.
- LOCK:**
 - DEADBOLT: SCHLAGE B660 626 WITH TEMPORARY CONSTRUCTION FULL SIZE INTERCHANGEABLE CORE (FSIC), ADA THUMB TURN LOCKS AND UNLOCKS
 - LEVER: SCHLAGE ND66PD SPA 626 WITH TEMPORARY CONSTRUCTION FULL SIZE INTERCHANGEABLE CORE (FSIC), KEYED BOTH SIDES LOCKS AND UNLOCKS
- HARDWARE:**
 - CLOSER: LCN 4211 (CUSH ARM)
 - PUSH / PULL PLATES: ROCKWOOD VRT24C x 91CFC US32DMS WITH BLACK COOL COATING HANDLE
 - THRESHOLD:
 - 1) PEMKO 229A (OR EQ.)
 - 2) PEMKO 270A (OR EQ.)
 - SWEEP: PEMKO 321 SSN (OR EQ.)
- OTHER:**
 - CHECK CHAIN: IVES CS115-25 (OR EQ.) - BOTH LEAVES ON DBL. DOORS
 - WALL STOP: IVES WS449 626 (OR EQ.) - BOTH LEAVES ON DBL. DOORS
 - LOCK INACTIVE LEAF WITH FLUSH BOLTS TOP & BOTTOM. ACTIVE LEAF TO RECEIVE LEVER LOCK

NOTE:
DIMENSIONS ARE FOR DOORS ONLY, FRAMES ARE NOT INCLUDED.

STRUCTURAL DESIGN

| COMPONENT | DESCRIPTION | SPECIFIC MATERIAL LIST | NOTES |
|-----------------------------------|--|---|--|
| SLAB | | | |
| PERIMETER FRAMEWORK | STRUCTURAL STEEL | L 6"x6"x5/16" | |
| REINFORCEMENT | REBAR MAT DESIGN | #4 MIN. GRADE 60 TOP: 8" O.C. EACH WAY - BOT: 16" O.C. EACH WAY | |
| CONCRETE | 8" MAT DESIGN | DESIGN BASIS IS MIN. 2500 PSI | NOTE #1 |
| REBAR CONNECTION TO CONCRETE SLAB | STARTER BARS CONNECTION TO CONCRETE SLAB SHALL BE WITH 2 PART EPOXY w/ 5" MIN. EMBED DEPTH | RED HEAD A7+ EPOXY (OR EQUAL) | USE OF ADHESIVE ANCHORAGE SYSTEM BY PROVISIONS OF CODE REPORT ESR-3903 AND MANUFACTURER RECOMMENDATIONS |
| WALLS | | | |
| FRAMING (EXT.) | | | |
| TO CAP BEAM | C.M.U. BLOCK | 4 x 8 x 16 CONCRETE BLOCK. GROUT EVERY CELL w/ TYPE 'S' FINE GROUT. REINFORCING: HORIZONTAL - (2) 9 GA WIRES @ 8" O.C. (EVERY COURSE) VERTICAL - #3 REBAR @ 8" O.C. (EVERY CELL), EXCEPT USE #4 REBAR @ END OF WALLS, @ EACH SIDE OF OPENINGS, AND @ 10'-0" O.C. MAX. | USE TYPE 'S' FINE GROUT w/ A SLUMP OF 10"-11" FOR A "HIGH LIFT" GROUT POUR. GROUT POUR HEIGHT NOT TO EXCEED 12'-8" |
| CAP BEAM | STEEL | HSS 6 x 4 x 1/8 (A1085 / A 500 Grade B) | |
| ABOVE CAP BEAM (OPTION) | WOOD | 2x3 DF#2 OR BETTER STUDS @ 24" O.C. | |
| | STEEL | 2 1/2" 18 GA. GALV. STEEL STUDS @ 24" O.C. (250S162-43 STUDS, 2501200-43 TRACKS) | |
| FRAMING (INT.) | | | |
| TO CAP BEAM | C.M.U. BLOCK | 4 x 8 x 16 CONCRETE BLOCK. GROUT EVERY CELL w/ TYPE 'S' FINE GROUT. REINFORCING: HORIZONTAL - (2) 9 GA WIRES @ 8" O.C. (EVERY COURSE) VERTICAL - #3 REBAR @ 8" O.C. (EVERY CELL), EXCEPT USE #4 REBAR @ END OF WALLS, @ EACH SIDE OF OPENINGS, AND @ 10'-0" O.C. MAX. | USE TYPE 'S' FINE GROUT w/ A SLUMP OF 10"-11" FOR A "HIGH LIFT" GROUT POUR. GROUT POUR HEIGHT NOT TO EXCEED 12'-8" |
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| | STEEL | 2 1/2" 18 GA. GALV. STEEL STUDS @ 24" O.C. (250S162-43 STUDS, 2501200-43 TRACKS) | |
| SHEATHING (ABOVE CAP BEAM) | | | |
| ALL FRAMED WALLS | WOOD | 7/16" SHEATHING BOTH SIDES | NOTE #2 |
| ROOF | | | |
| TRUSSES | STEEL | HSS SIZES PER DETAILS (A1085 / A 500 Grade B) | |
| PURLINS | STEEL | HSS 4 x 4 x 1/8 (A1085 / A 500 Grade B) | |
| LOOKOUTS | STEEL | HSS 4 x 4 x 1/8 (A1085 / A 500 Grade B) | |
| FASCIA | STEEL | HSS 6 x 2 x 1/8 (A1085 / A 500 Grade B) | |
| ROOFING | METAL | 24 GA. STANDING SEAM METAL ROOF PANELS | |

NOTES:

- INTEGRAL ADDITIVES FOR MOISTURE, STAINING & CORROSION RESISTANCE.
- PAINT WALL SHEATHING FOR MOISTURE PROTECTION (STORAGE / MECHANICAL ROOM SIDE)

C.M.U. SHEAR WALL SCHEDULE

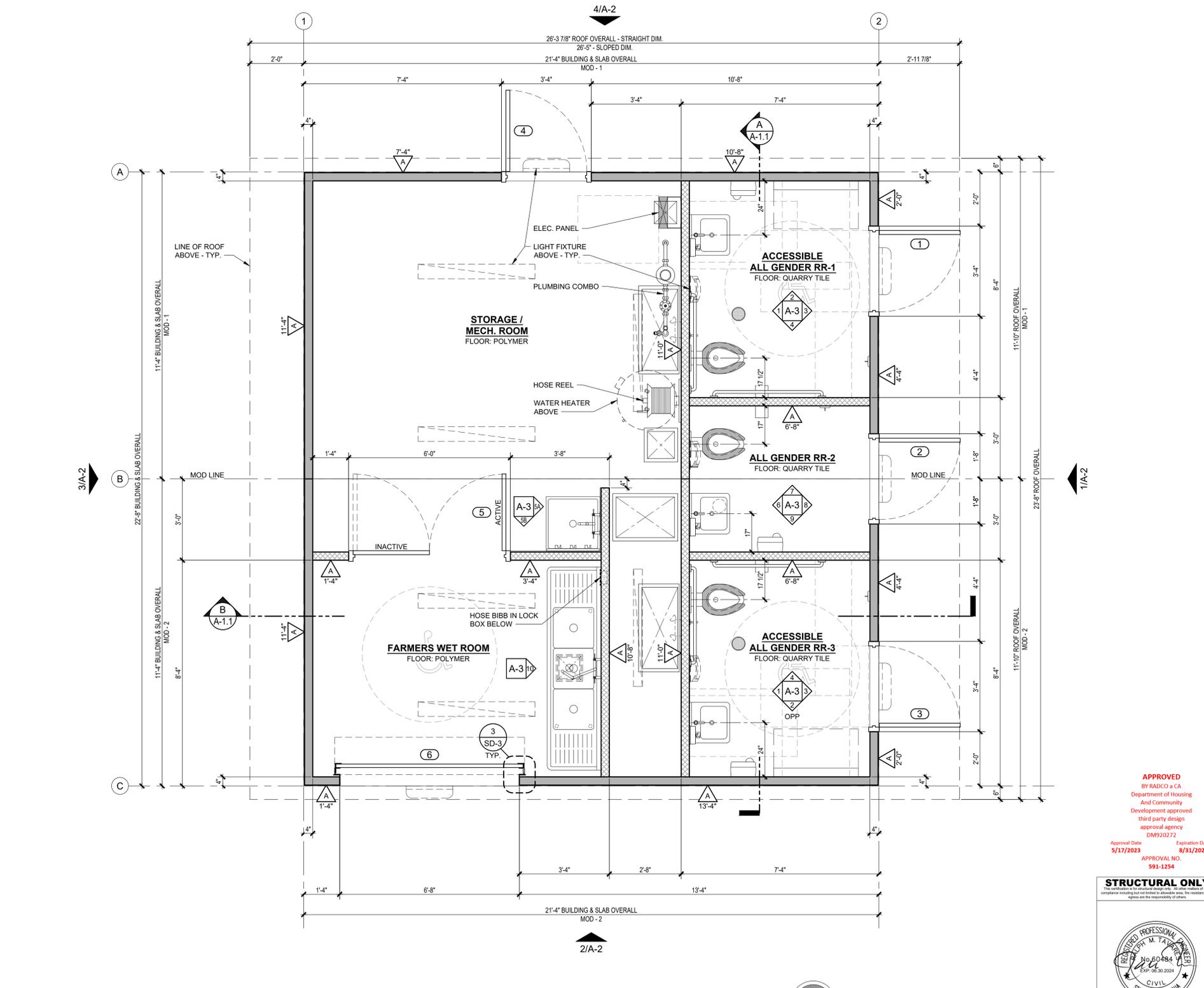
| MARK | BLOCK | REINFORCEMENT | CAP BEAM |
|------|--------------------------|---|-----------------|
| A | 4 x 8 x 16 FULLY GROUTED | HORIZONTAL - (2) 9 GA WIRES @ 8" O.C. (EVERY COURSE) VERTICAL - #3 REBAR @ 8" O.C. (EVERY CELL), EXCEPT USE #4 REBAR @ END OF WALLS, @ EACH SIDE OF OPENINGS, AND @ 10'-0" O.C. MAX. | HSS 6 x 4 x 1/8 |

GENERAL SHEET NOTES:

- LOCATION OF ALL PLUMBING & ELECTRICAL COMPONENTS IN THE STORAGE / MECHANICAL ROOM ARE SUBJECT TO CHANGE, FINAL LOCATIONS TBD.

WALL LEGEND:

- 4" C.M.U. - SPLIT FACE
- 4" C.M.U. - PRECISION



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

APPROVED
BY RADCO a CA
Department of Housing
And Community
Development approved
third party design
approval agency
DM920272
Approval Date: 5/17/2023
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DO NOT SCALE - DIMENSIONS PRESEID
24x36 SHEET - SCALE AS NOTED
11x17 SHEET - NTS
05/16/23

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |

CONSTRUCTION DOCUMENTS
05/16/2023

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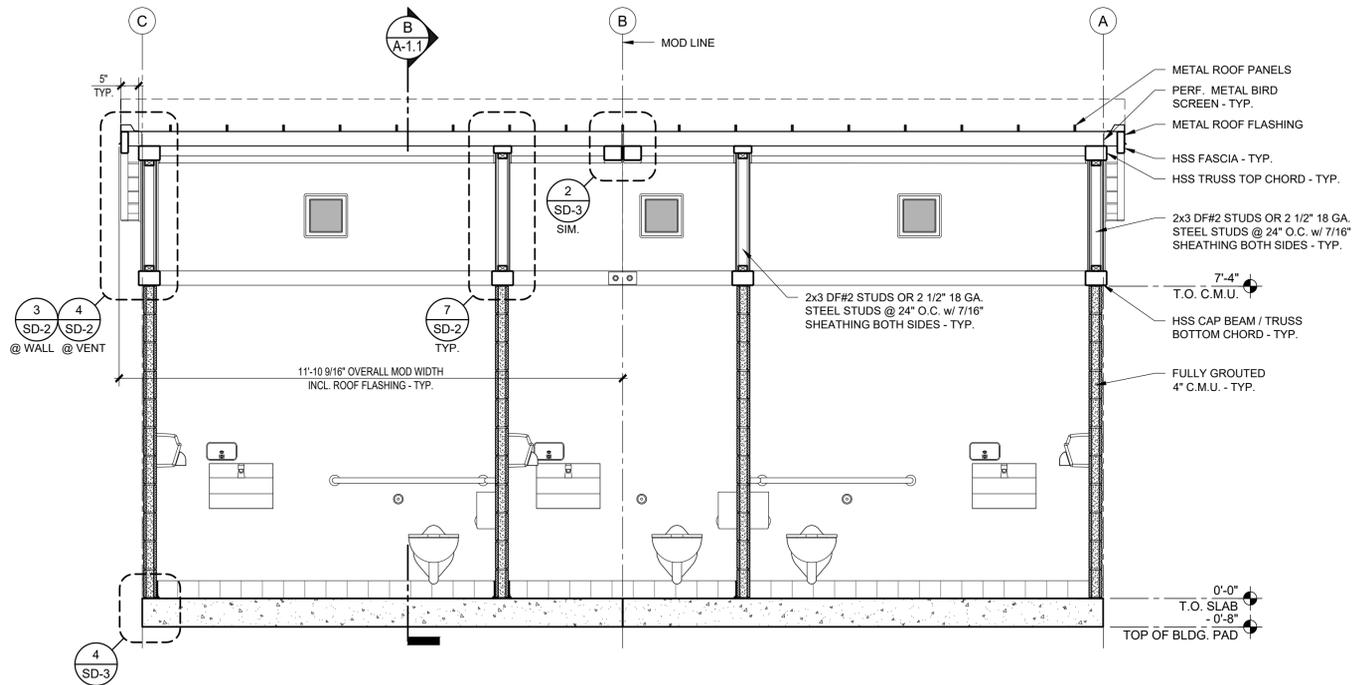
PROJECT OWNER:
HOMEFED CORPORATION
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PROJECT NAME AND LOCATION:
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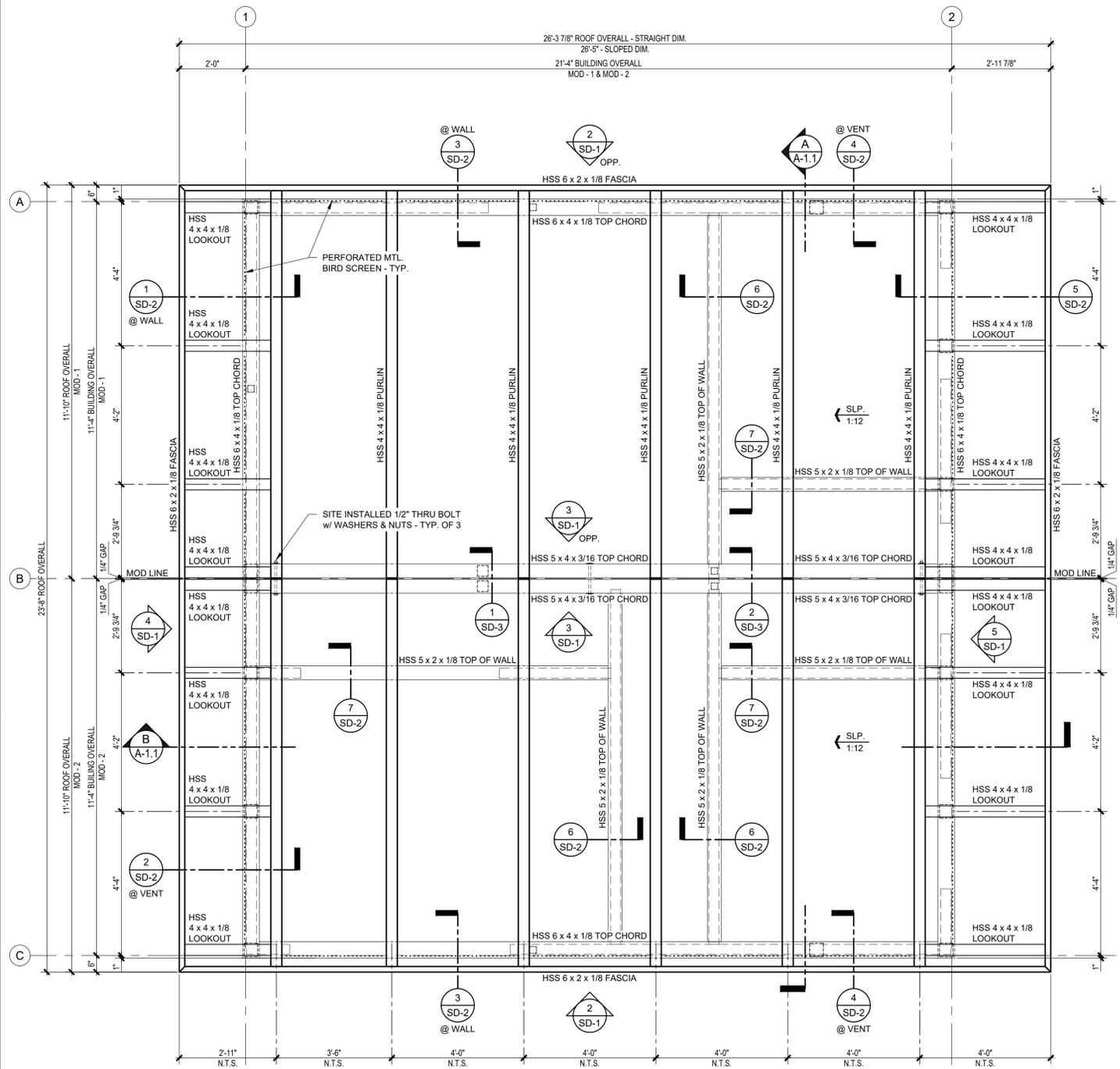
SHEET TITLE:
FLOOR PLAN, STRUCTURAL DESIGN & SCHEDULES

Drawn by: **PD** Job No. **11385A**
Checked by: **JC / KM**
Current Date: **05/16/2023**
Start Date: **02/22/2023**

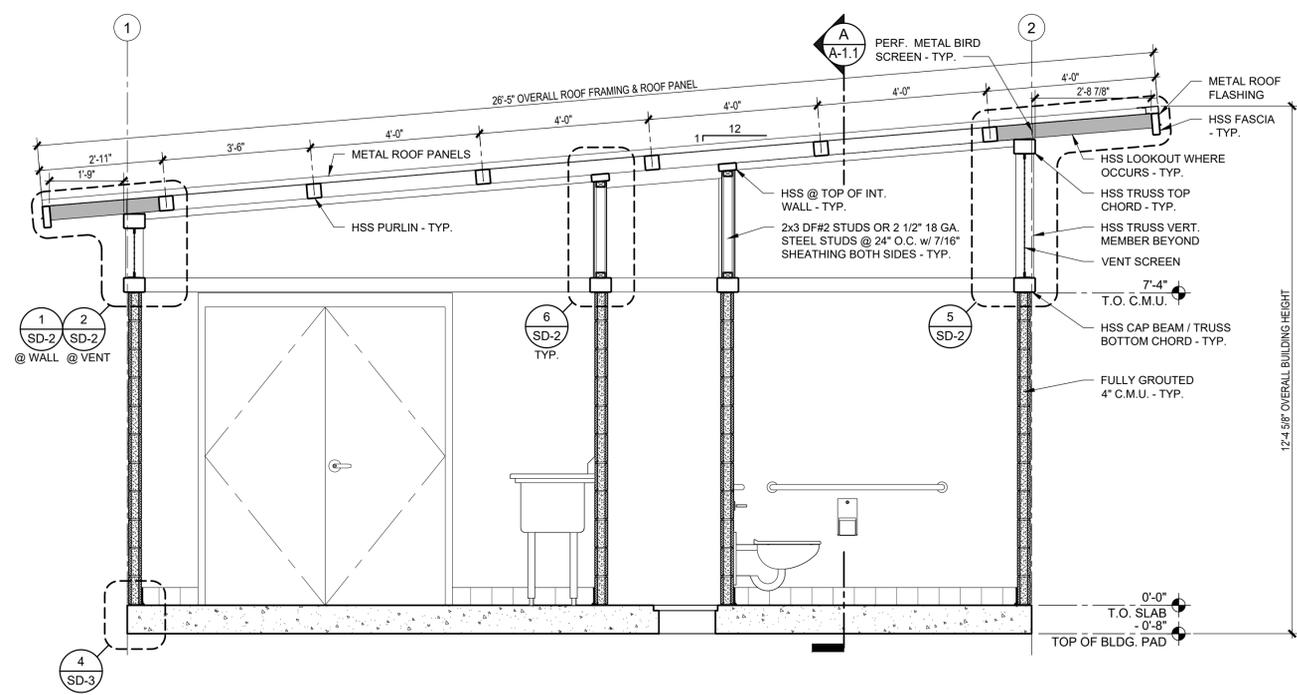
A-1



A BUILDING SECTION
A-1.1 SCALE: 1/2"=1'-0"



1 ROOF FRAMING PLAN
A-1.1 SCALE: 1/2"=1'-0"



B BUILDING SECTION
A-1.1 SCALE: 1/2"=1'-0"

| FASTENING SCHEDULE | |
|--|--|
| WOOD STUD FRAMED WALLS (OPTION) | |
| STUDS TO TOP & BOTTOM PLATES | (2) 0.131" x 3" NAILS |
| DOUBLE TOP PLATES | (2) 0.131" x 3" NAILS @ 16" O.C. |
| WALL SHEATHING (BOTH SIDES) | 0.131" x 2" @ 6" O.C EDGES 12" O.C. FIELD |
| STUDS, BOTTOM & TOP PLATES TO HSS CAP BEAM / TRUSS MEMBERS | #12 SELF TAPPING SCREWS CONFORMING TO ASTM C1513 OR EQUAL @ 12" O.C. STAGGERED & WITHIN 4" OF ENDS (ENSURE FULL THREAD ENGAGEMENT) |
| STEEL STUD FRAMED WALLS (OPTION) | |
| STUDS TO TOP & BOTTOM TRACKS | (2) #8 WAFER HEAD SCREWS (1 EACH SIDE) |
| WALL SHEATHING (BOTH SIDES) | ITW #8 BUILDDEX SCREWS @ 6" O.C. EDGE, 12" O.C. FIELD |
| STUDS, BOTTOM & TOP PLATES TO HSS CAP BEAM / TRUSS MEMBERS | #12 SELF TAPPING SCREWS CONFORMING TO ASTM C1513 OR EQUAL @ 12" O.C. STAGGERED & WITHIN 4" OF ENDS (ENSURE FULL THREAD ENGAGEMENT) |
| ROOF | |
| METAL ROOF PANELS TO PURLINS (4" O.C. MAX.) | UL-90 CLIP w/ (2) #10x1" PANCAKE HEAD SCREWS |

GENERAL SHEET NOTES:
1. SD SHEETS REFERENCED HEREIN CONTAIN PROPRIETARY INFORMATION AND THEREFORE ARE NOT AN INTEGRAL PART OF THE PLANS. SD SHEETS SHALL BE UTILIZED FOR ENGINEERING PURPOSES AND INTERNAL USE ONLY.

APPROVED
BY RADCO a CA
Department of Housing
And Community
Development approved
third party design
approval agency
DM920272
Approval Date: 5/17/2023 Expiration Date: 8/31/2024
APPROVAL NO. 591-1254

STRUCTURAL ONLY
This certification is for structural design only. All other matters of code compliance including but not limited to electrical, plumbing, fire, and mechanical, shall be the responsibility of others.

PROFESSIONAL ENGINEER
RICHARD M. TAYLOR
No. 60484
Exp. 08/30/2024
CIVIL
STATE OF CALIFORNIA
05/16/23

DO NOT SCALE - DIMENSIONS PRESIDE
24x36 SHEET - SCALE AS NOTED
11x17 SHEET - NTS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |

CONSTRUCTION DOCUMENTS
05/16/2023

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PUBLIC RESTROOM COMPANY
Building Better Places To Go.
2507 Business Pkwy, Mendon, NY 89423
Ph: 888-888-2000 | Fax: 888-888-1448

PROJECT OWNER:
HOMEFED CORPORATION
Carlsbad, CA

PROJECT NAME AND LOCATION:
OTAY RANCH VILLAGE 8
Chula Vista, CA

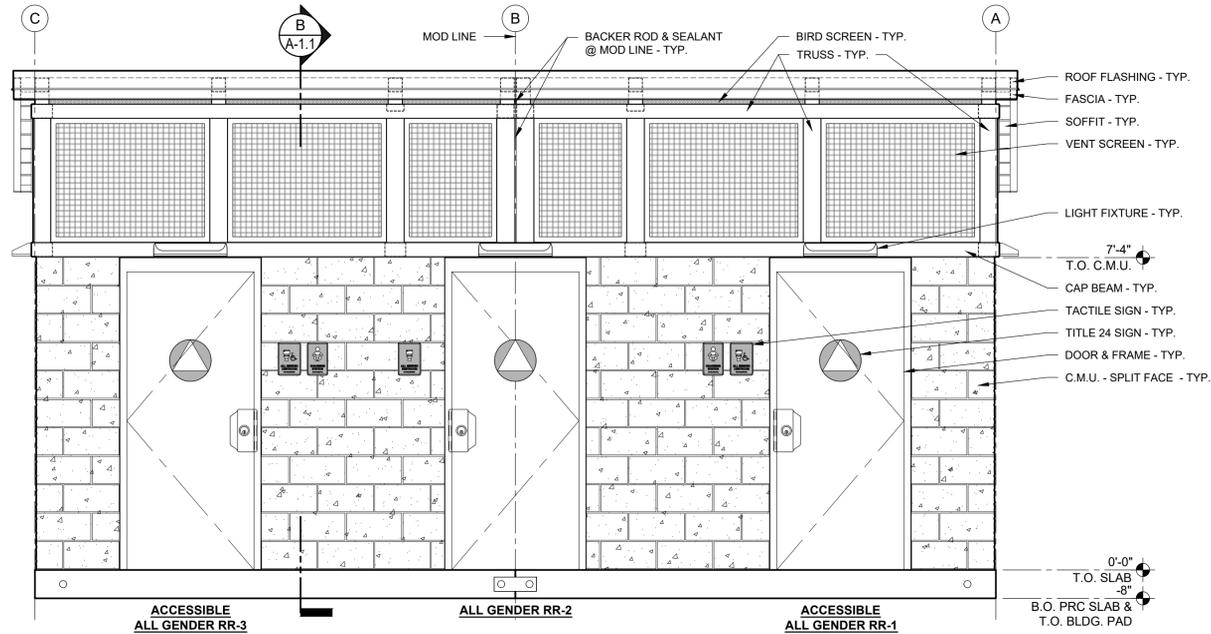
SHEET TITLE:
ROOF FRAMING PLAN, BUILDING SECTIONS & FASTENING SCHEDULE

Drawn by: **PD** Job No. **11385A**
Checked by: **JC / KM**
Current Date: **05/16/2023**
Start Date: **02/22/2023**

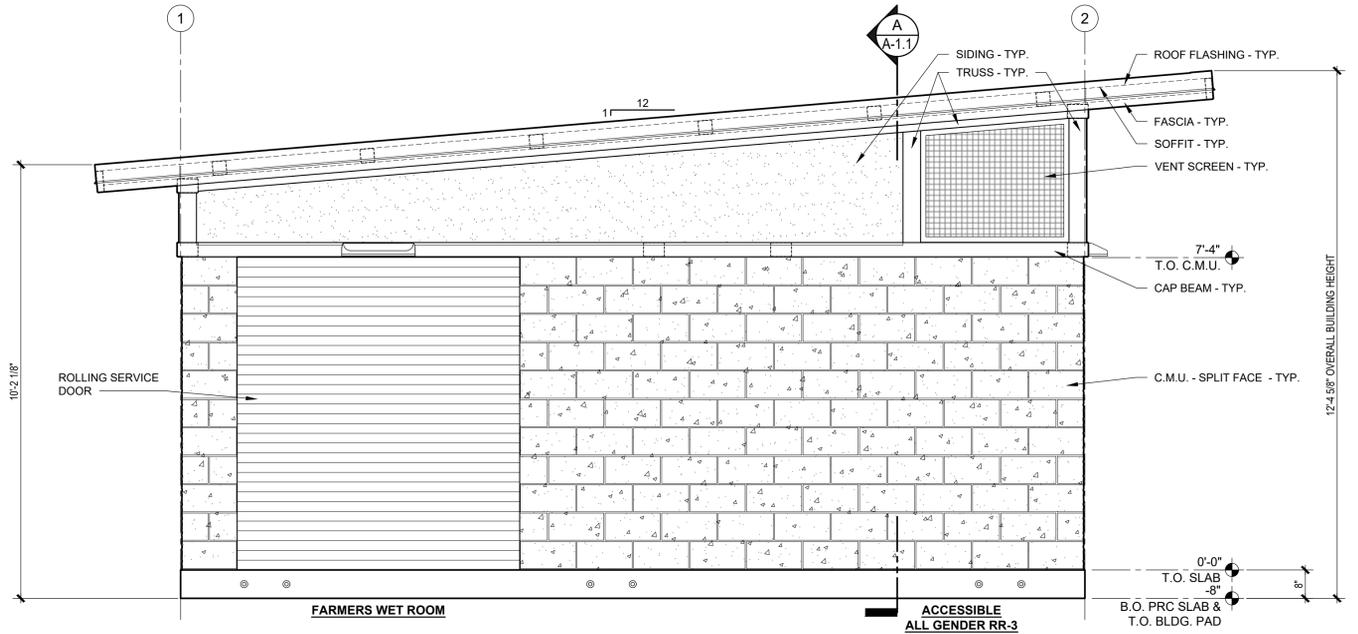
A-1.1

EXTERIOR FINISH SCHEDULE

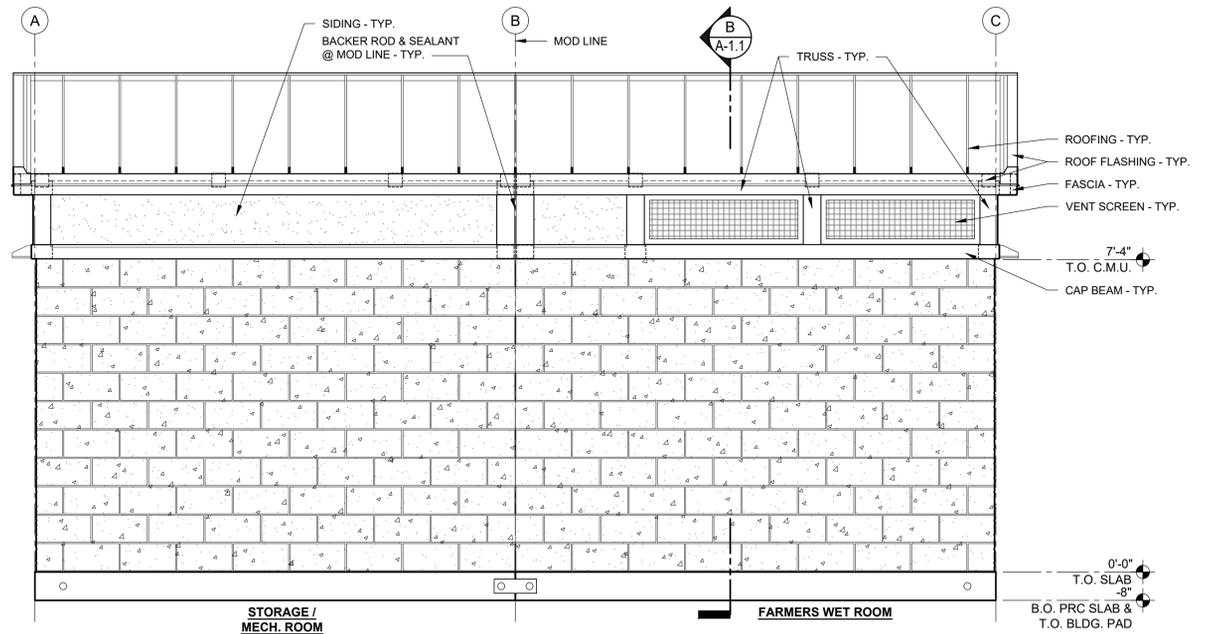
| TYPE | DESCRIPTION | FINISH | BRAND / COLOR | NOTES |
|---------------------------|---|-------------|---|--|
| TO CAP BEAM | | | | |
| C.M.U. | SPLIT FACE | PAINTED | PITTSBURGH PITT-TECH / HALF DOME - PPG 0994-3 | 2 COATS BLOCK FILLER, 2 COATS FINISH - GLOSS |
| CAP BEAM | STEEL | PAINTED | PITTSBURGH PITT-TECH / PENCILPOINT - PPG 0994-7 | 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |
| ABOVE CAP BEAM | | | | |
| TRUSSES | STEEL | PAINTED | PITTSBURGH PITT-TECH / PENCILPOINT - PPG 0994-7 | 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |
| SIDING | F.R.C. - TEXTURED PATTERN | PAINTED | PITTSBURGH PITT-TECH / PENCILPOINT - PPG 0994-7 | 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |
| VENT SCREENS | FRAME - 1 1/2" x 1 1/2" 1/8" STEEL ANGLE BAR | PAINTED | PITTSBURGH PITT-TECH / PENCILPOINT - PPG 0994-7 | 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |
| | WIRE MESH - 1" x 1" x 3/16" STAINLESS STEEL | NATURAL | - | - |
| ROOF | | | | |
| ROOFING | 24 GA. 16" STRIATED STANDING SEAM METAL ROOF PANELS | PREFINISHED | METAL SALES - VERTICAL SEAM / SLATE GRAY (W38) | - |
| ROOF FLASHINGS | 24 GA. METAL | PREFINISHED | METAL SALES - VERTICAL SEAM / MATCH ROOF COLOR | - |
| FASCIA | STEEL | PAINTED | PITTSBURGH PITT-TECH / PENCILPOINT - PPG 0994-7 | 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |
| SOFFITS | UNDERSIDE OF METAL ROOF PANELS | PREFINISHED | METAL SALES / WHITE | - |
| | STEEL ROOF MEMBERS | PAINTED | PITTSBURGH PITT-TECH / PENCILPOINT - PPG 0994-7 | 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |
| BIRD SCREENS | PERFORATED METAL | PAINTED | PITTSBURGH PITT-TECH / PENCILPOINT - PPG 0994-7 | 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |
| DOORS & FRAMES | | | | |
| DOORS & FRAMES | HOLLOW METAL | PAINTED | PITTSBURGH PITT-TECH / PENCILPOINT - PPG 0994-7 | 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |
| ROLLING SERVICE DOOR | STEEL | PREFINISHED | OVERHEAD DOOR - POWDER COATED / RAL-7005 | - |
| OTHER | | | | |
| MISC. FLASHINGS | GALV. METAL OVER CAP BEAM @ AREAS WITH SIDING | PAINTED | PITTSBURGH PITT-TECH / MATCH ADJACENT COLOR | 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |



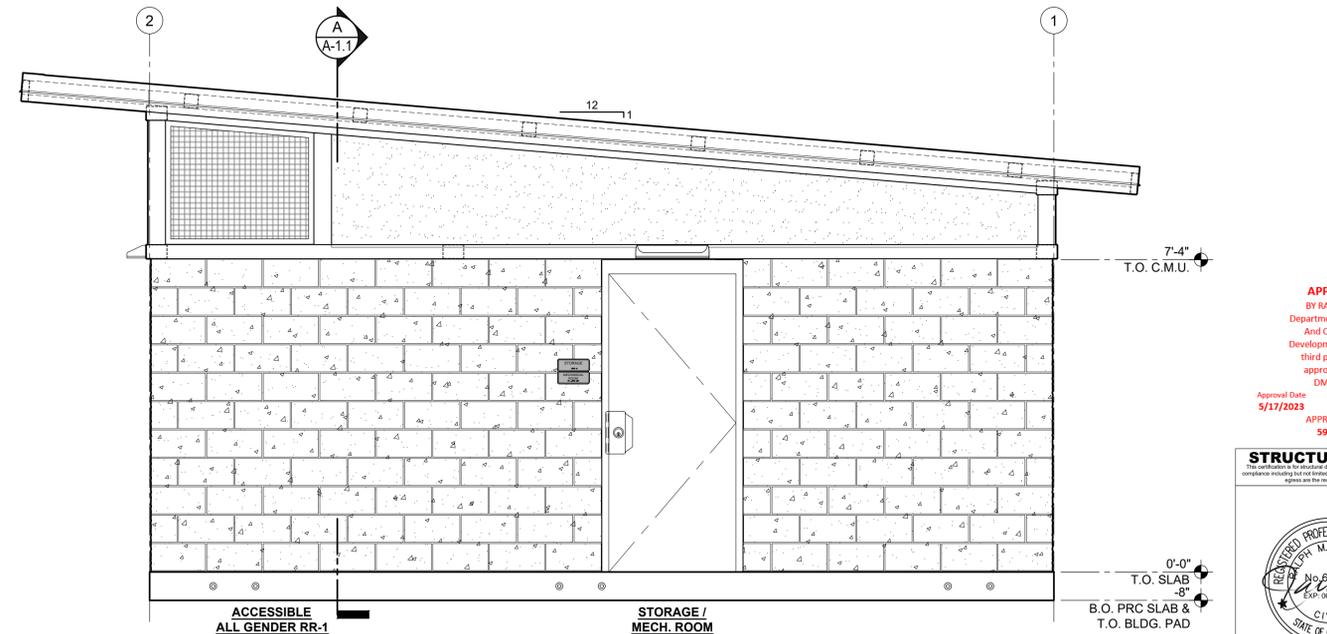
1 EXTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



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



3 EXTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



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

APPROVED
 BY RADCO a CA
 Department of Housing
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 Development approved
 third party design
 approval agency
 DM920272
 Approval Date: 5/17/2023
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DO NOT SCALE - DIMENSIONS PRESIDE
 24x36 SHEET - SCALE AS NOTED
 11x17 SHEET - NTS

| No. | Description | Date |
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| | | |

CONSTRUCTION DOCUMENTS
 05/16/2023

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PROJECT OWNER:
HOMEFED CORPORATION
 Carlsbad, CA

PROJECT NAME AND LOCATION:
OTAY RANCH VILLAGE 8
 Chula Vista, CA

SHEET TITLE:
EXTERIOR ELEVATIONS & FINISH SCHEDULE

Drawn by: **PD** Job No. **11385A**
 Checked by: **JC / KM**
 Current Date: **05/16/2023**
 Start Date: **02/22/2023**

A-2

CONSTRUCTION DOCUMENTS - 05/16/2023

OTAY RANCH VILLAGE 8 - RR BLDG. A - Chula Vista, CA

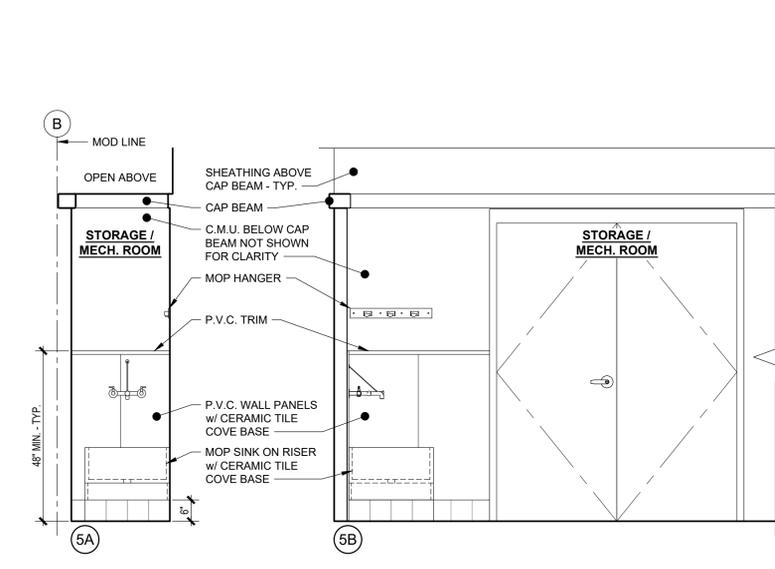
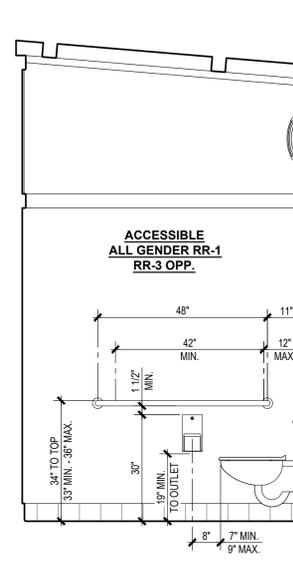
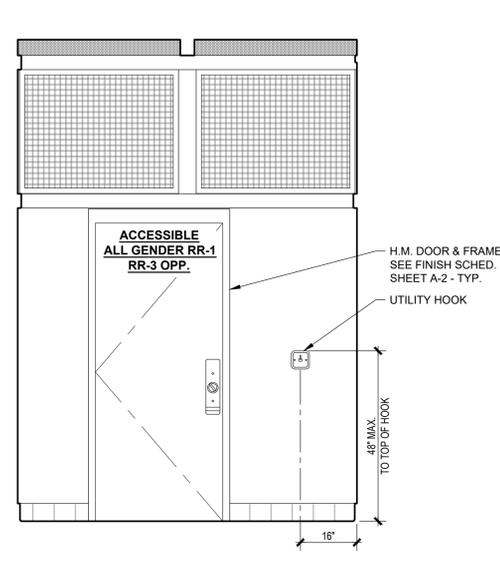
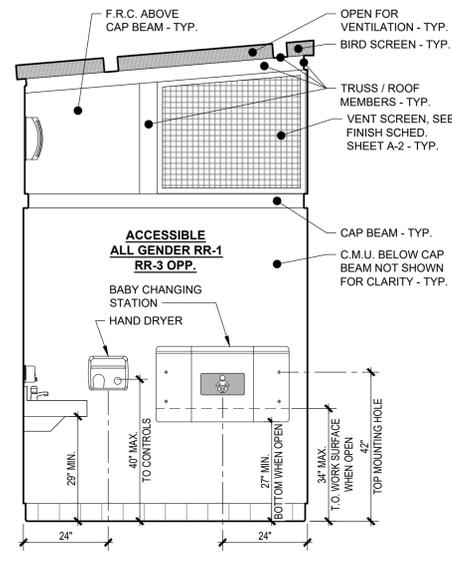
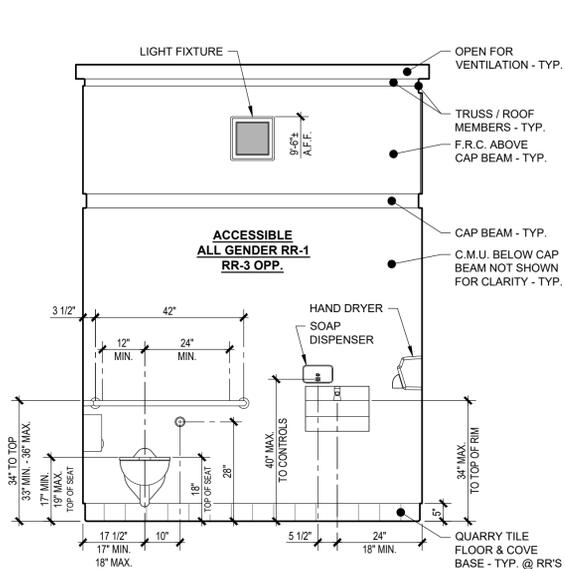
RESTROOM ACCESSORIES & SPECIALTIES

MOUNT WITH VANDAL RESISTANT SS SCREWS

| ACCESSORIES | QTY | SIZE / STYLE | MANUF. / ITEM # | PRC# | FINISH / COLOR / STYLE | NOTES |
|---|-----|---|----------------------------|-------|-----------------------------|---|
| GRAB BAR | 2 | 42" | BOBRICK B-6806-42 (OR EQ.) | H1118 | STAINLESS STEEL | MOUNT 34" A.F.F. TO TOP (33" MIN. - 36" MAX.) |
| GRAB BAR | 2 | 48" | BOBRICK B-6806-48 (OR EQ.) | H1119 | STAINLESS STEEL | MOUNT 34" A.F.F. TO TOP (33" MIN. - 36" MAX.) |
| TOILET PAPER HOLDER | 3 | SURFACE MOUNTED 2-ROLL | BRADLEY 5402 | - | STAINLESS STEEL | MOUNT 30" A.F.F. TO TOP |
| BABY CHANGING STATION | 2 | SURFACE MOUNTED | FOUNDATIONS 200-EH-01 | H1108 | STAINLESS STEEL / GRAY POLY | MOUNT 34" MAX. A.F.F. TO TOP OF WORK SURFACE |
| HAND DRYER | 3 | SURFACE MOUNTED | WORLD DRYER DA52-973 | - | STAINLESS STEEL / BRUSHED | MOUNT 40" MAX. A.F.F. TO CONTROLS |
| UTILITY HOOK | 3 | SURFACE MOUNTED | ACORN 1830 | H1144 | STAINLESS STEEL | MOUNT 48" MAX. A.F.F. TO TOP OF HOOK |
| SOAP DISPENSER | 3 | SURFACE MOUNTED | BRADLEY 6542 | - | STAINLESS STEEL | MOUNT 40" MAX. A.F.F. TO CONTROLS |
| SIGN - TACTILE "ALL GENDER RESTROOM" ACCESSIBLE | 2 | RECESSED | SIGN ELEMENTS | H1315 | ALUMINUM BLUE | MOUNT 64" A.F.F. TO TOP - SEE SHEET A-2 |
| SIGN - TACTILE "ALL GENDER RESTROOM" | 1 | RECESSED | SIGN ELEMENTS | H1310 | ALUMINUM BLUE | MOUNT 64" A.F.F. TO TOP - SEE SHEET A-2 |
| SIGN - CA TITLE 24 PICTOGRAM "BLANK" | 3 | 12" CIRCLE / TRIANGLE - SURFACE MOUNTED | SIGN ELEMENTS | H1307 | BLUE ON SILVER | MOUNT 59" A.F.F. TO CENTER - SEE SHEET A-2 |
| SIGN - TACTILE "BABY CHANGING STATION" | 2 | RECESSED | SIGN ELEMENTS | H1320 | ALUMINUM BLUE | MOUNT 64" A.F.F. TO TOP - SEE SHEET A-2 |
| SIGN - TACTILE "STORAGE" | 1 | RECESSED | SIGN ELEMENTS | H1333 | ALUMINUM BLUE | MOUNT 60" A.F.F. TO TOP - SEE SHEET A-2 |
| SIGN - TACTILE "MECHANICAL ROOM" | 1 | RECESSED | SIGN ELEMENTS | H1331 | ALUMINUM BLUE | MOUNT BELOW "STORAGE" SIGN - SEE SHEET A-2 |

INTERIOR FINISH SCHEDULE

| COMPONENT | DESCRIPTION | FINISH | BRAND / COLOR | NOTES |
|----------------------|--|--|---|---|
| FLOOR | | | | |
| RESTROOMS | CONCRETE | 6x6 QUARRY TILE 6x5 QUARRY COVE BASE | DALTILE - QUARRY TEXTURES / ASHEN GRAY - OT03 | EPOXY GROUT COLOR: BISCUIT - 14; DO NOT SEAL CONCRETE |
| STORAGE / MECH. ROOM | CONCRETE | POLYMER COATING | CROWN POLYMERS / GRAY | SKID RESISTANT COLOR CHIPS: A1435 - BLUE BLEND #B22-2104 |
| FARMERS WET ROOM | CONCRETE | POLYMER COATING 6x6 CERAMIC COVE BASE | CROWN POLYMERS / GRAY DALTILE - GLAZED CERAMIC - S3619TN / ARCTIC WHITE 0190 | SKID RESISTANT COLOR CHIPS: A1435 - BLUE BLEND #B22-2104 EPOXY GROUT COLOR: BISCUIT - 14 |
| WALLS | | | | |
| RESTROOMS | C.M.U. - PRECISION | BLOCK FILLER / PAINTED | PITTSBURGH PITT-TECH / PURE WHITE - 90-374 | 2 COATS BLOCK FILLER, 2 COATS FINISH / SEMI-GLOSS |
| CAP BEAM & TRUSSES | STEEL | PAINTED | PITTSBURGH PITT-TECH / PURE WHITE - 90-374 | 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |
| ABOVE CAP BEAM | F.R.C. - TEXTURED PATTERN | PAINTED | PITTSBURGH PITT-TECH / PURE WHITE - 90-374 | 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |
| STORAGE / MECH. ROOM | C.M.U. - PRECISION | BLOCK FILLER / PAINTED | PITTSBURGH PITT-TECH / PURE WHITE - 90-374 | 1 COAT BLOCK FILLER, 1 COAT FINISH / SEMI-GLOSS |
| | P.V.C. PANELS & TRIM | PREFINISHED | EXTRUTECH PLASTICS / WHITE | BEHIND MOP SINK; CLASS A RATED |
| CAP BEAM & TRUSSES | STEEL | PAINTED | PITTSBURGH PITT-TECH / PURE WHITE - 90-374 | 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |
| ABOVE CAP BEAM | WOOD SHEATHING | PAINTED | PITTSBURGH PITT-TECH / PURE WHITE - 90-374 | 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |
| FARMERS WET ROOM | C.M.U. - PRECISION | BLOCK FILLER / PAINTED | PITTSBURGH PITT-TECH / PURE WHITE - 90-374 | 2 COATS BLOCK FILLER, 2 COATS EPOXY FINISH / SEMI-GLOSS |
| CAP BEAM & TRUSSES | STEEL | PAINTED | PITTSBURGH PITT-TECH / PURE WHITE - 90-374 | 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |
| ABOVE CAP BEAM | F.R.C. - TEXTURED PATTERN | PAINTED | PITTSBURGH PITT-TECH / PURE WHITE - 90-374 | 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |
| CEILING | | | | |
| ALL ROOMS | UNDERSIDE OF METAL ROOFING STEEL ROOF MEMBERS | PREFINISHED PAINTED | METAL SALES / WHITE PITTSBURGH PITT-TECH / PURE WHITE - 90-374 | - 1 COAT PRIMER, 2 COATS FINISH / SEMI-GLOSS |



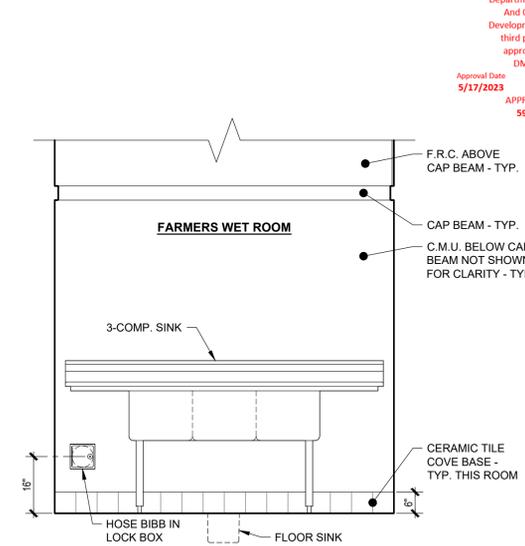
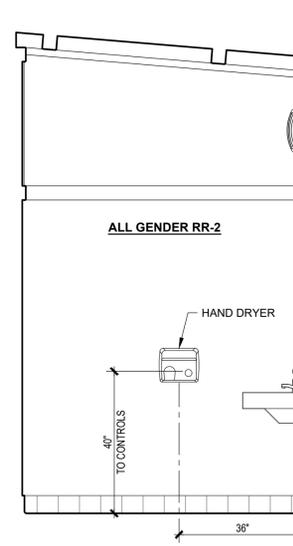
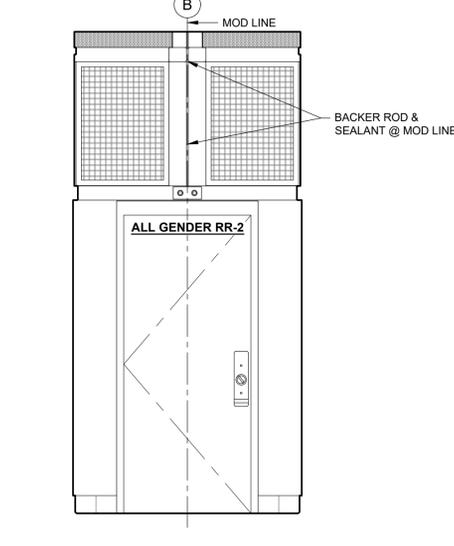
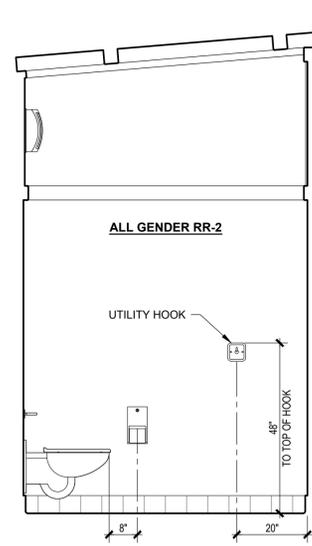
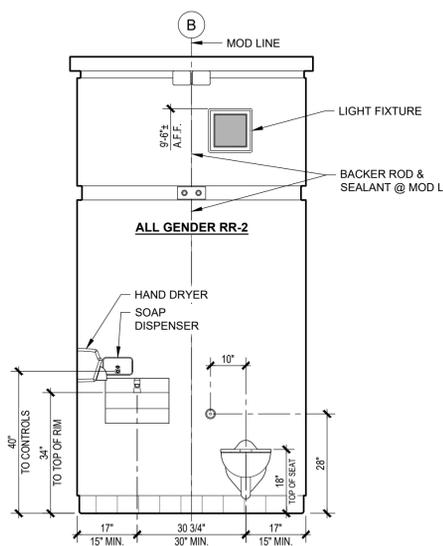
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

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

3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

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

5 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



6 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

7 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

8 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

9 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

10 INTERIOR ELEVATION
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APPROVAL NO.: 591-1254

CONSTRUCTION DOCUMENTS - 05/16/2023
OTAY RANCH VILLAGE 8 - RR BLDG. A - Chula Vista, CA

| No. | Description | Date |
|-----|-------------|------|
| | | |

CONSTRUCTION DOCUMENTS
05/16/2023

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PROJECT OWNER:
HOMEFED CORPORATION
Carlsbad, CA

PROJECT NAME AND LOCATION:
OTAY RANCH VILLAGE 8
Chula Vista, CA

SHEET TITLE:
INTERIOR ELEVATIONS & SCHEDULES

Drawn by: **PD** Job No. **11385A**
Checked by: **JC / KM**
Current Date: **05/16/2023**
Start Date: **02/22/2023**

A-3

DO NOT SCALE - DIMENSIONS PRESIDE
2x48 SHEET - SCALE AS NOTED
11x17 SHEET - NTS

| PLUMBING COMPONENTS SCHEDULE | | | |
|------------------------------|---|---|-------------|
| QTY. | COMPONENT | DESCRIPTION | PRC # |
| 3 | WATER CLOSET - Stainless Steel, Wall Mount | ACORN 1675-W-1-HET 1.28 GPF-FVBO-ADA-PFS-316SS | K1299 |
| 3 | WATER CLOSET FLUSH VALVE - Lever | SLOAN ROYAL 143-1.28-7L | K1530 |
| 3 | TOILET SEAT - Heavy Duty, Elongated, Open Front | BEMIS 1955SST - BLACK | K1323 |
| 3 | LAVATORY - Stainless Steel, Wall Mount | ACORN 1652-LRB-1-DMS-03-M-316SS | K1099 |
| 3 | LAVATORY FAUCET - Chrome, Metered, Tempered | CHICAGO #333-E2805-665 PSHABCP | K1604 |
| 3 | FLOOR DRAIN | ZURN ZN460-5B-2NH | K1700 |
| 3 | TRAP PRIMER | PROFLO #PFTPR500 | K1705 |
| 3 | TRAP PRIMER PVC REDUCING ADAPTER | PPA-2P625 | K1587 |
| 1 | FLOOR SINK - White, 1/2 Grate | WATTS FS-743-P-150 | K1707 |
| 1 | 3-COMPARTMENT SINK - Stainless Steel | ADVANCE TABCO FC-3-1818-18RL | - |
| 1 | 3-COMPARTMENT SINK FAUCET - Chrome | CHICAGO 445-DJ18CP | K1605 |
| 1 | MOP SINK - Mount On Riser, White | MUSTEE 63M - 24" x 24" x 10" | K1158 |
| 1 | MOP SINK FAUCET - Chrome, Wall Mount | AMERICAN STANDARD #8344.212 | K1610 |
| 1 | MOP HANGER - Wall Mount | PRO-FLO PF245 - MOUNT NEAR MOP SINK | K1680 |
| 1 | HOSE REEL - Interior | STRONGWAY #46434 | K1595.5 |
| 1 | HOSE - Interior, Heavy Duty | TEKNOR APEX 5/8" x 100' #8617-100 (OR EQUAL) | K1596.7 |
| 2 | HOSE BIBB - Interior, Storage / Mech. Room | ACORN #8121-LF | K1575 |
| 1 | HOSE BIBB - Interior, S.S. Lock Box, Farmers Wet Room | JAY R SMITH #5509QT-R-150 | K1578 |
| 1 | WATER HEATER - Tank Type, Low Boy, 50 Gallons | ELECTRIC - REFER TO SHEET E-1 | - |
| 1 | EXPANSION TANK - 2 Gallon | PROFLO #PXT5 | K1690 |
| 3 | THERMOSTATIC MIXING VALVE | ACORN MODEL #ST70-12 | K1615 |
| 1 | PRESSURE GAUGE - 100 psi. | PROFLO PFXPG100K (FOR DOWNSTREAM) | K1689 |
| 1 | PRESSURE GAUGE - 200 psi. | PROFLO PFXPG200K (FOR UPSTREAM) | K1689.5 |
| 1 | CHECK VALVE - 1 1/2" - Spring Type, Sweat | NIBCO #S-480-Y-LF | K1568.7 |
| 1 | PRESSURE REDUCING VALVE - 1 1/2" | WATTS LF25AUB-Z3 | K1559 |
| 1 | WATER FILTER - 1 1/2" | KEYSTONE CG10 | K1591/92/94 |
| 1 | BALL VALVE - 1 1/2" | NIBCO S-FP-600N | K1566 |
| 1 | BALL VALVE - 1 1/4" (Prep for future tank) | NIBCO S-FP-600N | K1563 |
| TBD | BALL VALVE - 1/2" - Isolation, drain & bleed valve | NIBCO S-FP-600N | K1560 |
| 2 | HAMMER ARRESTOR | PPA SIVA 1" | K1590 |
| TBD | RELIEF VALVE - For WH-1/2" Relief / Bled Valve | PEX COMPRESSION STRAIGHT STOP VALVE #ULF4420500 | K7905 |
| TBD | RELIEF VALVE - For COMBO-1/2" Relief / Bled Valve | PEX COMPRESSION ANGLE STOP VALVE #ULF4410500 | K7910 |
| 1 | VENT CAP - 4" | JAY R SMITH 1748 | K1582 |
| 1 | CURB STOP - 1 1/2" | MUELLER H-15015 | K1585 |

| PIPE SCHEDULE | PIPE MATERIAL | | | | | |
|-------------------|---------------|-----------------|-----------------|---------------------|--------------------|-------------------|
| | PEX PIPE | TYPE "L" COPPER | TYPE "K" COPPER | SCHED. 40 PVC WATER | CAST IRON "NO HUB" | SCHED. 40 PVC DWV |
| WATER | ABOVE GROUND | ✓ | | | | |
| | BELOW GROUND | | ✓ | | | |
| SANITARY DRAINAGE | ABOVE GROUND | | | | ✓ | |
| | BELOW GROUND | | | | ✓ | |
| SANITARY VENT | ABOVE GROUND | | | | ✓ | |
| | ABOVE ROOF | | | | ✓ | |

NOTES:
 PER 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE CHAPTER 5 - SECTION 5.303.3 - INDOOR WATER USE

- WATER CLOSET FLUSH VALVE SHALL NOT EXCEED 1.28 gpf.
- LAVATORY METERING FAUCETS SHALL NOT EXCEED 0.20 gal. per cycle.
- SINK FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE @ 60 psi.

LEGEND:
 CO = CLEAN OUT
 --- VENT PIPE
 --- WASTE PIPE

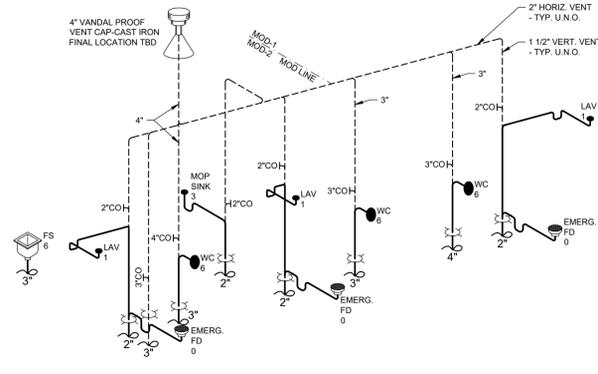
WASTE AND VENT PIPING:

- FIXTURE UNITS _____ 30
- SIZE OF BUILDING FLOOR DRAINS _____ 2"
- SIZE OF BUILDING SEWER _____ 4"
- SIZE OF SEWER MAIN _____ 4"
- AGGREGATE AREA _____ 12,566 SQ. IN.

D.W.V. ABOVE GROUND PVC SCH 40 OR ABS SCH 40
 D.W.V. BELOW GROUND PVC SCH 40 OR ABS SCH 40

GENERAL NOTES:

- SIZED TO 2022 CALIFORNIA PLUMBING CODE
- CONTINUATION OF WASTE TO MAIN SEWER TO BE DONE ON SITE BY OTHERS.
- ALL FLOOR DRAINS SHALL TRAP IN UTILITY ROOM AND HAVE REMOVABLE TRAPS FOR WINTERIZATION.
- V.T.R. SHALL BE CAST IRON WITH VANDAL CAP TO 24" BELOW ROOF.
- LAVATORY TRAPS IN UTILITY ROOM SHALL HAVE DRAIN PLUGS FOR WINTERIZATION.
- SLOPE ALL D.W.V. PIPING 1/4" NOM DRAIN LINE TO BE SLOPED TO MAIN SEWER LINE.



4 WASTE & VENT PIPING ISOMETRIC
 SCALE: NOT TO SCALE

LEGEND:
 --- COLD WATER LINE - SIZE AS INDICATED
 --- 3/4" HOT WATER LINE - INSULATED
 --- 1/2" FLEXIBLE TEMPERED WATER LINE

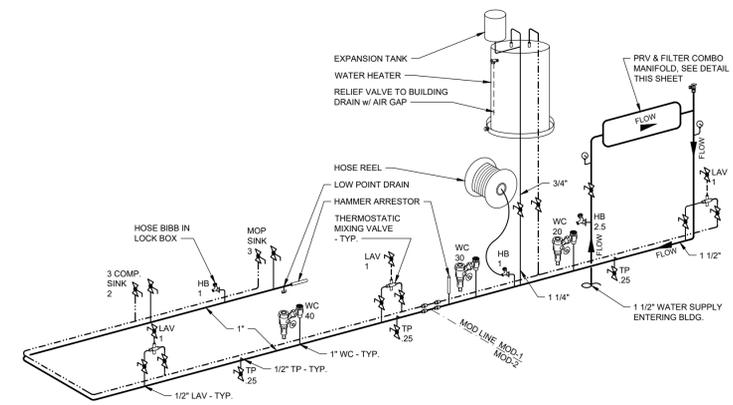
WATER PIPING:

- FIXTURE UNITS _____ 103.25
- TOTAL DEVELOPED LENGTH _____ 282'
- BUILDING REQUIRED PRESSURE _____ 46 to 60 psi
- BUILDING WATER SUPPLY SIZE _____ 1 1/2"
- SITE WATER PRESSURE _____ 110.5 psi
- WATER MAIN SIZE TO BUILDING _____ 1 1/2"
- METER SIZE _____ 2"
- DISTANCE TO METER _____ 244'

WATER LINE ABOVE GROUND TYPE "L" COPPER
 WATER LINE BELOW GROUND TYPE "K" COPPER

GENERAL NOTES:

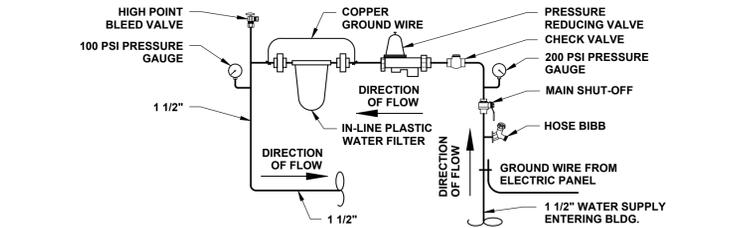
- SIZED TO 2022 CALIFORNIA PLUMBING CODE
- HAMMER ARRESTORS INSTALLED TO CODE
- CONTINUATION OF WATER MAIN TO BE DONE ON SITE BY OTHERS
- SLOPE ALL WATER PIPING TO LOW POINT DRAIN DRAINS FOR WINTERIZATION.
- WATER HEATER SHALL BE ANCHORED OR STRAPPED PER CODE.



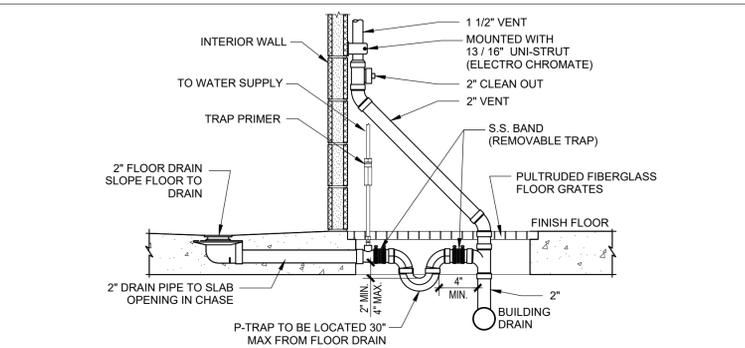
2 WATER PIPING ISOMETRIC
 SCALE: NOT TO SCALE

APPROVED
 BY RAYCO A CA
 Department of Housing
 And Community
 Development approved
 third party design
 approval agency
 DM920272
 Approval Date: 5/17/2023
 Expiration Date: 8/31/2024
 APPROVAL NO. 591-1254

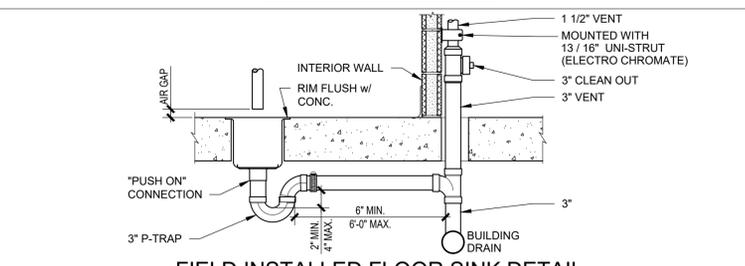
GENERAL SHEET NOTE:
 LOCATION OF ALL PLUMBING COMPONENTS IN THE STORAGE / MECHANICAL ROOM ARE SUBJECT TO CHANGE, FINAL LOCATIONS TBD.



PRV & FILTER COMBO MANIFOLD

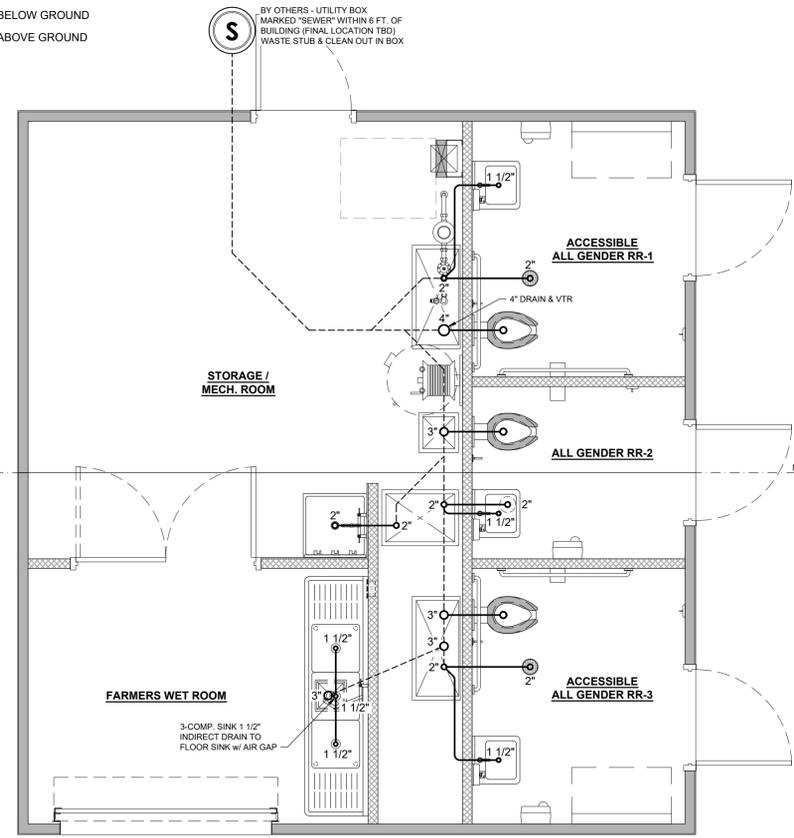


FLOOR DRAIN DETAIL



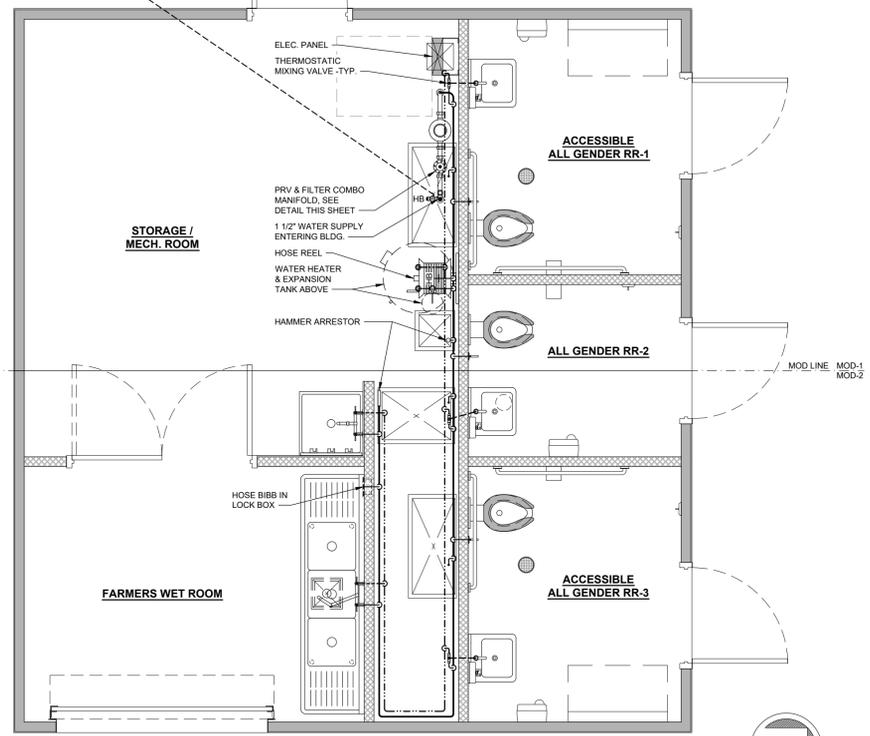
FIELD INSTALLED FLOOR SINK DETAIL

LEGEND:
 --- WASTE PIPE - BELOW GROUND
 --- WASTE PIPE - ABOVE GROUND



3 PLUMBING PLAN - WASTE
 SCALE: 3/8"=1'-0"

LEGEND:
 --- COLD WATER LINE - SIZE AS INDICATED ON ISOMETRIC
 --- 1 1/2" UNDERGROUND WATER SUPPLY TO BUILDING
 --- 3/4" HOT WATER LINE - INSULATED
 --- 1/2" FLEXIBLE TEMPERED WATER LINE



1 PLUMBING PLAN - WATER SUPPLY
 SCALE: 3/8"=1'-0"

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

CONSTRUCTION DOCUMENTS
 05/16/2023

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PROJECT OWNER:
HOMEFED CORPORATION
 Carlsbad, CA

PROJECT NAME AND LOCATION:
OTAY RANCH VILLAGE 8
 Chula Vista, CA

SHEET TITLE:
PLUMBING PLANS, SCHEDULES & DETAILS

Drawn by: **PD** Job No. **11385A**
 Checked by: **JC / KM**
 Current Date: **05/16/2023**
 Start Date: **02/22/2023**

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CONSTRUCTION DOCUMENTS - 05/16/2023
 OTAY RANCH VILLAGE 8 - RR BLDG. A - Chula Vista, CA

ELECTRICAL COMPONENTS SCHEDULE

| SYMBOL | QTY. | RATING | DESCRIPTION | MODEL | HEIGHT | COMMENTS | PRC # |
|-----------------------------------|------|----------------------|--|--|-----------------------------|---|---------|
| ELECTRICAL PANEL | 1 | 125 AMP MAIN BREAKER | 120/240V SINGLE PHASE - 3 WIRE, PLUG-ON BREAKERS, NEMA 1 ENCLOSURE | SQUARE D QO124M125P (OR EQUAL) | 72" A.F.F. TOP OF PANEL | FURRED OUT AS NEEDED | - |
| LIGHT - EXTERIOR | 5 | 10 WATTS | LED - WALL MOUNT, VANDAL RESISTANT, FULL CUT-OFF | LUMINAIRE AEL-12-NODIM-10W-40K-120-DP-BZH | ON CAP BEAM | - | L1153 |
| LIGHT - RESTROOMS | 3 | 15 WATTS | LED - SURFACE MOUNT, VANDAL RESISTANT | LUMINAIRE SWP1212-NODIM-15W-40K-120-OP-BRZ-OCC | SEE SHEET A-3 | BUILT-IN OCCUPANCY SENSOR | L1168.5 |
| LIGHT - ST. / M.R. & FARMERS | 30 | 30 WATTS | LED T8 (2) TUBE - SURFACE MOUNT, SEALED SHATTERPROOF PLASTIC HOUSING | GREENLIGHTING AL-42L | CEILING MOUNTED | - | L1108 |
| LIGHT - STOR. / MECH. ROOM | 15 | 15 WATTS | LED T8 (1) TUBE - SURFACE MOUNT, SEALED SHATTERPROOF PLASTIC HOUSING | GREENLIGHTING AL-41L | CEILING MOUNTED | - | L1107 |
| EMERGENCY LIGHT | 2 | 3 WATTS | LED - WALL MOUNT | LITHONIA MODEL #ELM2L (OR EQUAL) | ABOVE CAP BEAM | WIRE AHEAD OF SWITCH | L1198 |
| SWITCH | 1 | - | SINGLE POLE MANUAL ON/OFF SWITCH WITH OCCUPANCY SENSOR | LEVITON DECORA ODS10-IDW | 48" MAX. A.F.F. TO TOP | - | L1879 |
| SWITCH | 1 | - | DOUBLE POLE MANUAL ON/OFF SWITCH WITH OCCUPANCY SENSOR | LEVITON DECORA ODS09-IDW | 48" MAX. A.F.F. TO TOP | - | - |
| SWITCH | 2 | - | SINGLE POLE MANUAL ON/OFF SWITCH | LEVITON 1221-2W | 48" MAX. A.F.F. TO TOP | (1) STOR. / MECH. ROOM - (1) BYPASS SWITCH - RR-3 LIGHT | L1868 |
| SWITCH | 1 | - | DOUBLE POLE MANUAL ON/OFF SWITCH | LEVITON 1222-2W | 48" +/- A.F.F. TO TOP | BYPASS SWITCH - RR-1 & RR-2 LIGHTS | L1872 |
| SWITCH | 1 | - | SINGLE POLE MANUAL ON/OFF SWITCH | LEVITON 1221-2R | 48" +/- A.F.F. TO TOP | BYPASS SWITCH - EXTERIOR LIGHTS | L1870 |
| PHOTOCELL | 1 | 1800 WATTS | NIGHTFOX WALL MOUNT ELECTRONIC PHOTOCONTROL, 120-277V | INTERMATIC EK4336S | SEE SHEET A-2 | CONTROLS EXTERIOR LIGHTS | L1896 |
| RECEPTACLE - DUPLEX | 5 | 1500 WATTS | 20 AMP, 125 VOLT GFCI DUPLEX RECEPTACLE | LEVITON GFNT2-W | 48" A.F.F. TO TOP | - | L1876 |
| HAND DRYER | 3 | 1725 WATTS | SURFACE MOUNTED - PUSH BUTTON HAND DRYER | WORLD DRYER DA52-973 - STAINLESS STEEL / BRUSHED | 40" MAX. A.F.F. TO CONTROLS | - | - |
| WATER HEATER - TANK TYPE, LOW BOY | 1 | 10000 WATTS | 50 GALLON COMMERCIAL ELECTRIC WATER HEATER | AO SMITH DEL-60 (OR EQ.) - 5000/5000 ELEMENTS | - | WIRED FOR 240V SIMULTANEOUS OPERATION, STRAP PER CODE | - |
| MOD LINE ELECTRICAL CONNECTOR | - | - | MOD LINE ELECTRICAL CROSSOVER CONNECTOR | AUTOMATION DIRECT STD SERIES | - | COMPONENTS & QUANTITIES AS NEEDED | - |

GENERAL SHEET NOTE:
LOCATION OF ALL ELECTRICAL COMPONENTS IN THE STORAGE / MECHANICAL ROOM ARE SUBJECT TO CHANGE, FINAL LOCATIONS TBD.

LIGHTING CONTROLS SCHEDULE

| AREA | CONTROLS |
|------------------|--|
| RESTROOMS | OCCUPANCY SENSOR BUILT-IN TO LIGHT FIXTURE / PHOTOCELL OVERRIDES OCCUPANCY SENSOR / BYPASS SWITCH OVERRIDES OCCUPANCY SENSOR & PHOTOCELL FOR MAINTENANCE |
| STORAGE | MANUAL ON/OFF SWITCH WITH OCCUPANCY SENSOR |
| MECH. ROOM | MANUAL ON/OFF SWITCH |
| FARMERS WET ROOM | MANUAL ON/OFF SWITCH WITH OCCUPANCY SENSOR, MULTI-LEVEL LIGHTING 50% & 100% |
| EXTERIOR | PHOTOCELL / BYPASS SWITCH "ON" OVERRIDES PHOTOCELL FOR MAINTENANCE |

NOTES:

- ALL CONDUCTORS ARE COPPER WIRES.
- RATING OF STANDARD PANEL IS 22,000 A.I.C.
- WIRING METHOD IN METALLIC CONDUIT, (MC CABLE, EMT, METALLIC FLEX).
- INSTALL CEE GROUND IN SLAB, TERMINATING IN UTILITY CHASE.
- GREEN GROUNDING CONDUCTOR IN ALL RACEWAYS.

PANEL SCHEDULE

NOTE: ALL CONDUCTORS COPPER

| CKT | DESCRIPTION | CIR. BREAKER TRIP AMPS | WIRE SIZE | TOTAL V.A. | MAIN BREAKER | | 120/240V - SINGLE PHASE - 3 WIRE | | | | CKT |
|-----|-----------------------------------|------------------------|-----------|------------|--------------|------------|----------------------------------|------------------------|-------------|-----------------------------------|-----|
| | | | | | 125 AMP | TOTAL V.A. | WIRE SIZE | CIR. BREAKER TRIP AMPS | DESCRIPTION | CKT | |
| 1 | EXTERIOR LIGHTS | 20 | 12 | 50 | | 5000 | 6 | 60 | | WATER HEATER | 2 |
| 3 | RESTROOM LIGHTS | 20 | 12 | 45 | | 5000 | 6 | 60 | | - | 4 |
| 5 | STORAGE / MECH. ROOM LIGHTS | 20 | 12 | 96 | | 1500 | 12 | 20 | | DEDICATED GFCI RECEPTACLE / MOD-2 | 6 |
| 7 | FARMERS WET ROOM LIGHTS | 20 | 12 | 60 | | 1500 | 12 | 20 | | DEDICATED GFCI RECEPTACLE / MOD-2 | 8 |
| 9 | HAND DRYER / RR-1 | 20 | 12 | 1725 | | | | | | | 10 |
| 11 | HAND DRYER / RR-2 | 20 | 12 | 1725 | | | | | | | 12 |
| 13 | HAND DRYER / RR-3 | 20 | 12 | 1725 | | | | | | | 14 |
| 15 | DEDICATED GFCI RECEPTACLE / MOD-1 | 20 | 12 | 1500 | | | | | | | 16 |
| 17 | DEDICATED GFCI RECEPTACLE / MOD-1 | 20 | 12 | 1500 | | | | | | | 18 |
| 19 | DEDICATED GFCI RECEPTACLE / MOD-1 | 20 | 12 | 1500 | | | | | | | 20 |
| 21 | | | | | | | | | | | 22 |
| 23 | | | | | | | | | | | 24 |

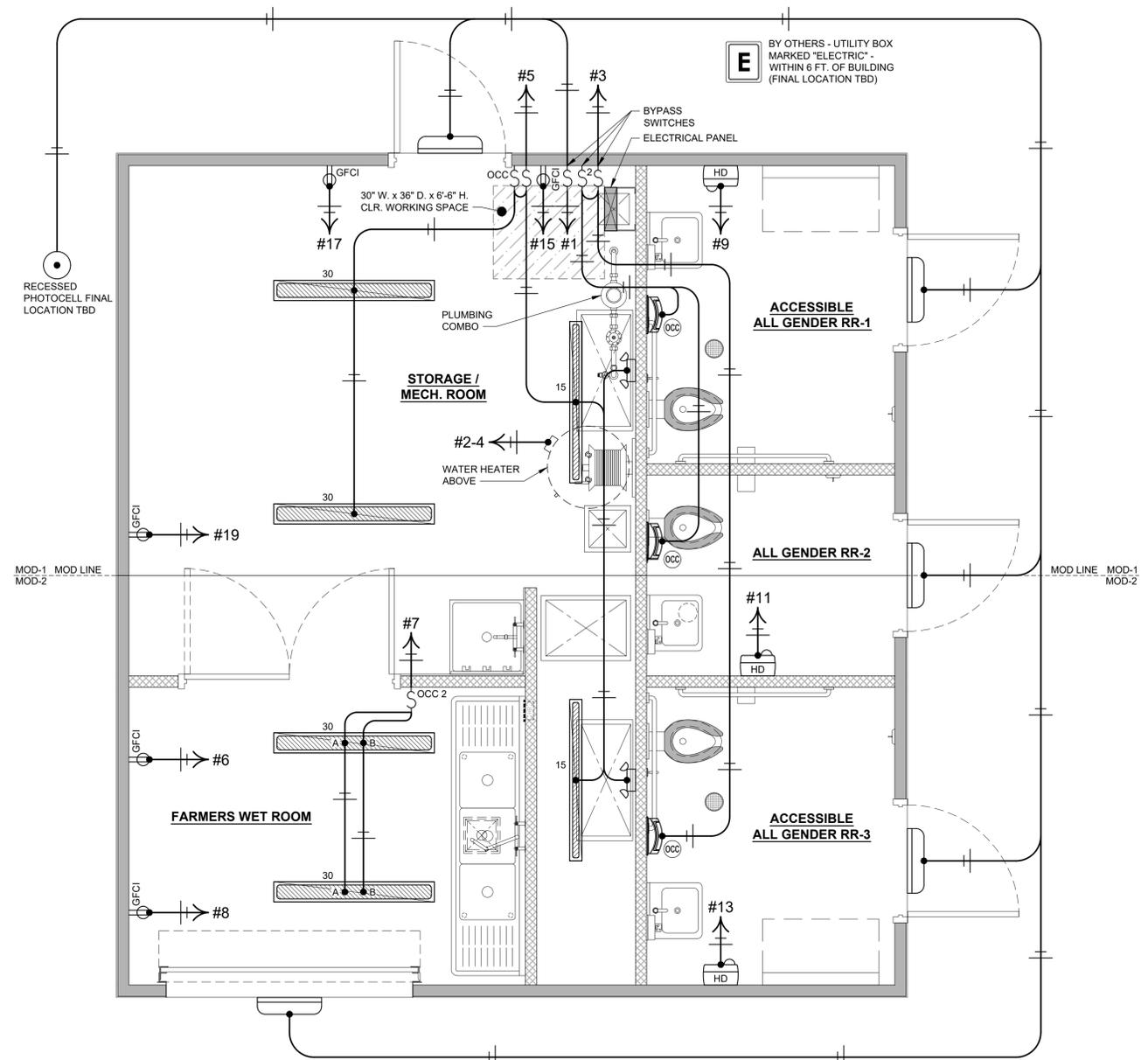
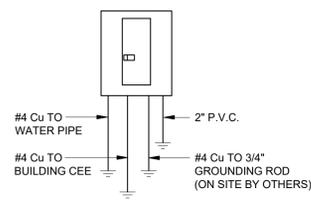
ELECTRICAL LOAD CALCULATIONS

PANEL: 125 AMP 120/240V - SINGLE PHASE - 3 WIRE

| COMPONENT | CONNECTED LOAD (V.A.) | CALCULATED LOAD (V.A.) | |
|--------------------------------|-----------------------|------------------------|------------------------------|
| EXTERIOR LIGHTING | 50 | CONNECTED LOAD x 1.25 | 62.50 |
| INTERIOR LIGHTING | 201 | CONNECTED LOAD x 1.25 | 251.25 |
| WATER HEATER | 10000 | CONNECTED LOAD x 1.25 | 12500.00 |
| (1) HAND DRYER (LARGEST MOTOR) | 1725 | CONNECTED LOAD x 1.25 | 2156.25 |
| (2) HAND DRYERS | 3450 | CONNECTED LOAD x 1.00 | 3450.00 |
| (5) RECEPTACLES | 7500 | CONNECTED LOAD x 1.00 | 7500.00 |
| TOTAL LOAD | 22926 | TOTAL LOAD | 25920.00 |
| TOTAL CONNECTED LOAD | KVA | 22.926 | TOTAL CALCULATED LOAD |
| | AMPS | 95.925 | KVA |
| | | | AMPS |
| | | | 108.000 |

ONE-LINE DIAGRAM

125 AMP PANEL MAIN BREAKER 120/240 1Ø, 3W UFER GROUND REQUIRED



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

APPROVED
BY RADCO a CA
Department of Housing
And Community
Development approved
third party design
approval agency
DM920272
Approval Date: 5/17/2023 Expiration Date: 8/31/2024
APPROVAL NO. 591-1254

CONSTRUCTION DOCUMENTS - 05/16/2023

OTAY RANCH VILLAGE 8 - RR BLDG. A - Chula Vista, CA

| No. | Description | Date |
|-----|-------------|------|
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CONSTRUCTION DOCUMENTS
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PROJECT OWNER:
HOMEFED CORPORATION
Carlsbad, CA

PROJECT NAME AND LOCATION:
OTAY RANCH VILLAGE 8
Chula Vista, CA

SHEET TITLE:
ELECTRICAL PLAN & SCHEDULES

Drawn by: **PD** Job No. **11385A**
Checked by: **JC / KM**
Current Date: **05/16/2023**
Start Date: **02/22/2023**

E-1

DO NOT SCALE - DIMENSIONS PRESIDE
24x36 SHEET - SCALE AS NOTED
11x17 SHEET - NTS

