

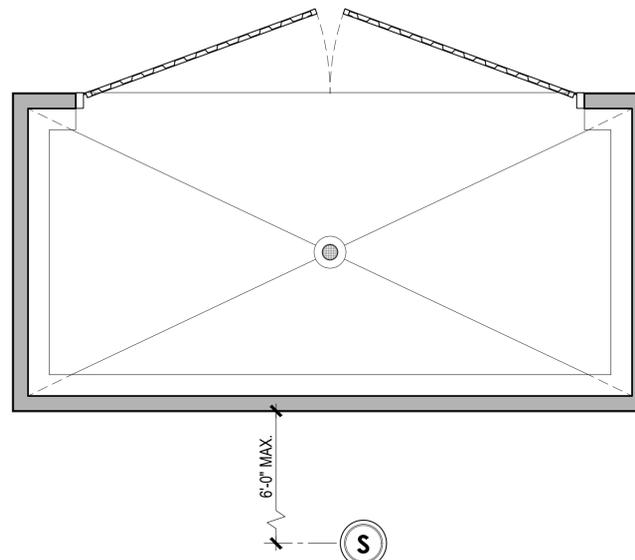
Trash Enclosure Building

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 |
| OCCUPANCY & USE: | U |
| TYPE OF CONSTRUCTION: | V-B |
| FIRE SPRINKLERS: | NO |
| FIRE SEPARATION DISTANCE: | 10' OR GREATER ON ALL SIDES |
| HEIGHT & STORIES: | |
| BUILDING HEIGHT | 11'-11" (40'-0" ALLOWED) |
| NUMBER OF STORIES | 1 STORY (1 STORY ALLOWED) |
| BUILDING AREA: | 200 s.f. (5,500 ALLOWED) |
| PRC JOB NUMBER: | 11385B |
| BUILDING MODEL NUMBER: | TE |
| NUMBER OF BUILDING MODS: | 1 |



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
 11590 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 - 05/23/2023 |
|--------|--|------------------------------|------------------------------|--------------------------------|-------------------------------------|
| T-1 | TITLE SHEET | ● | ● | ● | ● |
| A-1 | FLOOR PLAN, EXTERIOR ELEVATIONS & SCHEDULES | ● | ● | ● | ● |
| A-2 | CAP BEAM & ROOF FRAMING PLANS, BUILDING SECTIONS | ● | ● | ● | ● |
| P-1 | PLUMBING PLANS, SCHEDULES & DETAILS | ● | ● | ● | ● |
| S-1 | CONCRETE SLAB PLAN & DETAILS | ● | ● | ● | ● |

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 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)
 - 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 CONNECTIONS).
 - PATCH AND FINISH AT CRANE PICK LOCATIONS AS NEEDED.
 - INSTALL AND CONNECT FLOOR DRAIN.
 - PATCH CONCRETE @ FLOOR DRAIN.

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 | 50 psf | MAPPED ACCELERATIONS | |
| | | | S _s | 0.771 |
| SNOW | GROUND SNOW, P _g | 0 psf | S ₁ | 0.279 |
| | FLAT-ROOF SNOW, P _f | 0 psf | SPECTRAL RESPONSE | |
| | IMPORTANCE FACTOR, I _s | 1.00 | S _{DS} | 0.617 |
| | EXPOSURE FACTOR, C _e | 1.00 | S _{D1} | 0.380 |
| | THERMAL FACTOR, C _t | 1.00 | SEISMIC FORCE RESISTING SYSTEM | A7 |
| | | | DESIGN BASE SHEAR | 0.123W |
| WIND | ULTIMATE WIND SPEED, V _{ult} | 97 mph | RESPONSE MODIFICATION FACTOR | 5.0 |
| | EXPOSURE CATEGORY | C | ANALYSIS PROCEDURE | ASCE7-16 |
| | RISK CATEGORY | II | FLOOD | |
| | INTERNAL PRESSURE, G _{spi} | +/- 0.18 | BUILDING SHALL NOT BE LOCATED, IN WHOLE OR IN PART, IN A FLOOD HAZARD AREA AS ESTABLISHED BY THE AUTHORITY HAVING JURISDICTION UNLESS SET ON A FOUNDATION DESIGNED IN ACCORDANCE WITH ASCE/SEI 25. THE FLOOD RESISTANT FOUNDATION SHALL BE DESIGNED BY A REGISTERED DESIGN PROFESSIONAL AND CONSTRUCTED TO RESIST ALL FLOOD LOADS WITHOUT TRANSFERRING LOADS TO THE MODULAR STRUCTURE. | |
| | MEAN ROOF HEIGHT | 15 Ft | | |
| | | | | |

| 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 | +55.3 / -55.3 | +37.9 / -37.9 |
| ROOF OVERHANGS | +65.8 / -65.8 | +55.3 / -55.3 |

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 approval agency
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 Expiration Date: 8/31/2024
 APPROVAL NO.
 591-1255

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 05/24/2023

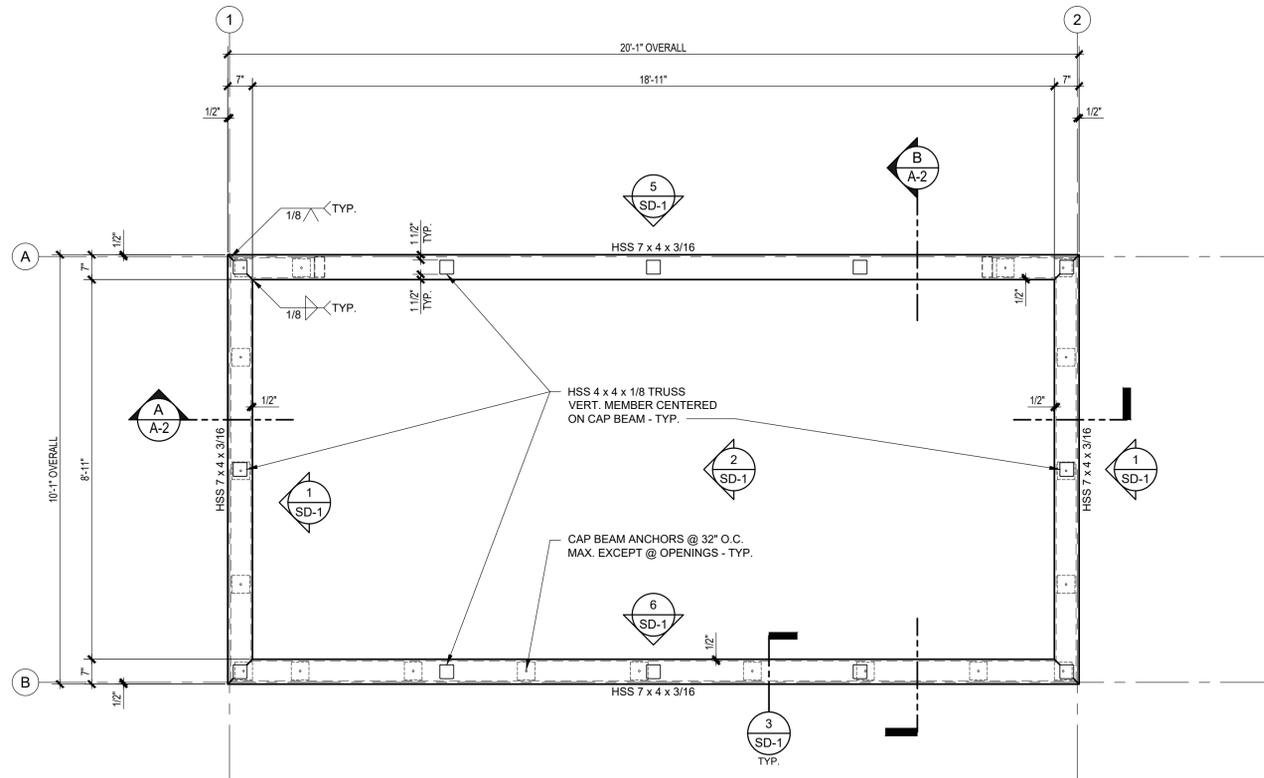
DO NOT SCALE - DIMENSIONS PRESIDE
 24x36 SHEET - SCALE AS NOTED
 11x17 SHEET - NTS

| | | | | | | | | | |
|-----|-------------|------|---|--|---|--|--|------------------------------------|---|
| No. | Description | Date | CONSTRUCTION DOCUMENTS 05/23/2023 | 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 | PUBLIC RESTROOM COMPANY Building Better Places To Go. 2587 Business Pkwy, Minden, NV 89423 Ph: 888-888-2060 Fax: 888-888-1448 | PROJECT OWNER: HOMEFED CORPORATION Carlsbad, CA | PROJECT NAME AND LOCATION: OTAY RANCH VILLAGE 8 Chula Vista, CA | SHEET TITLE: TITLE SHEET | Drawn by: PD Job No. 11385B |
| | | | | | | | | | Checked by: JC / KM |
| | | | | | | | | | Current Date: 05/23/2023 |
| | | | | | | | | | Start Date: 03/02/2023 |
| | | | | | | | | | T-1 |

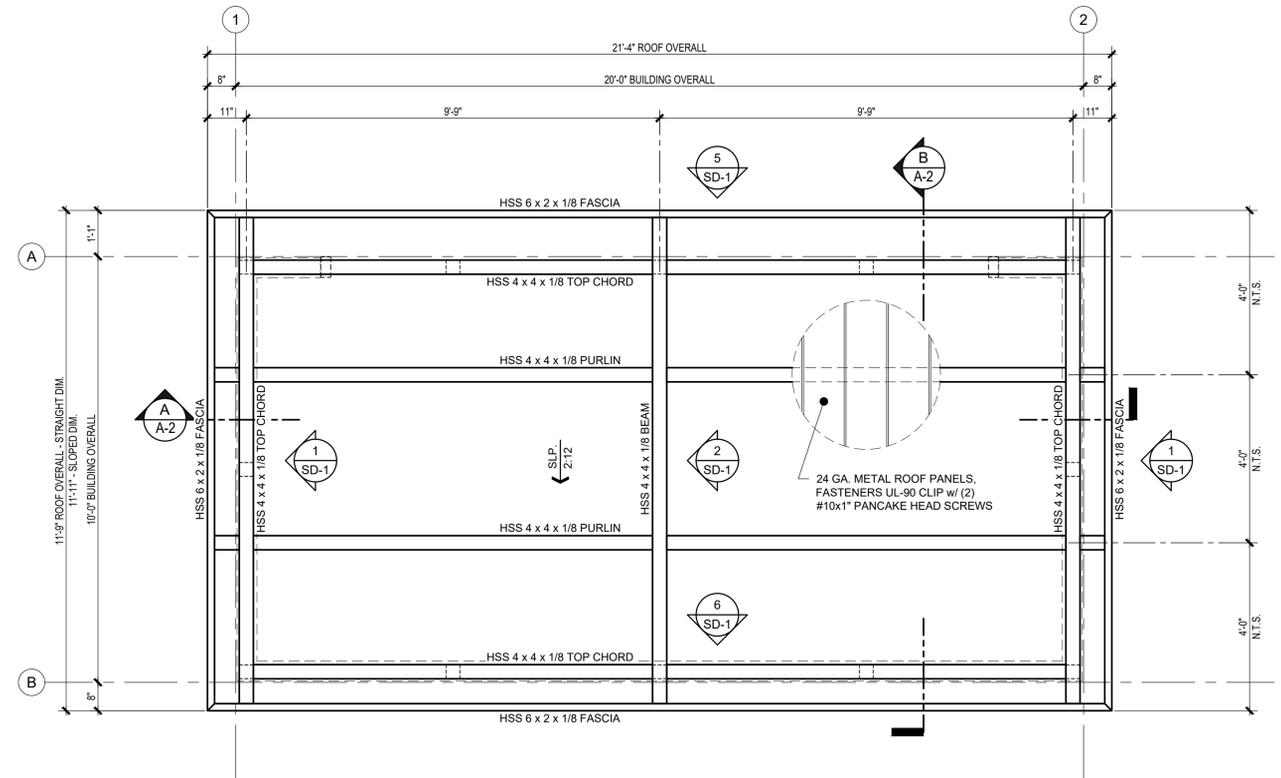
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CONSTRUCTION DOCUMENTS - 05/23/2023

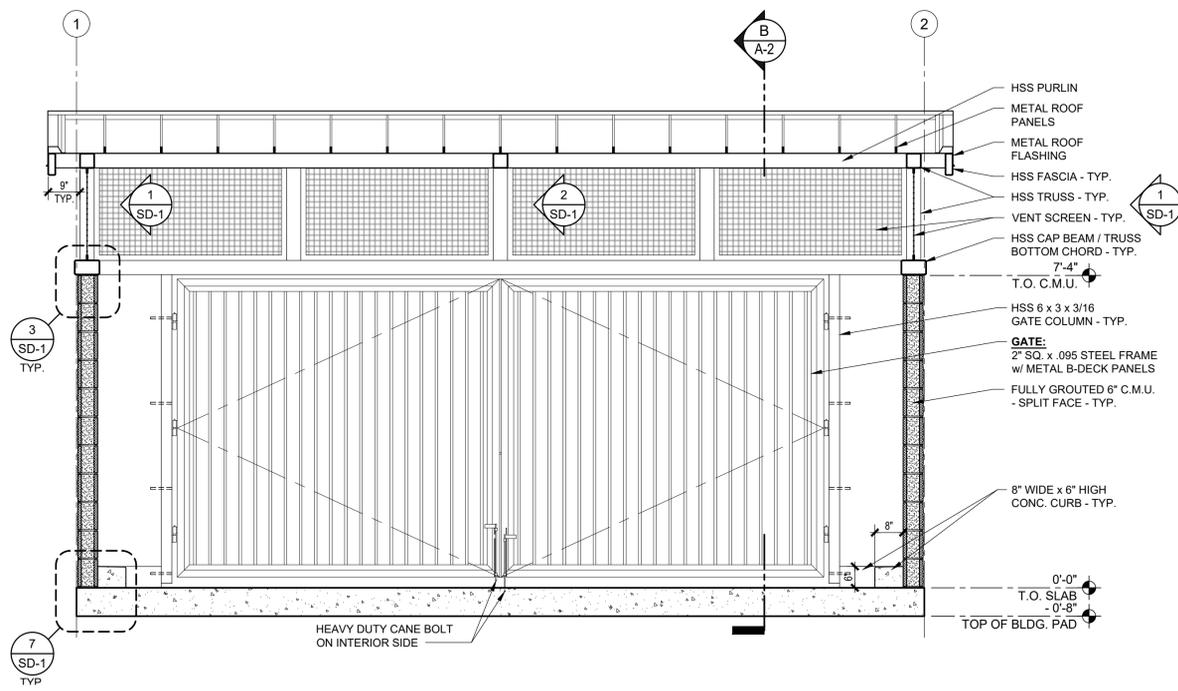
OTAY RANCH VILLAGE 8 - TE BLDG. B - Chula Vista, CA



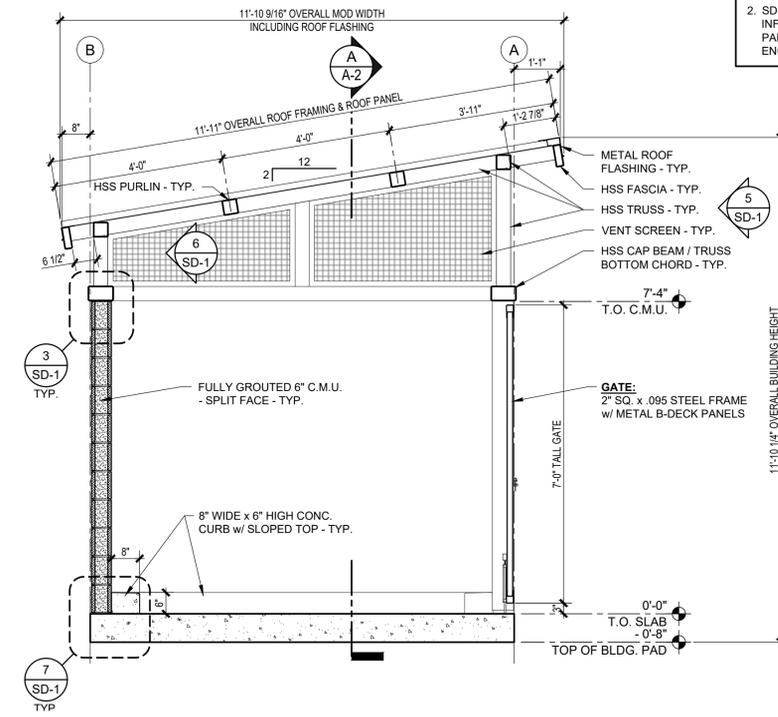
1 CAP BEAM PLAN
A-2 SCALE: 1/2"=1'-0"



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



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



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

- GENERAL SHEET NOTES:**
- WELD ALL STEEL MEMBER INTERSECTIONS w/ MIN. 1/8" FILLET OR FLARE BEVEL WELD (AS APPLICABLE) ALL SIDES
 - 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.

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PROJECT OWNER:
HOMEFED CORPORATION
Carlsbad, CA

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

SHEET TITLE:
CAP BEAM & ROOF FRAMING PLANS, BUILDING SECTIONS

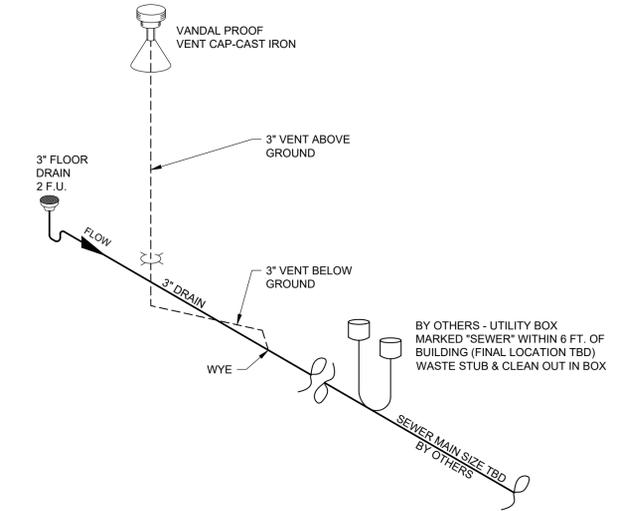
Drawn by: **PD** Job No. **11385B**
Checked by: **JC / KM**
Current Date: **05/23/2023**
Start Date: **03/02/2023**

A-2

| PLUMBING COMPONENTS SCHEDULE | | | |
|------------------------------|------------------|--------------------|-------|
| QTY. | COMPONENT | DESCRIPTION | PRC # |
| 1 | FLOOR DRAIN - 3" | ZURN ZN415B-3-NH-Y | K1703 |
| 1 | VENT CAP | JAY R SMITH 1748 | K1582 |

| PIPE SCHEDULE | PIPE MATERIAL | | | |
|-------------------|---------------------|--------------------|-------------------|-------------------|
| | SCHED. 40 PVC WATER | CAST IRON "NO HUB" | SCHED. 40 PVC DWV | SCHED. 40 ABS DWV |
| TYPE OF SERVICE | | | | |
| SANITARY DRAINAGE | BELOW GROUND | | | |
| | ABOVE GROUND | | | |
| SANITARY VENT | BELOW GROUND | | | |
| | ABOVE ROOF | | | |

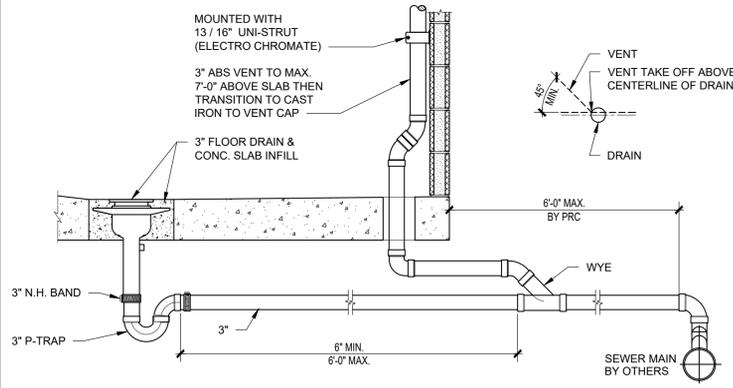
LEGEND:
 - - - - - VENT PIPE
 _____ WASTE PIPE



- GENERAL NOTES:**
- SIZED TO 2022 CALIFORNIA PLUMBING CODE
 - CONTINUATION OF WASTE TO MAIN SEWER TO BE DONE ON SITE BY OTHERS.
 - SLOPE ALL D.W.V. PIPING 1/4" NOM. DRAIN LINE TO BE SLOPED TO MAIN SEWER LINE.

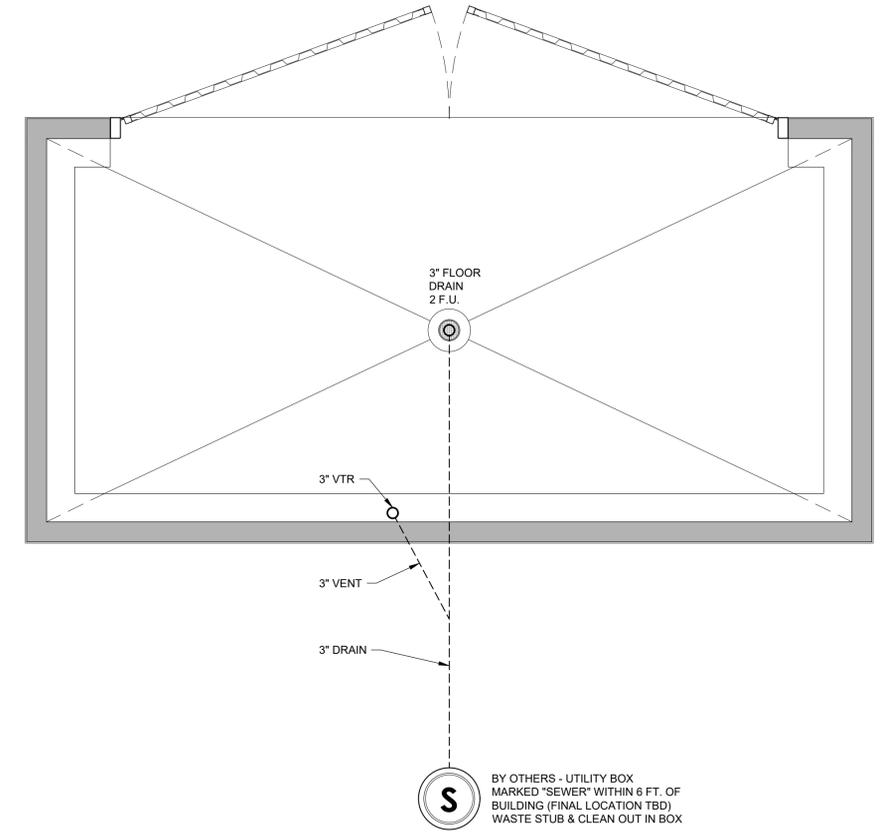
NOTE:
 FINAL LOCATION OF SEWER CONNECTION TO BE DETERMINED BASED ON SITE UTILITY LOCATION PROVIDED BY OWNER / GENERAL CONTRACTOR

2 WASTE & VENT PIPING ISOMETRIC
 SCALE: NOT TO SCALE



FIELD INSTALLED FLOOR DRAIN DETAIL

LEGEND:
 - - - - - WASTE & VENT PIPE - BELOW GROUND



1 PLUMBING PLAN - WASTE
 SCALE: 1/2"=1'-0"

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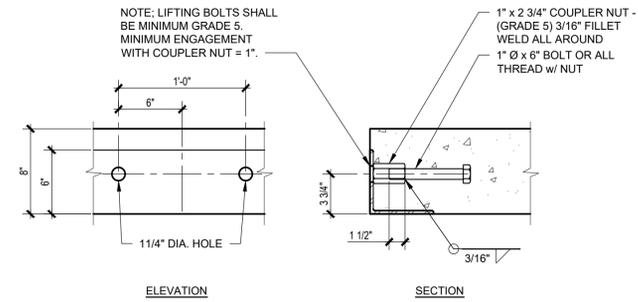
PROJECT NAME AND LOCATION:
OTAY RANCH VILLAGE 8
 Chula Vista, CA

SHEET TITLE:
PLUMBING PLANS, SCHEDULES & DETAILS

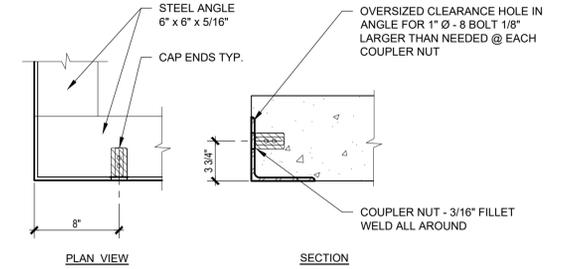
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P-1

OTAY RANCH VILLAGE 8 - TE BLDG. B - Chula Vista, CA CONSTRUCTION DOCUMENTS - 05/23/2023

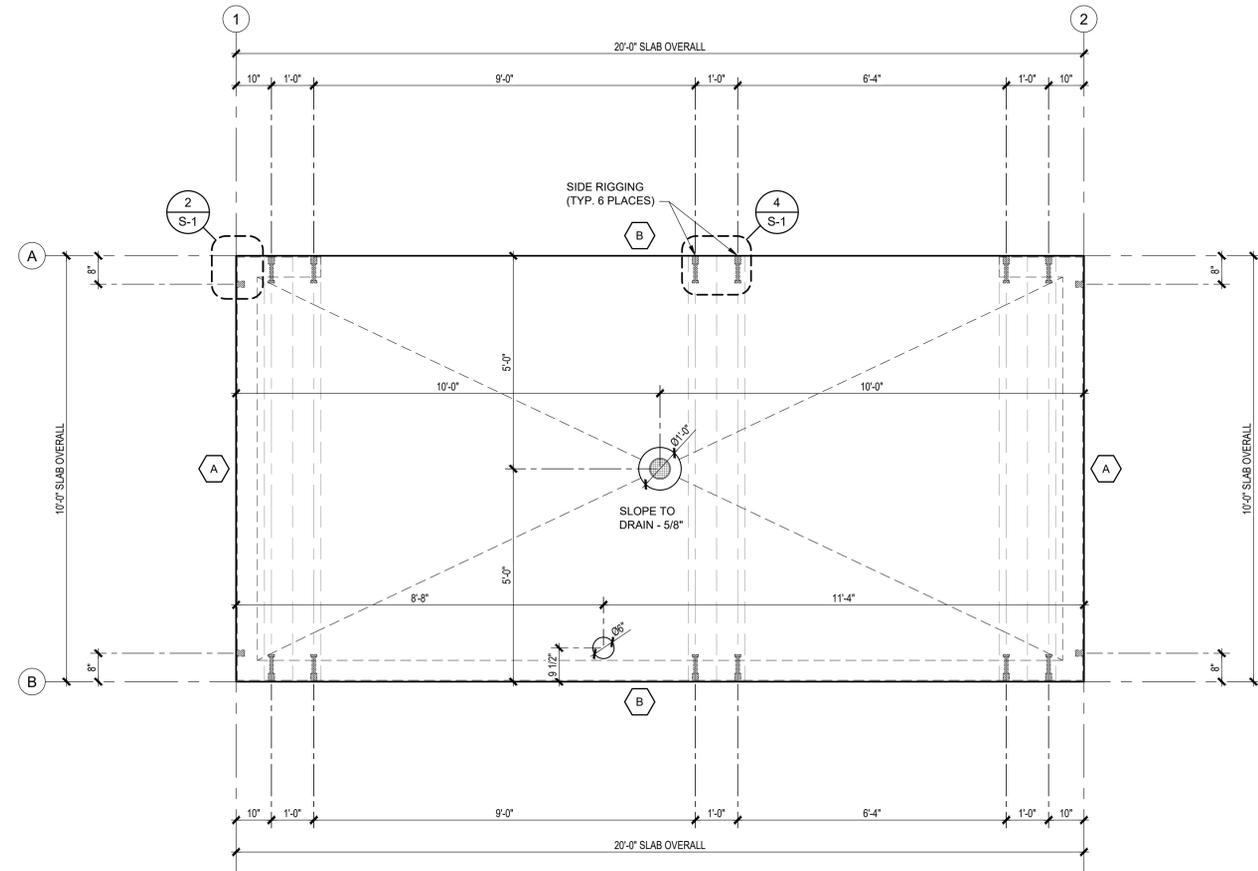


3
S-1
SIDE RIGGING EMBEDDED ANCHOR DET.
SCALE: 1 1/2"=1'-0"



2
S-1
CONCRETE SLAB EXTERIOR
STEEL FRAME @ CORNER DETAIL
SCALE: 1 1/2"=1'-0"

- NOTES: (LIGHT WEIGHT CONCRETE)
- ALL REBAR TO BE GRADE 60.
 - ALL WELDABLE REINFORCEMENTS TO BE ASTM A706.
 - CONCRETE STRENGTH BASIS DESIGN IS MIN. 2500 PSI WITH SPECIAL ADDITIVE.
 - MINIMUM CONCRETE COVER = 1 1/2" FOR #4 AND #5 BARS. TOP BARS MAY BE LOWER ONLY WHERE REQUIRED BY SPECIFIED SLOPES.
 - PROVIDE (2) #5 BARS @ 8" O.C. TOP & BOTTOM AT PERIMETER OF EACH SLAB & PROVIDE (3) #5 BARS @ 8" O.C. TOP & BOTTOM AT EACH LIFTING LOCATION.
 - TOP MAT: ADD TRIMMER BARS NEXT TO BLOCK OUTS IF CLEARANCE TO REGULAR LAYOUT IS GREATER THAN 2". TRIMMER BARS EXTEND 18" PAST OPENING, OR TERMINATE WITH 90° HOOK AND 8" EXTENSION. CENTER OF TRIMMER BARS TO BLOCK OUTS TO BE 2", TYP.
 - PROVIDE (2) DIAGONAL 24" LONG #4 REBARS (1 @ TOP MAT & 1 @ BOTTOM MAT) @ EACH SLAB OPENING.
 - SMALL BLOCK OUTS (8" x 8" MAX.) MAY BE ADDED AS REQUIRED FOR SERVICES. ADD DIAGONAL TRIMMER BARS IF CLEARANCE TO REGULAR LAYOUT IS GREATER THAN 2".
 - SPLICES: #4 BARS - 20" LAP
#5 BARS - 24" LAP
 - PROTECT PIPE & FLOOR DRAINS THAT WILL BE ENCASED IN THE CONCRETE BY PROVIDING AN APPROVED WRAP.
 - ONLY WHERE NOTED, IT IS ACCEPTABLE TO NOTCH HORIZONTAL LEG OF PERIMETER ANGLE.
 - ALL EXPOSED FACES OF SLAB PERIMETER STEEL ANGLES SHALL RECEIVE GALVANIZING PAINT COATING.



1
S-1
CONCRETE SLAB PLAN
SCALE: 1/2"=1'-0"

| SLAB LOADS SCHEDULE | | | |
|---------------------|------------------------|---------------|--------------|
| MARK | LOCATION | VERTICAL LOAD | LATERAL LOAD |
| A | WALL LINE (GRID) 1 & 2 | 660 - PLF | 290 - LBF |
| B | WALL LINE (GRID) A & B | 380 - PLF | 330 - LBF |

NOTE: SCHEDULE VALUES PER ASD LOAD COMBINATION

FLOOR FINISH SCHEDULE:
• LIGHT BROOM FINISH - SEALED

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CONCRETE SLAB PLAN & DETAILS

Drawn by: **PD** Job No. **11385B**
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