# Attachment 2

## 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 CONC. 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 U.N.O.
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/HER SUBCONTRACTORS 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 11 OF AIA DOCUMENT A201 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 PLANS AND SPECIFICATIONS 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 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.
17. THE CONTRACTOR IS TO VENT EACH AREA FROM FUMES, DUST, ETC. DO NOT USE A/C SYSTEM AND OR FURNACES FAN SYSTEM DURING CONSTRUCTION. COVER ALL VENTS AND 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.
18. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL SITE WORK, CONSTRUCTIONS, PROPERTY, AND ANY PLANT MATERIAL. ANY ITEM TO REMAIN OR NOT IN SCOPE OF PROJECT WHICH IS DAMAGED OR INJURED SHALL BE AT THE CONTRACTOR'S COST TO HIM/HERSELF, REPLACED, OR REPAIRED TO "AS IS" CONDITIONS PRIOR TO CONSTRUCTION OR DEMOLITION. SUCH PATCHING OR REPAIR INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:ANY BROKEN OR DAMAGED UTILITIES , SPRINKLER PIPE, ELECTRICAL OR PHONE LINES. CONTRACTOR SHALL PATCH OR REPLACE ANY DAMAGED CONCRETE SIDE WALK.
19. CONTRACTOR SHALL KEEP PROJECT AND SITE AT ALL TIMES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR, PRIOR TO COMMENCING ANY WORK.
20. AT ALL TIMES THE BUILDING, WORK AREA AND SITE SHALL BE KEPT ORDERLY, CLEAN, AND FREE OF DEBRIS & DIRT. DEBRIS, WASTE, RUBBISH, AND DISUSED IMPLEMENTS AND EQUIPMENT SHALL NOT ACCUMULATE OVER A 24 HOUR PERIOD, FLAMMABLE AND/OR TOXIC MATERIALS SHALL NOT BE STORED IN PROJECT STRUCTURES OR ADJACENT TO.
21. CONTRACTOR SHALL KEEP NOISE, DUST, DEBRIS, ETC. TO A MINIMUM AS SET FORTH BY OWNER.
22. 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 & 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 RECOMMENDED COURSE OF ACTION.
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 A PROBLEMATIC 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 REQ'S 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 THE CONTRACTOR MUST OBTAIN A NECESSARY PERMIT PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.
31. OPEN EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL PANES, 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 PROOFING ARE WATERTIGHT WHERE ANY NEW STACKS PENETRATE, IF REQ'D.
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 DIMENSIONAL DISCREPANCIES, BUT CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING, PURCHASING OR INSTALLATION.
36. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, 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 REMEDIED BY THE OWNER OR AFFECT THE CONTRACT PRICE.
38. ALL DOOR LOCKS, CATCHES, BUMPERS, CABINET PULLS, ACCESSORIES ARE TO BE SPECIFIED BY ARCHITECT AND/OR OWNER.
39. SET AND SECURE ALL CABINETRY, PLUMB AND SQUARE, COUNTER SINK ALL FASTENERS, COUNTERTOPS TO BE GLUED AND SCREWED SECURELY IN PLACE, ADJUST ALL DOORS.
40. MANUFACTURER'S INSTALLATION REQUIREMENTS TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS OR NOTES.

## 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 SANITATION STANDARDS ESTABLISHED BY AN AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) ACCREDITED PROGRAM. ACCREDITED AGENCIES INCLUDES, NSF, UL, ETL, CSA ETC.
3. ALL FLOOR MOUNTED EQUIPMENT WILL BE INSTALLED ON MINIMUM 6" SANITARY LEGS, CASTORS, OR COMPLETELY SEALED IN POSITION ON A 4" HIGH CURB WITH CONTINUOUSLY COVED BASE. COUNTERTOP EQUIPMENT WILL BE ON A 4" SANITARY LEGS OR SEALED TO THE COUNTER UNLESS READILY MOVABLE.
4. IF SOFT DRINK, ICE OR OTHER DISPENSERS ARE SELF-SERVICE, OR IF REFILLS ARE PROVIDED THEY MUST BE PUSH BUTTON TYPES, OR LEVER TYPES WHERE THE LEVER CONTACTS THE CONTAINER AT LEAST ONE INCH BELOW THE RIM.
5. ALL EXTERIOR DOORS OPEN OUTWARD AND ARE SELF-CLOSING AND TIGHT FITTING.
6. TOILET ROOM DOOR TO BE SELF-CLOSING AND TIGHT FITTING.
7. A MINIMUM OF 20 FOOT-CANDLES IS PROVIDED WHERE FOOD 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.
8. A MINIMUM OF 50 FOOT-CANDLES 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.
9. SHATTER PROOF LENSES FOR ALL LIGHTS ABOVE FOOD PREPARATION, WORK, AND STORAGE AREAS TO BE PROVIDED.
10. 3-COMPARTMENT SINK MINIMUM SIZE TO HOLD LARGEST EQUIPMENT TO BE WASHED, OR 18"X18"X12" W/ (2) 18" DRAIN BOARDS AND 8" INTEGRAL BACK SPLASH.
11. SINKS TO HAVE SPOUTS CAPABLE OF REACHING EACH COMPARTMENT.
12. THE NUMBER OF EMPLOYEES PER SHIFT WILL BE (2) INCLUDING OWNERS & MANAGERS.
13. THE HOT WATER HEATER IS A COMMERCIAL TYPE CAPABLE OF CONSTANTLY SUPPLYING HOT WATER AT A TEMPERATURE OF 120 DEGREES (F) TO ALL WASHING SINKS AND BETWEEN 100-108 DEGREES (F) TO ALL HAND WASHING SINKS. PEAK DEMAND USED FOR SIZING TANKLESS HEATER.
14. ALL LAVATORIES OR HAND SINKS TO HAVE A COMBINATION FAUCET OR PREMIXING FAUCET CAPABLE OF SUPPLYING WATER AT 100-DEGREES(F)
15. EACH LAVATORY AND HAND WASHING SINK MUST HAVE PERMANENTLY MOUNTED SINGLE-SERVICE SOAP AND PAPER TOWEL DISPENSER.
16. HAND SINKS SHALL BE PROVIDED WITH BACK SPLASH EXTENDING UP THE WALL AT LEAST 8" AND SHALL BE FORMED AS AN INTEGRAL PART OF THE SINK AND SEALED TO THE WALL.
17. ALL PLUMBING, ELECTRICAL AND GAS LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT AS AN EXTENT AS POSSIBLE. MUST BE IN WALL.
18. WHERE CONDUITS COULD NOT BE CONCEALED AS INDICATED ABOVE, THEY SHALL BE INSTALLED AT LEAST 6" A.F.F. AND .75"OFF FROM WALLS USING STANDOFF BRACKETS.
19. HORIZONTAL RUNS, DRAIN LINES SHALL TERMINATE AT LEAST 1" ABOVE OVERFLOW RIM OF THE FLOOR SINK VIA RIGID PLUMBING.
20. CONDUITS, PLUMBING, OR PIPING CANNOT BE INSTALLED ACROSS ANY AISLE WAY, TRAFFIC AREA, OR DOOR OPENING.
21. MULTIPLE RUNS OR CLUSTER OF CONDUIT OR PIPELINES SHALL BE FURRED-IN OR ENCASED IN AN APPROVED SEALED ENCLOSURE.
22. ALL EQUIPMENT WHICH GENERATES CONDENSATE OR SIMILAR LIQUID WASTE SHALL BE DRAINED BY MEANS OF INDIRECT WASTE PIPES INTO A FLOOR SINK, 15 FEET MAX. FROM EQUIPMENT SERVED, PROVIDE 1" AIR GAP. FLOOR DRAINS CANNOT BE USED IN LIEU OF FLOOR SINKS.
23. FLOOR SINKS TO BE 50% EXPOSED WHEN NO ACCESS IS PROVIDED FOR CLEANING OR BE IN LINE WITH THE FRONT FACE OF ELEVATED FREE STANDING EQUIPMENT.
24. AN APPROVED BACKFLOW PREVENTER SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION. HOSES SHALL NOT BE ATTACHED TO A FAUCET OR HOSE BIB UNLESS AN APPROVED BACK FLOW PREVENTER IS PROVIDED.
25. MOPS SHALL BE PLACED IN POSITION THAT ALLOWS THEM TO AIR DRY WITHOUT SOILING WALLS, EQUIPMENT, OR SUPPLIES.
26. THE JANITORIAL SINK FAUCET SHALL BE PROVIDED WITH THREADED OUTER LIP FOR HOSE ATTACHMENT AND APPROVED BACKFLOW PREVENTION DEVICE. NO CHEMICAL DISPENSING SYSTEM OR SHUTOFF VALVES TO BE ATTACHED TO MOP SINK FAUCET OUTLET UNLESS "SIDEKICK" DEVICE IS INSTALLED (NOT APPLICABLE).
27. ADEQUATE MECHANICAL VENTILATION IS PROVIDED TO RESTROOMS. THERE ARE NO JANITOR CLOSETS W/ MOP SINKS, INDOOR TRASH ROOMS, OR DRESSING/CHANGE ROOM(S) IN PROJECT.
28. THE FLOOR FINISH WILL HAVE A SMOOTH SURFACE UNDER ALL EQUIPMENT AND WALKWAYS WILL HAVE A LIGHT TEXTURE ONLY.
29. THE PAINT USED ON WALLS AND CEILINGS OF ALL KITCHENS, FOOD PREPARATION, WORK AND STORAGE AREAS WILL BE A GLOSS OR SEMI-GLOSS ENAMEL. FINISH MATERIALS SHALL BE A LIGHT COLOR IN FOOD PREP AREAS FOR EASY CLEANING.
30. PRIOR TO INSTALLATION, SAMPLES OR SPEC. SHEETS OF FINISHES TO BE SUBMITTED TO ENVIRONMENTAL HEALTH FOR APPROVAL AS NEEDED OR REQUESTED.
31. BACKUP DRY STORAGE SHELVING SHALL BE A MINIMUM OF 96 LINEAR FEET (MEASURED WITH TIERS) OR 25% OF KITCHEN FOOD PREPARATION, AND WORK AREAS, WHICHEVER IS GREATER. SHELVING SHALL BE AT LEAST 18" DEEP AND START A MINIMUM 6" OFF THE FLOOR SURFACE.
32. SHELVING OVER WET AREAS (SINKS, MOP SINKS ETC.) AND FOOD PREPARATION SURFACES TO BE STAINLESS STEEL.
33. ALL SEAMS, CAPS, OPENINGS TO BE PROPERLY SEALED.
34. ALL NEW AND REPLACEMENT OF ELECTRICAL APPLIANCES SHALL MEET APPLICABLE UNDERWRITERS LABORATORIES (UL) STANDARDS FOR ELECTRICAL EQUIPMENT AS DETERMINED BY AN ANSI ACCREDITED PROGRAM.
35. ALL EQUIPMENT, INCLUDING SHELVING, MUST BE SUPPORTED BY A SIX (6) INCH HIGH EASILY CLEANABLE LEGS, COMMERCIAL CASTERS, OR COMPLETELY SEALED IN POSITION ON A FOUR (4) INCH HIGH CONTINUOUSLY COVED BASE, OR CONC. CURB.
36. RESTROOMS TO BE PROVIDED WITH CEILING EXHAUST FAN & MIN. OF 5 AIR CHANGES PER HOUR. EXHAUST FAN SHALL INTERLOCK WITH ROOM LIGHT SWITCH.
37. THE BUILDING SHALL BE RODENT PROOFED. DOORS LEADING TO THE OUTSIDE ARE TO BE SELF-CLOSING AND HAVE NO MORE THAN .25" GAP AROUND THE PERIMETER OF THE DOOR, SEAL ANY HOLES, CAPS, IN THE WALLS AND CEILING IF FOUND.
38. 3-TIER STORAGE RACKS WITH 6" HIGH LEGS NSF APPROVED, NOT TO EXCEED 5'-9".
39. INSTALL 6" HIGH SPLASH GUARD PARTITION BETWEEN SINKS, MAINTAIN 2" CLEARANCE OF EACH SIDE OF SPLASH GUARD.
40. SEAL AROUND METAL FLASHING, SINK BACK SPLASHES, AND AROUND PIPES AND CONDUITS WITH A NON-HARDENING SILICON SEALANT.
41. HAZARDOUS MATERIALS WILL NOT BE STORED AND/OR USED WITHIN THE BUILDING, WHICH WILL EXCEED THE QUANTITIES LISTED ON CBCTABLE 307.1 AND 307.2

### OCCUPANCY: A; 153 OCCUPANTS

**OCCUPANCY**
OCCUPANT LOAD ANALYSIS PER 2025 CBC 303.1.1 AN OCCUPANT LOAD >49 SHALL BE CONSIDERED "A" OCCUPANCY TYPE.

**OCCUPANT LOAD**
PER CBC 1004.5 AN "A" (ASSEMBLY) OCCUPANCY WITH UNCONCENTRATED (NOT FIXED) TABLES AND CHAIRS SHALL HAVE A MAX OCCUPANCY OF:
NET SF / 15: 2,298sf / 15 = 153 OCCUPANTS.

**INDOOR SEATING:**
INDOOR SEATING AREA = 1,130SF
PER TABLE1004.5 OCCUPANCY A UNCONCENTRATED:
1,130SF / 15 = *75 NON-FIXED (UNCONCENTRATED) SEATS AT NON-FIXED (UNCONCENTRATED) TABLES.*

**EGRESS / OCCUPANCY ADJUSTMENT:**
PER CBC TABLE 11B-221.2.1.1 THE MIN. NUMBER OF ACCESSIBLE SEATS SHALL BE FOUR (4).

EGRESS ANALYSIS PER 2025 CBC SECTION 1004-1006. PER CBC TABLE 1006.2.1 A MAXIMUM OCCUPANCY LOAD OF >50 IN AN UNSRPINKLERD SPACE CAN HAVE A MAXIMUM COMMON PATH OF EGRESS OF UP TO 75'-0" AND REQUIRES TWO (2) EXITS. PER SAME TABLE, A SPRINKLERED BUILDING CAN HAVE A MAXIMUM COMMON PATH OF EGRESS OF UP TO 100'-0" AND REQUIRES TWO (2) EXITS.

PER CCR TITLE 8 SEC. 3229: REQUIRED EXIT WIDTH:
(OL / 50) / 2 EXITS = 153 / 50 = 36.06"
NO DOOR LESS THAN 36" = MIN. OF (2) TWO 36" EXIT DOOR SINGLE LEAF OUTSWINGING DOORS NOT MORE THAN 75' FROM OCCUPIABLE SPACE. SEE EGRESS DIAGRAMS.

### VICINITY MAP

### PROJECT DATA

| | |
|---|---|
| PARCEL: | 024-083-06 |
| JURISDICTION: | LAKE COUNTY |
| BASE ZONING: | C2 |
| FULL ZONING: | C2-DR |
| GENERAL PLAN: | MDR |
| SUPERVISOR DIST.: | 5 |
| SCHOOL DIST.: | KELSEYVILLE UNIFIED |
| SEWER: | COUNTY |
| WATER: | KONOCTI MUTUAL |
| OCCUPANCY: | A |
| CONSTRUCTION TYPE: | II-B |
| YEAR BUILT: | 1969 |
| SPRINKLERS: | YES |
| (E) STORIES / HEIGHT: | 1 / 13'-11.5" |
| (N) STORIES / HEIGHT: | 1 / 16'-0" |
| FLOOD ZONE: | N/A |
| FIRE HAZARD SEVERITY: | UZ |
| CLIMATE ZONE: | 2 |
| WIND EXPOSURE: | B |
| EARTHQUAKE ZONE: | II |
| SEISMIC CATEGORY: | D |
| FARMLAND CATEGORY: | D |

SETBACKS:

| | |
|---|---|
| FRONT | 10'-0" |
| BACK | 10'-0" |
| SIDES | 10'-0" |
| MAX HEIGHT | 35'-0" |

### AREAS

| | |
|---|---|
| (NEW) CONSTRUCTION | 435sf. |
| (RENOVATED) AREA | 2,163sf. |
| LOT AREA: | .16Acres |
| LOT SQUARE FOOTAGE | 6,969.5sf |
| EXISTING LOT COVERAGE: | 48% |
| NEW TOT. LOT COVERAGE: | 52% |

### CODES

ALL CONSTRUCTION TO CONFORM W/ 2025 CA. BUILDING, PLANNING, MECHANICAL, PLUMBING, FIRE, ELECTRICAL, ENERGY, GREEN BUILDING & REFERENCE STANDARDS.

### DEFERRED SUBMITTALS

1. SOLAR
2. NEW ROOF TRUSS

### APPROVAL STAMPS

### OWNERS DATA

OWNER'S NAME: County of Lake
OWNER'S REPRESENTATIVE: Joseph Cooper
OWNER'S ADDRESS:
255 N Forbes St. Lakeport, CA. 95453
OWNER'S TELEPHONE:
707-262-1618 X25105
PROJECT ADDRESS:
5245 Third St. Kelseyville, CA. 95451

### PROJECT DESCRIPTION

2,163sf 1-STORY RENOVATION OF CMU SENIOR EVENT CENTER & COMMERCIAL KITCHEN + 435sf 1-STORY NEW CONSTRUCTION OF ENTRY VESTIBULE & OFFICE (2598sf TOT) + NEW ROOF

### DRAWING INDEX


A0.0_TITLE SHEET
C1.00_CIVIL COVER PAGE
C2.00_CIVIL GENERAL NOTES
C3.00_CIVIL EXISTING CONDITIONS & DEMOLITION PLAN
C4.00_CIVIL SITE PLAN & HORIZONTAL CONTROL
C5.00_CIVIL GRADING & UTILITY PLAN - SAGEBRUND ST.
C6.00_CIVIL GRADING & UTILITY PLAN - THIRD ST.
C7.00_CIVIL STRIPING PLAN
C8.00_CIVIL EROSION CONTROL PLAN
C9.00_CIVIL DETAILS
C10.00_CIVIL DETAILS
A0.01_SYNTAX
A0.02_PROJECT CODE NOTES & CALCULATIONS
A0.03_KEYNOTES
A1.00_EGRESS & ACCESSIBLITY DIAGRAMS
A1.01_(E) SITE PLAN
A1.02_NEW SITE PLAN
A1.03_(E) FLOOR PLAN
A1.04_DEMOLITION FLOOR PLAN
A1.05_(E) ROOF & DEMOLITION PLAN
A1.06_NEW FOUNDATION PLAN
A1.07_NEW FLOOR PLAN
A1.08_POWER PLAN
A1.09_LIGHTING PLAN
A1.10_PLUMBING DIAGRAMS
A1.11_MECHANICAL DIAGRAM
A1.12_NEW ROOF PLAN
A2.00_(E) ELEVATIONS
A2.01_NEW N-S ELEVATIONS
A2.02_NEW E-W ELEVATIONS
A3.00_BUILDING SECTIONS
A3.01_BUILDING SECTIONS
A3.02_WALL SECTIONS
A4.00_KITCHEN AREA PLANS
A4.01_RESTROOM, DATA, & OFFICE AREA PLANS
A5.00_ROOF DETAILS
A5.01_ROOF DETAILS
A5.02_WINDOW DETAILS
A5.03_EXTERIOR DOOR DETAILS
A6.00_WINDOW, DOOR, & FINISH SCHEDULES
A6.01_FIXTURE, APPLIANCE, & LIGHTING SCHEDULES
FP1_TITLE & DETAILS
FP2_PIPING PLAN
FP3_RCP
FP4_ATTIC SPRINKLERS
FP5_SECTION
T24-CF2R_TITLE 24
S1.0_STRUCTURAL GENERAL NOTES & INDEX
S1.1_STRUCTURAL SPECIAL INSPECTIONS & OBSERVATIONS
S2.0_STRUCTURAL FOUNDATION DEMOLITION PLAN
S2.1_STRUCTURAL ROOF DEMOLITION PLAN
S2.2_NEW STRUCTURAL FOUNDATION PLAN
S2.3_NEW STRUCTURAL ROOF FRAMING PLAN
S2.4_CEILING FRAMING PLAN
S3.0_NORTH-SOUTH CMU WALL ELEVATIONS
S3.1_EAST-WEST CMU WALL ELEVATIONS
S4.0_STRUCTURAL FOUNDATION DETAILS
S4.1_MASONRY & FRAMING DETAILS
S4.2_STRUCTURAL FRAMING DETAILS
S4.3_STRUCTURAL FRAMING DETAILS
S4.4_STRUCTURAL FRAMING DETAILS
S4.5_STRUCTURAL TYPICAL DETAILS
S4.6_STRUCTURAL MISC. DETAILS



ENDEMIC
ENDEMIC ARCHITECTURE
2424 Blanding Ave.
Suite #205
Alameda, CA. 94501
CA lic: C-38874

303.548.7806
www.EndemicArchitecture.com


KELSEYVILLE
# SENIOR EVENT CENTER
5245 THIRD ST. - KELSEYVILLE CA 95451
APN:024-083-06

# PERMIT SET

Prepared For:
**LAKE COUNTY**
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

**STRUCTURAL ENGINEER**
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 787-0981

**CIVIL ENGINEER**
California Engineering Company
1110 Civic Center Blvd. Suite
404 Yuba City, CA 95993
(530) 751-0952

**TITLE 24**
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

**FIRE SUPPRESSION**
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

**GENERAL CONTRACTOR**
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 08/18/2025
Revision:

| No. | Description | Date |
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Stamp:

LICENSED ARCHITECT
CLARK THENHAUS
C-38874
RENEWAL DATE 07/31/2027
STATE OF CALIFORNIA

Title:
**TITLE PAGE**

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# KELSEYVILLE SENIOR CENTER

## CIVIL IMPROVEMENT PLANS

5425 THIRD STREET, LAKE COUNTY, CALIFORNIA

90% PLANS

JUNE 2025

### ABBREVIATIONS:

| | | | | | |
|---|---|---|---|---|---|
| AC | - | ASPHALT CONCRETE | JP | - | JOINT POLE |
| AB | - | AGGREGATE BASE | | | |
| APPROX. | - | APPROXIMATELY | LIP | - | LIP OF GUTTER |
| ARV | - | AIR RELEASE VALVE | LF | - | LINEAL FEET |
| AVE. | - | AVENUE | L.S. | - | LONG SWEEP |
| BC | - | BEGIN CURVE | MH | - | MANHOLE |
| BFV | - | BACKFLOW VALVE | MON. | - | MONUMENT |
| C&G | - | CURB AND GUTTER | N.S. | - | NOT SHOWN |
| CL | - | CENTER LINE | | | |
| CO/SSCO | - | SEWER CLEANOUT | P | - | PROPOSED |
| COTG | - | CLEANOUT TO GRADE | PC | - | POINT OF CURVATURE |
| CR | - | CURB RETURN | PCC | - | PORTLAND CEMENT CONC. |
| CULV. | - | CULVERT | PL | - | PROPERTY LINE |
| CMP | - | CORRUGATED METAL PIPE | PP | - | POWER POLE |
| | | | 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 |
| | | | PUE | - | PUBLIC UTILITY EASEMENT |
| EC | - | END CURVE | PVT | - | PRIVATE |
| EL | - | ELEVATION | | | |
| ELB | - | ELBOW | RCP | - | REINFORCED CONCRETE PIPE |
| EP | - | EDGE OF PAVEMENT | ROW | - | RIGHT-OF-WAY |
| ESMT. | - | EASEMENT | R.C. | - | RELATIVE COMPACTION |
| EVA | - | EMER. VEHICLE ACCESS | | | |
| EVAE | - | EMER. VEHICLE ACCESS ESMT. | SCH | - | SCHEDULE |
| E/EX. | - | EXISTING | SD | - | STORM DRAIN |
| EG | - | EXISTING GROUND | SHT | - | SHEET |
| | | | SUBD | - | SUBDRAIN |
| FDR-C | - | FULL DEPTH REC. W/ CEMENT | SS | - | SANITARY SEWER |
| F.E.S. | - | FLARED END SECTION | ST | - | STREET |
| FH | - | FIRE HYDRANT | STA. | - | STATION |
| FL | - | FLOW LINE | STD. | - | STANDARD |
| FLG | - | FLANGE | SW | - | SIDEWALK |
| FM | - | SEWER FORCE MAIN | | | |
| FND. | - | FOUND | TBC | - | TOP BACK OF CURB |
| FRAC | - | FIBER REINFORCED AC | TFC | - | TOP FACE OF CURB |
| FTG | - | FOOTING | TBW | - | TOP BACK OF WALK |
| F | - | FUTURE | TOE | - | TOE OF SLOPE |
| | | | TOP | - | TOP OF SLOPE |
| GB | - | GRADE BREAK | TP | - | TELEPHONE POLE |
| HDPE | - | HIGH DENSITY POLYETHYLENE | U.N.O. | - | UNLESS NOTED OTHERWISE |
| HORIZ. | - | HORIZONTAL | | | |
| HP | - | HIGH POINT | VERT. | - | VERTICAL |
| INTX. | - | INTERSECTION | w/ | - | WITH |
| INV. | - | INVERT | W | - | WATER |
| I.P. | - | IRON PIPE | WM | - | WATER METER |
| | | | WSP | - | WELDED STEEL PIPE |
| | | | WV | - | WATER VALVE |

### LEGEND

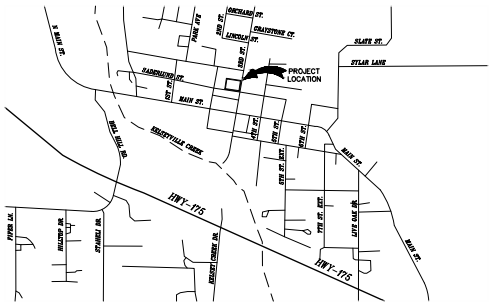
- SEWER MANHOLE
- WATER METER
- SEWER CLEAN OUT
- WATER VALVE
- PROPERTY LINE
- RIGHT OF WAY LINE
- (P) SEWER MANHOLE
- SD (P) STORM DRAIN
- (P) AC
- (P) PCC
- (P) TRENCH DRAIN
- (E) PCC
- (E) EP
- W (E) WATER
- SS (E) SANITARY SEWER
- SD (E) STORM DRAIN
- CENTERLINE
- BUILDING
- (E) FIRE HYDRANT
- SURVEY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

GRAPHIC SCALE

30 0 15 30 60 120

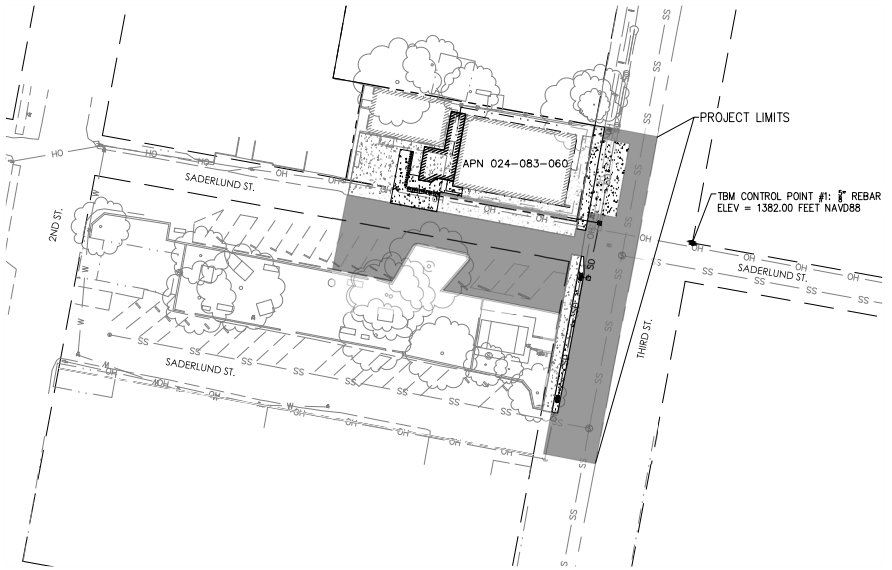
( IN FEET )

1 inch = 30 ft.




VICINITY MAP

NOT TO SCALE




### 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 | STRIPING 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 DH6294 & DF8949. 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 ¾" REBAR, ELEVATION = 1382.00', LOCATED ON THE NORTH EASTERLY CORNER OF SADERLUND AND THIRD STREETS.
36.6' ENE OF A SEWER MANHOLE
32.8' NNE 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 SWEPT 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.

### 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 |
| IRRIG. 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) 743-7782 |
| GAS | PACIFIC GAS & ELECTRIC (PG&E) | STAFF | (877) 743-7782 |
| PHONE | AT&T | STAFF | (800) 310-2355 |
| USA | UNDERGROUND SERVICE ALERT | STAFF | (800) 227-2600 |

**LAKE COUNTY PUBLIC SERVICES**

APPROVED BY:

LARS EWING — DATE
PUBLIC SERVICES DIRECTOR

**CALIFORNIA ENGINEERING COMPANY, INC.**

APPROVED BY:

DAVID L. SWARTZ, P.E. # C52840 - P.L.S. # 8401 — DATE
OFFICER IN CHARGE
P.E. EXP: 12/31/26 - P.L.S. EXP. 06/30/26

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

DATE: 6/12/2025
SCALE: 1" = 30'
DRAWN BY: TDC
DESIGNED BY: TDC
CHECKED BY: DLS

DRAFT


CALIFORNIA ENGINEERING COMPANY INC
CIVIL ENGINEERING
LAND SURVEYING
FUNDING PROCUREMENT
CONSTRUCTION ADMINISTRATION
www.cecusa.net
1110 Civic Center Blvd. Suite 404 | Yuba City, CA 95993 | (530) 751-0952 Office



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COUNTY OF LAKE

COVER

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401

SHEET C1 OF C10


Y:\CEC Jobs\Projects\24-401 Kelseyville Senior Center\Eng\Xmp\Prv\24-401 Improvement Plans.dwg Jun 12, 2025 12:20 pm tcheney

## 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 COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD CONSULTING ENGINEER AND COUNTY OF LAKE HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CONSULTING DESIGN PROFESSIONAL OR COUNTY OF LAKE.

2.) ALL CONSTRUCTION MATERIALS, METHODS AND WORKMANSHIP SHALL CONFORM TO THE COUNTY OF LAKE PUBLIC WORKS CONSTRUCTION STANDARDS, ADOPTED LATEST EDITION OF CAL TRANS CONSTRUCTION SPECIFICATIONS (RANK SHALL BE IN ABOVE LISTED ORDER WHERE DISCREPANCIES EXIST). ALL WORK IS SUBJECT TO THE APPROVAL OF THE GENERAL MANAGER OR DISTRICT ENGINEER. CERTIFICATION FOR CONFORMANCE WITH COUNTY SPECIFICATIONS WILL BE REQUIRED FOR ALL MATERIALS USED ON THE PROJECT UNLESS SPECIFICALLY WAIVED BY THE PROJECT ENGINEER.

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 RECEIPT 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 BARRICADE PROJECT TO KEEP THE GENERAL PUBLIC FROM THE SITE. ANY DAMAGE TO MUNICIPAL OR PRIVATE IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR TO CURRENT COUNTY OF LAKE STANDARDS.

8.) CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY LOCATION AND DEPTH. THE TYPES, LOCATIONS, SIZES AND DEPTH OF EXISTING UTILITIES WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY, THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATIONS WILL REVEAL ACTUAL INFORMATION. A REASONABLE EFFORT WAS MADE TO DELINEATE UTILITIES, HOWEVER, CALIFORNIA ENGINEERING COMPANY, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS, NOR ACCURACY, NOR FOR OTHER UTILITIES WHICH MAY BE ENCOUNTERED. THE CONTRACTOR IS HEREBY NOTIFIED THAT THEY ARE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL UTILITIES AT THE CONSTRUCTION SITE. IN THE EVENT CONFLICTS EXIST OR SUBSTANTIAL DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER FOR DIRECTION IMMEDIATELY AND ALLOW 2 WORKING DAYS FOR CHANGES TO BE MADE, COORDINATED AND APPROVED.

9.) THE CONTRACTOR IS TO EXPOSE THE ENDS OF WATER MAINS, SEWER AND DRAIN LINES AND EXISTING GRAVITY LINES 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. IF SO DIRECTED BY THE ENGINEER OR PSP, THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATION'S CAN BE MADE. ANY COSTS INCURRED RESULTING FROM THE CONTRACTOR'S FAILURE TO STOP WORK AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

11.) THE CONTRACTOR SHALL AT ALL TIMES COORDINATE HIS WORK WITH THAT OF OTHERS ON THE SITE. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR, ON THE JOB SITE DURING ALL WORKING HOURS.

12.) THE COUNTY OF LAKE IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE CALL SYSTEM. THE CONTRACTORS SHALL NOTIFY THE U.S.A. CENTER 48–HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING 1–800–227–2600 (EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING SURFACE).

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 CALOSHA TRENCHING PERMIT AND A COPY OF THE COMPANY'S LETTER INFORMING CALOSHA 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 SUBMITTALS FOR ALL MATERIALS TO BE USED. THE SUBMITTALS SHALL BE DELIVERED TO THE DEPARTMENT OF PUBLIC WORKS A MINIMUM OF TWO (2) WEEKS PRIOR TO THE PRE–CONSTRUCTION CONFERENCE.

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. COMPACTION SHALL BE BY MECHANICAL MEANS.

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, CURB, AND VEGETATION DESIGNATED TO BE SAVED, FROM THE AREA WITHIN WHICH EXCAVATION AND GRADING ARE TO BE CONDUCTED OR STORAGE OF EXCAVATED MATERIALS OR FILL IS TO BE MADE. VEGETATION CLEARED FROM THESE AREAS SHALL BE DISPOSED OF BY THE CONTRACTOR, AND INCLUDED IN THE COST OF CLEARING AND GRUBBING.

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, LATEST ENGLISH UNIT EDITION.
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) BEFORE START OF WORK. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE PERMIT. FOR WORK IN OR AFFECTING THE STATE HIGHWAY RIGHT–OF–WAY, A CALTRANS ENCROACHMENT PERMIT IS REQUIRED.
3. CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM ALL AGENCIES AND PAY ALL AGENCY FEES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL CONFORM WITH ZONING CODE, BUILDING CODE, AND ALL OTHER REQUIREMENTS ADMINISTERED BY THE COUNTY OF LAKE COMMUNITY DEVELOPMENT DEPARTMENT.
4. CONTRACTOR SHALL GIVE THE COUNTY CONSTRUCTION ENGINEER 72 HOURS NOTICE BEFORE STARTING WORK. CONTRACTOR SHALL ARRANGE A PRE–CONSTRUCTION MEETING PRIOR TO THE 72 HOUR NOTICE. CALL (707) 263–2341 OR CONTACT AT 255 N. FORBES, LAKEPORT, CA 95453.
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, AT THE END OF EACH WORK DAY, ALL COMPONENTS OF THE TRAFFIC CONTROL SYSTEM, EXCEPT PORTABLE DELINEATORS PLACED ALONG EXCAVATION ADJACENT TO THE TRAVELED WAY, SHALL BE REMOVED FROM THE TRAVELED WAY AND SHOULDER. IF THE CONTRACTOR SO ELECTS, SAID COMPONENTS MAY BE STORED AT SELECTED CENTRAL LOCATIONS AS APPROVED BY THE DIRECTOR, WITHIN THE LIMITS OF THE COUNTY RIGHT–OF–WAY.
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 PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE COUNTY D.P.W. AND OWNER IMMEDIATELY UPON DISCOVERY. SAID NOTIFICATION SHALL BE IN WRITING.
7. GRADE 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. ALL SUBSTITUTES OR ALTERATIONS SHALL BE SUBMITTED TO THE COUNTY OF LAKE FOR APPROVAL.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT APPEARANCE TO THE WORK. IN ANY AREA VISIBLE TO THE PUBLIC, THE FOLLOWING SHALL APPLY: WHEN PRACTICABLE, BROKEN CONCRETE AND DEBRIS DEVELOPED DURING CLEARING AND GRUBBING SHALL BE DISPOSED OF CONCURRENTLY WITH ITS REMOVAL. IF STOCKPILING IS NECESSARY, THE MATERIAL SHALL BE REMOVED OR DISPOSED OF WEEKLY. THE CONTRACTOR SHALL FURNISH TRASH BINS FOR ALL DEBRIS FROM STRUCTURE CONSTRUCTION. ALL DEBRIS SHALL BE PLACED IN TRASH BINS DAILY. FORMS OR FALSEWORK THAT ARE TO BE REUSED SHALL BE STACKED NEATLY CONCURRENTLY WITH THEIR REMOVAL. FORMS AND FALSEWORK THAT ARE NOT TO BE REUSED SHALL BE DISPOSED OF CONCURRENTLY WITH THEIR REMOVAL.
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, OR IN THE EVENT OF THE ACCIDENTAL DISCOVERY OF HUMAN REMAINS.

## 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 DRAINAGE WAYS.
8. PLACING AND COMPACTING OF BASE MATERIAL. IF MORE THAN ONE COURSE OR TYPE OF BASE OR SUBBASE IS TO BE USED, APPROVAL SHALL BE NECESSARY FOR EACH COURSE AND/OR TYPE.
9. PLACING OF PAVEMENT OR SURFACING. WITHIN 48 HOURS OF PAVING, 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. CONTRACTOR SHALL ALSO COMPLY WITH ANY AND ALL GRADING PERMIT REQUIREMENTS ADMINISTERED BY THE COUNTY OF LAKE PLANNING AND BUILDING SERVICES DEPARTMENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK WITH THE SOILS ENGINEER. ALL GRADING SHALL BE PERFORMED TO THE SATISFACTION OF THE SOILS ENGINEER AND SHALL BE IN CONFORMANCE WITH THE PROJECT SOILS REPORT.
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 BY THE CONTRACTOR. SEED AND MULCH WILL BE APPLIED BY OCTOBER 1ST TO ALL CUT AND FILL SLOPES WITHIN OR ADJACENT TO PROJECT ROADS. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING. ALL CRITICAL EARTHWORK OPERATIONS SHALL BE PERFORMED DURING THE DRY WEATHER SEASON, FROM MAY 1ST TO OCTOBER 1ST OR AS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. THE CLEARING OF EXISTING VEGETATION SHALL BE CONFINED WITHIN THE LIMITS OF ACTUAL EARTHWORK. STAGING OF THE WORK SHALL BE REQUIRED TO ENSURE THAT THE AMOUNT OF LAND CLEARED AT ANY TIME IS LIMITED TO THE AREA THAT CAN BE DEVELOPED DURING THE CONSTRUCTION PERIOD. STORM WATER SHALL NOT BE ALLOWED TO FLOW DIRECTLY DOWN UNPROTECTED SLOPES. ENERGY DISSIPATING STRUCTURES AND EROSION CONTROL DEVICES SHALL BNE PLACED AT ALL DRAINAGE OUTLETS WHICH DISCHARGE TO NATURAL CHANNELS AS SHOWN ON THESE PLANS. ALL SEDIMENT TRAPS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME THAT THE COUNTY ACCEPS MAINTENANCE RESPONSIBILITY

| ITEM | POUNDS PER ACRE |
|---|---|
| "BLANDO BROME" | 30 |
| ANNUAL RYE GRASS | 20 |
| FERTILIZER (16–20–0 & 15% SULPHUR) | 500 |
| STRAW MULCH | 4000 OR 3500 LB. OF WOOD CELLULOSE |

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 OF THIS PROJECT TO THE SATISFACTION OF THE COUNTY AND AIR QUALITY MANAGEMENT DISTRICT AS APPLICABLE.
7. PROJECTS GREATER THAN OR EQUAL TO 1–ACRE IN SIZE WILL REQUIRE A CONSTRUCTION GENERAL PERMIT AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THROUGH THE APPROPRIATE REGIONAL WATER QUALITY CONTROL BOARD.
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.

## UNDERGROUND CONSTRUCTION STANDARD NOTES

1. NO GUARANTEE IS INTENDED THAT UNDERGROUND OBSTRUCTIONS, NOT SHOWN ON THESE PLANS, WILL NOT BE ENCOUNTERED. THOSE SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE AND THE CONTRACTOR IS CAUTIONED THAT THE OWNER, THE ENGINEER, AND THE COUNTY OF LAKE ASSUME NO RESPONSIBILITY FOR ANY OBSTRUCTIONS EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES WORKING WITHIN THE LIMITS OF THIS PROJECT.
2. CONTRACTOR SHALL NOTIFY USA PRIOR TO ANY EXCAVATION. UNDERGROUND SERVICE ALERT: CALL TOLL FREE (800) 642–2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION.
3. CONTRACTOR SHALL NOT BEGIN EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THAT PARTICULAR UTILITY. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY AT LEAST 24 HOURS BEFORE STARTING WORK.
4. CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATIONS OF UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER MAINS AND LATERALS, SEWER MAINS, STORM DRAINS, GAS MAINS AND LATERALS, ELECTRICAL DISTRIBUTION LINES, TELEPHONE, CATV, AND FIBER OPTIC LINES. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE CIVIL ENGINEER IN RESPONSIBLE CHARGE OF THE WORK MAY ADJUST THE GRADE OF NEW STORM DRAIN CONSTRUCTION ACCORDINGLY WITH CONCURRENCE FROM THE COUNTY.
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 DRAWINGS.
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. PIPE, CORRUGATED METAL PIPE OR HDPE PLASTIC PIPE WITH SMOOTH INTERIOR WALL. MINIMUM COVER OVER PIPE SHALL BE 30", EXCEPT WHERE SLURRY CEMENT BACKFILL IS PROVIDED PER LAKE COUNTY STD. NO. 303. THE MAXIMUM ALLOWABLE COVER SHALL BE LIMITED TO 11 FEET FOR ALL SIZES.
2. ALL STORM DRAIN MANHOLES SHALL BE A MINIMUM OF 48" IN DIAMETER. UNLESS OTHERWISE NOTED, MANHOLE FRAME AND COVER SHALL HAVE 24" CLEAR OPENING, AND BE HEAVY DUTY NON–ROCKING. RAISED LETTERS ON TOP OF THE COVER SHALL READ "STORM DRAIN". PIPES SHALL NOT PROTRUDE INSIDE THE MANHOLE. PIPE ENDS SHALL BE ROUNDED.
3. REINFORCED CONCRETE PIPE AND CAST–IN–PLACE STORM DRAIN PIPE SHALL BE PLACED AND BACKFILLED IN ACCORDANCE WITH STANDARD DRAWING 313. STORM DRAINS WITHIN COUNTY MAINTAINED ROADS SHALL BE MINIMUM 18 INCH DIAMETER, WITH THE FOLLOWING EXCEPTIONS:
   A. LATERALS SERVING INDIVIDUAL PROPERTIES MAY BE 12 INCH DIAMETER
   B. 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 LEGEND LAYOUT LINES 10 WORKING DAYS BEFORE THE MARKER AND STRIPES WORK IS TO BE PERFORMED. ALL LABOR, EQUIPMENT AND MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
2. ALL LAYOUT WORK IS TO BE PERFORMED BY THE CONTRACTOR AND SHALL BE FIELD APPROVED BY THE COUNTY ENGINEER BEFORE THE ACTUAL WORK BEGINS.
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, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 56, "SIGNS", OF THE STANDARD SPECIFICATIONS, AND AS DIRECTED BY THE COUNTY ENGINEER.
5. SIGN PANELS SHALL CONFORM TO THE CURRENT CALTRANS SIGN PANEL SPECIFICATIONS. MINIMUM GRADE OF SIGN SHEETING MATERIAL SHALL BE TYPE 2, SUPER ENGINEERING GRADE, PER ASTM D–4956–99, OR HIGHER GRADE AS REQUIRED BY THE DIRECTOR. SIGNS USED FOR SCHOOL AREA TRAFFIC CONTROL SHALL BE RETROREFLECTIVE OR ILLUMINATED, AS SHOWN ON PLANS.
6. LOCATIONS OF ALL SIGNS SHALL BE AS SHOWN ON THE PLANS AND AS DIRECTED BY THE COUNTY ENGINEER.
7. SIGN PANELS SHALL BE MOUNTED ON METAL OR WOOD POSTS AS SHOWN ON THE PLANS. POST MATERIALS AND INSTALLATION SHALL BE PER THE CALTRANS STANDARD PLANS AND SPECIFICATIONS. METAL POSTS SHALL BE WIDE–FLANGE METAL POSTS PER CALTRANS STANDARD SPECIFICATIONS. ALL FASTENERS AND ATTACHMENT HARDWARE SHALL BE GALVANIZED.
8. MARKERS AND DELINEATORS SHALL BE AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 82, "MARKERS AND DELINEATORS" OF THE CALTRANS STANDARD SPECIFICATIONS, AS DIRECTED BY THE COUNTY ENGINEER.
9. LOCATION OF ALL MARKERS AND DELINEATORS SHALL BE AS SHOWN ON THE PLANS AND AS DIRECTED BY THE COUNTY ENGINEER.
10. TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE AS SHOWN ON THE PLANS, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 84, "TRAFFIC STRIPES AND PAVEMENT MARKINGS" OF THE CALTRANS STANDARD SPECIFICATIONS AND AS DIRECTED BY THE COUNTY ENGINEER.
11. ALL PAVEMENT MARKINGS, INCLUDING STOPBARS, EDGELINES, CENTERLINES, AND ALL CHANNELING LINES SHALL BE THERMOPLASTIC UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. PAINT MAY BE USED FOR SHORT SECTIONS OF STRIPING AS APPROVED BY THE COUNTY ENGINEER.
12. THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL CONFORM TO THE PROVISIONS OF SECTION 84–2, "THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS" OF THE CALTRANS STANDARD SPECIFICATIONS.
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, "PAVEMENT MARKERS" OF THE CALTRANS STANDARD SPECIFICATIONS.
15. EXISTING PAINTED/THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS WHICH CONFLICT WITH THE NEW TRAFFIC STRIPING AND PAVEMENT MARKING PLANS SHALL BE REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 15–2, REMOVAL METHODS, OF THE CALTRANS STANDARD SPECIFICATIONS.
16. EXISTING RAISED PAVEMENT MARKERS WHICH CONFLICT WITH THE NEW TRAFFIC STRIPING AND PAVEMENT MARKING PLAN SHALL BE REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 15–2, REMOVAL METHODS, OF THE CALTRANS STANDARD SPECIFICATIONS.

## PRESERVATION OF SURVEY MONUMENTS

1. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, STREETS, HIGHWAYS, OR OTHER RIGHT–OF–WAY, EASEMENTS, OR PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO CIVIL ENGINEER OR SURVEYOR IN RESPONSIBLE CHARGE OF THE WORK PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. CIVIL ENGINEER OR SURVEYOR IN RESPONSIBLE CHARGE OF THE WORK SHALL COORDINATE WITH CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST TO RESET ANY SURVEY MONUMENTS DAMAGED BY CONTRACTOR'S PERSONNEL.

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COUNTY OF LAKE

NOTES

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401

SHEET C2 OF C10

Y:\CEC Jobs\Projects\24-401 Kelseyville Senior Center\Eng\Xmp\Prin\24-401 Improvement Plans.dwg Jun 12, 2025 12:20 pm tchenev

## GENERAL NOTES:

A. EXISTING VAULTS, VALVES, STRUCTURES, ETC. ARE APPROXIMATE AND WERE ENCOUNTERED AT THE TIME OF THE SURVEY. ANY TANKS, VAULTS, VALVES, STRUCTURES, ETC. FOUND DURING CONSTRUCTION THAT ARE NOT SHOWN ON THESE PLANS SHALL BE DISCUSSED WITH THE COUNTY IN THE EVENT THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.

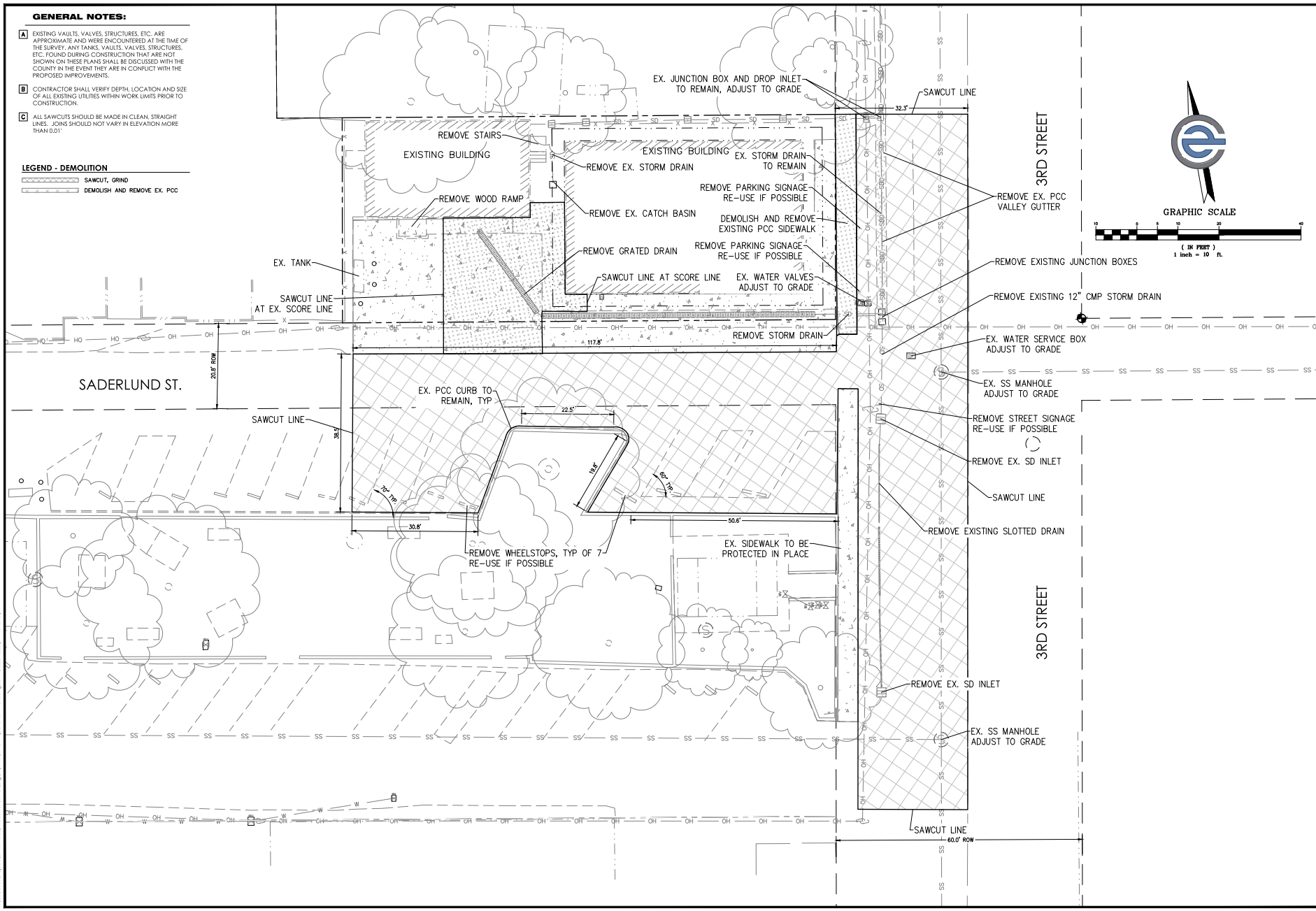
B. CONTRACTOR SHALL VERIFY DEPTH, LOCATION AND SIZE OF ALL EXISTING UTILITIES WITHIN WORK LIMITS PRIOR TO CONSTRUCTION.

C. ALL SAWCUTS SHOULD BE MADE IN CLEAN, STRAIGHT LINES. JOINS SHOULD NOT VARY IN ELEVATION MORE THAN 0.01'

## LEGEND - DEMOLITION

SAWCUT, GRIND

DEMOLISH AND REMOVE EX. PCC

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1 inch = 10 ft.

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COUNTY OF LAKE

EXISTING CONDITIONS & DEMOLITION

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401

SHEET C3 OF C10


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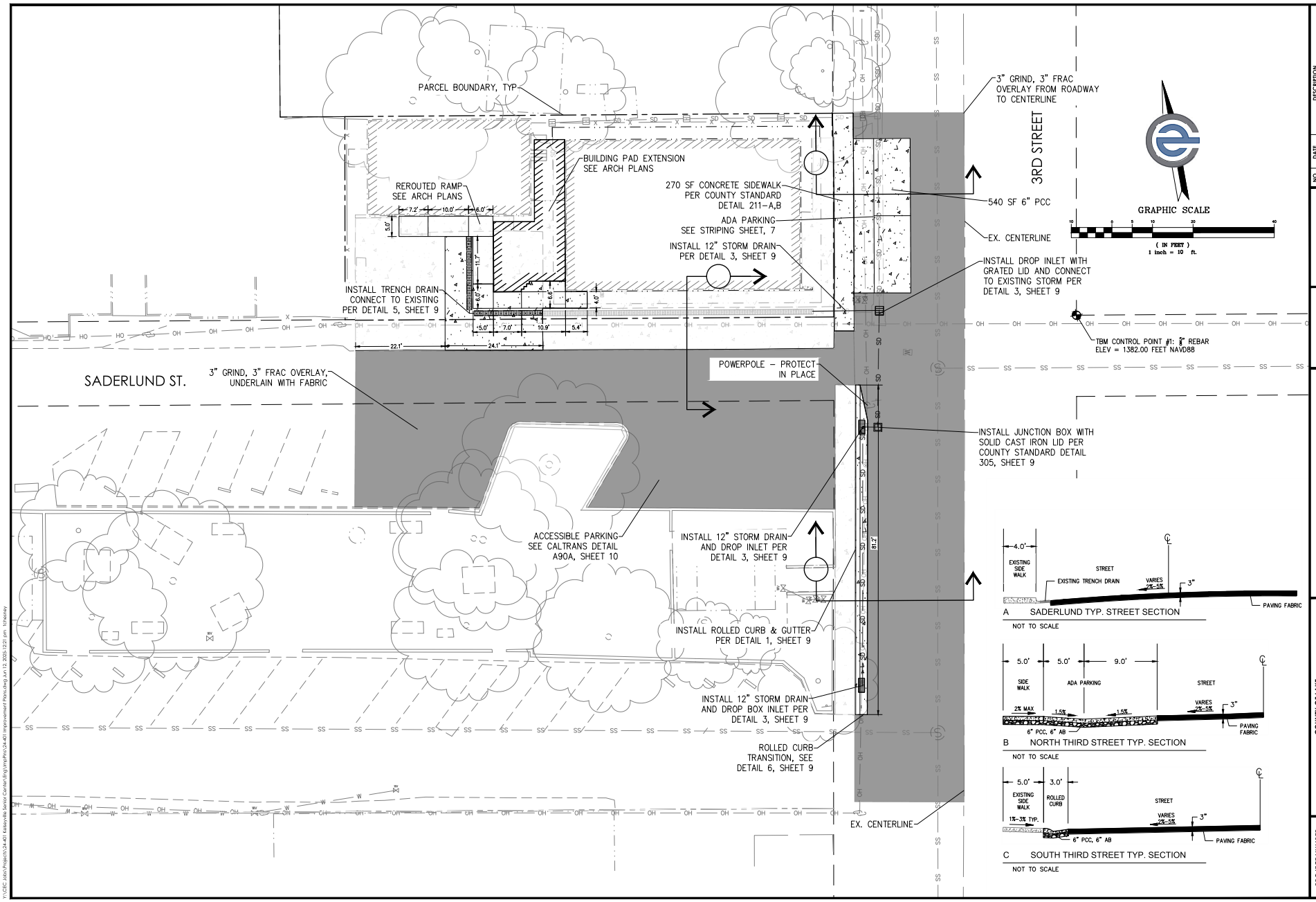


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COUNTY OF LAKE

# OVERALL SITE PLAN

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401

SHEET C4 OF C10


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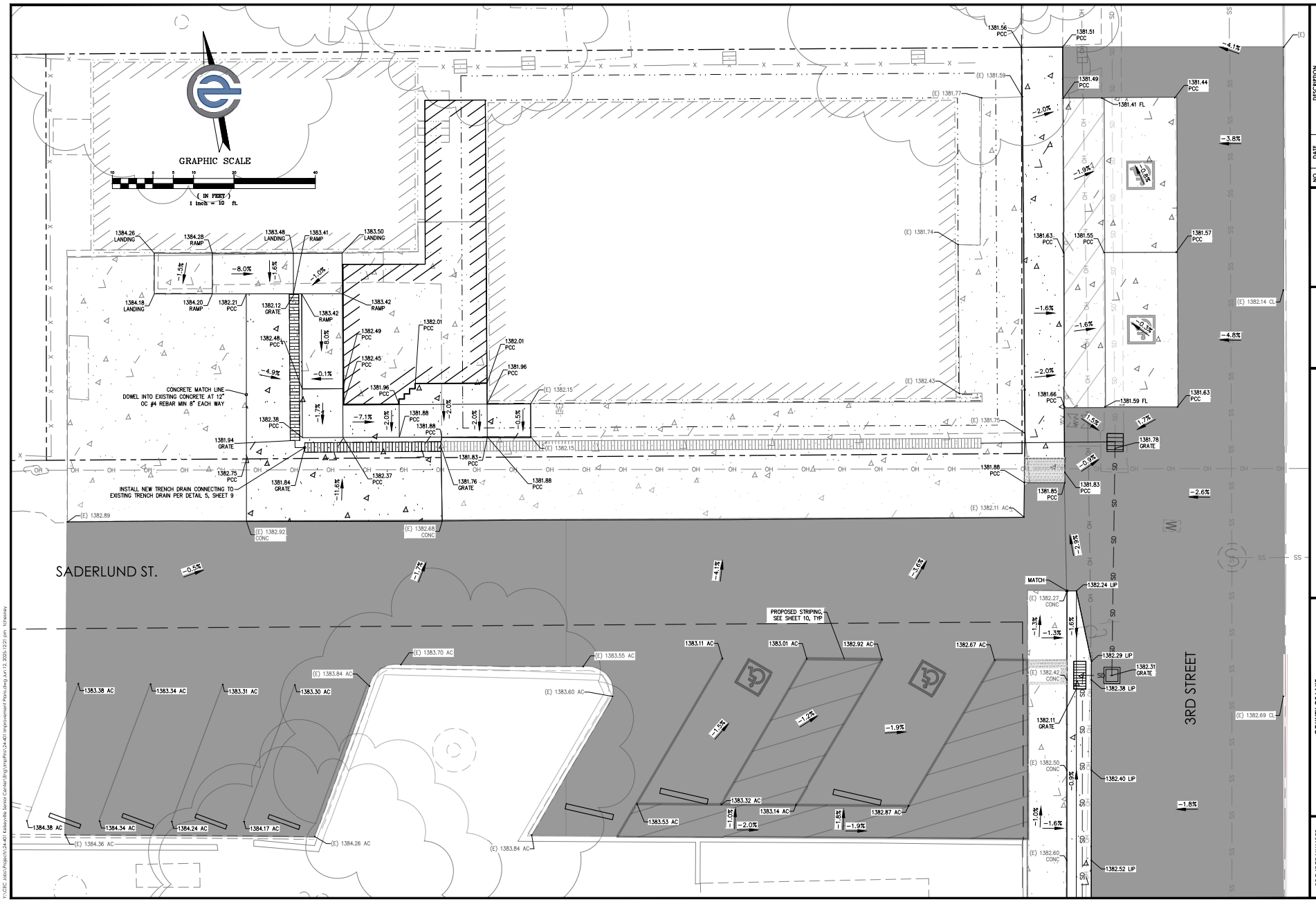


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COUNTY OF LAKE

# GRADING & UTILITY PLAN
# SADURLUND

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401

SHEET C5 OF C10


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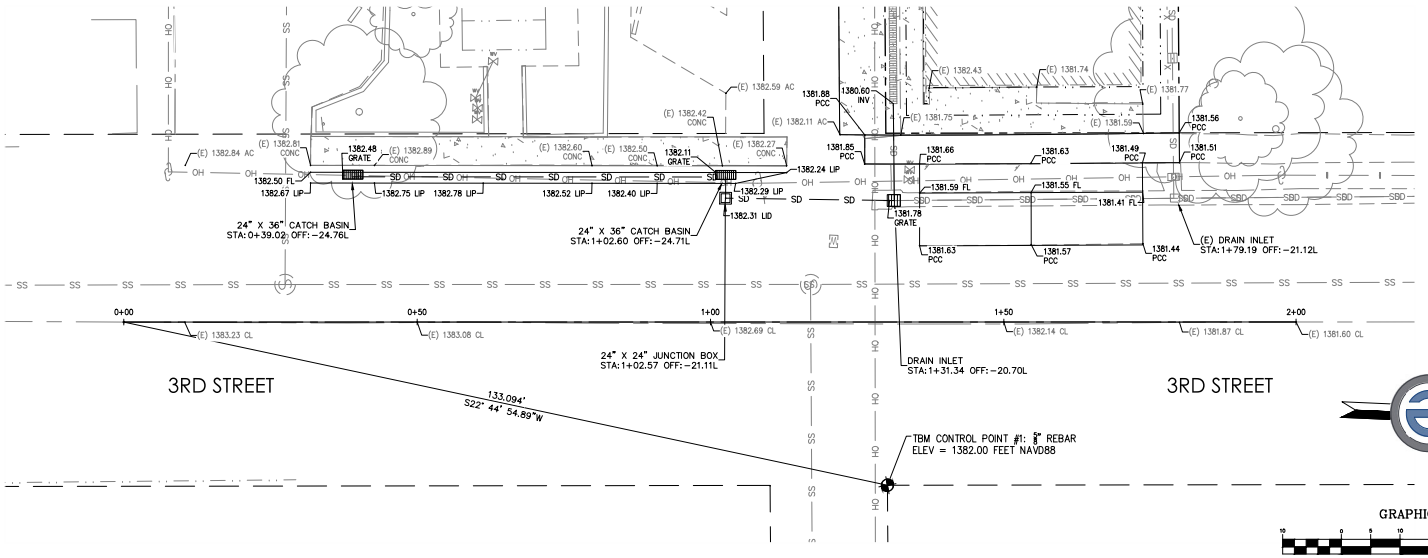


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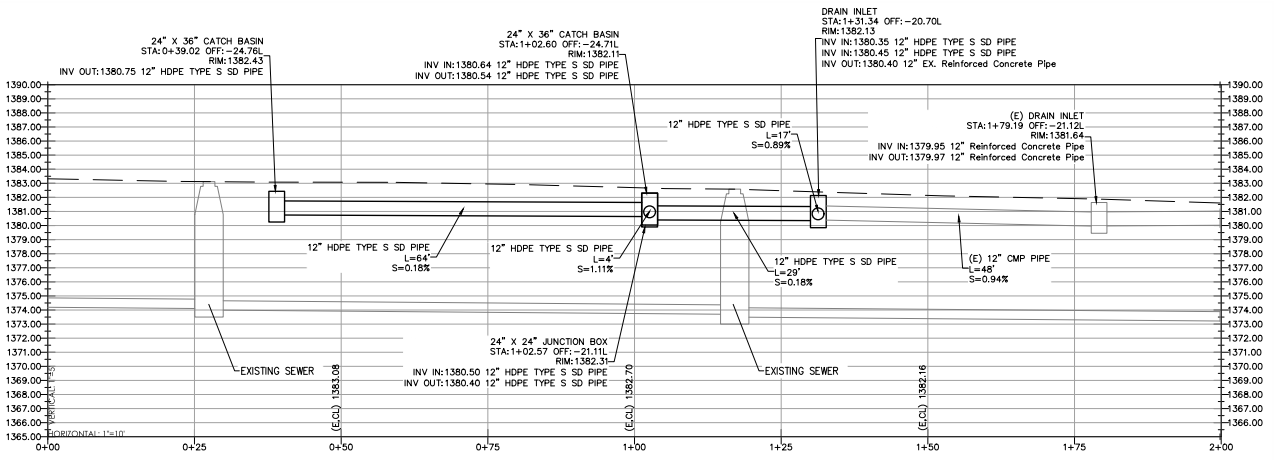


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COUNTY OF LAKE

GRADING & UTILITY PLAN
THIRD STREET

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER
24-401

SHEET C6 OF C10


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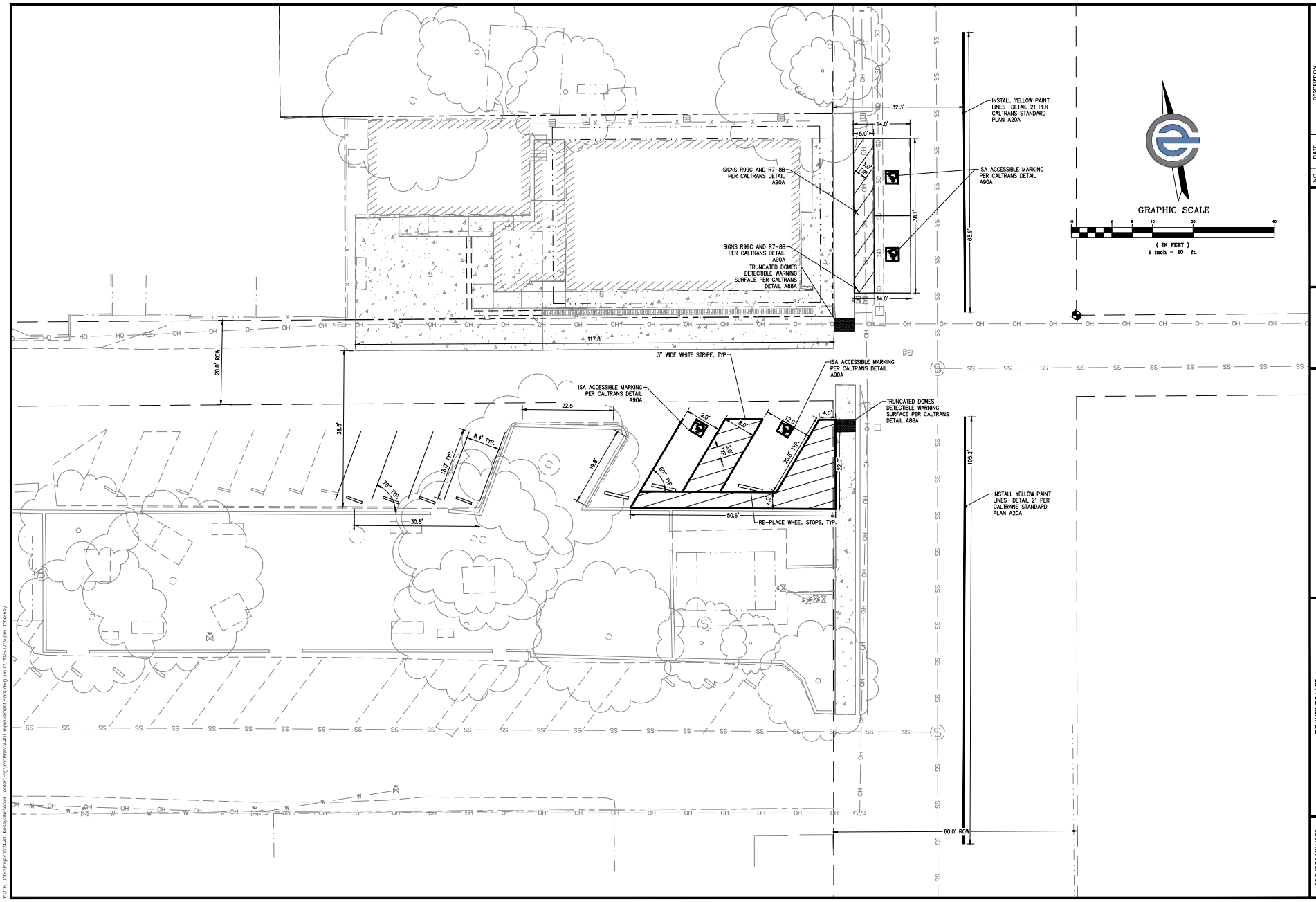


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COUNTY OF LAKE

STRIPING PLAN

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401

SHEET C7 OF C10

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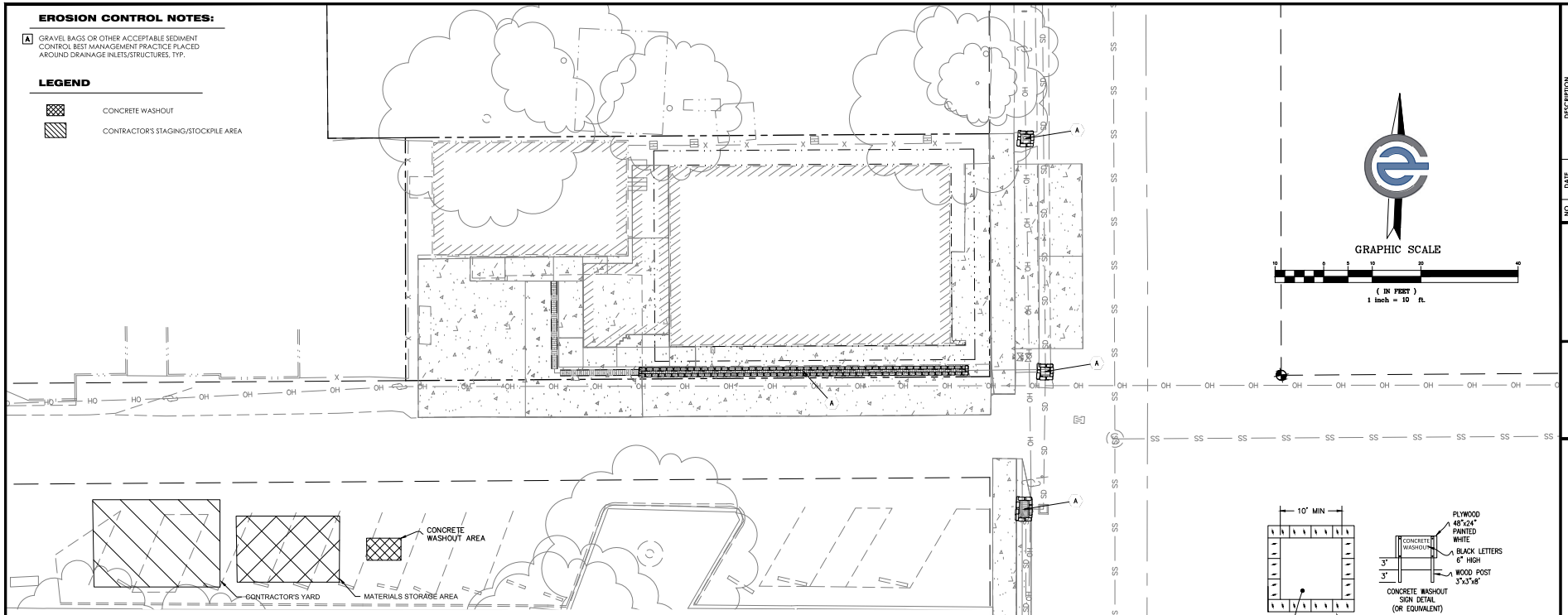
## EROSION CONTROL NOTES:

A GRAVEL BAGS OR OTHER ACCEPTABLE SEDIMENT CONTROL BEST MANAGEMENT PRACTICE PLACED AROUND DRAINAGE INLETS/STRUCTURES, TYP.

## LEGEND

CONCRETE WASHOUT

CONTRACTOR'S STAGING/STOCKPILE AREA

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1 inch = 10 ft.

## EROSION CONTROL NOTES

EROSION AND SEDIMENT CONTROL ON THIS SHEET ASSUMES STREET, CURB, GUTTER, AND STORM DRAINS ARE COMPLETED PRIOR TO RAINS. PROJECT ENGINEER SHALL PREPARE INTERIM DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN BASED ON WINTER CONDITIONS FOR COUNTY APPROVAL PRIOR TO CONTRACTOR INSTALLATION. A CURRENT EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AND KEPT ON THE JOB SITE.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM FROM THE CONSTRUCTION SITE IS OF EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN FRONT OF INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS AND SEDIMENT–LADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM. BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER AND COUNTY OF LAKE AND IN ACCORDANCE WITH THE PROJECT SWPPP (IF APPLICABLE). EROSION AND SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES.

IF THE STORM DRAIN SYSTEM IS NOT IN PLACE PRIOR TO CONSTRUCTION COMMENCEMENT, ADDITIONAL MEASURES SHALL BE TAKE SUCH AS TEMPORARY SETTLING BASINS WHICH MEET THE SATISFACTION OF THE ENGINEER AND THE COUNTY OF LAKE. SILT AND/OR CATCH BASINS MUST BE CLEANED OUT ON A REGULAR BASIS AFTER STORMS TO MAINTAIN DESIGN CAPACITY.

STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.

THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE COUNTY OF LAKE.

ANY DENUDEMENT OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES. DURING CONSTRUCTION, ALL PAVED AREAS WILL BE KEPT CLEAR OF MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED BY THE DEVELOPER, CONTRACTOR OR OWNER SO THAT A MINIMUM OF SEDIMENT–LADEN RUNOFF LEAVES THE SITE.

THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.

BEST MANAGEMENT PRACTICES SHALL BE VISUALLY MONITORED ON A WEEKLY BASIS DURING THE DRY SEASON AND RECORDED IN AN INSPECTION CHECKLIST. RAIN EVENT VISUAL MONITORING SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO AN ANTICIPATED RAIN EVENT, DAILY DURING A RAIN EVENT AND WITHIN 48 HOURS FOLLOWING A RAIN EVENT. REMOVE SEDIMENT WHEN ACCUMULATIONS REACH ½ THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.

UNSTABILIZED AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.

ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.

ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT–OF–WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP.

ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES.

THE CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES ON SITE ADEQUATE TO PROTECT THE ENTIRE SITE PRIOR TO CONSTRUCTION SUCH THAT IT IS IMMEDIATELY AVAILABLE IN PREPARATION OF THE UPCOMING WINTER SEASON OR IN THE EVENT OF AN EARLY RAIN.

AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.

ALL PROJECTS DISTURBING OR EXPOSING ONE ACRE OR MORE OF SOIL SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT OF STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES (CGP), ORDER NO. 2009–0009–DWQ. THE DEVELOPER SHALL PROVIDE THE COUNTY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID#) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) FOR PROJECTS DISTURBING OVER ONE ACRE.

ALL PROJECTS SHALL HAVE THE COUNTY OF LAKE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR A SWRCB STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC FOR THE PROJECT. A COPY SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION. THE EROSION AND SEDIMENT CONTROL PLAN OR SWPPP SHALL BE UPDATED AND DEPT CURRENT AS WORK PROGRESSES AND CONDITIONS CHANGE AND SHALL BE MADE AVAILABLE TO THE COUNTY AND SWRCB INSPECTORS WHEN REQUESTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT, INSPECTION, AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE OR UNTIL THE NOTICE OF TERMINATION IS FILED FOR THE CONSTRUCTION GENERAL PERMIT.

THE EROSION AND SEDIMENT CONTROL PLAN SHALL EMPHASIZE SOURCE CONTROL AND ADDRESS CONTROLLING WATER AND WIND EROSION, SEDIMENTATION, TRASH AND OTHER POSSIBLE POLLUTANTS USING BEST MANAGEMENT PRACTICES (BMPs). THE PLAN SHALL REFERENCE CASQA "STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK FOR CONSTRUCTION" FOR PROPER BMP SELECTION, INSTALLATION AND MAINTENANCE.

THE EROSION AND SEDIMENT CONTROL PLAN SHALL CONTAIN ALL APPLICABLE BMPs AND CONFORM TO ALL REQUIREMENTS LISTED UNDER SECTION E. PART 9 NCRWQCB ORDER NO. 2015–0030. STORM WATER NON–STORM WATER DISCHARGES FROM MUNICIPAL SEPARATE STORM SEWER SYSTEMS, REGULATION STORM WATER RUNOFF FROM THE COUNTY OF LAKE AT A MINIMUM. THE CONTRACTOR IS TO INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN OR SWPPP.

TRASH OR MATERIALS DEPOSITED OR TRACKED ONTO THE PUBLIC RIGHT–OF–WAY SHALL BE REMOVED DAILY.

THE EROSION AND SEDIMENT CONTROL PLAN SHALL INCLUDE A STATEMENT DESCRIBING THE LOCATION OF BMPs AND RATIONALE FOR BMP SELECTIONS, AS WELL AS A STATEMENT CONFIRMING THAT THE OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS AND MEET COMPLIANCE WITH LOCAL CODES AND ORDINANCES.

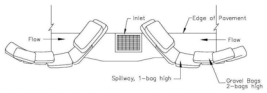
THE COUNTY CONSIDERS DISCHARGES FROM CONSTRUCTION SITES WITH TURBIDITY EXCEEDING 250 NTUs TO HAVE INADEQUATE LEVEL OF EROSION CONTROL MEASURES/BMPs. IMMEDIATE ASSESSMENT AND CORRECTIVE ACTION IS REQUIRED TO REDUCE TURBIDITY. CONTINUED EXCEEDING TURBIDITY LEVELS WILL BE CONSIDERED A VIOLATION OF COUNTY ORDINANCE 17–12, PROHIBITING NON–STORMWATER DISCHARGES. ADDITIONALLY, PROJECTS SUBJECT TO REGULATION BY CGP MAY BE OUT OF COMPLIANCE AND SUBJECT TO ENFORCEMENT ACTIONS BY THE SWRCB.

AFTER CONSTRUCTION IS COMPLETED, ALL STORM DRAIN SYSTEMS IMPACTED BY THIS PROJECT SHALL BE CLEANED OF ACCUMULATED SEDIMENT AND DEBRIS AND INSPECTED. STORM DRAIN CLEANING/FLUSHING WATER SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM.

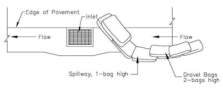
IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (COUNTY OF LAKE PUBLIC WORKS): PHONE NUMBER: (707)263–2341.

HYDROSEED SHALL BE EITHER APPLIED MECHANICALLY OR BY HYDROSEEDING. HYDROSEEDING REQUIRES THE APPLICATION OF FIBER AND STABILIZING EMULSION. MECHANICAL APPLICATION SHALL REQUIRE ROLLING, TAMPING, OR OTHERWISE WORKING THE SEED APPROXIMATELY 0.5 INCHES INTO THE TOPSOIL.

STABILIZATION OF EXPOSED GRADED AREAS WITH STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.




TYPICAL PROTECTION FOR INLET WITH OPPOSING FLOW DIRECTIONS

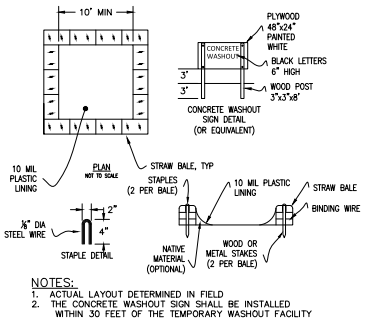



TYPICAL PROTECTION FOR INLET WITH SINGLE FLOW DIRECTION

NOTES:
1. Intended for short–term use.
2. Use to inhibit non–storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

### CURB INLET PROTECTION

NOT TO SCALE




NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY WASHOUT FACILITY

### CONCRETE WASHOUT

NOT TO SCALE

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

DATE: 6/12/2025
SCALE: 1" = 10'
DRAWN BY: TDC
DESIGNED BY: TDC
CHECKED BY: DLS

DRAFT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COUNTY OF LAKE

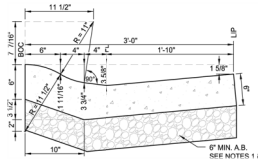
EROSION CONTROL PLAN

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401

SHEET C8 OF C10

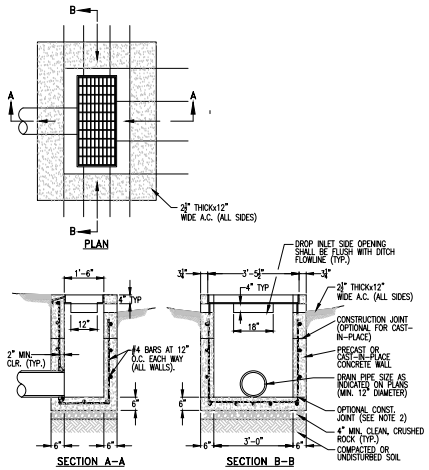

Y:\CEC Jobs\Projects\24-401 Kelseyville Senior Center\Eng\Vmp\Pln\24-401 Improvement Plans.dwg Jun 12, 2025 - 12:21 pm - tchenev




NOTES:
1. 12" MIN. A.B. SHALL BE PLACED IF SUBGRADE IS EXPANSIVE CLAY (R-VALUE LESS THAN 12).
2. TOP 6" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN., UNLESS OTHERWISE APPROVED

01 ROLLED CURB DETAIL

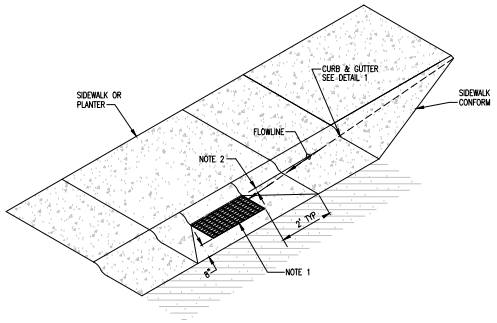
NOT TO SCALE




NOTES:
1. THERE SHALL BE A SIDE INLET FACING EACH CHANNEL THAT DISCHARGES TO THE BOX, AND A GRATE COVERED TOP OPENING. MINIMUM OF TWO SIDE INLETS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
2. CAST-IN-PLACE CONCRETE DRAIN INLETS SHALL BE CLASS "A" OR "B" BOTTOM OF INLET SHALL BE PLACED AT SAME TIME AS SIDE WALLS, UNLESS NOTED OTHERWISE.
3. PRECAST DRAIN INLETS TO BE RATED FOR H20 LOADING & SHALL BE APPROVED BY THE ENGINEER.

02 DITCH BOX DETAIL

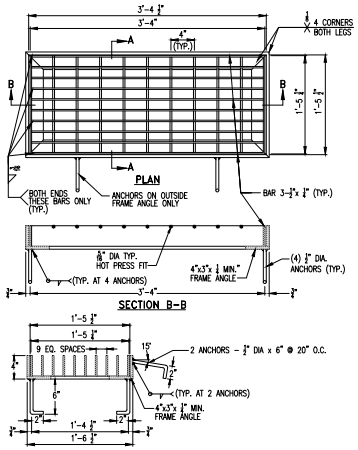
NOT TO SCALE




NOTES:
1. SEE DETAIL 2, EXCEPT OMIT SIDE INLET OPENINGS. GUTTER CONC POUR 4" MIN THICK ATOP INLET BOX SIDES.
2. TRANSITION TO BACK EDGE OF GRATE 1 1/2" BELOW DESIGN FLOWLINE. FRONT LIP OF GRATE FLUSH WITH STD GUTTER PROFILE.

03 ROLLED CURB DROP INLET DETAIL

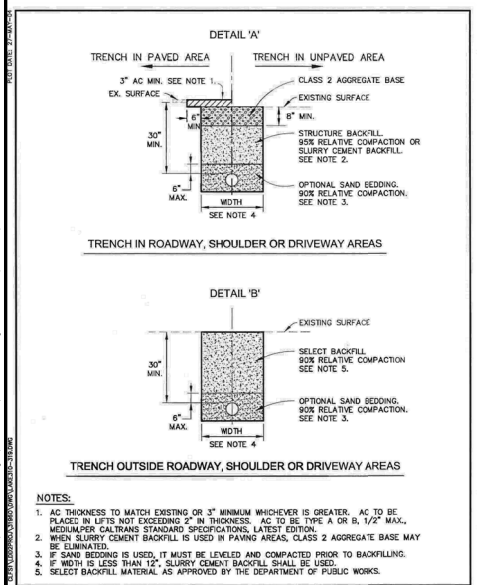
NOT TO SCALE




NOTES:
1. GRATE SHALL CONFORM TO REQUIREMENTS OF SECTION 75-1.02 OF CALTRANS STANDARD SPECIFICATION. GALVANIZING IS NOT REQUIRED.
2. ALL WELDS ON FRAME TO BE FULL PENETRATION DOUBLE V-GROOVE WELDS IN CONFORMANCE WITH AMERICAN WELDING SOCIETY STD. A-2.0.
3. LOCATE FRAME ANCHORS TO PROVIDE MINIMUM 2" CLEAR COVER.

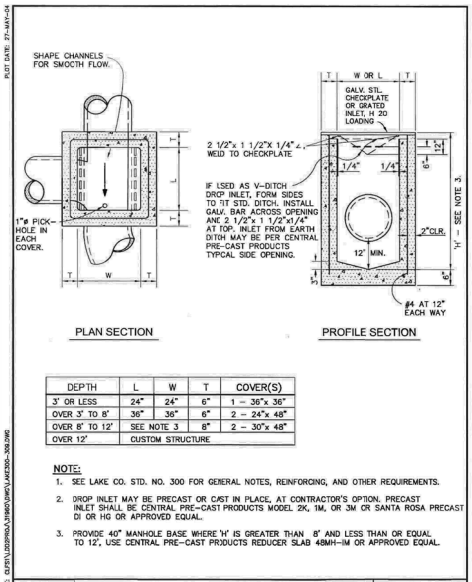
04 FRAME AND GRATE

NOT TO SCALE




NOTES:
1. AC THICKNESS TO MATCH EXISTING OR 3" MINIMUM WHICHEVER IS GREATER. AC TO BE PLACED IN LIFTS NOT EXCEEDING 2" IN THICKNESS. AC TO BE TYPE A OR B, 1/2" MAX., MEDIUM PER CALTRANS STANDARD SPECIFICATIONS, LATEST EDITION.
2. WHEN SLURRY CEMENT BACKFILL IS USED IN PAVING AREAS, CLASS 2 AGGREGATE BASE MAY BE ELIMINATED.
3. IF SAND BEDDING IS USED, IT MUST BE LEVELED AND COMPACTED PRIOR TO BACKFILLING.
4. IF WIDTH IS LESS THAN 12", SLURRY CEMENT BACKFILL SHALL BE USED.
5. SELECT BACKFILL MATERIAL AS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

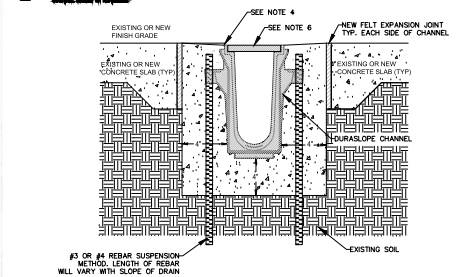
| STANDARD TRENCH DETAILS | STD. NO. 313 |
|---|---|
| SCALE: NONE \| DRAWN: LMM \| CHK: JLW, TEM \| APPVD: GRS \| DATE: JUNE 2004 | |




| DEPTH | L | W | T | COVER(S) |
|---|---|---|---|---|
| 3' OR LESS | 24" | 24" | 6" | 1 – 30"x 36" |
| OVER 3' TO 8' | 36" | 36" | 6" | 2 – 24"x 48" |
| OVER 8' TO 12' | SEE NOTE 3 | | 8" | 2 – 30"x 48" |
| OVER 12' | CUSTOM STRUCTURE | | | |

NOTE:
1. SEE LAKE CO. STD. NO. 300 FOR GENERAL NOTES, REINFORCING, AND OTHER REQUIREMENTS.
2. DROP INLET MAY BE PRECAST OR CAST IN PLACE, AT CONTRACTOR'S OPTION. PRECAST INLET SHALL BE CENTRAL PRE-CAST PRODUCTS MODEL 2K, 1M, OR 3M OR SANTA ROSA PRECAST DI OR HG OR APPROVED EQUAL.
3. PROVIDE 40" MANHOLE BASE WHERE 'H' IS GREATER THAN 8' AND LESS THAN OR EQUAL TO 12', USE CENTRAL PRE-CAST PRODUCTS REDUCER SLAB 48MH-IM OR APPROVED EQUAL.

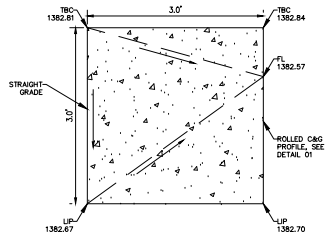
| DROP INLET AND TURNING STRUCTURE | STD. NO. 305 |
|---|---|
| SCALE: NONE \| DRAWN: CLG \| CHK: JLW, TEM \| APPVD: GRS \| DATE: JUNE 2004 | |




NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. EXPANSION AND CONTRACTION CONTROL JOINTS ARE RECOMMENDED TO PROTECT THE CHANNEL AND SURROUNDING CONCRETE. CONSULT WITH AN ENGINEER NECESSARY.
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 4000 PSI AND VIBRATION TO ELIMINATE AIR POCKETS IS RECOMMENDED.
4. RECESS CHANNEL AND GRATE 1/8" FOR PEDESTRIAN TRAFFIC;1/4" FOR VEHICULAR TRAFFIC.
5. GRATE SHALL BE IRONSMITH OLYMPIAN 6" TRENCH GRATE: 9045–6, UNFINISHED CAST IRON
6. NDS DURASLOPE IN–LINE CATCH BASIN WITH 6" OUTLET PIPE SHALL BE USED
7. LOAD CLASS ASSUMED IS CLASS B: LIGHT DUTY 125 kN/28,000 LBS

05 TRENCH DRAIN

NOT TO SCALE




06 PCC ROLLED C&G TRANSITION

NOT TO SCALE

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

DATE: 6/12/2025
SCALE: N/A
DRAWN BY: TDC
DESIGNED BY: TDC
CHECKED BY: DLS

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COUNTY OF LAKE

DETAILS

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401

SHEET C9 OF C10

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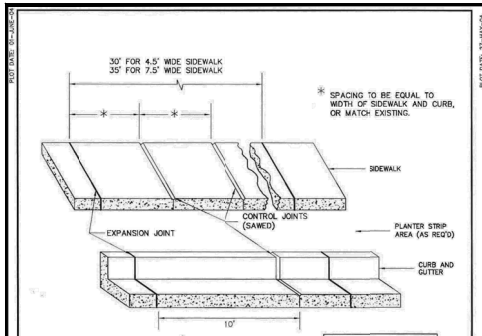



| TABLE 1 | |
|---|---|
| CONCRETE THICKNESS (INCHES) | DEPTH OF CUT (INCHES) |
| 4 | 1 |
| 5 | 1.5 |
| 6 | 1.75 |
| 7 | 2 |
| 8 | 2.25 |
| OVER 8 | 1/3 CONCRETE THICKNESS |

NOTES:

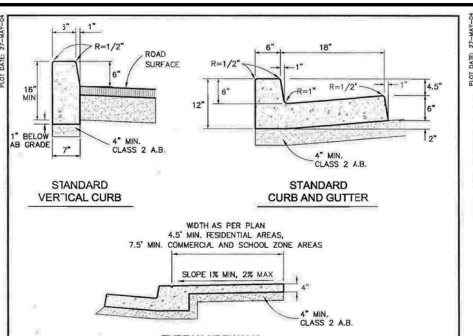
1. REFER TO TABLE 1 FOR CONTROL JOINT DEPTH.
2. EXPANSION JOINTS MATERIAL TO BE 1/4" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE. APPROVED MECHANICAL JOINTS MAY BE USED IN WALKS IN LIEU OF EXPANSION JOINTS.
3. EXPANSION JOINTS SHALL BE INSTALLD IN THE CURB & GUTTER AT ALL CURB RETURNS.
4. EXPANSION JOINTS SHALL BE PLACED IN THE SIDEWALK AT THE SAME LOCATION AS THOSE IN THE CURB & GUTTER UNLESS OTHERWISE DIRECTED BY THE COUNTY ENGINEER.
5. SIDEWALK SHALL HAVE A 4" BASE OF CLASS 2 A.B., 4" OF P.C.C., AND HAVE A 2% SLOPE TOWARDS THE STREET.

SEE DETAIL STDS. 211-A AND 211-B FOR ADDITIONAL CURB, GUTTER AND SIDEWALK INFORMATION

**TYPICAL SPACING WEAKENED PLANES, AND EXPANSION JOINT**

STD. NO. 210

SCALE: NONE | DRAWN: LMW | CHK: JLW, TEM | APPVD: GRS | DATE: JUNE 2004




SEE CURB, GUTTER AND SIDEWALK NOTES ON STD. NO. 211-B

SHEET 1 OF 2

**CURB, GUTTER AND SIDEWALK**

STD. NO. 211-A

SCALE: NONE | DRAWN: CLG | CHK: JLW, TEM | APPVD: GRS | DATE: JUNE 2004

NOTES:

1. CONCRETE SHALL BE CLASS A, 1" MAXIMUM AGGREGATE SIZE PER CALTRANS STANDARD SPECIFICATIONS AND SHALL CONTAIN NOT LESS THAN 6 SACKS OF CEMENT PER CUBIC YARD. NO CO.OR OR LAMP-BLACK SHALL BE ADDED UNLESS OTHERWISE SHOWN ON THE PLANS OR SPECIAL PROVISIONS.
2. EXPANSION JOINTS, 1/2 INCH WIDE, SHALL BE PLACED AT BOTH SIDES OF DRIVEWAY APPROACHES, AT EACH SIDE OF DRAINAGE STRUCTURES, AT ENDS OF CURB RETURNS. EXPANSION JOINTS SHALL BE ALIGNED THROUGH ADJACENT CURB, GUTTER AND SIDEWALK.
3. CONTROL JOINTS SHALL BE SAWED TO THE DEPTHS LISTED IN TABLE 1 AND SHALL BE PLACED AT SPACING EQUAL TO WIDTH OF CURB AND SIDEWALK. CONTROL JOINTS SHALL BE INSTALLED AT CENTER OF ALL DRIVEWAY APPROACHES OVER 20' WIDE.
4. SUBGRADE SHALL BE COMPACTED TO AT LEAST 90% RELATIVE COMPACTION IN THE TOP 6 INCHES.
5. EXISTING CONCRETE TO BE REPLACED SHALL BE REMOVED AT EXPANSION JOINTS, CONTROL JOINTS OR SCORE MARKS. CONCRETE REMOVED AT CONTROL JOINTS OR SCORE MARKS SHALL BE SAWCUT. SAWCUTS SHALL BE FULL DEPTH.
6. NO UTILITY BOXES OR POLES SHALL BE PLACED IN THE SIDEWALK AREA WITHOUT THE WRITTEN APPROVAL OF THE D.P.W. DIRECTOR.
7. NEW WORK SHALL MATCH EXISTING IN SCORE PATTERN AND COLOR.
8. NO CONCRETE SHALL BE PLACED UNTIL AFTER THE COUNTY INSPECTOR HAS APPROVED FORMS AND SUBGRADE.
9. ALL EXPOSED EDGES SHALL BE ROUNDED WITH 1/2 INCH RADIUS TOOL.
10. ALL SURFACES SHALL BE FINISHED WITH A MEDIUM BROOM FINISH.

SEE CURB, GUTTER AND SIDEWALK DETAIL STD. NO. 211-A

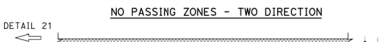
SHEET 2 OF 2

**CURB, GUTTER AND SIDEWALK**

STD. NO. 211-B

SCALE: NONE | DRAWN: CLG | CHK: JLW, TEM | APPVD: GRS | DATE: JUNE 2004

NO PASSING ZONES - TWO DIRECTION




A20A CALTRANS PAVEMENT MARKERS AND TRAFFIC LINES

NOT TO SCALE

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

DATE: 6/12/2025
SCALE: N/A
DRAWN BY: TDC
DESIGNED BY: TDC
CHECKED BY: DLS

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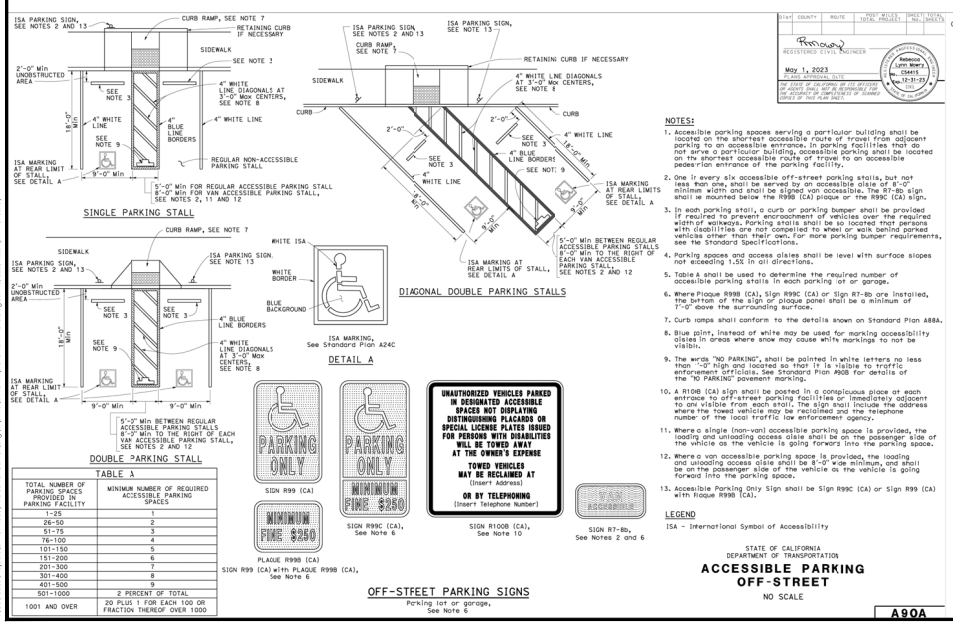
COUNTY OF LAKE

DETAILS

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401

SHEET C10 OF C10




| TABLE A | |
|---|---|
| TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY | MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES |
| 1-25 | 1 |
| 26-50 | 2 |
| 51-75 | 3 |
| 76-100 | 4 |
| 101-150 | 5 |
| 151-200 | 6 |
| 201-300 | 7 |
| 301-400 | 8 |
| 401-500 | 9 |
| 501-1000 | 2 PERCENT OF TOTAL |
| 1001 AND OVER | 20 PLUS 1 FOR EACH 100 OR FRACTION THEREOF OVER 1000 |

**OFF-STREET PARKING SIGNS**

Parking lot or garage, See Note 6

NOTES:

1. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. Where parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.
2. One in every six accessible off-street parking stalls, but not less than one, shall be served by an accessible aisle of 8'-0" minimum width and shall be signed van accessible. The R7-8b sign shall be mounted below the R99B (CA) plaque or the R99C (CA) sign.
3. In each parking stall, a curb or parking bumper shall be provided if required to prevent encroachment of vehicles over the required width of walkways. Parking stalls shall be so located that persons with disabilities are not compelled to wheel or walk behind parked vehicles other than their own. For more parking bumper requirements, see the Standard Specifications.
4. Parking spaces and access aisles shall be level with surface slopes not exceeding 1.5% in all directions.
5. Table A shall be used to determine the required number of accessible parking stalls in each parking lot or garage.
6. Where Plaque R99B (CA), Sign R99C (CA) or Sign R7-8b are installed, the bottom of the sign or plaque panel shall be a minimum of 7'-0" above the surrounding surface.
7. Curb ramps shall conform to the details shown on Standard Plan A88A.
8. Blue paint, instead of white may be used for marking accessibility aisles in areas where snow may cause white markings to not be visible.
9. The words "NO PARKING", shall be painted in white letters no less than '-0" high and located so that it is visible to traffic enforcement officials. See Standard Plan A90B for details of the "NO PARKING" pavement marking.
10. A R10OB (CA) sign shall be posted in a conspicuous place at each entrance to off-street parking facilities or immediately adjacent to and visible from each stall. The sign shall include the address where the towed vehicle may be reclaimed and the telephone number of the local traffic law enforcement agency.
11. Where a single (non-van) accessible parking space is provided, the loading and unloading access aisle shall be on the passenger side of the vehicle as the vehicle is going forward into the parking space.
12. Where a van accessible parking space is provided, the loading and unloading access aisle shall be 8'-0" wide minimum, and shall be on the passenger side of the vehicle as the vehicle is going forward into the parking space.
13. Accessible Parking Only Sign shall be Sign R99C (CA) or Sign R99 (CA) with Plaque R99B (CA).

LEGEND

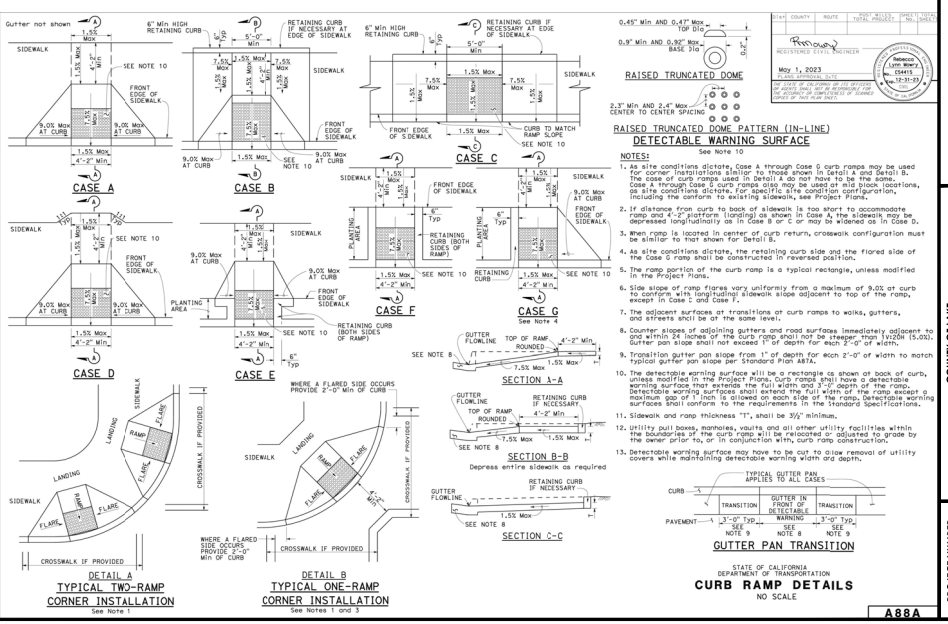
ISA - International Symbol of Accessibility

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

**ACCESSIBLE PARKING OFF-STREET**

NO SCALE

A90A







1. As site conditions dictate, Case A through Case G curb ramps may be used in corner installations similar to those shown in Detail A and Detail B. The case of curb ramps used in Detail A do not have to be the same. Case A through Case G curb ramps also may be used at mid block locations, as site conditions dictate. For specific site condition configuration, including the conform to existing sidewalk, see Project Plans.
2. If distance from curb to back of sidewalk is too short to accommodate ramp and 4'-0" platform landing as shown, or case A, the sidewalk may be depressed longitudinally as in Case B or C or may be widened as in Case D.
3. When ramp is located in center of curb return, crosswalk configuration must be similar to that shown for Detail B.
4. As site conditions dictate, the retaining curb side and the flared side of the Case G ramp shall be constructed in depressed position.
5. The ramp portion of the curb ramp is a typical rectangle, unless modified in the Project Plans.
6. Side slope of ramp flares vary uniformly from a maximum of 9.0% at curb to conform with longitudinal sidewalk slope adjacent to top of the ramp, except in Case C and Case F.
7. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.
8. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1V:20H (5.0%). Gutter pan slope shall not exceed 1" of depth for each 2'-0" of width.
9. Transition gutter pan slope from 1" of depth for each 2'-0" of width to match typical gutter pan slope per Standard Plan A87A.
10. The detectable warning surface will be a rectangle as shown at back of curb, unless modified in the Project Plans. Curb ramps shall have a detectable warning surface that extends the full width and 3'-0" depth of the ramp. Detectable warning surfaces shall extend the full width of the ramp except a maximum gap of 1 inch is allowed on each side of the ramp. Detectable warning surfaces shall conform to the requirements in the Standard Specifications.
11. Sidewalk and ramp thickness "T", shall be 3½" minimum.
12. Utility pull boxes, manholes, vaults and all other utility facilities within the boundaries of the curb ramp will be relocated or adjusted to grade by the owner prior to, or in conjunction with, curb ramp construction.
13. Detectable warning surface may have to be cut to allow removal of utility covers while maintaining detectable warning width and depth.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

**CURB RAMP DETAILS**

NO SCALE

A88A

## SYMBOLS

SYM-WIN
used for window identification

DATUM
used for work point, and elevation point

SYM-DATUM-R
T.O. WALL EL. 0.00 (0'-0")
used for elevation datum @ RIGHT SIDE OF DRAWING

SYM-DOOR
100
used for door identification

SYM-GRID
used for grid bubble for both vertical and horizontal

SYM-DATUM-L
T.O. WALL EL. 0.00 (0'-0")
used for elevation datum @ LEFT SIDE OF DRAWING

SYM-BUB
1 / A9.1
used for section & ext. elevation w/ SYM-ARW-EL or SYM-ARW-SC

KEYNOTE
used for keynotes

SYM-SPOT
100.00
spot elevations - section/elevation

SYM-ARW-EL SYM-ARW-SC
used for ext. elevation/section w/ SYM-BUB, rotate from insertion point

SYM-WALL
A
used for wall types

t.o. wall el. 116.42
el. 116.42
el. 116.42
spot elevations - plan (just text)

SYM-ELEC
Duplex Outlet
Quadplex Outlet
Dedicated Outlet
GFI GFI Outlet
Switch Indicator
M Motion Activated Switch Indicator
D Dimmer Switch Indicator

SYM-REV
1
used for revision identification (delta)

+6"
just polylines
used for changes in elevation in plan

SYM-ROOM
ROOM — Room Name
## SF — Room Area
#'-#" CLG — Room Height
used for room name

CALLOUTS
1 / A9.1
just a line
just a polyline
used for area and detail call-outs

1 / A9.1
just a polyline
used for detail section cuts

used to indicate two edges/faces align

SYM-CLG
Exhaust Fan
S/C Smoke / Carbon Monoxide Detector

FIN-KEY
A A—00
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)

CL
used for centerlines

SYM_INT
N W 1 A5.5 E S

SYM_INT_ARW4 SYM_INT_ARW1
or
used for interior elevation indication w/ SYM_INT

N W 1 A5.5 S
1 A5.5 E
1 A5.5 S
room w/4 walls single, double, etc.

BREAK LINES just polylines
used for all break ines

ROOM NAME 100 clg. ht. 0'-0" a.f.f.
CLG—HT
clg. ht. 0'-0" a.f.f.

## ABBREVIATIONS

| | |
|---|---|
| ABV. | ABOVE |
| ACOUST. | 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 |
| BLK'G | 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 | MINUMUM |
| 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 FOOT |
| 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 | SUPPY REGISTER |
| STL | STEEL |
| STN\STL | STAINLESS STEEL |
| STRUCT | STRUCTURAL |
| STO | STORAGE |
| SYM | SYMMETRICAL |
| TBD | TO BE DETERMINED |
| TEM | TEMPERED |
| T.O. | TOP OF |
| TYP. | TYPICAL |
| UON | UNLESS OTHERWISE NOTED |
| V.I.F. | VERIFY IN FIELD |
| W/ | WITH |
| W/O | WITHOUT |
| WIN | WINDOW |
| WD. | WOOD |
| W.P. | WATERPROOFING |

## 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

- A — EXISTING CMU WALL
- B — NEW CMU WALL
- C — NEW 2x6 WALL
- D — NEW 2x4 WALL
- E — NEW 2x4 WALL W/ TYPE 'X' GYP.BD.

## TYPICAL LINE TYPES

- PROPERTY LINE
- GRID LINE
- CUT LINE
- 0'-0" DIMENSION LINE
- OVERHEAD LINE
- BREAK LINE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ENDEMIC ARCHITECTURE
2424 Blanding Ave.
Suite #205
Alameda, CA. 94501
CA lic: C-38874

303.548.7806
www.EndemicArchitecture.com


# SENIOR EVENT CENTER

5245 THIRD ST - KELSEYVILLE CA 95451
APN: 024-083-016

KELSEYVILLE

**PERMIT SET**

Prepared For:

**LAKE COUNTY**
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

**STRUCTURAL ENGINEER**
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

**CIVIL ENGINEER**
California Engineering Company
1110 Civic Center Blvd. Suite 404Yuba City, CA 95993
(530) 751-0952

**TITLE 24**
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

**FIRE SUPPRESSION**
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

**GENERAL CONTRACTOR**
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 05/16/2025
Revision:

| No. | Description | Date |
|---|---|---|
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Stamp:

LICENSED ARCHITECT
CLARK THENHAUS
C-38874
Clark Thenhaus
07/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

Title:
**SYNTAX**

**A 0.01**


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# ARCHITECTURAL CODE NOTES

## EQUIPMENT NOTES

1. SEE A5.0 & SPECS FOR EQUIPMENT, FINISH, WINDOW, & DOOR SCHEDULE.

2. EQUIPMENT IS SPECIFIED TO MEET APPLICABLE ANSI STANDARDS.

3. ICE MACHINE LOCATED IN WELL-VENTILATED AND EASILY CLEANABLE AREA.

## FOOD STORAGE NOTES

1. EMPLOYEES WILL NOT BE CHANGING CLOTHS IN EVENT CENTER. LOCKERS & COAT HOOKS PROVIDED FOR STORAGE OF PERSONAL BELONGINGS ARE SEPARATED FROM FOOD AND UTENSIL STORAGE.

2. ALL FOOD STORAGE TO BE 6" OFF THE FLOOR, CLEAN AND DRY AND NOT EXPOSE FOOD TO SPLASHES, DUST, VERMIN, OR OTHER SOURCES OF CONTAMINATION.

3. OTHER THAN CLEANERS AND SANITIZERS, WHICH MAY STORED IN THE WAREWASHING AREA, ALL CHEMICALS, CLEANING AGENTS, OR OTHER POTENTIALLY POISONOUS 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 (97sf) ACCOUNTS FOR >25% OF TOTAL KITCHEN AREA (382sf) VIA DEDICATED AREA FOR 5-TIER WIRE STORAGE RACKS NOT INCL. UNDER-COUNTER DRY STORAGE CABINETS

## BUILDING FENESTRATION 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 16 MESH PER SQUARE INCH.

3. THE MINIMUM DISTANCE BETWEEN THE PASS-THROUGH WINDOW OPENING MAY NOT BE LESS THAN 18"

4. THE COUNTER SURFACE OF THE PASS-THROUGH WINDOW MUST BE SMOOTH, EASILY CLEANABLE, FREE OF CHANNELS AND CREVICES, AND NOT HIGHER THAN 34" 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 MANUFAC. SPECIFICATIONS PRIOR TO ROUGH-IN 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 CURFL 114100 DISHWASHING MACHINES MAY BE CONNECTED DIRECTLY TO SEWER LINE IMMEDIATELY DOWNSTREAM FROM A FLOOR DRAIN OR MAY BE DRAINED 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 DWV 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 @ ¼" PER FOOT AND 3" AND LARGER @ ⅛" 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 NOR LESS THAN 12" FROM ANY VERTICAL SURFACE.

8. EACH VENT THRU ROOF SHALL TERMINATE NOT LESS THAN 10' FROM, OR AT LEAST 3' FROM, OR NOT LESS THAN 3' ABOVE, ANY OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3' IN EVERY DIRECTION FROM ANY LOT LINE.

9. VENT SIZES TO BE 1.5" MIN. FOR ALL NEW PLUMBED FIXTURES BUT NOT LESS THAN 1/2 THE DIAMETER OF REQUIRED DRAIN DIAMETER , AND NOT TO EXCEED FIXTURE UNIT 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.

12. **GREASE INTERCEPTOR SIZE (KEYNOTE NO. 36)**
18"X18"X12" - (3) = 11,664"C / 231 = 50 x .75 = 38 / 2m = 19lb ← 36

## WATER LINE NOTES:

1. WATER & SEWER LINES ARE DIAGRAMMATIC; ACTUAL LINE PATHS TO BE PER PLUMBING CONTRACTOR. CONTRACTOR TO VERIFY ALL FIXTURE STUB HEIGHTS & SPACING PER MANUFAC. SPECIFICATIONS PRIOR TO ROUGH-IN INSTALLATION. ALL WATER PIPING TO BE TYPE "L" COPPER OR PEX AND TO RUN IN STRAIGHT LINES.

2. ALL WATER LINES IN BUILDING ARE ¾": FIXTURE STUB-OUTS ARE ½" EXCEPT AT ICE MACHINE (⅜"). NEW HOT WATER PIPES ARE TO BE INSULATED IN ACCORDANCE W/ TITLE 24 SECTION 120.3(c) AND CEC SECTION 609.12.3 REQUIRING A MINIMUM WALL THICKNESS EQUAL TO THE DIAMETER OF THE PIPE BEING INSULATED.

3. UNDERGROUND LINES TO BE NON-TOXIC SCH80 PVC (COLD) & SCH80 CPVC (HOT); CHANGE TO 40 FOR ABOVE GROUND.

4. HAND WASHING SINK(S) SHALL HAVE SUCH WATER PROVIDED FROM A COMBINATION FAUCET OR WATER FROM A PREMIXING FAUCET WHICH SUPPLIES WARM WATER FOR A MINIMUM OF TEN (10) SECONDS WHILE 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, FRP UP TO 48" 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(C).

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. HOSE BIBS TO HAVE BACKFLOW PREVENTER

## SANITATION NOTES

1. HAND WASHING SINK IS CENTRALLY LOCATED BETWEEN PREP AREA & WAREWASHING AREA, AND NOT >20' FROM EITHER.

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 SO AS TO NOT CONTAMINATE FOOD STORAGE AREAS, UTENSILS, OR EQUIPMENT.

4. IN THE WAREWASHING AREA, AN AREA IS PROVIDED FOR SCRAPING UTENSILS AND EQUIPMENT AS NEEDED.

5. ANY DISPLAY OF UNPACKAGED FOOD OR UTENSILS SHALL E 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, WATERTIGHT, NONABSORBENT RODENT 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 FLIES, 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 34" & 44" ABOVE FLOOR.

3. THE MAX. EFFORT FOR BOTH INTERIOR & EXTERIOR DOORS IS 5 LBS.

4. A READILY VISIBLE & DURABLE SIGN IS TO BE POSTED ON THE EGRESS SIDE ON 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 CONTRASTING BACKGROUND.

## EXHAUST FAN GENERAL NOTES

1. ALL AIR CONVEYANCE SYSTEMS INCLUDING DIFFUSER(S) CONNECTIONS SHALL BE SEALED W/ UL181 MATERIALS ONLY AS PER CALIFORNIA CODE CES 124(b) & 2019 CMC 602.1 & 603.10.

2. EXHAUST FAN(S) VENTING THROUGH THE ROOF TO BE A MIN. OF 10' AWAY FROM DOORS, 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 C **MIN.** PER CBC TABLE 1505.1 FOR TYPE III-B CONSTRUCTION. ASPHALT SHINGLES TO COMPLY WITH ASTM D3462 OVER PLYWD. ROOF DECKING AND 30# UNDERLAYMENT COMPLIANT W/ CBC 1507.1.1 / 1507.5.3 (ASTM D226, D1970, D4869, & D6757).
CLASS A, B AND C ROOF ASSEMBLIES AND ROOF COVERINGS REQUIRED TO BE LISTED BY THIS SECTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790.

2. UNDERLAYMENT TO BE INSTALLED PER CBC 1507.1.1(3) USING CORROSION RESISTANT FASTENERS IN 12" GRID AT SIDE LAPS AND 6" AT SIDE AND END LAPS. INSULATION PER CBC SECTION R806.5 AND TO BE AIR-IMPERMEABLE W/ TAPED / SEALED EDGES AND SEAMS.

3. FLASHING & COUNTER-FLASHING TO BE CORROSION RESISTANT AND INSTALLED PER MANUFAC. SO AS TO PREVENT WATER FROM ENTERING WALL OR ROOF THROUGH JOINTS. VALLEY FLASHING TO BE CORROSION RESISTANT AND SHALL EXTEND NOT LESS THAN 8" FROM CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN ¾" HIGH AT THE FLOW LINE FORMED AS PART 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 CRC R905.2.5 & 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 NOR 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 3' IN EVERY 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 UNIT LIMITS PER CODE.

9. ALL DOWNSPOUTS AND ROOF 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 FO THE ROOF. OR OVERFLOW SCUPPERS 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 DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION AND SHALL NTO BE CONNECTED TO ROOF DRAIN LINES.

## DETECTABLE WARNING GENERAL NOTES

1. COLOR: SAFETY YELLOW (FEDERAL COLOR NO. 33538) W/ VISUAL CONTRAST OF AT LEAST 70% & ADJACENT WALKING SURFACES FOR FULL SURFACE OF CURB RAMP W/ SLOPE<1:15
2. BASE DIAMETER: 0.9–0.92" / TOP DIAMETER: 0.45–0.47"
3. HEIGHT: 0.2 INCHES (⅕")
4. CENTER-TO-CENTER SPACING: 2.3–2.4", BASE-TO-BASE SPACING: 0.65 INCHES
5. DIFFERENCE FROM ADJOINING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT
7. CURB RAMPS: EXTEND 36 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 AIRSTAGE H-SERIES (1) AOU45RLXFZ (45,000 BTU) W/ ECONOMIZER; LINESET Ø¾" x 3 + Ø⅝"
**INDOOR UNITS:** FUJITSU H-SERIES (2) ASUH24LPAS (24,000 BTU); 208/230V–60HZ (187-253V)

## LIGHTING AND FLIGHTING FIXTURE NOTES

1. 10-FOOTCANDLES: APPLICABLE AT DRY STORAGE AREAS

2. 20-FOOTCANDLES (1FC = 10.76L = 215 LUMENS): APPLICABLE AT (A) CONSUMER SELF-SERVICE AREA; (B) WHEREVER FRESH PRODUCE OR PRE-PACKAGED FOODS ARE SOLD OR OFFERED FOR CONSUMPTION; (C) HAND WASHING, WAREWASHING, EQUIPMENT, AND UTENSIL STORAGE, AND TOILET ROOMS.

3. 50-FOOTCANDLES (538 LUMENS): APPLICABLE AT: (A) WHERE EMPLOYEES WORK WITH FOOD, UTENSILS, OR EQUIPMENT SUCH AS KNIVES, SLICERS, GRINDERS, SAWS, AND EMPLOYEE SAFETY IS A FACTOR; (B) IN ALL AREAS AND ROOMS DURING PERIODS OF CLEANING.

KITCHEN: 1FC = 1LUMEN PER SF = 268SF x 50FC min = 13,400 LUMENS
WAREWASHING: 1FC = 1LUMEN PER SF = 90SF x 50FC = 4,500 LUMENS ← L2

4. SHATTER PROOF COVERS INSTALLED OVER LIGHTS IN FOOD PREPARATION AREAS, ROOMS STORING UNPACKAGED FOOD, UTENSIL STORAGE AREAS, AND DISHWASHING AREAS.

5. ALL INDOOR LIGHTING TO BE HIGH EFFICIENCY PER CA ENERGY CODE 150.0(K)1 A. LIGHTS IN BATHROOM & KITCHEN SHALL BE MIN. 40 LUMENS PER WATT PER T-24 SEC.150(K)) 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 THAT IS NOT 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-A**:

MECHANICAL AIR CALCULATION A PER TABLE 120.1-A:
EVENT HALL & HALL: 1,388SF X .15CFM = **207CFM**
OFFICE & LOBBY: 308SF X .15CFM = **46CFM**
KITCHEN: 358SF X .18CFM= **64CFM** (SEE SEC. B)

B. 15cfm PER PERSON TIMES THE EXPECTED NUMBER OF OCCUPANTS. FOR MEETING THE REQUIREMENT IN SECTION 120.1(B)2B 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 ASSUMED 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 Occupant Load / 2 = 76.5 x 15cfm = **1,148cfm** ← 58

**B. KITCHEN**
**TYPE 1 GREASE HOOD (REPLACED IN KIND):**
GREASE HOOD MUST EXTEND 6" MIN. BEYOND EQUIPMENT BELOW PER CODE. COMBUSTIBLE MATERIALS MUST BE 18"MIN. FROM HOOD: USE TYPE-X GYP.BD. AT CEILING. AIR VELOCITY IN DUCTS SHOULD BE NOT LESS THAN 500FT/MIN AND MUST BE SUBSTANTIALLY SEALED WITH WELDED OR HEAT RESISTANT SEALS. EXHAUST DUCTS TO SLOPE 2" PER LINEAR FOOT TOWARDS COLLECTION POINT W/ CLEANOUT AND MUST EXTEND 18" 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 INATKES ELECTRICAL DISCONNECT (INCL. LIGHT) IS REQUIRED; 208V - 15AMP CIRCUIT. MAKE-UP AIR TO BE PROVIDED AT A RATE EQUAL TO EXHAUST VIA CONTINUOUS FRESH AIR INTAKE AND MECHANICAL SUPPLY (SEE BELOW).

HOOD CFM = 100cfm PER 10,000btu = 24,000btu(6) + 16,000btu(3) = 192,000 / 100 = 1,920CFM ← 54

**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-A**:

MECHANICAL AIR CALCULATION A PER TABLE 120.1-A:
EVENT HALL & HALL: 1,388SF X .15CFM = 207CFM (SEE SEC. A)
OFFICE & LOBBY: 247SF X .15CFM = **37CFM** (SEE SEC. A)
KITCHEN: 358SF X .18CFM= **64CFM**

**CA MECHANICAL CODE SECTION 102.1(B): 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 x THE APPLICABLE VENTILATION RATE FROM TABLE 120.1-A;**

**LOCAL EXHAUST CALCULATION A PER TABLE 120.1-A:**
**KITCHEN = 358sf x .18 cfm = 64cfm min FAN** ← 52

**CONTINUOUS FRESH AIR SUPPLY:**
**10" DUCT = 750cfm** ← 53

## POWER PLAN GENERAL NOTES

1. RECEPTACLES TO BE PLACED 16" TO VERT. CENTER LINE A.F.F. U.N.O.

2. RECEPTACLES AT COUNTER TO BE **42.5" A.F.F. TO C.L. OF VERTICAL OUTLET**, AND 48" MAX BETWEEN AT ALL COUNTERS.

3. METAL CONDUIT TO BE HELD ⅜" 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 PG. A0.03 (NEXT))

1. POS & PICKUP COUNTERS TO COMPLY WITH CBC11B 227.3 (COUNTERS) & 118227.5 (FOOD SERVICE LINES)

2. COUNTERS SHALL COMPLY WITH CBC11B 707.2 CLEAR SPACE REQUIREMENTS FOR PARALLEL APPROACH (30X48" CLEAR SPACE).

3. COUNTERS SHALL COMPLY WITH CBC11B 707.3 FOR OPERABLE PARTS, IF NEC.

4. COUNTERS SHALL COMPLY WITH CBC11B 707.7.2 CHARACTER DISPLAY ON SCREENS IF NEC.

5. COUNTERS SHALL COMPLY WITH CBC11B 707.9 FOR POS DEVICES

6. COUNTERS & QUES SHALL COMPLY WITH CBC11B 904.1 AND MAINTAIN A 36" LONG x 34" MAX HEIGHT COUNTER SPACE FOR PARALLEL APPROACH (OR 904.2 FOR FORWARD APPROACH)

7. DOOR SWINGS SHALL COMPLY WITH CBC11B TABLE 404.2.4.1 & 404.2.4.2 WHERE NEC.

8. THE MAX. EFFORT FOR BOTH INTERIOR & EXTERIOR DOORS IS 5 LBS PER CBC11B 404.2.9

9. EGRESS DOORS SHALL REMAIN READILY OPENABLE FROM THE EGRESS SIDE W/O 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 CBC11B 403.5.1

11. THRESHOLDS SHALL NOT BE > ½" OR SHALL REQUIRE A *RAMP*

12. PER CBC303.1.1 AN OCCUPANT LOAD >50 SHALL BE CONSIDERED "A" OCCUPANCY TYPE.

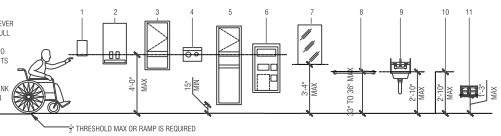
13. PER CBC "A" OCCUPANCIES WITH AN OCCUPANT LOAD OF >50 INCLUDING EMPLOYEES AND CUSTOMERS SHALL HAVE TWO TOILET FACILITIES DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME.

14. PER CBC TABLE 1006.2.1 AN OCCUPANCY LOAD OF >49 REQUIRES TWO EXITS.

15. PER CBC TABLE 1006.2.1 THE MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE IN AN "A" ASSEMBLY WITH TWO EXITS SHALL BE 100'-0" FOR SPRINKLERED BUILDINGS AND 75'-0" FOR UNSPRINKLERED BUILDINGS.

16. PER CCR TITLE 8, SEC. 3229 THE TOTAL WIDTH OF EXISTS 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.*




STANDARD HEIGHTS
SCALE: 1/4" = 1'-0" ② 2

## RESTROOM ACCESSIBILITY NOTES

1. WATER CLOSET (W.C.) GRAB BARS BLOCKING & BRACING PER CBC 11B-809.10.7.3 AS FOLLOWS:

1.1 W.C. ADJACENT TO SIDE WALL; GRAB BAR REINFORCEMENT TO BE ON BOTH SIDES OR ONE SIDE & BACK; REINFORCEMENT AT BACK SHALL BE BTWN 30" MIN. & 38" MAX A.F.F. W/ REINFORCEMENTS 8" MIN. HIGH & BACKING TO BE 40" MIN. LONG.

1.2 W.C. ADJACENT TO LAVATORY, CABINETS, WING WALLS, OR PRIVACY WALLS; REINFORCEMENT TO BE 36" LONG & INSTALLED AT SIDE WALL OF W.C. TO BE BTWN 30" MIN.-38" 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.; 12" MAX. FROM REAR WALL; EXTEND 54" MIN. FROM REAR WALL W/ FRONT END 24" MIN. IN FRONT OF THE W.C. PER CBC 11B-604.5.1

3. REAR GRAB BAR: 36" LONG MIN., EXTEND 12" MIN. FROM W.C. CENTERLINE ON ONE SIDE AND 24" MIN. ON OTHER PER CBC 11B-604.5.2

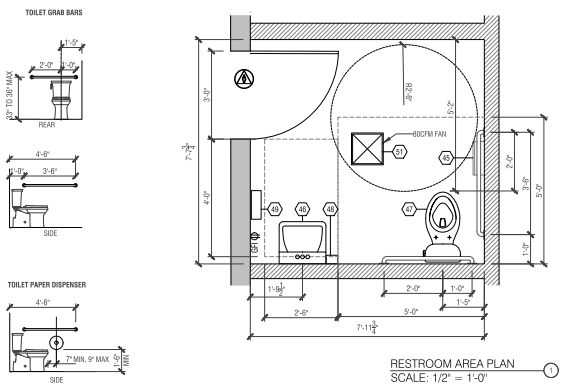
4. LAVATORIES W/O BASE CABINET TO BE INSTALLED W/ CENTERLINE 18" MIN. FROM ADJOINING WALL TO ALLOW FORWARD APPROACH PER CBC 11B-809.10.8.1

5. REQ'D CLEARANCE AROUND W.C. PERMITTED TO OVERLAP GRAB BARS, DOSP, SANITARY DISPOSAL, COAT HOOKS, , ACCESSIBLE ROUTES, CLEAR AREA, CLEARANCES REQ'D AT OTHER FIXTURES, AND TURNING SPACE. NO OTHER FIXTURES TO BE WITHIN REQ'D CLEARANCE PER CBC 11B-604.3.2.; 60"x60" AREA IN FRONT OF W.C.PER CBC 11B-604.8.1.1.2

6. PER CBC 11B-404.2.7 DOOR HANDLE: LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS TO COMPLY WITH SEC.11B-309.4. HANDLE TO BE 34" MIN. & 44" MAX. ABOVE FINISH FLOOR AND BE EQUIPPED WITH SELF-CLOSING MECHANISM

7. DOOR & HARDWARE PER CBC 11B-604.8.1.2 & 804.8.2.2

8. DOOR PULL PER CBC 11B-404.2.7 (BOTH SIDES)




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

## DISCREPANCY NOTES

1. DISCREPANCIES BTWN DIMENSIONS ON ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND REMEDIED 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 ON THE ANNOTATED PLANS, SECTIONS, ELEVATIONS, OR DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.


ENDEMIC
ENDEMIC ARCHITECTURE
2424 Blanding Ave.
Suite #205
Alameda, CA. 94501
CA lic: C-38874

303.548.7806
www.EndemicArchitecture.com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Prepared For:
**LAKE COUNTY**
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

**STRUCTURAL ENGINEER**
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 787-0981

**CIVIL ENGINEER**
California Engineering Company
1110 Civic Center Blvd. Suite
404Yuba City, CA 95993
(530) 751-0952

**TITLE 24**
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

**FIRE SUPPRESSION**
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

**GENERAL CONTRACTOR**
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 09/18/2025
Revision:

| No. | Description | Date |
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**CODE NOTES**

**A 0.02**


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## 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 8" 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. T-PANEL W/ NARROW BATTEN, 16" NOMINAL WIDTH W/ 1" SNAP-LOCK BATTENS, TERRA COTTA (SRI-43), INSTALL PER MANUFAC. UL790 CLASS A FIRE RATED & UL2218 CLASS 4 IMPACT (HAIL) RATED, OR APPROVED EQUAL.

**KEYNOTE 5**
**DIV. 06 - FASCIA AT OVERHANG**
2X_DOUG FIR TO MATCH BEAM DEPTH; PAINT TO MATCH ROOF & GUTTER. SEE ARCH. DETAILS FOR ROOF TO WALL TURNDOWNS

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

**KEYNOTE 7**
**DIV. 05 - COPING**
24GA GALVANIZED STEEL, PNT. TBD 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 THERMAPINK 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 C518, ASTM D1621, ASTM C203, ASTM C272, ASTM E96, ASTM D2126, ASTM E84, ASTM D2863, ASTM E228, 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 HOUSE WRAP OR APPROVED EQUAL. ASTM D5261, ASTM D828, ASTM E96, ASTM E96, ASTM D779, ASTM E84

**KEYNOTE 12**
**DIV. 07 - ROOF BOARD**
½" 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)**
¼" 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 S-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 ½" 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 B55PS-KBT19 740LB PEARL ICE NUGGET ICE MACHINE W/ BIN 510LB STORAGE, 115V. OR APPROVED EQUAL.

**KEYNOTE 38**
**DIV. 11 - REACH-IN FREEZER (EXISTING)**
EXISTING TRUE T23F-HC-27" ONE SECTION REACH-IN FREEZER, 115V

**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**
NORWOOD COMMERCIAL FURNITURE HEAVY-DUTY STORAGE CABINET W/ FIXED SHELVES (30" X 18" X 72"), DENIM BLUE. PRODUCE SKU: NOR-SCU301872FX-XX-SO-DENIM BLUE. OR APPROVED EQUAL.

**KEYNOTE 42**
**DIV. 22 - FLOOR SINK**
ZURN 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 VACCUUM BREAKER. OR APPROVED EQUAL. \-

**KEYNOTE 44**
**DIV. 22 - WATER SOFTENER**
3M WATER FILTRATION PRODUCTS; MODEL DP390, 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 SUPRESSION**
KIDDE FIRE SYSTEMS WHDR WET CHEMICAL SYSTEM, UL & ULC 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, BAFFLE, 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 20" 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-IV SERIES; AOU60RLAVM4 (60,000BTU / 5 TON) W/ ECONOMIZER. (208/230V).LINESET Ø3/8" X 3 + Ø1/2". 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 ASUA014KSA1 (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 ASUA9TLAV2 (9,000BTU / .75 TON) 208/230V-60HZ (187-253V / 34W). OR APPROVED EQUAL.

**KEYNOTE 57**
**DIV. 21 - SPRINKLERS**
SENJU SS2551 PENDENT SPINKLER; FR-QR 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 ID RATED DIMMABLE INDOOR/OUTDOOR LED RECESSED LIGHT, 14142-R-DIR; SHAPE: ROUND. DESIGN: DIRECT. BEAM SPREAD: B38. 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 31.2" DIAMETER SUSPENDED RING LIGHT, LED WARM WHITE, COFFEE FRAME, OR APPROVED EQUAL.

**L4**
**DIV. 26 - EVENT HALL SIDE WALLS**
MAXIM LIGHTING VESPER WALL SCONCE, 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-5642-31, 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.**
U30LB FELT UNDERLAYMENT BENEATH BENHAMIN OBDYKE HYDROGAP DRAINABLE HOUSEWRAP OR APPROVED EQUAL.

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

**KEYNOTE 15**
**DOWNSPOUT ALT.**
FOR SHINGLE ROOF, GIBRALTAR 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 GROVE

**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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ENDEMIC ARCHITECTURE
2424 Blanding Ave.
Suite #205
Alameda, CA. 94501
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# KELSEYVILLE SENIOR EVENT CENTER

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

**PERMIT SET**

Prepared For:
LAKE COUNTY
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

STRUCTURAL ENGINEER
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 787-0981

CIVIL ENGINEER
California Engineering Company
1110 Civic Center Blvd. Suite
404Yuba City, CA 95993
(530) 751-0952

TITLE 24
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

FIRE SUPPRESSION
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

GENERAL CONTRACTOR
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 08/18/2025
Revision:

| No. | Description | Date |
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CLARK THENHAUS
C-38874
Clark Thenhaus
07/31/2027
RENEWAL DATE
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 11B-303. VERTICAL CHANGES IN LEVEL OF ¼" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN ¼" HIGH MIN. AND ½" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

**CLEAR FLOOR OR GROUND SPACE (11B-305)**

FLOOR OR GROUND SURFACES OF A CLEAR SPACE SHALL COMPLY WITH 11B-305.3 WITH A MINIMUM DIMENSION OF 30" X 48". CHANGES IN LEVEL ARE NOT PERMITTED. *EXCEPTION:* SLOPES NOT STEEPER THAN 1:48 (2.08%) SHALL BE PERMITTED. FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO ELEMENTS.

**WHEELCHAIR APPROACH**

ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN 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 (11B-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 11B-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 TOE CLEARANCE. TOE CLEARANCE SHALL EXTEND 25" MAX. UNDER AN ELEMENT. *EXCEPTION:* TOE CLEARANCE SHALL EXTEND 19" UNDER LAVATORIES REQUIRED TO BE ACCESSIBLE BY SECTION 11B-213. WHERE CLEARANCE IS REQUIRED AS PART OF THE CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17" UNDER THE ELEMENT, BUT MUST BE 19" UNDER SINKS REQUIRED TO BE ACCESSIBLE BY CBC SECTION 11B-212. THE TOE CLEARANCE SHALL EXTEND 19" MIN. UNDER BUILT-IN DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE BY CBC SECTION 11B-226.

ADDITIONAL CLEARANCE SPACE EXTENDING GREATER THAN 6" BEYOND THE AVAILABLE KNEE CLEARANCE AT 9" A.F.F. OR GROUND SHALL NOT BE CONSIDERED 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 TOE CLEARANCE. *EXCEPTION:* AT LAVATORIES REQUIRED TO BE ACCESSIBLE BY CBC SECTION11B-213, SPACE BETWEEN 9" & 29" SHALL BE CONSIDERED KNEE CLEARANCE.

MAXIMUM DEPTH: KNEE CLEARANCE SHALL EXTEND 25" 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. *EXCEPTION:* AT LAVATORIES REQUIRED TO BE ACCESSIBLE BY CBC SECTION11B-213, THE KNEE CLEARANCE SHALL BE 27" HIGH MIN. A.F.F. OR GROUND AT A DEPTH OF 8" MIN. INCREASING TO 29" HIGH MIN. A.F.F. AT THE FRONT EDGE OF A COUNTER WITH A BUILT-IN LAVATORY OR AT THE FRONT EDGE OF A WALL-MOUNTED LAVATORY FIXTURE. AT DINING & WORK SURFACES REQUIRED TO BE ACCESSIBLE BY 11B-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" IN DEPTH FOR EACH 6" IN HEIGHT. EXCEPTION: THE KNEE CLEARANCE SHALL NOT BE REDUCED AT BUILT-IN DINING & WORK SURFACES REQUIRED TO BE ACCESSIBLE BY 11B-226. KNEE CLEARANCE SHALL BE 30" WIDE MIN.

**REACH**

REACH RANGES 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, & VENTILATE SHALL COMPLY WITH CBC 11B-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 11B-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 UNOBSTRUCTED, 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 44" MAX. & THE REACH DEPTH SHALL BE 25" MAX.

WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT & THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48" MAX. & THE LOW SIDE REACH SHALL BE 15" MIN. A.F.F. *EXCEPTIONS:* 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 24" MAX. THE HIGH SIDE REACH SHALL BE 48" MAX. FOR A REACH DEPTH OF 10" MAX. WHERE THE REACH DEPTH EXCEEDS 10" THE HIGH SIDE REACH SHALL BE 46" MAX. FOR A REACH DEPTH OF 24" MAX.

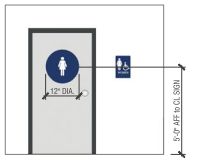
**FLOORS**

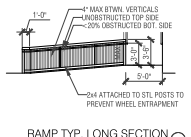
FLOOR OR GROUND SURFACES SHALL COMPLY WITH 11B-302. ANY SLOPE SHALL NOT BE STEEPER THAN 1:20 (5%) AND THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2.08%). *EXCEPTIONS:* WITHIN EMPLOYEE WORK AREAS, CLEARANCES ON COMMON USE CIRCULATION PATHS SHALL BE PERMITTED TO BE DECREASED BY 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 32" FOR A LENGTH OF 24" MAX. PROVIDED THAT THE REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48" LONG MIN. & 36" 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 EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48" CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36". 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**

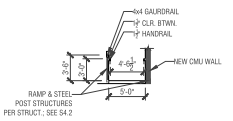
DOORS, DOORWAYS, & MANUAL GATES SHALL COMPLY WITH CBC 11B-404 AND MAY NOT INCLUDE TURNSTILES OR REVOLVING DOORS. DOUBLE LEAF DOORS MUST HAVE AT LEAST ONE LEAF THAT COMPLIES WITH CLEAR WIDTH & MANEUVERING CLEARANCES. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MEASURED BETWEEN THE FACE OF THE OPEN DOOR AND THE DOOR STOP WHEN OPENED 90-DEGREES. OPENINGS MORE THAN 24" DEEP SHALL PROVIDE A CLEAR WIDTH OF 36" MIN. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34" A.F.F. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34" & 80" A.F.F. SHALL NOT EXCEED 4". EXCEPTION: DOOR CLOSERS & STOPS SHALL BE PERMITTED TO BE 78" MIN. A.F.F. DOORS, DOORWAYS, & GATES NOT PROVIDING FULL USER PASSAGE SHALL PROVIDE A CLEAR WIDTH OF 20" MIN.



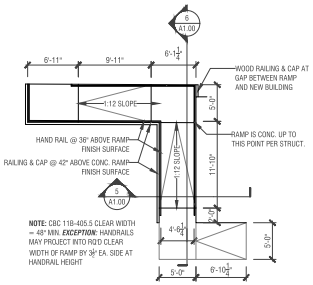




RAMP TYP. LONG SECTION 6
SCALE: 1/8" = 1'-0"

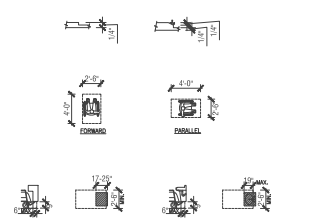
NOTE: ALT. OPTION FOR NEW RAMP IS PREFABRICATED METAL RAMP SYSTEM PENDING COST ESTIMATES




RAMP CROSS SECTION 5
SCALE: 1/8" = 1'-0"



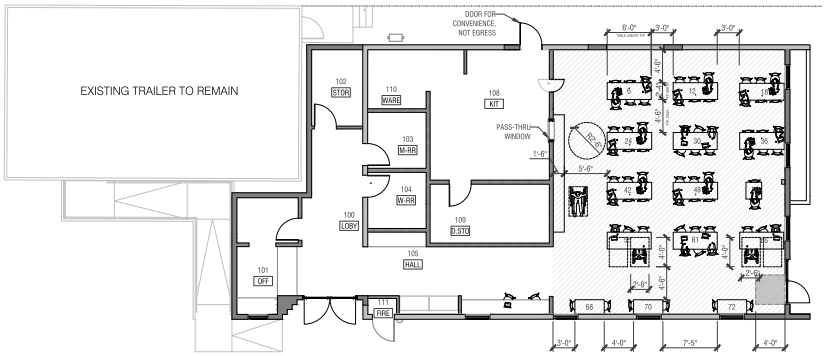

RAMP PLAN 4
SCALE: 1/8" = 1'-0"




| TYPE OF USE | | MIN. MANEUVERING CLEARANCE | |
|---|---|---|---|
| APPROACH DIRECTION | DOOR OR GATE SIDE | PERPENDICULAR TO DOORWAY | PARALLEL TO DRWAY (BEYOND LATCH S. E U.N.O.) |
| FROM FRONT | PULL | 60" | PULL[5][6] |
| FROM FRONT | PUSH | 48" | PUSH [6] |
| FROM HINGE SIDE | PULL | 60" | PULL[1] |
| FROM HINGE SIDE | PUSH | 44"[2] | PUSH[1] |
| FROM LATCH SIDE | PULL | 60" | PULL |
| FROM LATCH SIDE | PUSH | 44"[4] | PUSH[3] |

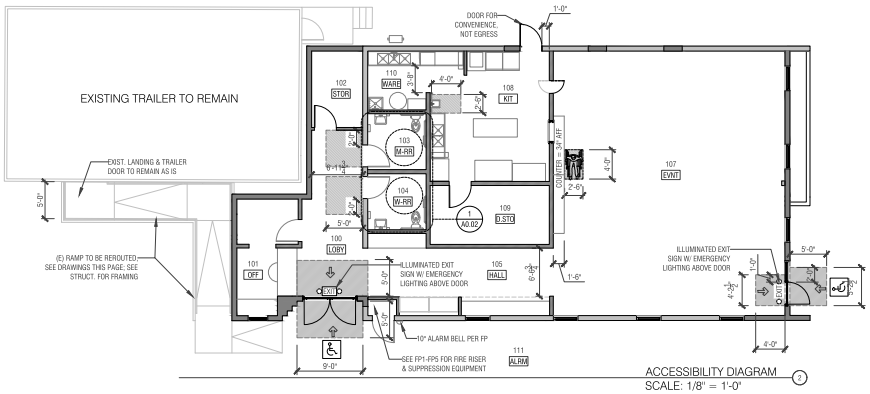
ADD 12" IF CLOSER & LATCH ARE PROVIDED
ADD 24" IF CLOSER & LATCH ARE PROVIDEDBEYOND HINGE SIDE
ADD 6" IF CLOSER OR LATCH
ADD 6" AT EXTERIOR SIDE OF EXTERIOR DOORS

[EVNT]

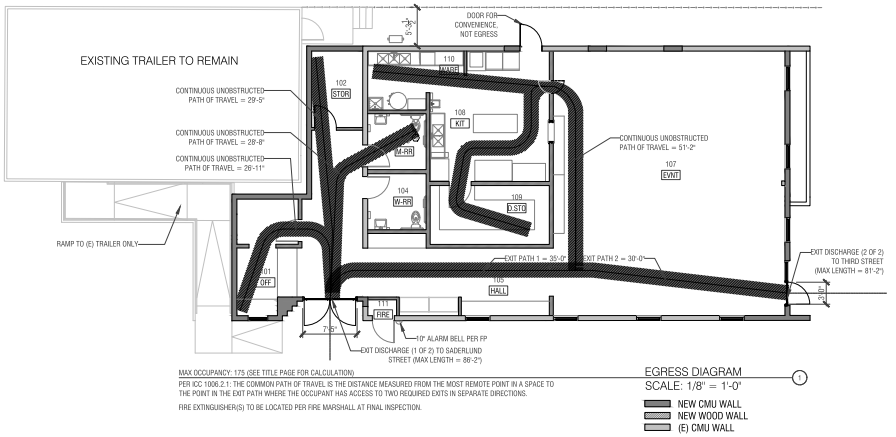



INDOOR SEATING
INDOOR SEATING AREA = 1,130SF
PER **CBC TABLE1004.5** OCCUPANCY 'A' UNCONCENTRATED: **1,130SF / 15 = 75** ***NON-FIXED SEATS AT NON-FIXED TABLES:***
PER **CBC 1030.13.1.3 SPACING OF TABLES:** TABLES SHALL BE ARRANGED SO THAT EDGES OF ADJACENT TABLES ARE NOT <54 INCHES APART. TABLES ACCOMMODATING SEATING ON ONLY ONE SIDE SHALL HAVE NOT <36 INCHES BETWEEN ADJACENT TABLE EDGES.
PER **CBC TABLE 11B-221.2.1.1** MIN. NUMBER OF ACCESSIBLE SEATS SHALL BE **4**

SEATING DIAGRAM 3
SCALE: 1/8" = 1'-0"
GENERAL AREA AVAILABLE FOR SEATING




ACCESSIBILITY DIAGRAM 2
SCALE: 1/8" = 1'-0"
CLEAR AREA




MAX OCCUPANCY: 175 (SEE TITLE PAGE FOR CALCULATION).
PER ICC 1006.2.1: 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 EXTINGUISHER(S) TO BE LOCATED PER FIRE MARSHALL AT FINAL INSPECTION.

EGRESS DIAGRAM 1
SCALE: 1/8" = 1'-0"
NEW CMU WALL
NEW WOOD WALL
(E) CMU WALL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2424 Blanding Ave.
Suite #205
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Issue Date: (09/18/2025

Revision:

| No. | Description | Date |
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RENEWAL DATE
STATE OF CALIFORNIA

Title:
**CODE DIAGRAMS**

**A 1.00**


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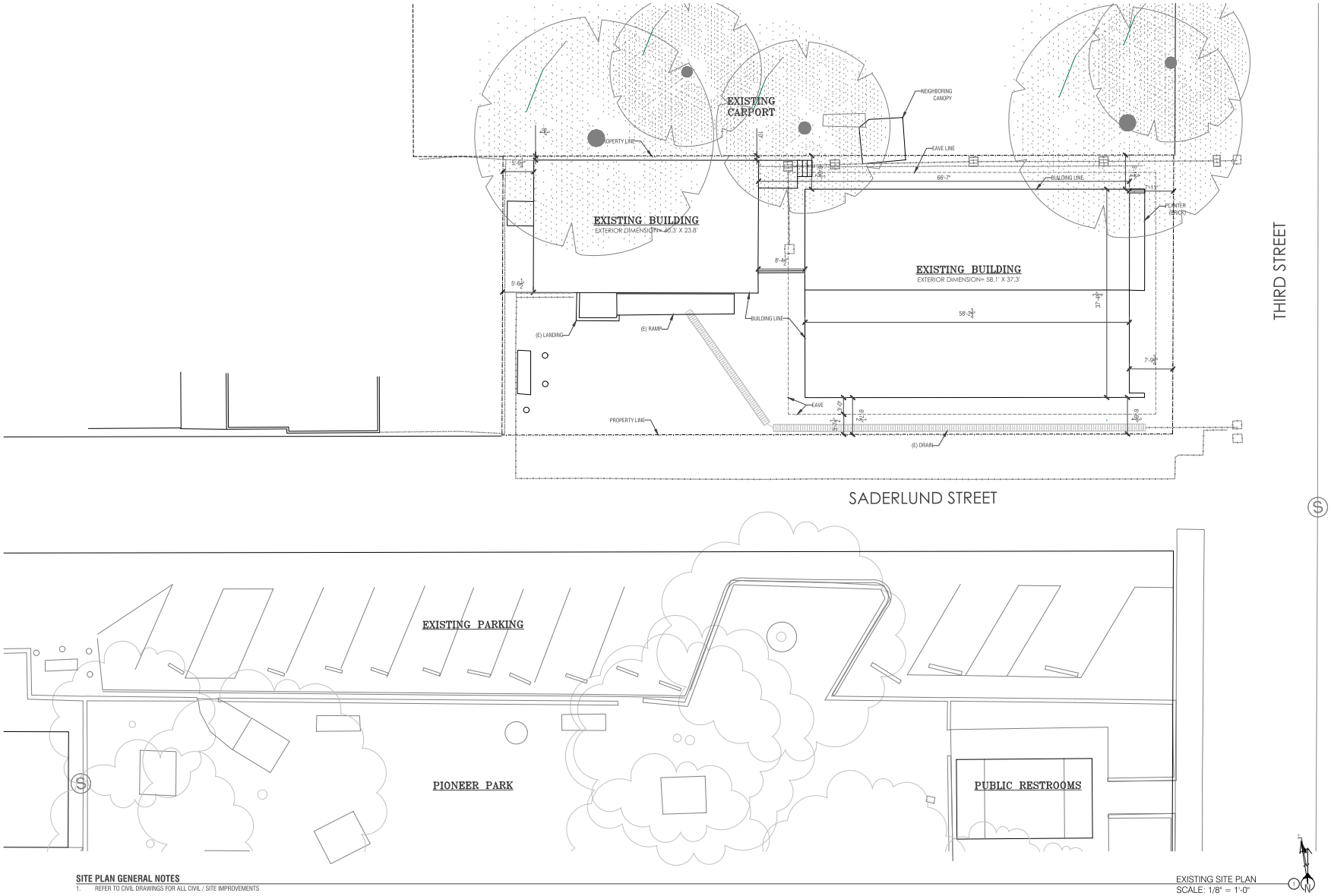


EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

**SITE PLAN GENERAL NOTES**

1. REFER TO CIVIL DRAWINGS FOR ALL CIVIL / SITE IMPROVEMENTS


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1110 Civic Center Blvd. Suite
404Yuba City, CA 95993
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Drawn & Checked By: KT / CT
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Title:
**(E) SITE PLAN**

**A 1.01**


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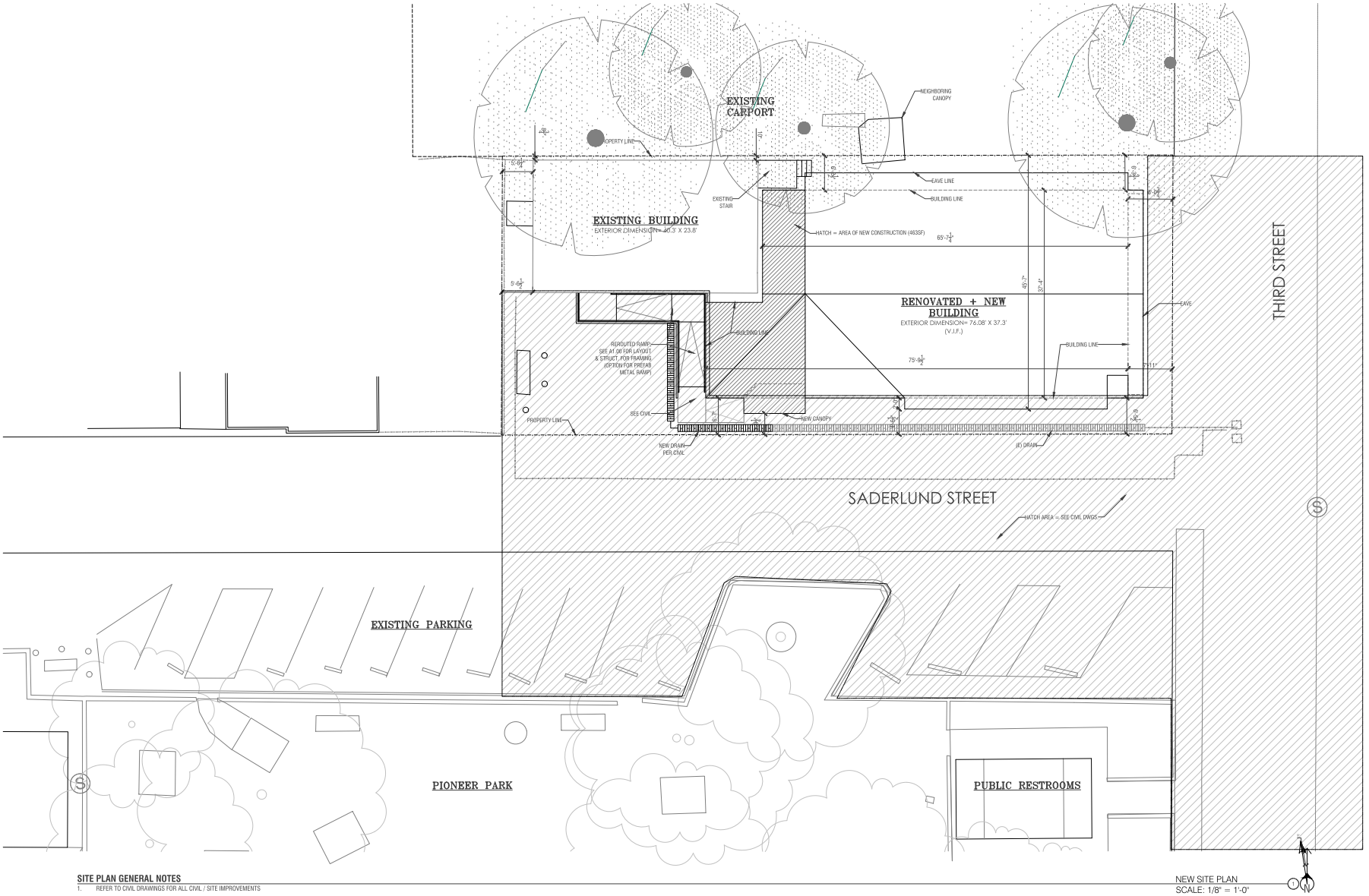


NEW SITE PLAN
SCALE: 1/8" = 1'-0"

**SITE PLAN GENERAL NOTES**

1. REFER TO CIVIL DRAWINGS FOR ALL CIVIL / SITE IMPROVEMENTS


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# KELSEYVILLE SENIOR EVENT CENTER

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

**PERMIT SET**

Prepared For:

**LAKE COUNTY**
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

**STRUCTURAL ENGINEER**
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

**CIVIL ENGINEER**
California Engineering Company
1110 Civic Center Blvd. Suite 404Yuba City, CA 95993
(530) 751-0952

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EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

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TOTORICA PLUMBING INC.
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Title:
**NEW SITE PLAN**

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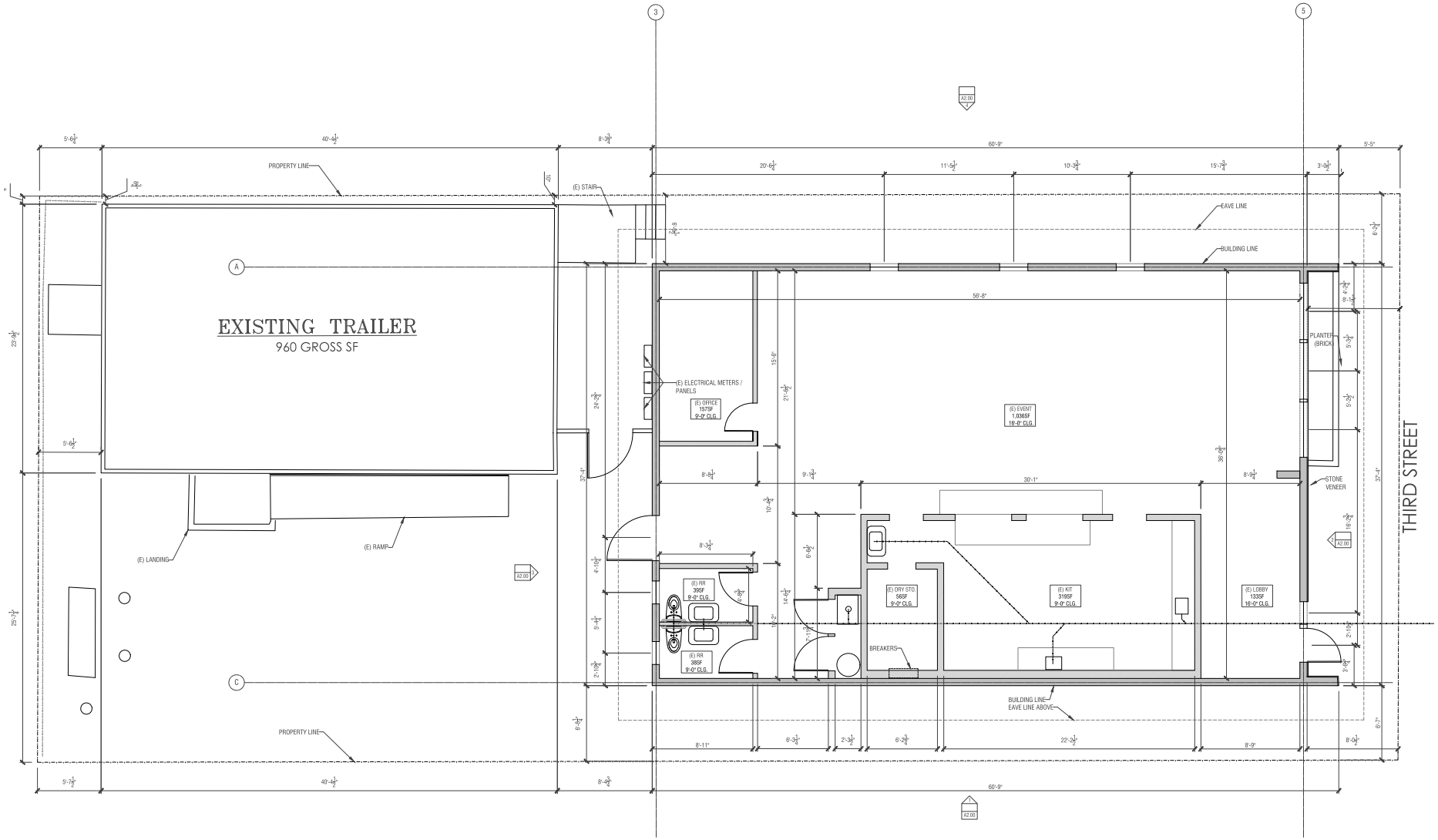


## (E) FLOOR PLAN GENERAL NOTES

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** (1)
SCALE: 1/4" = 1'-0"

(E) CMU WALL
(E) PARTITION WALL


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Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

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California Engineering Company
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404Yuba City, CA 95993
(530) 751-0952

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OAKLAND, CA 94611
(925) 871-4789

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Title:
EXISTING FLOOR PLAN

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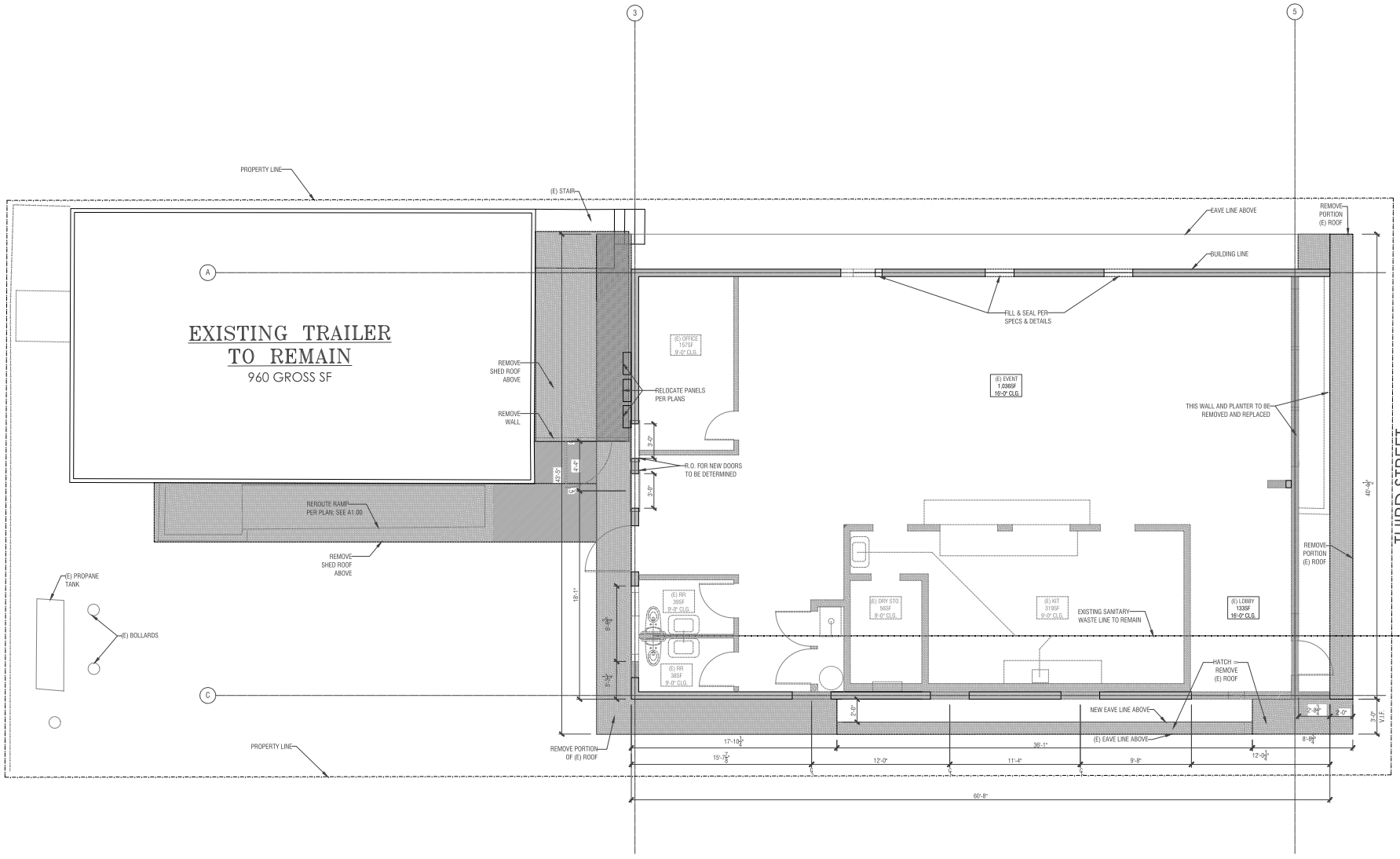


## DEMOLITIION PLAN

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

(E) CMU WALL
DEMOLISH

### DEMOLITION PLAN GENERAL NOTES

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


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Consultants:

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Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

CIVIL ENGINEER
California Engineering Company
1110 Civic Center Blvd. Suite
404Yuba City, CA 95993
(530) 751-0952

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EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

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DEMOLITION PLAN

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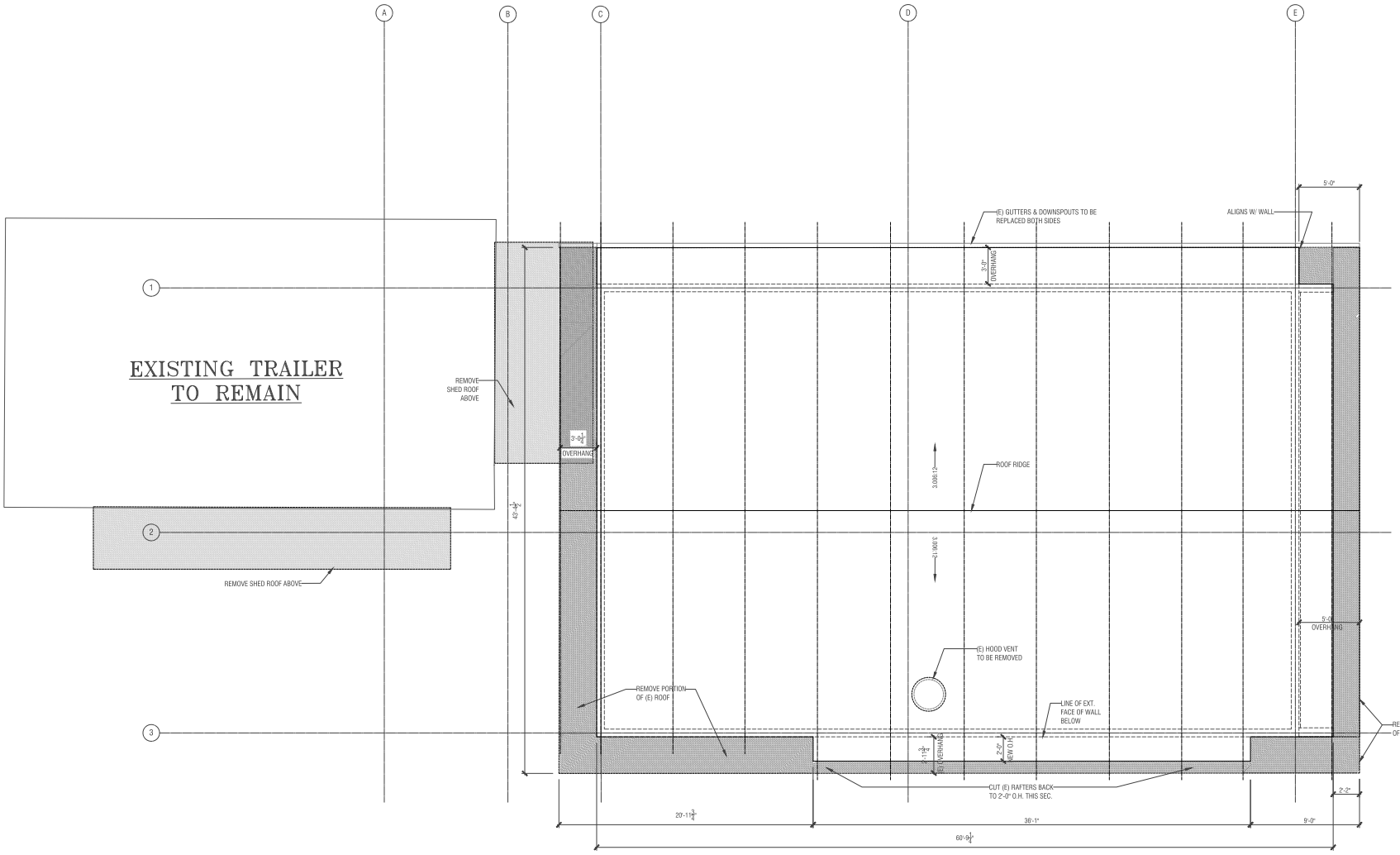


## EXISTING ROOF GENERAL NOTES

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
(E) SHED ROOF TO BE REMOVED


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Consultants:

STRUCTURAL ENGINEER
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

CIVIL ENGINEER
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1110 Civic Center Blvd. Suite
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EXISTING & DEMO ROOF PLAN

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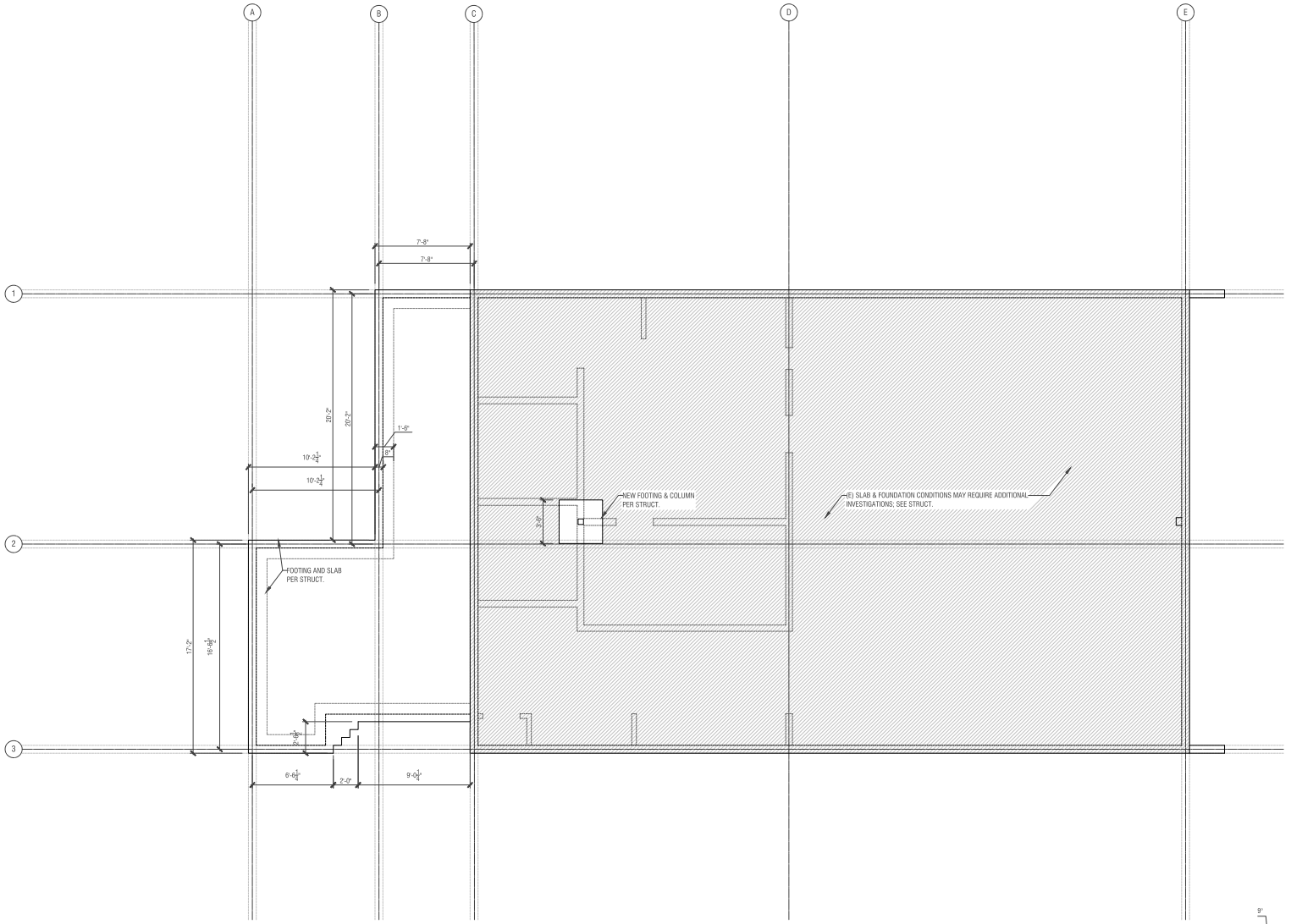


## FOUNDATION PLAN GENERAL NOTES

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

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


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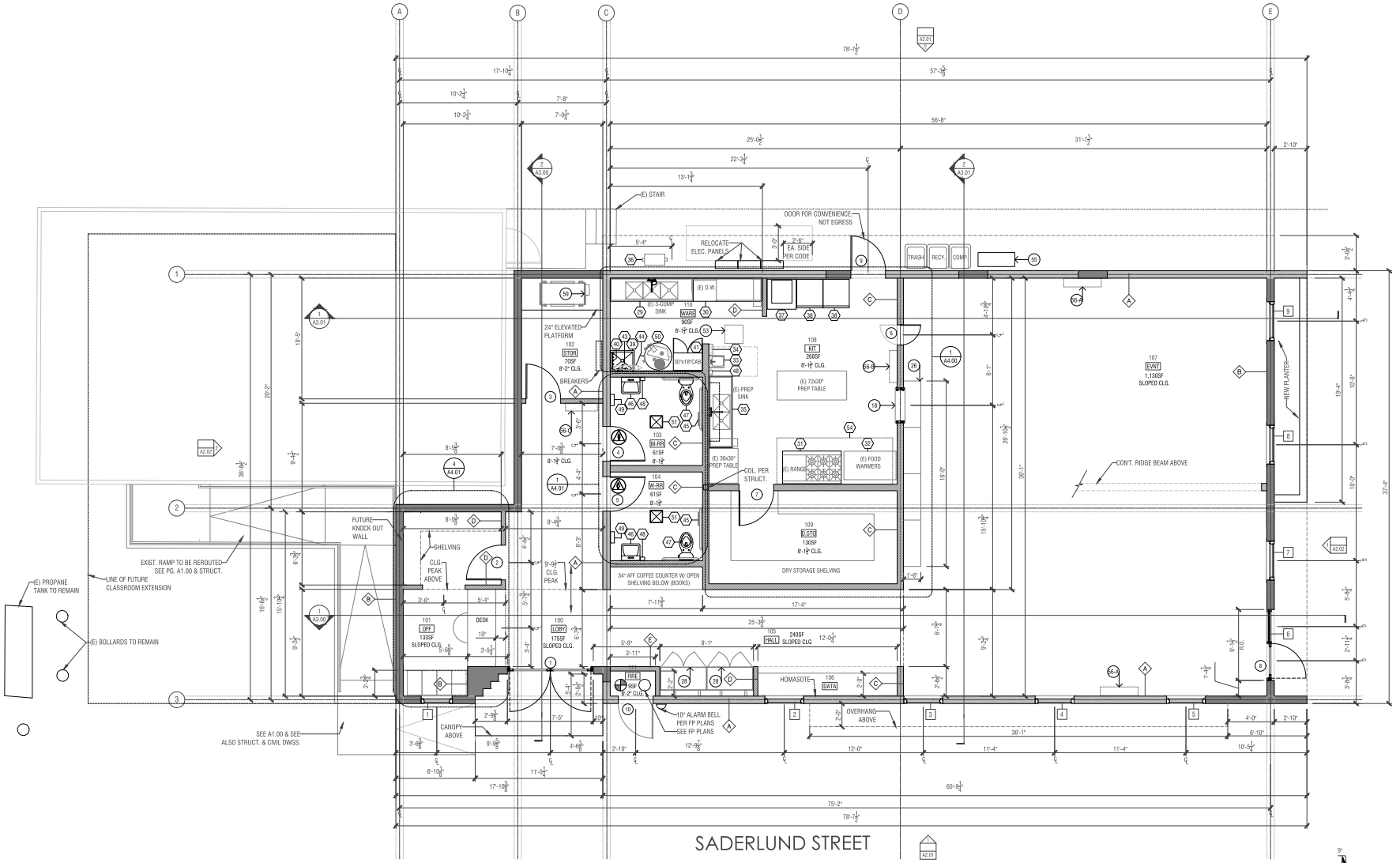


## FLOOR PLAN GENERAL NOTES

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 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


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LAKEPORT, CA 95453
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Consultants:

**STRUCTURAL ENGINEER**
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

**CIVIL ENGINEER**
California Engineering Company
1110 Civic Center Blvd. Suite
404Yuba City, CA 95993
(530) 751-0952

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OAKLAND, CA 94611
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**NEW FLOOR PLAN**

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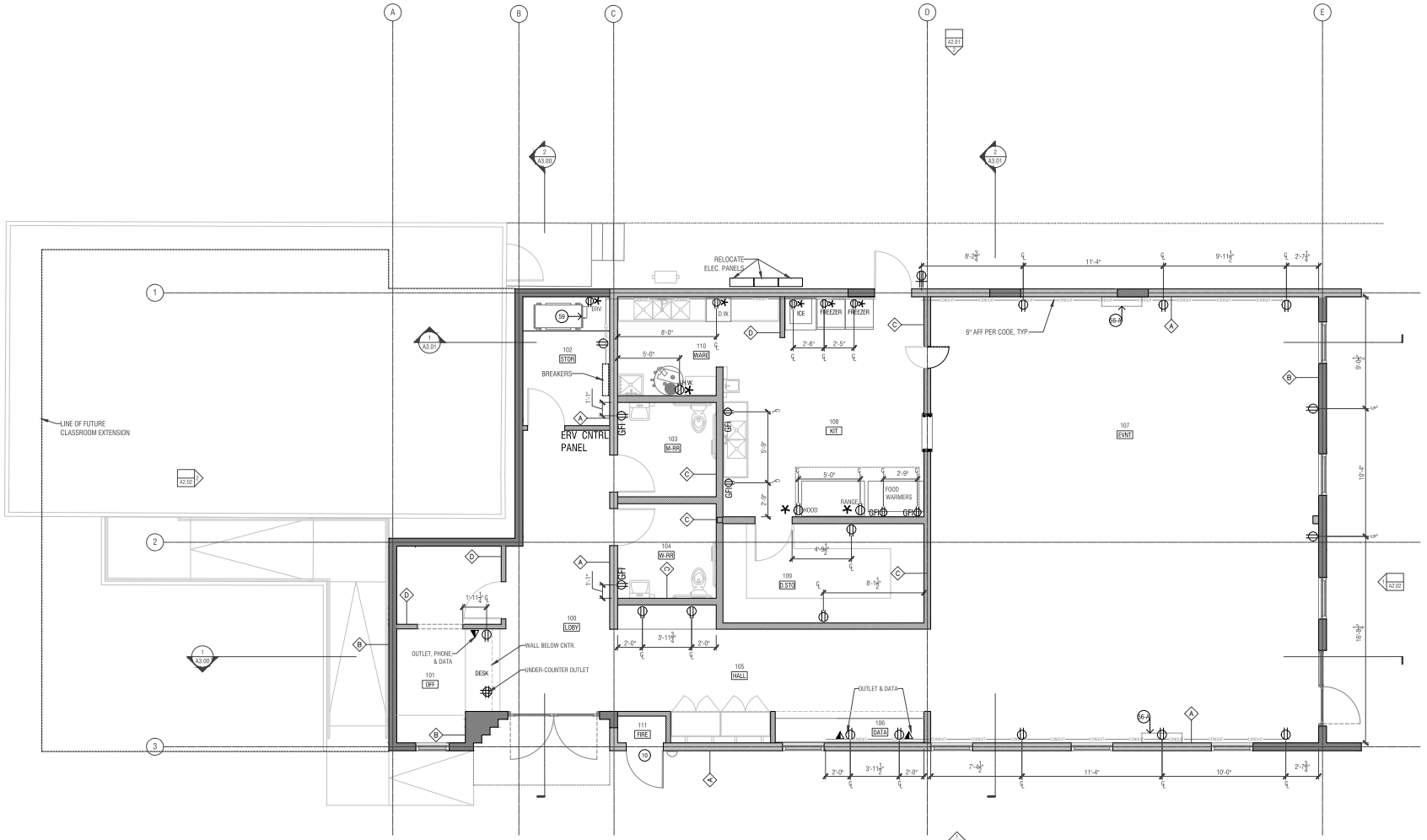


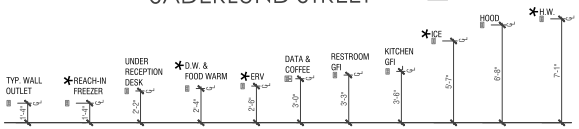


## POWER PLAN KEY

- DUPLEX RECEPTACLE
- QUADPLEX RECEPTACLE
- DEDICATED EQUIP. RECEPTACLE
- GFI GROUND FAULT INTERCEPT
- OUTDOOR GFI RECEPTACLE
- DATA

## POWER PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE CENTER LINE (CL) OF RECEPTACLE.

2. DEDICATED OUTLETS:
   - REACH-IN FREEZER / REFRIGERATOR
   - ICE MACHINE
   - DISHWASHER
   - GRILL
   - HOOD
   - HOT WATER HEATER

3. SEE CODE NOTES ON A0.01

## MAIN FLOOR RECEPTACLE COUNT

| | |
|---|---|
| DUPLEX = | 16 |
| QUADPLEX = | 1 |
| GFI INTERIOR = | 6 |
| DEDICATED = | 8(<600 VOLT) |
| DATA = | 3 |
| EXTERIOR = | 1 |
| TOTAL | 33 RECEPTACLE UNITS |

## OUTLET RECEPTACLE HEIGHTS

REFERENCE ONLY; VERIFY PER SPEC. OR MANUFAC.
CEILING OR ABOVE CEILING OUTLETS REQUIRED FOR EXHAUST FANS ARE NOT SHOWN.

## POWER PLAN

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

NEW CMU WALL
NEW WOOD WALL
(E) CMU WALL

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(530) 767-0981

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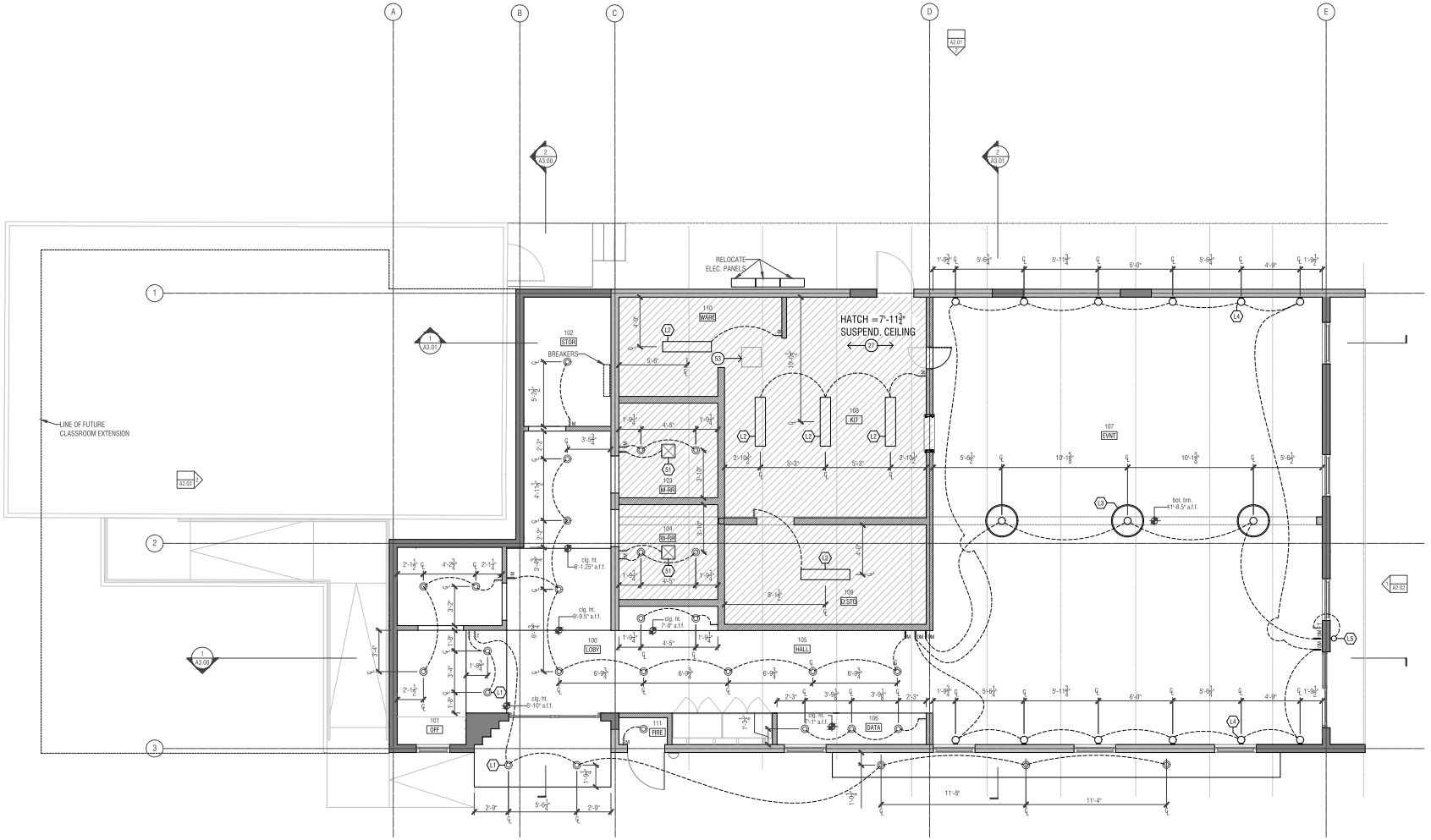


## POWER PLAN KEY

| | |
|---|---|
| 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 = | 5 |
| 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..

- S SINGLE POLE
- ST SINGLE POLE, TIMER (EXTERIOR SOFFITS & DOORS)
- SM SINGLE POLE, MOTION (RESTROOMS, KITCHEN, WAREWASHING)
- D DOUBLE POLE
- DM 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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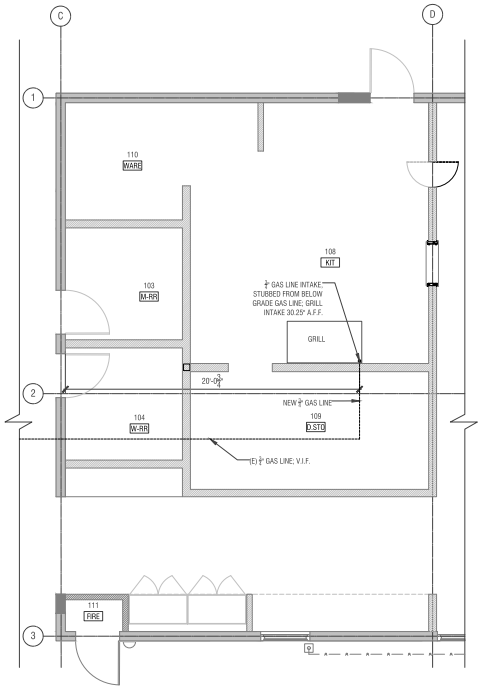



## GAS LINE PLUMBING PLAN 3

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

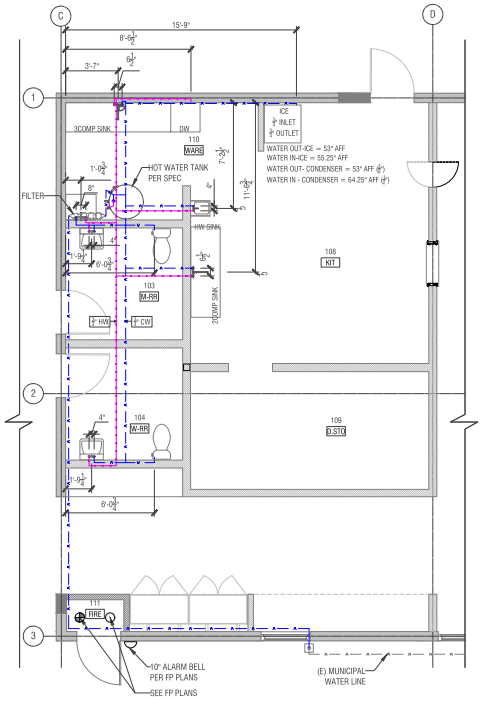
---------- GAS LINE

**DIMENSION NOTES**

1. DIMENSIONS ARE PULLED FROM INSIDE FACE OF EXISTING CMU WALL TO CENTER LINES OF EQUIPMENT, FIXTURES, OR APPLIANCES.

2. VERIFY STUB OUTS PER SPEC. FIELD EQUIP.

3. SEE CODE NOTES ON A0.02




## WATER LINE PLUMBING PLAN 2

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

COLD WATER LINE

NEW WOOD WALL

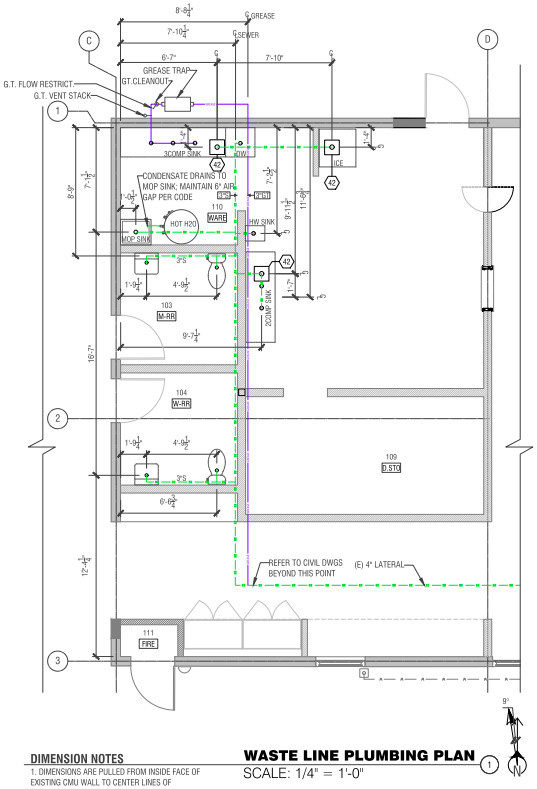
**DIMENSION NOTES**

1. DIMENSIONS ARE PULLED FROM INSIDE FACE OF EXISTING CMU WALL TO CENTER LINES OF EQUIPMENT, FIXTURES, OR APPLIANCES.

2. VERIFY STUB OUTS PER SPEC. U.N.O.

3. CONTRACTOR TO VERIFY ALL HEIGHTS & FIXTURE STUB LOCATIONS PER SPECS.

4. SEE CODE NOTES ON A0.02




## WASTE LINE PLUMBING PLAN 1

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

SEWER WASTE LINE

GREASE TRAP LINE

**DIMENSION NOTES**

1. DIMENSIONS ARE PULLED FROM INSIDE FACE OF EXISTING CMU WALL TO CENTER LINES OF EQUIPMENT, FIXTURES, OR APPLIANCES.

2. SEE CODE NOTES ON A0.02


**ENDEMIC**

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2424 Blanding Ave.
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# KELSEYVILLE SENIOR EVENT CENTER

5245 THIRD ST., KELSEYVILLE CA 95451
APN: 024-083-016

**PERMIT SET**

Prepared For:

**LAKE COUNTY**
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

**STRUCTURAL ENGINEER**
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 787-0981

**CIVIL ENGINEER**
California Engineering Company
1110 Civic Center Blvd. Suite
404Yuba City, CA 95993
(530) 751-0952

**TITLE 24**
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

**FIRE SUPPRESSION**
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

**GENERAL CONTRACTOR**
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 05/16/2025

Revision:

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07/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

Title:

**WASTE & WATER LINE PLUMBING PLANS**

**A 1.10**


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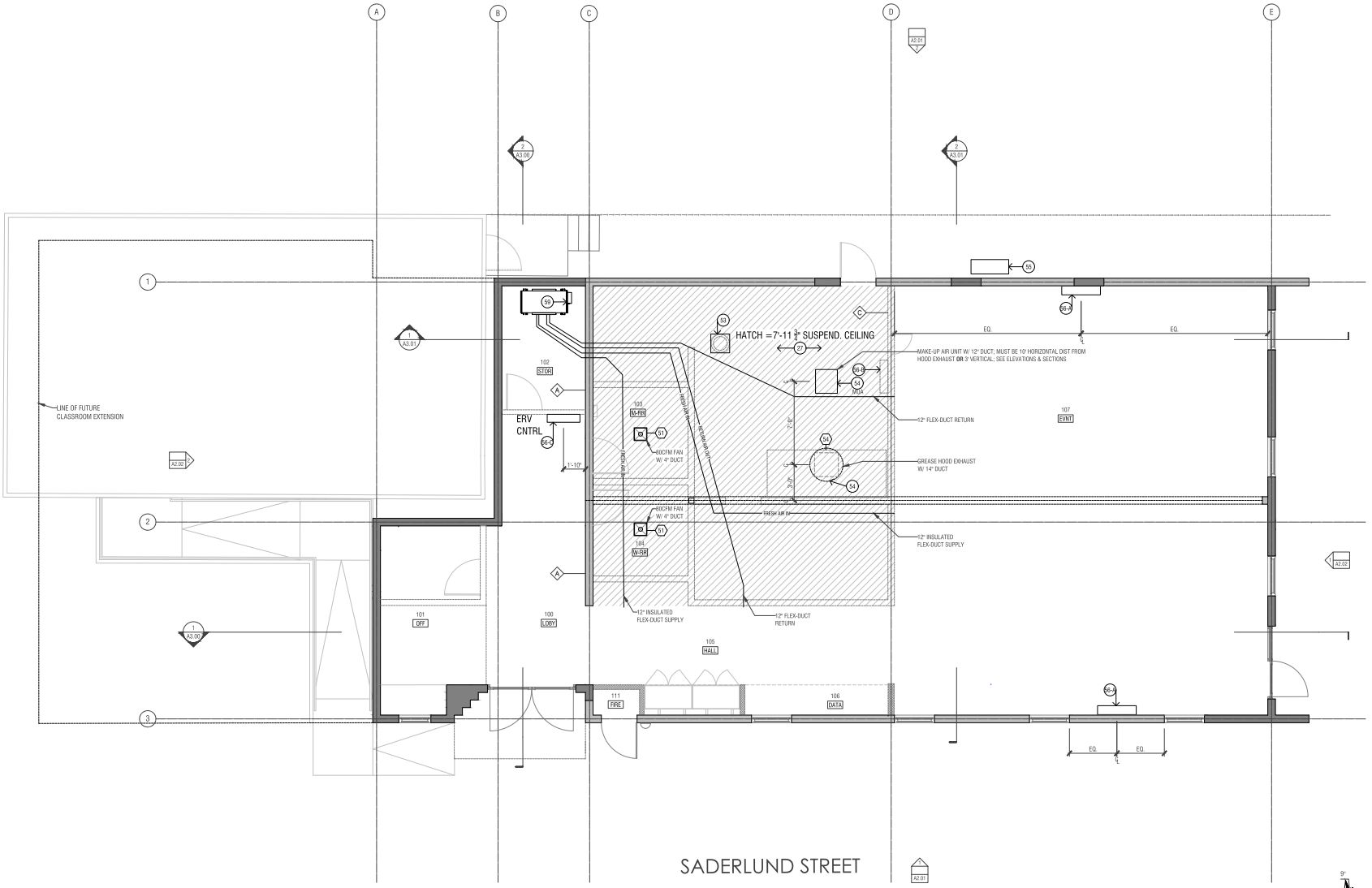


## POWER PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE CENTER LINE (CL) OF RECEPTACLE U.N.O.

2. SEE CODE NOTES ON A0.02

## MECHANICAL LAYOUT PLAN

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

NEW CMU WALL
NEW WOOD WALL
(E) CMU WALL


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Suite #205
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Hewitt Consulting Group
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Yuba City, CA 95993
(530) 767-0981

**CIVIL ENGINEER**
California Engineering Company
1110 Civic Center Blvd. Suite 404Yuba City, CA 95993
(530) 751-0952

**TITLE 24**
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

**FIRE SUPPRESSION**
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

**GENERAL CONTRACTOR**
ACCEPTING BIDS
ADDRESS
CITY
PHONE

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STATE OF CALIFORNIA

Title:
**MECHANICAL LAYOUT PLAN**

**A 1.11**


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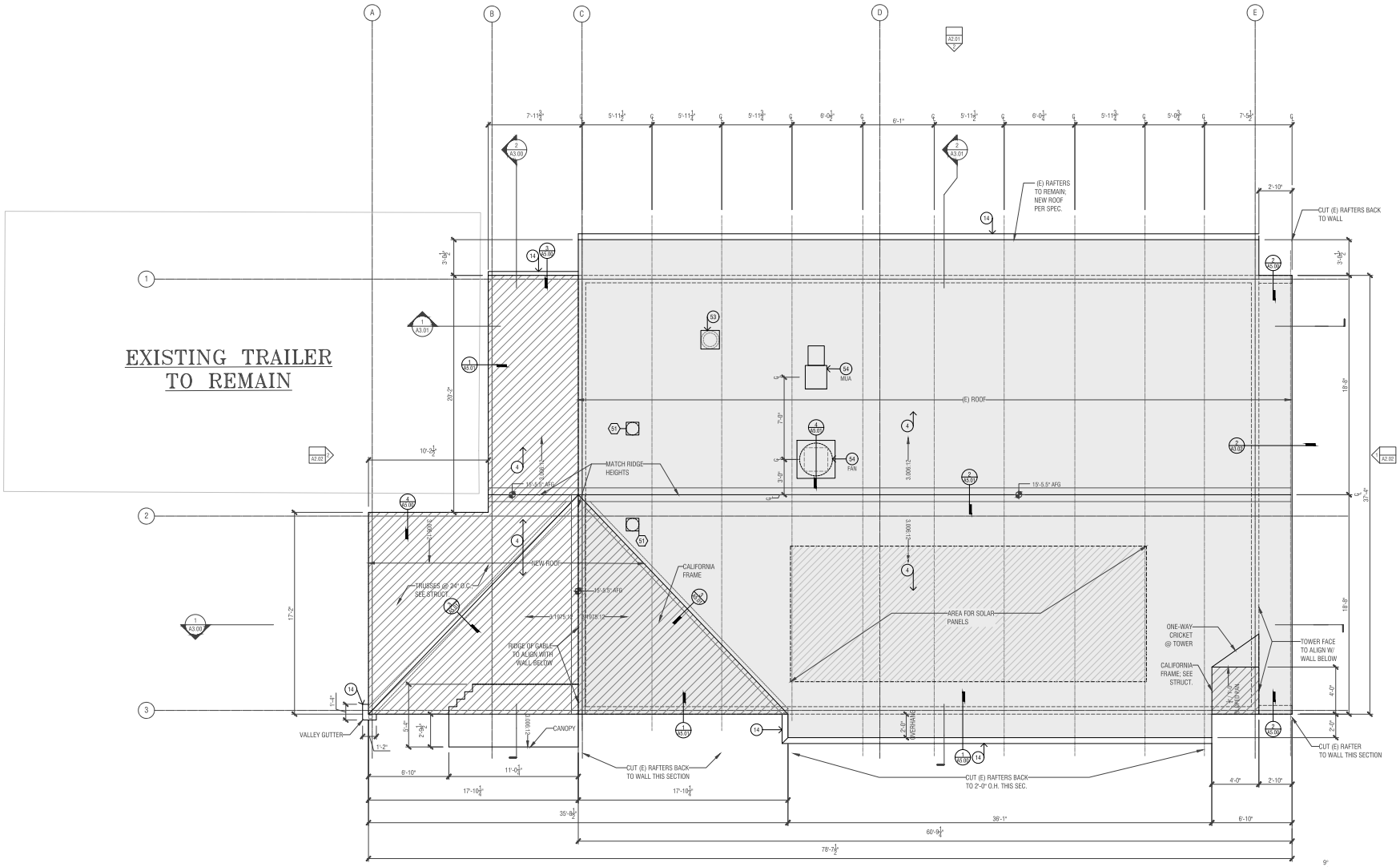


## NEW ROOF PLAN GENERAL NOTES

1. RAFTER SPACING TO BE VERIFIED IN FIELD.
2. ROOFING TO BE CLASS A
3. SEE CODE NOTES ON A0.02

## ROOF DRAINAGE CALCULATION

RAINFALL INTENSITY (10YR) = 2.50 IN/HR
RAINFALL INTENSITY (100YR) =3.90 IN/HR
DRAINABLE AREA (10YR) = 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 = 3 X 3 IN**

## SOLAR SPECIFICATION REFERENCE

10KW SYSTEM W/ (14) 460W PANELS &
(14) ENPHASE IQ8X MICROINVERTERS (AVG. 24AMP)

## NEW ROOF PLAN

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

NEW ROOF STRUCTURE
(E) ROOF STRUCTURE


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ENDEMIC ARCHITECTURE
2424 Blanding Ave.
Suite #205
Alameda, CA. 94501
CA lic: C-38874

303.548.7806
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**STRUCTURAL ENGINEER**
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

**CIVIL ENGINEER**
California Engineering Company
1110 Civic Center Blvd. Suite
404Yuba City, CA 95993
(530) 751-0952

**TITLE 24**
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

**FIRE SUPPRESSION**
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

**GENERAL CONTRACTOR**
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Title:
**NEW ROOF PLAN**

**A 1.12**


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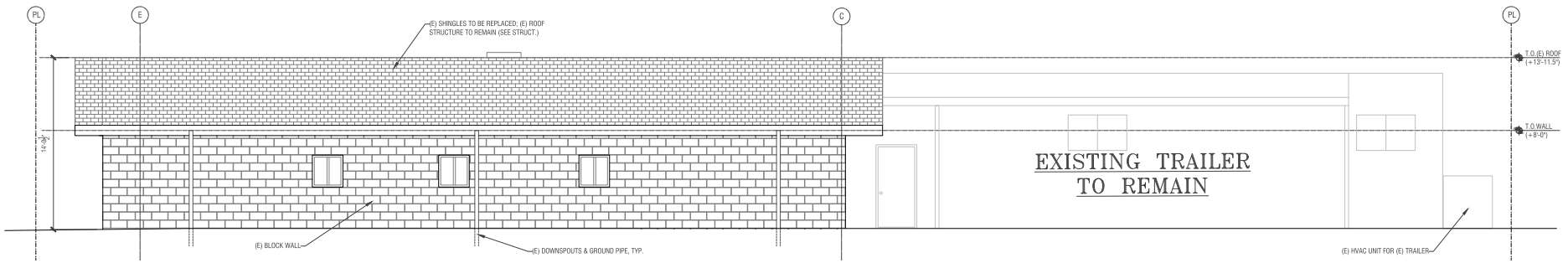
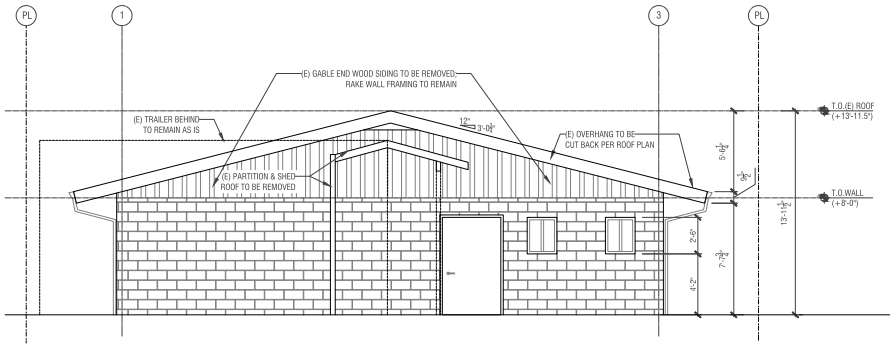
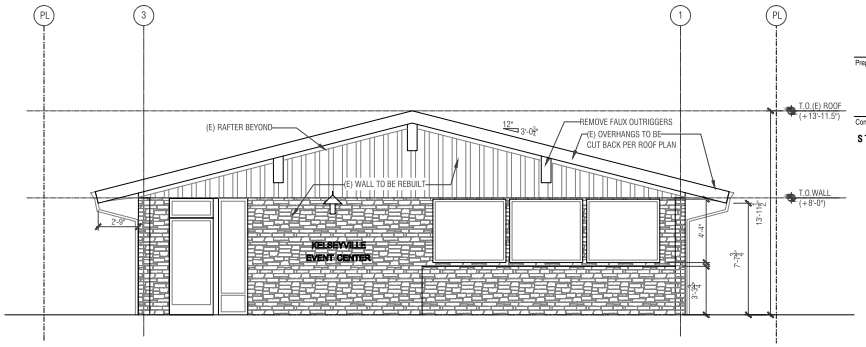


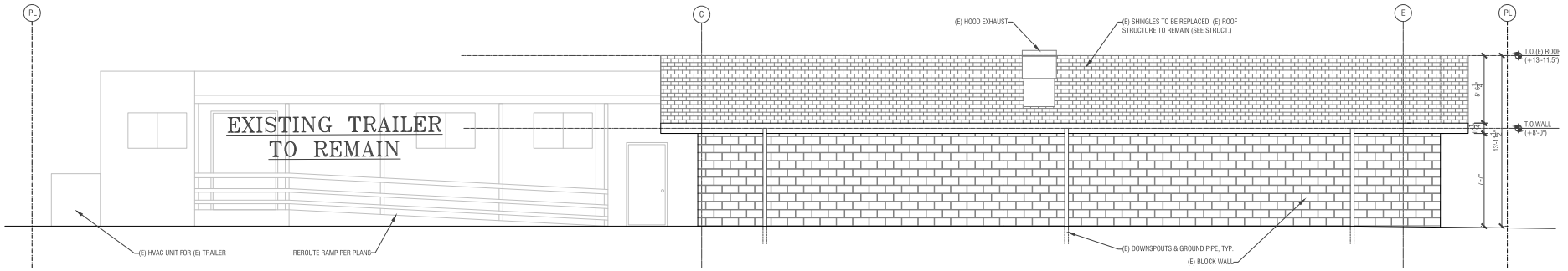

**EXISTING NORTH ELEVATION** 4
SCALE: 1/4" = 1'-0"




**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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APN: 024-083-016

**PERMIT SET**

Prepared For:
**LAKE COUNTY**
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

**STRUCTURAL ENGINEER**
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

**CIVIL ENGINEER**
California Engineering Company
1110 Civic Center Blvd. Suite
404Yuba City, CA 95993
(530) 751-0952

**TITLE 24**
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

**FIRE SUPPRESSION**
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

**GENERAL CONTRACTOR**
ACCEPTING BIDS
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Title:
**EXISTING EXTERIOR ELEVATIONS**

**A 2.00**


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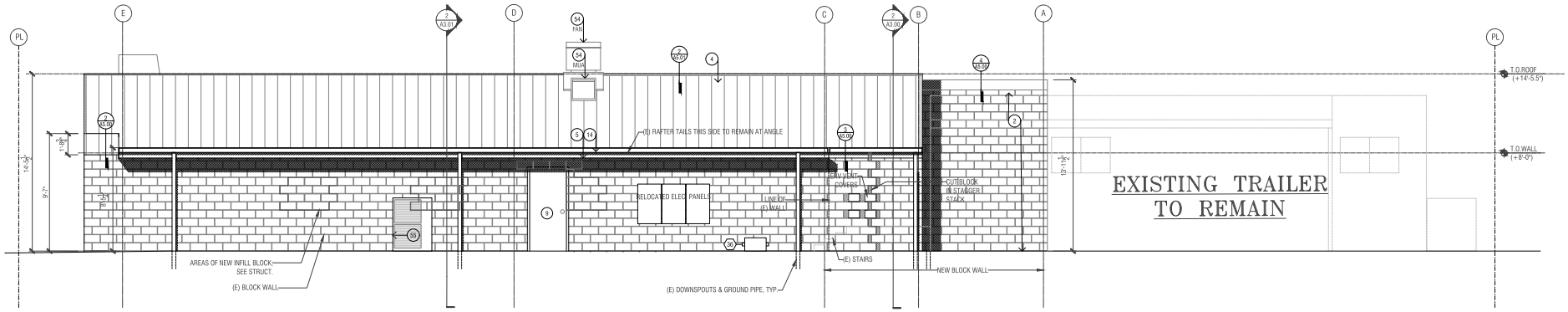
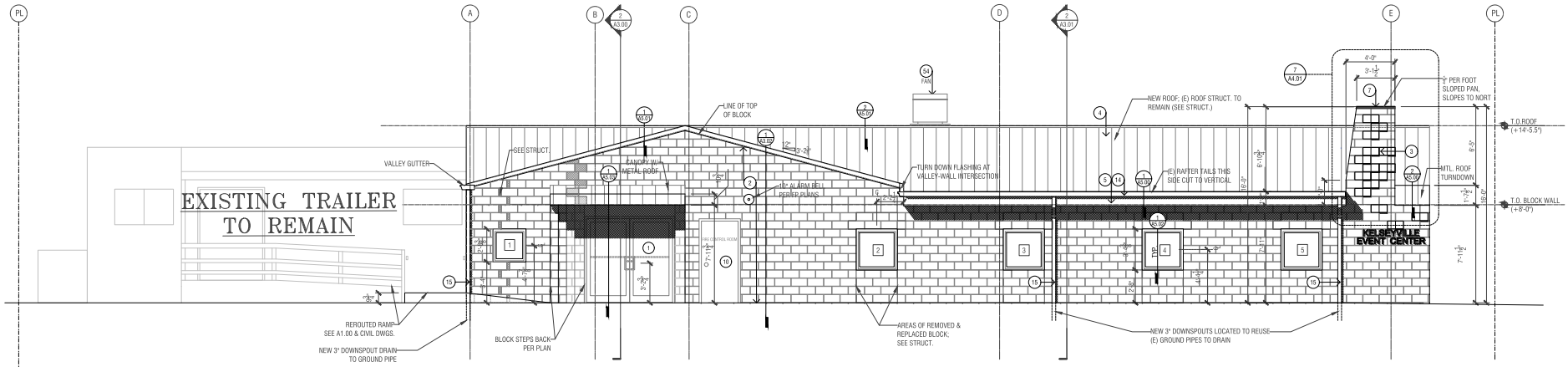



**PROPOSED NORTH ELEVATION** (2)
SCALE: 1/4" = 1'-0"




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

**NEW ELEVATION GENERAL NOTES**

1. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND BLOCK IN-FILL AT NEW OPENINGS IN (E) WALL
2. SEE CIVIL DRAWINGS FOR SIDEWALKS, RAMP, AND DRAINAGE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# SENIOR EVENT CENTER
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APN: 024-083-06

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Prepared For:
LAKE COUNTY
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

STRUCTURAL ENGINEER
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

CIVIL ENGINEER
California Engineering Company
1110 Civic Center Blvd. Suite
404Yuba City, CA 95993
(530) 751-0952

TITLE 24
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

FIRE SUPPRESSION
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

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NEW N-S EXTERIOR ELEVATIONS

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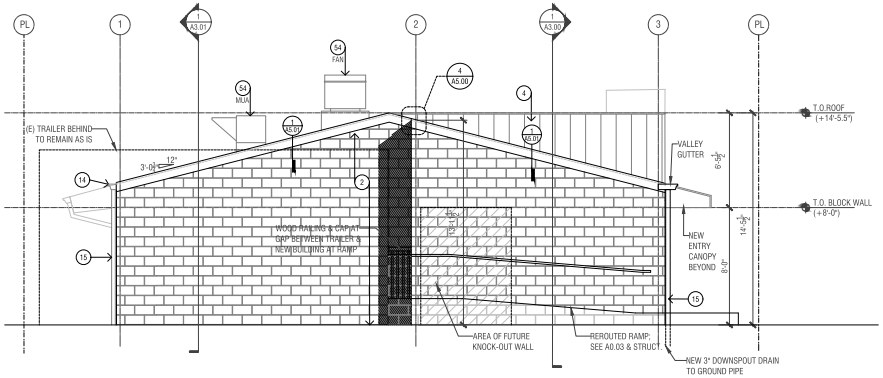
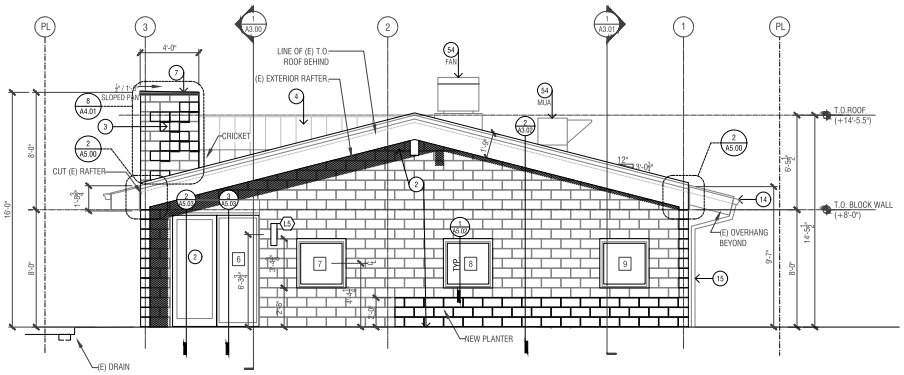



**PROPOSED WEST ELEVATION** (2)
SCALE: 1/4" = 1'-0"




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

**NEW ELEVATION GENERAL NOTES**

1. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND BLOCK IN-FILL AT NEW OPENINGS IN (E) WALL
2. SEE CIVIL DRAWINGS FOR SIDEWALKS, RAMP, AND DRAINAGE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**ENDEMIC ARCHITECTURE**
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Suite #205
Alameda, CA. 94501
CA lic: C-38874

303.548.7806
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# SENIOR EVENT CENTER

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**LAKE COUNTY**
255 N FORBES STREET
LAKEPORT, CA 95453
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**STRUCTURAL ENGINEER**
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

**CIVIL ENGINEER**
California Engineering Company
1110 Civic Center Blvd. Suite
404Yuba City, CA 95993
(530) 751-0952

**TITLE 24**
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

**FIRE SUPPRESSION**
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

**GENERAL CONTRACTOR**
ACCEPTING BIDS
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CITY
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**NEW E-W EXTERIOR ELEVATIONS**

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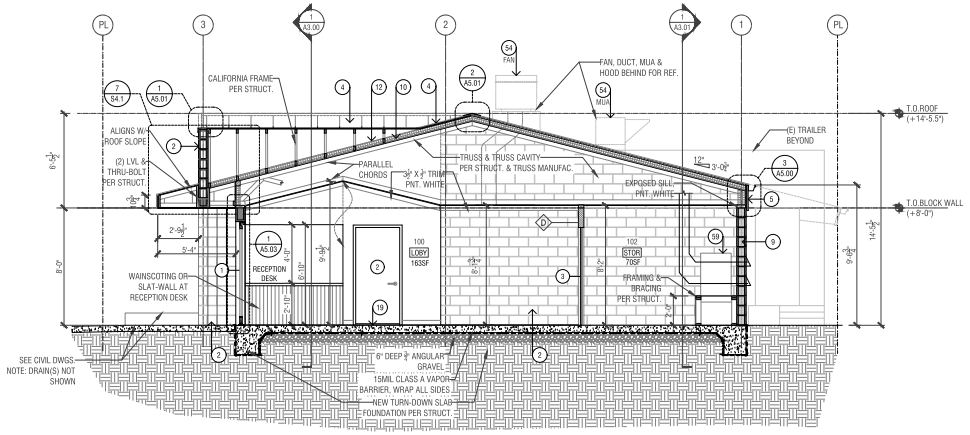
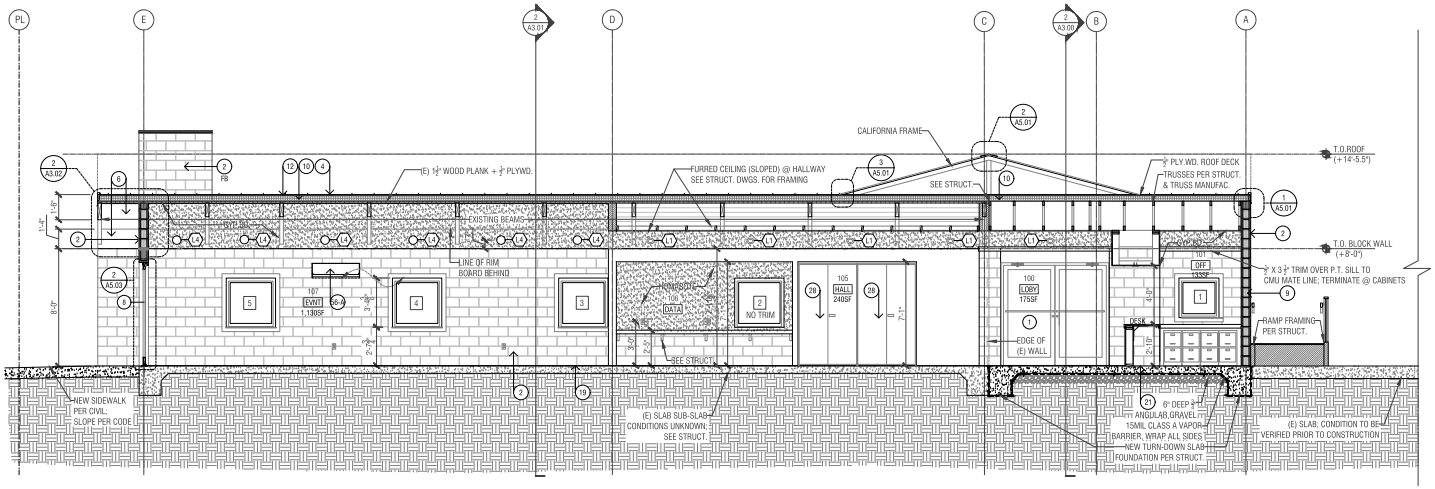



**CROSS SECTION @ NEW ENTRY** 2

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




**LONG SECTION @ NEW ENTRY** 1

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

NEW CMU WALL
NEW WOOD WALL
(E) CMU WALL

**SECTION GENERAL NOTES**

1. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND BLOCK IN-FILL 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


**ENDEMIC**

**ENDEMIC ARCHITECTURE**
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Suite #205
Alameda, CA. 94501
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Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

**CIVIL ENGINEER**
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1110 Civic Center Blvd. Suite 404Yuba City, CA 95993
(530) 751-0952

**TITLE 24**
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

**FIRE SUPPRESSION**
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

**GENERAL CONTRACTOR**
ACCEPTING BIDS
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Title:
**NEW BUILDING SECTIONS**

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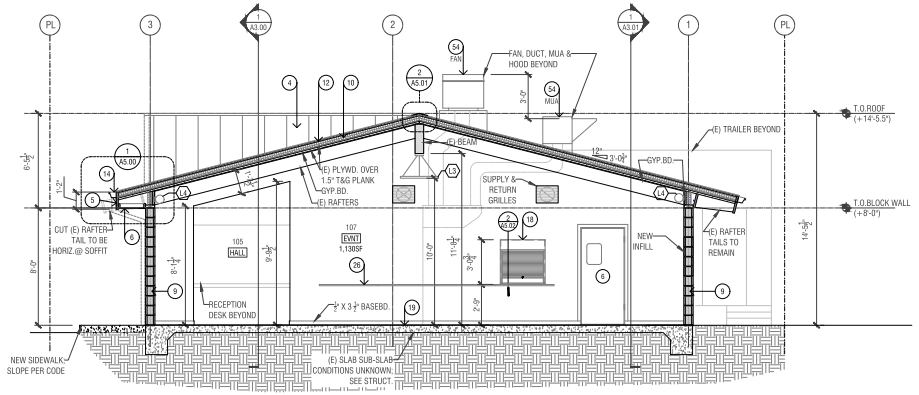
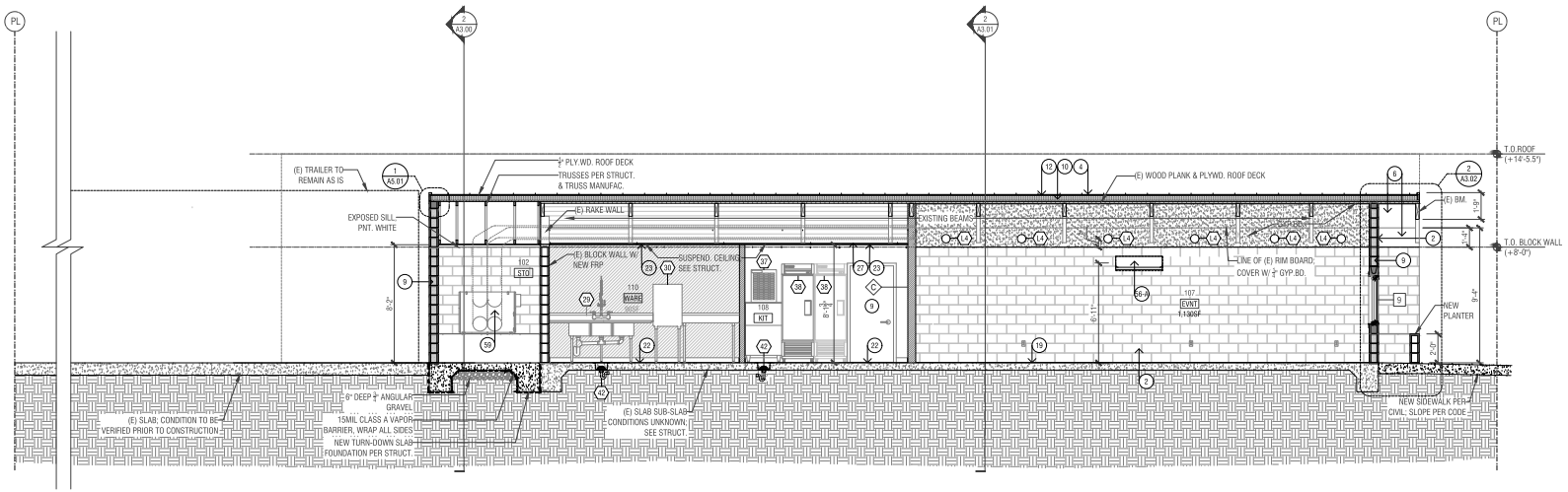



**CROSS SECTION @ EVENT HALL** 2
SCALE: 1/4" = 1'-0"




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

NEW CMU WALL
NEW WOOD WALL
(E) CMU WALL

**SECTION GENERAL NOTES**

1. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND BLOCK IN-FILL AT NEW OPENINGS IN (E) WALL
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3. (E) SUB-SLAB CONDITIONS UNKNOWN; MAY REQUIRE ADDITIONAL INVESTIGATION


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4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

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PHONE

Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 09/16/2025

Revision:

| No. | Description | Date |
|---|---|---|
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Stamp:

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C-38874
Clark Thenhaus
07/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

Title:
**NEW BUILDING SECTIONS**

**A 3.01**


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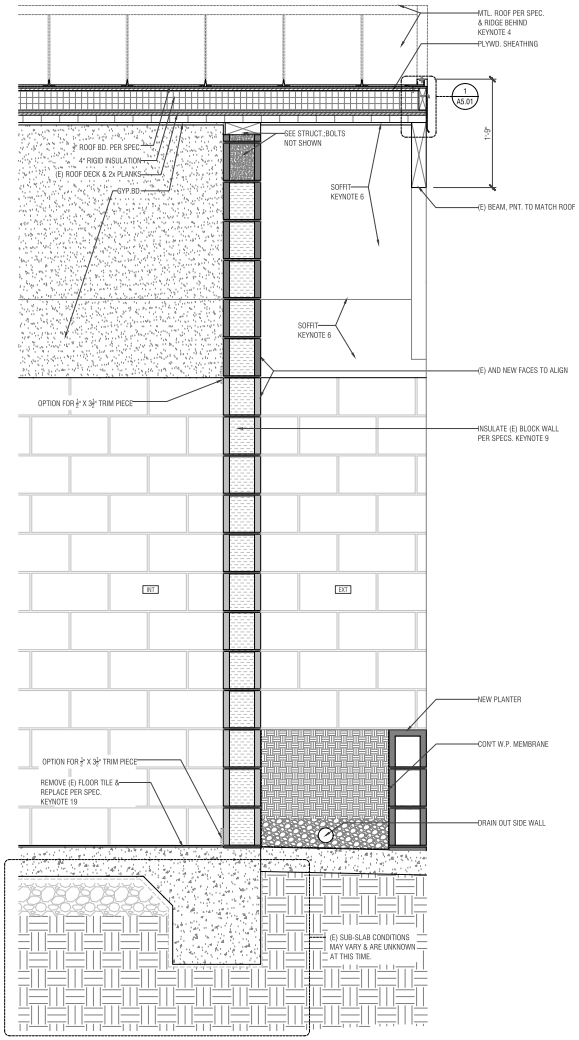
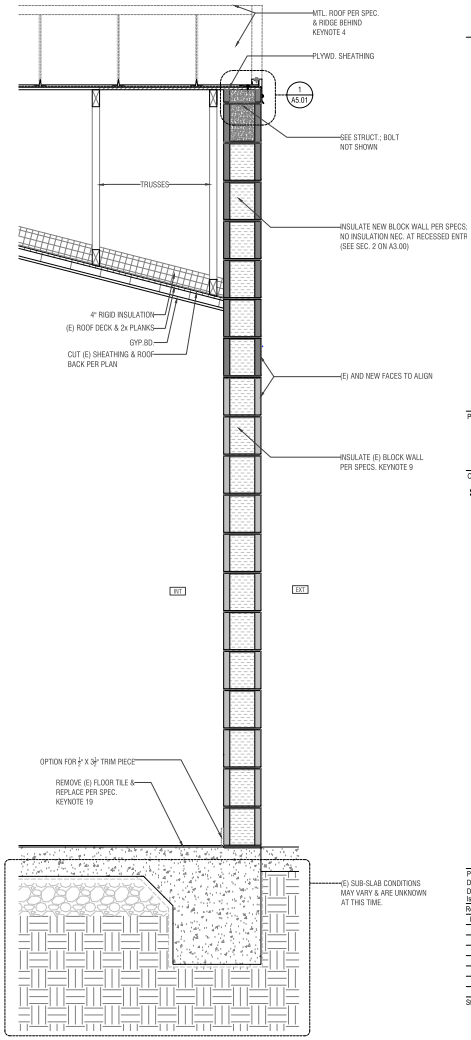



**WALL SECTION @ (E) WALL W/ OVERHANG** 2
SCALE: 1" = 1'-0"




**WALL SECTION @ (E) WALL NEAR NEW ENTRY** 1
SCALE: 1" = 1'-0"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# SENIOR EVENT CENTER

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

**PERMIT SET**

Prepared For:

**LAKE COUNTY**
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

**STRUCTURAL ENGINEER**
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

**CIVIL ENGINEER**
California Engineering Company
1110 Civic Center Blvd. Suite 404Yuba City, CA 95993
(530) 751-0952

**TITLE 24**
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 671-4789

**FIRE SUPPRESSION**
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

**GENERAL CONTRACTOR**
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 03/18/2025
Revision:

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Title:
**NEW BUILDING SECTIONS**

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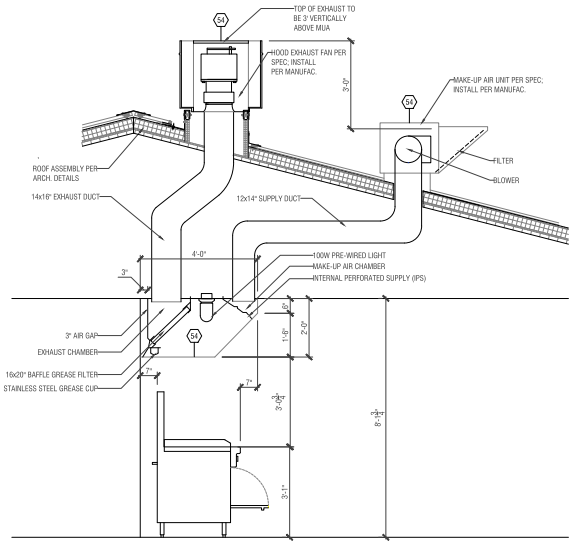
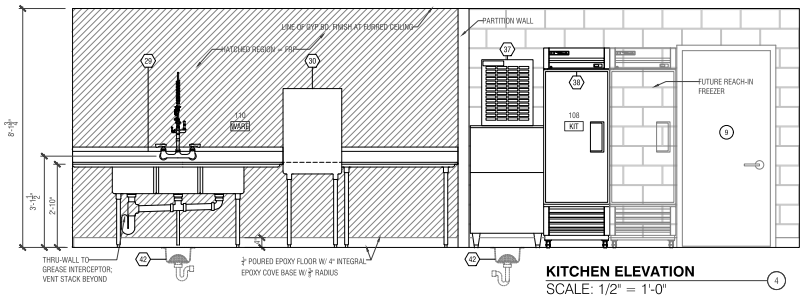
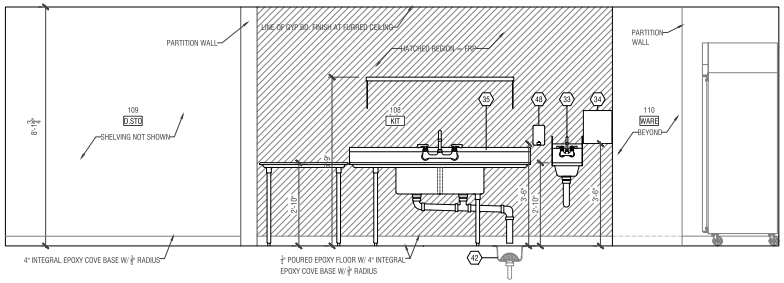


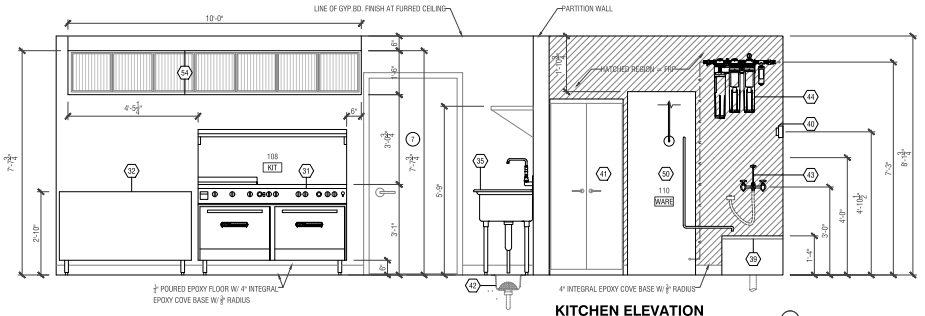

**VENT HOOD SIDE ELEVATION** 5
SCALE: 1/2" = 1'-0"



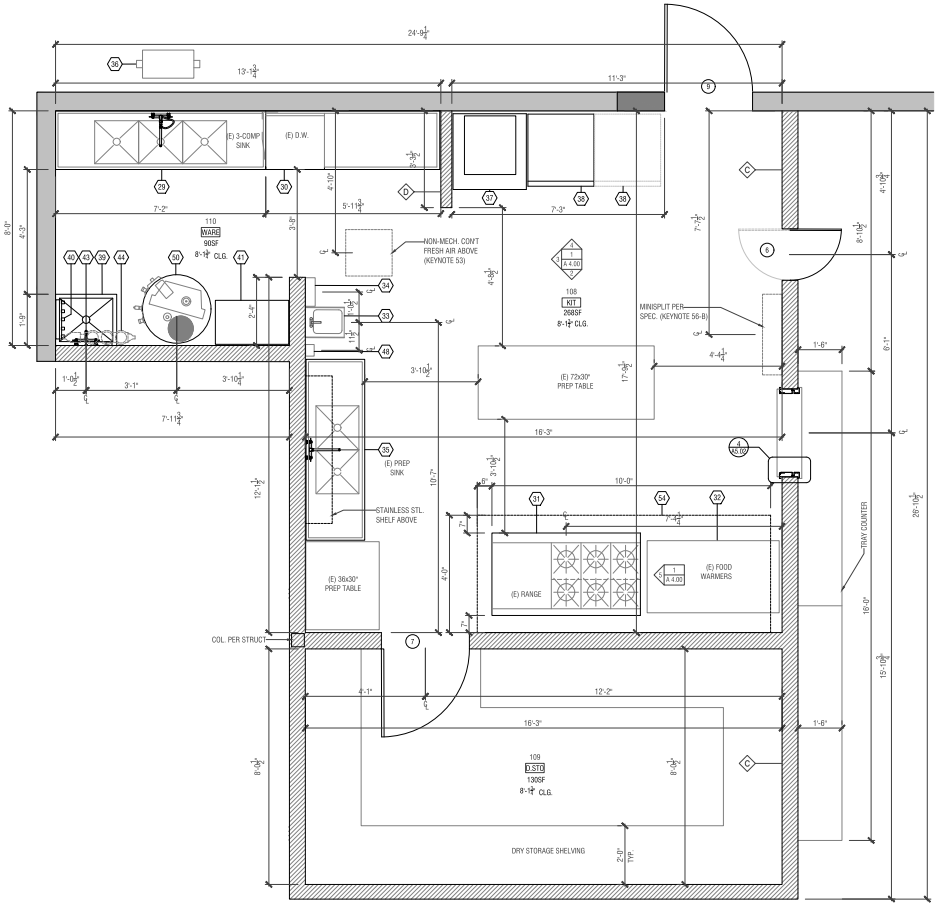

**KITCHEN ELEVATION** 4
SCALE: 1/2" = 1'-0"




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




**KITCHEN ELEVATION** 2
SCALE: 1/2" = 1'-0"




**KITCHEN AREA PLAN** 1
SCALE: 1/2" = 1'-0"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KELSEYVILLE
# SENIOR EVENT CENTER
5245 THIRD ST., KELSEYVILLE CA 95451
APN: 024-083-016

**PERMIT SET**

Prepared For:

**LAKE COUNTY**
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

**STRUCTURAL ENGINEER**
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

**CIVIL ENGINEER**
California Engineering Company
1110 Civic Center Blvd. Suite
404Yuba City, CA 95993
(530) 751-0952

**TITLE 24**
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

**FIRE SUPPRESSION**
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

**GENERAL CONTRACTOR**
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Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 05/16/2025

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**KITCHEN AREA PLAN**

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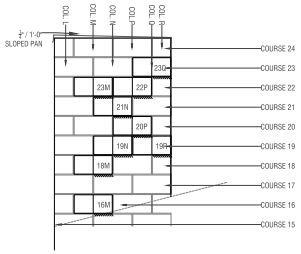
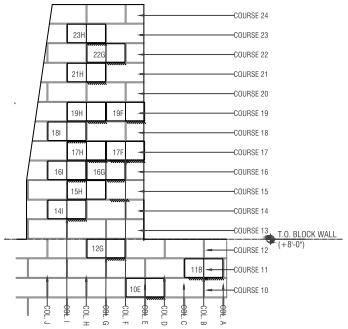
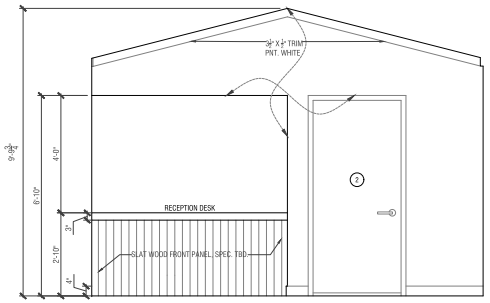


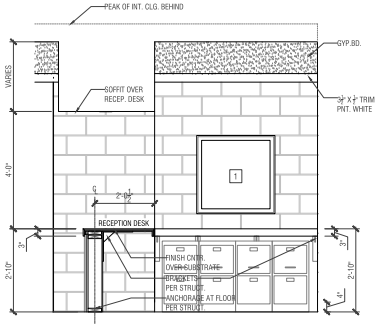

TOWER EAST ELEVATION
SCALE: 1/2" = 1'-0" 6



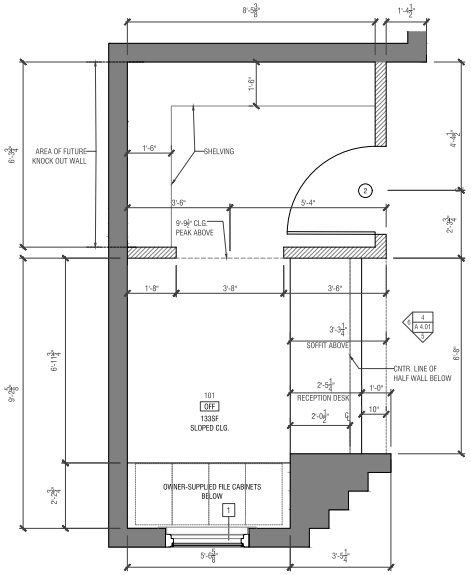

TOWER SOUTH ELEVATION
SCALE: 1/2" = 1'-0" 7



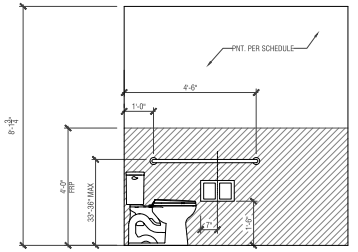

RECEPTION / OFFICE ELEVATION
SCALE: 1/2" = 1'-0" 8



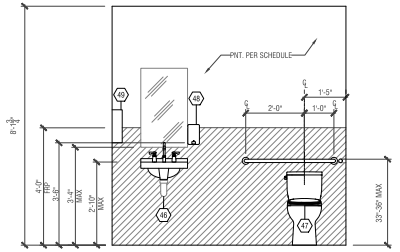

RECEPTION / OFFICE ELEVATION
SCALE: 1/2" = 1'-0" 5



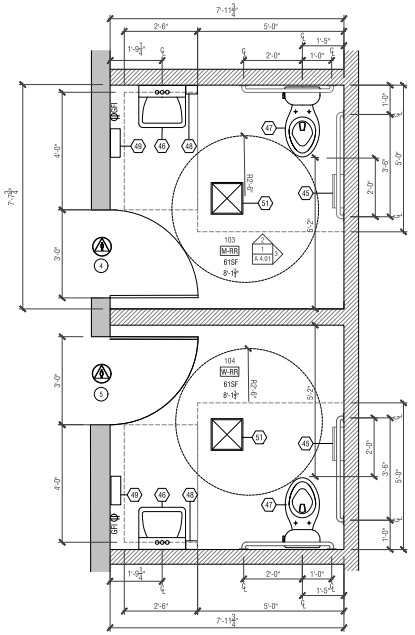

RECEPTION / OFFICE AREA PLAN
SCALE: 1/2" = 1'-0" 4




RESTROOM INT. ELEVATION
SCALE: 1/2" = 1'-0" 3




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




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

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KELSEYVILLE
# SENIOR EVENT CENTER
5245 THIRD ST., KELSEYVILLE CA 95451
APN: 024-083-06

**PERMIT SET**

Prepared For:
LAKE COUNTY
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

STRUCTURAL ENGINEER
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

CIVIL ENGINEER
California Engineering Company
1110 Civic Center Blvd. Suite
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(530) 751-0952

TITLE 24
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654 OAKLAND AVE.
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(925) 871-4789

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KELSEYVILLE, CA 95451
(707)-279-4020

GENERAL CONTRACTOR
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Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 05/16/2025
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Title:
RESTROOM & MISC. AREA PLANS

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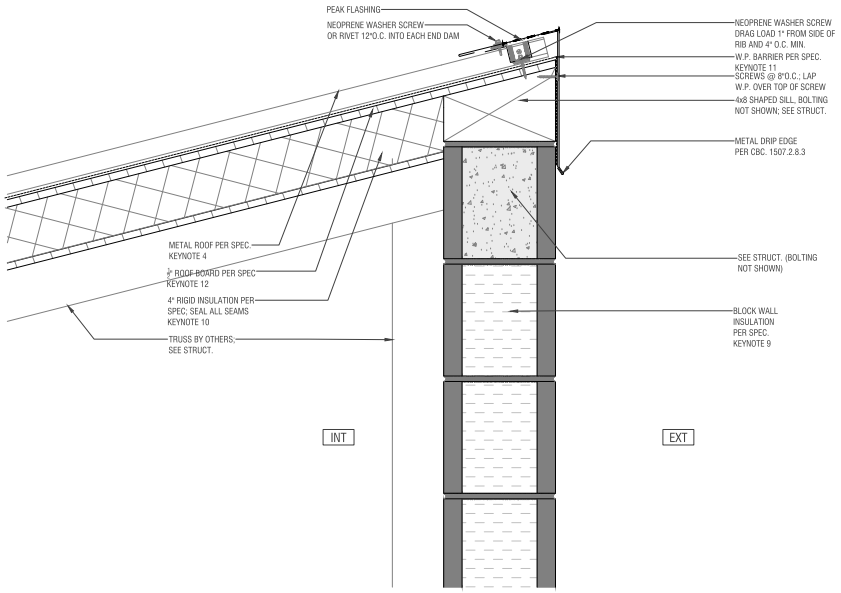
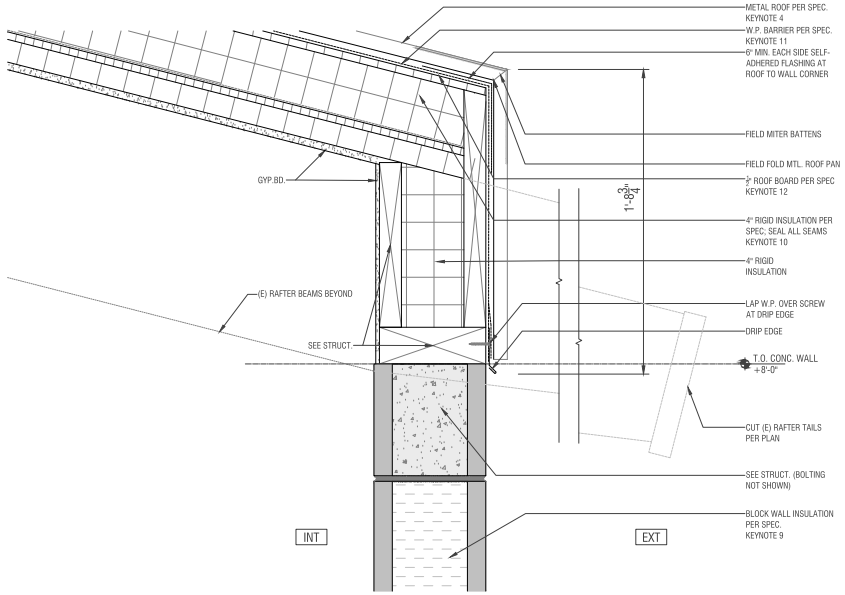
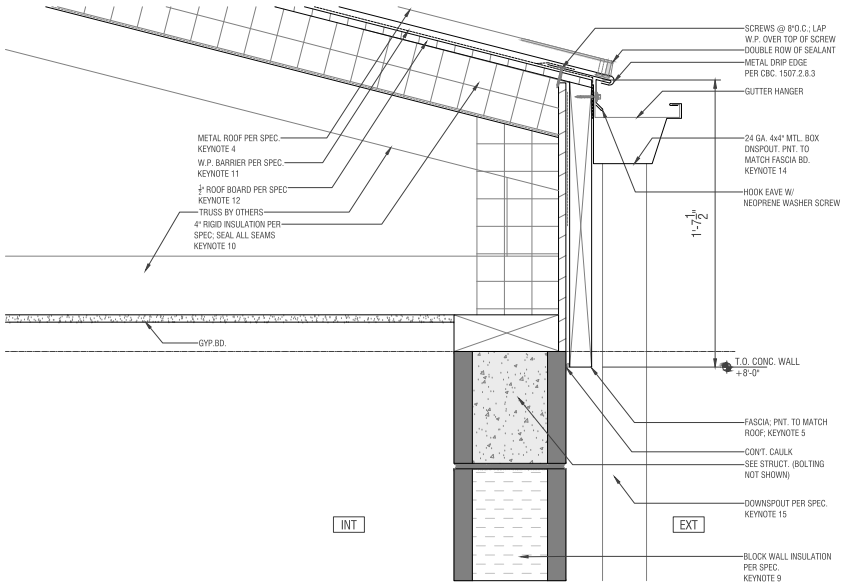


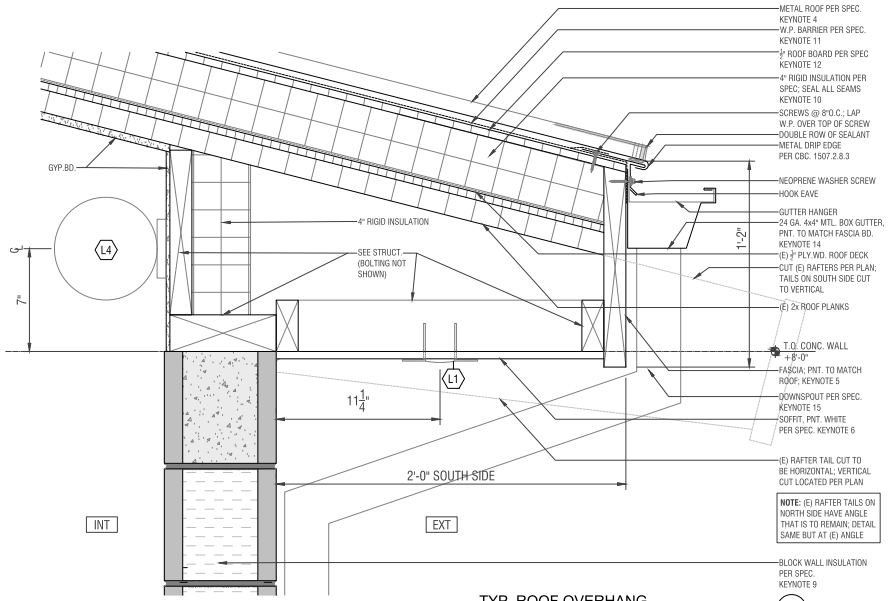

NON-OVERHANGING EAVE PEAK FLASHING 4
SCALE: 3" = 1'- 0"




GUTTER-LESS ROOF-FASCIA TURNDOWN AT BLOCK WALL 2
SCALE: 3" = 1'- 0"




GUTTER @ FLUSH EAVE 3
SCALE: 3" = 1'- 0"




TYP. ROOF OVERHANG 1
SCALE: 3" = 1'- 0"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# SENIOR EVENT CENTER

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

**PERMIT SET**

Prepared For:
LAKE COUNTY
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

STRUCTURAL ENGINEER
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

CIVIL ENGINEER
California Engineering Company
1110 Civic Center Blvd. Suite 404Yuba City, CA 95993
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EASY TITLE 24
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OAKLAND, CA 94611
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Title:
ROOF DETAILS

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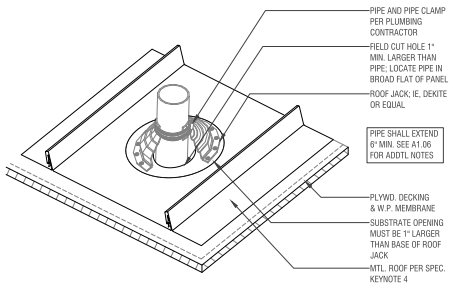
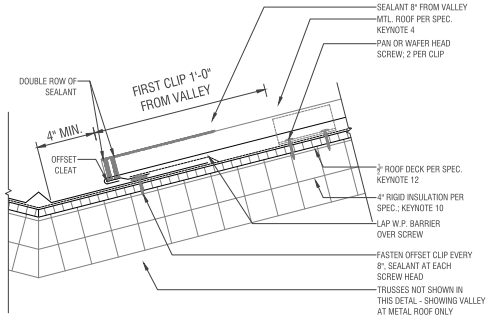
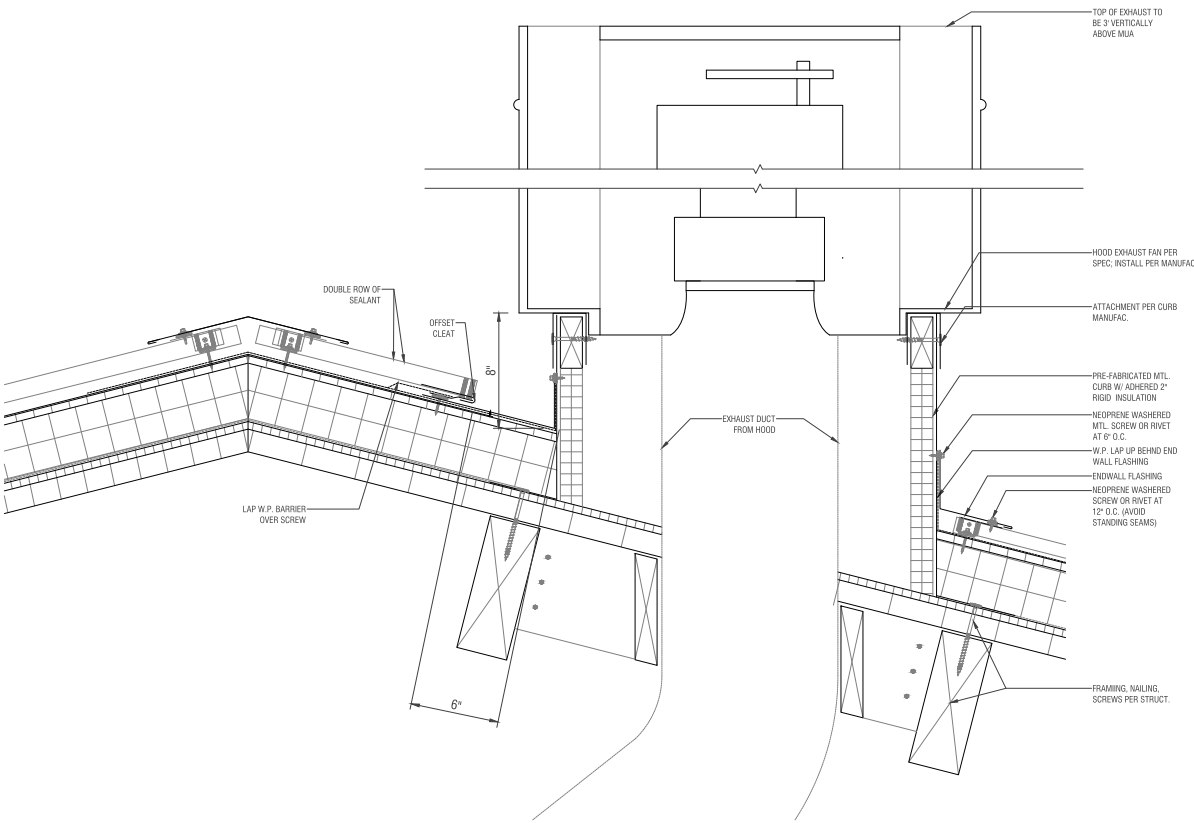


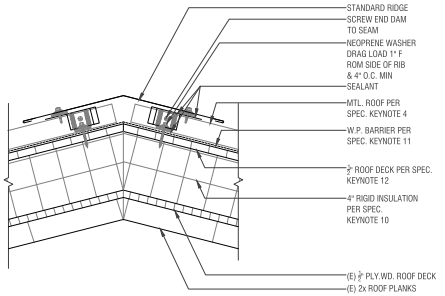

PIPE PENETRATION & MTL ROOF, TYP. 5



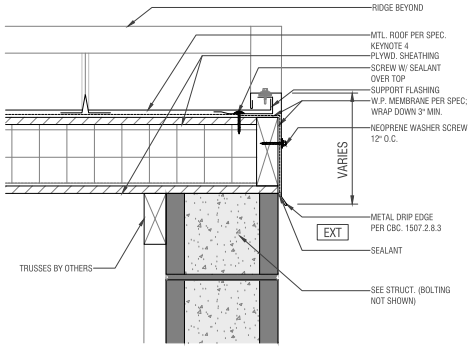

ROOF VALLEY FLASHING, TYP. 3
SCALE: 3" = 1'- 0"




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"

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**ROOF DETAILS**

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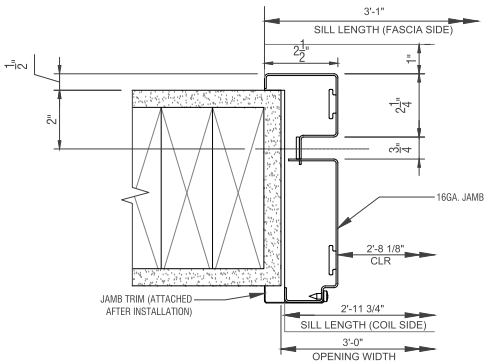
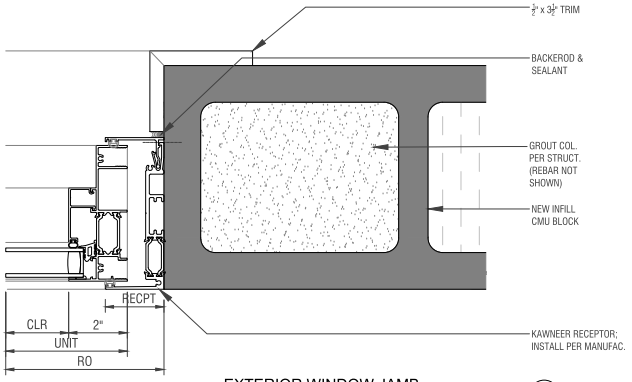
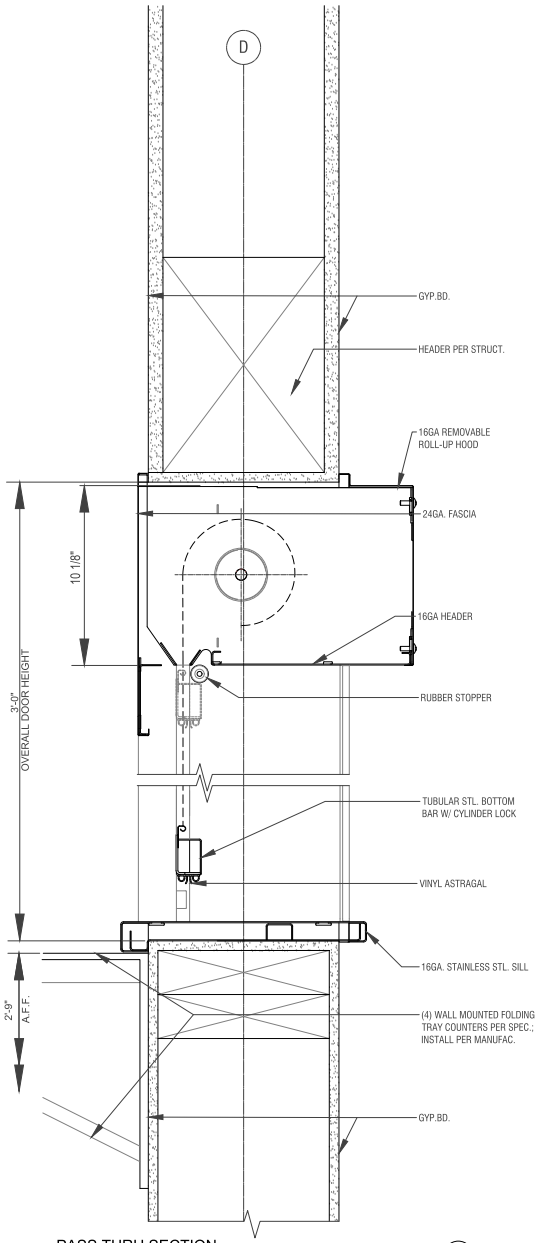


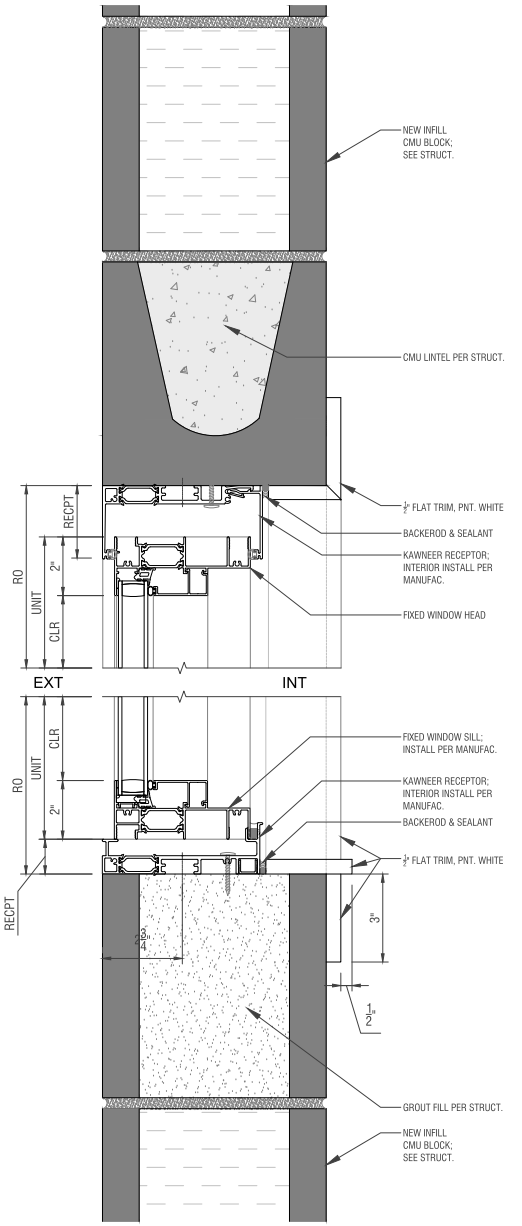

PASS THRU WINDOW JAMB
SCALE: 6" = 1'- 0"
4




EXTERIOR WINDOW JAMB
SCALE: 6" = 1'- 0"
3




PASS THRU SECTION
SCALE: 6" = 1'- 0"
2




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

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CLARK THENHAUS
C-38874
Clark Thenhaus
07/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

Title:
WINDOW DETAILS

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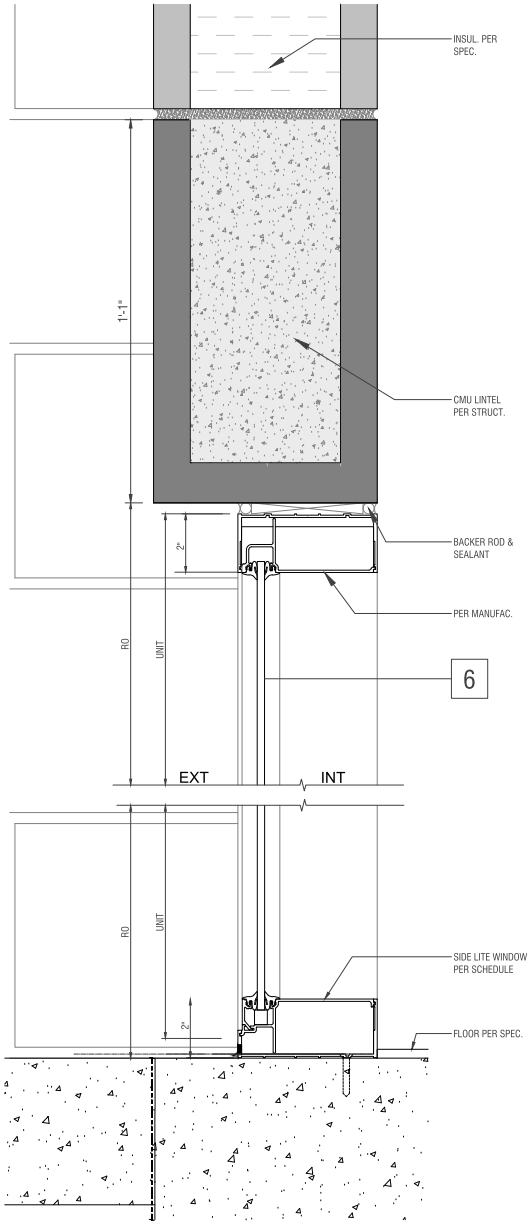
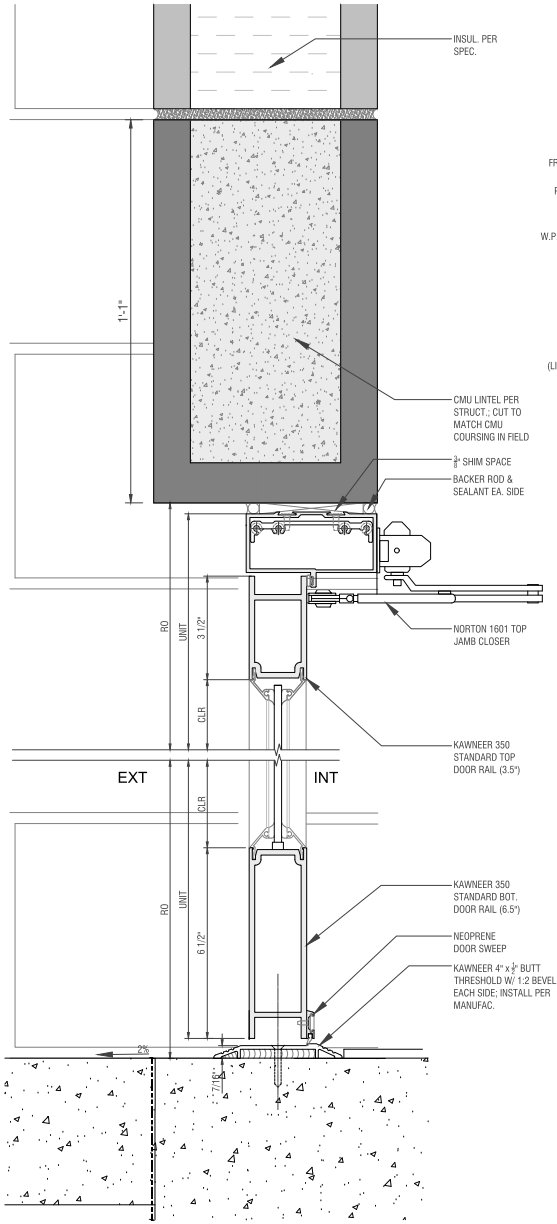



STOREFRONT SIDEL SILL & HEAD

SCALE: 6" = 1'- 0"

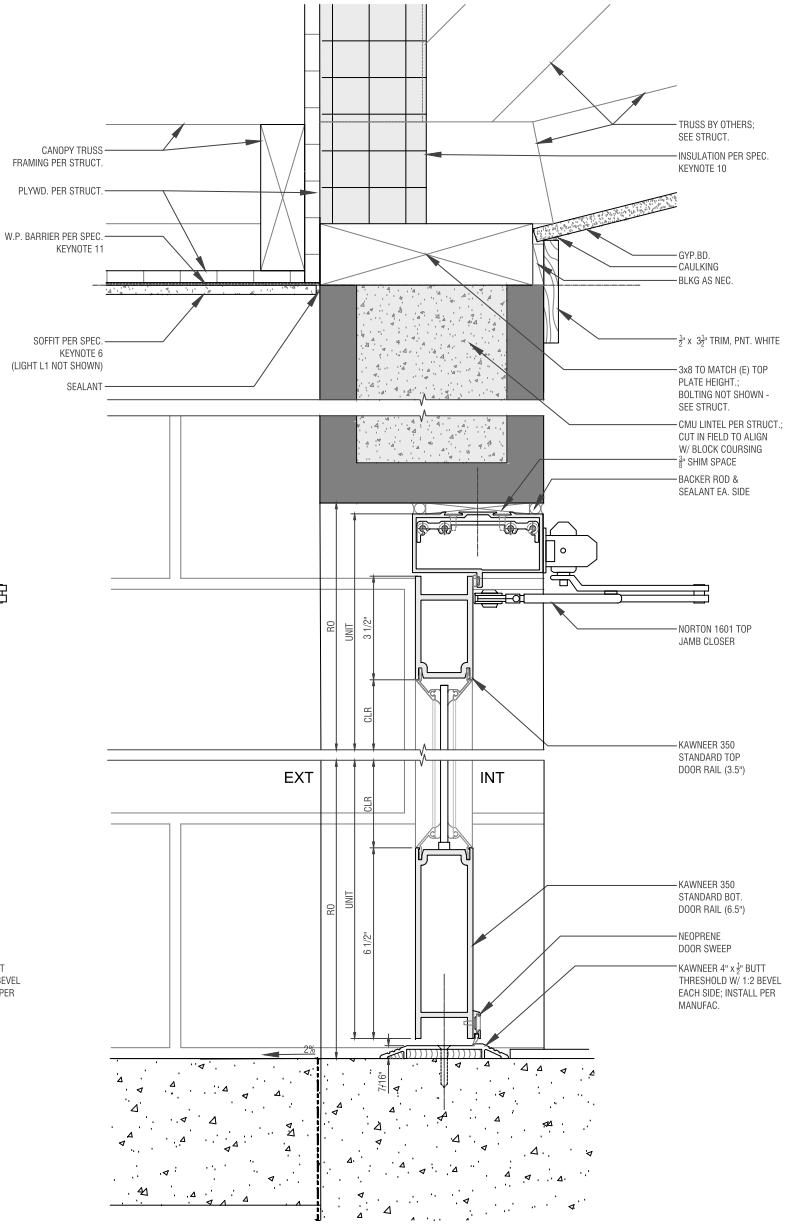
3




STANDARD ENTRANCE THRESHOLD - THIRD ST.

SCALE: 6" = 1'- 0"

2




STANDARD ENTRANCE THRESHOLD - SADERLUND ST.

SCALE: 6" = 1'- 0"

1

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ENDEMIC ARCHITECTURE
2424 Blanding Ave.
Suite #205
Alameda, CA. 94501
CA lic: C-38874

303.548.7806
www.EndemicArchitecture.com

# SENIOR EVENT CENTER

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

**PERMIT SET**

Prepared For:

LAKE COUNTY
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

STRUCTURAL ENGINEER
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

CIVIL ENGINEER
California Engineering Company
1110 Civic Center Blvd. Suite
404Yuba City, CA 95993
(530) 751-0952

TITLE 24
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

FIRE SUPPRESSION
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

GENERAL CONTRACTOR
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 05/16/2025
Revision:

| No. | Description | Date |
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Stamp:

LICENSED ARCHITECT
CLARK THENHAUS
C-38874
Clark Thenhaus
07/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

Title:
OPENING DETAILS

**A 5.03**

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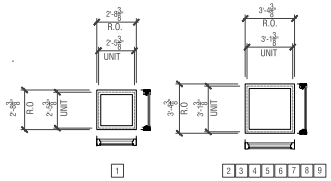
## DOOR SCHEDULE

| NO. | LOCATION | DOOR DESCRIPTION | MANUFACTURER | DOOR SIZE | FRAME DIM. | MASONRY OPENING | WALL TRIM SIZE | GLAZING | HARDWARE | QTY | COLOR |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | ENTRY / EXIT 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 1601 GRADE 1 TOP JAMB SELF-CLOSER (619 FINISH). ½" ALUM. BUTT THRESHOLD W/ INTEGRAL 1:2 SLOPE; 5psf OPERATIN G PRESSURE & ADAMS RITE MS-1850 DEADLOCK W/ EXIT INDICATOR & KEYED 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, 5LB 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, 5LB 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" | | | 2.5" x 0.5" MTL. | N/A | SCHLAGE ALX SERIES GRADE 2 CYLINDRICAL LEVER HANDLE W/ INT. THUMB LOCK AT 35" AFF, 5LB 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, 5LB 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 | | 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. 5LB OPERATING PRESSURE. ANSI CURVED LIP STRIKE 1-1/4" X 4-7/8" STANDARD | 1 | WHITE |
| 8 | ENTRY / EXIT 2 | 36 IN. X 84 IN. SINGLE OUTSWING KAWNEER 350 STDANDARD 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 1601 GRADE 1 TOP JAMB SELF-CLOSER (619 FINISH). ½" ALUM. BUTT THRESHOLD W/ INTEGRAL 1:2 SLOPE; 5psf OPERATIN G PRESSURE & ADAMS RITE MS-1850 DEADLOCK W/ EXIT INDICATOR & KEYED 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. | TRUDOOR | 36" x 80" | N/A | | 2.5" x 0.5" MTL. | N/A | (3) 4.5" x 4.5" BALL BEARING HINGES; TRUDOOR 5LB OPERATING PRESSURE W/ PANIC BAR EXIT DEVICE & EXTERIOR W/ ESCUTCHEON LEVER & LOCK BOTH 35" AFF; ENTRY / EXIT DEVICE TRIM & DOOR CLOSER WITH HOLD OPEN ARM. 10"H METAL KICKPLATE & PEMKO 315 NEOPRENE DOOR SWEEP W/ PEMKO 170 4" x ½" 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. | TRUDOOR | 36" x 80" | N/A | N/A | 3.5" x 0.5" | N/A | (3) 4.5" x 4.5" BALL BEARING HINGES; TRUDOOR 5LB OPERATING PRESSURE W/ ESCUTCHEON 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®5450 SERIES WINDOWS | AW-PG70-FW – FIXED | 40" AFF | 29.375" x 29.375" | 32.375" x 32.375" | .5" x 3.5", WHITE | 6.8sf DUAL PANE LOW-E GLASS | .34 | .22 | N/A |
| 2 | HALL | FIXED | ALUM. / CHAMPAGNE (379A1455) | KAWNEER OPTIQ® AA®5450 SERIES WINDOWS | AW-PG70-FW – FIXED | 32" AFF | 37.375" x 37.375" | 40.375" x 40.375" | NONE | 9.7sf DUAL PANE LOW-E GLASS | .34 | .22 | N/A |
| 3 | EVENT | FIXED | ALUM. / CHAMPAGNE (379A1455) | KAWNEER OPTIQ® AA®5450 SERIES WINDOWS | AW-PG70-FW – FIXED | 32" AFF | 37.375" x 37.375" | 40.375" x 40.375" | .5" x 3.5", WHITE | 9.7sf DUAL PANE LOW-E GLASS | .34 | .22 | N/A |
| 4 | EVENT | FIXED | ALUM. / CHAMPAGNE (379A1455) | KAWNEER OPTIQ® AA®5450 SERIES WINDOWS | AW-PG70-FW – FIXED | 32" AFF | 37.375" x 37.375" | 40.375" x 40.375" | .5" x 3.5", WHITE | 9.7sf DUAL PANE LOW-E GLASS | .34 | .22 | N/A |
| 5 | EVENT | FIXED | ALUM. / CHAMPAGNE (379A1455) | KAWNEER OPTIQ® AA®5450 SERIES WINDOWS | AW-PG70-FW – FIXED | 32" AFF | 37.375" x 37.375" | 40.375" x 40.375" | .5" x 3.5", WHITE | 9.7sf DUAL PANE LOW-E GLASS | .34 | .22 | N/A |
| 6 | EVENT | FIXED | ALUM. / CHAMPAGNE (379A1455) | KAWNEER OPTIQ® AA®5450 SERIES WINDOWS | AW-PG70-FW – FIXED | 32" AFF | 37.375" x 37.375" | 40.375" x 40.375" | .5" x 3.5", WHITE | 9.7sf DUAL PANE LOW-E GLASS | .34 | .22 | N/A |
| 7 | EVENT | FIXED | ALUM. / CHAMPAGNE (379A1455) | KAWNEER OPTIQ® AA®5450 SERIES WINDOWS | AW-PG70-FW – FIXED | 32" AFF | 40" x 40" | 40.375" x 40.375" | .5" x 3.5", WHITE | 9.7sf DUAL PANE LOW-E GLASS | .34 | .22 | N/A |
| 8 | EVENT | FIXED | ALUM. / CHAMPAGNE (379A1455) | KAWNEER OPTIQ® AA®5450 SERIES WINDOWS | AW-PG70-FW – FIXED | 32" AFF | 37.375" x 37.375" | 40.375" x 40.375" | .5" x 3.5", WHITE | 9.7sf DUAL PANE LOW-E GLASS | .34 | .22 | N/A |
| 9 | EVENT | FIXED | ALUM. / CHAMPAGNE (379A1455) | KAWNEER OPTIQ® AA®5450 SERIES WINDOWS | AW-PG70-FW – FIXED | 32" AFF | 37.375" x 37.375" | 40.375" x 40.375" | .5" x 3.5", WHITE | 9.7sf DUAL PANE LOW-E GLASS | .34 | .22 | N/A |




### WINDOW & DOOR NOTES

1. THIS DRAWING SET IS INTENDED FOR WINDOW & DOOR COORDINATION ONLY.
2. ALL DIMENSIONS, TYPE NUMBERS, AND FINISHES TO BE VERIFIED BY WINDOW & DOOR MANUFACTURER PRIOR TO FABRICATION AND INSTALLATION.
3. PER CBC ALL WINDOWS TO BE CONSTRUCTED OF MULTI-PANE GLAZING MEETING THE REQUIREMENTS OF CBC SECTION 2406 SAFETY GLAZING IF/WHERE NEC.
4. GENERAL CONTRACTOR AND WINDOW MANUFACTURER TO COORDINATE ALL STRUCTURAL FRAMING REQUIREMENTS WITH ARCHITECT & STRUCT. ENGINEER.
5. GENERAL CONTRACTOR AND / OR FRAMING SUBCONTRACTOR TO VERIFY W/ MANUFACTURER FOR ALL ROUGH OPENING SIZES.
6. WINDOW MANUFACTURER TO PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS.
7. 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:

1. PRODUCT SPECIFICATION SHEET
2. MODEL NUMBER
3. OVERALL DIMENSIONS
4. LINK TO MANUFACTURER
5. WRITTEN NOTE INDICATING WHICH SPECIFIC DRAWINGS AND/OR DETAILS ARE EFFECTED BY PROPOSED SUBSTITUTION.
6. 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'-9¾" AT PEAK |
| 101 | OFFICE | CONC., MATTE FINISH SMOOTH | .5" x 3.5" MDF, PNT. WHITE | 133st | GYP.BD. LEVEL 4 FINISH / CMU PER PLAN | EXTRA WHITE(SW7006) | GYP.BD. LEVEL 4 FINISH | EXTRA WHITE(SW7006) | 9'-9¾" 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 | ¼" THICK POURED EPOXY OVER SLAB; MATTE GRAY. | ⅜" RADIUS INTEGRAL POURED EPOXY COVE X4" HIGH | 61sf | FRP ALL SIDES UP TO 48" HIGH FROM TOP OF COVED BASE W/ SMOOTH FINISHED NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG. | 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'-1⅜" |
| 104 | W-RESTROOM | ¼" THICK POURED EPOXY OVER SLAB; MATTE GRAY. | ⅜" RADIUS INTEGRAL POURED EPOXY COVE X4" HIGH | 61sf | FRP ALL SIDES UP TO 48" HIGH FROM TOP OF COVED BASE W/ SMOOTH FINISHED NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG. | 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'-1⅜" |
| 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'-9¾" |
| 106 | DATA CENTER | VINYL LUXURY TILE | .5" x 3.5" MDF, PNT. WHITE | 30SF (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 | ¼" THICK POURED EPOXY OVER SLAB; MATTE GRAY. | ⅜" 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 COVED BASE W/ SMOOTH FINISHED NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR UP 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'-1⅜" |
| 109 | DRY STORAGE | ¼" THICK POURED EPOXY OVER SLAB; MATTE GRAY. | ⅜" 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'-1⅜" |
| 110 | WAREWASHING | ¼" THICK POURED EPOXY OVER SLAB; MATTE GRAY. | ⅜" 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 MOP SINK HIGH FROM TOP OF COVED 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'-1⅜" |
| 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" |


ENDEMIC
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2424 Blanding Ave.
Suite #205
Alameda, CA. 94501
CA lic: C-38874

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255 N FORBES STREET
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Consultants:

STRUCTURAL ENGINEER
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

CIVIL ENGINEER
California Engineering Company
1110 Civic Center Blvd. Suite
404Yuba City, CA 95993
(530) 751-0952

TITLE 24
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

FIRE SUPPRESSION
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

GENERAL CONTRACTOR
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 08/18/2025
Revision:

| No. | Description | Date |
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07/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

Title:
**WINDOW, DOOR, & FINISH SCHEDULES**

**A 6.00**


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## 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"W X 24"D X 84"H, | WB316057 / 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 CNTR. | **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 1" 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 / B55PS / KBT19 | GRAY | | | |
| 38 | PREP | EXISTING REACH-IN FREEZER | TRUE | UPRIGHT REACH IN FREEZER | EXISTING 30" x 27" x 81.6" REACH IN FREEZER | 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 | MHH-5 | GRAY | | | |
| 41 | WASH | CABINET | NORWOOD | HEAVY DUTY STORAGE CABINET W/ FIXED 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 | FD2375 | 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 | DP390 | 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 8.5" | 13-0010-ADA | PORCELAIN | | | |
| 47 | RESTROOMS | TOILET | TOTO | ENTRADA CLOSE COUPLED TOILET | ADA COMPLIANT FLOOR MOUNTED TOILET | CST244EF(PER PLAN) CST244EFR (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. | DESCRIPTION | MODEL # | COLOR / FIN | GPM | CFM | BTU |
|---|---|---|---|---|---|---|---|---|---|
| 50 | WAREWASHING | HOT WATER TANK | RHEEM | RHEEM 80GAL PRO-TERRA HYBRID ELECTRIC W/ LEAK GUARD HEAT PUMP TANK; INSTALLED IN LOCKABLE, OPEN-AIR LOCKER PER SPEC. | XE80T10H45U1 | SILVER | | | 4.07 UEF |
| 51 | W-RR & M-RR | EXHAUST FAN | PANASONIC | WHISPESR SENSE SMARTFLOW WHISPERSENSE® DC FAN, 50-**80**-110 CFM | FV-0511VQC1 | WHITE | | 80 | |
| 52 | KITCHEN | HOOD FIRE SUPPRESSION | | | | | | | |
| 53 | KITCHEN | FRESH AIR INTAKE | CAPTIVE AIRE | NON-MOTORIZED CON'T FRESH AIR | EMUFA - 10" | STAINLESS | | 750 | |
| 54 | KITCHEN | TYPE 1 GREASE HOOD, FAN & MUA | HOOD MART | 10'L X 48"W LOW BOX HOOD W/ LOW MAKE-UP AIR & CENTRIFUGAL DOWN-BLAST FAN SYSTEM | **HOOD:** LBOX 6" / LBMUA 18" **FAN: MUA:** | STAINLESS | | 2000 | |
| 55 | REAR ALLEY | MINI SPLIT COMPRESSOR | FUJITSU | AIRSTAGE H-SERIES 45000BTU MULTI-ZONE SYSTEM COMPRESSOR | AOU45RLXFZ | WHITE | | | 4500 |
| 56-A | EVENT HALL | MINI SPLIT EVAPORATOR | FUJITSU | FUJITSU AIRSTAGE ASUB18TLAV2 INDOOR WALL MOUNT (X2) | ASUB18TLAV2 | WHITE | | | 18K Ea. |
| 56-B | KITCHEN | MINI SPLIT EVAPORATOR | FUJITSU | FUJITSU AIRSTAGE ASUAO14KSA1 | ASUAO14KSA1 | 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

| NO. | SIZE | LOAD | DESCRIPTION | DESCRIPTION | LOAD | SIZE | NO. |
|---|---|---|---|---|---|---|---|
| 1<br>3 | 20<br>20 | 20 amps<br>3.0 amps | **(S)** DEDICATED ERV<br>**(S)** DEDICATED FREEZER | MINISPLIT COMPRESSOR<br>MINISPLIT EVAPORATORS | 40 amp<br>40 amp | 20<br>40 | 2<br>4 |
| 5<br>7 | 40<br>40 | 30 amps<br>30 amps | **(S)** DEDICATED HOT WATER<br>**(S)** REC/LOB/HA/DATA PLUGS | (S) EVENT HALL LIGHTS<br>KITCHEN LIGHTS | 0.8 amp<br>0.8 amps | 40<br>20 | 6<br>8 |
| 9<br>11 | 20<br>20 | 5 amps<br>7 amps | DEDICATED MUA<br>DEDICATED ICE | RR/STO LIGHTS & FANS<br>SINGAGE & EXTERIOR LIGHTS | 2 amp<br>3 amps | 20<br>20 | 10<br>12 |
| 13<br>15 | 20<br>20 | 2 amps<br>2 amps | DEDICATED DISHWASHER<br>DEDICATED HOOD | REC/LOB/HA/DATA LIGHTS<br>OPEN | 2.20 | 20<br>20 | 14<br>16 |
| 17<br>19 | 40<br>40 | 22 amps<br>32 amp | KITCHEN/WARE PLUGS<br>SMOKE & CARBON | OPEN<br>OPEN | 0 | 20<br>20 | 18<br>20 |
| 21<br>23 | 20<br>20 | 10 amps<br>5 amps | EVENT HALL PLUGS<br>RESTRM / STORAGE PLUGS | OPEN<br>OPEN | 0 | 40<br>40 | 22<br>24 |

**(S) = MOVED TO SOLAR CIRCUIT UPON COMPLETION OF SOLAR SUBMITTAL**

**ELECTRICAL LOADS**

1. GENERAL LIGHTING LOAD:
   2,298sf X OCCUPANCY FACTOR OF 2 = **4,596va**
2. FIXED APPLIANCES W/ DEDICATED CIRCUIT: **24,979va**
   - REACH-IN FREEZER: 3.7amps X 220v = 814va x 2 = 1,628va
   - ICE MACHINE: 21amps x 115v = 2,415va
   - DISHWASHER: 32amps x 208v = 6,656va
   - HOOD EXHAUST: 11amps x 220v = 2,420va
   - HOOD MUA: 13amps x 220v = 2,860va
   - ERV UNIT: 15amps x 120v = 1,800va
   - HOT WATER HEATER: 30amps X 240v = 7,200va
3. NON-DEDICATED PLUG-IN OUTLETS: **1000va**
   - KITCHEN & WAREWASHING (4 receptacles): 200va
   - RECEPT., LOBBY, COFFEE, & DATA (9 receptacles): 200va
   - EVENT HALL (8 receptacles): 200va
   - RESTROOMS & STORAGE (3 RECEPTACLES): 200VA
   - EXTERIOR (1 receptacles): 200va
4. 5-TON MINISPLIT: **9,600va**
   - 40amps X 240V = 9,600va

**LOAD CALCULATION: 4,569 + 24,979 + 1000 + 9,600 =40,175W**

## LIGHTING SCHEDULE

| NO. | LOCATION | LIGHT | MANUFACT. | MODEL # | (QTY) & DIMENSIONS | LUMENS / TEMPERATURE | LENS |
|---|---|---|---|---|---|---|---|
| L1 | SOFFITS & FURRED CEILINGS | 4" DIRECT MOUNT W/ 4" OVERLAY MATTE TRIM | HALO | RL4-DM W/ RL4TRMWHB | (28) @ 4" Ø | 600-900 / 3K | GLASS |
| L2 | KITCHEN / WAREWASHING | 4' LINEAR FLUSH MOUNT | CONTRACTOR SELECT | FML4W 48 500LM 840 ZT 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) | MXL1931814 | (12) 7" X 7" X 6.75"Ø | 400 / 3K | FROSTED ACRYLIC |
| L5 | 3RD ST. FACADE | 18" CYLINDER UP/DOWN LIGHT | PROGRESS LIGHTING | P5642-31/30K | (1) @ 18" X 6"Ø | 2500 / 3K | FROSTED ACRYLIC |


**ENDEMIC**

**ENDEMIC ARCHITECTURE**
2424 Blanding Ave.
Suite #205
Alameda, CA. 94501
CA lic: C-38874

303.548.7806
www.EndemicArchitecture.com


# KELSEYVILLE SENIOR EVENT CENTER

5245 THIRD ST - KELSEYVILLE CA 95451

APN: 024-083-06

**PERMIT SET**

Prepared For:

**LAKE COUNTY**
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

**STRUCTURAL ENGINEER**
Hewitt Consulting Group
1521 Starr Drive Suite B
Yuba City, CA 95993
(530) 767-0981

**CIVIL ENGINEER**
California Engineering Company
1110 Civic Center Blvd. Suite
404Yuba City, CA 95993
(530) 751-0952

**TITLE 24**
EASY TITLE 24
654 OAKLAND AVE.
OAKLAND, CA 94611
(925) 871-4789

**FIRE SUPPRESSION**
TOTORICA PLUMBING INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

**GENERAL CONTRACTOR**
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 05/16/2025
Revision:

| No. | Description | Date |
|---|---|---|
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Stamp:

LICENSED ARCHITECT
CLARK THENHAUS
C-36874
Clark Thenhaus
07/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

Title:

**FIXTURE, EQUIP., & APPLIANCE SCHEDULES**

**A 6.01**


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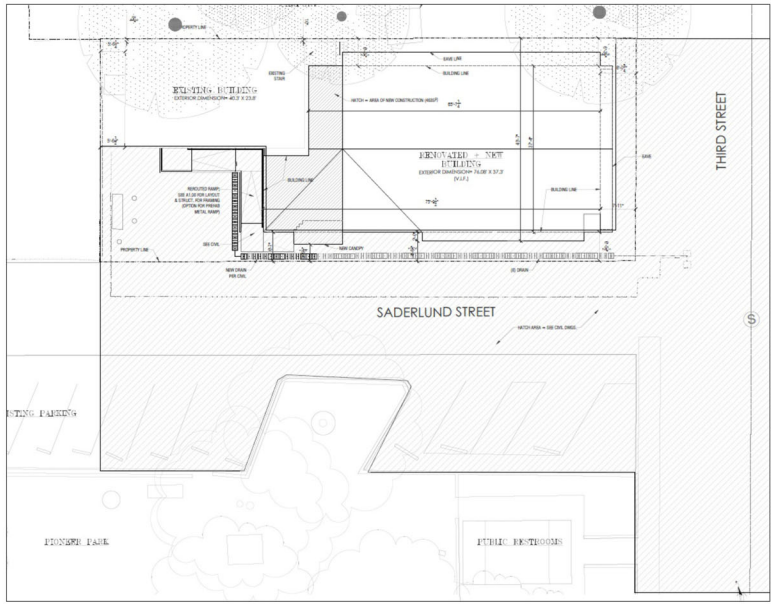
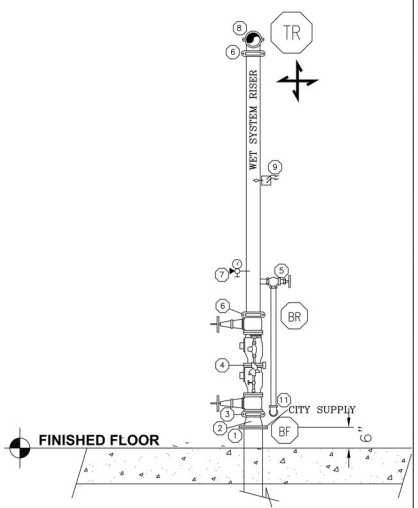



## SITE PLAN

**SCALE: N.T.S.**




### EQUIPMENT LEGEND

1. 4" FLANGE X GROOVE ADAPTER
2. 4" x2" GROOVED CONCENTRIC REDUCER
3. 2 1/2" GROOVED FLEXIBLE COUPLING
4. AMES 3000SS-DOSY-GXG-CFM 2 1/2"
5. 1 1/4" MAIN DRAIN
6. 2 1/2" GROOVED RIGID COUPLING
7. 1/4" 300 LB GUAGE
8. 2½" GROOVED ELBOW
9. 2 1/2" FLOW SWITCH
10. 1 1/4" CI SCREW 90°

UNDERGROUND BY OTHERS

## RISER DETAIL

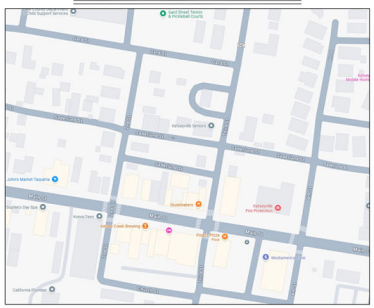
**SCALE: N.T.S.**

### GENERAL NOTES

1. SYSTEM DESIGNED FOR:
   - ORDINARY HAZARD, GROUP I - KITCHEN, STORAGE
   - LIGHT HAZARD - ALL OTHER AREAS

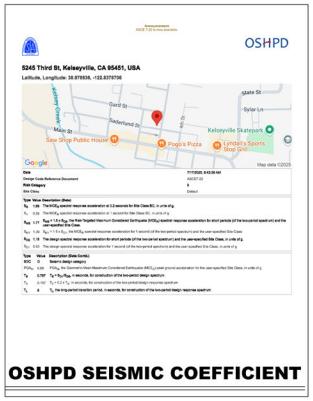
1. SPRINKLER SYSTEMS TO BE DESIGNED, INSTALLED, AND TESTED IN ACCORDANCE WITH N.F.P.A. 13 - 2022 EDITION.
2. ALL SYSTEMS SHALL BE HYDROSTATICALLY TESTED AT 200 PSI OR 50 PSI OVER THE SYSTEM PRESSURE, WHICHEVER IS GREATER, FOR 2 HOURS.
3. USING 25-PERCENT DESIGN AREA REDUCTION FOR QUICK-RESPONSE SPRINKLERS AND 30-PERCENT INCREASE FOR SLOPED CEILINGS, SYSTEMS TO BE HYDRAULICALLY CALCULATED TO DELIVER:
   - 0.10 GPM / SQ.FT. OVER 1462.5 SQ.FT. - LIGHT HAZARD
   - 0.15 GPM / SQ.FT. OVER 1462.5 SQ.FT. - ORDINARY HAZARD, GROUP I
4. SPRINKLER HEADS ARE ½" ORIFICE (K=5.6) AND SPACED AT:
   - 225 SQ.FT. - LIGHT HAZARD
   - 130 SQ.FT. - ORDINARY HAZARD, GROUP I
5. ALL HANGERS TO BE INSTALLED PER N.F.P.A. 13 - 2022 EDITION
6. ALL ARM-OVERS EXCEEDING 24" ARE TO BE PROVIDED WITH A HANGER.
7. FLOW INFORMATION AS FOLLOWS:
   - STATIC - 80 PSI
   - RESIDUAL - 72 PSI
   - FLOW - 599 GPM
   - FLOW HYDRANT: 5057 THIRD STREET
   - RESIDUAL HYDRANT - 4015 MAIN STREET
   - TEST PERFORMED BY TOTORICA PLUMBING INC. ON 7-7-2025
8. ALL PIPE LENGTHS TO BE:
   * CUT LENGTH FOR THREADED PIPE.
   * CENTER OF OUTLET TO END OF PIPE FOR GROOVED PIPE.
9. ALL PIPING TO BE SWAY BRACED PER N.F.P.A. 13 - 2022 EDITION.
10. ALL MATERIALS AND EQUIPMENT TO BE 'UL' LISTED OR 'FM' APPROVED.
11. ALL BRANCH LINES TO BE:
    * 1" THRU 2" THREADED PIPE: DYNA-THREAD, ASTM A53 OR A135, BLACK.
    * 1 1/2" THRU 4" GROOVED PIPE: SCH. 10, ASTM A53 OR A795, BLACK.
    * FITTINGS: CAST IRON CLASS 125, ANSI B16.4.
12. ALL MAINS TO BE:
    * 1 1/2" THRU 4" GROOVED PIPE: SCH. 10, ASTM A53 OR A795, BLACK.
    * 6" AND LARGER GROOVED PIPE: SCHEDULE 10, ASTM A53 OR A135, BLACK.
    * FITTINGS: GROOVED AND WELDED BRANCH OUTLETS.
13. ALL GROOVED COUPLINGS TO BE:
    * GRINNELL #577 (RIGID) & #705 (FLEXIBLE).
14. SPRINKLER DEFLECTORS:
    * MAXIMUM DISTANCE OF 6" BELOW BOTTOM OF INSULATION - MAX 22" BELOW ROOF DECK (OBSTRUCTED).
15. CONSTRUCTION:
    * COMBUSTIBLE - OBSTRUCTED.
16. NOTIFICATION WILL BE PROVIDED BY AN EXTERIOR ALARM BELL - CAN BE PART OF FIRE ALARM SYSTEM.
17. ALL ORDINARY TEMPERATURE SPRINKLERS WILL BE RELOCATED AT LEAST 12" FROM ANY EDGE OF AN HVAC DIFFUSER
18. ONLY NEW LISTED SPRINKLERS WILL BE EMPLOYED IN THE INSTALLATION OF THE SYSTEM.

## LOCATION OF WORK

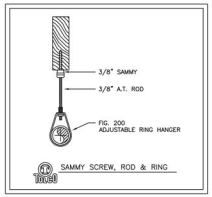


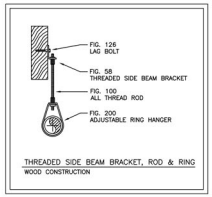
## VICINITY MAP

**SCALE: N.T.S.**



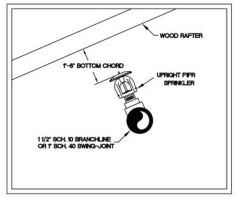

## OSHPD SEISMIC COEFFICIENT




## HANGER DETAILS

**SCALE: N.T.S.**




## UPRIGHT DETAIL

**SCALE: N.T.S.**

### SEISMIC BRACING CALCULATIONS - 2 1/2" MAINS

18434 HARBIN SPRINGS ROAD
MIDDLETOWN, CA 95461

Contractor: TOTORICA PLUMBING, INC.
Address: 4230 Main Street, Kelseyville, CA 95451
Telephone: (707) 279-4020
Fax: (707) 279-0740

**BRACE INFORMATION**

| | |
|---|---|
| Length of brace: | 7'-0" max. |
| Diameter of brace: | 1" |
| Type of brace: | LATERAL |
| Angle of brace: | 45-59 |
| Least radius of gyration: | .421 |
| L/R vlaue: | 200 |
| Maximum Horizontal Load: | 1,310 lbs. |

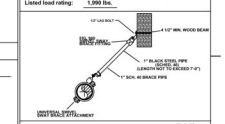
**Fastener Information**

| | |
|---|---|
| Orientation of connecting surface: | "E" |
| Fastener: | |
| Type: | LAG BOLT |
| Diameter: | 1/2" |
| Length (in wood): | 4 1/2" |
| Maximum load: | 400 lbs. |

**BRACE INFORMATION**

Structure attachment fitting or tension-only bracing system
Make: TOLCO Model: 980
Listed load rating: 2,790 lbs.

Sway Brace (pipe attachment) fitting:
Make: TOLCO Model: 4L
Listed load rating: 1,990 lbs.




Brace Identification No. (to be used on plans): "A"

☒ Lateral brace ☐ Longitudinal brace

**SPRINKLER SYSTEM LOAD CALCULATIONS**

| Diameter | Type | Total Length (ft.) | Weight per ft. | Total Weight |
|---|---|---|---|---|
| 2 1/2" | SCHEDULE 10 | 20' | 5.895 lbs/ft. | 117.90 lbs. |
| 2" | SCHEDULE 10 | 20' | 4.22 lbs/ft. | 168.80 lbs. |
| 1" | DYNATHREAD | 40' | 1.75 lbs/ft. | 70.00 lbs. |
| | | | Total weight of water-filled pipe | 356.70 lbs. |
| | | | $F_{Pv0.15}$ | 53.51 lbs. |
| | | | $F_{Vp}$ | 410.21 lbs. |
| | $C_p$=0.81 | | TOTAL LOAD - $F_{PW}$ | 332.27 lbs. |

Note: Calculations base upon a maximum lateral brace spacing to be 20-0" FOR ALL 2 1/1" MAINS

### SEISMIC BRACING CALCULATIONS - 2" MAINS

18434 HARBIN SPRINGS ROAD
MIDDLETOWN, CA 95461

Contractor: TOTORICA PLUMBING, INC.
Address: 4230 Main Street, Kelseyville, CA 95451
Telephone: (707) 279-4020
Fax: (707) 279-0740

**BRACE INFORMATION**

| | |
|---|---|
| Length of brace: | 7'-0" max. |
| Diameter of brace: | 1" |
| Type of brace: | LATERAL |
| Angle of brace: | 45-59 |
| Least radius of gyration: | .421 |
| L/R vlaue: | 200 |
| Maximum Horizontal Load: | 1,310 lbs. |

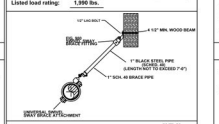
**Fastener Information**

| | |
|---|---|
| Orientation of connecting surface: | "E" |
| Fastener: | |
| Type: | LAG BOLT |
| Diameter: | 1/2" |
| Length (in wood): | 4 1/2" |
| Maximum load: | 400 lbs. |

**BRACE INFORMATION**

Structure attachment fitting or tension-only bracing system
Make: TOLCO Model: 980
Listed load rating: 2,790 lbs.

Sway Brace (pipe attachment) fitting:
Make: TOLCO Model: 4L
Listed load rating: 1,990 lbs.




Brace Identification No. (to be used on plans): "B"

☒ Lateral brace ☐ Longitudinal brace

**SPRINKLER SYSTEM LOAD CALCULATIONS**

| Diameter | Type | Total Length (ft.) | Weight per ft. | Total Weight |
|---|---|---|---|---|
| 2" | SCHEDULE 10 | 25' | 4.22 lbs/ft. | 105.50 lbs. |
| 1 1/4" | DYNATHREAD | 20' | 2.54 lbs/ft. | 50.80 lbs. |
| 1" | DYNATHREAD | 50' | 1.75 lbs/ft. | 87.50 lbs. |
| | | | Total weight of water-filled pipe | 243.80 lbs. |
| | | | $F_{Pv0.15}$ | 36.57 lbs. |
| | | | $F_{Vp}$ | 280.37 lbs. |
| | $C_p$=0.81 | | TOTAL LOAD - $F_{PW}$ | 227.10 lbs. |

Note: Calculations base upon a maximum lateral brace spacing to be 25-0" FOR ALL 2" MAINS

### SEISMIC BRACING CALCULATIONS - 2" MAINS

18434 HARBIN SPRINGS ROAD
MIDDLETOWN, CA 95461

Contractor: TOTORICA PLUMBING, INC.
Address: 4230 Main Street, Kelseyville, CA 95451
Telephone: (707) 279-4020
Fax: (707) 279-0740

**BRACE INFORMATION**

| | |
|---|---|
| Length of brace: | 7'-0" max. |
| Diameter of brace: | 1" |
| Type of brace: | Longitudinal |
| Angle of brace: | 45-59 |
| Least radius of gyration: | .421 |
| L/R vlaue: | 200 |
| Maximum Horizontal Load: | 1,310 lbs. |

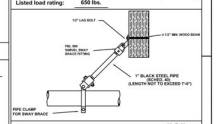
**FASTENER INFORMATION**

| | |
|---|---|
| Orientation of connecting surface: | "E" |
| Fastener: | |
| Type: | LAG BOLT |
| Diameter: | 1/2" |
| Length: | 4 1/2" |
| Maximum load: | 400 lbs. |

**BRACE INFORMATION**

Structure attachment fitting or tension-only bracing system
Make: TOLCO Model: 980
Listed load rating: 2,790 lbs.

Sway Brace (pipe attachment) fitting:
Make: TOLCO Model: 4L
Listed load rating: 650 lbs.




Brace Identification no. (to be used on plans): "C"

☐ Lateral brace ☒ Longitudinal brace

**SPRINKLER SYSTEM LOAD CALCULATIONS**

| Diameter | Type | Total Length (ft.) | Weight per ft. | Total Weight |
|---|---|---|---|---|
| 2" | SCHEDULE 10 | 40' | 4.22 lbs/ft. | 168.80 lbs. |
| | | | Total weight of water-filled pipe | 168.80 lbs. |
| | | | $F_{Pv0.15}$ | 25.32 lbs. |
| | | | $F_{Vp}$ | 194.12 lbs. |
| | $C_p$=0.81 | | TOTAL LOAD - $F_{PW}$ | 157.24 lbs. |

Note: Calculations base upon a maximum longitudinal brace spacing to be 40'-0" FOR ALL 2" MAINS

**REVISIONS**

| NO | DATE | DESCRIPTION | BY |
|---|---|---|---|

**SPRINKLER LEGEND**

| SYMBOL | MAKE | SIN | MODEL | RESPONSE | DESCRIPTION | FINISH | ORIF. | K | TEMP. | QTY. |
|---|---|---|---|---|---|---|---|---|---|---|
| | REliable | | | | RECESSED SPRINKLER | | | | | |
| ● | REliable | K5.6 NPT | F1FR | QUICK | SIDEWALL | CHROME | 1/2" | 5.6 | 155°F | 4 |
| ◉ | REliable | K5.6 NPT | F1FR | QUICK | SIDEWALL | BRASS | 1/2" | 5.6 | 155°F | 10 |
| ○ | REliable | K5.6 NPT | F1FR | QUICK | SIDEWALL | CHROME | 1/2" | 5.6 | 155°F | 19 |
| ◇ | REliable | K5.6 NPT | F1FR | QUICK | HORIZONTAL SIDEWALL | CHROME | 1/2" | 5.6 | 155°F | 4 |

TOTAL THIS SUBMITTAL

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5245 Third Street
Kelseyville, CA 95451

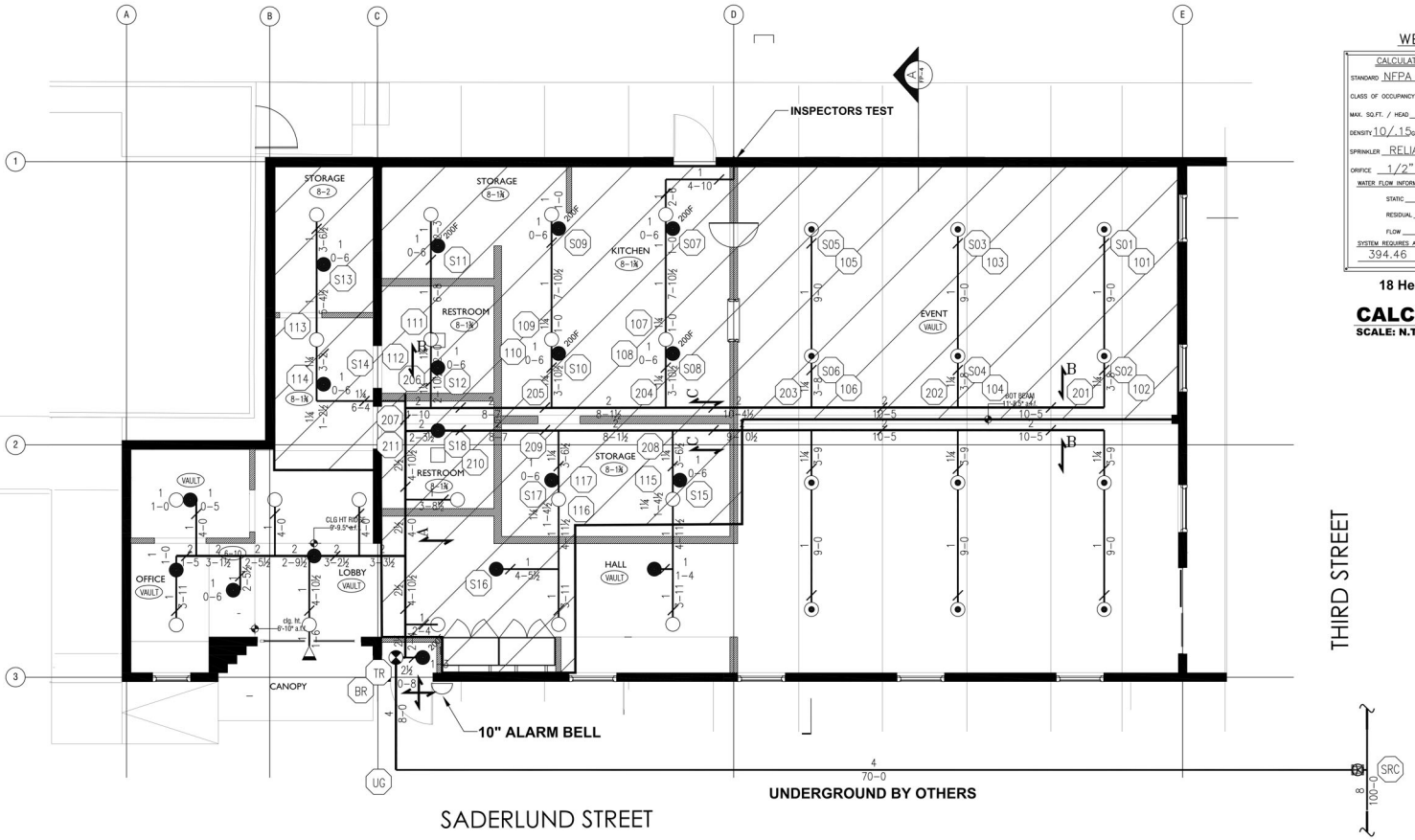
GENERAL NOTES

TOTORICA PLUMBING, INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
PHONE (707) 279-4020 FAX (707) 279-0740

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

Scale 1/4" = 1'-0"

SHEET NO: FP-1




## PIPING PLAN

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

### WET SYSTEM

CALCULATION DESIGN CRITERIA:

STANDARD NFPA #13 & LOCAL AUTH.

CLASS OF OCCUPANCY LIGHT/ORD. GRP I

MAX. SQ.FT. / HEAD 130/225

DENSITY 10/.15 GPM/ SQ.FT. FOR 1514 SQ.FT.

SPRINKLER RELIABLE MODEL F1FR

ORIFICE 1/2" K= 5.6

WATER FLOW INFORMATION

STATIC 80 PSI

RESIDUAL 72 PSI

FLOW 599 GPM

SYSTEM REQUIRES AT BASE OF BACKFLOW

394.46 GPM AT 60.556 PSI

18 Heads Flowing

## CALCULATIONS

SCALE: N.T.S.

### SPRINKLER LEGEND

| SYMBOL | MAKE | SIN | MODEL | RESPONSE | FINISH | DESCRIPTION | ORIF. | K | TEMP. | QTY. |
|---|---|---|---|---|---|---|---|---|---|---|
| | RELIABLE | | F1FR | QUICK | CHROME | RECESSED PENDENT | 1/2" | 5.6 | 155° F | 18 |
| | RELIABLE | | F1FR | QUICK | BRASS | SIDEWALL | 1/2" | 5.6 | 155° F | 4 |
| | RELIABLE | | F1FR | QUICK | BRASS | UPRIGHT | 1/2" | 5.6 | 155° F | 10 |
| | RELIABLE | | F1FR | QUICK | CHROME | CONCEALED SIDEWALL | 1/2" | 5.6 | 155° F | 4 |
| | RELIABLE | | F1FR | QUICK | CHROME | PENDENT | 1/2" | 5.6 | 155° F | 1 |

TOTAL THIS SUBMITTAL 36

### REVISIONS

| NO | DATE | DESCRIPTION | BY |
|---|---|---|---|

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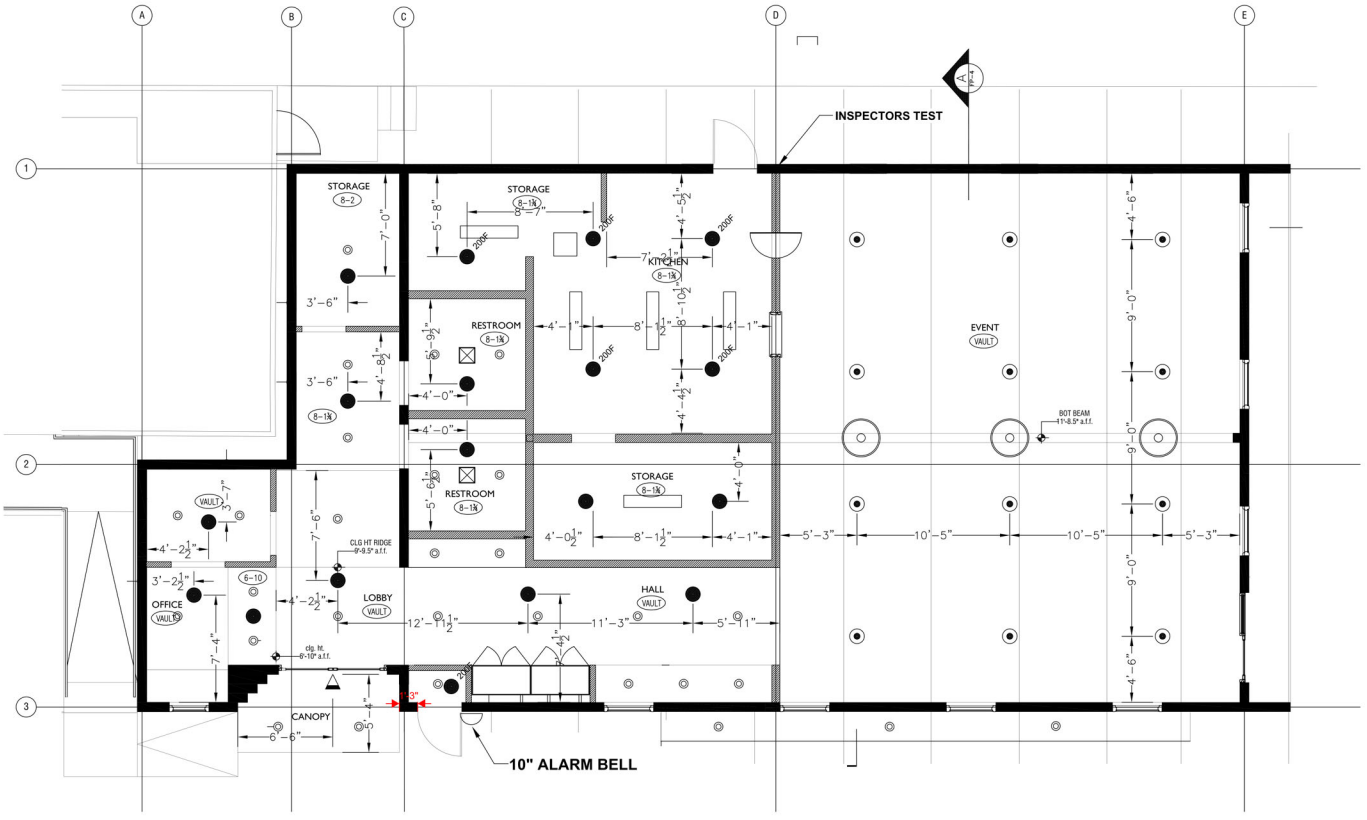
PIPING PLAN

TOTORICA PLUMBING, INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
PHONE (707) 279-4030 FAX (707) 279-0740

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

Scale 1/4" = 1'-0"

SHEET NO: FP-2




## REFLECTED CEILING PLAN

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

### SPRINKLER LEGEND

| SYMBOL | MAKE | SIN | MODEL | RESPONSE | FINISH | DESCRIPTION | ORIF. | K | TEMP. | QTY. |
|---|---|---|---|---|---|---|---|---|---|---|
| ● | RELIABLE | | | | | | | | | |
| ◉ | RELIABLE | | | | | | | | | |
| ○ | RELIABLE | | | | | | | | | |
| 4 | RELIABLE | | | | | | | | | |

### REVISIONS

| NO | DATE | DESCRIPTION | BY |
|---|---|---|---|

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TOTAL THIS SUBMITTAL

REFLECTED CEILING PLAN

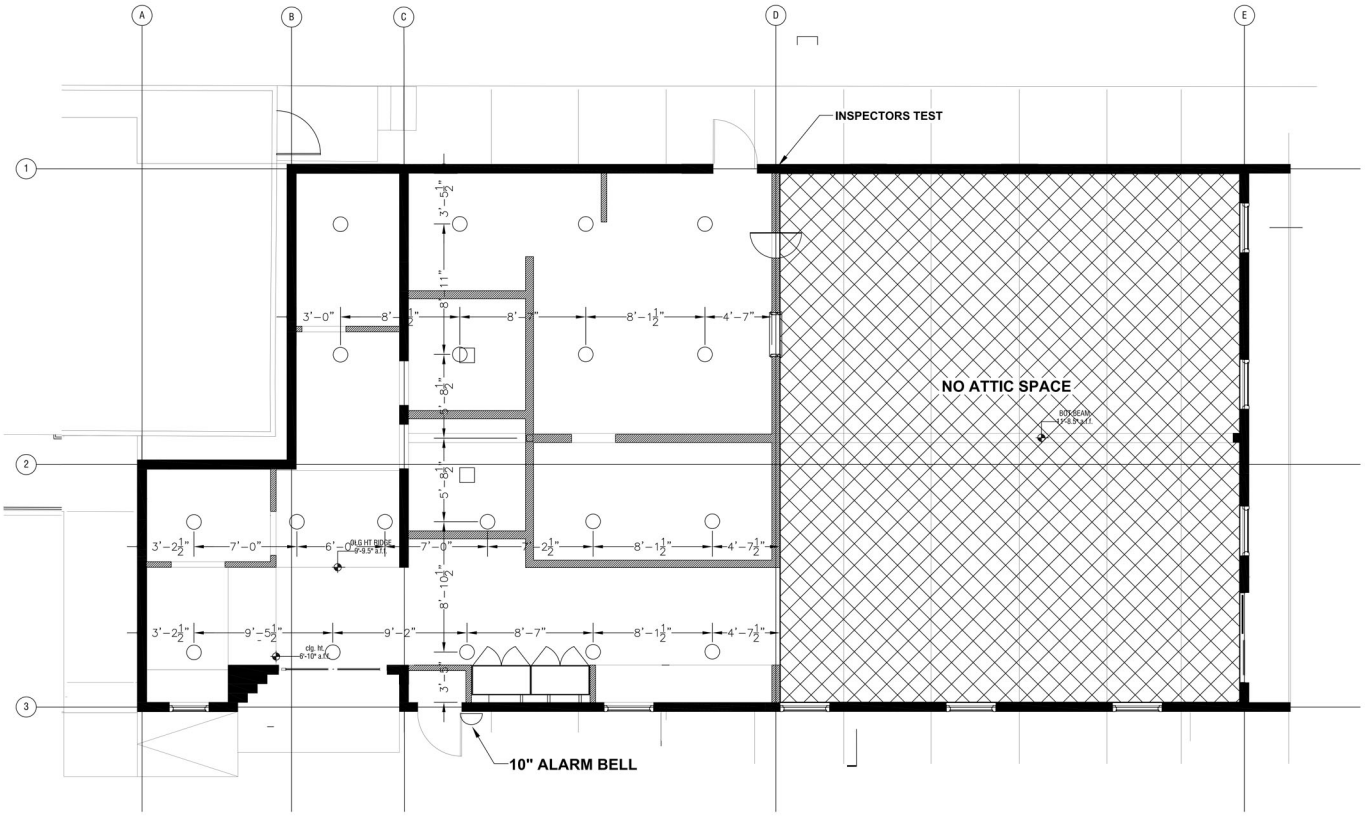
TOTORICA PLUMBING, INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
PHONE (707) 279-4020 FAX (707) 279-0740

TOTORICA PLUMBING INCORPORATED ESTABLISHED 1961 LICENSE # 402481 C-16 C-36 DESIGN BUILD

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

Scale 1/4" = 1'-0"

SHEET NO: **FP-3**




## ATTIC SPRINKLERS

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

### SPRINKLER LEGEND

| SYMBOL | MAKE | SIN | MODEL | RESPONSE | FINISH | DESCRIPTION | ORIF. | K | TEMP. | QTY. |
|---|---|---|---|---|---|---|---|---|---|---|
| | RELIANCE | VARIES | F1FR | QUICK | CHROME | EXCESS PENDENT | 1/2" | 5.6 | 155° F | 4 |
| Spare | RELIANCE | VARIES | F1FR | QUICK | CHROME | EXCESS HIGH DEPT | 1/2" | 5.6 | 155° F | 4 |
| | RELIANCE | VARIES | F1FR | QUICK | BRASS | UPRIGHT | 1/2" | 5.6 | 155° F | 15 |
| | RELIANCE | VARIES | F1FR | QUICK | BRASS | UPRIGHT | 1/2" | 5.6 | 155° F | 15 |
| | RELIANCE | VARIES | F1FR | QUICK | CHROME | HORIZONTAL SIDEWALL | 1/2" | 5.6 | 155° F | 4 |

TOTAL THIS SUBMITTAL: 38

### REVISIONS

| NO | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

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Kelseyville, CA 95451

ATTIC SPRINKLERS

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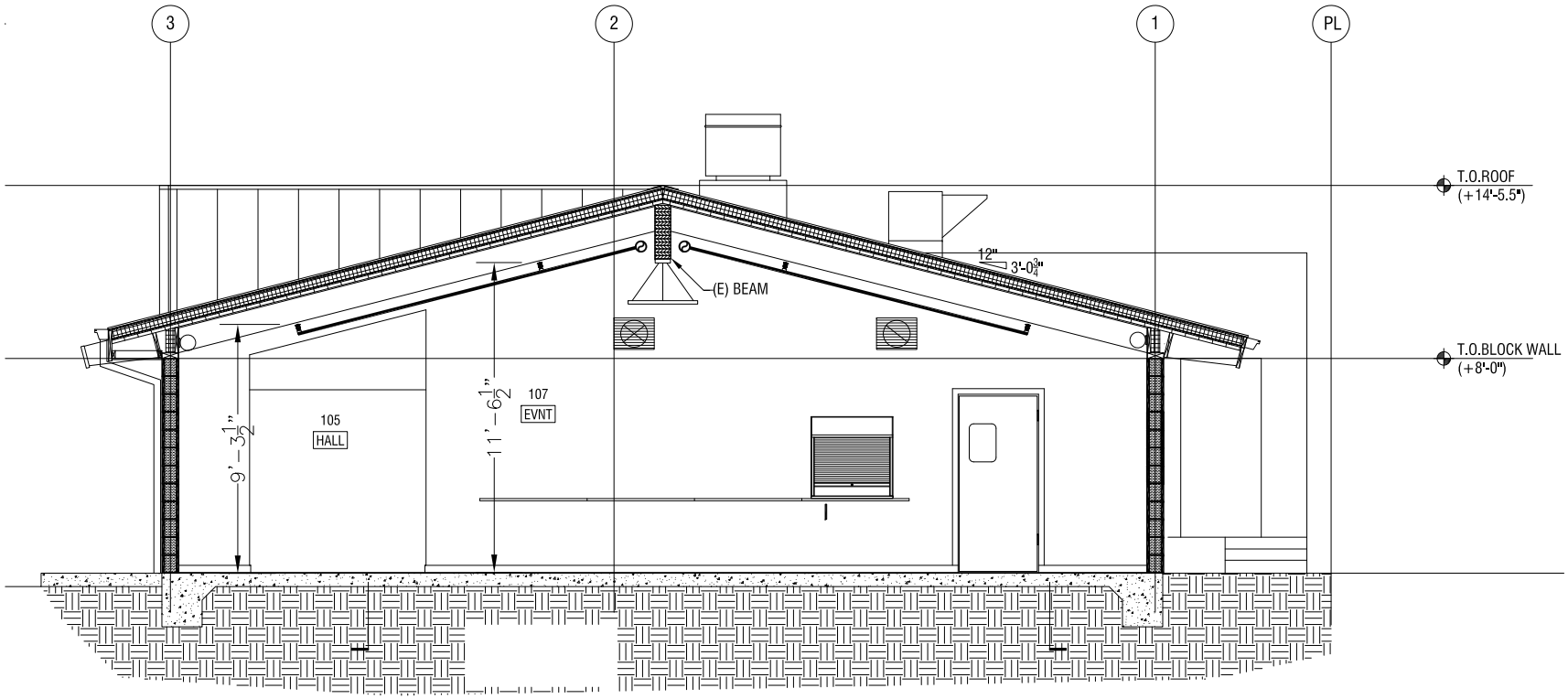
4230 MAIN STREET
KELSEYVILLE, CA 95451
PHONE (707) 275-4020 FAX (707) 275-0740

TOTORICA PLUMBING INCORPORATED ESTABLISHED 1961 LICENSE # 402481 C-16 C-36 PLUMBING DESIGN

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

Scale 1/4" = 1'-0"

SHEET NO: **FP-4**




## SECTION A

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

REVISIONS

| NO | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

SPRINKLER LEGEND

| SYMBOL | MAKE | SIN | MODEL | RESPONSE | TRIM | DESCRIPTION | ORIF. | K | TEMP. | QTY. |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |

TOTAL THIS SUBMITTAL

KELSEYVILLE SENIOR EVENT CENTER
5245 Third Street
Kelseyville, CA 95451

SECTION

TOTORICA PLUMBING, INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
PHONE (707) 279-4020 FAX (707) 279-4740

TOTORICA PLUMBING INCORPORATED FRANK TOTORICA C-36 LICENSE # 402480 C-16 ESTABLISHED 1981 PLUMBING DESIGN

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

Scale 1/2" = 1'-0"

SHEET NO: FP-5

**CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD** NRCC-PRF-E

**Nonresidential Performance Compliance Method** (Page 1 of 15)

**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 | Compliance 2022 |
| 6 | Zip code | 95451 | 7 | Compliance Software (version) | EnergyPro 9.4 |
| 8 | Climate Zone | 2 | 9 | Building Orientation (deg) | 101 |
| 10 | Building Type(s) | • Nonresidential | 11 | Weather File | UKIAH_STYP20.epw |
| 12 | Project Scope | • Existing addition and alteration | 13 | Number of Dwelling Units | 0 |
| 14 | Total Conditioned Floor Area in Scope (ft²) | 2602 | 15 | Total # of hotel/motel rooms | 0 |
| 16 | Total Unconditioned Floor Area (ft²) | 0 | 17 | Fuel Type | Natural gas |
| 18 | Nonresidential Conditioned Floor Area | 2602 | 19 | Total # of Stories (Habitable Above Grade) | 1 |
| 20 | Residential Conditioned Floor Area | 0 | | | |



**CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD** NRCC-PRF-E

**Nonresidential Performance Compliance Method** (Page 2 of 15)

**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.*

| Building Components Complying via Performance | | | | | Building Components Complying Prescriptively | |
|---|---|---|---|---|---|---|
| Envelope (See Table G) | Nonres | Performance | Solar Thermal Water Heating (See Table I3) | ☐ Performance | The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E). | |
| | MultiFam | Not Included | | ☒ Not Included | | |
| Mechanical (See Table H) | Nonres | Not Included | Covered Process: Commercial Kitchens (see Table J) | ☐ Performance | Indoor Lighting (Unconditioned) 140.6 & 170.2(e) | NRCC-LTI-E is required |
| | MultiFam | Not Included | | ☒ Not Included | Outdoor Lighting 140.7 & 170.2(e) | NRCC-LTO-E is required |
| Domestic Hot Water (See Table I) | Nonres | Not Included | Covered Process: Laboratory Exhaust (see Table J) | ☐ Performance | Sign Lighting 140.8 & 170.2(e) | NRCC-LTS-E is required |
| | MultiFam | Not Included | | ☒ Not Included | **Building Components Complying with Mandatory Measures** | |
| Lighting (Indoor Conditioned, see Table K) | Nonres | Performance | Photovoltaics (see Table F) | ☐ Performance | 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.) | |
| | MultiFam | Not Included | | ☒ Not Included | Electrical Power Distribution 110.11 | NRCC-ELC-E is required |
| | | | Battery (see Table F) | ☐ Performance | Commissioning 120.8 | NRCC-CXR-E is required |
| | | | | ☒ Not Included | Solar and Battery 110.10 | NRCC-SAB-E is required |



**CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD** NRCC-PRF-E

**Nonresidential Performance Compliance Method** (Page 3 of 15)

**C1. COMPLIANCE SUMMARY**

| COMPLIES[3] | Time Dependent Valuation (TDV) | | Source Energy Use |
|---|---|---|---|
| | Efficiency[1] (kBtu/ft² - yr) | Total[2] (kBtu/ft² - yr) | Total[2] (kBtu/ft² - yr) |
| Standard Design | 164.23 | n/a | n/a |
| Proposed Design | 150 | n/a | n/a |
| **Compliance Margins** | **14.23** | **n/a** | **n/a** |
| | **Pass** | **n/a** | **n/a** |

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



## Information for Installers

**§10-103(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 10-103(a).

**§10-103(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.

**§10-103(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://energycodeace.com/nonresidentialforms**

**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 (NRCI) and Acceptance (NRCA) 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.energy.ca.gov/programs-and-topics/programs/acceptance-test-technician-certification-provider-program/**

**CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD** NRCC-PRF-E

**Nonresidential Performance Compliance Method** (Page 4 of 15)

**C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² - yr)**

| COMPLIES[2] | | | |
|---|---|---|---|
| **Energy Component** | **Standard Design (TDV)** | **Proposed Design (TDV)** | **Compliance Margin (TDV)[1]** |
| 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%)** |

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



**CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD** NRCC-PRF-E

**Nonresidential Performance Compliance Method** (Page 5 of 15)

**C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]**

| Non-Regulated Energy Component | Standard Design (TDV) | Proposed Design (TDV) | Compliance Margin (TDV)[1] |
|---|---|---|---|
| Receptacle | 17.08 | 17.08 | --- |
| Process | --- | --- | --- |
| Other Ltg | --- | --- | --- |
| Process Motors | --- | --- | --- |
| **TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)** | **181.31** | **167.08** | **14.23 (7.8%)** |

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

**C6. 'ABOVE CODE' QUALIFICATIONS**

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2



**CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD** NRCC-PRF-E

**Nonresidential Performance Compliance Method** (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** |



**CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD** NRCC-PRF-E

**Nonresidential Performance Compliance Method** (Page 7 of 15)

**C8. ENERGY USE INTENSITY (EUI)**

| | Standard Design (kBtu/ft² / yr) | Proposed Design (kBtu/ft² / yr) | Margin (kBtu/ft² / 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 |

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

**D1. 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 Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit 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 space(s) that are modeled with unknown HVAC system(s). Verify that the spaces modeled with unknown HVAC system(s) are either part of core 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.*

Ductless 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 LPD for Assembly buildings is 0.65 watts per sqft. CBECC-Com cannot use Complete Building occupancies, however. Both Restroom and small Office occupancies have that Area Category allowance of 0.65 watts per sqft, so those are the occupancies modeled here. Similarly, the proposed HVAC system is divided, and apportioned, to the Existing and Addition zones.



**CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD** NRCC-PRF-E

**Nonresidential Performance Compliance Method** (Page 8 of 15)

**G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)**

| 01 | 02 | 03 | 04 |
|---|---|---|---|
| **Opaque Surfaces & Orientation** | **Total Gross Surface Area (ft²)** | **Total Fenestration Area (ft²)** | **Window to Wall Ratio (%)** |
| North-Facing[1] | 683 | 0 | 0 |
| East-Facing[2] | 403.2 | 65.48 | 16.24 |
| South-Facing[3] | 770.5 | 100.54 | 13.05 |
| West-Facing[4] | 403 | 0 | 0 |
| **Total** | **2259.7** | **166.02** | **7.35** |
| Roof | 2602 | 0 | 0 |

*Notes*
[1]*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),*
[2]*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),*
[3]*South-Facing is oriented to within 45 degrees of true south, including 45 00'00" west of south (SW), but excluding 45 00'00" east of south (SE),*
[4]*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)**

| 01 | 02 | 03 | 04 | 05 | 06 |
|---|---|---|---|---|---|
| **Assembly Name** | **Roof Pitch** | **Roof Rise (x in 12)** | **Aged Solar Reflectance** | **Thermal Emittance** | **SRI** |
| Metal o/T&G + R-20 Rigid30 | SteepSlope | N/A | 0.35 | 0.83 | N/A |
| Metal + R-20 Rigid o/Atti33 | SteepSlope | N/A | 0.35 | 0.83 | N/A |
| MetalRoof Wd.Truss w/R-2052 | SteepSlope | N/A | 0.35 | 0.83 | N/A |

**G4. NONRESIDENTIAL AIR BARRIER**

| 01 | 02 |
|---|---|
| **Building Story Name** | **Air Barrier** |
| Com-Avg.Ceiling | Air barrier - not verified |



**CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD** NRCC-PRF-E

**Nonresidential Performance Compliance Method** (Page 9 of 15)

**G5. OPAQUE SURFACE ASSEMBLY SUMMARY**

| 01 | 02 | 03 | 04 | 05 | 06 | | 07 | 08 | 09 | 10 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Surface Name** | **Construction Type** | **Area (ft²)** | **Framing Type** | **Cavity R-Value** | **Continuous R-Value** | | **Units** | **Value** | **Description of Assembly Layers** | **Status[1]** |
| | | | | | **Interior** | **Exterior** | | | | |
| (E) Slab On Grade8 | Underground Floor | 2,177 | N/A | 0 | N/A | N/A | F-factor | 0.73 | Slab Type =Unheated slab on grade<br>Insulation Orientation =None<br>Insulation R-Value =none | E |
| 8 in.CMU w/1.5 in.BlownIn10 | Exterior Wall | 299.2 | N/A | 0 | N/A | N/A | U-factor | 0.5879 | Concrete Sandwich Panel - 80% Ins. Layer - Steel in Ins. - Ins. 1 1/2 in. | A |
| R-19 Wood Framed Wall17 | Exterior Wall | 218 | Wood | 19 | N/A | N/A | U-factor | 0.068 | Slate or tile - 1/2 in.<br>Vapor permeable felt - 1/8 in.<br>OSB - Oriented Strand Board - 1/2 in.<br>Composite-1<br>Gypsum Board - 1/2 in. | A |
| CMU Wall19 | Exterior Wall | 964 | N/A | 0 | N/A | N/A | U-factor | 0.579 | Concrete - Solid Grout - 115 lb/ft3 - 8 in. | E |
| Metal o/T&G + R-20 Rigid30 | Roof | 1,194 | Wood | 20 | N/A | N/A | U-factor | 0.0431 | Metal Standing Seam - 1/16 in.<br>Fiberboard sheathing - 1/2 in.<br>Plywood - 1/2 in.<br>Softwood - 1.5 in.<br>Composite-2 | A |
| Metal + R-20 Rigid o/Atti33 | Roof | 983 | Wood | 20 | N/A | N/A | U-factor | 0.0407 | Metal Standing Seam - 1/16 in.<br>Fiberboard sheathing - 1/2 in.<br>Plywood - 1/2 in.<br>Softwood - 1.5 in.<br>Composite-3<br>Air - Cavity - Wall Roof Ceiling - 4 in. or more<br>Gypsum Board - 1/2 in. | A |
| Interior CMU Wall36 | Interior Wall | 383 | N/A | 0 | N/A | N/A | U-factor | 0.447 | Concrete - Solid Grout - 115 lb/ft3 - 8 in. | A |

[1] *Status: N - New, A - Altered, E - Existing*



Documentation Author:
easyTitle24.com
Tel. (415) 259-4068 or (925) 671-4789 e-mail: customer.service@easytitle24.com
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

Project No.: 53125

Date: 6-2-2025

Sheet No.: T24.1

Envelope & Lighting Title 24

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 10 of 15)

**G5. OPAQUE SURFACE ASSEMBLY SUMMARY**

| 01 | 02 | 03 | 04 | 05 | 06 | | 07 | 08 | 09 | 10 |
|---|---|---|---|---|---|---|---|---|---|---|
| Surface Name | Construction Type | Area (ft²) | Framing Type | Cavity R-Value | Continuous R-Value | | Units | Value | Description of Assembly Layers | Status[1] |
| | | | | | Interior | Exterior | | | | |
| Slab On Grade39 | Underground Floor | 425 | N/A | 0 | N/A | N/A | F-factor | 0.73 | Slab Type =Unheated slab on grade<br>Insulation Orientation =None<br>Insulation R-Value =none | N |
| SpecThermal HI-R 115 pcf41 | Exterior Wall | 659.5 | 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 Wall46 | Exterior Wall | 119 | Wood | 19 | N/A | N/A | U-factor | 0.068 | Slate or tile - 1/2 in.<br>Vapor permeable felt - 1/8 in.<br>OSB - Oriented Strand Board - 1/2 in.<br>Composite-4<br>Gypsum Board - 1/2 in. | N |
| MetalRoof Wd.Truss w/R-2052 | Roof | 425 | Wood | 20 | N/A | N/A | U-factor | 0.0492 | Metal Standing Seam - 1/16 in.<br>Vapor permeable felt - 1/8 in.<br>Plywood - 1/2 in.<br>Composite-5<br>Air - Cavity - Wall Roof Ceiling - 4 in. or more<br>Gypsum Board - 1/2 in. | N |

[1] *Status: N - New, A - Altered, E - Existing*

**G6A. OPAQUE DOOR SUMMARY (NONRESIDENTIAL)**

| 01 | 02 | 03 | 04 |
|---|---|---|---|
| Assembly Name | Area (ft²) | Overall U-factor | Status[1] |
| Insulated Metal Door28 | 20 | 0.5 | A |

[1] *Status: N - New, A - Altered, E - Existing*



CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 11 of 15)

**G7A. FENESTRATION ASSEMBLY SUMMARY (NONRESIDENTIAL)**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 |
|---|---|---|---|---|---|---|---|---|
| Fenestration Assembly Name | Fenestration Type/ Product Type / Frame Type | Certification Method[1] | Assembly Method | Area (ft²) | Overall U-factor | Overall SHGC | Overall VT | Status[2] |
| Metal Tint Door | Vertical fenestration<br>Glazed door<br>Metal | Default 110.6 | Manufactured | 21 | 0.77 | 0.59 | 0.53 | A |
| Andersen Rated Window | Vertical fenestration<br>Fixed window<br>N/A | NFRC | Manufactured | 11.12 | 0.34 | 0.22 | 0.35 | A |
| New Kawneer Unrated | Vertical fenestration<br>Fixed window<br>Metal with thermal break | Default 110.6 | Manufactured | 62.66 | 0.55 | 0.57 | 0.77 | N |
| Repl.Kawneer Unrated | Vertical fenestration<br>Fixed window<br>Metal with thermal break | Default 110.6 | Manufactured | 22.24 | 0.55 | 0.57 | 0.77 | A |
| Dual Low-E Door | Vertical fenestration<br>Glazed door<br>Metal | Default 110.6 | Manufactured | 49 | 0.77 | 0.59 | 0.53 | N |

[1] *Notes: Newly installed fenestration shall have a certified NFRC 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 NA6 and are used in the analysis.*

[2] *Status: N - New, A - Altered, E - Existing*

**G8. OVERHANG DETAILS**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|---|---|---|---|---|---|---|
| Fenestration Tag/ ID | Azimuth | Depth (ft) | Height from Top of Sill to Overhang (ft) | Right Extent (ft) | Left Extent (ft) | Flap Height |
| Door 811 | 0 | 2.83 | 8.6 | 3 | 3 | N/A |
| Door 144 | 90 | 2.5 | 8 | 4 | 4 | N/A |



CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 12 of 15)

**G9. FIN DETAILS**

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

**K1. INDOOR CONDITIONED LIGHTING GENERAL INFO**

| 01 | 02 | 03 | 04 | 05 | 06 |
|---|---|---|---|---|---|
| Occupancy Type[1] | Conditioned Floor Area[2] (ft²) | Installed Lighting Power (Watts) | Lighting Control Credits (Watts) | Additional (Custom) Allowance | |
| | | | | Area Category Footnotes (Watts) | Area Category Footnotes (Watts) |
| Office ( 250 square feet) | 425 | 90 | 0 | 0 | 0 |
| Restroom | 2177 | 915 | 0 | 0 | 0 |
| **Building Totals:** | **2602** | **1005** | **0** | **0** | **0** |

[1] *See Table 140.6-C*

[2] *See NRCC-LTI- E for unconditioned spaces*

[3] *Lighting information for existing spaces modeled is not included in this table*



CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 13 of 15)

**K2. INDOOR CONDITIONED LIGHTING SCHEDULE**

**Luminaire Schedule (Includes all permanent installed lighting in conditioned space, and portable lighting over 0.3 w/ft² in offices)**

| 01 | 02 | 03 | 04 | 05 | 06 |
|---|---|---|---|---|---|
| Name or Item Tag | Complete Luminaire Description (i.e. 3-lamp fluorescent troffer, F32T8, one dimmable electronic ballast) | Installed Watts (Conditioned) | | | |
| | | Watts per luminaire | How is Wattage determined | Total Number of Luminaires | Installed Watts |
| L1 | Halo 9w Integrated LED Downlight | 9 | According to | 20 | 180 |
| L2 | 5000L Integrated LED Surface | 54 | According to | 5 | 270 |
| L3 | 25w Dedicated LED Ring | 25 | According to | 3 | 75 |
| L4 | 40w Max. UL E12 Base | 40 | According to | 12 | 480 |

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

**K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL**

**Building Level Controls**

| 01 | 02 |
|---|---|
| Mandatory Demand Response 110.12(c) | Shut-Off Controls 130.1(c) & 160.5(b)4C |
| NA | NA |

**Area Level Controls (Includes all lighting controls installed in conditioned space to meet mandatory requirements per 130.1)**

| 03 | 04 | 05 | 06 | 07 | 08 | 09 |
|---|---|---|---|---|---|---|
| Area Description | Area Category Primary Function Area | Area Controls 130.1(a) & 160.5(b)4A | Multi-Level Controls 130.1(b) & 160.5(b)4B | Shut-Off Controls 130.1(c) & 160.5(b)4C | Primary Daylighting 130.1(d) & 160.5(b)4D | Secondary Daylighting 140.5(d) & 160.5(b)4D |
| Restrooms | Restroom | Required | Exempt | Required | NA | NA |
| Hallways | Corridor | Required | Exempt | Required | NA | NA |
| Office | Office ( 250 square feet) | Required | Exempt | Required | NA | NA |
| Remainder | All Other Space Types | Required | Exempt | Required | NA | NA |



CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 14 of 15)

**L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION**

**Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online**

| Building Component | Form/Title |
|---|---|
| Envelope | NRCI-ENV-E - Envelope (for all buildings) |
| Indoor Lighting | NRCI-LTI-E - Indoor Lighting (for all buildings) |

**M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE**

**Selections made by Documentation Author indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP).**

| Building Component | Form/Title & System Name(s) |
|---|---|
| Envelope | NRCA-ENV-02-F - NRFC label verification for fenestration |
| Indoor Lighting | NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls. |

**N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION**

**Selections made by Documentation Author indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online**

**There are no Certificates of Verification applicable to this project**



CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 15 of 15)

**Documentation Author's Declaration Statement**

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

| | |
|---|---|
| Documentation Author Name: Steve K. Means, CEA | Documentation Author Signature: Steve K. Means |
| Company: EasyTitle24 | Signature Date: 6/2/2025 |
| Address: 654 Oakland Avenue | CEA/HERS Certification Identification (if applicable): NR19-90-30004 |
| City/State/Zip: Oakland, CA 94611 | Phone: (925) 671-4789 |

**Responsible Person's Declaration statement**

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

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. 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.
6. 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.

| | | |
|---|---|---|
| Responsible Designer Name: Clark Thenhaus | Responsible Designer Signature: | |
| Company: Endemic Architecture | | |
| Address: 2424 Blanding Ave., Suite 205 | Date Signed: | |
| City/State/Zip: Alameda, CA 94501 | License #: C-38874 | |
| Phone: (303) 548-7806 | Title: Architect | Scope: Envelope |
| Responsible Designer Name: Clark Thenhaus | Responsible Designer Signature: | |
| Company: Endemic Architecture | | |
| Address: 2424 Blanding Ave., Suite 205 | Date Signed: | |
| City/State/Zip: Alameda, CA 94501 | License #: C-38874 | |
| Phone: (303) 548-7806 | Title: Architect | Scope: Lighting |



Documentation Author:
easyTitle24.com
Tel. (415) 259-4068 or (925) 671-4789 e-mail: customer.service@easytitle24.com
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.: T24.2

Envelope & Lighting Title 24

STATE OF CALIFORNIA
## Mechanical Systems
CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-MCH-E |
|---|---|---|
| *This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, or 141.0(b)2 for alterations.* | | |
| **Project Name:** Kelseyville Senior Event Center Addition/Remodel | **Report Page:** | **(Page 1 of 13)** |
| **Project Address:** 5245 Third Street | **Date Prepared:** | 6/2/2025 |

### A. GENERAL INFORMATION

| | | | | |
|---|---|---|---|---|
| 01 | Project Location (city) | Kelseyville | 04 Total Conditioned Floor Area | 2602 |
| 02 | Climate Zone | 2 | 05 Total Unconditioned Floor Area | 0 |
| 03 | Occupancy Types Within Project: | | 06 # of Stories (Habitable Above Grade) | 1 |

● Office ★ All Other Occupancies

### B. PROJECT SCOPE

*This table includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, 170.2(b) or 141.0(b)2 and 180.2(b)2 for alterations.*

| 01 Air System(s) | 02 Wet System Components | 03 Dry System Components |
|---|---|---|
| ☒ Heating Air System | ☐ Water Economizer | ☐ Air Economizer |
| ☒ Cooling Air System | ☐ Pumps | ☐ Electric Resistance Heat |
| Mechanical Controls | ☐ System Piping | ☒ Fan Systems |
| ☒ Mechanical Controls (existing to remain, altered or new) | ☐ Cooling Towers | ☐ Ductwork (existing to remain, altered or new) |
| | ☐ Chillers | ☒ Ventilation |
| | ☐ Boilers | ☐ Zonal Systems/ Terminal Boxes |



STATE OF CALIFORNIA
## Mechanical Systems
CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-MCH-E |
|---|---|---|
| **Project Name:** Kelseyville Senior Event Center Addition/Remodel | **Report Page:** | **(Page 2 of 13)** |
| | **Date Prepared:** | 6/2/2025 |

### C. COMPLIANCE RESULTS

*Table C will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D., or the table indicated as not compliant for guidance.*

| 01 | | 02 | | 03 | | 04 | | 05 | | 06 | | 07 | | 08 | 09 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| System Summary 110.1, 110.2, 140.4, 170.2(c) | AND | Pumps 140.4(k), 170.2(c)4I | AND | Fans/ Economizers 140.4(c), 140.4(e), 170.2(c) | AND | System Controls 110.2, 120.2 140.4(f), 170.2(c) | AND | Ventilation 120.1, 160.2 | AND | Terminal Box Controls 140.4(d), 170.2(c)4B | AND | Distribution 120.3, 140.4(l), 160.2, 160.3 | AND | Cooling Towers 110.2(e)2 | Compliance Results |
| (See Table F) | | (See Table G) | | (See Table H) | | (See Table I) | | (See Table J) | | (See Table K) | | (See Table L) | | (See Table M) | |
| Yes | AND | | AND | Yes | AND | Yes | AND | Yes | AND | | AND | | AND | | COMPLIES |
| **Mandatory Measures Compliance (See Table Q for Details)** | | | | | | | | | | | | | | COMPLIES | |

### D. EXCEPTIONAL CONDITIONS

*This table is auto-filled with unedittable 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. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

**Space Conditioning System Information**

| 01 System Name | 02 Quantity | 03 System Serving | 04 System Status | 05 Space Type | 06 Utilizing Recovered Heat |
|---|---|---|---|---|---|
| 5 Ton MultiSplit 3 Heads | 1 | Single zone | New/ Addition | | ☐ |
| 5 Ton MultiSplit 1 Head | 1 | Single zone | New/ Addition | | ☐ |
| ERV DOAS | 1 | Single zone | New/ Addition | | ☐ |



STATE OF CALIFORNIA
## Mechanical Systems
CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-MCH-E |
|---|---|---|
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| | **Date Prepared:** | 6/2/2025 |

### F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

**Dry System Equipment Sizing (includes air conditioners, condensers, heat pumps, VRF, furnaces and unit heaters and DOAS systems)**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 |
|---|---|---|---|---|---|---|---|---|---|---|
| Name or Item Tag | Equipment Category per Tables 110.2, 140.4(a)2 and 170.2(c)3ai | Equipment Type per Tables 110.2 and Title 20 | Smallest Size Available[1] 140.4(a) and 170.2(c)1 | Equipment Sizing per Mechanical Schedule (kBtu/h) 140.4(a&b), 170.2(c)1 & 170.2(c)2 | | | | | | |
| | | | | Heating Output[2,3] | | | Cooling Output[2,3] | | Load Calculations[3,4] | |
| | | | | Per Design (kBtu/h) | Rated (kBtu/h) | Supp. Heating Output (kBtu/h) | Sensible Per Design (kBtu/h) | Rated (kBtu/h) | Total Heating Load (kBtu/h) | Total Sensible Cooling Load (kBtu/h) |
| 5 Ton MultiSplit 3 Heads | Unitary Heat Pumps | Air-cooled, split (3 phase) | Yes | 83.98 | 51 | 0 | 33.69 | 35.8 | 55.85 | 71.1 |
| 5 Ton MultiSplit 1 Head | Unitary Heat Pumps | Air-cooled, split (3 phase) | Yes | 14.82 | 9 | 0 | 6.13 | 6.3 | 11.74 | 11.91 |
| ERV DOAS | Furnace/ Unit Heater | Warm-air central furnace, gas-fired | Yes | 0 | 0 | 0 | 0 | 0 | 126.1 | 50.12 |

*[1] FOOTNOTES: Equipment shall be the smallest size, within the available options of the desired equipment line, necessary to meet the design heating and cooling loads of the building per 140.4(a) and 170.2(c)1. Healthcare facilities are excepted.*
*[2] It is common practice to show rated output capacity on the equipment schedule. Sensible cooling output comes from specification sheet tables.*
*[3] If equipment is heating only, leave cooling output and load blank. If equipment is cooling only, leave heating output and load blank.*
*[4] Authority Having Jurisdiction may ask for load calculations used for compliance per 140.4(b) and 170.2(c).*

**Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 |
|---|---|---|---|---|---|---|---|---|
| Name or Item Tag | Size Category (Btu/h) | Heating Mode | | | | Cooling Mode | | |
| | | Rating Condition ( °F) | Efficiency Unit | Minimum Efficiency Required per Tables 110.2 / Title 20 | Design Efficiency | Efficiency Unit | Minimum Efficiency Required per Tables 110.2 / Title 20 | Design Efficiency |
| 5 Ton MultiSplit 3 Heads | <65,000 | | HSPF2 | 7.5 | 7.5 | SEER2 | 14.3 | 14.3 |



STATE OF CALIFORNIA
## Mechanical Systems
CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-MCH-E |
|---|---|---|
| **Project Name:** Kelseyville Senior Event Center Addition/Remodel | **Report Page:** | **(Page 4 of 13)** |
| | **Date Prepared:** | 6/2/2025 |

### F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

**Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 |
|---|---|---|---|---|---|---|---|---|
| Name or Item Tag | Size Category (Btu/h) | Heating Mode | | | | Cooling Mode | | |
| | | Rating Condition ( °F) | Efficiency Unit | Minimum Efficiency Required per Tables 110.2 / Title 20 | Design Efficiency | Efficiency Unit | Minimum Efficiency Required per Tables 110.2 / Title 20 | Design Efficiency |
| 5 Ton MultiSplit 1 Head | <65,000 | | HSPF2 | 7.5 | 7.5 | SEER2 | 14.3 | 14.3 |
| ERV DOAS | <65,000 | | | | | SEER2 | 13.4 | 14 |

### G. PUMPS

*This section does not apply to this project.*



STATE OF CALIFORNIA
## Mechanical Systems
CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-MCH-E |
|---|---|---|
| **Project Name:** Kelseyville Senior Event Center Addition/Remodel | **Report Page:** | **(Page 5 of 13)** |
| | **Date Prepared:** | 6/2/2025 |

### H. FAN SYSTEMS & AIR ECONOMIZERS

*This table is used to demonstrate compliance with prescriptive requirements found in 140.4(c), 140.4(e), 140.4(m), 170.2(c)3, and 170.2(c)4A for fan systems. Fan systems serving only process loads are exempt from these requirements and do not need to be included in Table H.*

| System Name | 5 Ton MultiSplit 3 Heads | Quantity | 1 | Fan System Status | New | System Zoning | all other systems | Serving Dwelling Units | Not Serving Dwelling Units | Fan System Airflow (cfm) | 1,295 | Site Elevation | 1,347 | Economizer | NA: Special OA filtration |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01 | 02 | 03 | 04 | | | 05 | | 06 | 07 | 08 | 09 | | | 10 | 11 |
| Fan Name or Item Tag | Fan Type | Qty | Component | | | Airflow through Component (%) | | Water Gauge (w.g) | Allowance: Component Allowance | Allowance: Fan Allowance (watt/cfm)[3] | Design: Design Electrical Input Power Method | | Design: Motor Nameplate Horsepower | | Design: Design Electrical Input Power (kW) |
| SF | Supply | 1 | Base Allowance for system serving spaces <=6 floors away | | | 100 | | | 300 | | Manufacturer provided | | | | 0.4 |
| | | | MERV 13-16 Filter upstream of thermal conditioning equipment | | | 100 | | | 180 | | | | | | |
| | | | Hydronic/DX cooling coil or heat pump coil | | | 100 | | | 180 | | | | | | |
| Supply Fan Base Allowance (kW) | | | Exhaust/Return/Relief/Transfer Fan Base Allowance(kW) | | | | | | Fan System Allowance (kW)[3] | | 1 | | Fan System Electrical Output (kW) | | 0.4 |



STATE OF CALIFORNIA
## Mechanical Systems
CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-MCH-E |
|---|---|---|
| **Project Name:** Kelseyville Senior Event Center Addition/Remodel | **Report Page:** | **(Page 6 of 13)** |
| | **Date Prepared:** | 6/2/2025 |

### H. FAN SYSTEMS & AIR ECONOMIZERS

| System Name | 5 Ton MultiSplit 1 Head | Quantity | 1 | Fan System Status | New | System Zoning | all other systems | Serving Dwelling Units | Not Serving Dwelling Units | Fan System Airflow (cfm) | 330 | Site Elevation | 1,347 | Economizer | NA: <=33 kBtu/h cooling |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01 | 02 | 03 | 04 | | | 05 | | 06 | 07 | 08 | 09 | | | 10 | 11 |
| Fan Name or Item Tag | Fan Type | Qty | Component | | | Airflow through Component (%) | | Water Gauge (w.g) | Allowance: Component Allowance | Allowance: Fan Allowance (watt/cfm)[3] | Design: Design Electrical Input Power Method | | Design: Motor Nameplate Horsepower | | Design: Design Electrical Input Power (kW) |
| SF | Supply | 1 | Base Allowance for system serving spaces <=6 floors away | | | 100 | | | 77 | | Manufacturer provided | | | | 0.1 |
| | | | MERV 13-16 Filter upstream of thermal conditioning equipment | | | 100 | | | 46 | | | | | | |
| | | | Hydronic/DX cooling coil or heat pump coil | | | 100 | | | 46 | | | | | | |
| Supply Fan Base Allowance (kW) | | | Exhaust/Return/Relief/Transfer Fan Base Allowance(kW) | | | | | | Fan System Allowance (kW)[3] | | 1 | | Fan System Electrical Output (kW) | | 0.1 |



STATE OF CALIFORNIA
## Mechanical Systems
CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-MCH-E |
|---|---|---|
| **Project Name:** Kelseyville Senior Event Center Addition/Remodel | **Report Page:** | **(Page 7 of 13)** |
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### H. FAN SYSTEMS & AIR ECONOMIZERS

| System Name | ERV DOAS | Quantity | 1 | Fan System Status | New | System Zoning | all other systems | Serving Dwelling Units | Not Serving Dwelling Units | Fan System Airflow (cfm) | 1,300 | Site Elevation | 1,347 | Economizer | NA: <=33 kBtu/h cooling |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01 | 02 | 03 | 04 | | | 05 | | 06 | 07 | 08 | 09 | | | 10 | 11 |
| Fan Name or Item Tag | Fan Type | Qty | Component | | | Airflow through Component (%) | | Water Gauge (w.g) | Allowance: Component Allowance | Allowance: Fan Allowance (watt/cfm)[3] | Design: Design Electrical Input Power Method | | Design: Motor Nameplate Horsepower | | Design: Design Electrical Input Power (kW) |
| SF | Supply | 1 | Base Allowance for system serving spaces <=6 floors away | | | 100 | | | 302 | | Manufacturer provided | | | | 0.6 |
| | | | MERV 13-16 Filter upstream of thermal conditioning equipment | | | 100 | | | 181 | | | | | | |
| | | | Electric heat | | | 100 | | | 60 | | | | | | |
| | | | 100% outdoor air system | | | 100 | | | 91 | | | | | | |
| | | | Energy Recovery 0.50 <= ERR > 0.55 | | | 100 | | | 181 | | | | | | |
| RF | Return | 1 | Exhaust System Base Allowance | | | 100 | | | 242 | | Manufacturer provided | | | | 0.6 |
| | | | Energy Recovery 0.50 <= ERR > 0.55 | | | 100 | | | 181 | | | | | | |
| Supply Fan Base Allowance (kW) | | | Exhaust/Return/Relief/Transfer Fan Base Allowance(kW) | | | | | | Fan System Allowance (kW)[3] | | 1.24 | | Fan System Electrical Output (kW) | | 1.2 |

*[1] FOOTNOTES: Fans serving spaces with design background noise goals below NC35*
*[2] Low-turndown single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow. No more than 10 percent of the design load served by the equipment shall have fixed loads.*
*[3] Fan system allowance includes fan system base allowance.*
*[4] Filter pressure loss can only be counted once per fan system.*
*[5] Complex Fan System means a fan system that combines a single cabinet fan system with other supply fans, exhaust fans, or both.*



STATE OF CALIFORNIA
## Mechanical Systems
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### H. FAN SYSTEMS & AIR ECONOMIZERS

*[4] Computer room economizers must meet requirements of 140.9(a) and will be documented on the NRCC-PRC-E document..*

### H. EXHAUST AIR HEAT RECOVERY 140.4(q), 170.2(c)4O

| 01 Fan System Name | 02 Qty | 03 Hours of Operation per Year | 04 Design Supply Airflow Rate | 05 Outdoor Airflow | 06 % Outdoor Air at Full Design Airflow | 07 Exemptions to Exhaust Air Heat Recovery Requirement per 140.4(q) & 170.2(c)4O | 08 Exhaust Air Heat Recovery 140.4(q) & 170.2(c)4O | 09 Type Of Heat Recovery Rating | 10 Required Recovery Ratio | 11 Energy Recovery Bypass |
|---|---|---|---|---|---|---|---|---|---|---|

**Fan Energy Index (FEI)**

| 01 Name or Item Tag | 02 FEI Exception | 03 FEI |
|---|---|---|
| 5 Ton MultiSplit 3 Heads | Altered Fan System | |
| 5 Ton MultiSplit 1 Head | Altered Fan System | |

### I. SYSTEM CONTROLS

*This table is used to demonstrate compliance with mandatory controls in 110.2 and 120.2 and prescriptive controls in 140.4(f) and (n), 170.2(c)4D 170.2(c)4L or requirements in 141.0(b)2E 180.2(b)2 for altered space conditioning systems.*

| 01 System Name | 02 System Zoning | 03 Conditioned Floor Area Being Served (ft²) | 04 Thermostats 110.2(b) & (c)[1], 120.2(a) 160.3(a)2A or 141.0(b)2E & 180.2(b)2 | 05 Shut-Off Controls 120.2(e) & 160.3(a)2D | 06 Isolation Zone Controls 120.2(g) & 160.3(a)2F | 07 Demand Response 110.12 120.2(b) & 160.3(a)2B | 08 Supply Air Temp. Reset 140.4(f) & 170.2(c)4D | 09 Window Interlocks per 140.4(n) & 170.2(c)4D |
|---|---|---|---|---|---|---|---|---|
| 5 Ton MultiSplit 3 Heads | Single zone | <= 25,000 ft² | Setback | Auto Timer Switch | NA: Serves < 25k ft² | NA: Healthcare only | NA: Alteration | NA: Auto-closing doors |
| 5 Ton MultiSplit 1 Head | Single zone | <= 25,000 ft² | Setback | Auto Timer Switch | NA: Serves < 25k ft² | NA: Healthcare only | NA: Alteration | NA: Auto-closing doors |



STATE OF CALIFORNIA
## Mechanical Systems
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### I. SYSTEM CONTROLS

*[1] FOOTNOTES: Gravity gas wall heaters, gravity floor heaters, gravity room heaters, non-central electric heaters, fireplaces or decorative gas appliances, wood stoves are not required to have setback thermostats.*

### J. VENTILATION AND INDOOR AIR QUALITY

*This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1 120.2(e)3B 140.4(p) and 140.4(q) for all nonresidential and hotel/motel and dr24mefmslnnk/1760.2, 160.3(c)3D, 170.2(c)4N, 170.2(c)4Q for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflows may be shown on the plans or the calculations can be presented in a spreadsheet.*

| | | |
|---|---|---|
| 01 | ☐ | Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table. |
| 02 | ☒ | Check this box if the project included Nonresidential, Hotel/Motel Spaces or Multifamily Common Use Spaces |
| | ☐ | |
| 03 | ☐ | Check the box if the project is using natural ventilation in any nonresidential or hotel/motel spaces to meet required ventilation rates per 120.1(c)2. |

**Nonresidential and Hotel/ Motel Multifamily Common Use Ventilation Systems**

| 04 | | 05 | | | 06 | | | 07 |
|---|---|---|---|---|---|---|---|---|
| System Name | 5 Ton MultiSplit 3 Heads | System Design OA CFM Airflow[1] | 1088 | System Design Transfer Air CFM | 0 | Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c2)[1] | | |
| 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| Space Name or Item Tag | Mechanical Ventilation Required per 120.1(c)[1] & 160.2(c)3 | | | | Exh. Vent per 120.1(c)4 & 160.2(c)4 | | DCV or Sensor Controls per 120.1(d3, 120.1(d)5, and 120.1(e)3[1] 160.2(c)5D 160.2(c)5E 160.2(c)5D | |
| | Occupancy Type[4] | Conditioned Floor Area (ft²) | # of Shower heads/ toilets | # of people[5] | Required Min OA CFM | Required Min CFM | Provided per Design CFM | |
| Altered Building | Conference/ meeting | 2177 | 2 | | 1088.5 | 140 | 160 | DCV: NA: Not required per §120.1(d)3 |
| | | | | | | | | Occ Sensor: NA: Not required space type |
| 17 | Total System Required Min OA CFM | | | | 1088 | 18 | Ventilation for this System Complies? | Yes |




Documentation Author:
easyTitle24.com
Tel.: (415) 259-4068 or (925) 671-4789 e-mail: customer.service@easytitle24.com
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

Project No.: 53125

Date: 6-2-2025

Sheet No.: T24.3

Mechanical Title 24

STATE OF CALIFORNIA
## Mechanical Systems
CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-MCH-E |
|---|---|---|
| Project Name: Kelseyville Senior Event Center Addition/Remodel | Report Page: | (Page 10 of 13) |
| | Date Prepared: | 6/2/2025 |

### J. VENTILATION AND INDOOR AIR QUALITY

| 04 | | 05 | | | 06 | | | 07 |
|---|---|---|---|---|---|---|---|---|
| System Name | 5 Ton MultiSplit 1 Head | System Design OA CFM Airflow[4] | | 64 | System Design Transfer Air CFM | | 0 | Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)2[1] Provided |

| 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | |
|---|---|---|---|---|---|---|---|---|---|
| Space Name or Item Tag | Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3 | | | | Exh. Vent per 120.1(c)4 & 160.2(c)4 | | | DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[4] 160.2(c)5O 160.2(c)5E 160.2(c)5D | |
| | Occupancy Type[4] | Conditioned Floor Area (ft²) | # of Shower heads/ toilets | # of people[5] | Required Min OA CFM | Required Min CFM | Provided per Design CFM | | |
| Addition | Office space | 425 | | | 63.8 | 0 | 0 | DCV | NA: Not required per §120.1(d)3 |
| | | | | | | | | Occ Sensor | NA: Not required space type |
| 17 | Total System Required Min OA CFM | | | | 64 | 18 | Ventilation for this System Complies? | | Yes |

*[1] FOOTNOTES: System CFM should include both mechanical and natural ventilation for the zone/system*

*[2] Air filtration requirements apply to the following three system types per 120.1(c)1A: space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.*

*[3] Uniform Mechanical Code may have more stringent ventilation requirements; the most stringent code requirement takes precedence.*

*[4] See Standards Tables 120.1-A and 120.1-B.*

*[5] For lecture halls with fixed seating, the expected number of occupants shall be determined in accordance with the California Building Code.*

*[6] 120.2(e)3 requires systems serving rooms that are required by 130.1(c) to have lighting occupancy sensing controls to also have occupancy sensing zone controls for ventilation. Examples of spaces which require lighting occupancy sensors include offices 250ft² or smaller, multipurpose rooms less than 1,000 ft², classrooms, conference rooms, restrooms, aisles and open areas in warehouses, library book stack aisles, corridors, stairwells, parking garages, and loading and unloading zones, unless excepted by 130.1(c).*

### K. TERMINAL BOX CONTROLS

*This section does not apply to this project.*



STATE OF CALIFORNIA
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### L. DISTRIBUTION (DUCTWORK and PIPING)

*This section does not apply to this project.*

### M. COOLING TOWERS

*This section does not apply to this project.*

### N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

*Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/*

| Form/Title |
|---|
| NRCI-MCH-01-E - Must be submitted for all buildings |

### O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

*Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/*

| Form/Title | Systems/Spaces To Be Field Verified |
|---|---|
| NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap. | 3 Heatpump Heads 4.25 Tons Total; 0.75 Ton Heatpump Console; |
| NRCA-MCH-03-A - Constant Volume Single Zone HVAC NOTE: This form does not automatically move to "Yes". If Constant Volume Single Zone HVAC Systems are included in the scope, permit applicant should move this form to "Yes". | 3 Heatpump Heads 4.25 Tons Total; 0.75 Ton Heatpump Console; |



STATE OF CALIFORNIA
## Mechanical Systems
CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-MCH-E |
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### P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

*There are no NRCV forms required for this project.*

### Q. MANDATORY MEASURES DOCUMENTATION LOCATION

*This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.*

| 01 | | 02 |
|---|---|---|
| Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block | Yes | Plan sheet or construction document location: M-Sheets |



STATE OF CALIFORNIA
## Mechanical Systems
CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-MCH-E |
|---|---|---|
| Project Name: Kelseyville Senior Event Center Addition/Remodel | Report Page: | (Page 13 of 13) |
| 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.**

| | |
|---|---|
| Documentation Author Name: Steve K. Means, CEA | Documentation Author Signature: Steve K. Means |
| Company: EasyTitle24 | Signature Date: 2025-06-02 |
| Address: 654 Oakland Avenue | CEA/ HERS Certification Identification (if applicable): NR19-90-30004 |
| City/State/Zip: Oakland CA 94611 | Phone: (925) 671-4789 |

### RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

| | |
|---|---|
| Responsible Designer Name: Clark Theinhaus | Responsible Designer Signature: |
| Company: Endemic Architecture | Date Signed: 2025-06-02 |
| Address: 2424 Blanding Ave., Suite 205 | License: C-38874 |
| City/State/Zip: Alameda CA 94501 | Phone: (303) 548-7806 |




Documentation Author:
easyTitle24.com
Tel. (415) 259-4068 or (925) 671-4789 e-mail: customer.service@easytitle24.com
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**

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CZ 2

Date: 6-2-2025

Project No.: 53125

Sheet No.: T24.4

Mechanical Title 24

STATE OF CALIFORNIA

## Domestic Water Heating System

CALIFORNIA ENERGY COMMISSION

**CERTIFICATE OF COMPLIANCE** — **NRCC-PLB-E**

*This document is used to demonstrate compliance for nonresidential occupancies with requirements in 110.1, 110.3, 120.3, and 140.5, and with requirements in 141.0 for additions and alterations, for domestic water heating scopes using the prescriptive path. For high-rise residential and hotel/motel occupancies compliance is demonstrated with requirements in 110.1, 110.3, 160.4 and 170.2(d), and with requirements 180.1 for additions and 180.2 for alterations.*

| | | | |
|---|---|---|---|
| **Project Name:** | Kelseyville Senior Event Center Addition/Remodel | **Report Page:** | **(Page 1 of 6)** |
| **Project Address:** | 5245 Third Street | **Date Prepared:** | 7/21/2025 |

### A. GENERAL INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| 01 | Project Location (city) | Kelseyville | 02 | Climate Zone | 2 |

03 Occupancy Types Within Project (select all that apply):

● Office ● All 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/ 170.2(d) and 141.0(a)/ 180.1, or 141.0(b)1N / 180.2 for additions or alterations. Solar water heating systems are documented on the NRCC-SAB compliance document. Combined hydronic water heating systems are documented on the NRCC-MCH compliance document.*

| 01 | 02 | 03 | | | | | |
|---|---|---|---|---|---|---|---|
| My project consists of (check all that apply): | System Type[1,2] | System Components | | | | | |
| ☒ New system (DHW system being installed for the first time) | Individual System (serving nonresidential spaces) | ☒ | Equipment | ☒ | Distribution | ☒ | Controls |
| ☐ System Alteration (equipment, distribution or controls) | | ☐ | Equipment | ☐ | Distribution | ☐ | Controls |

[1]*FOOTNOTES: Point of use water heaters, or other non-central systems used to serve nonresidential spaces, are considered individual systems.*

[2] *Dwelling units refers to hotel/motel guest rooms and units in a multifamily residential occupancy.*

[3] *DHW systems serving 2 or more dwelling units are considered "Central Systems" for multifamily occupancies*

### 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 indicated as not compliant for guidance.*

| 01 | 02 | 03 | 04 |
|---|---|---|---|
| Domestic Hot Water Equipment | Distribution Systems | Controls | **Compliance Results** |
| Table F | Table G | Table H | |
| Yes | Yes | Yes | COMPLIES |

### D. EXCEPTIONAL CONDITIONS

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




STATE OF CALIFORNIA — Domestic Water Heating System — CALIFORNIA ENERGY COMMISSION


| | | | |
|---|---|---|---|
| **CERTIFICATE OF COMPLIANCE** | | | **NRCC-PLB-E** |
| **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 110.1 and 110.3. Compliance with prescriptive requirements in 140.5(c) / 170.2(d) must also be demonstrated and with 141.0 / 180.1/ 180.2 for addition and alteration scopes.*

**Equipment Schedule: Water Heating Efficiency and Standby Loss**

| 03 | 04 | | | 05 | 06 | | |
|---|---|---|---|---|---|---|---|
| System Name | Rheem ELD120-D | Exception to 140.5(c)/ 170.2(d)3 | | ☐ | Gas Service Water Heating System >= 1MMBtu/h[3] | Capacity-weighted Average Efficiency % | |

| 07 | 08 | 09 | 10 | | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|---|
| Name or Item Tag | Equipment Type | Volume (gal) | Rated Input Capacity (Btu/h) | Max GPM/ First Hour Rating (FHR) | Rated Efficiency | Minimum Efficiency Required | Efficiency Unit | Designed Standby Loss | Maximum Standby Loss |
| Rheem ELD120-D | Commercial Electric Storage Water Heater | 119 | 41,297 | FHR >=75 | 0.92 | 2.11 | UEF | | |

[3]*FOOTNOTE: In systems >= 1MMBtu/h with multiple units, gas water heaters with input capacity > 100,000 Btu/h may meet 90% Et requirements via an input capacity-weighted average.*

**Water Heating Equipment All Occupancies**

| | Yes | No | Not Applicable | Requirement |
|---|---|---|---|---|
| 18 | ☐ | ☐ | ☒ | Unfired storage tank insulation shall have Internal + External >=R-16 OR External >=R-3.5. Label required per 110.3(c)3 |
| 19 | ☐ | ☐ | ☒ | New state buildings 60% of energy for service water heating from site solar energy or recovered energy per 110.3(c)5 |
| 20 | ☐ | ☐ | ☒ | Isolation valves for instantaneous water heater with input rating >6.8 kBTUH or 2 kW has been specified per 110.3(c)6 |
| 21 | ☐ | ☐ | ☒ | School buildings < 25,000 ft$^2$ and < 4 stories must install a heat pump water heating system per 140.5(a)1. Water heating systems serving an individual bathroom space may be an instantaneous electric water heater. |


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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Report Version: 2022.0.000 | Schema Version: rev 20220101 | Compliance ID: EnergyPro-2729-0725-0462 | Report Generated: 2025-07-21 18:54:45



STATE OF CALIFORNIA — Domestic Water Heating System — CALIFORNIA ENERGY COMMISSION


| | | | |
|---|---|---|---|
| **CERTIFICATE OF COMPLIANCE** | | | **NRCC-PLB-E** |
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| | | **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 110.3(c), 160.4, 170.2(d).*

**Mandatory Pipe Insulation All Occupancies**

| | | |
|---|---|---|
| 13 | ☐ | For systems serving dwelling units, pipe insulation must meet the minimum insulation requirements in Table 160.4-A (see blow) except:<br>• Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration. Piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the metal framing. Insulation shall abut securely against all framing members<br>• Piping installed in interior or exterior walls shall not be required to have pipe insulation if all of the requirements are met for compliance with Quality Insulation Installation (QII) as specified in the Reference Residential Appendix RA3.5.<br>• Piping surrounded with a minimum of 1 inch of wall insulation, 2 inches of crawlspace insulation, or 4 inches of attic insulation, shall not be required to have pipe insulation. |
| 14 | ☒ | For systems serving nonresidential spaces, pipe insulation for the following applications is specified to comply with Table 120.3-A (see below) per 120.3:<br>• Recirculating system piping, including supply and return piping of the water heater<br>• The first 8 ft of hot and cold outlet piping, including between storage tank and heat trap, for a nonrecirculating storage system<br>• Pipes that are externally heated |
| 15 | ☒ | Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service per 120.3(b) / 160.4(f). Pipe insulation buried below grade must be installed in a water proof and non-crushable casing or sleeve. |

**TABLE 120.3-A / 160.4-A PIPE INSULATION THICKNESS**

| Fluid Temperature Range ( °F) | Conductivity Range (Btu-in per hour per ft$^2$ per °F) | Insulation Mean Rating Temp ( °F) | Nominal Pipe Diameter (in) | | | |
|---|---|---|---|---|---|---|
| | | | < 1 | 1 to < 1.5 | 1.5 to < 4 | 1.5 to < 4 Multifamily & Hotel/Motel |
| | | | Minimum Insulation Required | | | |
| 105-140 | 0.22 - 0.28 | 100 | 1.0 in or R-7.7 | 1.5 in or R-12.5 | 1.5 in or R-11 | 2.0 in or R-16 |


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STATE OF CALIFORNIA — Domestic Water Heating System — CALIFORNIA ENERGY COMMISSION


| | | | |
|---|---|---|---|
| **CERTIFICATE OF COMPLIANCE** | | | **NRCC-PLB-E** |
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| | | **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(e) / 170.2(d).*

| | Yes | No | Not Applicable | Requirement |
|---|---|---|---|---|
| 01 | ☒ | ☐ | ☐ | Construction documents require manufacturer certification that service water-heating systems are equipped with automatic temperature controls capable of adjusting temperature settings per 110.3(a). |
| 02 | ☐ | ☐ | ☒ | Systems with capacity > 167,000 BTUH equipped with outlet temperature controls per 110.3(c)1 unless covered by California Plumbing Code 613.0. |
| 03 | ☐ | ☐ | ☒ | Controls for circulating pumps or electrical heat trace systems are capable of automatically turning off the system per §110.3(c)2 unless systems serves healthcare facility. |
| 04 | ☐ | ☐ | ☒ | For recirculation systems serving multiple dwelling units, design includes automatic pump controls per 170.2(d) or 180.1(b)3 for additions. |
| 05 | ☐ | ☐ | ☒ | For recirculation systems serving individual dwelling units, design includes manual on/off controls as specified in Reference Appendix RA4.4.9 per 170.2(d). |
| 06 | ☐ | ☐ | ☒ | Combustion air positive shut-off shall be provided per 160.4(3) on all newly installed commercial boilers as follows:<br>• Boilers with input capacity >= 2.5 MMBtu/h, in which the boiler is designed to operate with a nonpositive vent static pressure<br>• Boilers where one stack serves two or more boilers with a total combined input capacity per stack of 2.5 MMBtu/h. |
| 07 | ☐ | ☐ | ☒ | Boiler combustion air fans with motor >= 10 hp shall meet one of the following<br>• The fan motor shall be driven by a variable speed drive OR<br>• The fan motor shall include controls that limit the fan motor demand to <=30% of the total design wattage at 50% of the design air volume. |
| 08 | ☐ | ☐ | ☒ | Newly installed boilers with an input capacity (dgte)/ 5MMBtu/h and a steady state full-load combustion efficiency < 90% shall maintain excess (stack-gas) oxygen concentrations <= 5% by volume on a dry basis over firing rates of 20-100%. Combustion air volume shall be controlled with respect to firing rate or flue gas oxygen concentration. Use of a common gas and combustion air control linkage or jack shaft is prohibited. |


Generated Date/Time: Documentation Software: EnergyPro

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Report Version: 2022.0.000 | Schema Version: rev 20220101 | Compliance ID: EnergyPro-2729-0725-0462 | Report Generated: 2025-07-21 18:54:45



STATE OF CALIFORNIA — Domestic Water Heating System — CALIFORNIA ENERGY COMMISSION


| | | | |
|---|---|---|---|
| **CERTIFICATE OF COMPLIANCE** | | | **NRCC-PLB-E** |
| **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 have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online*

| Form/Title |
|---|
| NRCI-PLB-E - Must be submitted for all buildings |

### J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

*There are no forms required for this project.*

### K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

*There are no forms required for this project.*


Generated Date/Time: Documentation Software: EnergyPro

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Report Version: 2022.0.000 | Schema Version: rev 20220101 | Compliance ID: EnergyPro-2729-0725-0462 | Report Generated: 2025-07-21 18:54:45



STATE OF CALIFORNIA — Domestic Water Heating System — CALIFORNIA ENERGY COMMISSION


| | | | |
|---|---|---|---|
| **CERTIFICATE OF COMPLIANCE** | | | **NRCC-PLB-E** |
| **Project Name:** | Kelseyville Senior Event Center Addition/Remodel | **Report Page:** | **(Page 6 of 6)** |
| **Project Address:** | 5245 Third Street | **Date Prepared:** | 7/21/2025 |

### DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

| | | | |
|---|---|---|---|
| Documentation Author Name: | Steve K. Means, CEA | Documentation Author Signature: | Steve K. Means |
| Company: | EasyTitle24 | Signature Date: | 2025-07-21 |
| Address: | 654 Oakland Avenue | CEA/ HERS Certification Identification (if applicable): | NR19-90-30004 |
| City/State/Zip: | Oakland CA 94611 | Phone: | (925) 671-4789 |

**RESPONSIBLE PERSON'S DECLARATION STATEMENT**

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

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

| | | | |
|---|---|---|---|
| Responsible Designer Name: | Clark Thanhaus | Responsible Designer Signature: | |
| Company: | Endemic Architecture | Date Signed: | 2025-07-21 |
| Address: | 2424 Blanding Ave., Suite 205 | License: | C-38874 |
| City/State/Zip: | Alameda CA 94501 | Phone: | (303) 548-7806 |


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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Report Version: 2022.0.000 | Schema Version: rev 20220101 | Compliance ID: EnergyPro-2729-0725-0462 | Report Generated: 2025-07-21 18:54:45



Documentation Author:
easyTitle24.com
Tel. (415) 259-4068 or (925) 671-4789 e-mail: customer.service@easytitle24.com
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

Project No.: 53125

Sheet No.: T24.5

Water Heating Title 24

Date: 7-21-2025

STATE OF CALIFORNIA
**Process Systems** CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | | NRCC-PRC-E |
|---|---|---|---|
| *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 120.6/ 160.7 or prescriptive requirements in 140.9. 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 | 2602 |
| 02 | Climate Zone | 2 | 05 | Total Unconditioned Floor Area | 0 |
| 03 | Occupancy Types Within Project: | | 06 | # of Stories (Habitable 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 120.6 / 160.7 or prescriptive requirements in 140.9.*

**My project consists of: (check all that apply):**

| 01 | | 02 | |
|---|---|---|---|
| ☐ | Refrigerated Spaces <3,000 ft² Total (no Title 24, Pt6 requirements) | ☐ | Escalator & Moving Walkway Speed Controls (mandatory 120.6(g)) |
| ☐ | Refrigerated Spaces >=3,000 ft² Total (mandatory 120.6(a)) | ☐ | Computer Rooms (mandatory 120.6(j)) and prescriptive 140.9(a))[1] |
| ☐ | Food /Beverage Stores >8,000 ft² cfa (mandatory 120.6(b)) | ☒ | Commercial Kitchen Ventilation/Exhaust (prescriptive 140.9(b))[1] |
| ☐ | Enclosed Parking Garage Exhaust >=10,000 cfm (mandatory 120.6(c)) | ☐ | Laboratory Exhaust/Factory Exhaust & Fume Hood (prescriptive 140.9(c))[1] |
| ☐ | Newly Installed Process Boilers (mandatory 120.6(d)) | ☐ | Pool/Spa (mandatory 110.4 / 160.7) |
| ☐ | Compressed Air Systems Combined HP >= 25 (mandatory 120.6(e)) | ☐ | Controlled Environment Horticulture (mandatory 120.6(h)) |
| ☐ | Elevator Lighting & Ventilation Controls (mandatory 120.6(f) / 160.7) | ☐ | New Steam Traps (mandatory 120.6(i)) |

*[1 FOOTNOTES: These building features can comply using the performance method. If using the performance method for these features, compliance should be demonstrated on the NRCC-PRF-E.*





**C. COMPLIANCE RESULTS**

*Results in this table are automatically calculated from data input and calculations in Tables F through R. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.*

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Refrigerated Warehouse / Space 120.6(a) (See Table F) | Commercial Refrigeration 120.6(b) (See Table G) | Parking Garage Exhaust 120.6(c) (See Table H) | Process Boilers 120.6(d) (See Table I) | Compressed Air Systems 120.6(e) (See Table J) | Elevators 120.6(f) / 160.7 (See Table K) | Escalators & Moving Walkways 120.6(g) (See Table L) | Computer Rooms 140.9(a) (See Table M) | Commercial Kitchens 140.9(b) (See Table N) | Laboratory/ Factory Exhaust 140.9(c) (See Table O) | Controlled Environment Horticulture 120.6(h) (See Table P) | Steam Traps 120.6(i) (See Table Q) | Multifamily Pool/Spa 160.7 (See Table R) | **Compliance Results** |
| | | | | | | | | Yes | | | | | COMPLIES |

**D. EXCEPTIONAL CONDITIONS**

*This table is auto-filled with uneditable 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.*





**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).*

**Kitchen Ventilation 140.9(b)2**

| | | |
|---|---|---|
| 01 | ☐ | Existing kitchen hoods not being replaced as part of an addition or alteration (do not need to meet requirements) |
| | **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)2A 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: | |





**N. 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)2B: |
| | NA: Not a kitchen/ dining facility having a total Type I and Type II kitchen hood exhaust airflow rate > 5,000 cfm |

**Kitchen Exhaust: Airflow Rate 140.9(b)1B**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
|---|---|---|---|---|---|---|---|
| Kitchen Name or Item Tag | Kitchen | Compliance Method per 140.9(b)1B | | | NA: Kitchen/ dining facility has a total Type I and Type II kitchen hood exhaust airflow rate <= 5,000 cfm | | |
| Name or Item Tag | Hood Type[1] | Hood Style | Hood Length (ft) | Equipment Duty | Design Hood Exhaust Rate CFM | Max Hood Exhaust Rate Allowed CFM | |
| 54 | Type I | Wall-mounted Canopy | 10 | Medium Duty | 2016 | 2100 | |

*[1 FOOTNOTES: Type II hoods do not have a max hood exhaust air rate per 140.9(b)1B*

**O. LABORATORY AND FACTORY EXHAUST AND FUME HOODS**

*This section does not apply to this project.*

**P. CONTROLLED ENVIRONMENT HORTICULTURE**

*This section does not apply to this project.*

**Q. STEAM TRAPS IN INDUSTRIAL FACILITIES**

*This section does not apply to this project.*

**R. Pool & SPAs**

*This section does not apply to this project.*





**S. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION**

*Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/*

| Form/Title |
|---|
| NRCI-PRC-01-E - Covered Process |

**T. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE**

*Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html*

| Form/Title | Systems/Spaces To Be Field Verified |
|---|---|
| NRCA-PRC-02-F Kitchen Exhaust | 54; |





**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**

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

| | | | |
|---|---|---|---|
| Documentation Author Name: | Steve K. Means, CEA | Documentation Author Signature: | Steve K. Means |
| Company: | EasyTitle24 | Signature Date: | 2025-06-02 |
| Address: | 654 Oakland Avenue | CEA/ HERS Certification Identification (if applicable): | MR19-90-30004 |
| City/State/Zip: | Oakland CA 94611 | Phone: | (925) 671-4789 |

**RESPONSIBLE PERSON'S DECLARATION STATEMENT**

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

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

| | | | |
|---|---|---|---|
| Responsible Designer Name: | Clark Thorshaus | Responsible Designer Signature: | |
| Company: | Endemic Architecture | Date Signed: | 2025-06-02 |
| Address: | 2424 Blanding Ave., Suite 205 | License: | C-38874 |
| City/State/Zip | Alameda CA 94501 | Phone: | (303) 548-7806 |




Documentation Author:
easyTitle24.com
Tel. (415) 259-4068 or (925) 671-4789 e-mail: customer.service@easytitle24.com
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

1. ALL GLULAM MATERIALS SHALL CONFORM TO ANSI/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
2. ALL GLUE-LAMINATED MEMBERS SHALL BE DOUGLAS FIR AND WESTERN LARCH COMBINATION 24F-V4. ALLOWABLE STRESS REQUIREMENTS ARE AS FOLLOWS:

| | | |
|---|---|---|
| $F_b$ = | 2400 PSI | POSITIVE BENDING |
| = | 1850 PSI | NEGATIVE BENDING |
| $F_{t\perp}$ = | 650 PSI | TENSION FACE |
| = | 650 PSI | COMPRESSION FACE |
| $F_v$ = | 265 PSI | SHEAR PARALLEL TO GRAIN |
| E = | 1.8x10⁶ PSI | MODULUS OF ELASTICITY |

3. PROVIDE CAMBER AS NOTED IN THE DRAWINGS.
4. 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.
5. 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

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED BY AN APPROVED AND LICENSED FABRICATOR IN ACCORDANCE WITH AISC 360 (LATEST EDITION).
2. 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 |
| BOLTS IN CONCRETE/MASONRY | A307 |
| ANCHOR RODS | F1554, GR36 UNO |
| THREADED RODS | A36 |

3. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
4. BOLT HOLES IN STEEL SHALL BE 3/16" LARGER IN DIAMETER THAN NOMINAL SIZE OF BOLT USED UNO.
5. PAINTING OF STRUCTURAL STEEL SHALL COMPLY WITH THE REQUIREMENTS OF AISC 360.
6. 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.
7. 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.
8. ALL EXPOSED STRUCTURAL STEEL AND MISCELLANEOUS METAL SHALL BE HOT DIP GALVANIZED AFTER FABRICATION UNO.

## WOOD

1. 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 | 19% |
| 4 x OR LARGER BEAMS | GRADE NO. 1 UNO | 19% |
| 4 x 4 AND 3 x 6 POSTS | GRADE NO. 2 UNO | 19% |
| 4 x 6 AND LARGER POSTS | GRADE NO. 1 UNO | 19% |
| STUDS (2x4 AND 2x6) | GRADE NO. 2 | 19% |
| WALL PLATES | GRADE NO. 2 | 6% |

* MOISTURE CONTENT AT TIME OF INSTALLATION/FRAMING/ASSEMBLY.

2. 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 PRP 210.
3. ALL SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING AND SHALL BE APPROVED BY THE BUILDING INSPECTOR BEFORE COVERING.
4. ALL NAILINGS SHALL CONFORM TO THE APPLICABLE BUILDING CODE AND REGULATIONS.
5. UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATE UNDER BEARING, EXTERIOR OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE-TREATED AND BOLTED TO CONCRETE OR MASONRY WITH 5/8"ø GALVANIZED ANCHOR BOLTS W/ 3" MIN CONCRETE OR MASONRY EMBED AT 4'-0" OC (MAX) BEGINNING AT 12" OC MAX, 4" MIN FROM EACH END OF THE PLATES. USE (2) BOLTS MINIMUM IN EACH PIECE OF PLATE.
6. 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 WALLS.
7. ALL NAILS FOR CONNECTING WOOD MEMBERS SHALL BE COMMON NAILS. MINIMUM NAILING REQUIREMENTS OUTLINED IN TABLE 2304.10.2 OF THE CODE SHALL BE FOLLOWED UNLESS OTHERWISE NOTED.
8. RETIGHTEN BOLTS BEFORE CLOSING-IN.
9. ALL WOOD HARDWARE CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL. REVIEW/APPROVAL OF ITEMS NOT SPECIFICALLY NOTED ON PLAN WILL BE BILLED 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 BID.
10. LUMBER DECKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2304.9 OF THE CODE.
11. 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, STAINLESS STEEL, SILICON BRONZE OR COPPER. FASTENERS, OTHER THAN NAILS, WOOD SCREWS & LAG SCREWS CAN HAVE MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHT PER ASTM B695 CLASS 55 MIN. AT EXTERIOR CONDITIONS OF PRESERVATIVE-TREATED WOOD USE ASTM A653, TYPE G185 ZINC-COATED GALVANIZED STEEL UNLESS AN ALTERNATE IS SUBMITTED AND APPROVED BY THE ENGINEER. PLAIN CARBON STEEL FASTENERS MAY BE USED IN INTERIOR, (NOT EXTERIOR WALLS) DRY CONDITIONS IF SBX/DOT OR ZINC BORATE PRESERVATIVE-TREATED WOOD IS USED.
12. WATER-BORNE PRESERVATIVE TREATED LUMBER AND SHEATHING TREATED PER AWPA UI IS REQUIRED:
    - WOOD JOISTS LESS THAN 18" FROM EXPOSED EARTH
    - WOOD GIRDERS LESS THAN 12" FROM EXPOSED EARTH
    - WOOD FRAMING AND SHEATHING IN CONTACT WITH EXTERIOR FOUNDATION WALLS AND LESS THAN 8" 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 PIER OR METAL PEDESTALS AT LEAST 1" TALL.

## METAL PLATED CONNECTED WOOD TRUSSES

1. 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 2303.4, THE TRUSS PLATE INSTITUTE "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES (ANSI/TPI 1)", AND THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)".
2. 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 INDICATING TRUSS LAYOUT, PROFILES, DETAILS AND TRUSS TO TRUSS CONNECTIONS FOR REVIEW PRIOR TO FABRICATION.
3. THE LOADS, PROFILES, SPANS AND BEARING CONDITIONS SHALL BE AS INDICATED IN THE STRUCTURAL DRAWINGS.
4. MEMBERS SHALL BE DELIVERED TO THE JOB SITE IN BUNDLES AND STORED IN AN UPRIGHT POSITION NOT IN CONTACT WITH THE GROUND.
5. 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.
6. 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.
7. 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 TYPICAL.

## CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CBC AND WITH PROVISIONS OF ACI 318 AND ACI 301.
2. 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. ADMIXTURES, CURING METHODS, JOINT LAYOUT, SEQUENCING, PLACING TECHNIQUES AND OTHER FACTORS CAN HAVE A LARGE EFFECT ON THE FINAL PRODUCT. CONCRETE SUPPLIER SHALL SUBMIT MIX DESIGNS FOR REVIEW BY ENGINEER. CONTRACTOR TO SCHEDULE A MEETING WITH CONCRETE SUPPLIER, ENGINEER, AND CONCRETE SUBCONTRACTOR TO REVIEW AND DISCUSS THESE ISSUES AT THE START OF CONSTRUCTION.

| MEMBER | STRENGTH (PSI) | MAX DENSITY (PCF) | MAX W/CM 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 OTHER NON-STRUCTURAL CONCRETE | 2,500 | 150 | 0.55 | 0.060 | ⅜ | – |

3. 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.
4. MIX DESIGNS SHALL MEET THE CRITERIA OF F0, S0, W0 AND C1 PER CHAPTER 19 OF ACI 318 UNLESS MORE STRINGENT CRITERIA ARE NOTED ABOVE.
5. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR II UNLESS NOTED OTHERWISE OR REQUIRED OTHERWISE BY THE EXPOSURE CATEGORY.
6. CONCRETE, OTHER THAN HIGH-EARLY STRENGTH, SHALL BE MAINTAINED AT 50°F MINIMUM AND IN A MOIST CONDITION FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT, 3 DAYS MINIMUM FOR HIGH-EARLY STRENGTH CONCRETE.
7. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ASTM C-33.
8. CONCRETE SHRINKAGE SHALL BE DETERMINED PER ASTM C157.
9. MIXING AND DELIVERY SHALL CONFORM TO ASTM C94.
10. PLACEMENT SHALL CONFORM TO ACI 318 UNO.
11. MIXING WATER SHALL CONFORM TO ASTM C1602 BUT SHALL NOT CONTAIN DELETERIOUS AMOUNTS OF CHLORIDE ION WHEN USED FOR PRESTRESSED CONCRETE, CONCRETE WITH ALUMINUM OR GALVANIZED STEEL EMBEDS.
12. CLEAN AND ROUGHEN TO ¼" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE WILL BE PLACED.
13. 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.
14. HOT WEATHER AND COLD WEATHER REQUIREMENTS SHALL BE PER ACI 301
15. SUBMIT CONTROL AND CONSTRUCTION JOINT LAYOUT FOR REVIEW BY ARCHITECT AND ENGINEER.
16. CONCRETE SHALL CURE A MINIMUM OF 21 DAYS PRIOR TO INSTALLATION OF EPOXY ANCHORS PER ACI 318.

## MASONRY

1. CONCRETE BLOCK SHALL BE HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. MEDIUM WEIGHT 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 |

2. REINFORCING BARS – SEE NOTES UNDER "REINFORCING STEEL" FOR REQUIREMENTS.
3. 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.
4. COURSE GROUT SHALL CONFORM TO ASTM C476. THE MINIMUM GROUT COMPRESSIVE STRENGTH SHALL BE THE MAXIMUM OF 2,000 psi OR F'm.
5. PROVIDE A MINIMUM OF ½" CLEAR BETWEEN MAIN REINFORCING AND MASONRY UNITS IF COARSE GROUT IS USED, ¼" CLEAR IF FINE GROUT IS USED.
6. CONSTRUCT MASONRY TO MAXIMUM TOLERANCES SPECIFIED IN ACI 530.1. USE RUNNING BOND PATTERN UNO.
7. REINFORCING BARS SHALL HAVE MASONRY COVER NOT LESS THAN THE FOLLOWING:

   MASONRY FACE EXPOSED TO EARTH OR WEATHER:
   #5 AND SMALLER ..... 1¼"
   #6 AND LARGER ..... 2"
   ALL OTHER CONDITIONS ..... 1½"

8. FURNISH AND INSTALL MASONRY MATERIALS IN CONFORMANCE WITH TMS 602 AND TMS 402.
9. IF GROUT PLACEMENT IS STOPPED FOR ONE HOUR OR LONGER, PROVIDE HORIZONTAL CONSTRUCTION JOINTS BY STOPPING GROUT A MINIMUM OF 1½" BELOW TOP OF BLOCK.
10. 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

1. FOUNDATION DESIGN BASED ON SOILS REPORT PREPARED BY MID PACIFIC ENGINEERING, INC. REPORT NO. 07195-01, DATED DECEMBER 3, 2024.
2. FOOTINGS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION:

   ALLOWABLE BEARING PRESSURE = 2,000 PSF*

   PASSIVE EARTH PRESSURES = 250 PCF (EFP)**

   COEFFICIENT OF FRICTION = 0.30**

   * VALUES MAY BE INCREASED BY ⅓ FOR WIND OR SEISMIC LOAD CASES.
   ** PASSIVE PRESSURE AND FRICTION MAY BE COMBINED WITH A REDUCTION OF THE FRICTION COMPONENT BY 50%.

   FOOTINGS SHALL BEAR ON FIRM SOILS PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. MINIMUM DEPTH OF FOOTINGS BELOW LOWEST ADJACENT GRADE SHALL BE 12". MINIMUM WIDTH OF FOOTING SHALL BE 18".
3. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE, IF REQUIRED.
4. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, 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.
5. 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 LETTER OF COMPLIANCE.
6. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN 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.
7. ALL ABANDONED FOOTINGS, UTILITIES, ETC SHALL BE REMOVED, UNO.

## REINFORCING STEEL (FOR CONCRETE AND MASONRY)

1. 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.
2. BARS SHALL BE CLEAN OF MUD, OIL, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
3. REINFORCING BAR SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNO.
4. WHERE WELDING OF REINFORCING IS APPROVED BY THE ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E90XX OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE- REINFORCING STEEL", AWS-D1.4 (LATEST REVISION). REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-706.
5. BARS IN SLABS SHALL BE SECURELY SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL OR PLASTIC CHAIRS, PRIOR TO PLACING CONCRETE.
6. 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.
7. MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED PRIOR TO PLACEMENT OF CONCRETE.
8. 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 GRIDS OR REINFORCING STEEL.
9. ALL GRADE 60 REINFORCING STEEL SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM GRADE 40 REINFORCING STEEL IF CONCURRENTLY ON SITE.
10. CONCRETE PROTECTION FOR REINFORCEMENT: THE FOLLOWING MINIMUM CLEAR CONCRETE COVER SHALL BE PROVIDED:

    (I) CAST-IN-PLACE CONCRETE (NON-PRESTRESSED).

| | MINIMUM COVER, IN. |
|---|---|
| A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH | 3 |
| B. CONCRETE EXPOSED TO EARTH OR WEATHER: | |
| NO. 6 THROUGH NO. 18 BAR | 2 |
| NO. 5 BAR, W31 OR D31 WIRE & SMALLER | 1 1/2 |
| C. 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 |
| BEAMS, COLUMNS: | |
| PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS | 1 1/2 |

## SHEET INDEX


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## STRUCTURAL NOTES

### GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. 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 CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
4. 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.
5. 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, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.

   SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN. FLOOR AND ROOF FINISHES.

   DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. SEE 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.
7. 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.
8. 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.
9. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
10. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
11. 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.
12. DESIGN LOADS:

    LIVE LOADS:

| | | |
|---|---|---|
| ROOF | = | 20 PSF REDUCIBLE |

13. WIND DESIGN DATA:

| | | |
|---|---|---|
| RISK CATEGORY | = | III |
| $V_{ULT}$ | = | 99 mph |
| WIND EXPOSURE | = | C |

14. EARTHQUAKE DESIGN DATA:

| | | |
|---|---|---|
| RISK CATEGORY | = | III |
| $I_e$ | = | 1.0 |
| $S_S$ | = | 1.637 |
| $S_1$ | = | 0.594 |
| SITE CLASS | = | D |
| $S_{DS}$ | = | 1.091 |
| $S_{D1}$ | = | 1.013 |
| SEISMIC DESIGN CATEGORY | = | D |
| BASIC SEISMIC FORCE RESISTING SYSTEM | = | SPECIAL REINFORCED MASONRY SW |
| DESIGN BASE SHEAR | = | 6.1[K] |
| Cs | = | 0.218 |
| R | = | 5 |
| ANALYSIS PROCEDURE | = | EQUIVALENT LATERAL FORCE |


HEWITT
CONSULTING GROUP
1521 Starr Drive, Suite B | Yuba City, CA 95993
(530) 787-0981 | admin@hewittgroup.net
www.hewittgroup.net


KELSEYVILLE
# SENIOR EVENT CENTER
5245 THIRD ST. KELSEYVILLE CA 95451
APN:024-083-06

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Prepared For:
**LAKE COUNTY**
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:


**ARCHITECT**
Endemic Architecture
2424 Blanding Ave., Suite 205
Alameda, CA 94501
(303) 548-7806

**CIVIL ENGINEER**
California Engineering Company, Inc.
1110 Civic Center Blvd., Suite 404
Yuba City, CA 95993
(530) 751-0962

**TITLE 24**
Easy Title 24
654 Oakland Ave.
Oakland, CA 94611
(925) 671-4789

**GENERAL CONTRACTOR**
ACCEPTING BIDS
ADDRESS
CITY
PHONE


Project No.: 24-009
Designed By: AH
Drawn By: AH/CN
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Stamp:

PROFESSIONAL ENGINEER
ANTHONY JON HEWITT
C 91337
CIVIL
STATE OF CALIFORNIA

Title:
**GENERAL NOTES**

# S1.0

## 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 DEFINED 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.

1. 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 (WPSs) 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)<br>– JOINT PREPARATION<br>– DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)<br>– CLEANLINESS (CONDITION OF STEEL SURFACES)<br>– TACKING (TACK WELD QUALITY AND LOCATION)<br>– BACKING TYPE AND FIT (IF APPLICABLE) | O | O |
| CONFIGURATION AND FINISH OF ACCESS HOLES | O | O |
| FIT-UP OF FILLET WELDS<br>– DIMENSION (ALIGNMENT, GAPS AT ROOT)<br>– CLEANLINESS (CONDITION OF STEEL SURFACES)<br>– TACKING (TACK WELD QUALITY AND LOCATION) | O | O |
| 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<br>– PACKAGING<br>– EXPOSURE CONTROL | O | O |
| NO WELDING OVER CRACKED TACK WELDS | O | O |
| ENVIRONMENTAL CONDITIONS<br>– WIND SPEED WITHIN LIMITS<br>– PRECIPITATION AND TEMPERATURE | O | O |
| WPS FOLLOWED<br>– SETTINGS ON WELDING EQUIPMENT<br>– TRAVEL SPEED<br>– SELECTED WELDING MATERIALS<br>– SHIELDING GAS TYPE/FLOW RATE<br>– PREHEAT APPLIED<br>– INTERPASS TEMPERATURE MAINTAINED (MIN/MAX)<br>– PROPER POSITION (F, V, H, OH) | O | O |
| WELDING TECHNIQUES<br>– INTERPASS AND FINAL CLEANING<br>– EACH PASS WITHIN PROFILE LIMITATIONS<br>– EACH PASS MEETS QUALITY REQUIREMENTS | O | O |

| 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<br>– CRACK PROHIBITION<br>– WELD/BASE-METAL FUSION<br>– CRATER CROSS SECTION<br>– WELD PROFILES<br>– WELD SIZE<br>– UNDERCUT<br>– POROSITY | P | P |
| ARC STRIKES | P | P |
| K-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-AREA, VISUALLY INSPECT THE WEB K-AREA FOR CRACKS WITHIN 3 INCHES OF THE WELD. | | |

## MASONRY SPECIAL INSPECTIONS

| | INSPECTION TASK | FREQUENCY | REFERENCE FOR CRITERIA | | INSPECTOR/AGENCY |
|---|---|---|---|---|---|
| | | LEVEL 1 | TMS 402 | TMS 602 | |
| 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 & 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 DC.1 | |
| | f. SAMPLE PANEL CONSTRUCTION | NR | | ART. 1.6 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 | |
| | d. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS | NR | | ART. 2.6 B & 2.4 M.1.b | |
| 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 CONVERSATION | 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(e), 6.2.1, & 6.3.1 | | |
| | e. TYPE, SIZE, AND LOCATION OF VENEER TIES & MOVEMENT JOINTS | P[d] | SEC. 13.2 | ART.3.4 D | |
| | f. INSATLLATION OF ADHERED VENEER | P[d] | 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 40Y (4.4'C)) OR HOT WEATHER (TEMPERATURE ABOVE 90Y (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.1.b | |
| 4. | OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS | NR | | ART. 1.4 B.2.a.3, B.2.b.3, B.2.c.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 | INSPECTOR/AGENCY |
|---|---|---|---|---|
| | | | TMS 602 | |
| 1. | PRIOR TO CONSTRUCTION, VERIFICATION OF COMPLIANCE OF SUBMITTALS. | R | ART. 1.5 | |
| 2. | PRIOR TO CONSTRUCTION, VERIFICATION OF $f'_m$ AND $f'_{AAC}$, 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 $f'_m$, $f'_{grt}$, AND $f'_{AAC}$ 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 CBC CHAPTER 17 AND AS ACCEPTED BY THE BUILDING OFFICIAL. THE OWNER AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE 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 | CONTINUOUS | PERIODIC | INSPECTOR/AGENCY |
|---|---|---|---|---|
| 1. | VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY. | – | X | |
| 2. | VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL. | – | X | |

## CONCRETE SPECIAL INSPECTIONS

| | VERIFICATION AND INSPECTION | CONTINUOUS | PERIODIC | REFERENCED STANDARD | INSPECTOR/AGENCY |
|---|---|---|---|---|---|
| 1. | INSPECTION 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. | | | | |
| | 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.a. | – | 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: 26.11.1.2(b) | |


HEWITT
CONSULTING GROUP
1521 Starr Drive, Suite B | Yuba City, CA 95993
(530) 787-0981 | admin@hewittgroup.net
www.hewittgroup.net


KELSEYVILLE
# SENIOR EVENT CENTER
5245 THIRD ST. KELSEYVILLE CA 95451
APN:024-083-06

**PERMIT SET**

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Prepared For:
**LAKE COUNTY**
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

**ARCHITECT**
Endemic Architecture
2424 Blanding Ave., Suite 205
Alameda, CA 94501
(303) 548-7806

**CIVIL ENGINEER**
California Engineering Company, Inc.
1110 Civic Center Blvd., Suite 404
Yuba City, CA 95993
(530) 751-0962

**TITLE 24**
Easy Title 24
654 Oakland Ave.
Oakland, CA 94611
(925) 671-4789

**GENERAL CONTRACTOR**
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24-009
Designed By: AH
Drawn By: AH/CN
Checked By: AH
Issue Date: 8/15/2025

Revision:

| No. | Description | Date |
|---|---|---|
| | Permit Submittal | 8/15/2025 |
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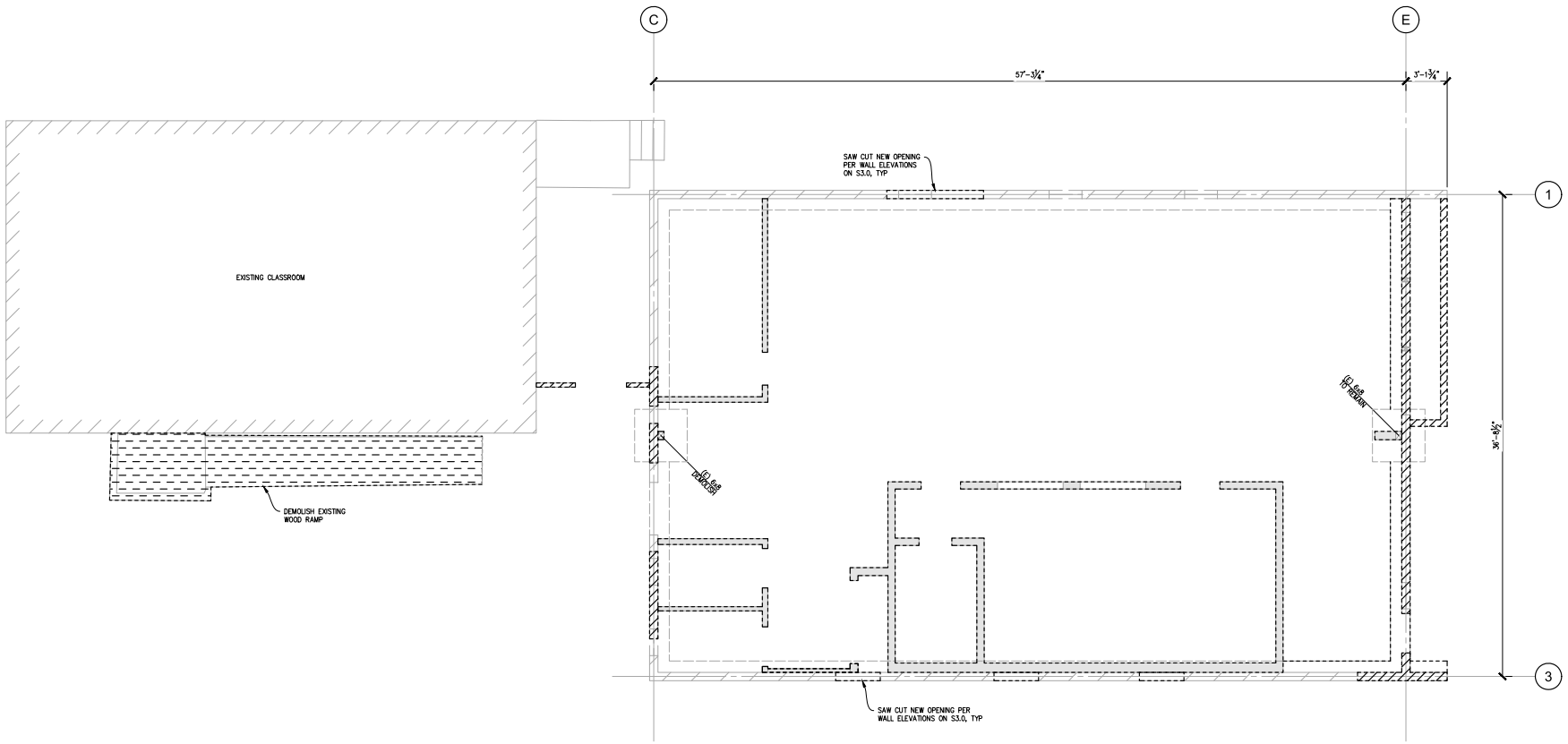
Stamp:

PROFESSIONAL ENGINEER
ANTHONY JON HEWITT
C 91337
CIVIL
STATE OF CALIFORNIA

Title:
**SPECIAL INSPECTIONS & OBSERVATIONS**

**S1.1**




## 1 FOUNDATION DEMOLITION PLAN

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

DEMOLITION PLAN LEGEND

1. INDICATES EXISTING FOOTING
2. INDICATES EXISTING CMU WALL
3. INDICATES EXISTING WOOD POST
4. INDICATES DEMOLISHMENT OF EXISTING CMU WALL
5. 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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CONSULTING GROUP
1521 Starr Drive, Suite B | Yuba City, CA 95993
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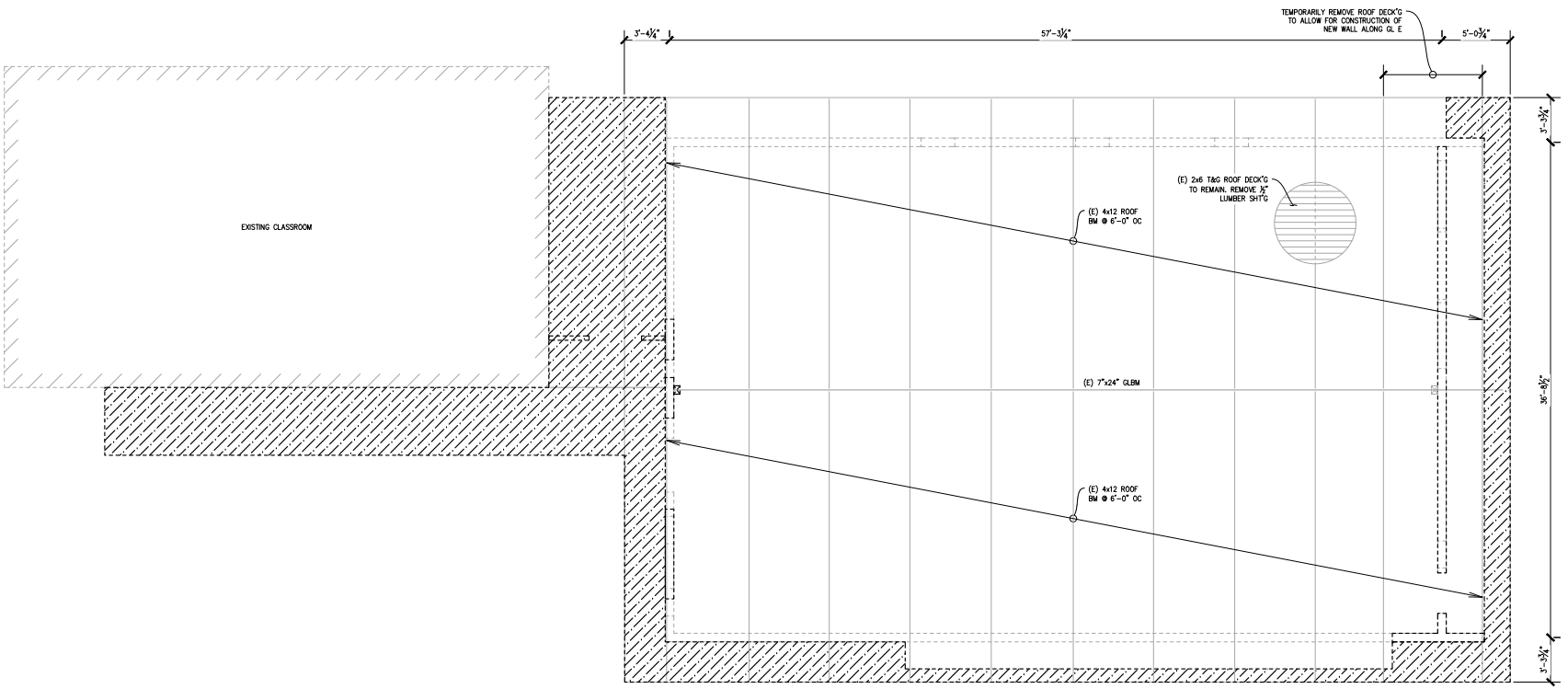
PROFESSIONAL ENGINEER
ANTHONY JON HEWITT
C 91337
CIVIL
STATE OF CALIFORNIA

Title:
**FOUNDATION DEMOLITION PLAN**

**S2.0**




## 1 ROOF DEMOLITION PLAN

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

DEMOLITION PLAN LEGEND

1. ☒ INDICATES EXISTING WALL BELOW
2. ····· INDICATES EXISTING WOOD POST BELOW
3. - - - INDICATES DEMOLISHMENT OF EXISTING CMU WALL BELOW
4. ▨ 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.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CONSULTING GROUP
1521 Starr Drive, Suite B | Yuba City, CA 95993
(530) 767-0981 | admin@hewittgroup.net
www.hewittgroup.net


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Consultants:

**ARCHITECT**
Endemic Architecture
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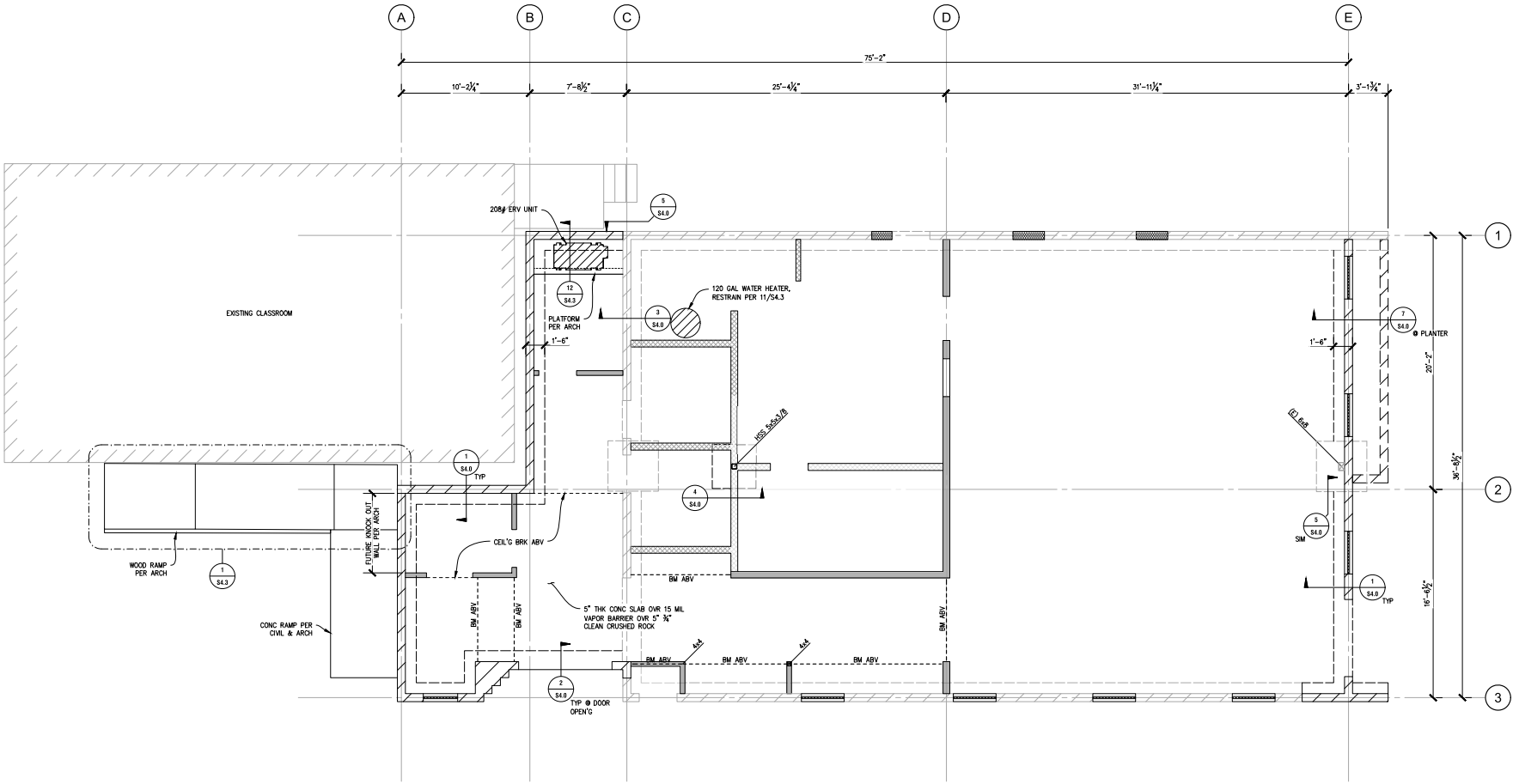
Title:
**ROOF DEMOLITION PLAN**

**S2.1**




## 1 NEW FOUNDATION PLAN

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

FOUNDATION PLAN NOTES

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

FOUNDATION PLAN LEGEND

1. INDICATES EXISTING FOOTING
2. INDICATES NEW FOOTING
3. INDICATES EXISTING WOOD POST
4. INDICATES NEW WOOD POST
5. INDICATES EXISTING CMU WALL
6. INDICATES NEW CMU WALL
7. INDICATES CMU PLANTER WALL PER ARCH
8. INDICATES NEW FULL-HEIGHT WOOD FRAMED WALL PER ARCH W/ 2x STUDS @ 16" OC. SEE DETAIL 4/S4.4 FOR WALL CONSTRUCTION
9. INDICATES NEW PARTIAL HEIGHT WOOD-FRAMED WALLS PER ARCH W/ 2x STUDS @ 16" OC. SEE DETAIL 4/S4.4 FOR WALL CONSTRUCTION
10. INDICATES CMU WALL INFILL, SEE ELEVATIONS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1521 Starr Drive, Suite B | Yuba City, CA 95993
(530) 787-0981 | admin@hewittgroup.net
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Consultants:
ARCHITECT
Endemic Architecture
2424 Blanding Ave., Suite 205
Alameda, CA 94501
(303) 548-7806

CIVIL ENGINEER
California Engineering Company, Inc.
1110 Civic Center Blvd., Suite 404
Yuba City, CA 95993
(530) 751-0962

TITLE 24
Easy Title 24
654 Oakland Ave.
Oakland, CA 94611
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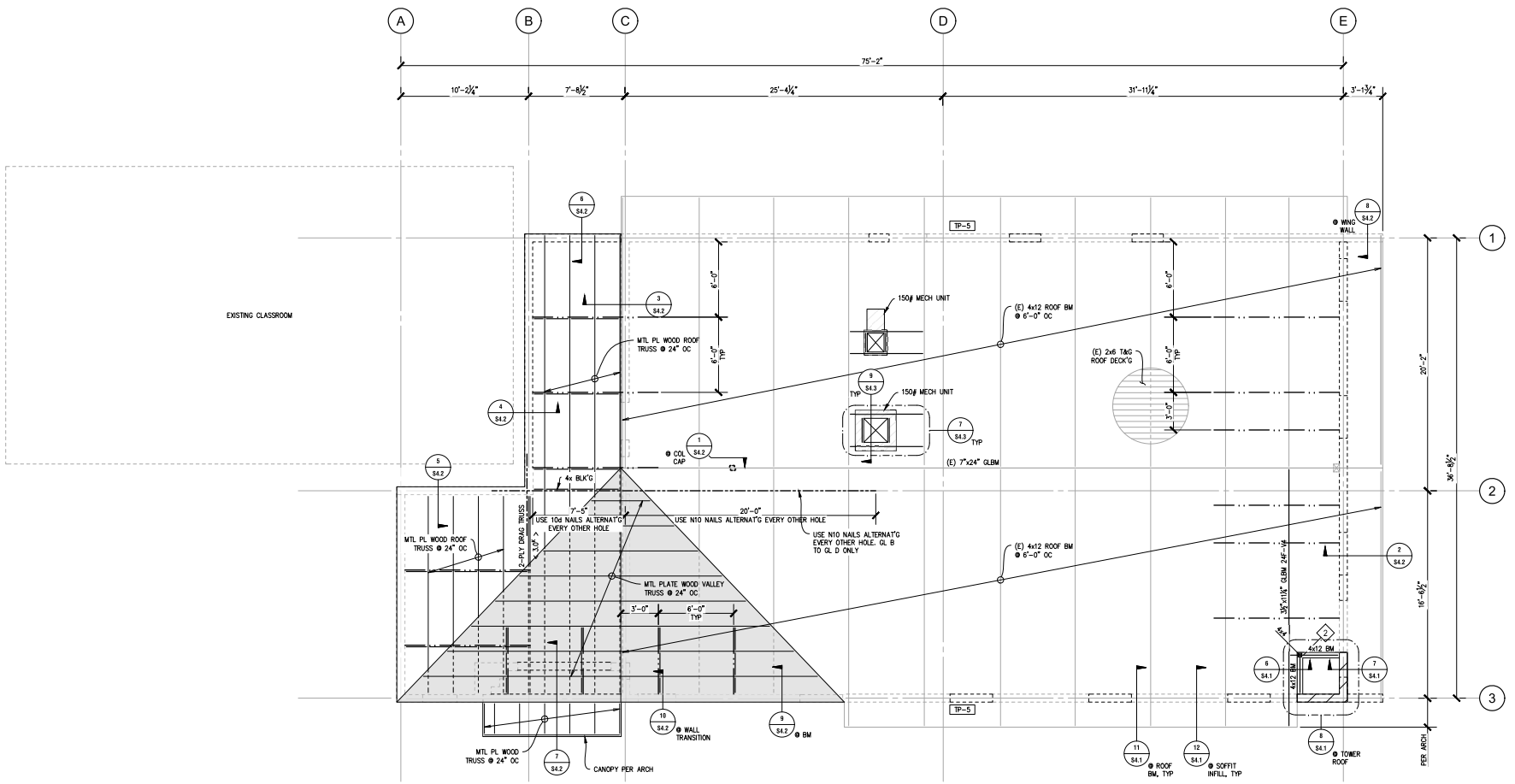
Title:
NEW FOUNDATION PLAN

S2.2




## 1 NEW ROOF FRAMING PLAN

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

### ROOF FRAMING PLAN NOTES

1. SEE SHEET S1.0 FOR GENERAL NOTES.
2. ROOF SHEATHING SHALL BE 15/32" STRUCT I LAID PERPENDICULAR TO FRAMING W/ STAGGERED PANEL EDGES. SHEATHING SHALL BE FASTENED W/ 10d @ 6" OC BN & EN.
3. SEE 5/S4.4 FOR ROOF TRUSS LOADING DIAGRAM AND DESIGN CRITERIA.

### ROOF FRAMING PLAN LEGEND

1. INDICATES EXISTING CMU WALL BELOW
2. INDICATES NEW CMU WALL BELOW
3. INDICATES EXISTING WOOD POST BELOW
4. INDICATES NEW CMU WALL
5. INDICATES CALIFORNIA FRAMED ROOF
6. < X.X^K > INDICATES DRAG TRUSS AXIAL LOAD IN ASD. TRUSS DESIGN BY OTHERS.
7. INDICATES CMST12 STRAP, SEE DETAIL 6/S4.4 FOR STRAP END LENGTH AND FASTENING REQUIREMENTS.
8. INDICATES CS16 STRAP, SEE DETAIL 6/S4.4 FOR STRAP END LENGTH AND FASTENING REQUIREMENTS.
9. TP-X INDICATES TOP PLATE SPLICE PER 5/S4.5. INSTALL STRAP WHERE BREAK IN EXISTING WALL PLATE OCCURS.
10. HD INDICATES HOLDOWN PER 3/S4.4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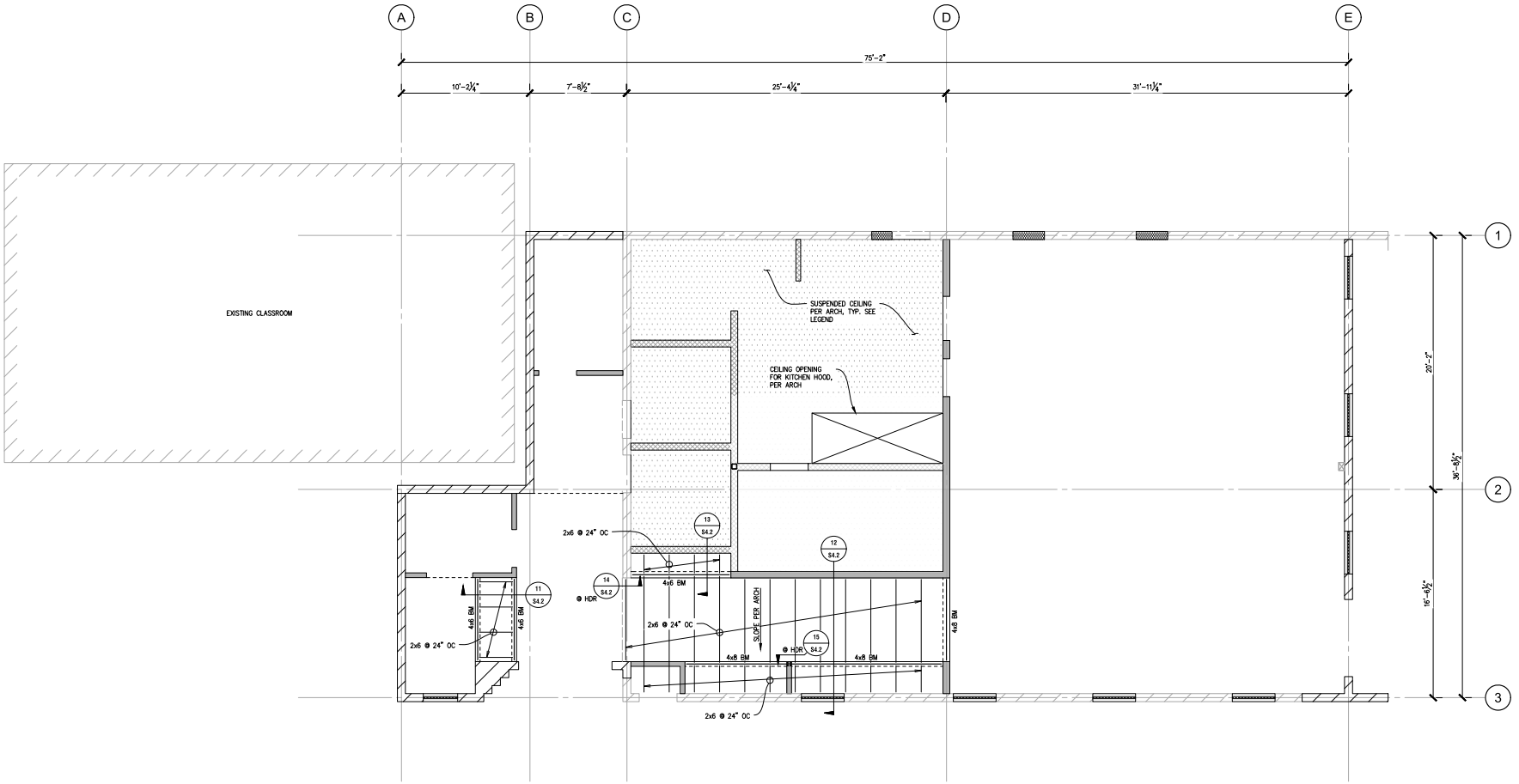
PROFESSIONAL ENGINEER — ANTHONY JON HEWITT — C 91337 — CIVIL — STATE OF CALIFORNIA

Title:
**NEW ROOF FRAMING PLAN**

**S2.3**




## 1 CEILING FRAMING PLAN

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

CEILING FRAMING PLAN NOTES

1. SEE SHEET S1.0 FOR GENERAL NOTES.

CEILING FRAMING PLAN LEGEND

1. INDICATES EXISTING WOOD POST
2. INDICATES NEW WOOD POST
3. INDICATES EXISTING CMU WALL
4. INDICATES NEW CMU WALL
5. INDICATES NEW FULL-HEIGHT WOOD FRAMED WALL PER ARCH W/ 2x STUDS @ 16" OC. SEE DETAIL 4/S4.4 FOR WALL CONSTRUCTION
6. INDICATES NEW PARTIAL HEIGHT WOOD-FRAMED WALLS PER ARCH W/ 2x STUDS @ 16" OC. SEE DETAIL 4/S4.4 FOR WALL CONSTRUCTION
7. SUSPENDED CEILING PER ARCH, SEE DETAIL 1, 2, 3 & 4/S4.5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Title:
CEILING FRAMING PLAN

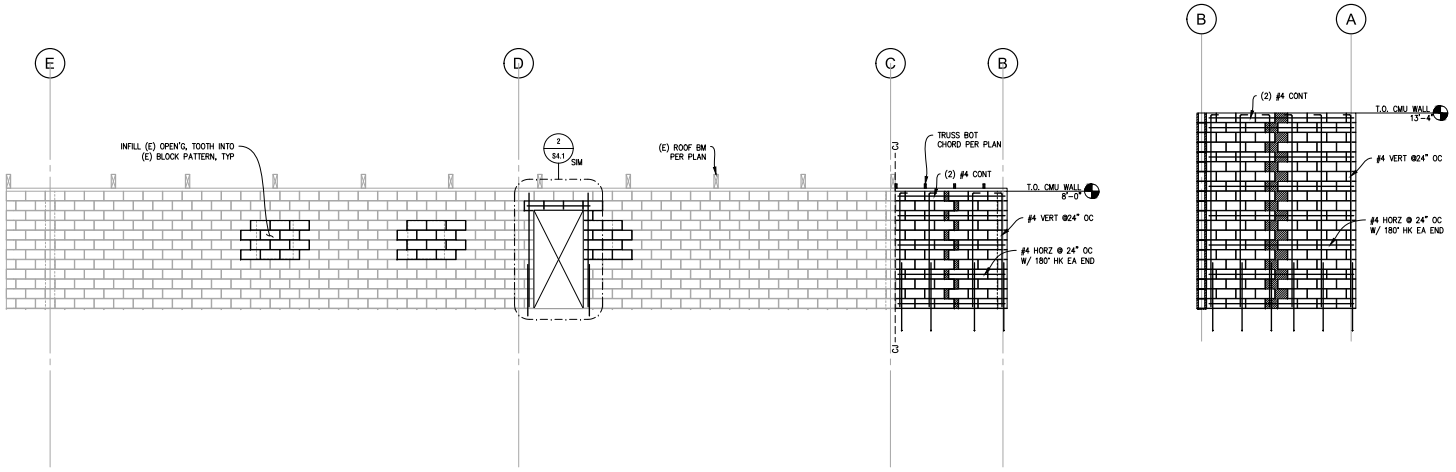
S2.4

## WALL ELEVATION NOTES

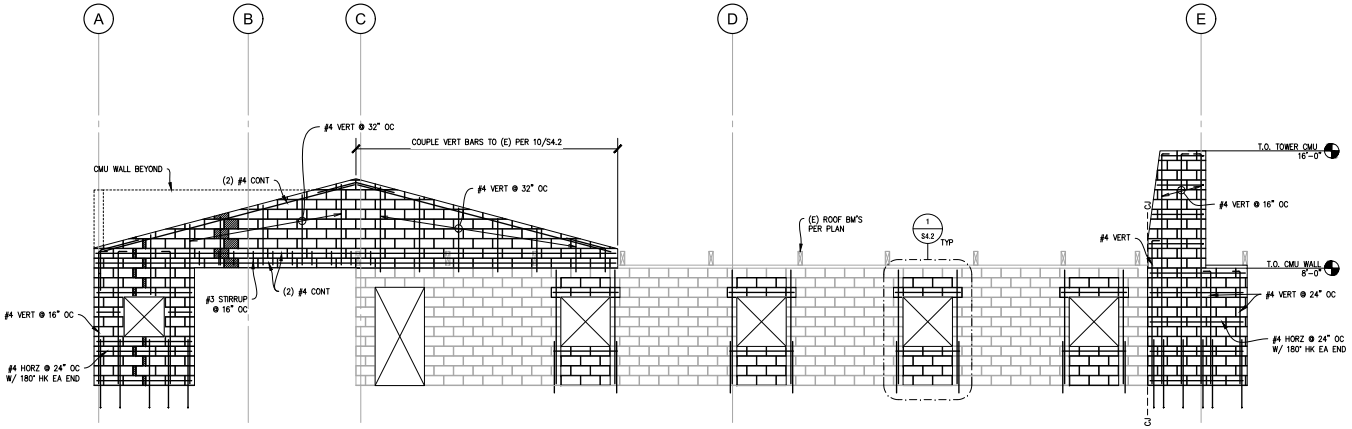
1. SEE SHEET S1.0 FOR GENERAL NOTES.
2. SEE SHEET S1.1 FOR SPECIAL INSPECTIONS REQUIRED.

## WALL ELEVATION LEGEND

1. INDICATES WALL OPENING PER ARCH.
2. INDICATES BLOCK CUT TO FIT.
3. CJ – – CJ INDICATES CONTROL JOINT PER 4/4.1.




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




2 **SOUTH CMU WALL ELEVATION**
SCALE: 1/4" = 1'-0"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ANTHONY JON HEWITT
C 91337
CIVIL
STATE OF CALIFORNIA

Title:
**N-S CMU WALL ELEVATIONS**

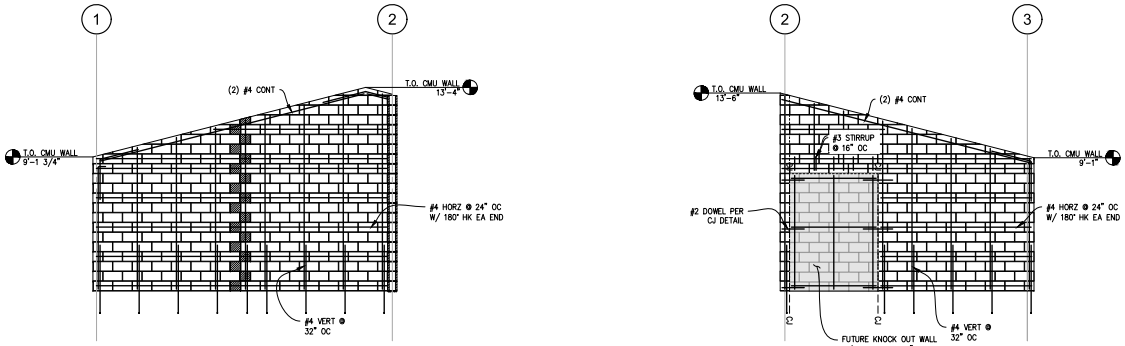
**S3.0**

## WALL ELEVATION NOTES

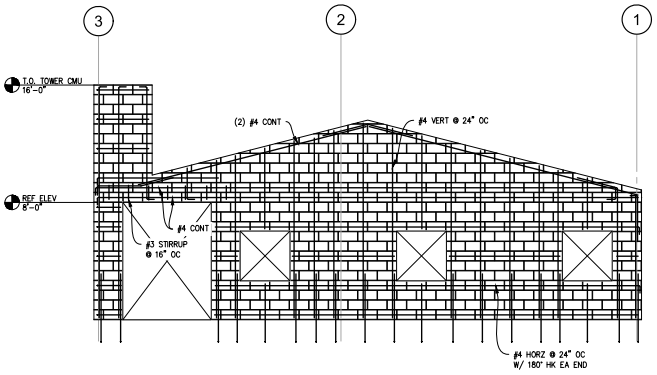
1. SEE SHEET S1.0 FOR GENERAL NOTES.
2. SEE SHEET S1.1 FOR SPECIAL INSPECTIONS REQUIRED.

## WALL ELEVATION LEGEND

1. INDICATES WALL OPENING PER ARCH.
2. INDICATES BLOCK CUT TO FIT.
3. CJ – – CJ INDICATES CONTROL JOINT PER 4/S4.1.




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




2 **EAST CMU WALL ELEVATION**
SCALE: 1/4" = 1'-0"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CONSULTING GROUP
1521 Starr Drive, Suite B | Yuba City, CA 95993
(530) 767-0981 | admin@hewittgroup.net
www.hewittgroup.net


KELSEYVILLE

# SENIOR EVENT CENTER

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

**PERMIT SET**


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Prepared For:

**LAKE COUNTY**
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

**ARCHITECT**
Endemic Architecture
2424 Blanding Ave., Suite 205
Alameda, CA 94501
(303) 548-7806

**CIVIL ENGINEER**
California Engineering Company, Inc.
1110 Civic Center Blvd., Suite 404
Yuba City, CA 95993
(530) 751-0962

**TITLE 24**
Easy Title 24
654 Oakland Ave.
Oakland, CA 94611
(925) 671-4789

**GENERAL CONTRACTOR**
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24-009
Designed By: AH
Drawn By: AH/CN
Checked By: AH
Issue Date: 8/15/2025

Revision:

| No. | Description | Date |
|---|---|---|
| | Permit Submittal | 8/15/2025 |
| | | |
| | | |
| | | |
| | | |
| | | |

Stamp:

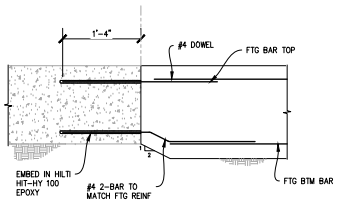
Title:
**N-S CMU WALL ELEVATIONS**

**S3.1**

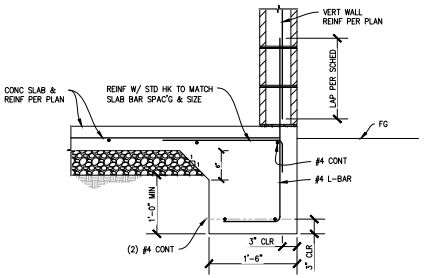
| CLASS B TENSION SPLICE | $f'_c$ (psi) | REINFORCING BAR SPLICE LENGTH | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | BAR No. | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| | | BAR DIAMETER, $d_b$ (in) | 0.375 | 0.500 | 0.625 | 0.750 | 0.875 | 1.000 | 1.128 | 1.270 | 1.410 |
| | 3000 | 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" |
| | 3500 | TOP BAR | 3'-3" | 4'-3" | 5'-4" | 6'-5" | 9'-4" | 10'-9" | 12'-1" | 13'-7" | 15'-1" |
| | | BOTTOM BAR | 2'-6" | 3'-4" | 4'-1" | 4'-11" | 7'-3" | 8'-3" | 9'-4" | 10'-6" | 11'-7" |
| | 4000 | 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'-8" | 9'-9" | 10'-10" |
| | 4500 | 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'-8" | 4'-4" | 6'-4" | 7'-3" | 8'-2" | 9'-3" | 10'-3" |
| | 5000 | 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" |
| | 5500 | TOP BAR | 2'-7" | 3'-5" | 4'-3" | 5'-2" | 7'-6" | 8'-7" | 9'-8" | 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. SPLICE 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 SPLICES SHOWN BY 1.3.

## NORMAL-WEIGHT CONCRETE LAP-SPLICE SCHEDULE 9



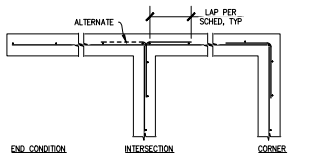

## EXISTING-TO-NEW FOOTING TRANSITION SCALE: 1" = 1'-0" 5



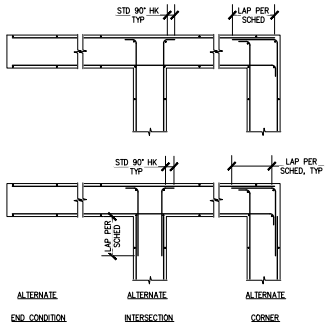

## TYPICAL WALL FOOTING SCALE: 1" = 1'-0" 1

| WIRE REINFORCEMENT SPLICE LENGTH | | |
|---|---|---|
| WIRE SIZE | BAR DIAMTETER, $d_b$ (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" |

## MASONRY WIRE LAP-SPLICE SCHEDULE 12



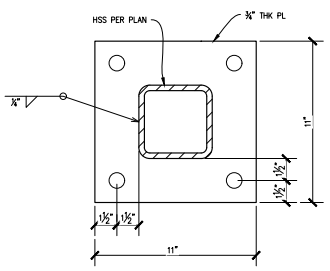

SINGLE LAYER BARS



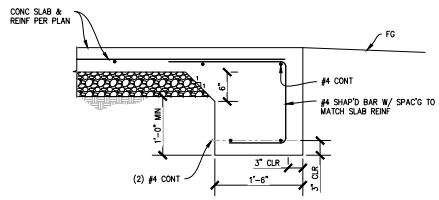

DOUBLE LAYER BARS

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

## TYPICAL FOOTING REINFORCING LAYOUT NTS 10



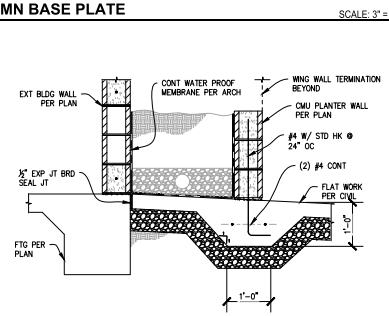

## COLUMN BASE PLATE SCALE: 3" = 1'-0" 6



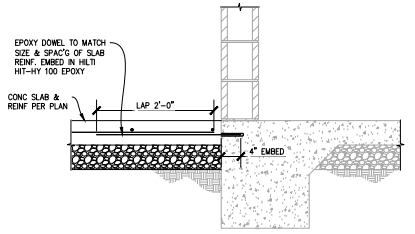

## FOOTING SECTION AT DOOR OPENINGS SCALE: 1" = 1'-0" 2

| REINFORCING BAR SPLICE LENGTH | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| BAR No. | 3 | 4 | 5 | 6 | 7 | 8 | 9 | |
| BAR DIAMTETER, $d_b$ (in) | 0.375 | 0.500 | 0.625 | 0.750 | 0.875 | 1.000 | 1.128 | |
| $f'_m$ (psi) 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'-12" | 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'-3" | 4'-3" | 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'-3" | |
| 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'-6" | |

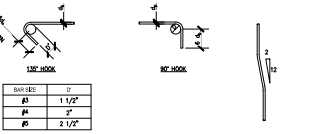
## MASONRY REINFORCING LAP-SPLICE SCHEDULE 13




## SECTION AT PLANTER SCALE: 3/4" = 1'-0" 7

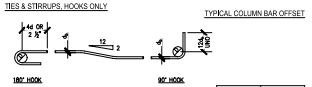



## SLAB DOWEL AT EXISTING FOOTING SCALE: 1" = 1'-0" 3




| BAR SIZE | D |
|---|---|
| #3 | 1 1/2" |
| #4 | 2" |
| #5 | 2 1/2" |

TIES & STIRRUPS, HOOKS ONLY

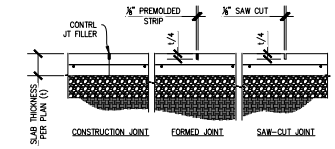



STANDARD HOOKS

TYPICAL COLUMN BAR OFFSET

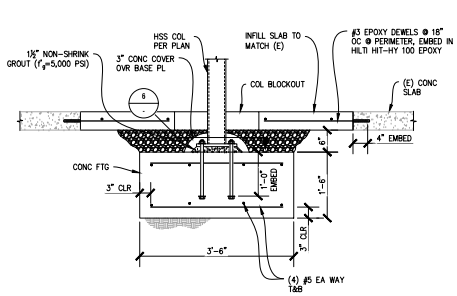
| BAR SIZE | D |
|---|---|
| #3 THRU #8 | 6d |
| #9 THRU #11 | 8d |
| #14 THRU #18 | 10d |

## REBAR BENDING DETAIL 11




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 POUR 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 CONTROL JOINTS NTS 8




## SPREAD FOOTING SECTION SCALE: 3/4" = 1'-0" 4


HEWITT CONSULTING GROUP
1521 Starr Drive, Suite B | Yuba City, CA 95993
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# KELSEYVILLE SENIOR EVENT CENTER

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APN:024-083-06

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Project No.: 24-009
Designed By: AH
Drawn By: AH/CN
Checked By: AH
Issue Date: 8/15/2025

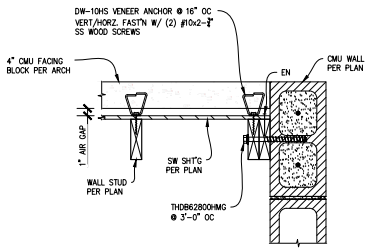
Revision:

| No. | Description | Date |
|---|---|---|
| | Permit Submittal | 8/15/2025 |

Stamp:

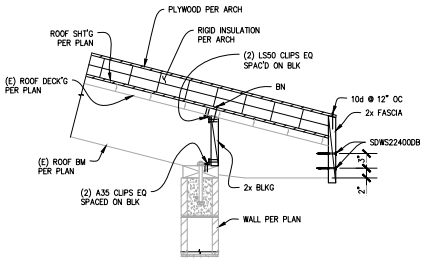
Title:
**FOUNDATION DETAILS**

**S4.0**



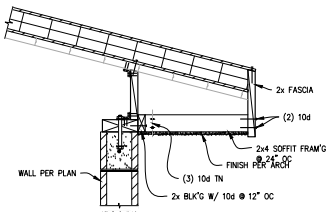

## SHEAR WALL POST TO CMU

SCALE: 1-1/2" = 1'-0" | 10



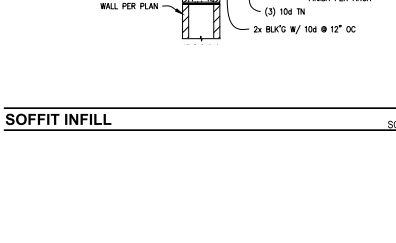

## EAVE SECTION AT BEAM

SCALE: 1" = 1'-0" | 11



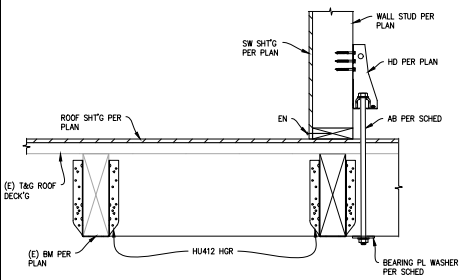

## SOFFIT INFILL

SCALE: 1" = 1'-0" | 12



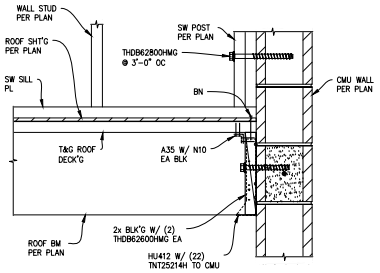

## SECTION AT TOWER ROOF

SCALE: 1-1/2" = 1'-0" | 9



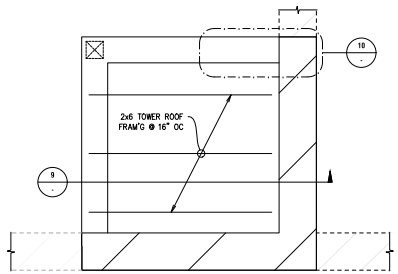

## TOWER BEAM SUPPORT 1

SCALE: 1-1/2" = 1'-0" | 6



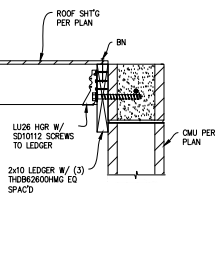

## TOWER BEAM SUPPORT 2

SCALE: 1-1/2" = 1'-0" | 7



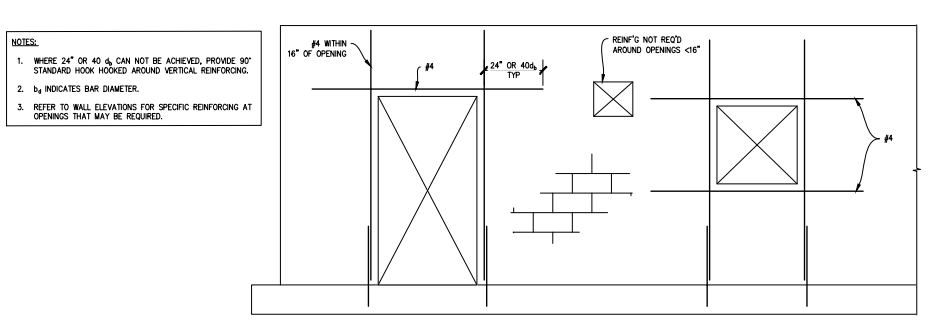

## TOWER ROOF FRAMING PLAN

SCALE: 1" = 1'-0" | 8



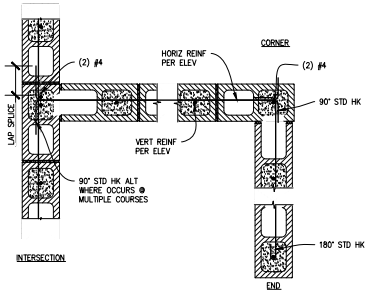

## SECTION AT TOWER ROOF

SCALE: 1-1/2" = 1'-0" | 9



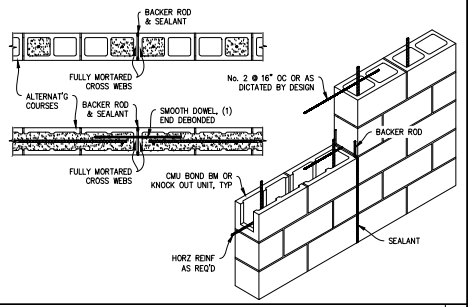

## TYPICAL OPENING REINFORCEMENT

NTS | 1



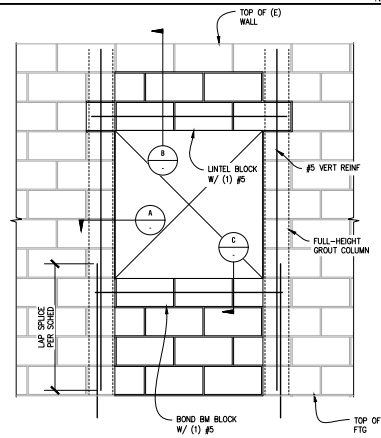

## CMU HORIZONTAL REINF LAYOUT

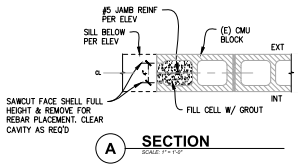
SCALE: 1" = 1'-0" | 3



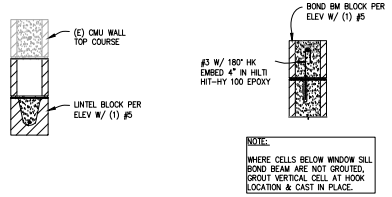

## TYPCIAL CONTROL JOINT

NTS | 4




A SECTION
SCALE: 1" = 1'-0"




B SECTION
SCALE: 1" = 1'-0"

C SECTION
SCALE: 1" = 1'-0"

## OPENING IN EXISTING WALL

SCALE: 3/4" = 1'-0" | 2

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(530) 751-0962

**TITLE 24**
Easy Title 24
654 Oakland Ave.
Oakland, CA 94611
(925) 671-4789

**GENERAL CONTRACTOR**
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24-009
Designed By: AH
Drawn By: AH/CN
Checked By: AH
Issue Date: 8/15/2025

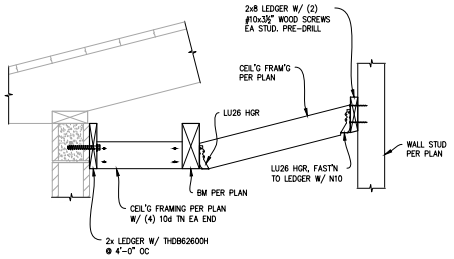
Revision:

| No. | Description | Date |
|---|---|---|
| | Permit Submittal | 8/15/2025 |

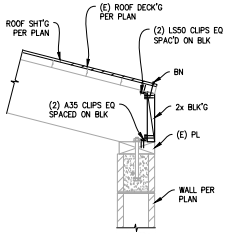
Stamp:

Title:
**MASONRY & FRAMING DETAILS**

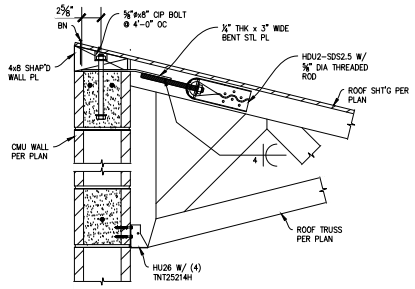
# S4.1



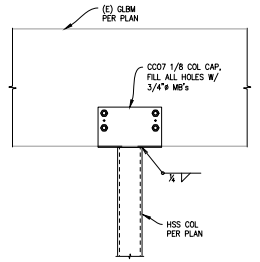

## CEILING FRAMING SECTION
SCALE: 1" = 1'-0" | 12



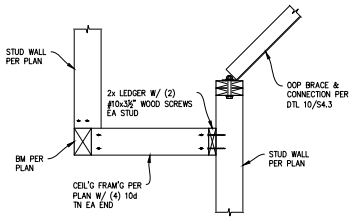

## ROOF AT WING WALL
SCALE: 1" = 1'-0" | 8



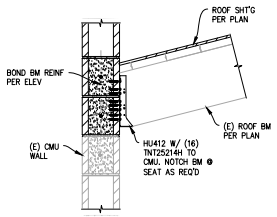

## DIAPHRAGM BOUNDARY CONDITION 2
SCALE: 1-1/2" = 1'-0" | 5



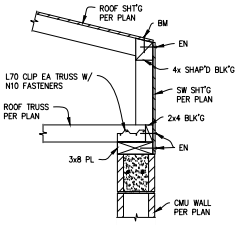

## RIDGE BEAM COLUMN CAP
SCALE: 1" = 1'-0" | 1



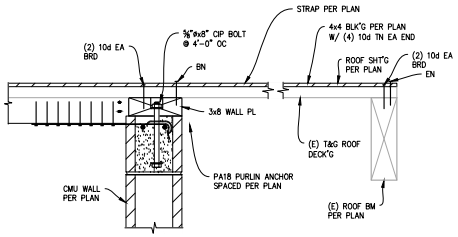

## COFFEE CEILING SECTION
SCALE: 1" = 1'-0" | 13



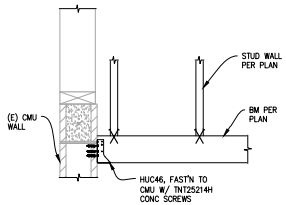

## ROOF BEAM FACE MOUNT
SCALE: 1" = 1'-0" | 9



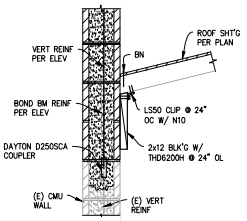

## DIAPHRAGM BOUNDARY CONDITION 4
SCALE: 1" = 1'-0" | 6




## GABLE EAVE SECTION
SCALE: 1-1/2" = 1'-0" | 2

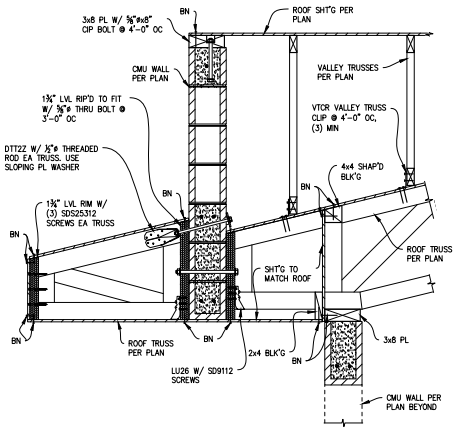



## HEADER AT CMU WALL
SCALE: 1" = 1'-0" | 14

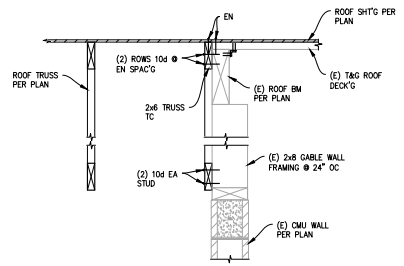



NOTES:
1. CONTRACTOR SHALL LOCATE EXISTING VERTICAL WALL REINFORCING AND EXPOSE AT TOP COURSE TO RECEIVE COUPLER AS SHOWN.
2. CONTRACTOR SHALL TAKE CARE TO NOT DAMAGE BLOCK FACE SHELL IN PROCESS OF REMOVING GROUT FROM TOP COURSE.
3. EXISTING GROUT SURFACE SHALL BE ROUGHENED TO ¼" AMPLITUDE PRIOR TO RECEIVING NEW GROUT.

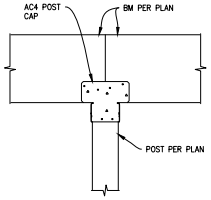
## DIAPHRAGM BOUNDARY CONDITION 5
SCALE: 1" = 1'-0" | 10



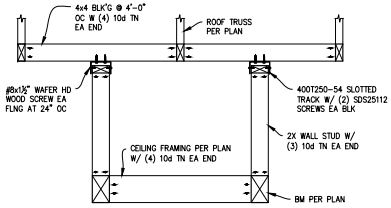

## SECTION AT SHED ROOF
SCALE: 1" = 1'-0" | 7



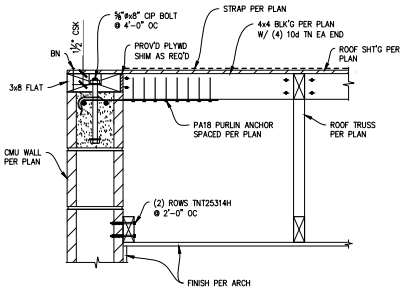

## ROOF TRANSITION
SCALE: 1" = 1'-0" | 3




## POST-TO-DOUBLE HEADER
SCALE: 1 1/2" = 1'-0" | 15




## SOFFIT FRAMING SECTION
SCALE: 1" = 1'-0" | 11




## DIAPHRAGM BOUNDARY CONDITION 3
SCALE: 1-1/2" = 1'-0" | 4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CONSULTING GROUP
1521 Starr Drive, Suite B | Yuba City, CA 95993
(530) 787-0981 | admin@hewittgroup.net
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# SENIOR EVENT CENTER

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

KELSEYVILLE

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Prepared For:
**LAKE COUNTY**
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

**ARCHITECT**
Endemic Architecture
2424 Blanding Ave., Suite 205
Alameda, CA 94501
(303) 548-7806

**CIVIL ENGINEER**
California Engineering Company, Inc.
1110 Civic Center Blvd., Suite 404
Yuba City, CA 95993
(530) 751-0962

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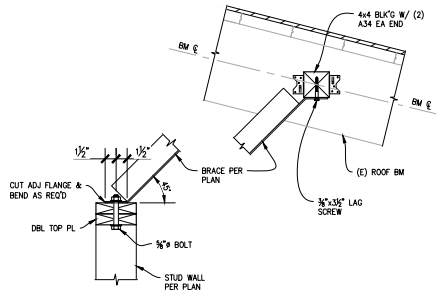
| | Permit Submittal | 8/15/2025 |

Stamp:

PROFESSIONAL ENGINEER
ANTHONY JON HEWITT
C 91332
CIVIL
STATE OF CALIFORNIA

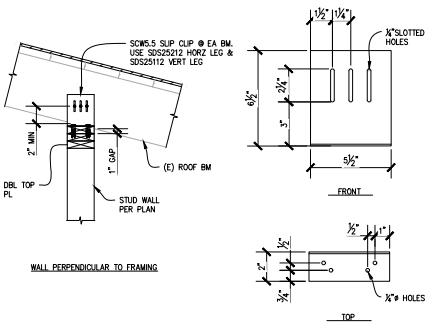
Title:
**FRAMING DETAILS**

# S4.2



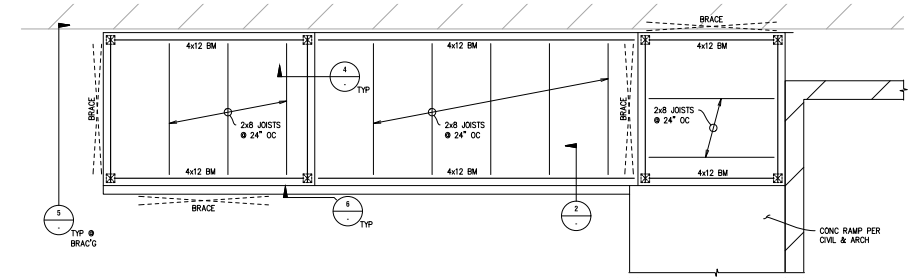

## OOP BRACE

SCALE: 1 1/2" = 1'-0" | 10



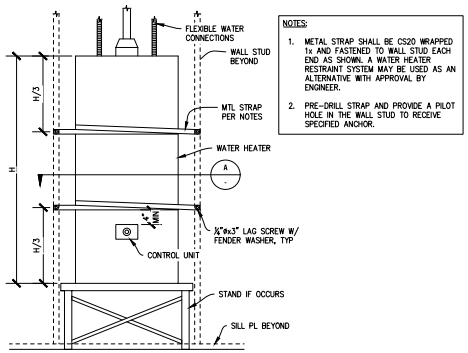

## A CLIP DETAIL

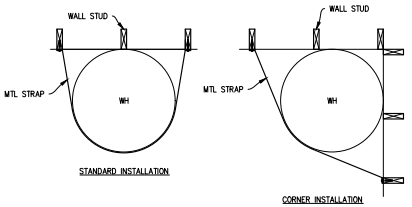
SCALE: 6" = 1'-0"



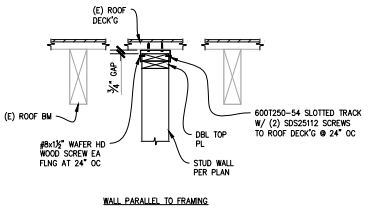

## ENLARGED RAMP FRAMING PLAN

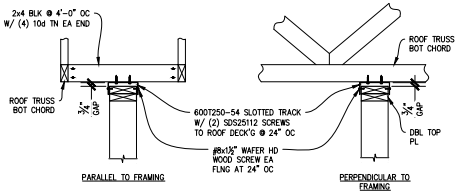
SCALE: 1/2" = 1'-0" | 1



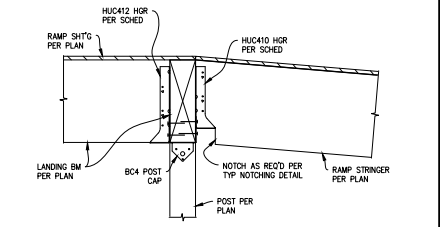

## A INSTALLATION TYPE



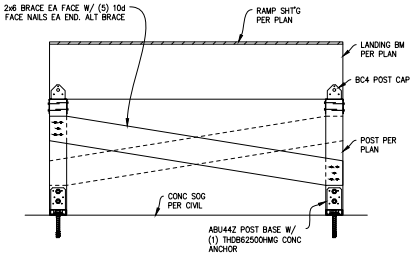

## PARTITION WALL TOP CONNECTION

SCALE: 1" = 1'-0" | 8



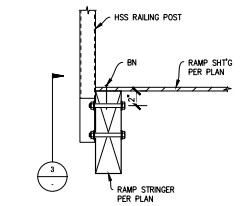

## BEAM-BEAM AT LANDING

SCALE: 1 1/2" = 1'-0" | 6



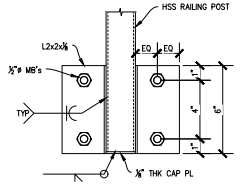

## RAMP BRACING

SCALE: 1" = 1'-0" | 5



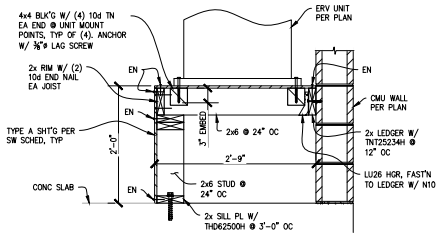

## RAILING CONNECTION TO STRINGER

SCALE: 1 1/2" = 1'-0" | 2



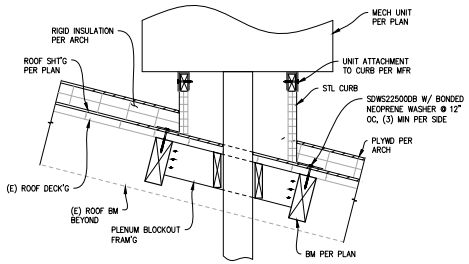

## RAILING CONNECTION DETAIL

SCALE: 3" = 1'-0" | 3



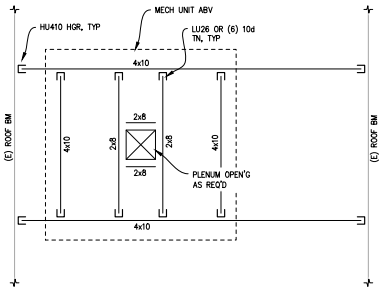

## ERV PLATFORM

SCALE: 1" = 1'-0" | 12



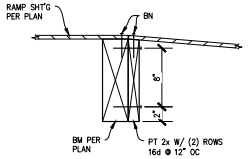

## MECHANICAL UNIT CURB

SCALE: 1" = 1'-0" | 9




## FRAMING AT MECH UNIT

SCALE: 1" = 1'-0" | 7




## FRAMING AT LANDING TRANSITION

SCALE: 1 1/2" = 1'-0" | 4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CONSULTING GROUP
1521 Starr Drive, Suite B | Yuba City, CA 95993
(530) 767-0981 | admin@hewittgroup.net
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# SENIOR EVENT CENTER

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

KELSEYVILLE

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Prepared For:

**LAKE COUNTY**
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

**ARCHITECT**
Endemic Architecture
2424 Blanding Ave., Suite 205
Alameda, CA 94501
(303) 548-7806

**CIVIL ENGINEER**
California Engineering Company, Inc.
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Stamp:

PROFESSIONAL ENGINEER ANTHONY JON HEWITT C 91337 CIVIL STATE OF CALIFORNIA

Title:
**FRAMING DETAILS**

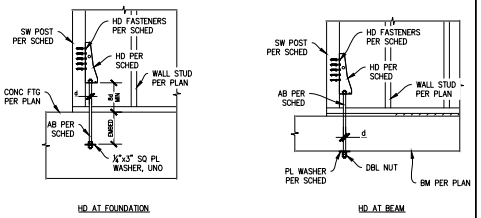
# S4.3

## STEEL STRAP SCHEDULE

| TYPE | SIMPSON STRAP | FASTENERS REQ'D EA END | END LENGTH |
|---|---|---|---|
| 1 | CS20 | (7) 8d | 9" |
| 2 | CS16 | (11) 8d | 13" |
| 3 | CS14 | (15) 8d | 16" |
| 4 | CMSTC16 | (25) 10d | 20" |
| 5 | CMST14 | (33) 10d | 30" |
| 6 | CMST12 | (43) 10d | 39" |

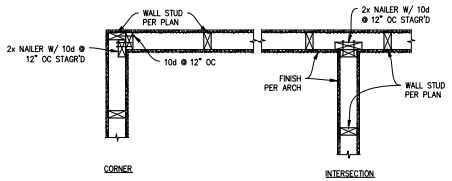
NOTES:

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




## STEEL STRAP SCHEDULE

SCALE: 3/4" = 1'-0" | 6




## NON-BEARING WALL INTERSECTIONS

SCALE: 1" = 1'-0" | 7

## SHEAR WALL HOLDDOWN SCHEDULE

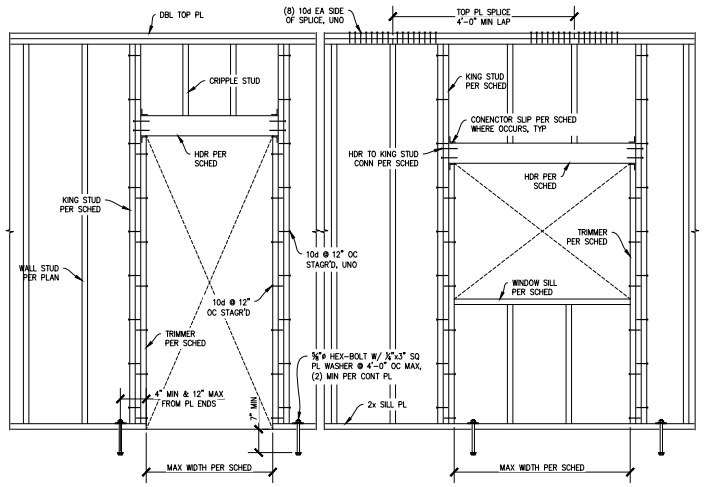
| TYPE | HOLDOWN | FASTENERS | ANCHOR BOLT "d" | EMBED | POST SIZE | PLATE WASHER |
|---|---|---|---|---|---|---|
| 1 | HDU2-SDS2.5 | (6) ¼"x2 ½" SDS | ⅝" | 1'-0" | 2-2x | ¼" THK x 3" SQ |
| 2 | HDU4-SDS2.5 | (10) ¼"x2 ½" SDS | ⅝" | 1'-0" | 2-2x | ¼" THK x 3" SQ |
| 3 | HDU5-SDS2.5 | (14) ¼"x2 ½" SDS | ⅝" | 1'-0" | 2-2x | ¼" THK x 3½" SQ |
| 4 | HDU8-SDS2.5 | (20) ¼"x2 ½" SDS | ⅞" | 1'-4" | 4x4 | ⅜" THK x 4" SQ |
| 5 | HDU11-SDS2.5 | (30) ¼"x2 ½" SDS | 1" | 1'-6" | 4x6 | ⅜" THK x 5" SQ |
| 6 | HDU14-SDS2.5 | (36) ¼"x2 ½" SDS | 1" | 1'-6" | 4x6 | ⅜" THK x 5½" SQ |

NOTES:

1. SHEAR WALL SHEATHING NOT SHOWN FOR CLARITY.
2. "d" INDICATES ANCHOR BOLT DIAMETER, WHERE "8d" INDICATES A DISTANCE EQUAL TO 8x THE ANCHOR BOLT DIAMETER.
3. RETIGHTEN HOLDOWN ANCHOR BOLTS PRIOR TO CLOSING IN.
4. POST SIZE PER SCHED IS TYPICAL. WHERE POST SIZE IS SPECIFIED PER PLAN, USE PLAN POST SIZE.
5. ALL MULTI-PLY POSTS SHALL BE FASTENED TOGETHER WITH (2) ROWS OF 10d TO MATCH SHEARWALL EDGE NAIL SPACING.
6. WHERE TYPICAL FOOTING DEPTH IS INSUFFICIENT TO ACCOMODATE ANCHOR BOLT EMBEDMENT, THICKEN FOOTING TO ALLOW FOR 3" CLEAR FROM BOTTOM OF ANCHOR BOLT TO BOTTOM OF FOOTING.

## SHEAR WALL HOLDDOWN SCHEDULE

SCALE: 3/4" = 1'-0" | 3

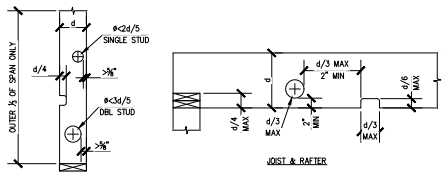



## OPENING SCHEDULE

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

## BEARING WALL CONSTRUCTION

SCALE: 3/4" = 1'-0" | 1




NOTES:

1. NOTCHING AND HOLES SHALL NOT OCCUR IN THE SAME CROSS SECTION.
2. NOTCHES IN EITHER EDGE OF STUDS OR JOISTS SHALL NOT BE LOCATED IN THE MIDDLE ⅓ OF SPAN.
3. ALL NOTCHES SHALL BE CUT WITH ½" CORNER RADIUS, EXCEPT WHERE LOCATED AT BEARING SUPPORTS

## NOTCHING AND BORING LIMITS

SCALE: 1" = 1'-0" | 8

## OPENING SCHEDULE

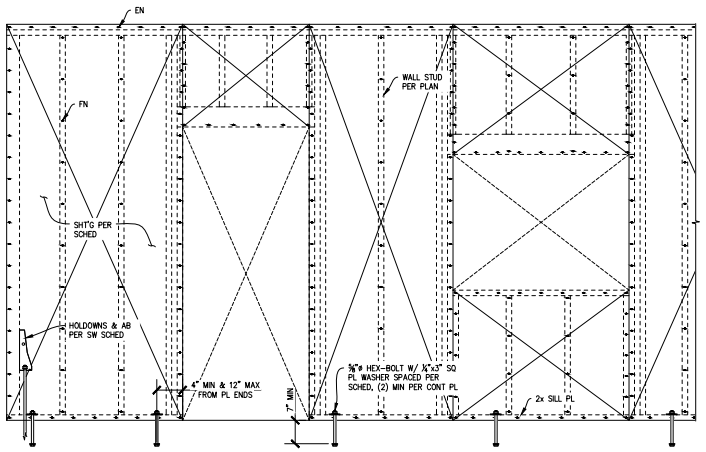
| WIDTH | HDR | HDR END CONNECTION | TRIMMER | KING STUD | WINDOW SILL |
|---|---|---|---|---|---|
| 3'-0" MAX | 2-2x4 | (4) 20d | 2x | 2x | 2x |
| 3'-1" TO 6'-0" | 2-2x6 | (4) 20d | 2x | 2-2x | 2x |
| 6'-1" TO 12'-0" | 2-2x10 | (6) 20d | 2x | 3-2x | 2-2x |

NOTES:

1. 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.

## NON-BEARING WALL TABLE

SCALE: 3/4" = 1'-0" | 4




NOTES:

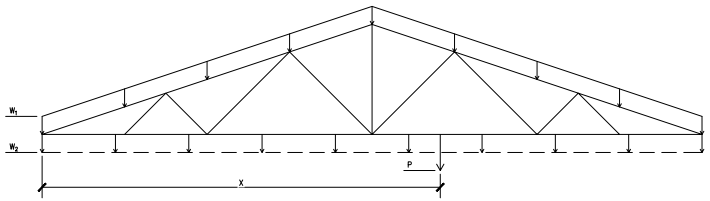
1. PANELS SHALL NOT BE LESS THAN 4'x8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING.
2. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
3. NAILS SHALL BE LOCATED AT LEAST ⅜" FROM THE PANEL EDGES. MAXIMUM NAIL SPACING AT PANEL EDGES SHALL NOT EXCEED 6" OC.
4. 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.
5. NAILS ALONG PANEL EDGES AT A SHARED FRAMING MEMBER SHALL BE STAGGERED.
6. 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.
7. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR ITS TYPE IN DOC PS1 OR PS2.

## SHEAR WALL SCHEDULE

| TYPE | SHEATHING | EDGE NAILING | SILL ANCHOR SPACING | SILL PLATE NAILING (SN) | SHEAR CLIP |
|---|---|---|---|---|---|
| A | 15/32" STRUCT I | 10d @ 6" OC | 4'-0" OC | 16d @ 8" OC | A34 W/ N8 @ 18" OC |
| B | 15/32" STRUCT I | 10d @ 4" OC | 4'-0" OC | 16d @ 5" OC | A34 W/ N8 @ 12" OC |
| C | 15/32" STRUCT I | 10d @ 3" OC | 3'-0" OC | 16d @ 4" OC | L70 W/ N10 @ 12" OC |
| D | 15/32" STRUCT I | 10d @ 2" OC | 2'-0" OC | (2) ROWS 16d @ 6" OC | L70 W/ N10 @ 10" OC |
| E | 15/32" STRUCT I EA FACE | 10d @ 4" OC | 2'-0" OC | (2) ROWS 16d @ 5" OC | L90 W/ N10 @ 10" OC |
| F | 15/32" STRUCT I 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




NOTES:

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

UNFACTORED LOADS:

| | | |
|---|---|---|
| $W_1$ | D = 14.0 | PSF |
| | $L_r$ = 20.0 | PSF |
| | S = 0.0 | PSF |
| $W_2$ | D = 5.0 | PSF |
| P | D = 150 | LBS |
| | L = 300 | LBS |

DEFLECTION LIMITS:

| | |
|---|---|
| L OR $L_r$ | l/480 |
| S OR W | l/480 |
| D+L | l/240 |

## TRUSS LOADING DIAGRAM

SCALE: 3/4" = 1'-0" | 5


HEWITT CONSULTING GROUP
1521 Starr Drive, Suite B | Yuba City, CA 95993
(530) 787-0981 | admin@hewittgroup.net
www.hewittgroup.net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# KELSEYVILLE SENIOR EVENT CENTER

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

PERMIT SET

Prepared For:

LAKE COUNTY
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:


ARCHITECT
Endemic Architecture
2424 Blanding Ave., Suite 205
Alameda, CA 94501
(303) 548-7806

CIVIL ENGINEER
California Engineering Company, Inc.
1110 Civic Center Blvd., Suite 404
Yuba City, CA 95993
(530) 751-0962

TITLE 24
Easy Title 24
654 Oakland Ave.
Oakland, CA 94611
(925) 671-4789

GENERAL CONTRACTOR
ACCEPTING BIDS
ADDRESS
CITY
PHONE


Project No.: 24-009
Designed By: AH
Drawn By: AH/CN
Checked By: AH
Issue Date: 8/15/2025

Revision:

| No. | Description | Date |
|---|---|---|
| | Permit Submittal | 8/15/2025 |

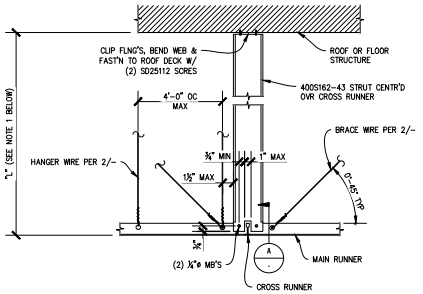
Stamp:

PROFESSIONAL ENGINEER ANTHONY JON HEWITT C 91337 CIVIL STATE OF CALIFORNIA

Title:

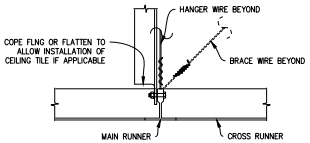
TYPICAL DETAILS

S4.4



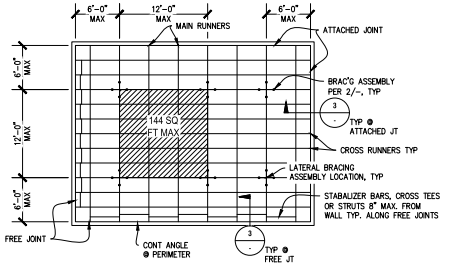

NOTE:

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




A **SECTION**

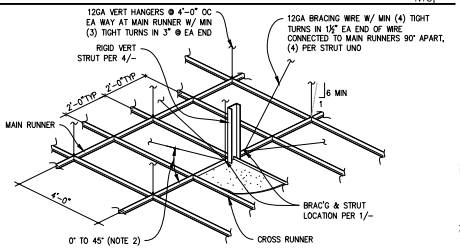
## CEILING COMPRESSION STRUT NTS 4




NOTE:

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

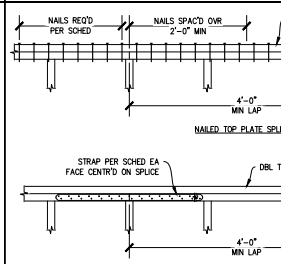
## CEILING BRACING SPACING NTS 1




NOTES:

1. STRUTS SHALL NOT REPLACE HANGER WIRES.
2. THE MINIMUM ACCEPTABLE ANGLE IS DETERMINED SUCH THAT THE WIRES DO NOT INTERFERE WITH THE RUNNERS, LIGHT FIXTURES, ETC. AND REMAIN STRAIGHT AND UNOBSTRUCTED.

## SUSPENSION & BRACING ASSEMBLY NTS 2



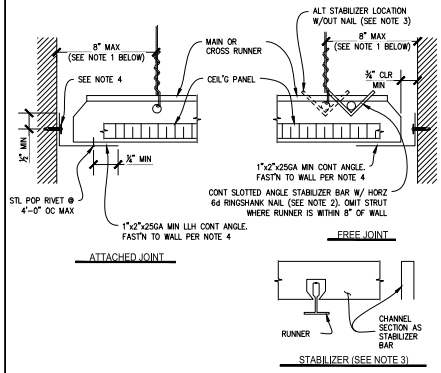

TOP PLATE SPLICE SCHEDULE

| 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 | CS14x2"-6" |

NOTES:

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

## TOP PLATE SPLICE SCHEDULE 5




NOTES:

1. PROVIDE 12GA HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNER WITHIN 8" OF THE SUPPORTER WITHIN ⅓ 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.
2. NAILS AT END OF HORIZONTAL STABILIZERS ARE TO BE PLACED WITH NAIL HEAD TOWARD CENTERLINE OF SPAN OF STRUT.
3. STABILIZER BAR MAY BE SLOTTED APPROVED ANGLES OR CHANNELS WITH "DIAMONDPOINTS" OF SPRING STEEL WHICH SNAP TIGHT TO PREVENT MOVEMENT OF STRUT.
4. FASTEN ANGLE TO WALL STUD OR BLOCKING AS FOLLOWS:
   - 4.1. METAL (20GA MIN) WALL: (1) #10 SMS @ 24" OC MAX
   - 4.2. WOOD STUD WALL: #10x2" LONG WOOD SCREW @ 16" OC MAX

## CEILING PERIMETER NTS 3


HEWITT CONSULTING GROUP
1521 Starr Drive, Suite B | Yuba City, CA 95993
(530) 767-0981 | admin@hewittgroup.net
www.hewittgroup.net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PROFESSIONAL ENGINEER ANTHONY JON HEWITT C 91337 CIVIL STATE OF CALIFORNIA

Title:
**MISCELLANEOUS DETAILS**

**S4.5**