### NPDES NOTES

NOTES MUST BE SHOWN AS WORDED, ON THE TITLE SHEET OF THE PLAN.

PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND

- 1. IN THE CASE OF EMERGENCY, CALL: AT WORK PHONE #:
- OR CELL PHONE #: SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT
- APPROPRIATE BMPS FOR CONSTRUCTION RELATED MATERIALS. WASTES, SPILLS
- MADE AWARE OR THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN DISCHARGES OF MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR 8. SEE OTHER PLANS FOR ALL WATERPROOFING REQUIREMENTS. THE ENGINEER IS NOT PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL
- REGULATIONS 40 CFR PARTS 117 AND 302. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER
- FEDERAL REQUIREMENTS 10. DEWATERING OF CONTAMINATED GROUNDWATER. OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND

- 1. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
- 12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- 13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS. 14. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF
- CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED. 15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON
- SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- 16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE
- USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR
- 18. APPROPRIATE BMPS FOR CONSTRUCTION RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

#### **GENERAL NOTES**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO

GENERAL NOTES

- REPRESENT THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL DUE TO CONSTRUCTION EQUIPMENT, CONSTRUCTION LOADS OF MATERIALS, ETC. THE PROFESSIONALS TO DETERMINE FIELD LAYOUT OF THE BUILDING ELEMENTS, AND THE
- ADEQUACY OF ALL PROPOSED BRACING AND SHORING. 3. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE
- OBSERVATION OF SAFETY METHODS, BRACING OR SUPPORT. 4. PLAN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
- AND STANDARD DETAILS
- WINDOW OPENINGS, SIZE AND LOCATION OF ALL NON-BEARING PARTITIONS, SIZE AND
- RESPONSIBLE FOR WATERPROOFING DETAILS AND SPECIFICATIONS. MECHANICAL, PLUMBING, AND ELECTRICAL REPAIRS SHALL BE UNDER SEPARATE
- PERMIT AND SHALL BE PERFORMED BY A LICENSED CONTRACTOR LICENSED IN THE APPROPRIATE FIELD. 10. MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS. LOADS
- SHALL NOT EXCEED DESIGN LOADING FOR SUPPORTING MEMBERS. 11. UNLESS APPROVED BY THE LOCAL C.B.O. OR BUILDING DEPARTMENT (PER CPC
- SECTION 301.2.5.) PEX IS NOT AN APPROVED BUILDING MATERIAL.

### DEFERRED SUBMITTAL:

"DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED AND APPROVED BY THE REGISTERED DESIGN PROFESSIONAL AND SUBMITTED TO THE CITY OF ADELANTO BUILDING AND SAFETY

1. SOLAR PHOTOVOLTAIC SYSTEMS

#### 1. BATHROOM

**CONSTRUCTION REQUIREMENTS** 

- a. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM. DUCTLESS
- b. CLEARANCE FOR WATER CLOSET TO BE A MINIMUM OF 24-INCHES IN FRONT, AND 15-INCHES FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. CPC 402.5
- c. WATER CLOSET SHALL HAVE AN AVERAGE CONSUMPTION OF A MAXIMUM OF 1.28 GALLONS OF WATER PER FLUSH. CPC 403.2.1
- d. RESIDENTIAL FAUCETS SHALL NOT EXCEED A WATER SUPPLY FLOW RATE OF 1.5
- GALLONS OF WATER PER MINUTE AT 80 PSI. CPC 408.2
- f. WALL COVERING OF SHOWERS OR TUBS WITH SHOWERS SHALL BE OF SMOOTH, THE FLOOR CRC R307.2, CBC 1210.2.3 THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1,024 SQ. INCHES (7.1 SQ.
- FEET) OR MORE IN CLEAR FLOOR AREA, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. CPC 408.6
- a. KITCHEN SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FT. CBC 1208.1 b. PROVIDE LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 100 CFM.
- c. FAUCETS AT KITCHENS SHALL NOT EXCEED A WATER SUPPLY FLOW RATED OF 1.8 GALLONS PER MINUTE MEASURED AT 60 PSI. CDC 403.6 3. **SAFETY GLAZING** SHALL BE PROVIDED AT THE FOLLOWING HAZARDOUS LOCATIONS
- CRC R308.4 (CBC 2406.4): a. WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION. b. WHEN LOCATED WITHIN 60-INCHES OF THE FLOOR SURFACE IN TUBS, SHOWERS,
- SAUNAS, OR STEAM ROOMS WHEN LOCATED WITHIN 60-INCHES OF THE FLOOR SURFACE IN TUBS, SHOWERS, SAUNAS, OR STEAM ROOMS. c. WHERE GLAZING AREA IS MORE THAN 9 SQ. FT. IN AREA, WITH THE BOTTOM EDGE
- LESS THAN 18-INCHES ABOVE THE FLOOR AND TOP EDGE MORE THAN 36-INCHES ABOVE FLOOR.
- a. ALL RECEPTACLE OUTLETS IN BATHROOMS, ABOVE KITCHEN COUNTERTOP, CRAWL SPACES. GARAGE, ROOFTOPS, OUTDOOR OUTLETS, WITHIN 6-FEET OF WET BAR SINK/LAUNDRY SINK TO BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER
- b. ALL RECEPTACLE OUTLETS ARE REQUIRED TO BE LISTED TAMPER RESISTANT. (CEC c. COMBINATION TYPE AFCI CIRCUIT BREAKERS ARE REQUIRED FOR ALL 120 VOLT
- SINGLE PHASE 15/20 AMP BRANCH CIRCUITS. EXCEPT FOR BATHROOMS, KITCHENS, GARAGES, OUTDOORS, AND LAUNDRY ROOMS. (CEC 210.12(B)) d. AT A MINIMUM, ONE DEDICATED 20 AMP CIRCUIT IS REQUIRED FOR A BATHROOM.
- e. A GFCI PROTECTED RECEPTACLE IS REQUIRED WITHIN 3 FEET OF THE EDGE OF EACH BASIN IN A BATHROOM. (CEC 210.52(D))
- f. RECEPTACLE OUTLETS ARE NOT ALLOWED WITHIN OR OVER A BATHTUB OR SHOWER STALL. (CEC 406.9 (C)) g. SUBPANELS ARE NOT ALLOWED TO BE LOCATED IN BATHROOMS OR CLOTHES CLOSETS. (CEC 240.24(D) AND 240.25(E))
- h. CIRCUITS SHARING A GROUNDED CONDUCTOR (NEUTRAL) WITH TWO UNGROUNDED (HOT) CONDUCTORS MUST USE A TWO POLE CIRCUIT BREAKER OR AN IDENTIFIED HANDLE TIE. (CEC 210.4(B)) GROUP NON-CABLE CIRCUITS IN PANEL (CEC 210.4(D)) i. THE KITCHEN COUNTER TOP RECEPTACLES MUST HAVE A MIN. OF 2 DEDICATED 20 AMP CIRCUITS. (CEC 210.52(B))
- . THE RECEPTACLES IN THE DINING AREA, PANTRY, OR BREAKFAST NOOK MUST BE SUPPLIED BY DEDICATED 20 AMP CIRCUITS. (CEC 210.52(B)) k. KITCHEN COUNTER TOPS 12 INCHES OR WIDER MUST HAVE A RECEPTACLE OUTLET.
- I. KITCHEN COUNTER TOPS MUST HAVE RECEPTACLE OUTLETS SO NO POINT ALONG THE COUNTER WALLS IS MORE THAN 24 INCHES FROM A RECEPTACLE. (CEC m. ISLAND AND PENINSULAR COUNTER TOPS MUST HAVE AT LEAST ONE RECEPTACLE.
- n. KITCHEN COUNTERTOP RECEPTACLES SHALL BE READILY ACCESSIBLE, AND LOCATED NO MORE THAN 20 INCHES ON OR ABOVE, OR MORE THAN 12 INCHES BELOW THE COUNTERTOP SURFACE. (CEC 210.52(C)(5)) o. THE SPACING FOR GENERAL RECEPTACLE OUTLETS MUST BE LOCATED SO THAT NO

(CEC 210.52(C)(1) AND (2))

- POINT ON ANY WALL OR FIXED GLASS IS OVER 6 FEET FROM A RECEPTACLE p. HALLWAY 10 FEET OR MORE MUST HAVE AT LEAST ONE RECEPTACLE OUTLET. (CEC
- q. LAUNDRY ROOMS MUST HAVE AT LEAST ONE DEDICATED 20 AMP RECEPTACLE
- **SMOKE ALARMS** SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (R314.3): a. IN EACH SLEEPING ROOM. b. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE
- c. ON EACH ADDITIONAL STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED UNLESS EXEMPTED IN ACCORDANCE WITH SECTIONS R314.4 &
- 6. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS
- a. OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). b. ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS.
- 7. EMERGENCY EGRESS WINDOWS SHALL BE MIN. 5.7 SQ. FT, MIN. NET WIDTH 20" AND MIN. NET HEIGHT 24", BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" ABOVE FINISHED FLOOR. (R310) WINDOWS ABOVE FIRST LEVEL AND HAVING SILL HEIGHT < 24" SHALL BE PROTECTED BY GUARDS (R312.2.1)

AREA SCHEDULE BUILDING 1			
Name	Area		
BUILDING 1-UNIT 1- GARAGE	236 SF		
BUILDING 1-UNIT 1- FIRST FLOOR	628 SF		
BUILDING 1-UNIT 1-SECOND FLOOR	799 SF		
BUILDING 1-UNIT 2- GARAGE	236 SF		
BUILDING 1-UNIT 2- FIRST FLOOR	556 SF		
BUILDING 1-UNIT 2-SECOND FLOOR	646 SF		
BUILDING 1-UNIT 3-GARAGE	236 SF		
BUILDING 1-UNIT 3-FIRST FLOOR	556 SF		
BUILDING 1-UNIT 4-GARAGE	236 SF		
BUILDING 1-UNIT 4-FIRST FLOOR	628 SF		
BUILDING 1-UNIT 3-SECOND FLOOR	646 SF		
BUILDING 1-UNIT 4-SECOND FLOOR	799 SF		

AREA SCHEDULE BUILDING 2			
Name	Area		
BUILDING 2-UNIT 1-GARAGE	236 SF		
BUILDING 2-UNIT 2-GARAGE	236 SF		
BUILDING 2-UNIT 1-FIRST FLOOR	556 SF		
BUILDING 2-UNIT 2 FIRST FLOOR	556 SF		
BUILDING 2-UNIT 1-SECOND FLOOR	646 SF		
BUILDING 2-UNIT 2-SECOND FLOOR	646 SF		
	•		

AREA SCHEDULE BUILDING 3			
Name	Area		
BUILDING 3-UNIT 1-GARAGE	236 SF		
BUILDING 3-UNIT 1-FIRST FLOOR	628 SF		
BUILDING 3-UNIT 2-GARAGE	236 SF		
BUILDING 3-UNIT 2-FIRST FLOOR	556 SF		
BUILDING 3-UNIT 3-GARAGE	236 SF		
BUILDING 3-UNIT 3-FIRST FLOOR	556 SF		
BUILDING 3-UNIT 4-GARAGE	236 SF		
BUILDING 3-UNIT 4-FIRST FLOOR	628 SF		
BUILDING 3-UNIT 1-SECOND FLOOR	799 SF		
BUILDING 3-UNIT 2-SECOND FLOOR	646 SF		
BUILDING 3-UNIT 3-SECOND FLOOR	646 SF		
BUILDING 3-UNIT 4-SECOND FLOOR	799 SF		

OLIVE ST.

SULTANA ST

# **SQUARE FOOTAGE & LOT COVERAGE**

**VICINITY MAP** 

BEAR VALLEY RD.

AREA SCHEDULE BUILDING 4			
Area			
236 SF			
556 SF			
236 SF			
556 SF			
646 SF			
646 SF			

### PROJECT DIRECTORY

A. CLIENT:

B. **DESIGNER** 

EMAIL:

NAME:

EMAIL:

NAME:

C. STRUCTURAL

CONTACT NO:

CONTACT NO:

D. MECH & PLUMBING

CONTACT NO:

PHAM DEVELOPMENT

PROPOSED 2-STOREY CONDOMINIUM

UNIT COMPLEX

**EVERETT SMITH DESIGNS** 951.323.2187

EVERETT@EVERETTSMITHDESIGNS.COM

RAHMAN ENGINEERING 213.400.8078

MOKSUD.RAHMAN@GMAIL.COM

KK ENGG. LL -3877 DWIGGINS STREET LOS ANGELES, CA 90063

E. **ELECTRICAL** JAMSHED ALAM HYDER NAME: EMAIL: JAMSHEDHYDER@YAHOO.COM

#### **PROJECT INFORMATION**

COUNTY: SAN BERNARDINO JOSIE GONZALES PARCEL # (APN): 0413-162-19-0000 OWNER NAME: FRIAS GUSTAVO URETA

4712 ADMIRALTY WAY #555 MARINA DEL REY CA 90292 MAILING ADDRESS: LEGAL DESCRIPTION TOWN OF HESPERIA LOT C BLK 107 EX NLY 5 AC AND EX WLY 302 FT MEAS AT R/A FROM SULTANA ST EX 50 PERCENT MNL RTS 2.61 AC M/L

LOT SQFT: 113,692 (2.610)

**SCOPE OF WORK** 

BUILDING 1 - ELEVATIONS

C1a5 | BUILDING 1 - ROOF PLAN

C1a6 DOOR & WINDOW SCHEDULE

A. **SCOPE OF WORK** 

PROPOSED MULTI-FAMILY CONDOMINIUMS WITH GARAGES.

	SHEET INDEX	ELEC	TINIO	AL, MECHANICAL, PLUMBING SHE
Aa00	COVER SHEET	SHEET		
Aa01	SITE PLAN	NO E0.1	190011900	ET TITLE RAL NOTES & LEGENDS
\a01.1	SITE DETAILS	\$25550 **********************************	-	
Aa01.2	ACCESSIBILITY DETAILS FOR SITE AND	E0.2	582082	TRICAL SPECIFICATIONS
	SIGNAGE	E0.3	Tours and the	CALCULATIONS
Aa01.3	TRASH ENCLOSURE	E0.4	1000000	CALCULATIONS
Aa1D.1	ARCH. DETAILS	E0.5	1923382	CALCULATIONS
a1D.2	ARCH. DETAILS	E0.6	-	CALCULATIONS
\a1D.3	WINDOW FLASHING	E1.1		FLOOR POWER PLAN
Aa1D.4	DOOR DETAILS	E1.2	SECC	ND FLOOR POWER PLAN
B0AD1	TYPICAL FIRE SEPARATION	E1.3	FIRST	FLOOR POWER PLAN
B1a1	BUILDING 1 FIRST FLOOR PLAN	E1.4	SECC	ND FLOOR POWER PLAN
B1a2	BUILDING 1 SECOND FLOOR PLAN	E1.5	FIRST	FLOOR POWER PLAN
B1a3	BUILDING 1 - ELEVATIONS	E1.6	SECO	ND FLOOR POWER PLAN
31a3.1	BUILDING 1- ELEVATION	E1.7	FIRST	FLOOR POWER PLAN
B1a4	SECTIONS	E1.8	SECO	ND FLOOR POWER PLAN
B1a5	BUILDING 1 - ROOF PLAN	E1.9 CLUB HOUSE POWER PLAN		
B1a6	DOOR & WINDOW SCHEDULE	E2.0	ROOF	POWER PLAN
B1a7	RENDERINGS	E2,1	FIRST	FLOOR LIGHTING PLAN
B2 4a2	BUILDING 2 & 4 FIRST FLOOR PLAN	E2.2	E2.2 SECOND FLOOR LIGHTING PLAN	
2 4a2.1	BUILDING 2 & 4 SECOND FLOOR PLAN	E2.3 FIRST FLOOR LIGHTING PLAN		
B2 4a3	BUILDING 2 & 4 ELEVATION	E2.4 SECOND FLOOR LIGHTING PLAN		
2 4a3.1	BUILDING 2 & 4 ELEVATION	E2.5 FIRST FLOOR LIGHTING PLAN		
B2 4a4	BUILDING 2 & 4 SECTION	E2.6 SECOND FLOOR LIGHTING PLAN		
32 4a5	BUILDING 2 & 4 ROOF PLAN	E2.7 FIRST FLOOR LIGHTING PLAN		
32 4a6	BUILDING 2 & 4 DOOR AND WINDOW	E2.8	SECO	ND FLOOR LIGHTING PLAN
D0-4	SCHEDULE	E2.9	CLUB	HOUSE LIGHTING PLAN
B3a1	BUILDING 3 FIRST FLOOR PLAN	E3.1	PANE	L & LIGHTING FIXTURE SCHEDULE
B3a2	BUILDING 3 SECOND FLOOR PLAN	E3.2	PANE	L & LIGHTING FIXTURE SCHEDULE
B3a3	BUILDING 3 - ELEVATION	E3.3 PANEL & LIGHTING FIXTURE SCHEDULE		
B3a3.1	BUILDING 3 - ELEVATION	E3.4 PANEL & LIGHTING FIXTURE SCHEDULE		
B3a4	SECTION	E3.5 PANEL & LIGHTING FIXTURE SCHEDULE		
B3a5	BUILDING 3 - ROOF PLAN	E4.0-E5.4 TITLE 24		
B3a6	DOORS & WINDOW SCHEDULE	M1.0 to	M1.1	HVAC LEGENDS, GENERAL NO
B3a7	RENDERINGS	M2.0 TC	M2.8	HVAC PLAN
35 68a2	BUILDING 5,6,&8 FIRST FLOOR PLAN	M3.0 TC	M8.0	T-24 FORMS
68a2.1	BUILDING 5,6,&8 SECOND FLOOR PLAN	P1.0	Do -	PLUMBING GENERAL NOTES
5 68a3	BUILDING - ELEVATIONS	P2.0 TO		PLUMBING PLAN
68a3.1	BUILDING - ELEVATIONS	P4.1 TO		T-24 FORMS
5 68a4	SECTIONS PLAN	SHEET I	_	ERAL STRUCTURAL NOTES
5 68a5	BUILDING - ROOF PLAN	S1.1		IDATION PLAN, BLDG-1
5 68a6	DOOR & WINDOW SCHEDULE	S1.1		IDATION PLAN, BLDG-2,3&4
85 68a8	RENDERINGS	S1.3	100000000000000000000000000000000000000	IDATION PLAN, BLDG-5,6,8&9
B7a2	BUILDING 7 - FIRST FLOOR PLAN	S1.4	FOUN	IDATION PLAN, BLDG-7
37a2.1	BUILDING 7 - SECOND FLOOR PLAN	S1.5		IDATION PLAN, CLUB HOUSE
B7a3	BUILDING 7 - FRONT AND REAR	S2.1	100000000000000000000000000000000000000	LOOR FRAMING PLAN, BLDG-1
702 4	ELEVATIONS  PLUI DING 7 LEET AND BIGHT ELEVATIONS	S2.2		LOOR FRAMING PLAN, BLDG-2,3&4
7a3.1	BUILDING 7 - LEFT AND RIGHT ELEVATIONS	S2.3 S2.4		LOOR FRAMING PLAN, BLDG-5,6,8&9 LOOR FRAMING PLAN, BLDG-7
B7a4	SECTIONS	S2.4 S3.1		FRAMING PLAN, BLDG-7
37a5	BUILDING 7 - ROOF PLAN	S3.1 S3.2		FRAMING PLAN, BLDG-1
B7a6	DOOR & WINDOW SCHEDULE	S3.3	V-2004-0-1-0-1-0-1-0-1	FRAMING PLAN, BLDG-5,6,8&9
B7a9	RENDERINGS	S3.4		FRAMING PLAN, BLDG-7
C1a2	CLUBHOUSE	11		**

S3.5 ROOF FRAMING PLAN, CLUB HOUSE

SD1 | CONSTRUCTION DETAILS

SD2 | CONSTRUCTION DETAILS SD3 CONSTRUCTION DETAILS

SD4 TYPICAL DETAILS



ENGINEERING

RAHMAN

No.	Description	Date
2	Revision 2	2025.05.18

NEW MULTI-FAMILY COMPLEX

4150 SULTANA AVE, HESPERIA, CA

**COVER SHEET** 

23-M-53 Issue Date Drawn by EVERETT SMITH DESIGNS

### CALIFORNIA RESIDENTIAL CODE NOTES

ACHIEVE 1HR OF FIRE PROTECTION

EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING THE LANDING SHALL NOT BE MORE THAN 8" BELOW THE

LANDINGS AT DOORS SHALL HAVE A LENGTH MEASURED IN DIRECTION OF TRAVEL OF NOT LESS THAN 36 INCHES. TYP. CRC R311.3

# WALL AND UNDERSIDE OF STAIR TO ACHIEVE 1HR OF FIRE PROTECTION

STORAGE/CLOSET UNDER STAIR, PROVIDE ONE LAYER OF 5/8 TYPE "X" GYP. BD. AT GARAGE, PROVIDE 1 LAYER OF 5/8 TYPE "X" GYP. BD. AT GARAGE WALLS, CEILINGS, AND SUPPORTING STRUCTURAL MEMBERS SEPARATING THE GARAGE AND LIVING AREAS TO

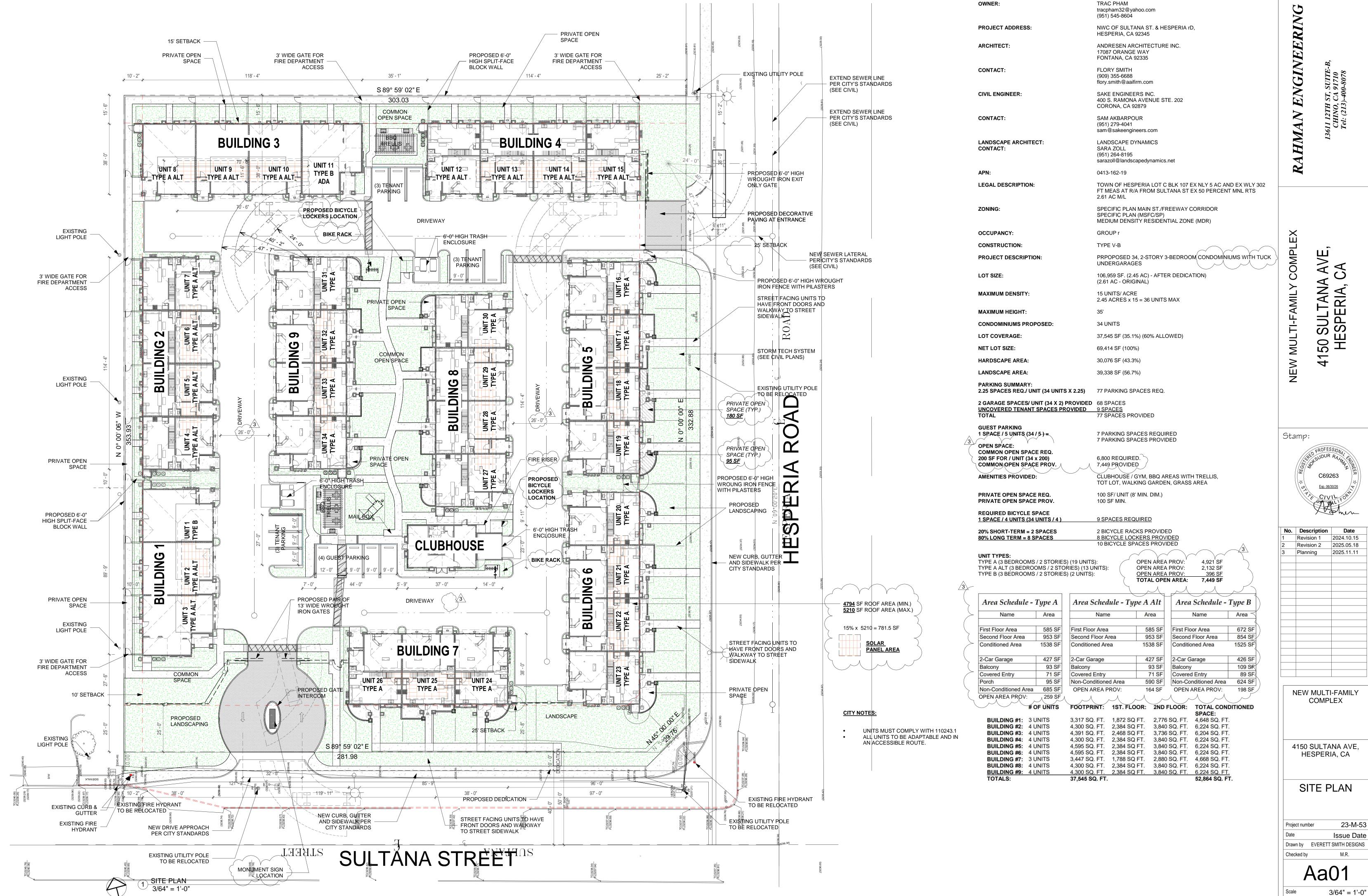
 2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA PLUMBING CODE (CPC)

### APPLICABLE STANDARDS

2022 CALIFORNIA GREEN BUILDING

2022 CALIFORNIA RESIDENTIAL CODE (CRC)

 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA MECHANICAL CODE (CMC)



23-M-53 Issue Date

23-M-53

Issue Date

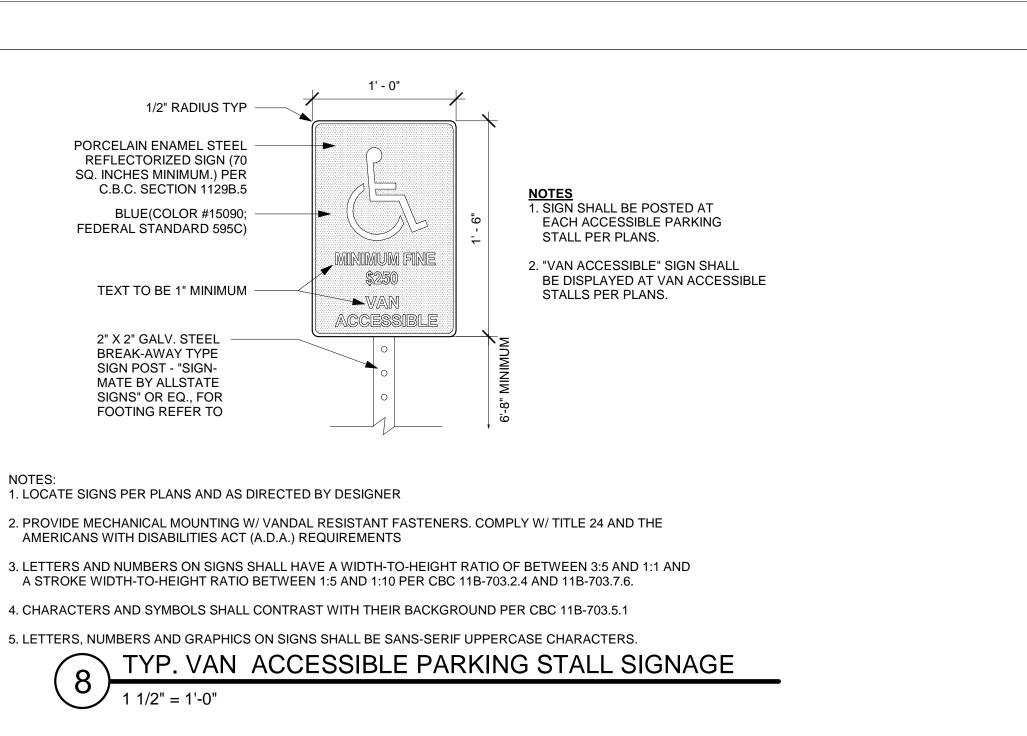
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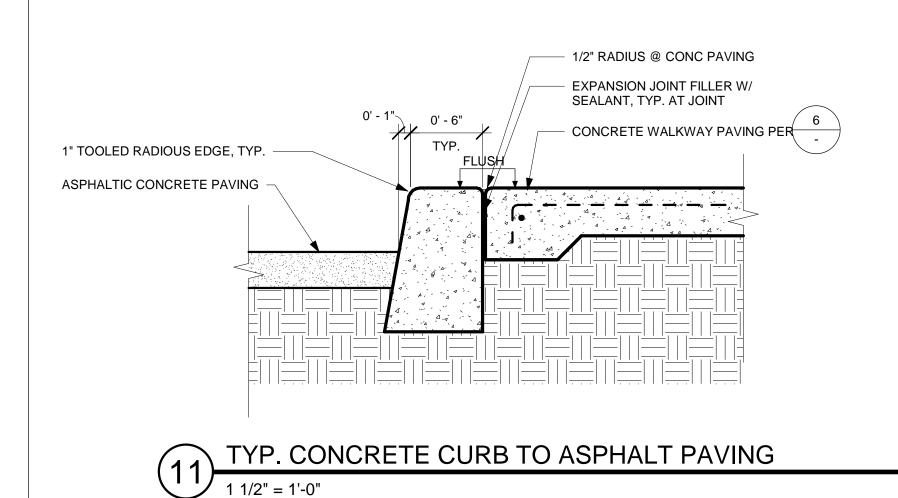
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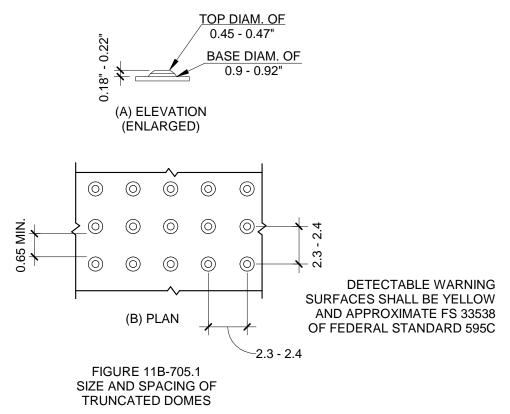
Drawn by EVERETT SMITH DESIGNS

Aa01

Project number





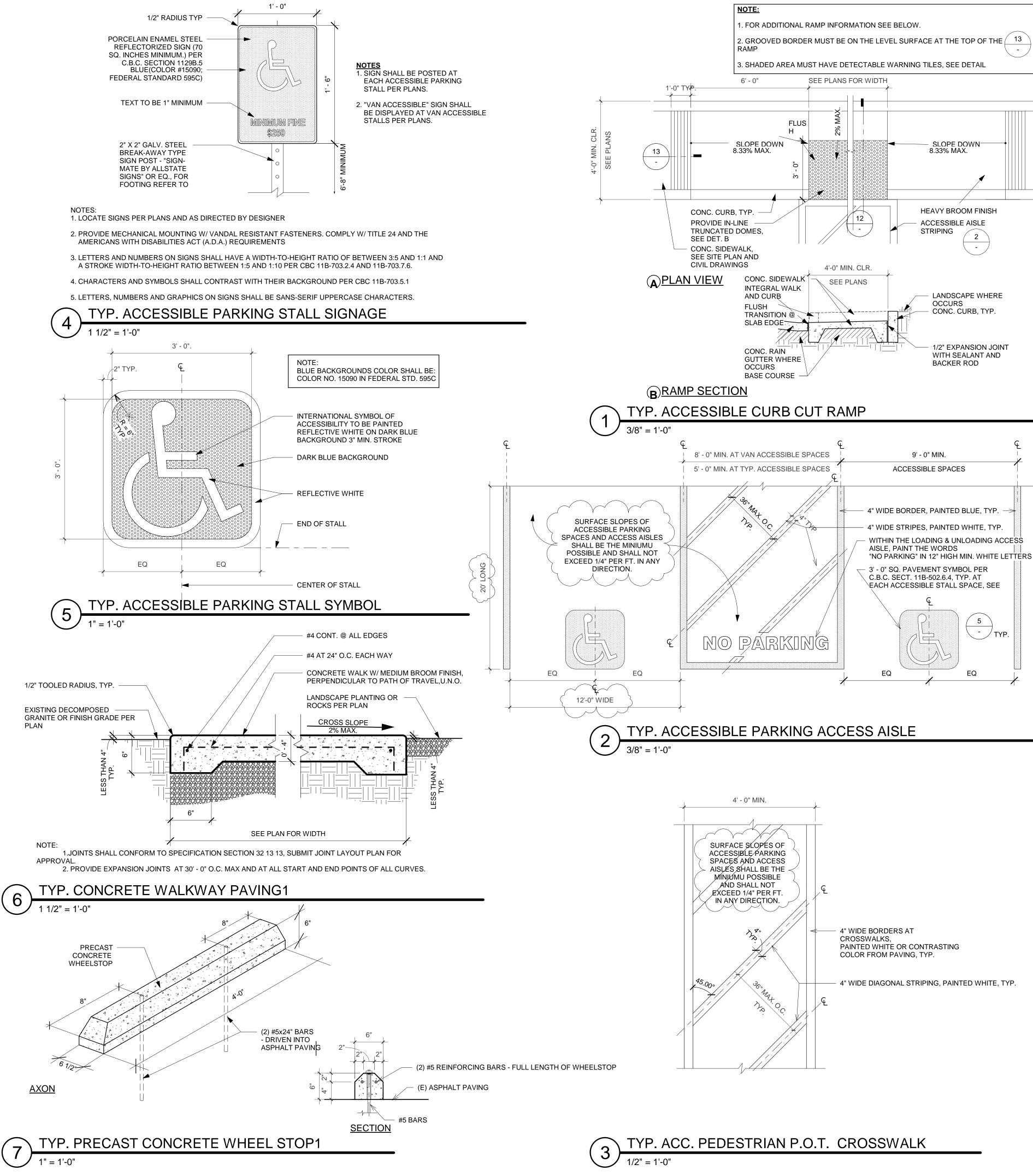


NOTE:
IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE
NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN
AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE
DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS A MINIMUM 3'-0" WIDE.

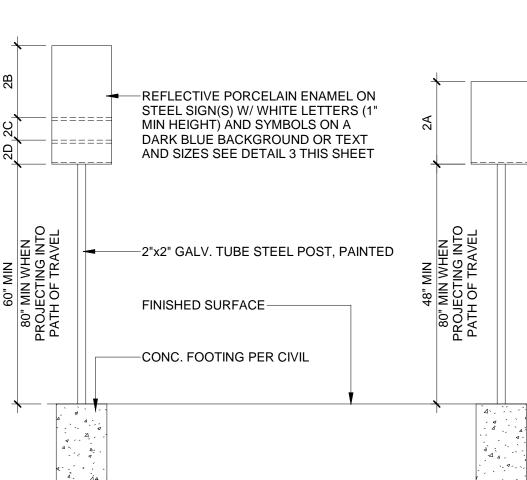
TRUNCATED DOMES

GROOVING DETAIL

3/4" = 1'-0"



ACCESSIBILITY **ACCESSIBLE PARKING** 



**ACCESSIBILITY SIGNAGE** 

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

**SECTION** BACK PANEL (SUPPLIED)--STANDARD FOUNTAIN 2' - 8" ACCESSIBLE FOUNTAIN-ACCESS PANEL-FLOOR LINE-**ELEVATION** 

11B-602.6 WATER FLOW
THE SPOUT SHALL PROVIDE A FLOW OF WATER 4" HIGH MAXIMUM AND SHALL BE LOCATED

5" MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE

11B-602.7 DRINKING FOUNTAINS FOR STANDING PERSONS
SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38" MIN. AND

POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT

TO ENCROACH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN WHICH A DRINKING

-SUPPLY TUBING

SCREWDRIVER

(SUPPLIED) 1/2" IPS

STOP - (BY OTHERS)

-1-1/4" IPS WASTE AND

TRAP (BY OTHERS)

-MOUNTING FRAME

-WALL FACE

-FLOOR LINE

MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS

ARE LOCATED LESS THAN 3" OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER

AND 5" MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM

11B-602.9 PEDESTRIAN PROTECTION
ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES,

FOUNTAIN IS LOCATED SHALL BE 32" WIDE MIN, AND 18" DEEP MIN, AND SHALL COMPLY WITH SECTION 11B-305.7. WHEN USED, WING WALLS OR BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6"

18" MIN

2" - 6" MAX

WASTE BEND -

(SUPPLIED)

SHALL BE 15 DEGREES MAXIMUM.

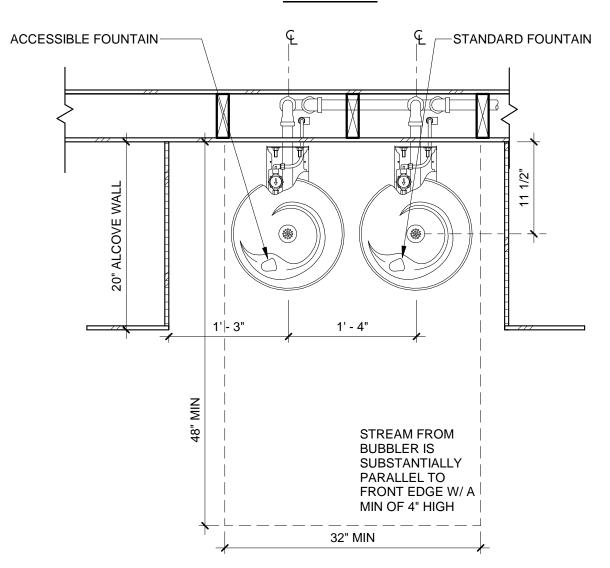
STANDARD BUBBLER

ACCESS. BUBBLER

43" MAX. ABOVE THE FINISH FLOOR OR GROUND.

VERTICALLY FROM THE FLOOR OR GROUND SURFACE.

STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3"



<u>PLAN</u>

DUAL HEIGHT DRINKING FOUNTAIN SCALE: 1" = 1'-0"

3

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SULTANA ESPERIA, (

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ENGINEERING

RAHMAN

COMPLEX

NEW

No. Description Date Revision 2 2025.05.18

> NEW MULTI-FAMILY COMPLEX

4150 SULTANA AVE, HESPERIA, CA

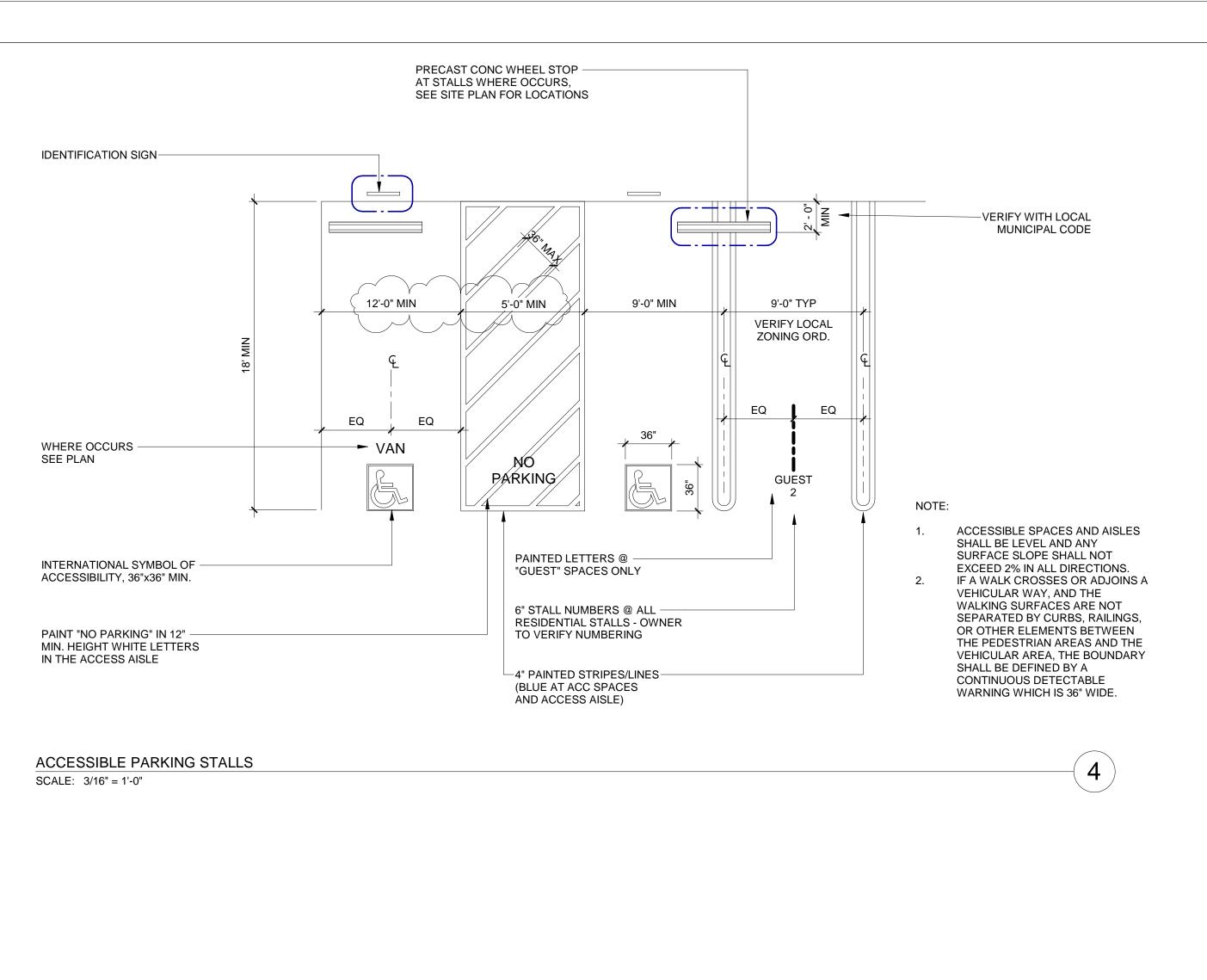
**ACCESSIBILITY DETAILS FOR** 

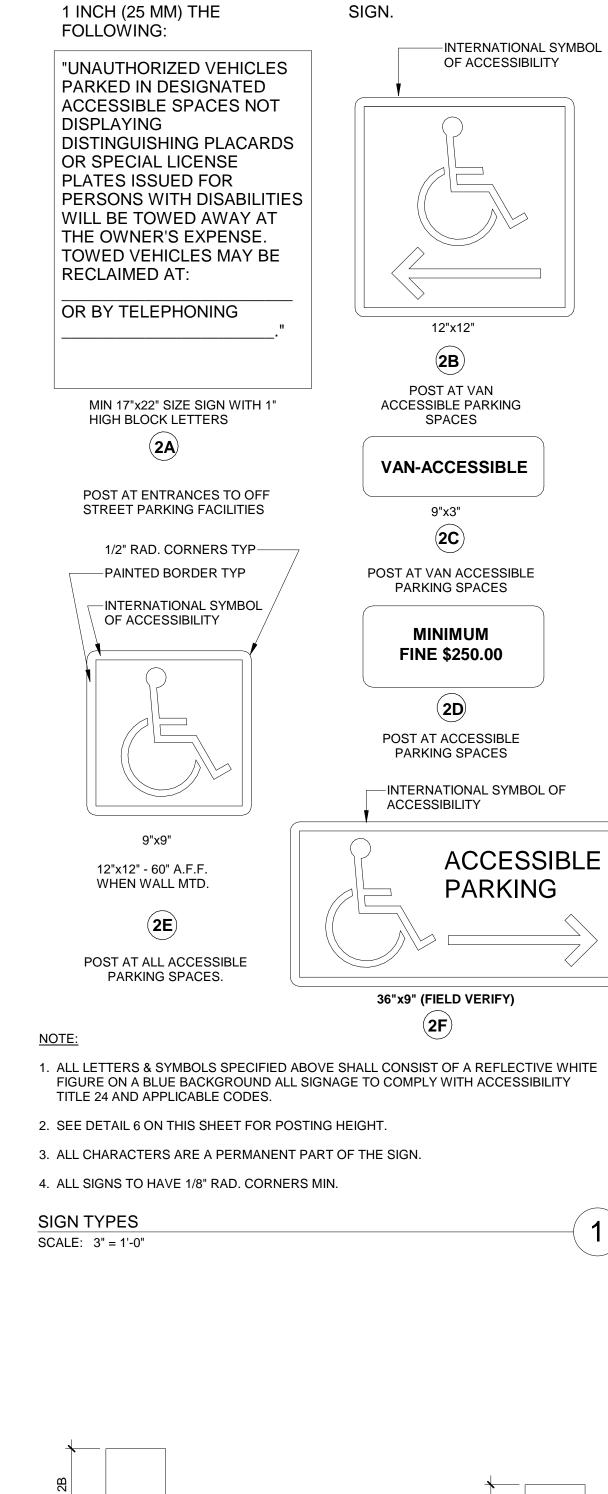
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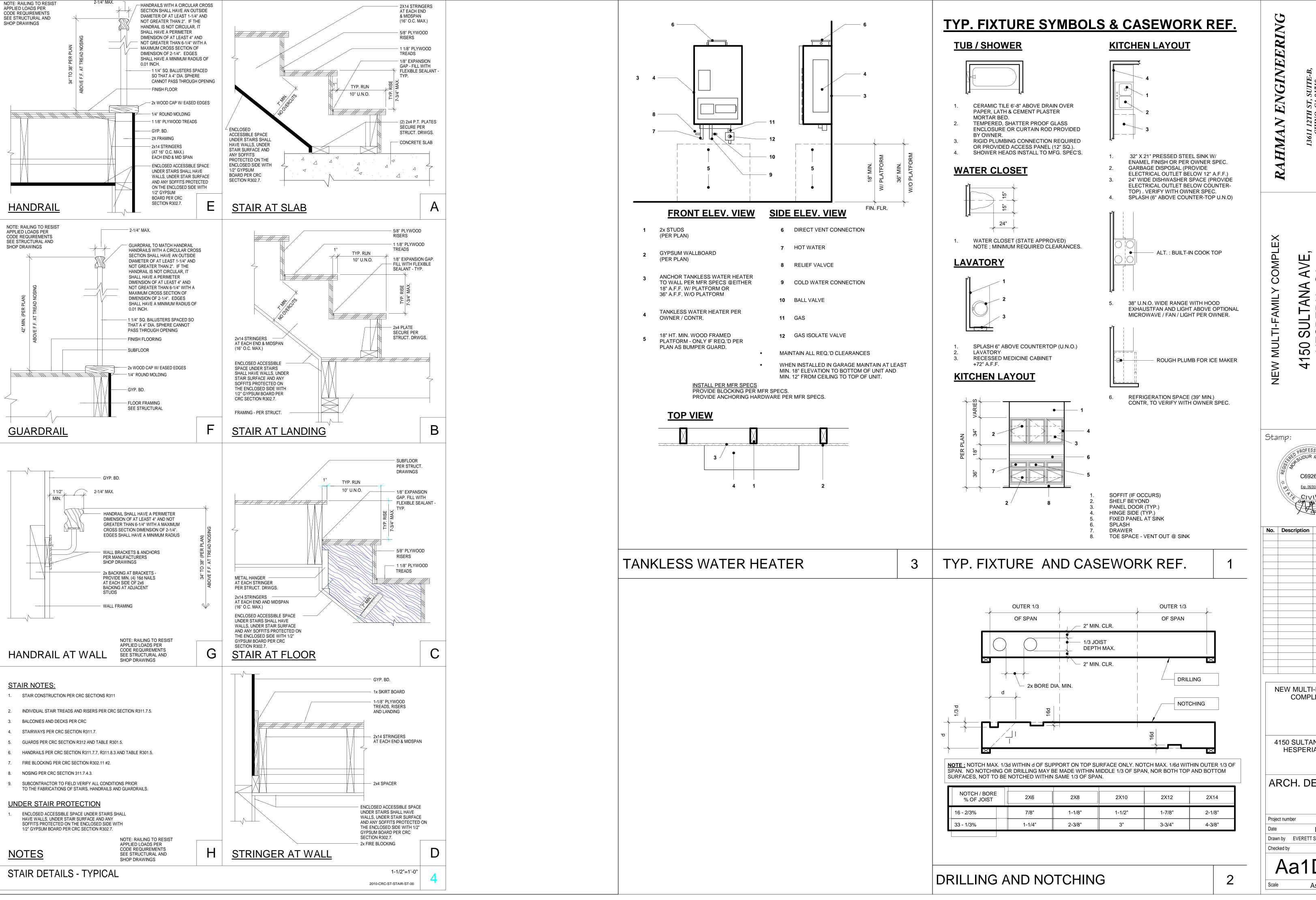
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Checked by

As indicated







RAHMAN ENGINEERING

SULTANA ESPERIA, (

NEW

C69263

**NEW MULTI-FAMILY** COMPLEX

4150 SULTANA AVE, HESPERIA, CA

ARCH. DETAILS

23-M-53 Issue Date Drawn by EVERETT SMITH DESIGNS

Aa1D.

As indicated

HORIZONTAL FAU

# F.A.U IN ATTIC

- . FURNACE SHALL BE LISTED FOR INSTALLATION IN ATTIC OR IN FURRED SPACES NOT LESS THAN 5'-0" IN
- FURNACE SHALL BE LISTED FOR USE ON COMBUSTIBLE FLOORING.
   ATTIC OPENING AND PASSAGEWAY SHALL BE LARGE ENOUGH FOR REMOVAL OF FURNACE BUT NOT
- LESS THAN 30" SQ.

  4. PROVIDE MIN. 24" WIDE SOLID CONTINUOUS FLOOR FOR PASSAGEWAY.
- 5. FURNACE SHALL NOT BE MORE THAN 20 FT. FROM ATTIC ACCESS OPENING.
- PROVIDE ELECTRICAL LIGHT NEAR FURNACE WITH LIGHT SWITCH AT THE ATTIC OPENING.
   UNOBSTRUCTED WORK SPACE OF 30" MIN. DEPTH IN FRONT OF EQUIPMENT IS REQUIRED.
   VENT THROUGH ROOF A MIN. OF 5 FT. ABOVE THE HIGHEST VENT COLLAR WHICH IT SERVES.
- 3. VENT THROUGH ROOF A MIN. OF 5 FT. ABOVE THE HIGHEST VENT COLLAR WHICH IT SERVES.
  9. FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCES. WALKWAY FOR R-30-12" / R-38-16"
- PROVIDE SPACE UNDER EQUIPMENT AND WORK PLATFORMS AND

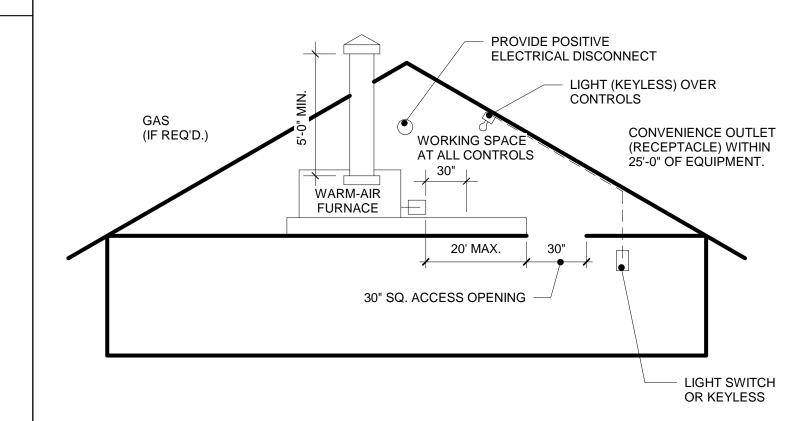
## L.P. GAS F.A.U. NOTES:

- 1. PROVIDE 3" CEMENT ASBESTOS, PVC, OR DWV GALV. METAL DRAIN, FIRMLY ATTACHED AND ADEQUATELYSUPPORTED SLOPE TO DRAIN.
- 2. THE TERMINUS OF THE DRAIN LINE SHALL BE RUN TO DAYLIGHT AND BE PROTECTED AS TO GUARD AGAINSTS VERMIN ENTERING THE LINE.
- 3. THE DRAIN OUTLET SHALL BE LOCATED AND POSITIONED SO NOT TO CREATE A HAZARD TO OTHER BUILDING OR STRUCTRES IN THE AREA. FINAL GRADING SHALL BE PERFORMED IN ORDER TO NOT ALLOW ANY PONDING. NO PART OF THE DRAIN LINE SHALL BE TRAPPED.
- 4. PROVIDE A DRAIN PAN AS FOLLOWS :
  A) 3" HIGH GAS TIGHT METAL PAN, ALL JOINTS MUST BE SOLDERED NO TAPE. (PERMANENT CONNECTIONS)
- B) ENTRIRE PAN SHALL SLOPE TOWARD DRAIN LINE. C) DRAIN LINE SLEEVE TO PAN SHALL BE SOLDERED GAS - TIGHT 2-3/4" MAX. DIAMETER METAL SLEEVE 6" IN LENGHT.
- FURNACE SUPPORTED FROM GROUND :

  A) DRAIN PAN SHALL BE INSTALLED TO COMPLY WITH U.M.C CHAPTER 7, SECTION 709 (6)

FURNACE SHALL HAVE A CLEARANCE OF 6" (MIN.) FROM THE GROUND.

- 6. FLOOR FURNACE:
  A) PAN SHALL BE SUPPORTED BY METAL STRAPS SECURELY ATTACHED TO FRAMING MEMBERS OR TO FURNACE.
- 7. FURNACES (EXCEPT FLOOR FURNACES) IN UNDERGROUD SPACES:
  A) EVERY FURNACE SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE SLAB EXTENDING
  THE ADJOINING GROUND LEVEL. A PASSAGEWAY AND ACCESS OPENING OF THE SIZE REQUIRED FOR AN
  ATTIC FURNACE SHALL BE PROVIDED TO THE FURNACE LOCATION. A LIGHT AND SWITCH SHALL BE
  PROVIDED IN THE SAME MANNER AS ATTIC MOUNTED F.A.U. THE LOWEST PORTION OF ANY SUSPENDED
- 8. LIQUEFIED PETROLEUM GAS FACILITIES SHALL NOT BE LOCATED IN ANY PIT OR BASEMENT, UNDER SHOW WINDOWS OR INTERIOR STAIRWAYS, IN ENGINE, BOILER HEATER, OR ELECTRIC METER ROOMS. WHEN NOT PROHIBITED BY ANOTHER REGULATION, APPROVED LIQUEFIED PETROLEUM GAS METERING DEVICES MAY BE LOCATED IN THE OPEN UNDER EXTERIOR STAIRWAYS. EXCEPTION: A LISTED AND APPROVED FURNACE MAY BE INSTALLED IN A BASEMENT WHEN FIRST APPROVED BY THE ADMIN. AUTHORITY AND PROVIDING AN APPROVED DRAIN PAN IS INSTALLED AN ALL INSTALLATION REQUIREMENTS ARE COMPILED WITH.

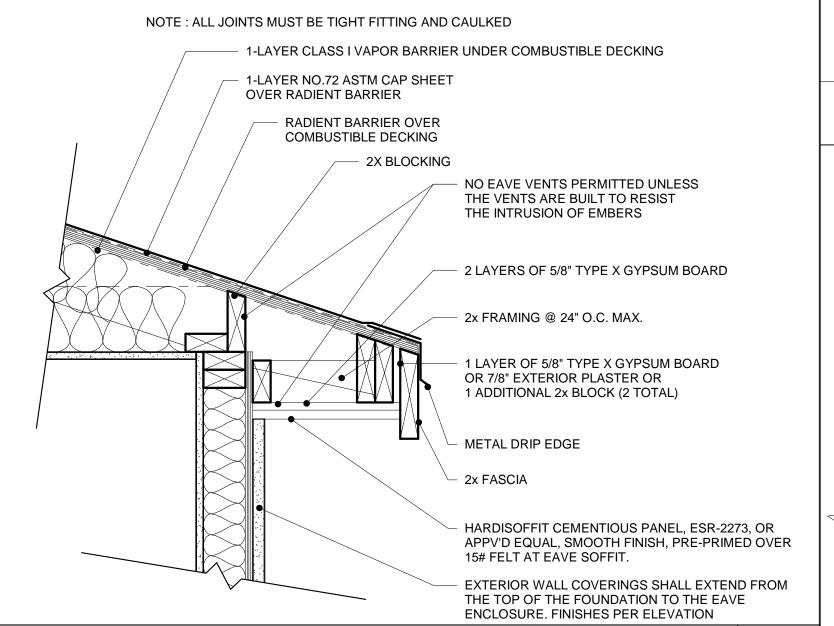


CENTRAL WARM-AIR FURNACES INSTALLED IN AN ATTIC MUST BE ACCESSIBLE FOR ROUTINE MAINTENANCE BY THE OWNER / OCCUPANY AND FOR SERVICE AND REPAIR AS NEEDED. CHANGING FILTERS, LUBRICATING MOTOR AND FAN BEARINGS, CJECKING BELT TENSION, AND RE-LIGHTING THE PILOT FOLLOWING A SERVICE INTERRUPTION ARE NORMAL OWNER FUNCTIONS. ADEQUATE LIGHTING, AN ELECTRICAL OUTLET, SAFE ACCESS WAY, AND SUFFICIENT WORKING SPACE ON THE CONTROL SIDE ENCOURAGE AND FACILITATE MAINTENANCE AND ALSO ENABLE RAPID EGRESS IN AN EMERGENCY.

### NOTE :

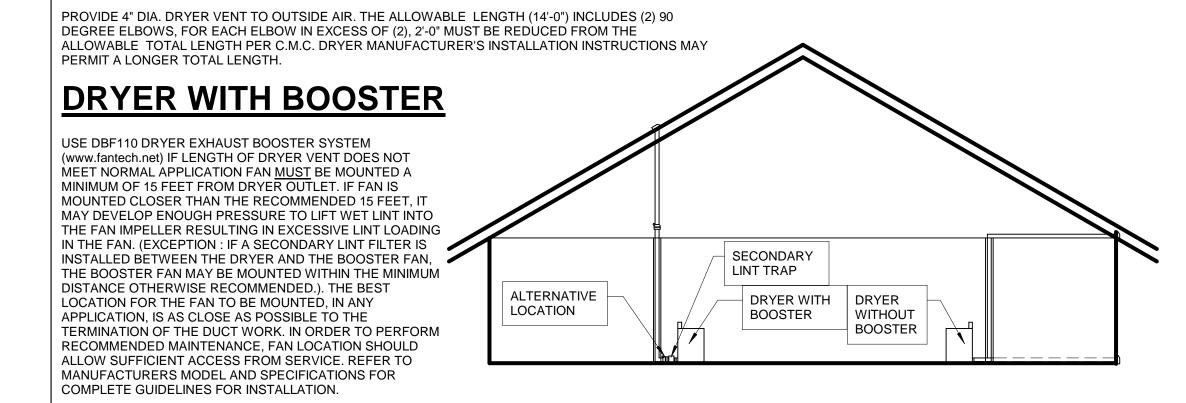
DBL. JST. UNDER FAU - PROVIDE SEISMIC SWAY BRACING. CONDENSATE DRAIN LINE TO APPROVED PLUMBING FIXTURE IF ANY.

# FAU-IN ATTIC



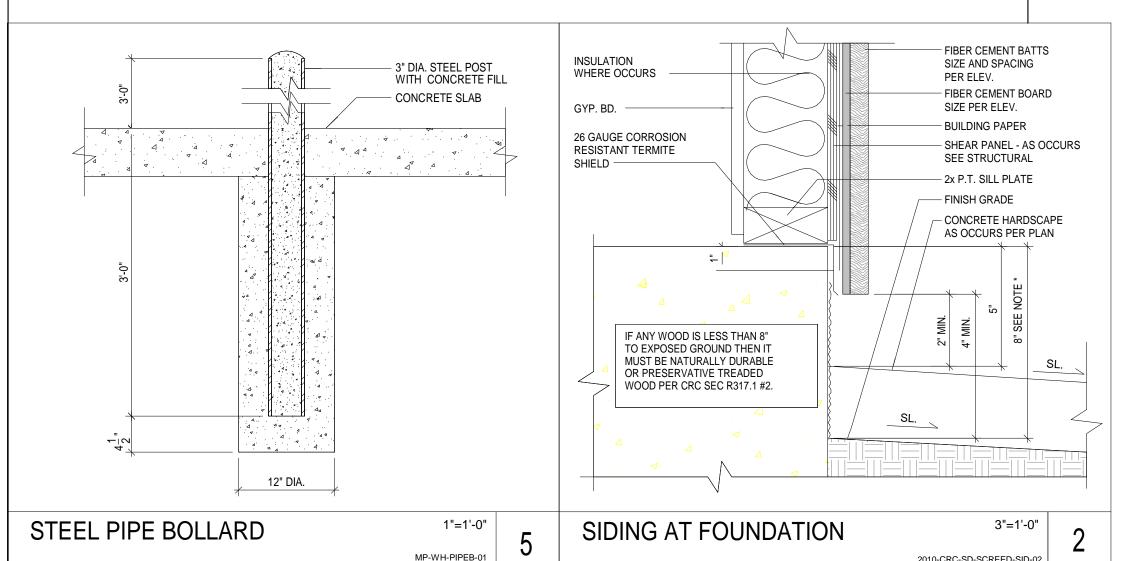
EAVE DETAIL 7

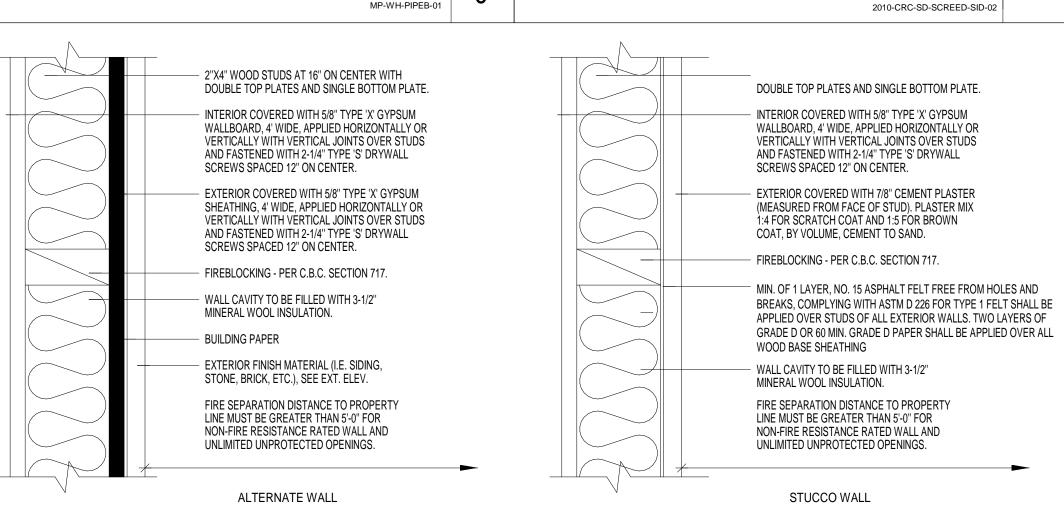
# **DRYER WITHOUT BOOSTER**

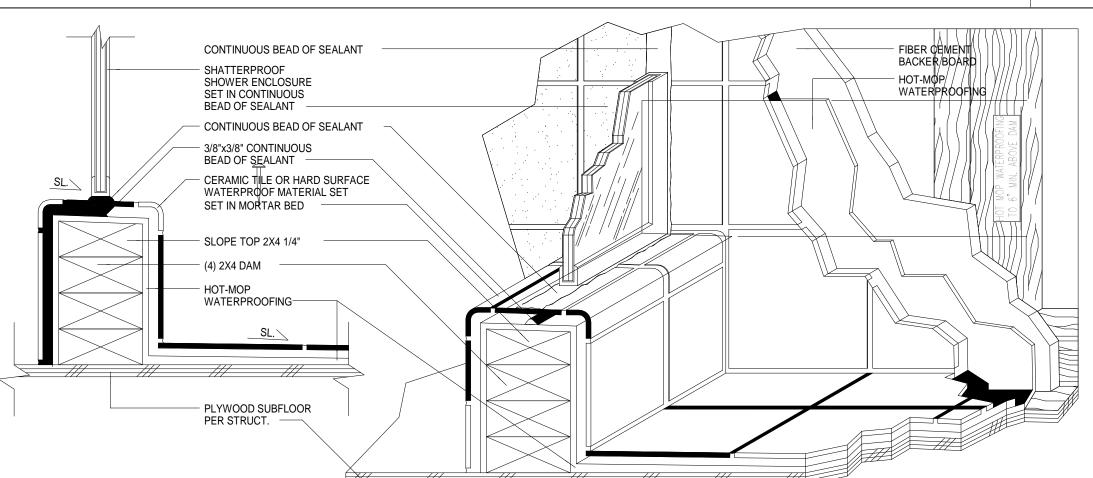


DRYING VENTING

**EXTERIOR (1-HR RATED WALL)** 







SHOWER DAM DETAIL

MP-BATH-SHOWER-01

NEW MULTI-FAMILY COMPLEX 4150 SULTANA AVE, HESPERIA, CA

RAHMAN ENGINEERING

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RED PROFESSIONAL CHOOSE

C69263

EXD. 06/30/26

C/VIL FORM

CALL FORM

No. Description Date

3"=1'-0"

RATED WALL

NEW MULTI-FAMILY COMPLEX

4150 SULTANA AVE, HESPERIA, CA

ARCH. DETAILS

Project number 23-M-53

Date Issue Date

Drawn by EVERETT SMITH DESIGNS

Checked by M.R.

Aa1D.2

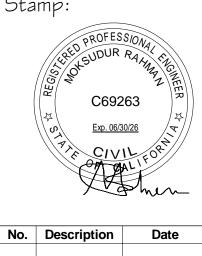
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ENGINEERING

RAHMAN

SULTANA ESPERIA, C 50 S NEW

Stamp:



NEW MULTI-FAMILY COMPLEX

4150 SULTANA AVE, HESPERIA, CA

> WINDOW FLASHING

23-M-53 Project number Issue Date

Drawn by EVERETT SMITH DESIGNS

M.R. Checked by

1" = 1'-0"

