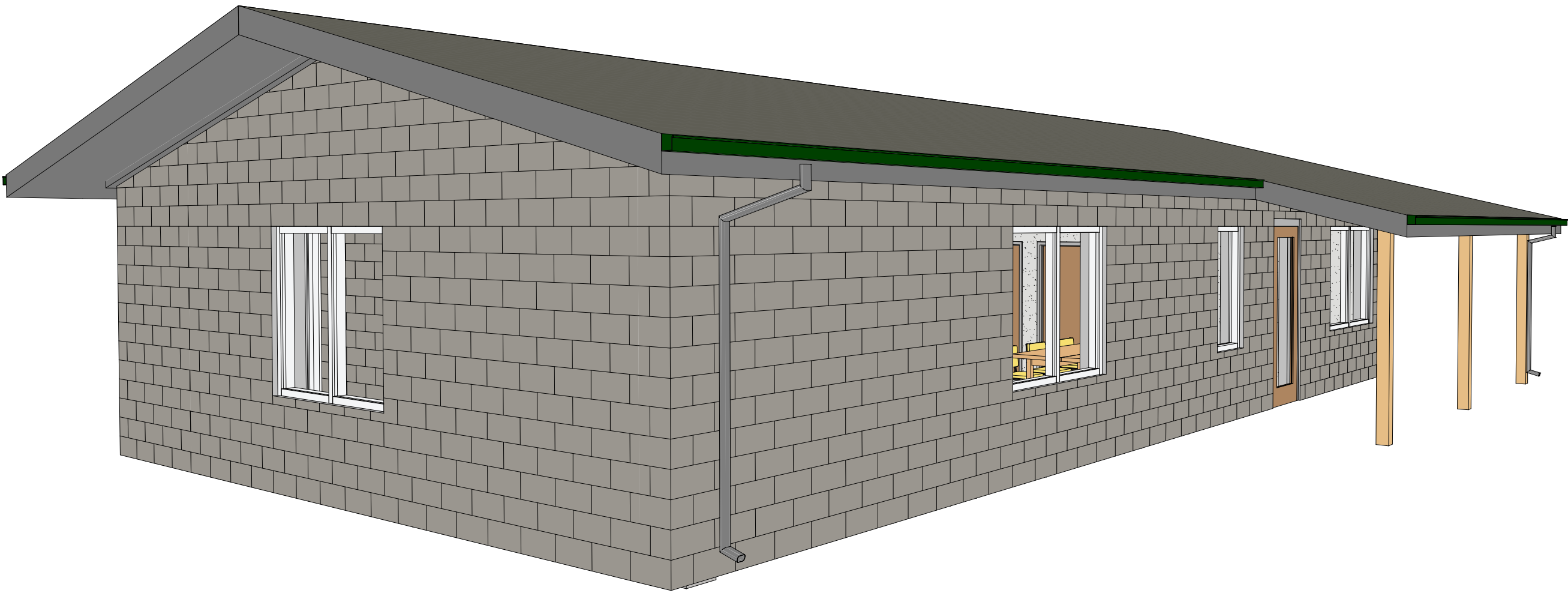


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SANTA MARIA WATER RECLAMATION PLANT OPERATIONS BUILDING RAMONA MUNICIPAL WATER DISTRICT

260 SAWDAY STREET
RAMONA, CA 92065



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PROJECT SCOPE

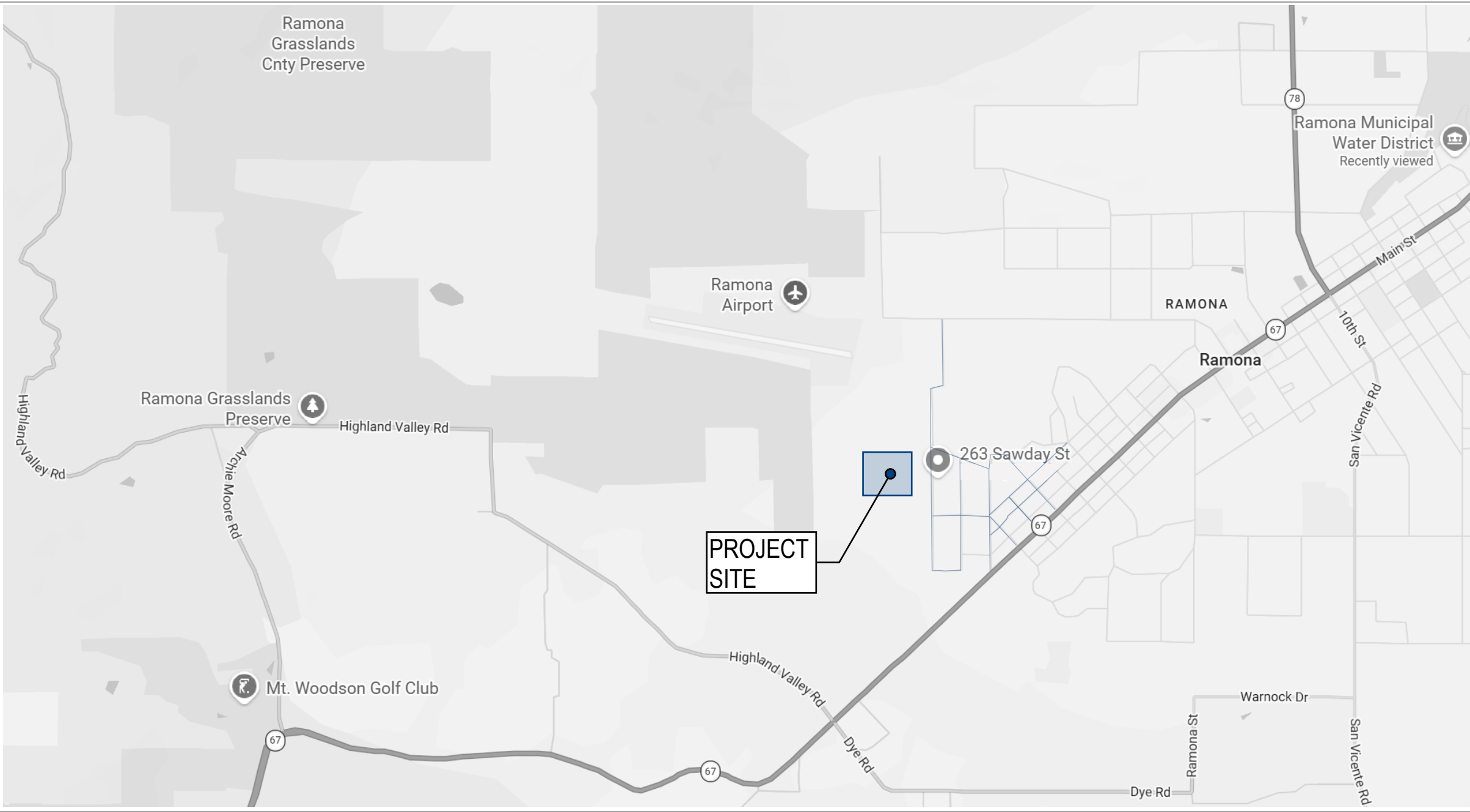
PROJECT CONSISTS OF THE CONSTRUCTION OF A 28'-0" BY 52'-0" LONG (1456 SQUARE FOOT), SINGLE STORY OPERATIONS BUILDING. THE BUILDING CONSISTS OF CONCRETE MASONRY EXTERIOR WALLS, WOOD-FRAMED ROOF STRUCTURE WITH METAL STUD NON-BEARING INTERIOR PARTITIONS.

OCCUPANCY TYPE: B
CONSTRUCTION TYPE: VB, NON-SPRINKLERED
BUILDING AREA: 1456 SQUARE FEET
ALLOWABLE AREA: 9000 SQUARE FEET
NUMBER OF STORIES: 1
OCCUPANT LOAD (1/150) 10

DEFERRED SUBMITTALS

1. ROOF TRUSSES

VICINITY MAP



PROJECT TEAM

OWNER
RAMONA MUNICIPAL WATER DISTRICT
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RAMONA, CA 92065
T:760-7882260

PROJECT MANAGER
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rsoto@mmwd.org

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T:760-942-5147

PROJECT MANAGER
MICHAEL METTS, PE
mmetts@dudek.com

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PRINCIPAL-IN-CHARGE
JOSEPH MANSFIELD
mansfield@rntarchitects.com

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AS0.1 DEMOLITION SITE PLAN
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(35 TOTAL SHEETS)

RAMONA MUNICIPAL
WATER DISTRICT

SANTA MARIA
WATER
RECLAMATION
PLANT
OPERATIONS
BUILDING

Revisions

No.	Description	Date

Sheet Name

TITLE SHEET

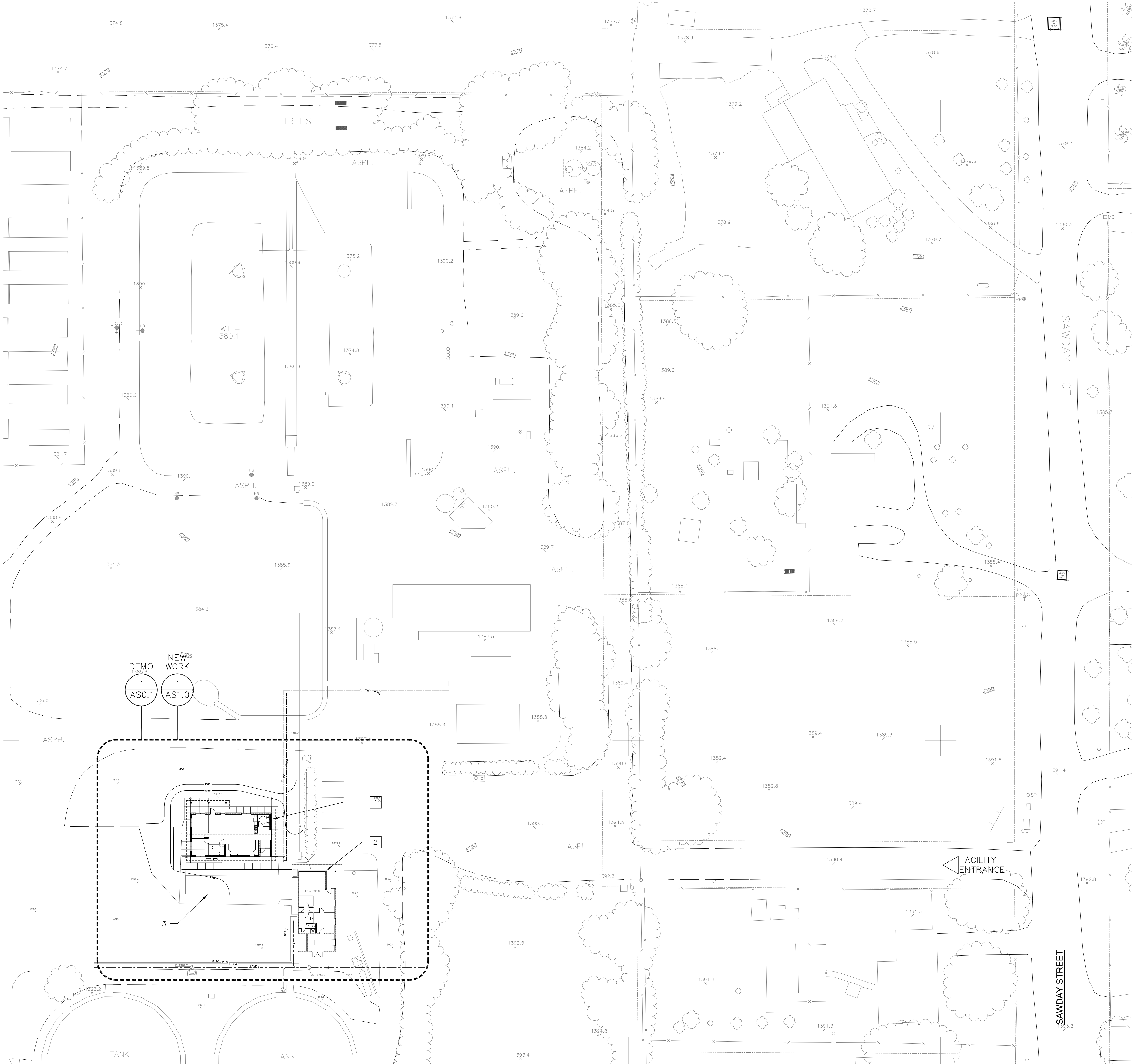
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Date 10/13/2026
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Checked by JM
Sheet Number

T-100

RMWD DWG. NO.
JO 51575 - DP - 1

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GENERAL NOTES

- EXISTING TRAILER BUILDING SHALL REMAIN OPERATIONAL AND ACCESSIBLE UNTIL COMPLETION OF THE NEW OPERATIONS BUILDING. DEMOLISH THE TRAILER BUILDING AND ASSOCIATED DECK, STAIRS AND WALKWAY AFTER THE DISTRICT HAS TAKEN OCCUPANCY OF THE NEW OPERATIONS BUILDING.

LEGEND

KEYNOTES

- NEW OPERATIONS BUILDING
- EXISTING OPERATION BUILDING TO REMAIN
- EXISTING TRAILER BUILDING AND DECK/WALKWAY TO BE DEMOLISHED. SEE GENERAL NOTE 1

OVERALL SITE PLAN
NORTH 1" = 30'



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Revisions		
No.	Description	Date

Sheet Name

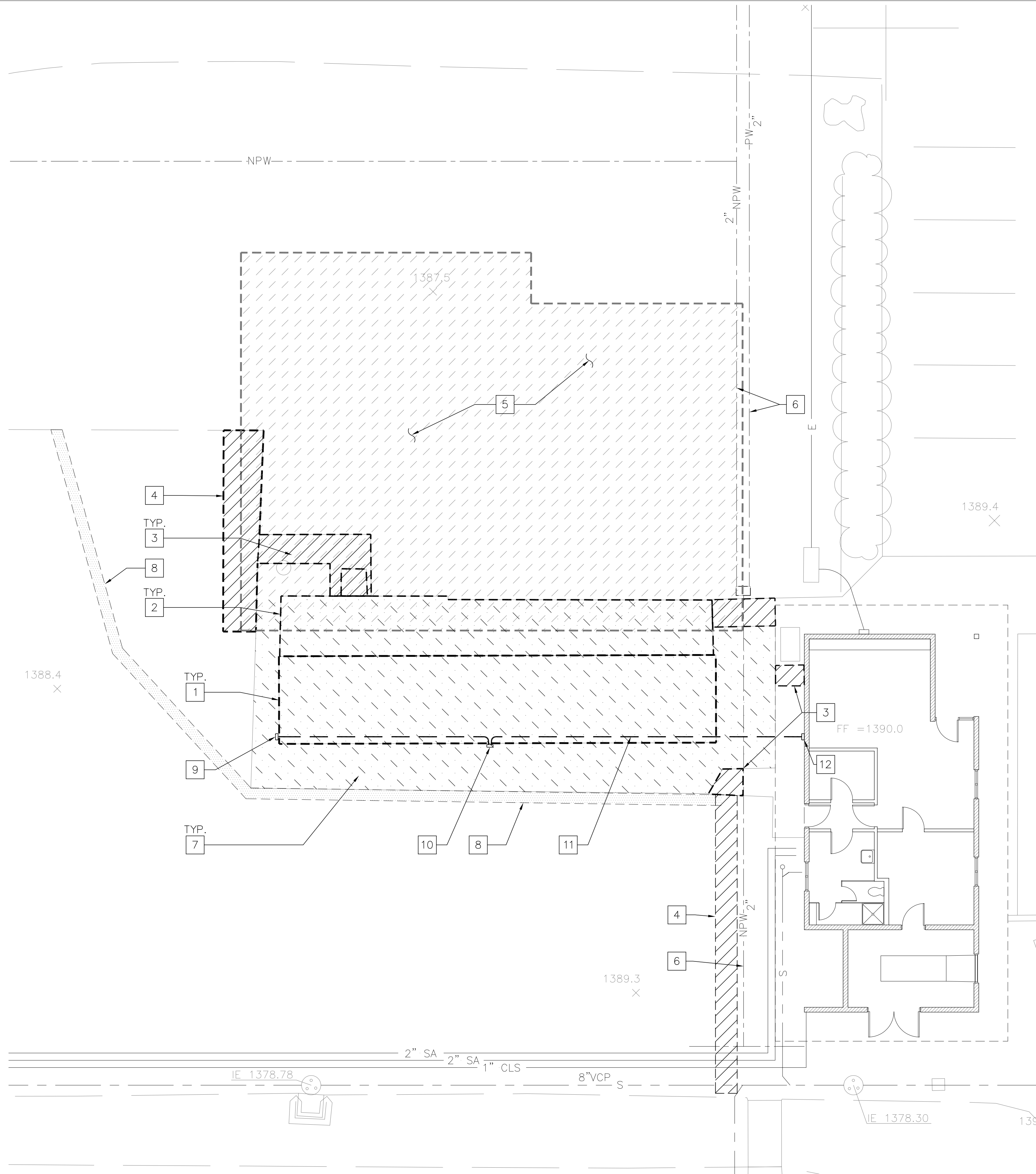
OVERALL SITE PLAN

RNT Job No.	1065
Date	10-13-26
Drawn by	TW
Checked by	JWM
Sheet Number	

AS0.0

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JO 51575 - DP - 3

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GENERAL NOTES

- EXISTING TRAILER BUILDING SHALL REMAIN OPERATIONAL AND ACCESSIBLE UNTIL COMPLETION OF THE NEW OPERATIONS BUILDING. DEMOLISH THE TRAILER BUILDING AND ASSOCIATED DECK, STAIRS AND WALKWAY AFTER THE DISTRICT HAS TAKEN OCCUPANCY OF THE NEW OPERATIONS BUILDING.
- ALL OVER-EXCAVATION AND RECOMPACTION OF EXISTING SOILS AT THE BUILDING PAD SHALL BE CONTINUOUSLY OBSERVED BY AN ACCREDITED GEOTECHNICAL ENGINEER. DO NOT BEGIN RECOMPACTION ACTIVITIES UNTIL THE BOTTOM OF THE OVER-EXCAVATION HAS BEEN ACCEPTED BY THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING THE GEOTECHNICAL ENGINEER TO PERFORM ALL REQUIRED TESTING.
- WATER LINES SHALL REMAIN OPERATIONAL THROUGHOUT THE DURATION OF GRADING OPERATIONS. IF WATER LINES REQUIRE REMOVAL AND REPLACEMENT DUE TO OVER-EXCAVATION, TEMPORARILY HIGH LINE THE EXISTING POTABLE AND NON-POTABLE WATER LINES. INSTALL NEW 2"Ø PVC SCHEDULE 80 POTABLE AND NON-POTABLE WATER LINES AFTER COMPLETION OF GRADING OPERATIONS. FOR BIDDING PURPOSES, ASSUME THE PROJECT WILL REQUIRE HIGH LINING AND REPLACEMENT OF THE 2"Ø PVC SCHEDULE 80 POTABLE AND NON-POTABLE WATER LINES.

LEGEND

- PAVEMENT DEMOLITION
- OVER-EXCAVATION AND RECOMPACTION AT BUILDING PAD
- GRAVEL MULCH DEMOLITION

KEYNOTES

- REMOVE & DISPOSE OF TRAILER BUILDING, INCLUDING ALL SUPPORTS AND FOOTINGS. SEE GENERAL NOTE 1
- REMOVE & DISPOSE OF ELEVATED WOOD DECK, SLOPED WALKWAY AND STAIRS, INCLUDING ALL SUPPORTS AND FOOTINGS. SEE GENERAL NOTE 1
- REMOVE & DISPOSE OF CONCRETE PAVING
- SAWCUT, REMOVE & DISPOSE OF ASPHALT PAVING
- EXTENTS OF BUILDING PAD OVEREXCAVATION AND RECOMPACTION. OVEREXCAVATE AND RECOMPACT TO A MINIMUM DEPTH OF 3' BELOW THE BOTTOM OF THE BUILDING WALL FOOTING DEPTH. SEE GENERAL NOTE 2
- EXISTING POTABLE AND NON-POTABLE WATER LINES – POTHOLE TO LOCATE PRIOR TO EXCAVATION. SEE GENERAL NOTE 3
- REMOVE & DISPOSE OF GRAVEL MULCH AND SOILS FOR NEW PAVING SECTION – ASSUME 12" REMOVAL DEPTH
- GRIND ASPHALT PAVING 18" WIDE X 1" DEEP AT NEW ASPHALT PAVING TIE-IN LOCATION
- REMOVE & DISPOSE OF ELECTRICAL PANEL
- REMOVE & DISPOSE OF JUNCTION BOX
- APPROXIMATE LOCATION OF ELECTRICAL CONDITIONS, REMOVE & DISPOSE
- DISCONNECT, REMOVE & DISPOSE OF EXISTING CONDUITS ENTERING MCC



NORTH

DEMOLITION SITE PLAN

1/8" = 1'-0"

1



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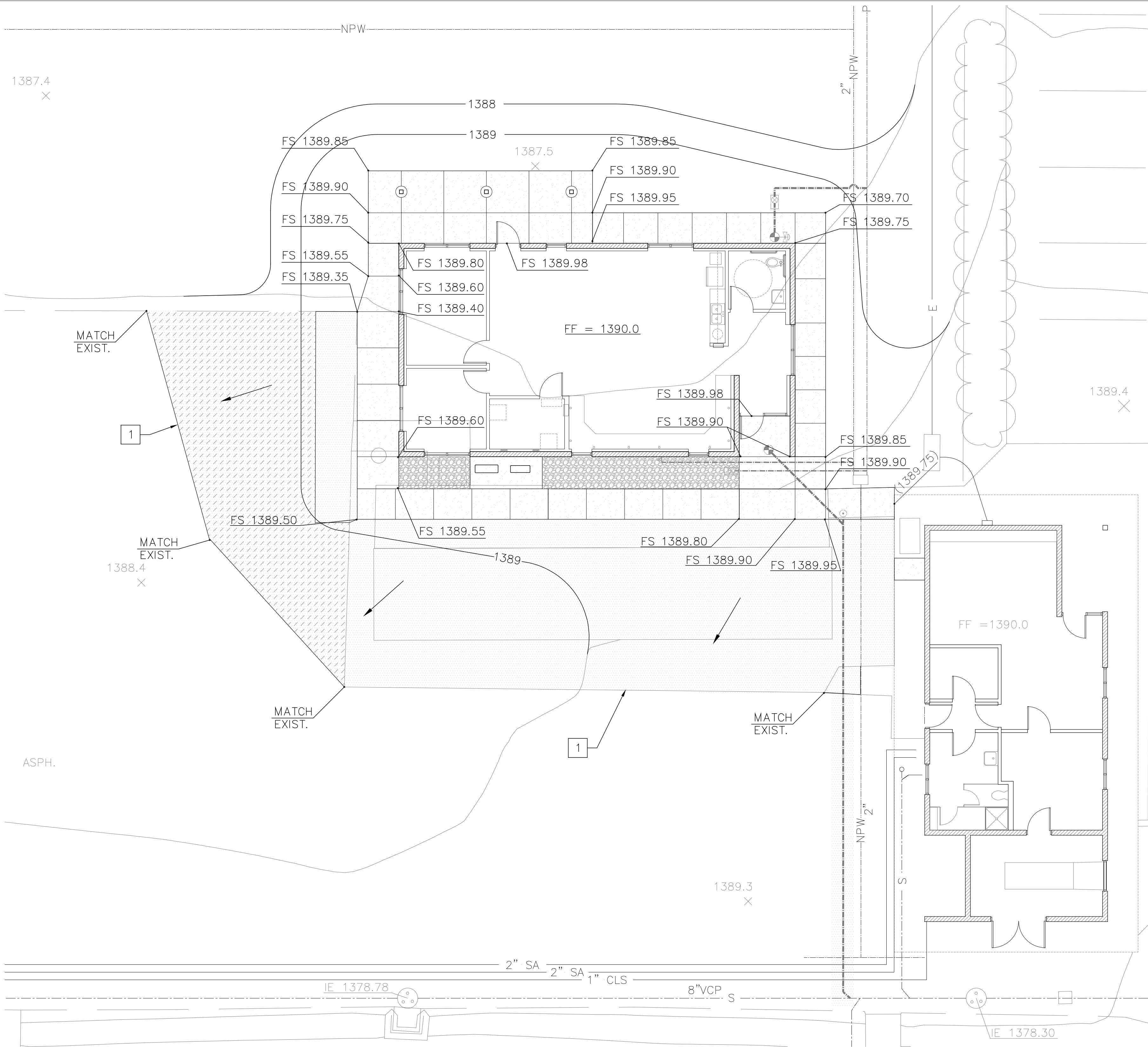
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DEMOLITION SITE PLAN

RNT Job No.	1065
Date	10-13-26
Drawn by	TW
Checked by	JWM
Sheet Number	

AS0.1

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JO 51575 - DP - 4



GENERAL NOTES

- 1. PERFORM EXISTING CONDITIONS SURVEY TO VERIFY EXISTING ELEVATIONS AT AREA OF WORK.

LEGEND

- 1388 NEW CONTOUR
- EXISTING CONTOUR
- 1389.3 EXISTING SPOT ELEVATION
- FS 1389.60 NEW FINISH SURFACE ELEVATION
- NEW CONCRETE PAVING
- ROCK MULCH GROUNDCOVER
- ASPHALT PAVING
- ASPHALT PAVING OVERLAY ONTO EXISTING ASPHALT PAVING
- DIRECTION OF DRAINAGE FLOW AT ASPHALT PAVING

KEYNOTES

- 1 GRIND & OVERLAY NEW ASPHALT PAVING ONTO EXISTING PER 17/C1.0



NORTH

GRADING PLAN

1/8" = 1'-0"



GRAPHIC SCALE: 1/8"=1'-0"



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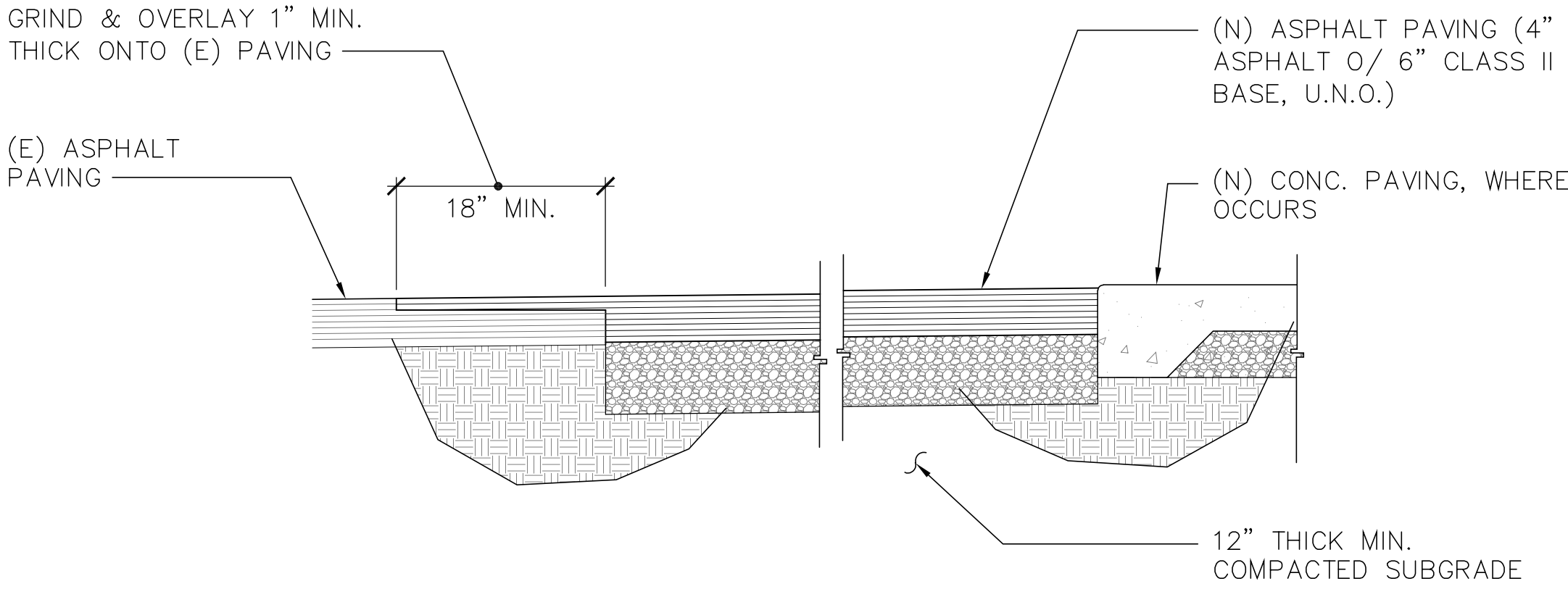
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GRADING PLAN

RNT Job No.	1065
Date	10-13-26
Drawn by	TW
Checked by	JWM
Sheet Number	

C1.0

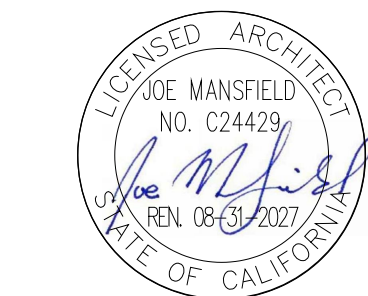
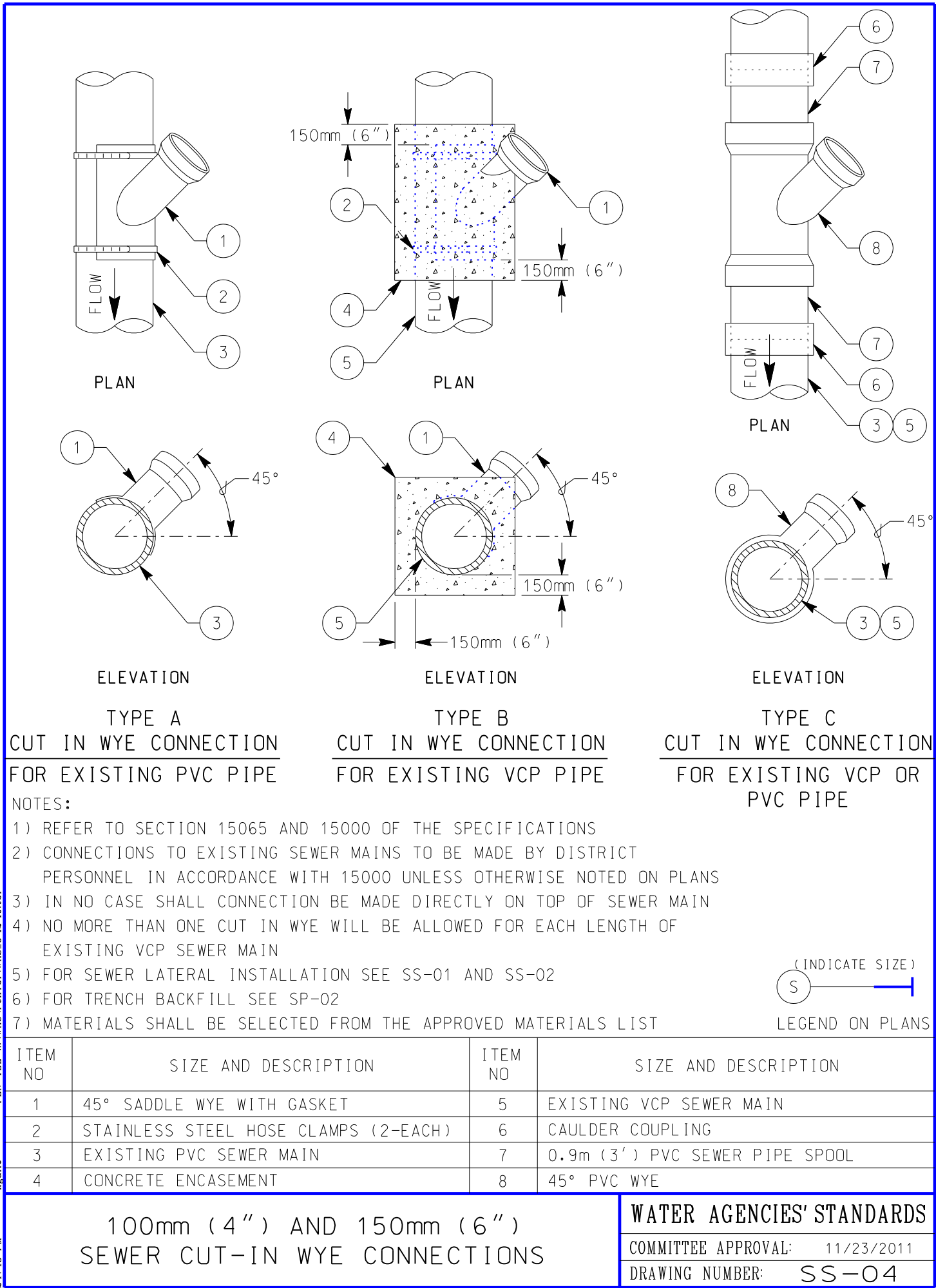
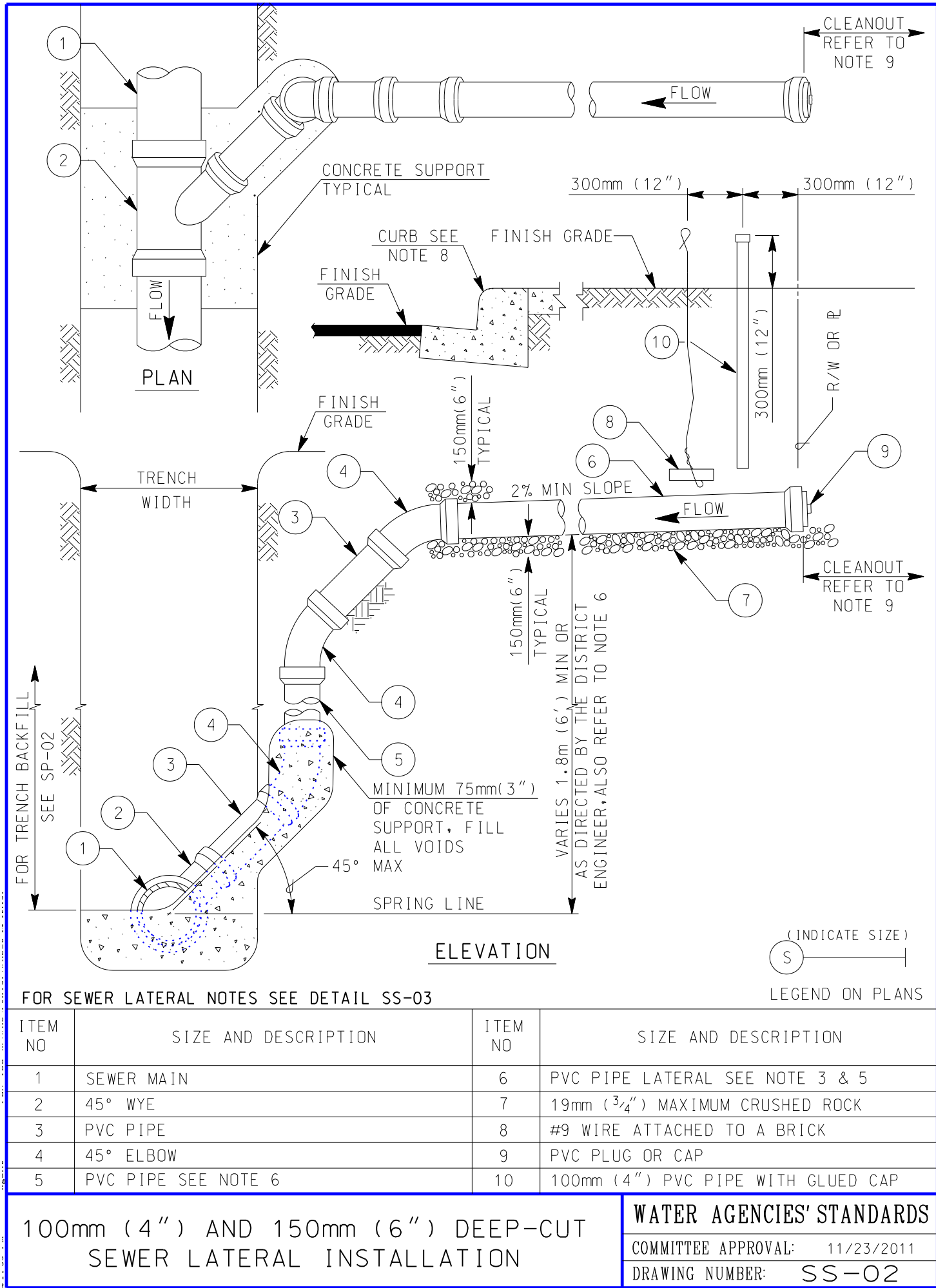
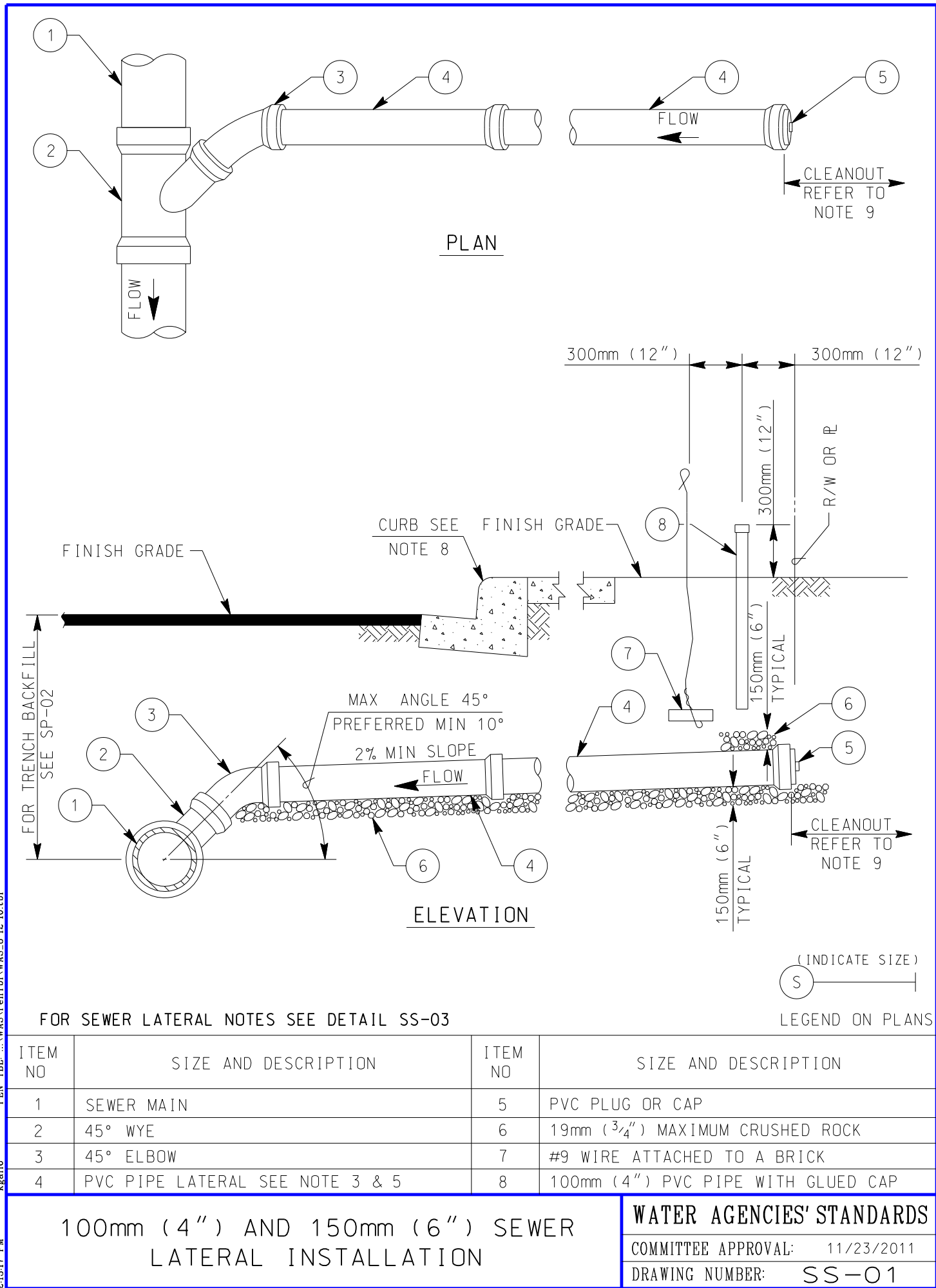
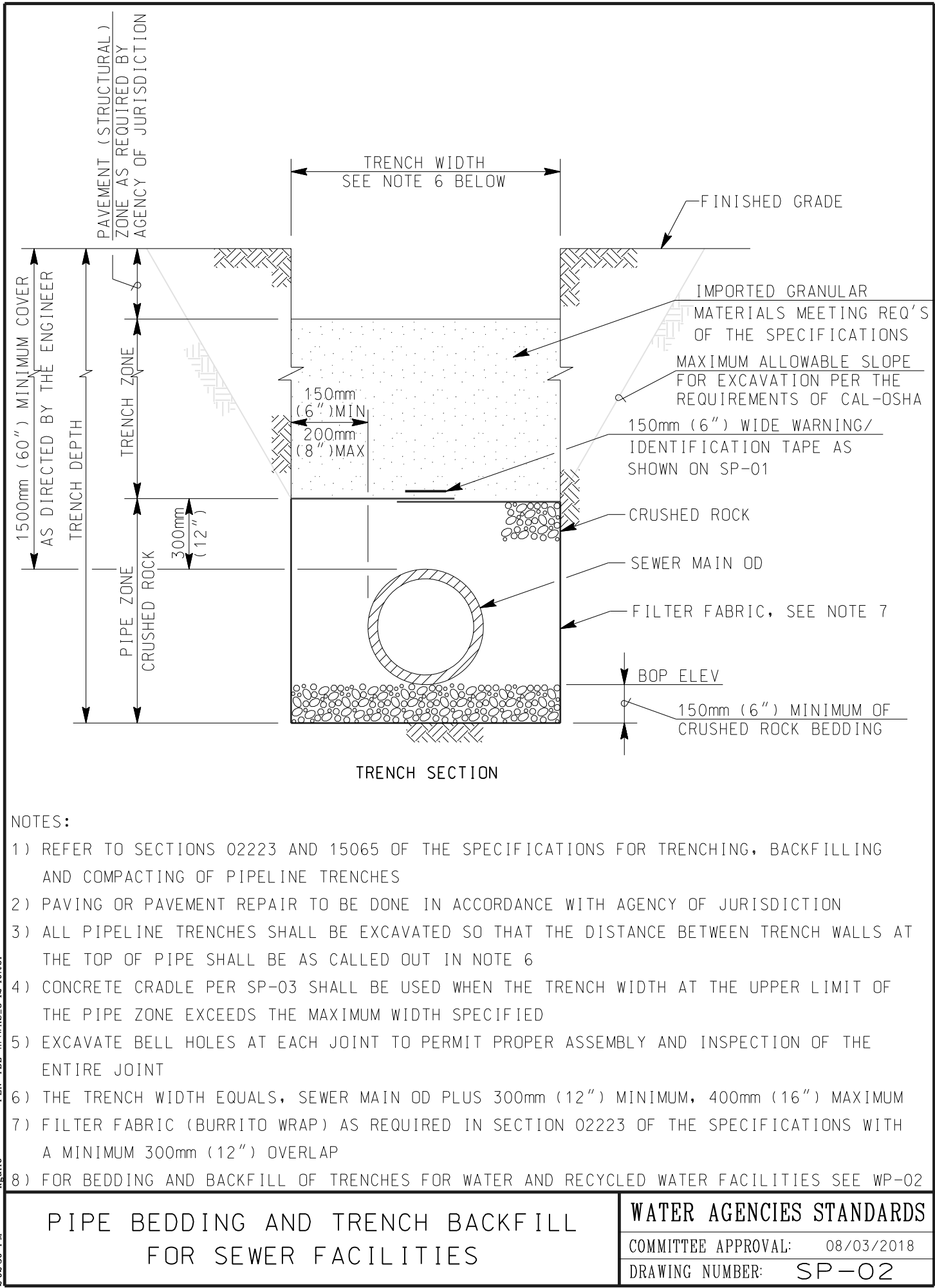
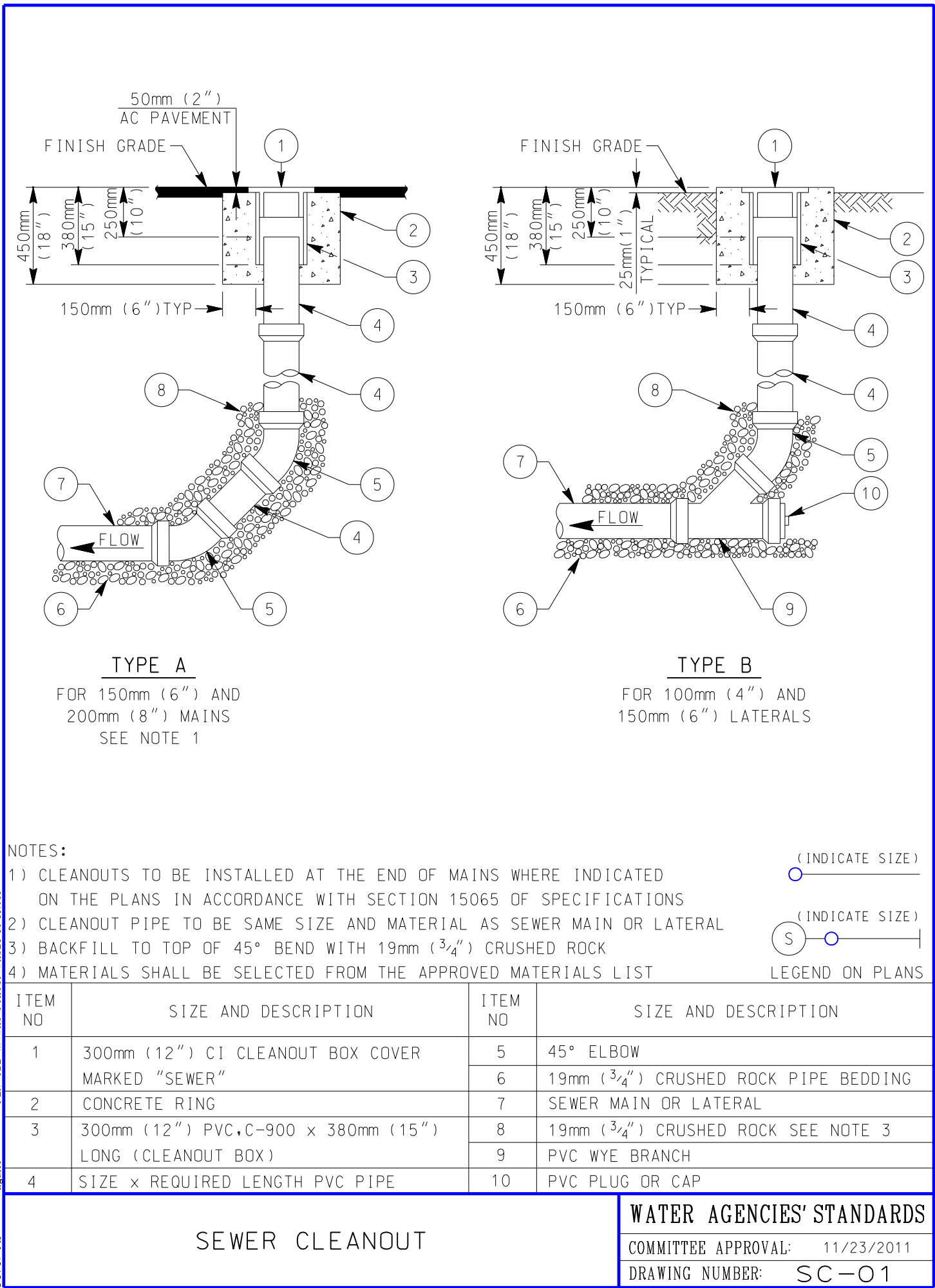
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(N) ASPHALT PAVING TO (E)

1" = 1'-0" 17

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No.	Description	Date

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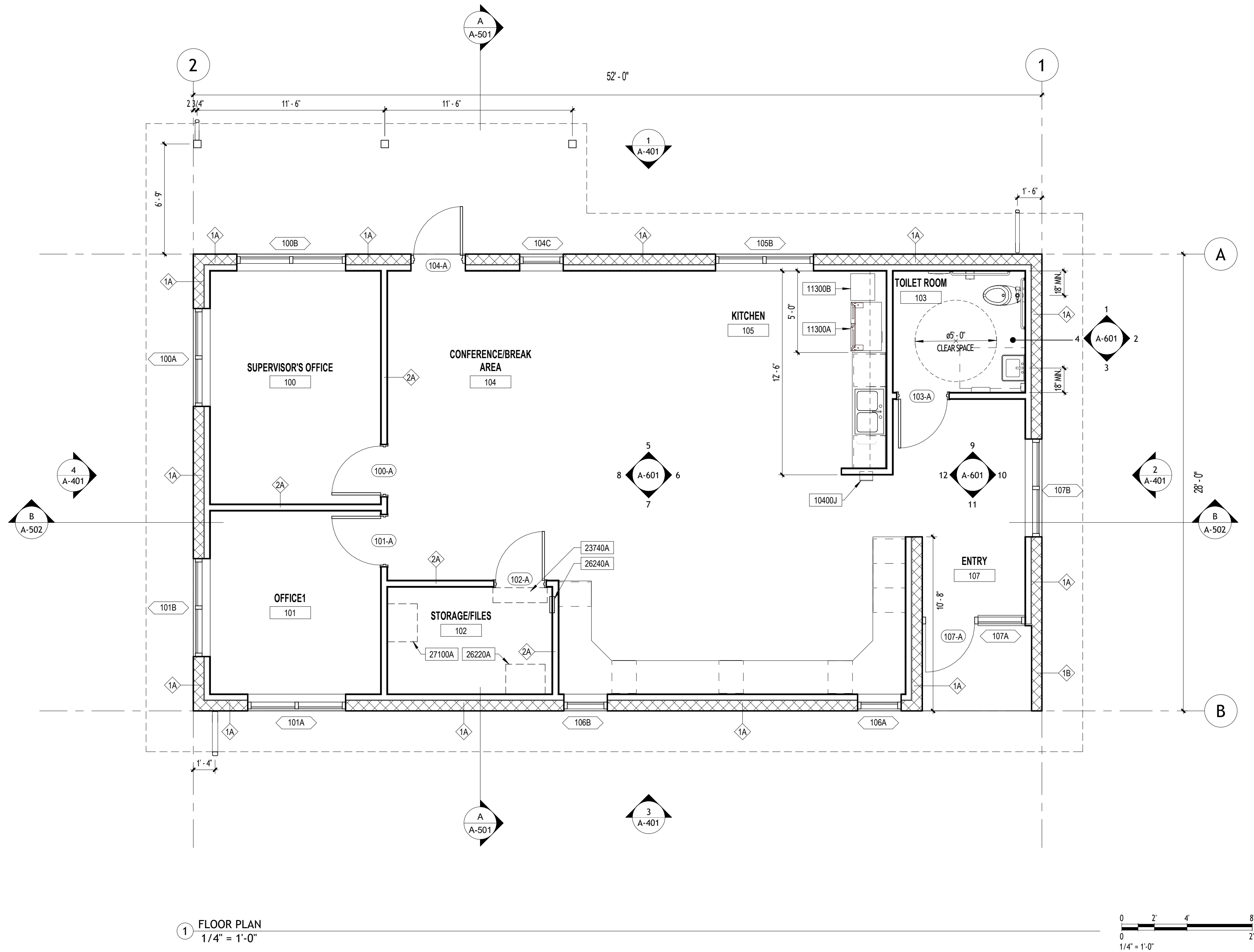
UTILITY
DETAILS

RNT Job No.	1065
Date	10-13-26
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Sheet Number	

C2.0

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GENERAL NOTES

- REFER TO T-101 FOR GENERAL NOTES, STANDARDS, AND ABBREVIATIONS.
- ALL INTERIOR PARTITION WALLS SHALL BE ACOUSTICALLY SEALED AND FULL HEIGHT TO UNDERSIDE OF DECK, UNLESS NOTED OTHERWISE.
- REFER TO INTERIOR FINISH SCHEDULE ON SHEET A-702 FOR MATERIALS AND FINISHES.
- INSTALL BACKING FOR ALL WALL-MOUNTED ITEMS. SEE DETAIL 18/AD-102
- INSTALL 6" HIGH CONCRETE CURB BELOW ALL INTERIOR PARTITIONS AND WALL FURRING AT TOILET ROOM 103. SEE DETAIL 10/AD-102.

LEGEND

- 1A WALL TYPE, REFER TO DETAILS 1, 2 & 3 ON SHEET AD-101
- 1-101B DOOR TAG PER DOOR SCHEDULE, REFER TO A-701
- 1-102C WINDOW PER WINDOW SCHEDULE, REFER TO A-701

KEYNOTES

10400J	FIRE EXTINGUISHER IN SEMI-RECESSED CABINET PER DETAIL 9/AD-102
11300A	REFRIGERATOR, O.F.O.I
11300B	BOTTLED WATER ICE MAKER, O.F.O.I
23740A	FAN-COIL UNIT, WALL-MOUNTED ABOVE DOOR
26220A	ELECTRICAL TRANSFORMER, WALL-MOUNTED
26240A	ELECTRICAL PANEL, RECESS-MOUNTED
27100A	IDF CABINET, WALL-MOUNTED



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FLOOR PLAN

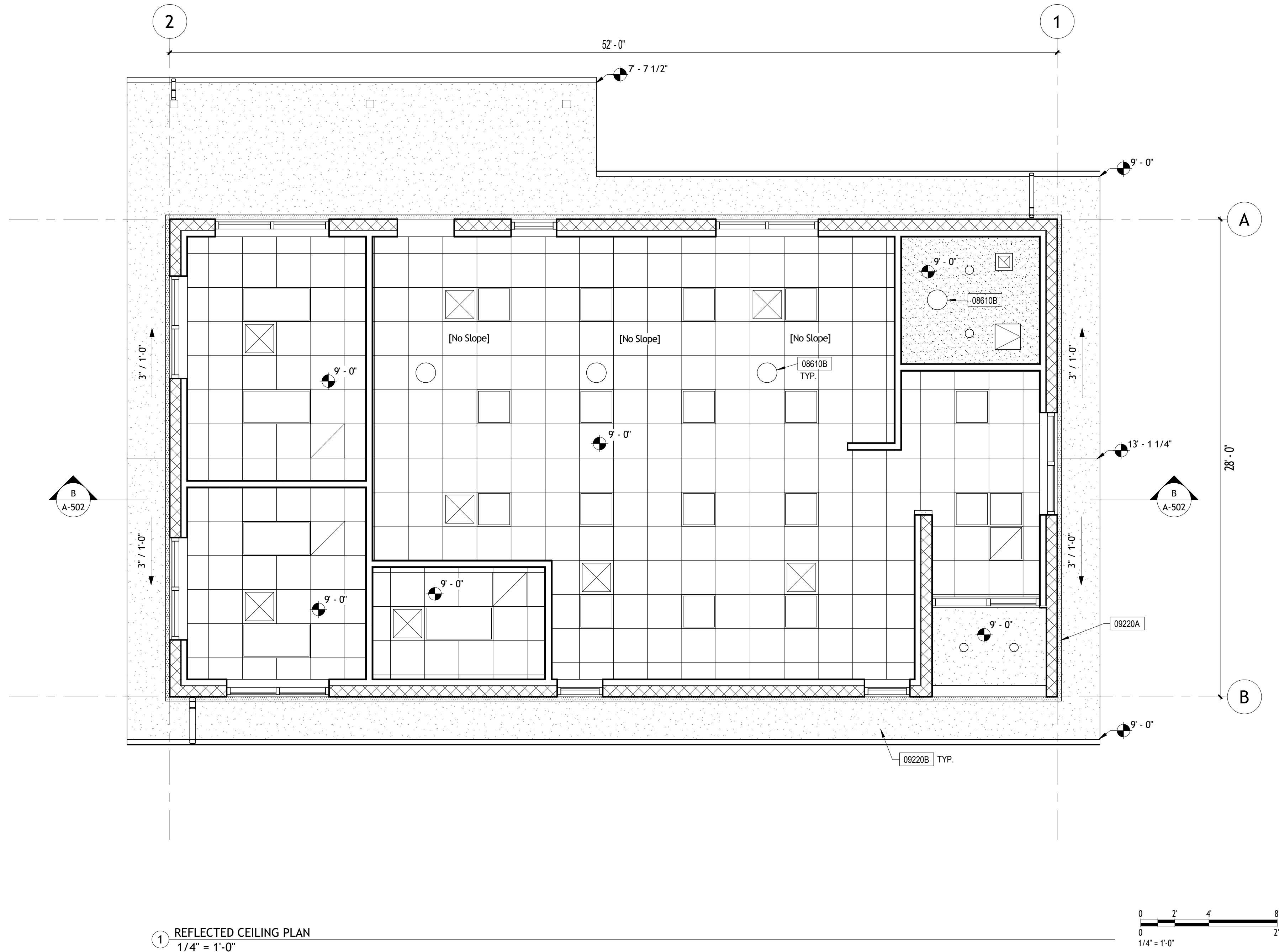
RNT Job No.	1065
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Sheet Number	

A-101

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GENERAL NOTES

1. PROVIDE ALL REQUIRED BACKING FOR LIGHT FIXTURE SUPPORTS.
2. PAINT ALL EXPOSED STRUCTURE, PIPES, CONDUIT AND DUCT WORK.
3. DO NOT EXPOSE PIPES OR CONDUITS UNLESS SPECIFICALLY NOTED.
4. SEE AD-300 FOR TYPICAL CEILING NOTES.
5. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE TYPES.
6. ALL GYPSUM BOARD CEILINGS SHALL BE FRAMED WITH 600S162-043 METAL STUD JOISTS AT 16" O.C., UNLESS NOTED OTHERWISE.
7. ACCESS PANELS ARE REQUIRED THROUGHOUT THE HARD LID CEILING AREAS FOR HVAC BALANCING DAMPERS, PLUMBING VALVE ACCESS, ELECTRICAL AND FIRE ALARM DEVICES.

LEGEND

- EXTERIOR PLASTER, SEE DETAILS 12/AD-101 & 14/AD-101
- GYP. BOARD CEILING, OVER METAL STUD CEILING JOISTS (600S162-043 @ 16" O.C.)
- 2 x 2 SUSPENDED LAY-IN ACOUSTICAL CEILING - CLASS A, SEE DETAIL 7/AD-401
- 2 X 4 RECESSED LIGHT FIXTURE PER ELECTRICAL
- 2 X 2 RECESSED LIGHT FIXTURE PER ELECTRICAL
- RECESSED LIGHT PER ELECTRICAL
- RETURN AIR DIFFUSER PER MECHANICAL
- SUPPLY AIR DIFFUSER PER MECHANICAL
- EXHAUST UP THROUGH ROOF PER MECHANICAL
- INDICATE SPOT ELEVATION
- 18"X18" ACCESS PANEL PER DETAIL 3/AD-402
- CONTINUOUS SOFFIT VENT
- SOLATUBE SKYLIGHT DIFFUSER

KEYNOTES

08610B	DAYLIGHTING DEVICE DIFFUSER
09220A	CONTINUOUS SOFFIT VENT - ENTIRE PERIMETER
09220B	EXTERIOR PLASTER SOFFIT



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REFLECTED
CEILING PLAN

RNT Job No. 1065

Date 10/13/2026

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Sheet Number

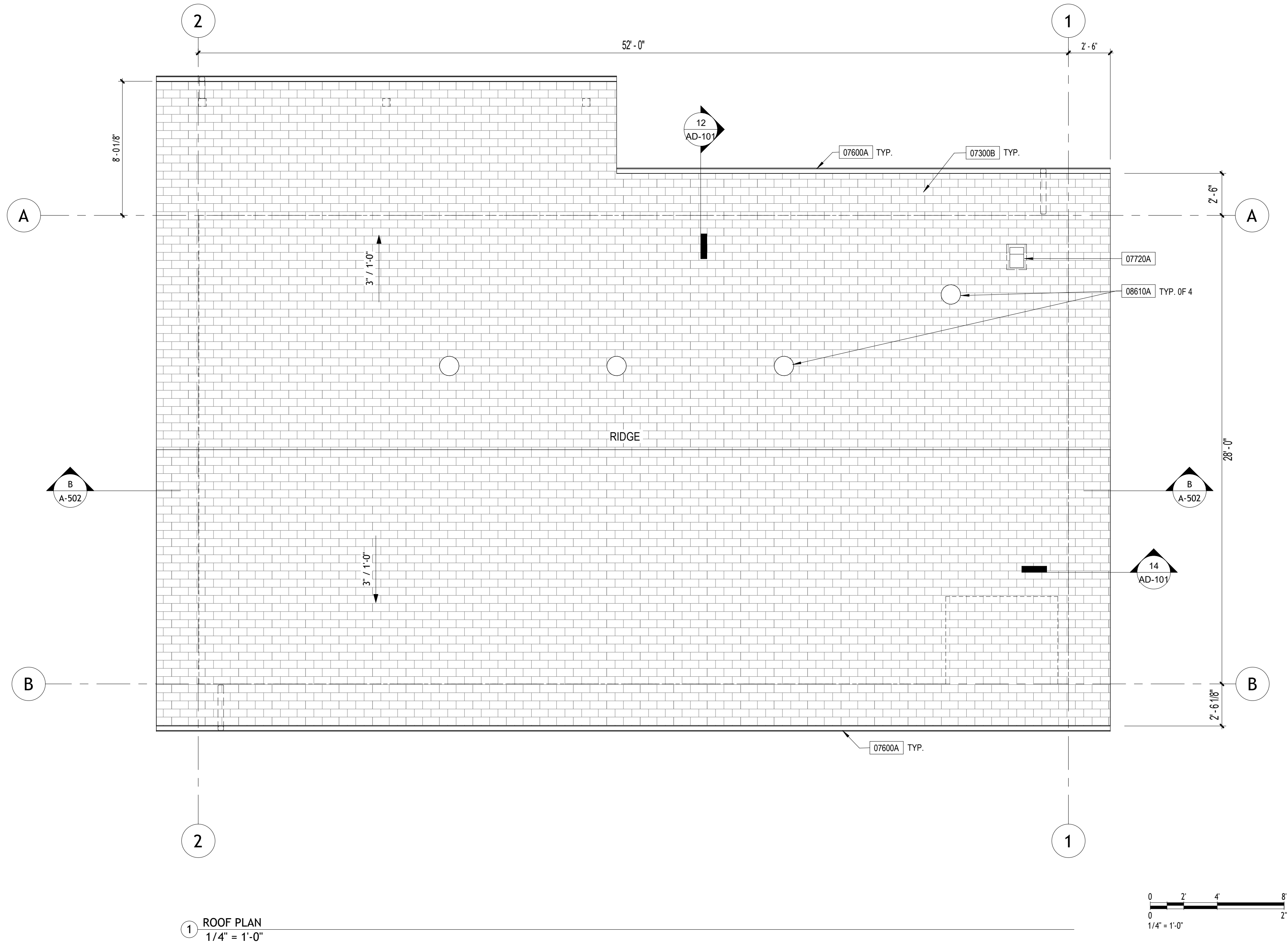
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GENERAL NOTES

- ALL ROOFING SHALL HAVE A CLASS 'A' FIRE RATING
- FLASH ALL PIPE PENETRATIONS REFER TO DETAIL 17/AD-101

LEGEND

- ASPHALT SHINGLE ROOFING
- DOWNSPOUT

KEYNOTES

07300B	ASPHALT SHINGLE ROOFING OVER SELF-ADHERING UNDERLAYMENT
07600A	4"x4" PREFINISHED SHEET METAL GUTTER
07720A	LOW-PROFILE EXHAUST VENT HOOD, REFER TO DETAIL 19/AD-101
08610A	TUBULAR DAYLIGHTING DEVICE - SEE DETAIL 5/AD-101

RNT

ARCHITECTS

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ROOF PLAN

RNT Job No.

1065

Date

10/13/2026

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EJ & TW

Checked by

JM

Sheet Number

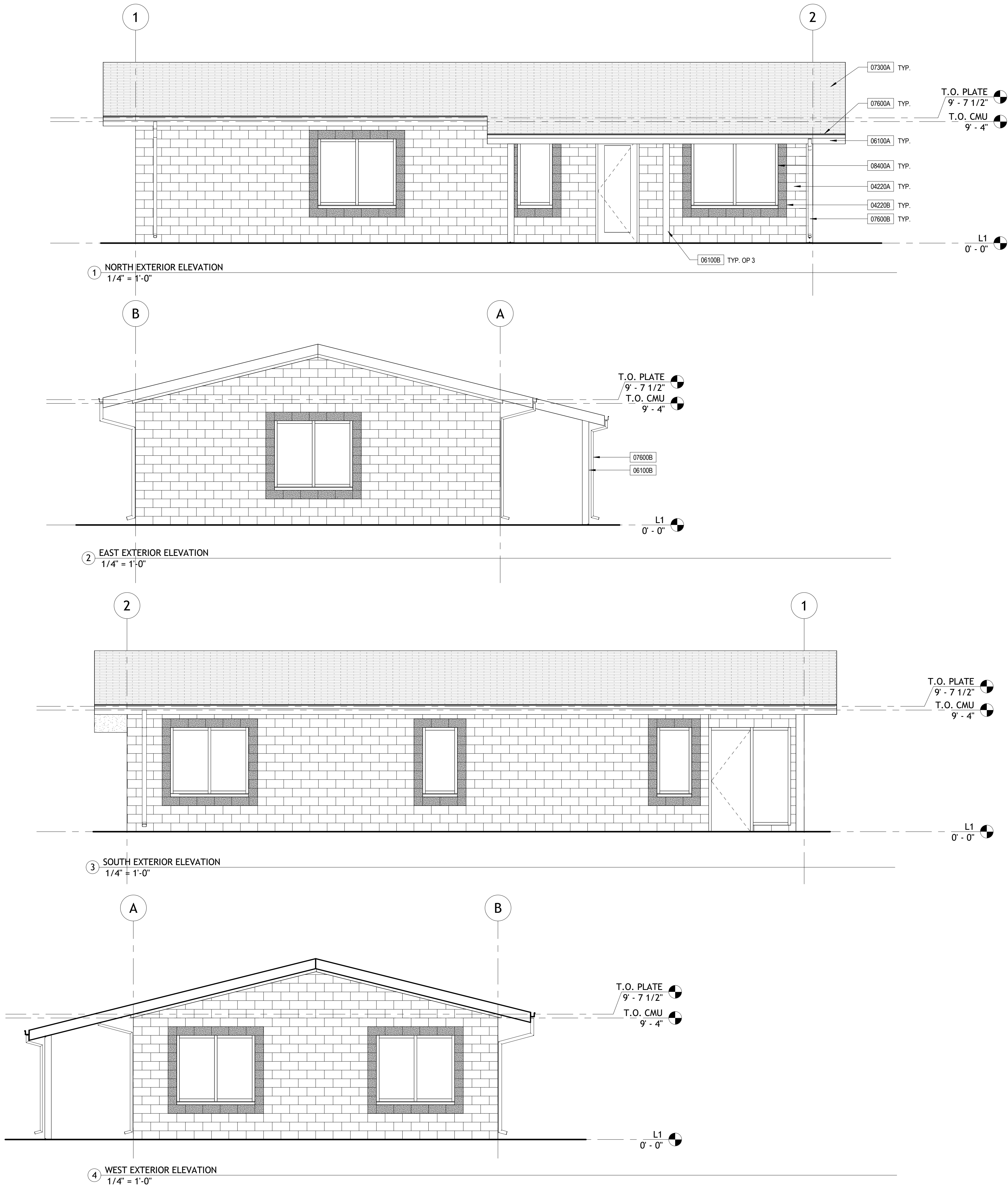
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JO 51575 - DP - 10

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GENERAL NOTES

- ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE
- CONFIRM WITH DISTRICT BUILDING ADDRESS IDENTIFICATION NUMBER PRIOR TO FABRICATION.

LEGEND

- CONCRETE MASONRY UNIT (CMU) WITH INTEGRAL COLOR & SHOT-BLAST FINISH - APPLY WATER REPELLANT SEALER
- ASPHALT SHINGLE ROOFING
- CMU WITH INTEGRAL COLOR & PRECISION FINISH - APPLY WATER REPELLANT SEALER

KEYNOTES

04220A	CMU WALL - INSTALL WATER REPELLANT SEALER
04220B	CONCRETE MASONRY UNIT - PRECISION FINISH, APPLY WATER REPELLANT SEALER
06100A	WOOD FASCIA - PAINT WITH SOLID-BODY STAIN
06100B	WOOD POST - PAINT WITH SOLID - BODY STAIN
07300A	ASPHALT SHINGLE ROOFING PER ROOF PLAN
07600A	4"X4" PREFINISHED SHEET METAL GUTTER
07600B	3"X4" PREFINISHED SHEET METAL DOWNSPOUT
08400A	ALUMINUM STOREFRONT WINDOW WITH DARK-BRONZE ANODIZED FINISH



RAMONA MUNICIPAL
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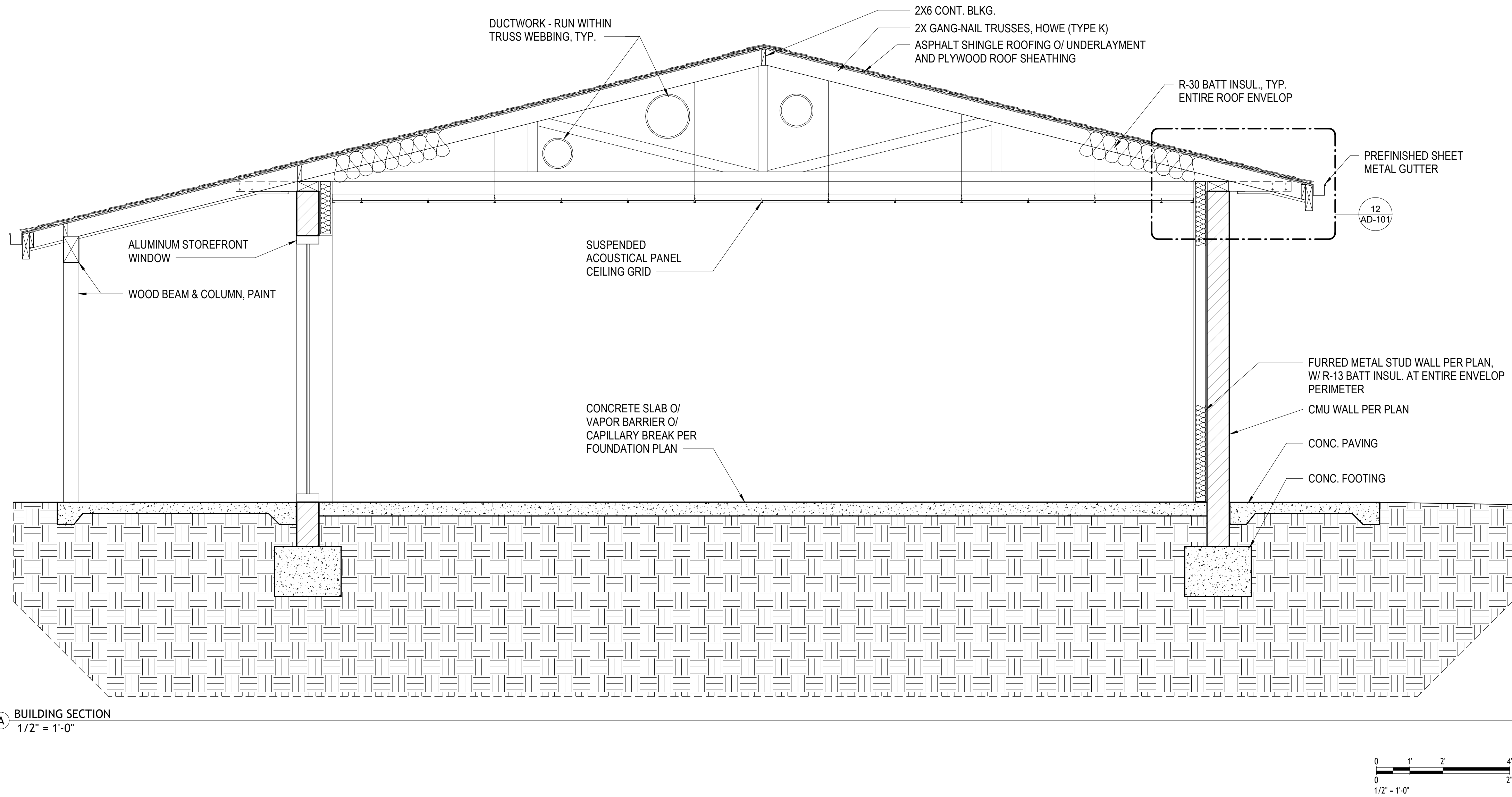
Sheet Name
**EXTERIOR
ELEVATIONS**

RNT Job No.	1065
Date	10/13/2026
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Sheet Number	

A-401

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GENERAL NOTES

LEGEND

KEYNOTES



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Revisions		
No.	Description	Date

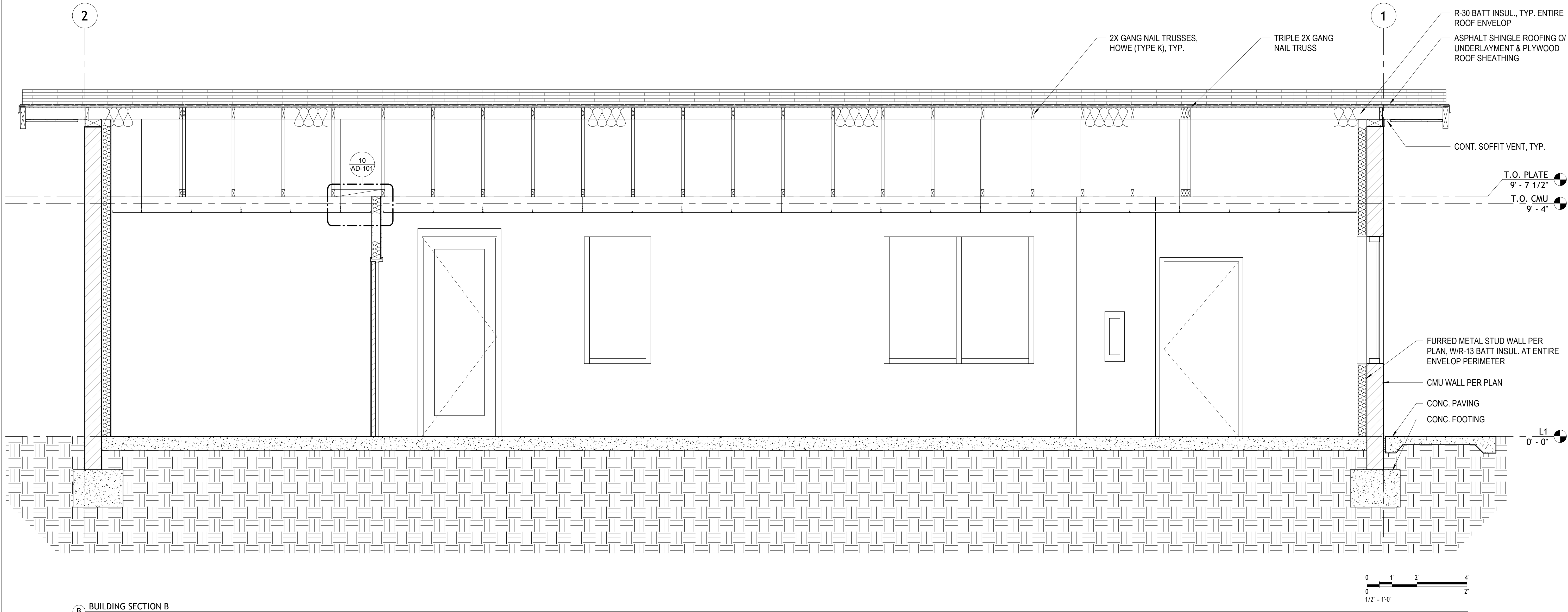
Sheet Name
**BUILDING
SECTIONS**

RNT Job No.	1065
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A-501

RMWD DWG. NO.
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GENERAL NOTES

LEGEND

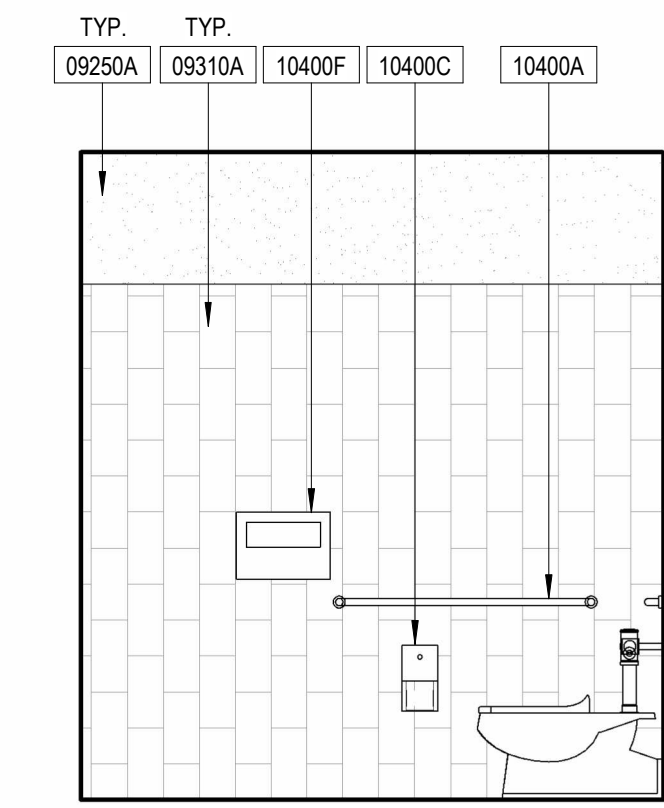
KEYNOTES

Revisions		
No.	Description	Date

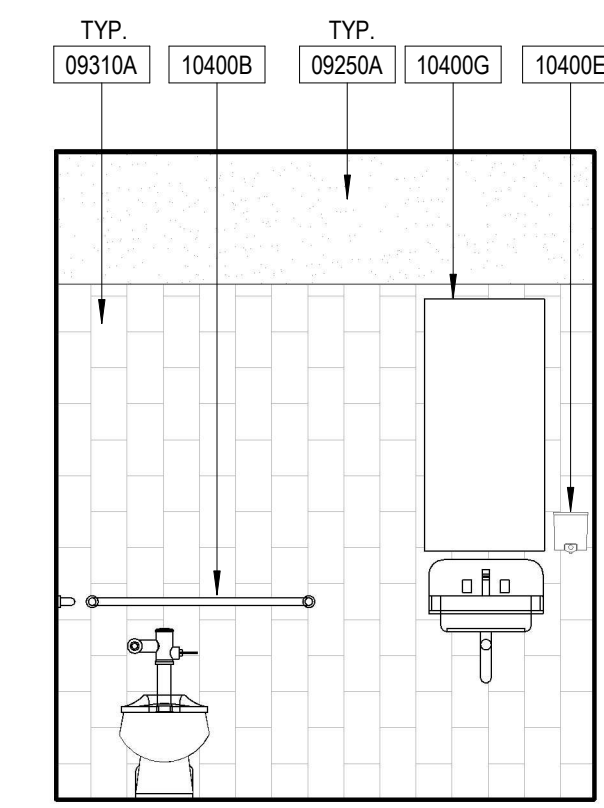
Sheet Name
**BUILDING
SECTIONS**

RNT Job No.	1065
Date	10/13/2026
Drawn by	EJ AND TW
Checked by	JM
Sheet Number	

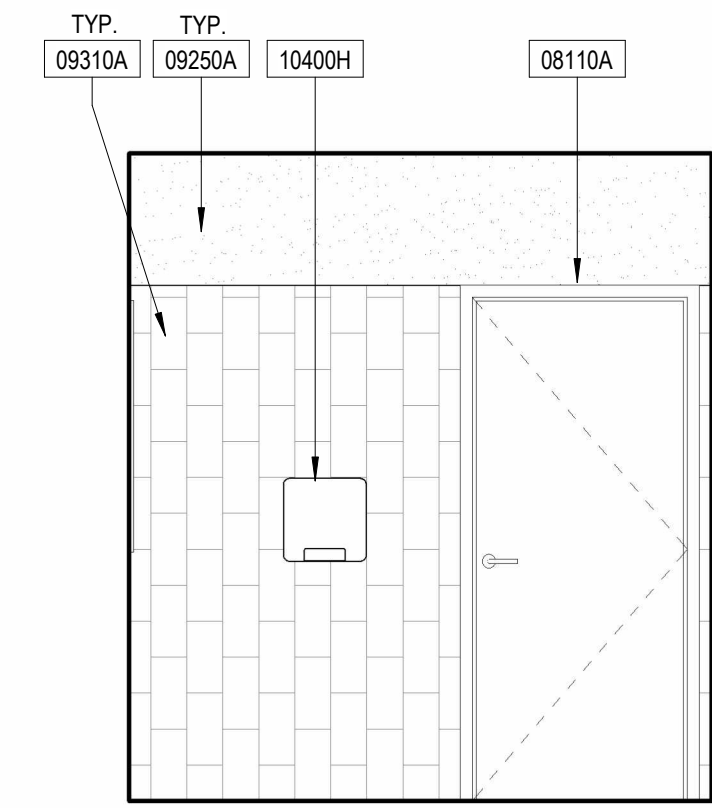
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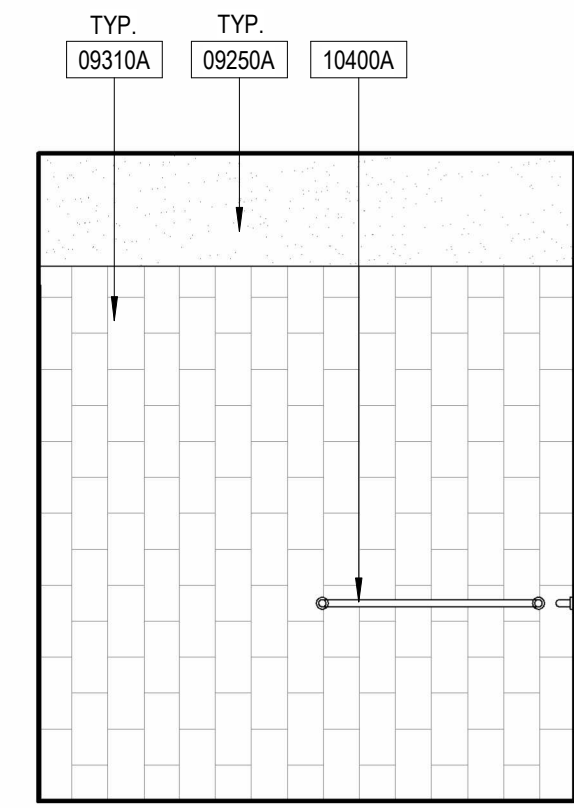
1 103 TOILET ROOM - NORTH
3/8" = 1'-0"



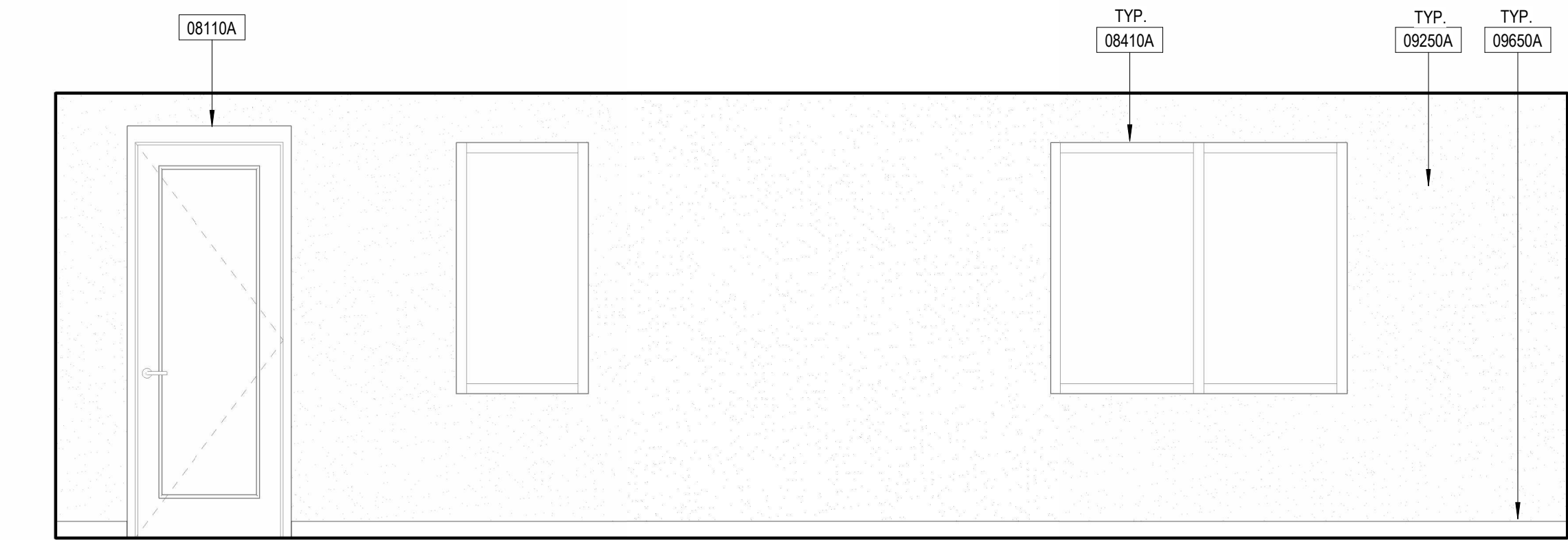
2 103 TOILET ROOM - EAST
3/8" = 1'-0"



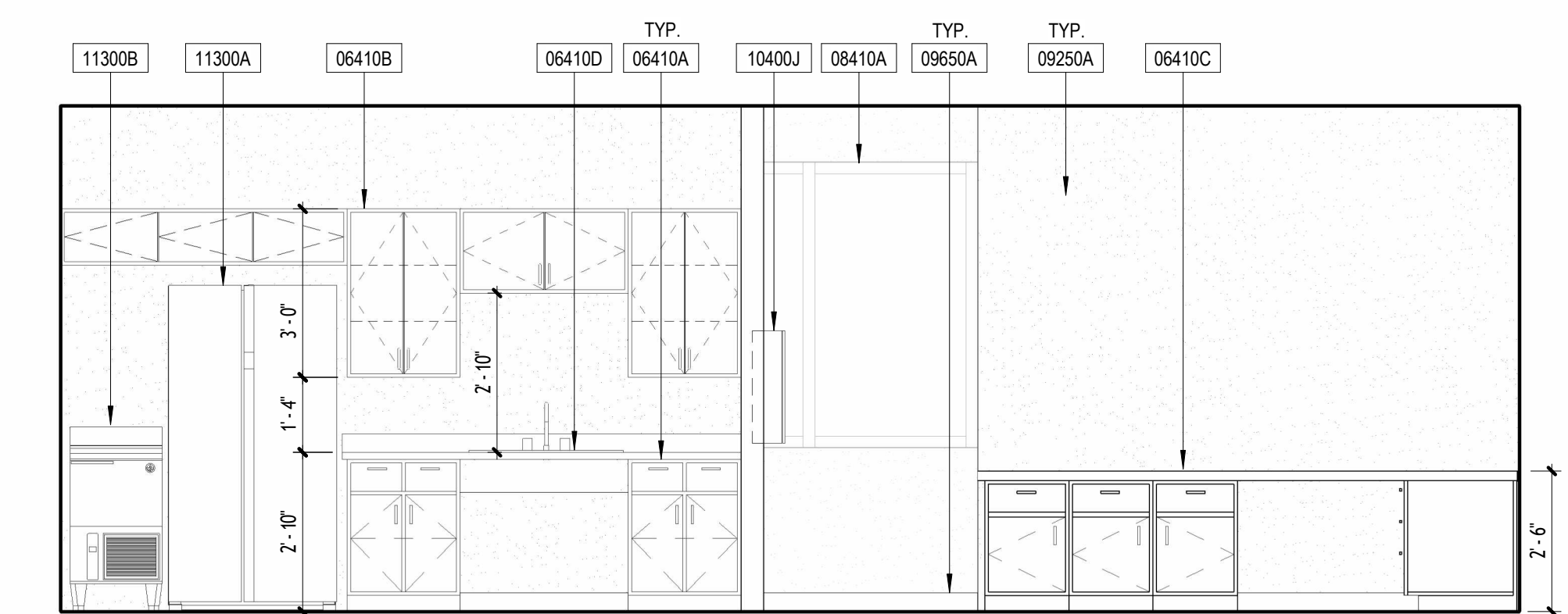
3 103 TOILET ROOM - SOUTH
3/8" = 1'-0"



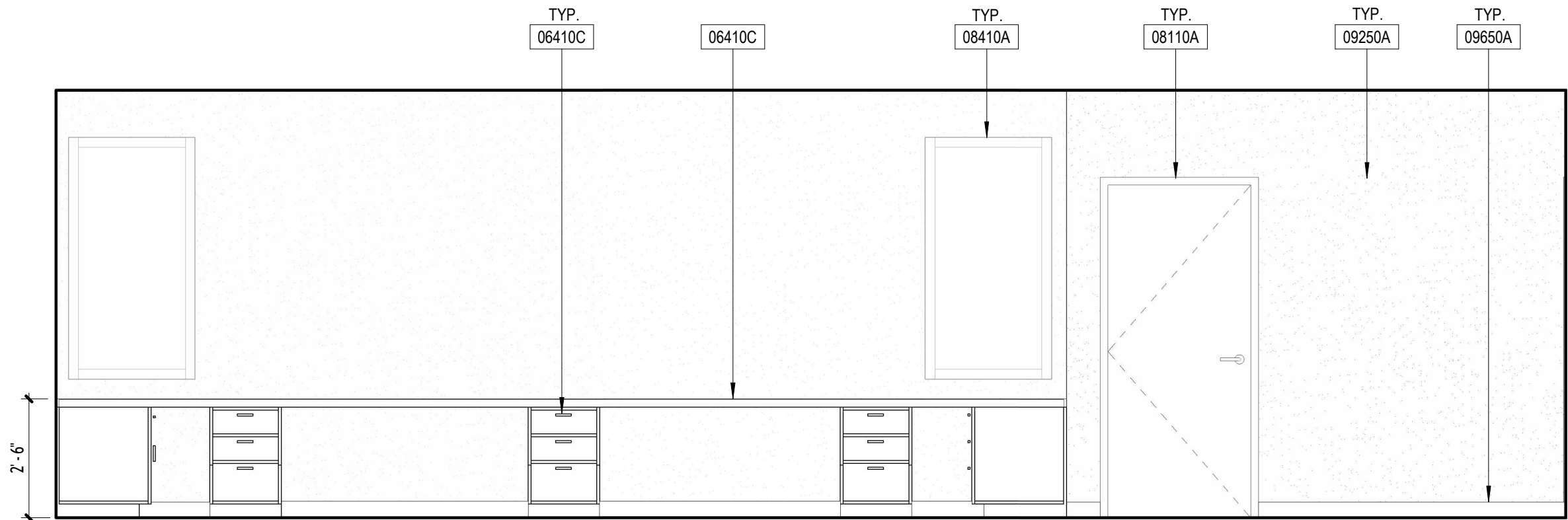
4 103 TOILET ROOM - WEST
3/8" = 1'-0"



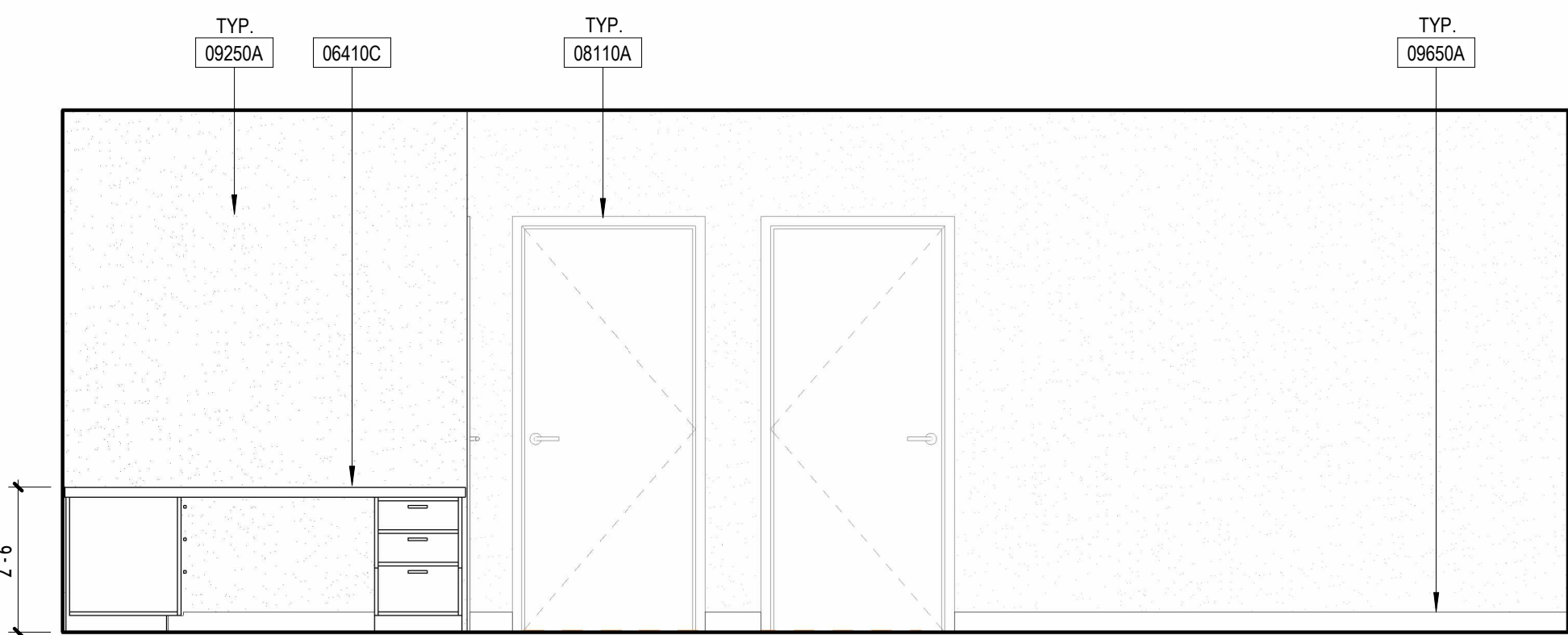
5 104 CONFERENCE/BREAK AREA - NORTH
3/8" = 1'-0"



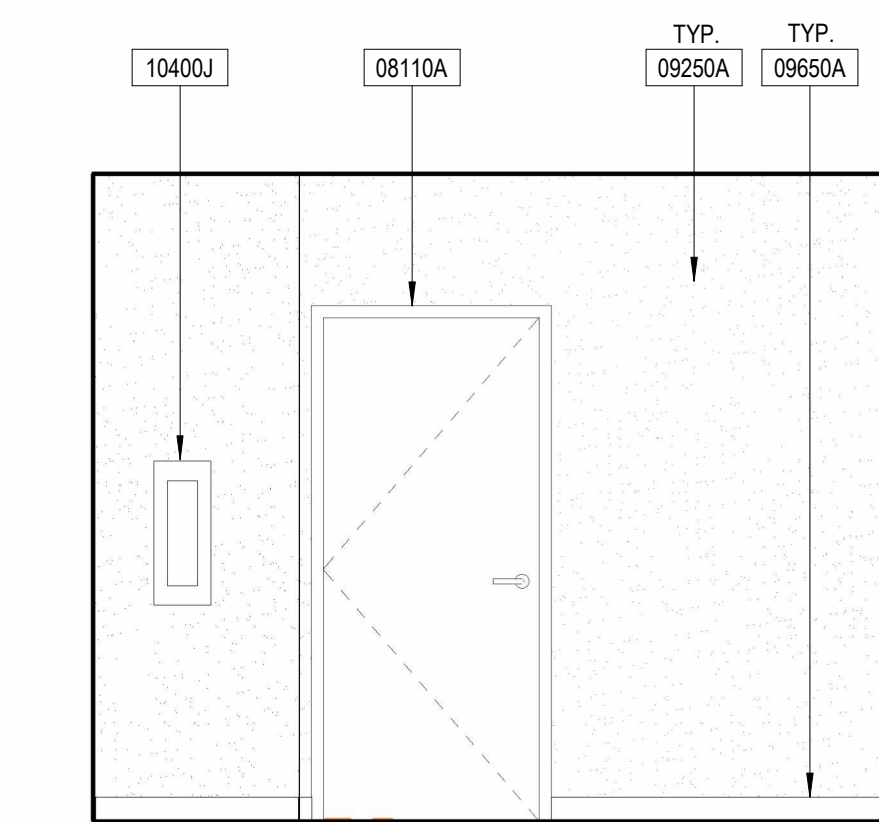
6 104 CONFERENCE/BREAK AREA - EAST
3/8" = 1'-0"



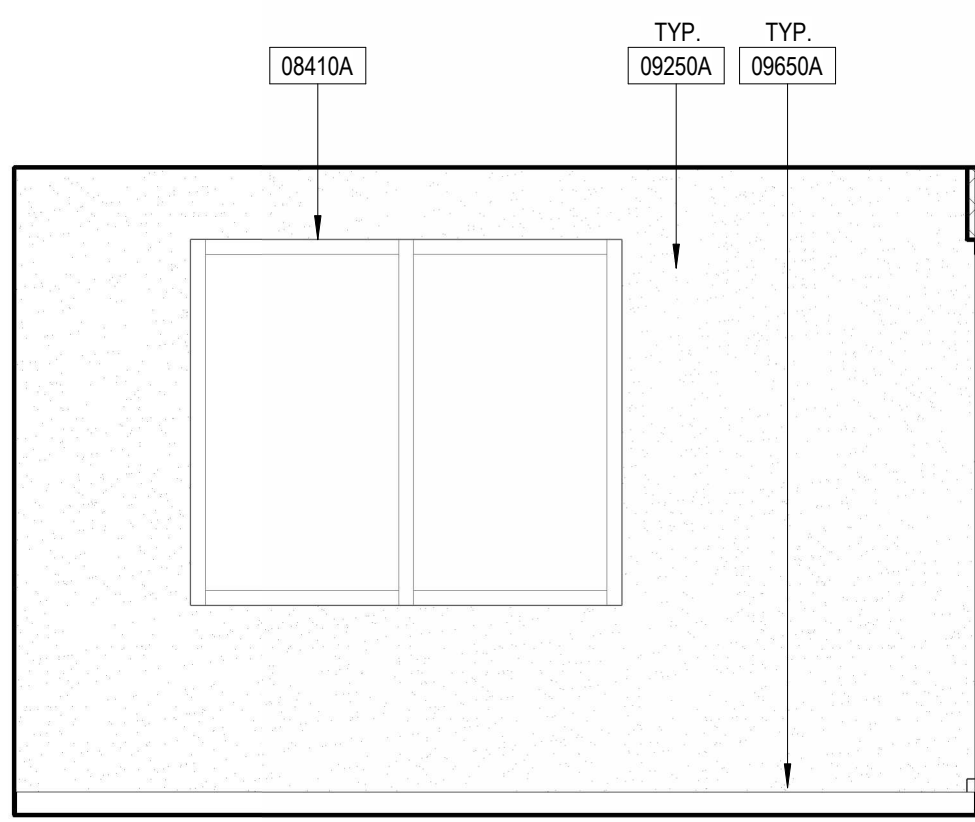
7 104 CONFERENCE/BREAK AREA - SOUTH
3/8" = 1'-0"



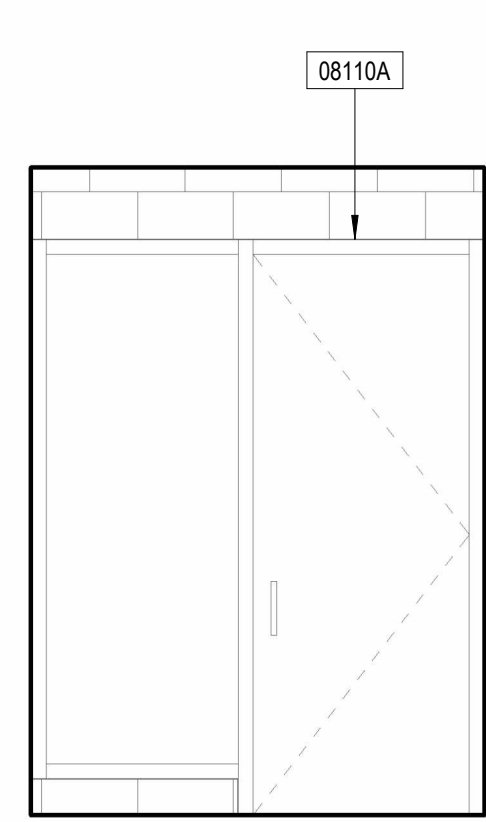
8 104 CONFERENCE/BREAK AREA - WEST
3/8" = 1'-0"



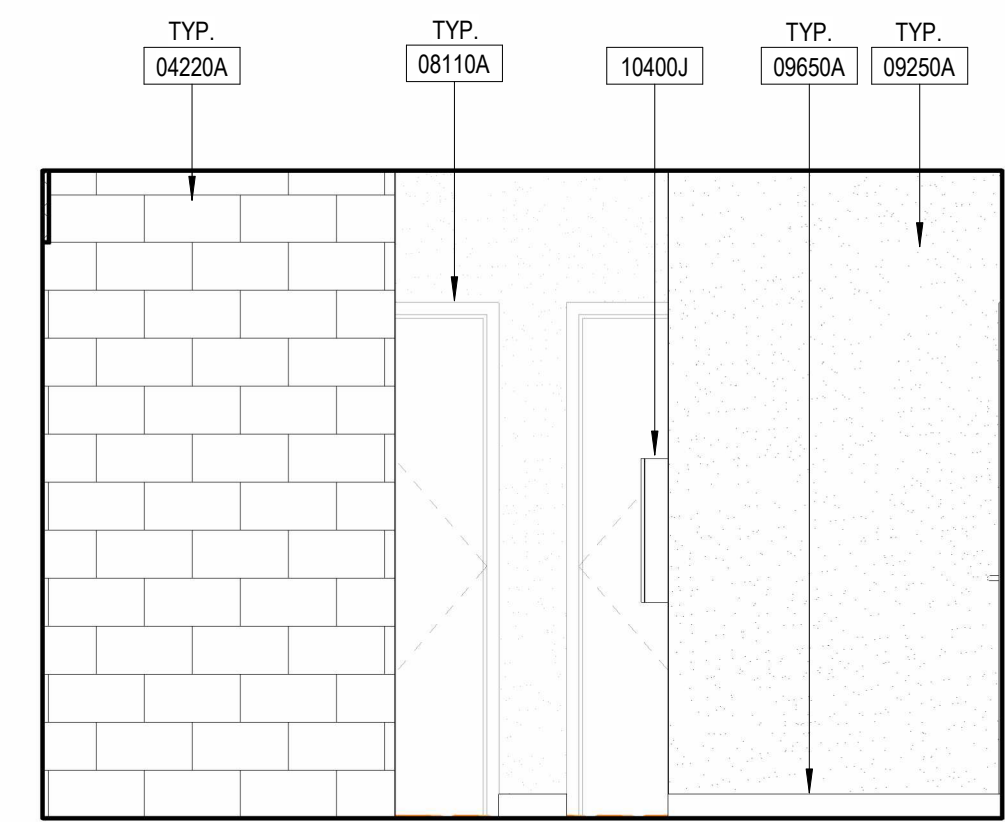
9 107 ENTRY - NORTH
3/8" = 1'-0"



10 107 ENTRY - EAST
3/8" = 1'-0"



11 107 ENTRY - SOUTH
3/8" = 1'-0"

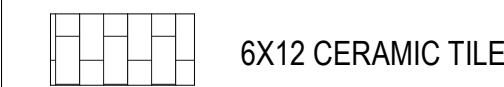


12 107 ENTRY - WEST
3/8" = 1'-0"

GENERAL NOTES

- SEE INTERIOR FINISH SCHEDULE SHEET A-702 FOR ADDITIONAL INFORMATION
- REFER TO DETAIL 5/AD-701 FOR MOUNTING HEIGHTS AND POSITIONS OF ALL ACCESSIBLE PLUMBING FIXTURES AND TOILET ACCESSORIES
- INSTALL BACKING BEHIND WALL-MOUNTED ITEMS AT METAL STUD WALLS PER DETAIL 18/AD-102

LEGEND



KEYNOTES

04220A	CMU WALL - INSTALL WATER REPELLANT SEALER
06410A	BASE CABINET & COUNTERTOP PER DETAIL 18/AD-601
06410B	UPPER CABINET PER DETAIL 5/AD-601
06410C	SOLID-SURFACE COUNTERTOP PER DETAIL 8/AD-601
06410D	ACCESSIBLE SINK PER DETAIL 20/AD-601
08110A	HM DOOR & FRAME - PAINT
08410A	ALUM. STOREFRONT WINDOW
09250A	GYP BD. - PAINT
09310A	CERAMIC TILE INSTALL PER DETAIL 8/AD-102
09650A	TOPSET BASE
10400A	42" LONG S.S. GRAB BAR
10400B	36" LONG S.S. GRAB BAR
10400C	SEMI - RECESSED TOILET TISSUE DISPENSER
10400E	SOAP DISPENSER
10400F	SURFACE - MOUNTED TOILET SEAT COVER DISPENSER
10400G	24"x36" MIRROR IN S.S. FRAME
10400H	PAPER TOWEL DISPENSER
10400J	FIRE EXTINGUISHER IN SEMI-RECESSED CABINET PER DETAIL 9/AD-102
11300A	REFRIGERATOR, O.F.O.I
11300B	BOTTLED WATER ICE MAKER, O.F.O.I



RAMONA MUNICIPAL
WATER DISTRICT

SANTA MARIA
WATER
RECLAMATION
PLANT
OPERATIONS
BUILDING

Revisions		
No.	Description	Date

Sheet Name

INTERIOR
ELEVATIONS

RNT Job No.	1065
Date	10/13/2026
Drawn by	EJ AND TW
Checked by	JM
Sheet Number	

A-601

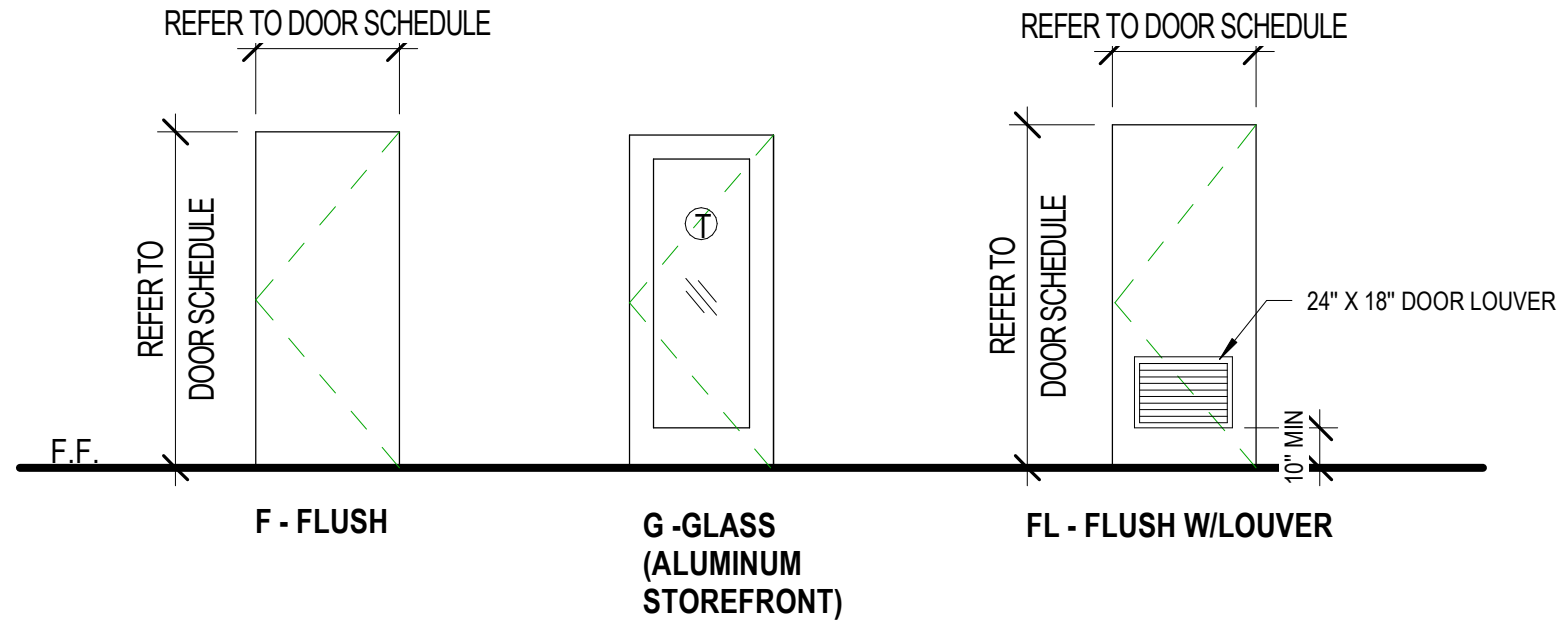
RMWD DWG. NO.
JO 51575 - DP - 14

10/13/2026 5:38:21 PM

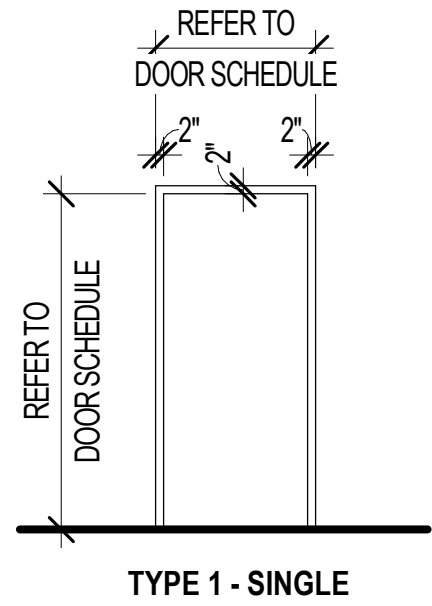
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DOOR SCHEDULE																
MARK	LOCATION	DOOR						HDW SET	FRAME						FIRE RATING	REMARKS
		SIZE		THICKNESS	MATERIAL	FINISH	TYPE		DETAIL			TYPE	MATERIAL	FINISH		
		WIDTH	HEIGHT						HEAD	JAMB	SILL					
100-A	SUPERVISOR OFFICE	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PT	F		3/AD-200	8/AD-200	14/AD-200	PT	HM			
101-A	OFFICE	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PT	F		3/AD-200	8/AD-200	14/AD-200	PT	HM			
102-A	STORAGE/FILES ROOM	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PT	F		3/AD-200	8/AD-200	14/AD-200	PT	HM			
103-A	TOILET ROOM	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PT	FL		3/AD-200	8/AD-200	14/AD-200	PT	HM			
104-A	CONFERENCE/BREAK AREA	3' - 0"	8' - 0"	0' - 1 3/4"	AL	AN	G		4/AD-200	9/AD-200	14/AD-200	AN	AL			
107-A	ENTRY	3' - 0"	8' - 0"	0' - 1 3/4"	AL	AN	G		5/AD-200	10/AD-200	20/AD-200	AN	AL			

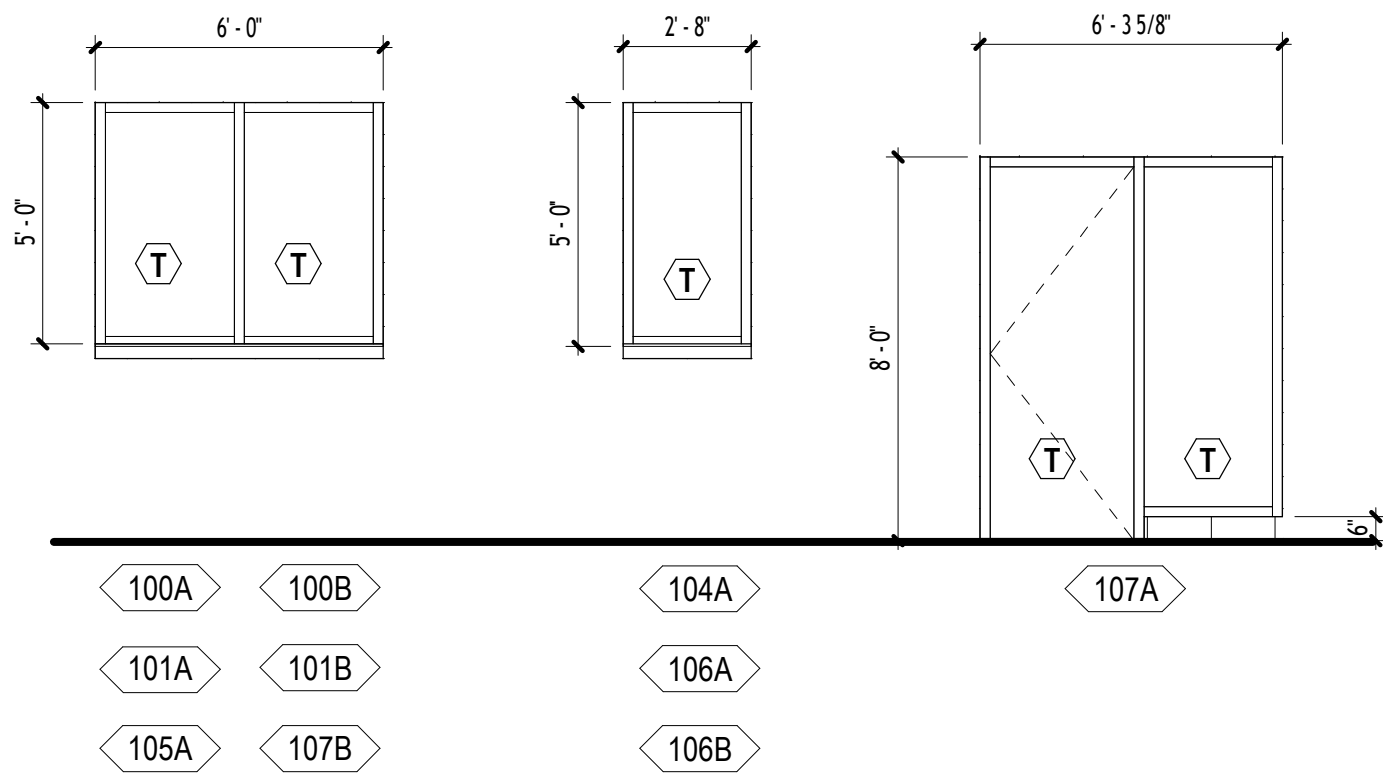
DOOR TYPES



FRAME TYPES



WINDOWS TYPES



WINDOW SCHEDULE					
Mark	WINDOW TYPE	WINDOW WIDTH	WINDOW HEIGHT	HEAD HEIGHT	BLINDS
104C	FIXED	2' - 8"	5' - 1"	8' - 0"	YES
107A	FIXED	3' - 1 1/8"	8' - 0"	8' - 0"	YES
100B	FIXED	6' - 0"	5' - 1"	8' - 0"	YES
100A	FIXED	6' - 0"	5' - 1"	8' - 0"	YES
101B	FIXED	6' - 0"	5' - 1"	8' - 0"	YES
107B	FIXED	6' - 0"	5' - 1"	8' - 0"	YES
105B	FIXED	6' - 0"	5' - 1"	8' - 0"	YES
106B	FIXED	2' - 8"	5' - 1"	8' - 0"	YES
106A	FIXED	2' - 8"	5' - 1"	8' - 0"	YES
101A	FIXED	6' - 0"	5' - 1"	8' - 0"	YES

DOOR SCHEDULE NOTES

- MAX EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS, SUCH AS PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOOR. COMPENSATION DEVICES OR AUTO DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED THE MAX. EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LBS BY THE AUTHORITY HAVING JURISDICTION.
- ALL EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT ANY SPECIAL TOOLS, EFFORT OR SPECIAL KNOWLEDGE.
- GLAZING AT STOREFRONT DOORS SHALL MATCH GLAZING TYPE WITHIN SAME STOREFRONT SYSTEM.

DOOR SCHEDULE ABBREVIATIONS

- AL ALUMINUM
AN ANODIZED
HM HOLLOW METAL
PT PAINT

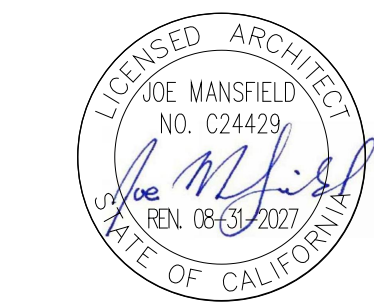
WINDOW SCHEDULE NOTES

- ALL EXTERIOR WINDOWS SHALL BE 1" INSULATED TEMPERED GLASS WITH 1/4" TINTED EXTERIOR GLASS - 1/2" AIR SPACE 1/4" CLEAR GLASS.
- ALL WINDOW FRAMES SHALL BE CLEAR-ANODIZED ALUMINUM STOREFRONT.
- ALL GLASS ASSEMBLIES SHALL BE LOW-E GLAZING.

ABBREVIATIONS

- T TEMPERED

LEGEND



RAMONA MUNICIPAL WATER DISTRICT

SANTA MARIA WATER RECLAMATION PLANT OPERATIONS BUILDING

Revisions		
No.	Description	Date

Sheet Name
DOOR & WINDOW SCHEDULES

RNT Job No.	1065
Date	10/13/2026
Drawn by	EJ AND TW
Checked by	JM
Sheet Number	

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INTERIOR FINISH SCHEDULE																
ROOM #	ROOM NAME	FLOOR		BASE		NORTH		EAST		SOUTH		WEST		CEILING		REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	
100	SUPERVISOR'S OFFICE	CP	FA	TS	FA	GB	PT	GB	PT	GB	PT	GB	PT	ACT	FA	
101	OFFICE1	CP	FA	TS	FA	GB	PT	GB	PT	GB	PT	GB	PT	ACT	FA	
102	STORAGE/FILES	CP	FA	TS	FA	GB	PT	GB	PT	GB	PT	GB	PT	ACT	FA	
103	TOILET ROOM	CT	FA	CT	FA	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	
104	CONFERENCE/BREAK AREA	PC	SL	TS	FA	GB	PT					GB	PT	ACT	FA	
105	KITCHEN	PC	SL	TS	FA	GB	PT	GB	PT					ACT	FA	
106	OPERATOR'S WORK AREA	PC	SL	TS	FA			GB	PT	GB	PT	GB	PT	ACT	FA	
107	ENTRY	PC	SL	TS	FA	GB	PT	GB	PT	GB	PT	CMU/GB	SL/GB	ACT	FA	

GENERAL NOTES

1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
2. ALL ITEMS WITH A FACTORY FINISH SHALL NOT BE PAINTED. PROTECT WHEN PAINTING ADJACENT SURFACES.
3. ALL FINISHES SHALL COMPLY WITH CBC CHAPTER 8 AND CFC CHAPTER 8.
4. PLASTIC LAMINATE CASEWORK AND SOLID SURFACING COUNTERTOPS ARE A FACTORY FINISH AND SHALL NOT BE PAINTED. PROTECT WHEN PAINTING ADJACENT SURFACES.

ABBREVIATIONS

- MATERIALS LEGEND

ACTACOUSTIC CEILING TILE

CMUCONCRETE MASONRY UNIT

CPCARPET

CTCERAMIC TILE

GBGYPSUM BOARD

PCPOLISHED CONCRETE

TS

TOP SET VINYL BASE
- FINISH LEGEND

FAFACTORY FINISH

PTPAINT / WALL PAINT - SEMI-GLOSS

SLSEALER



RAMONA MUNICIPAL
WATER DISTRICT

SANTA MARIA
WATER
RECLAMATION
PLANT
OPERATIONS
BUILDING

Revisions

No.	Description	Date

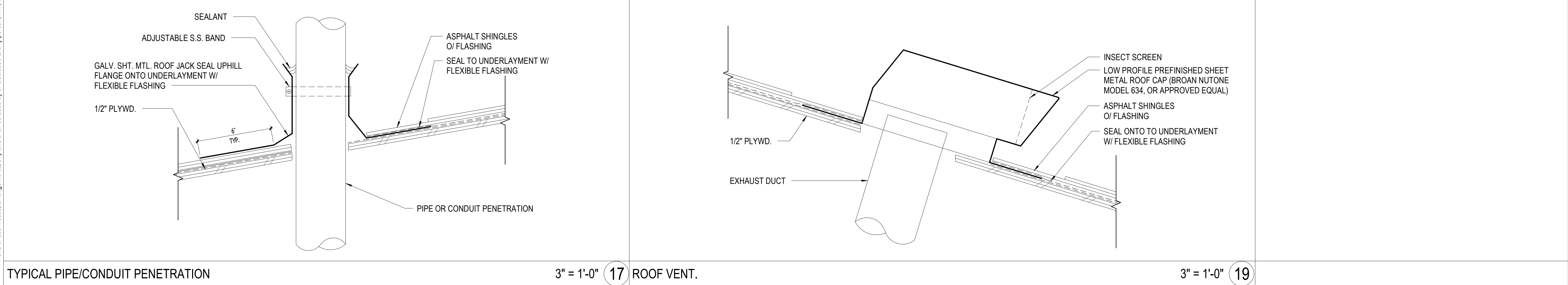
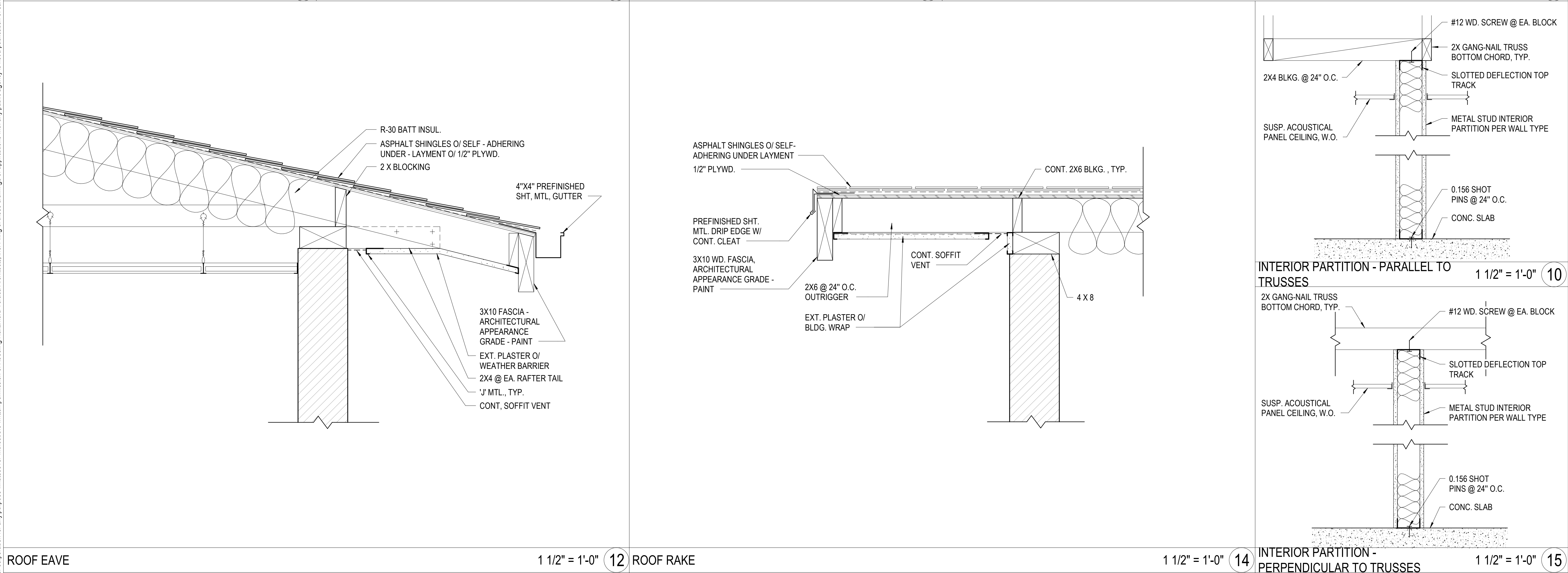
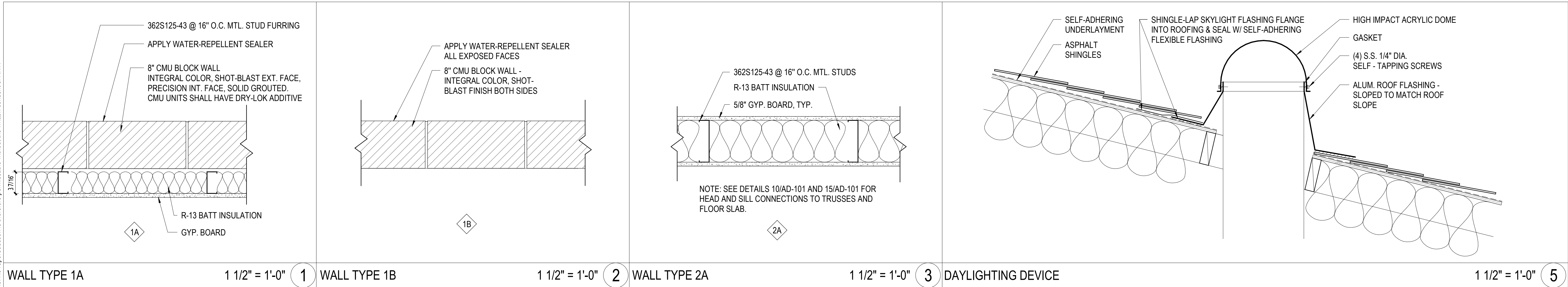
Sheet Name

INTERIOR FINISH
SCHEDULE

RNT Job No.	1065
Date	10/13/2026
Drawn by	EJ AND TW
Checked by	JM
Sheet Number	

A-702

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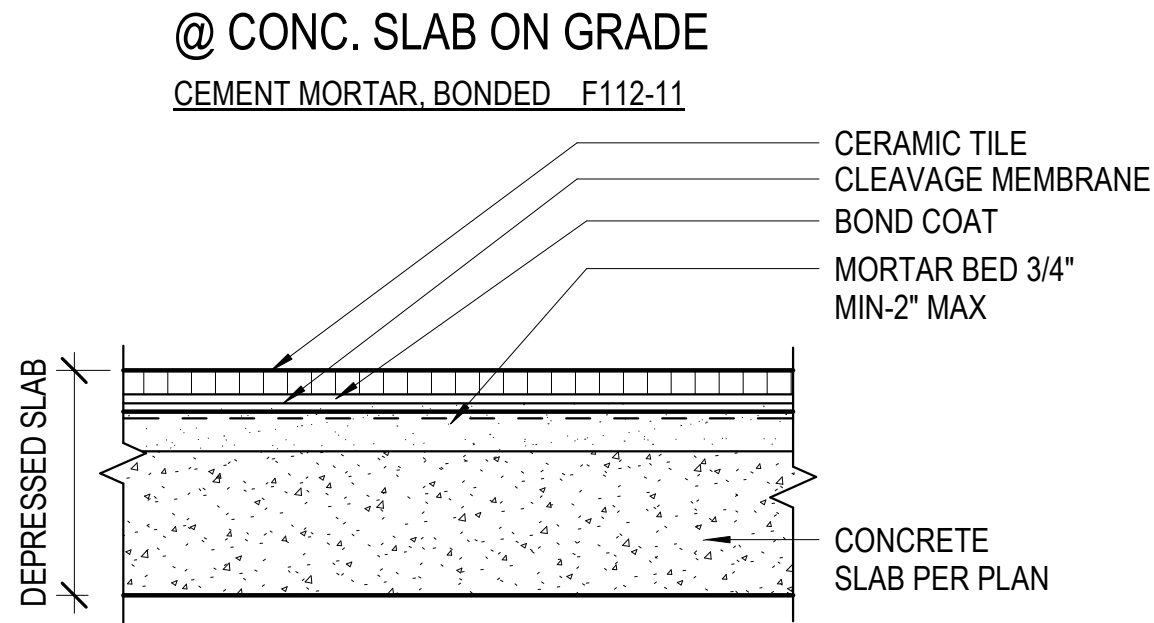


Revisions		
No.	Description	Date

Sheet Name
**ROOF & WALL
TYPES DETAILS**

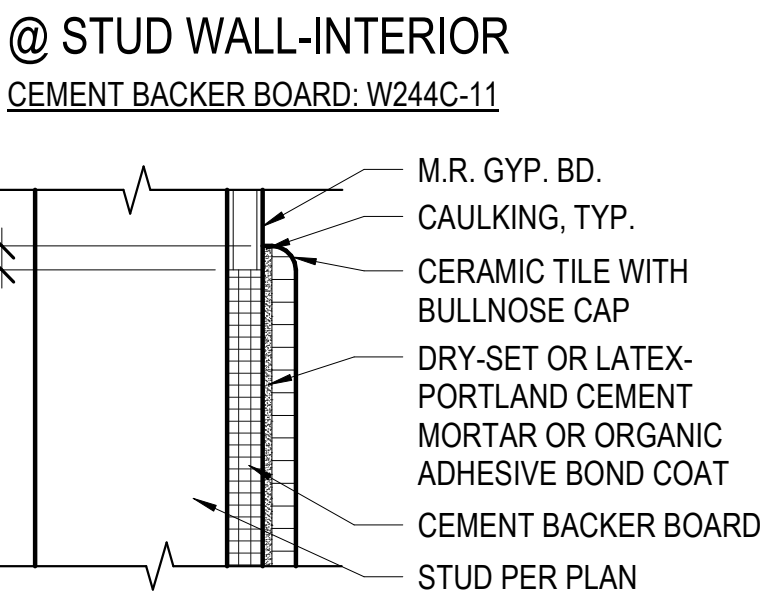
RNT Job No.	1065
Date	10/13/2026
Drawn by	EJ AND TW
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Sheet Number	

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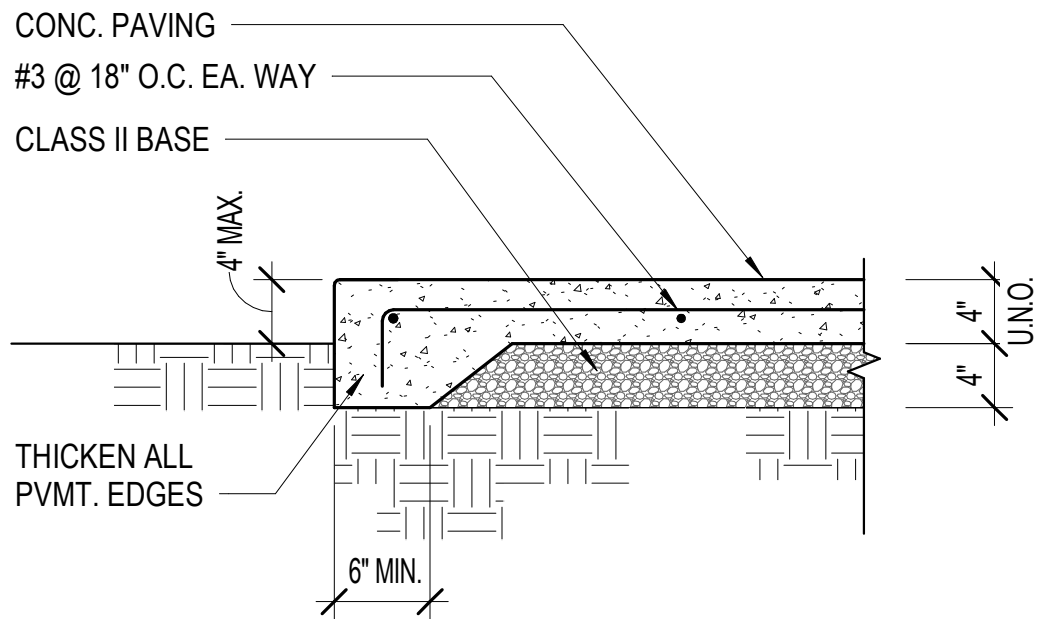
- RECOMMENDED USES:**
- ON SLAB-ON-GRADE CONSTRUCTION WHERE NO BENDING STRESSES OCCUR.
 - ON PROPERLY CURED STRUCTURAL SLAB OF LIMITED AREA.
 - FOR AREAS WHERE LEVELING OR CONTOURING OF FINISH FLOOR HEIGHT IS REQUIRED SUCH AS COMMERCIAL
- REQUIREMENTS:**
- MORTAR BED THICKNESS TO BE UNIFORM.
 - CONCRETE MUST BE FREE OF CRACKS.
- MATERIALS:**
- MORTAR BED - ANSI A108.1A.
 - BOND COAT - PORTLAND CEMENT PASTE ON A MORTAR BED THAT IS STILL WORKABLE, OR DRY-SET MORTAR OR LATEX PORTLAND CEMENT MORTAR ON A CURED BED.
 - GROUT - ANSI A118.6 OR BETTER
 - MORTAR BED BOND COAT - PORTLAND CEMENT SLURRY.
- PREPARATION BY OTHER TRADES:**
- SLAB TO HAVE STEEL TROWEL AND FINE BROOM FINISH WITH NO CURING COMPOUNDS USED. (WHEN USED, MECHANICAL SCARIFYING IS NECESSARY.)
 - SLOPE WHEN REQUIRED, TO BE IN SUBFLOOR.
 - MAX. VARIATION IN THE SLAB SHALL NOT EXCEED 1/4" IN 10'-0" FROM THE REQUIRED PLANE.
- MOVEMENT JOINT:**
- MOVEMENT JOINTS - MANDATORY ACCORDING TO METHOD EJ171.
- INSTALLATION SPECIFICATIONS:**
- TILE - ANSI A108. 5
 - GROUT - ANSI A108.10.

FLOOR TILE 3" = 1'-0" 7

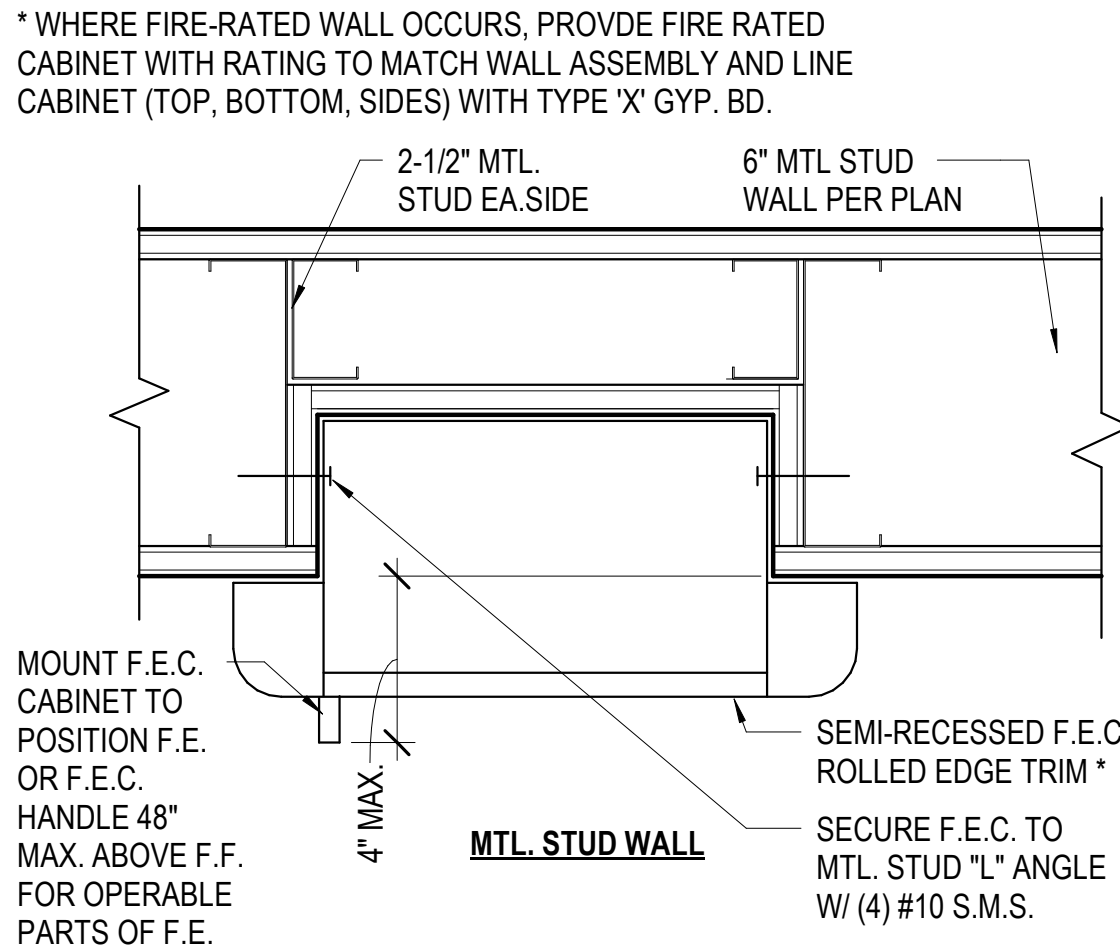


- REQUIREMENTS:**
- SET TILE IN DRY-SET OR LATEX-PORTLAND CEMENT MORTAR OR ORGANIC ADHESIVE.
 - STUD SPACING - MAXIMUM 16" O.C. OR 24" O.C. WITH BLOCKING AT ALL JOINTS, ENDS AND EDGES.
 - MINIMUM RECOMMENDED STUD DEPTH IS 3-1/2".
- MATERIALS:**
- COATED GLASS BACKER BOARD - ASTM C-1178.
 - 2" ALKALI-RESISTANT GLASS FIBER MESH TAPE.
 - ALL FASTENERS SHALL BE NON-CORROSIVE AND NON-OXIDIZING.
 - DRY-SET MORTAR - ANSI A118.1.
 - LATEX-PORTLAND CEMENT MORTAR - ANSI A118.4.
 - ORGANIC ADHESIVE - ANSI A136.1 TYPE 1 FOR WET AREAS AND TYPE 1 OR TYPE 2 FOR DRY AREAS.
 - GROUT - ANSI A118.3, A118.6 OR A118.7.
- PREPARATION BY BACKER UNIT INSTALLERS:**
- 2" GLASS FIBER MESH TAPE - EMBED IN MATERIAL USED TO SET TILES ON ALL JOINTS AND CORNERS THAT ARE TO RECEIVE TILE. CAULK OR SEAL PENETRATIONS AND ABUTMENTS TO DISSIMILAR MATERIALS.
- PREPARATION BY OTHER TRADES:**
- MAXIMUM VARIATION IN THE BACKING SURFACE SHALL NOT EXCEED 1/8" IN 8'-0" FROM THE REQUIRED PLANE.
- MOVEMENT JOINT: :**
- MOVEMENT JOINTS MANDATORY IN ACCORDANCE WITH METHOD EJ171.
- INSTALLATION SPECIFICATIONS:**
- FOLLOW MANUFACTURERS INSTRUCTIONS.
 - TILE - ANSI A108.4 OR ANSI A108.5.
 - GROUT - ANSI A108.10.

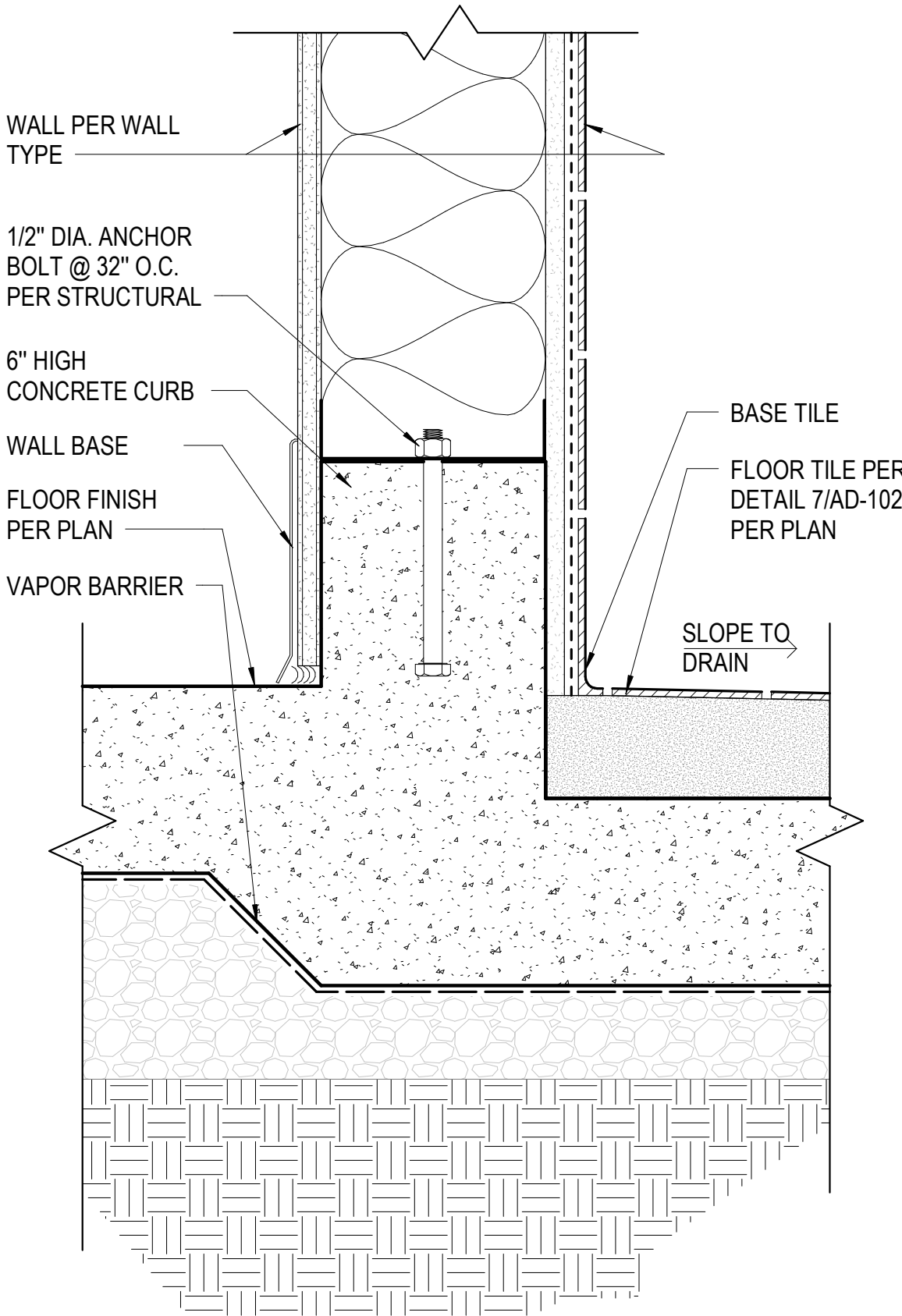
WALL TILE INSTALLATION 3" = 1'-0" 8



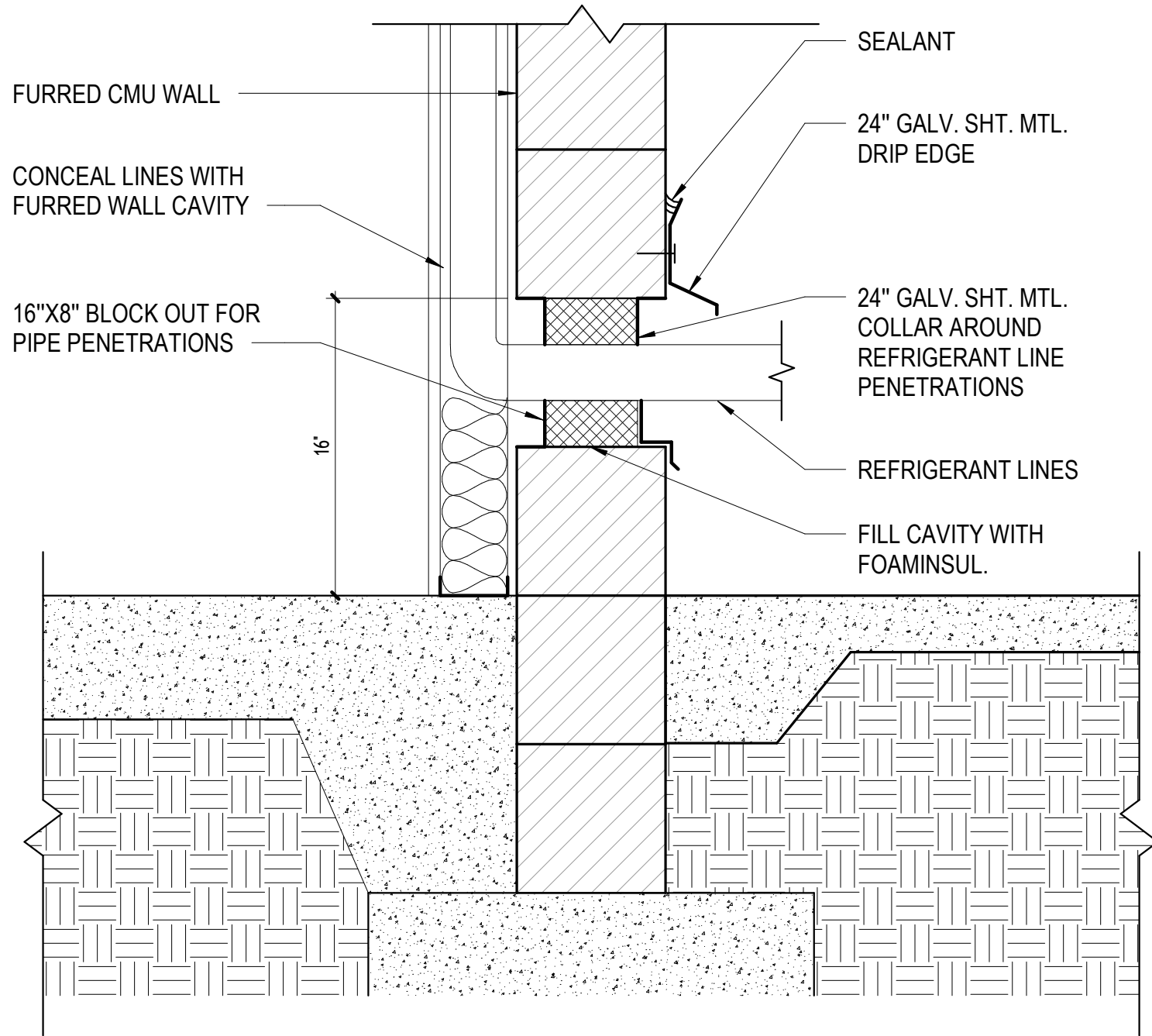
CONC. PAVING 1" = 1'-0" 4



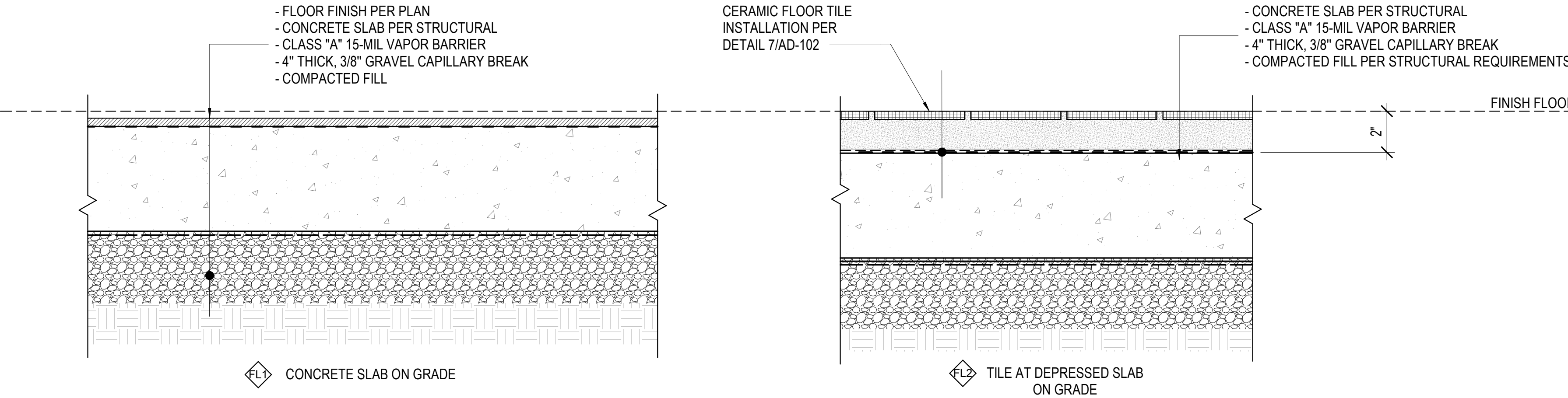
SEMI-RECESSED F.E.C. 3" = 1'-0" 9



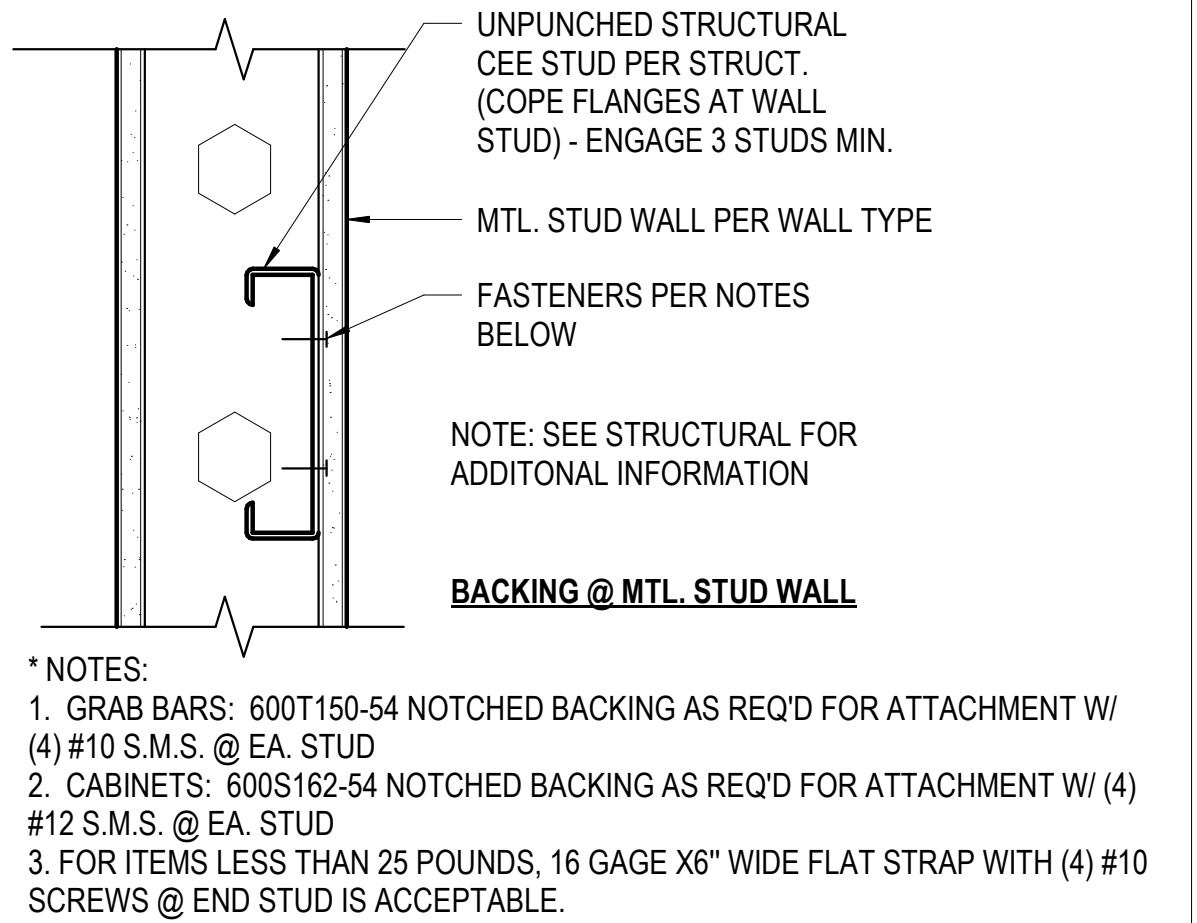
MTL. STUD WALL @ DEPRESSED SLAB 3" = 1'-0" 10



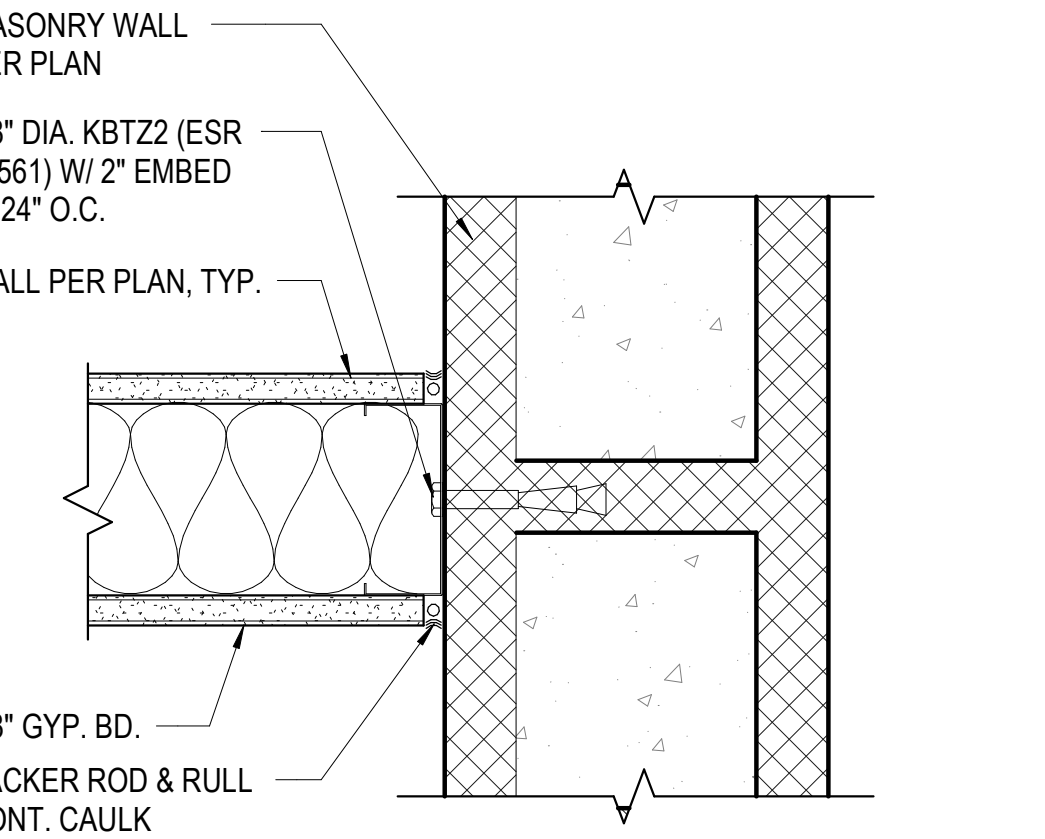
REFRIGERANT LINES WALL PENETRATION 1 1/2" = 1'-0" 17



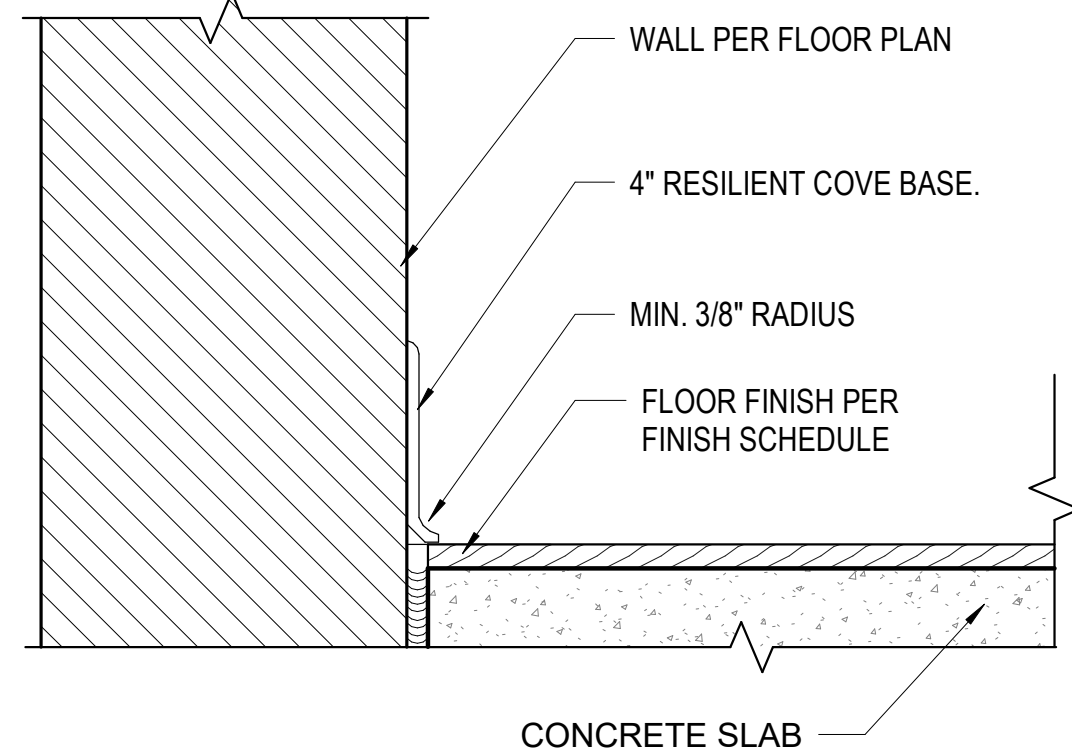
FLOOR ASSEMBLIES 3" = 1'-0" 15



TYPICAL BACKING 3" = 1'-0" 18



INT. WALL @ CMU WALL 3" = 1'-0" 19



RESILIENT BASE @ WALL 3" = 1'-0" 20

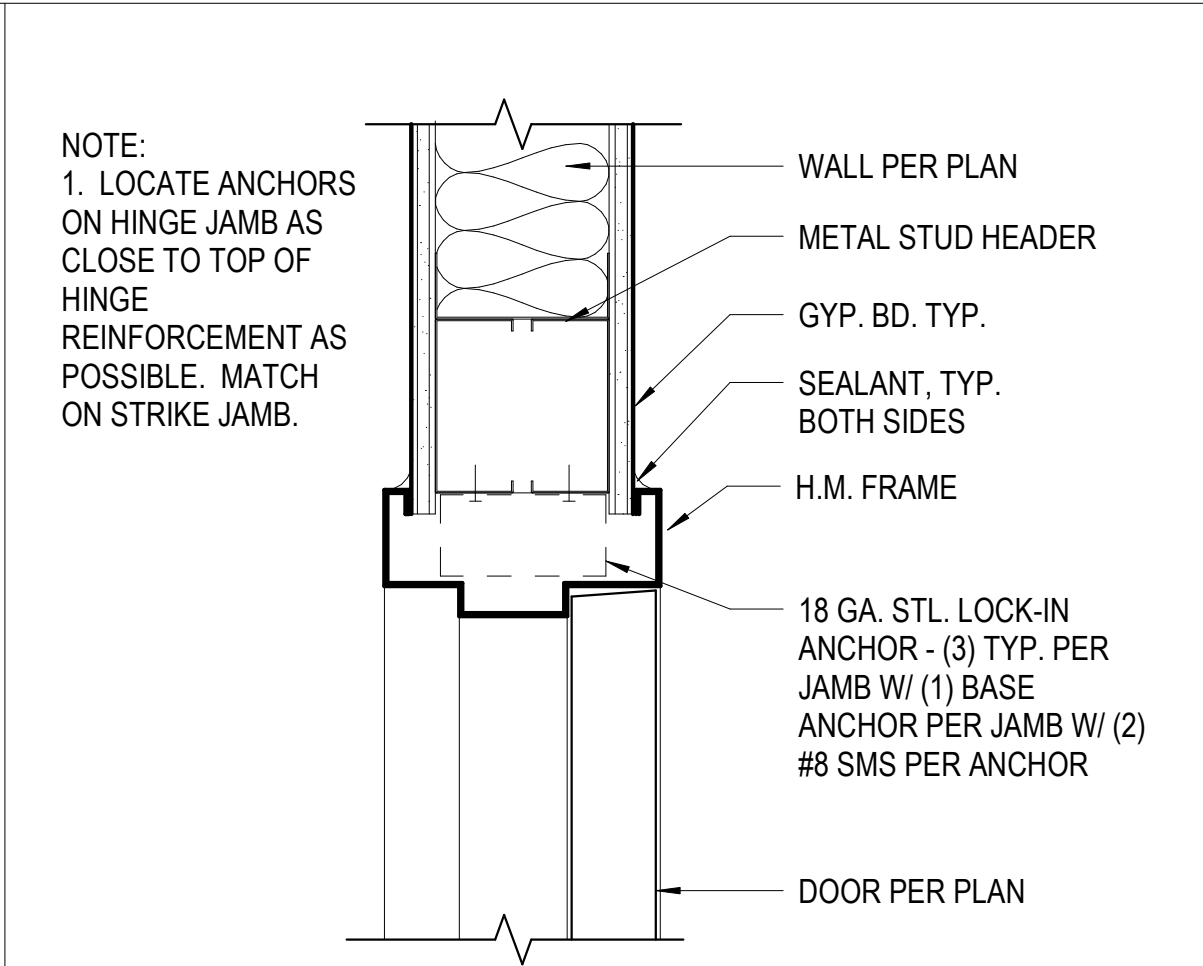
Revisions		
No.	Description	Date

Sheet Name

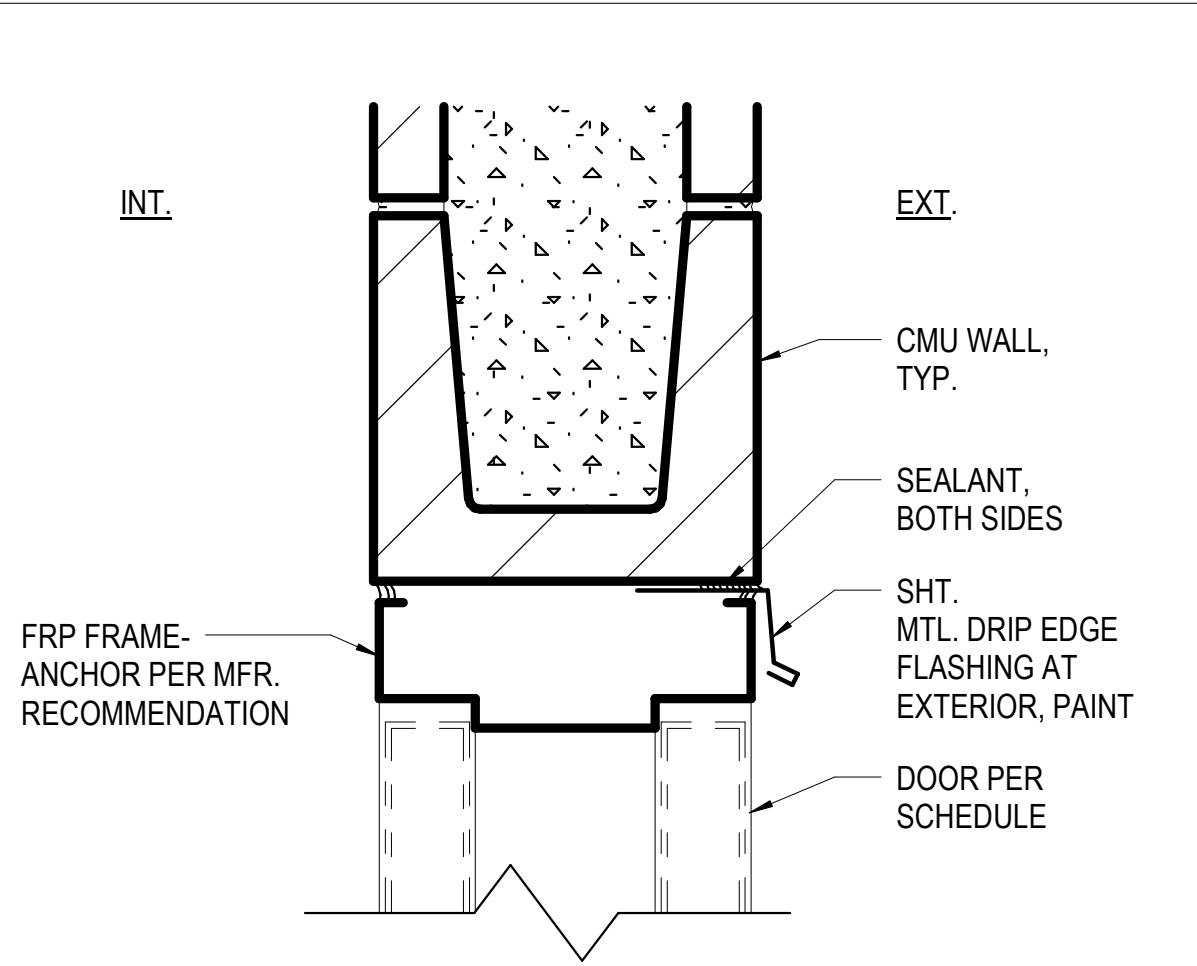
**WALL & FLOOR
DETAILS**

RNT Job No.	1065
Date	10/13/2026
Drawn by	EJ AND TW
Checked by	JM
Sheet Number	

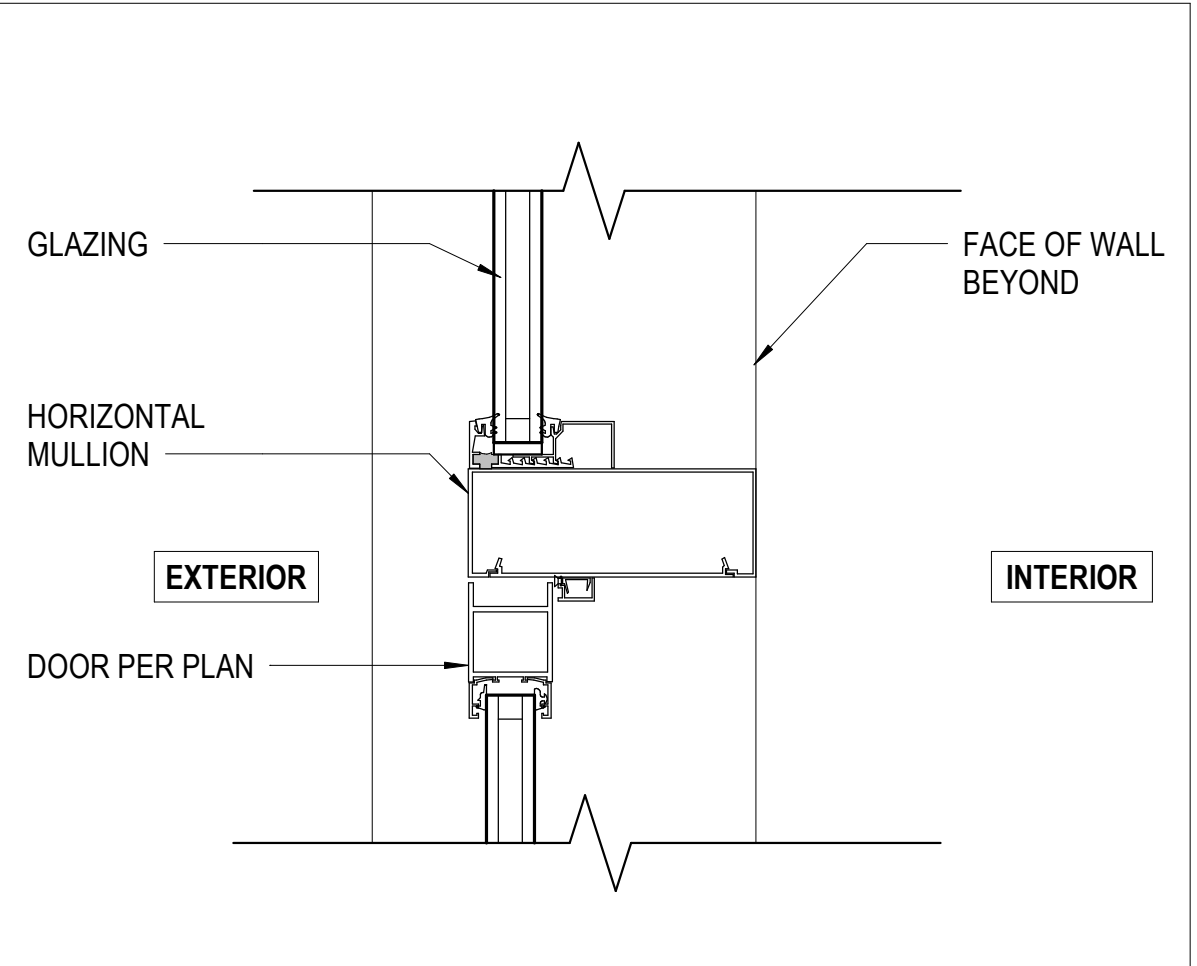
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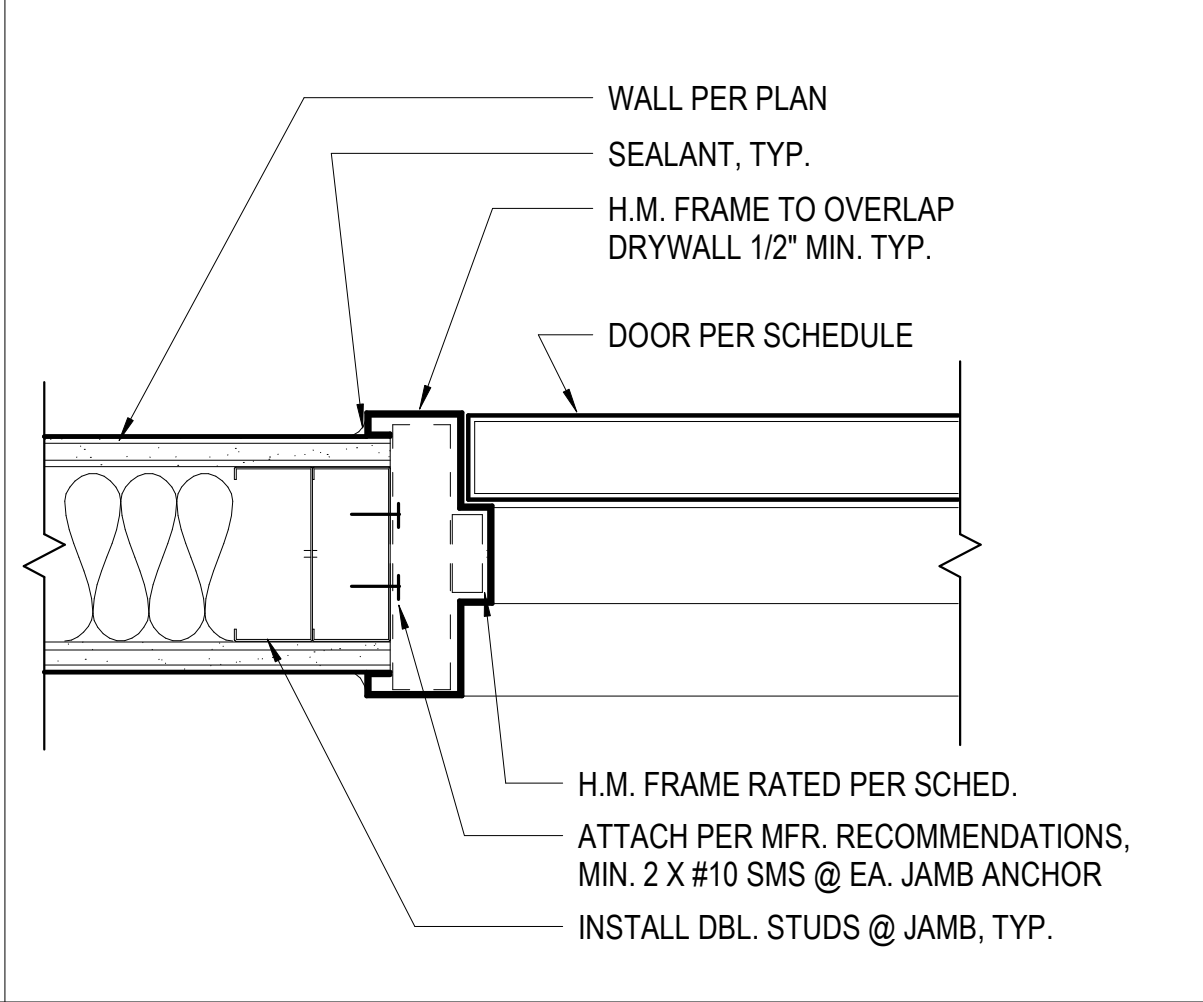
DOOR HEAD @ H.M. DOOR 3" = 1'-0" (3)



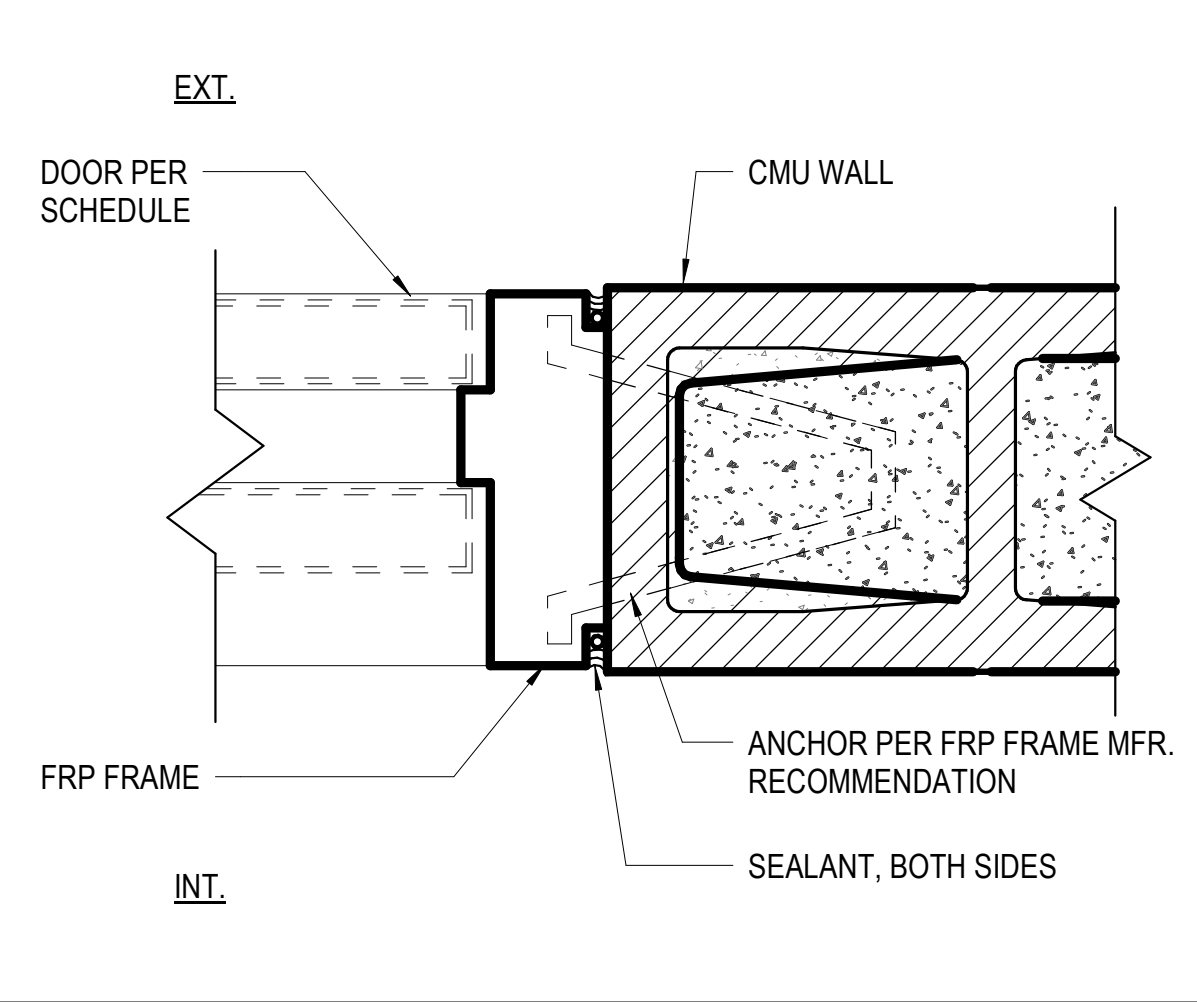
EXT. DOOR HEAD @ CMU WALL 3" = 1'-0" (4)



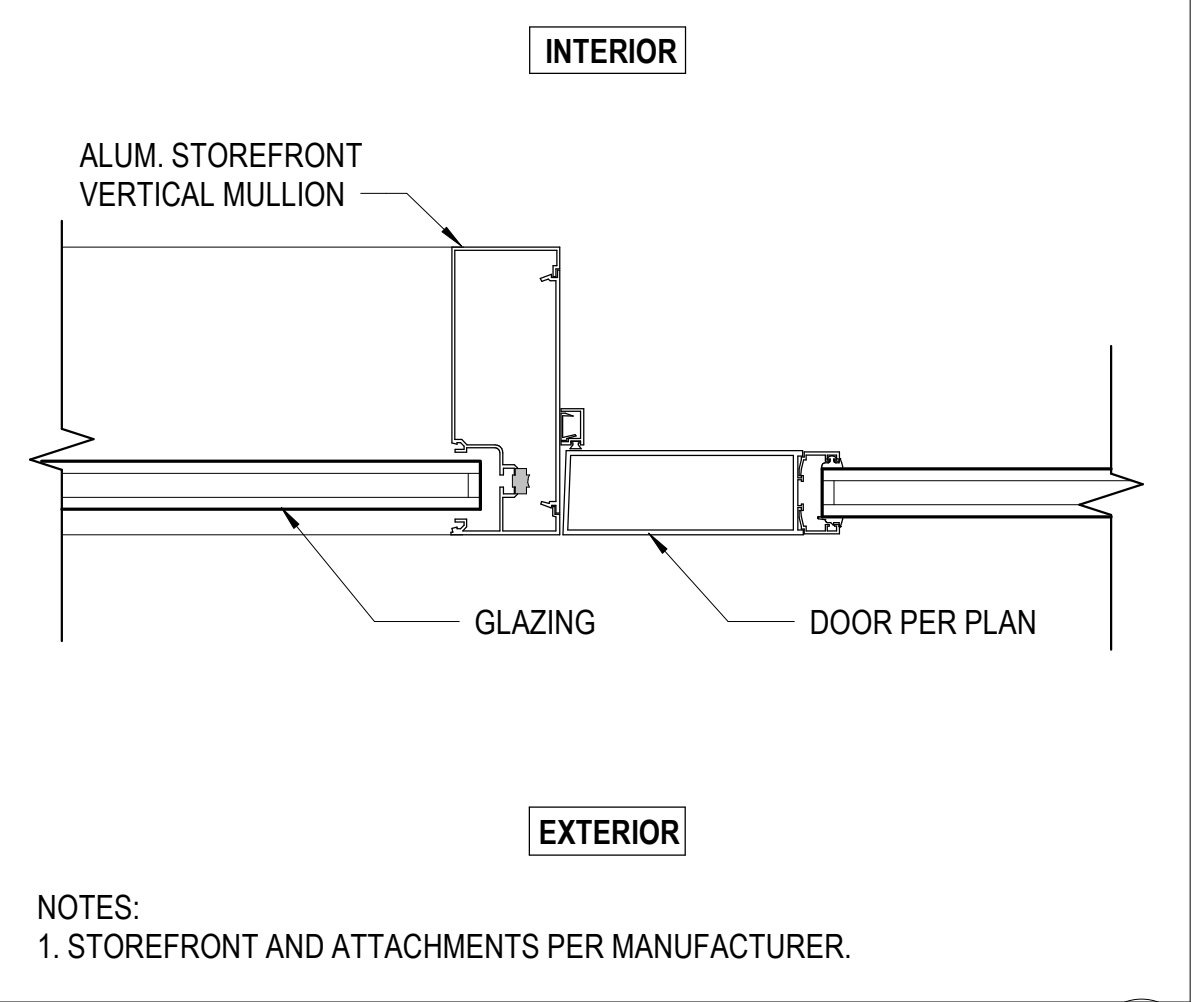
DOOR HEAD AT STOREFRONT 3" = 1'-0" (5)



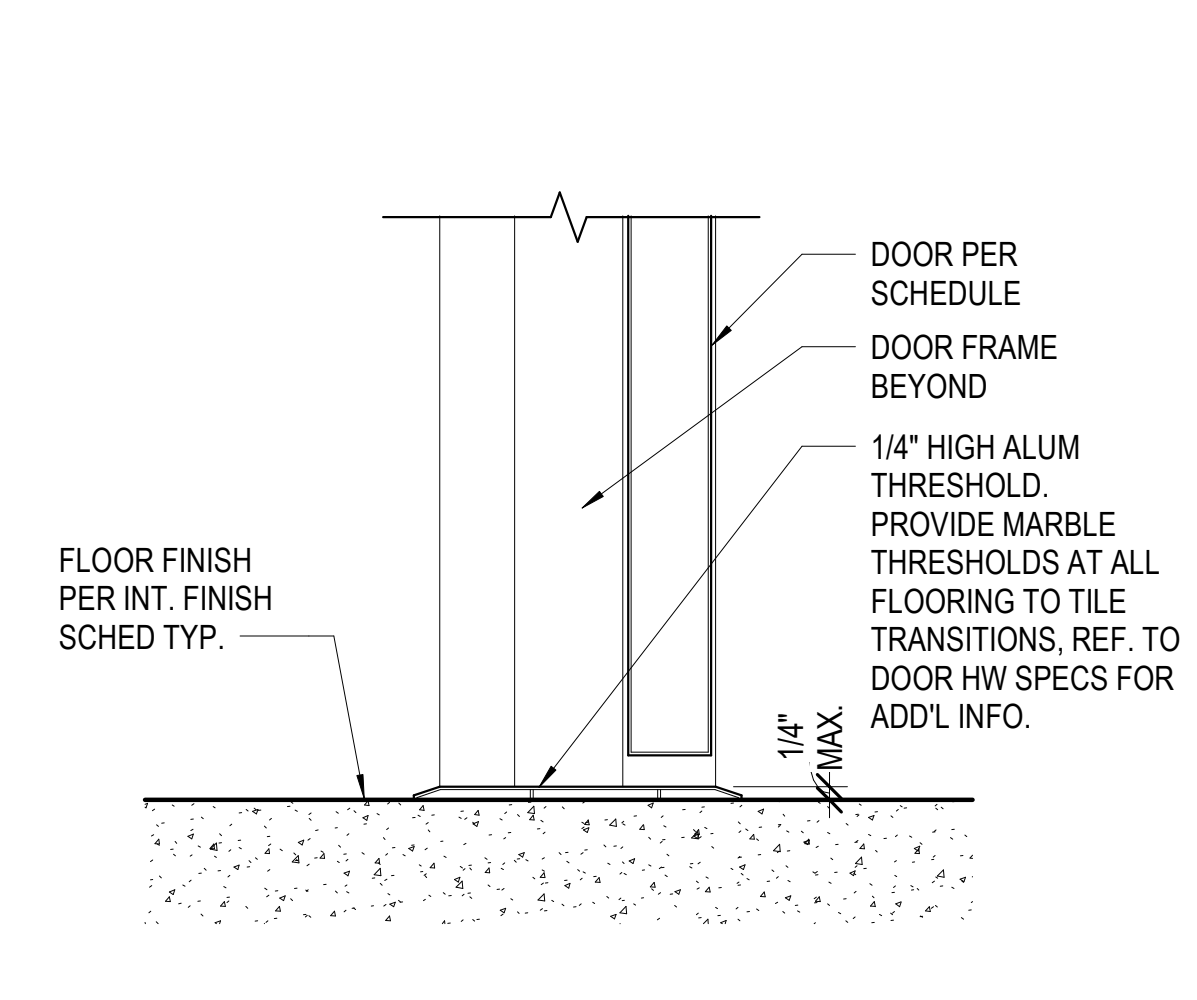
DOOR JAMB AT H.M. DOOR 3" = 1'-0" (8)



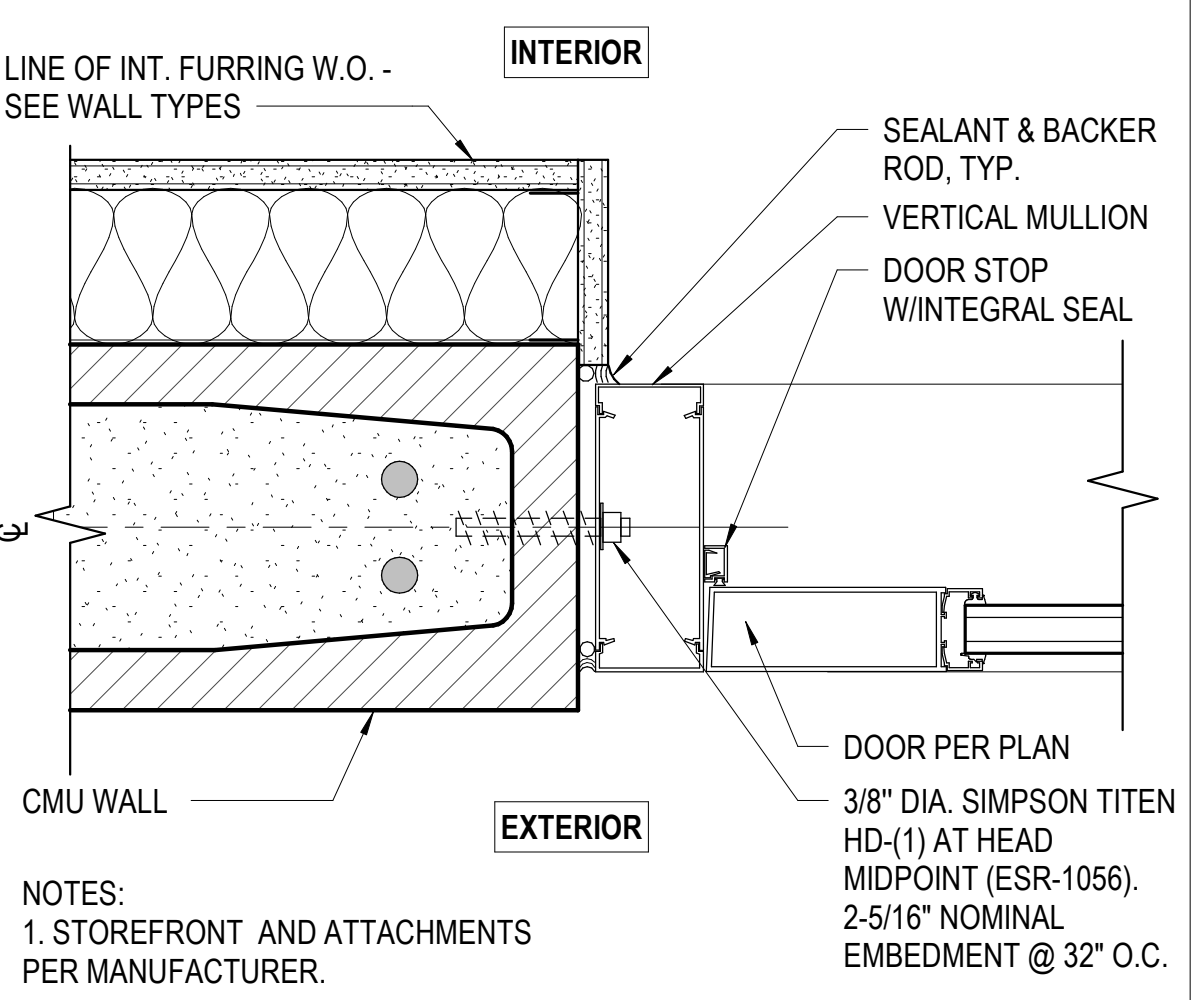
EXT. DOOR JAMB @ CMU WALL 3" = 1'-0" (9)



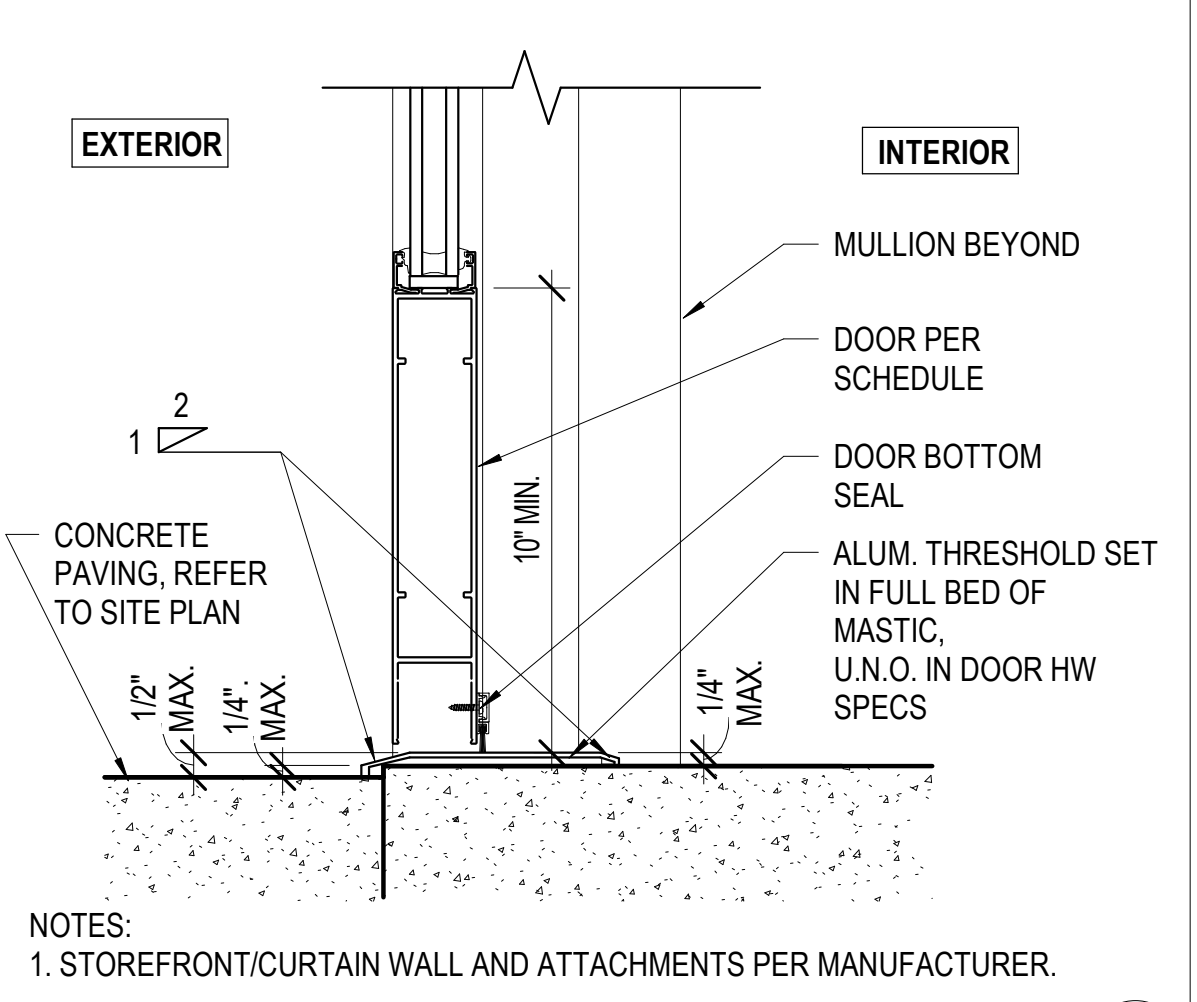
DOOR JAMB AT STOREFRONT 3" = 1'-0" (10)



DOOR THRESHOLD @ H.M. DOOR 3" = 1'-0" (14)



STOREFRONT DOOR JAMB @ CMU 3" = 1'-0" (15)



DOOR THRESHOLD AT STOREFRONT 3" = 1'-0" (20)



RAMONA MUNICIPAL
WATER DISTRICT

SANTA MARIA
WATER
RECLAMATION
PLANT
OPERATIONS
BUILDING

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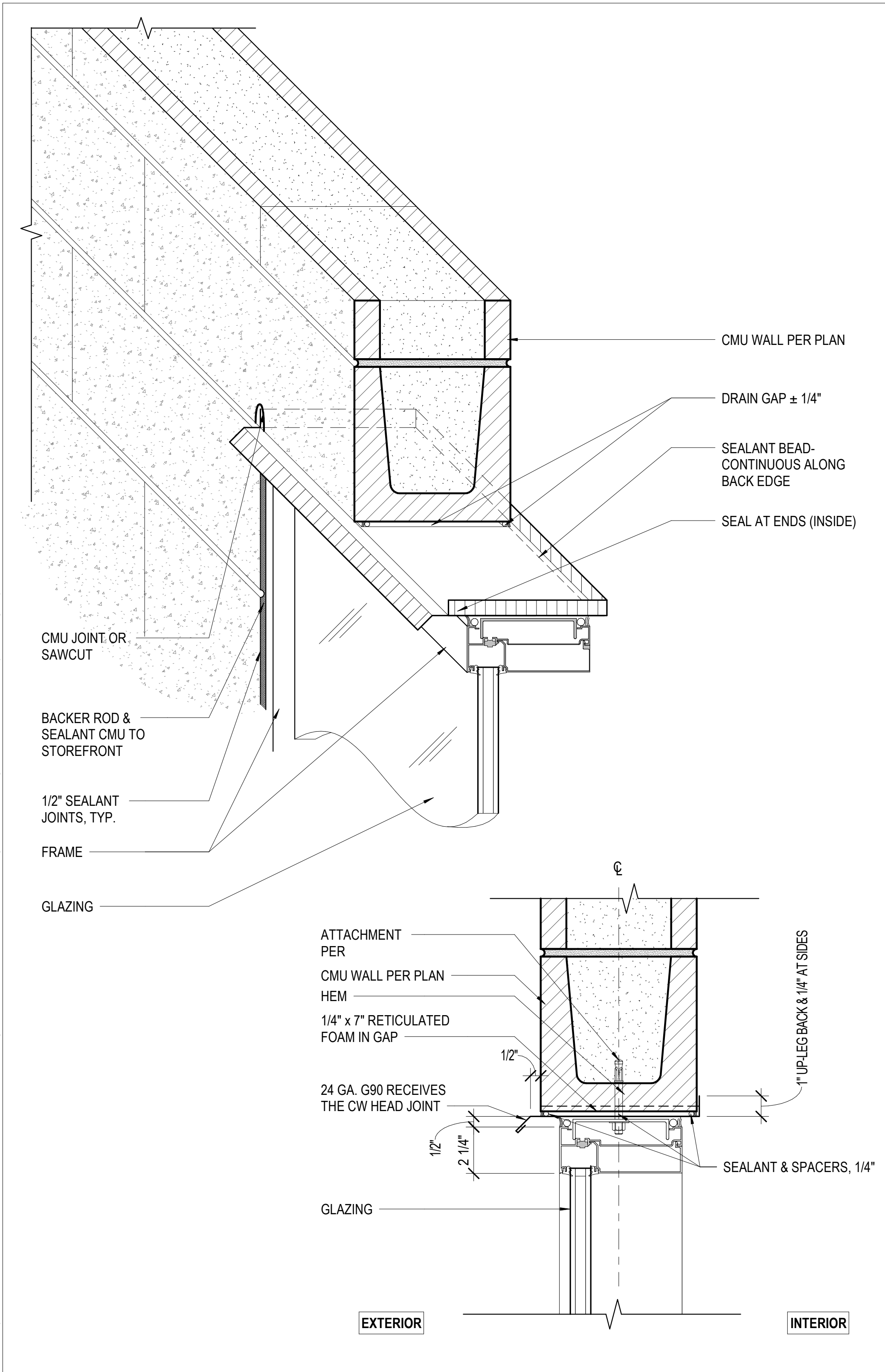
DOOR DETAILS

RNT Job No.	1065
Date	10/13/2026
Drawn by	EJ AND TW
Checked by	JM
Sheet Number	

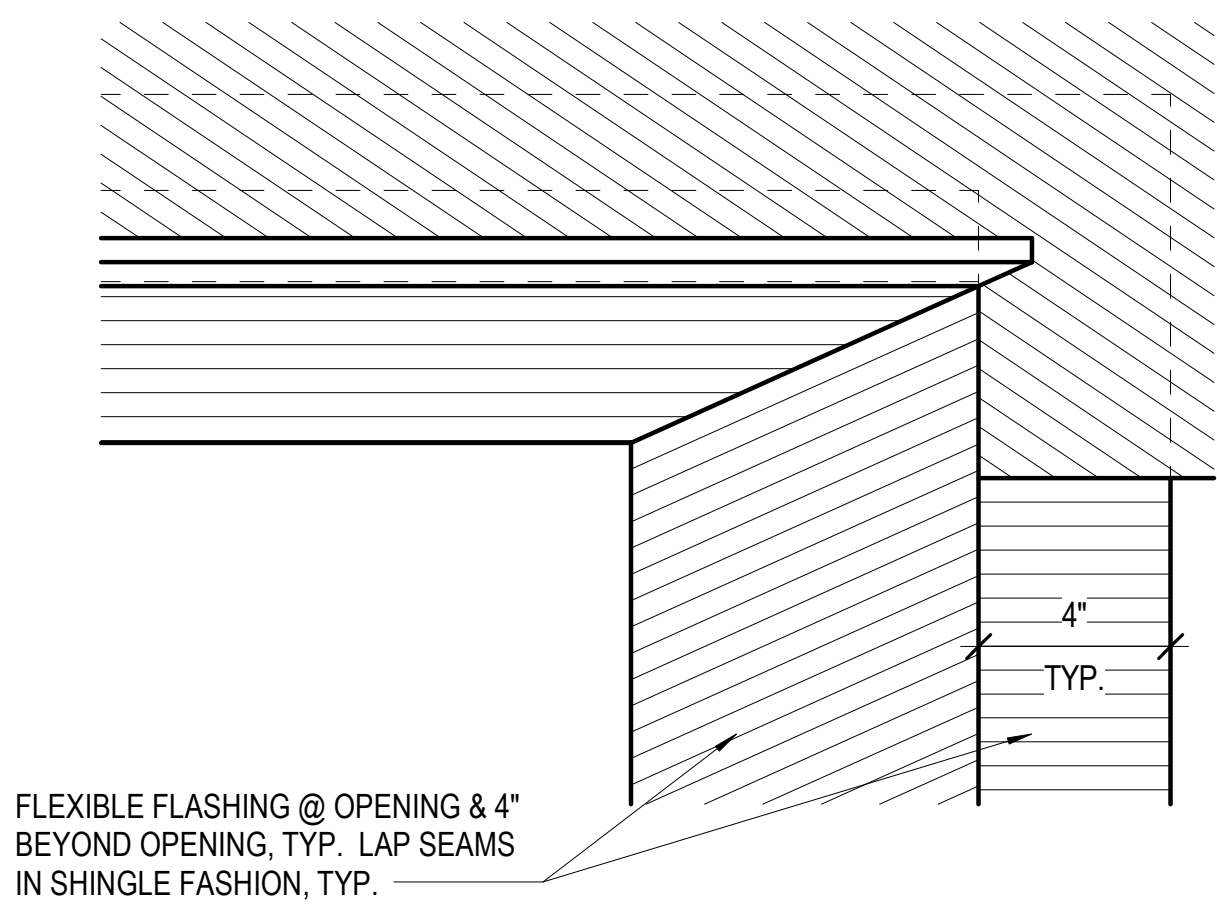
AD-200

RMWD DWG. NO.
JO 51575 - DP - 19
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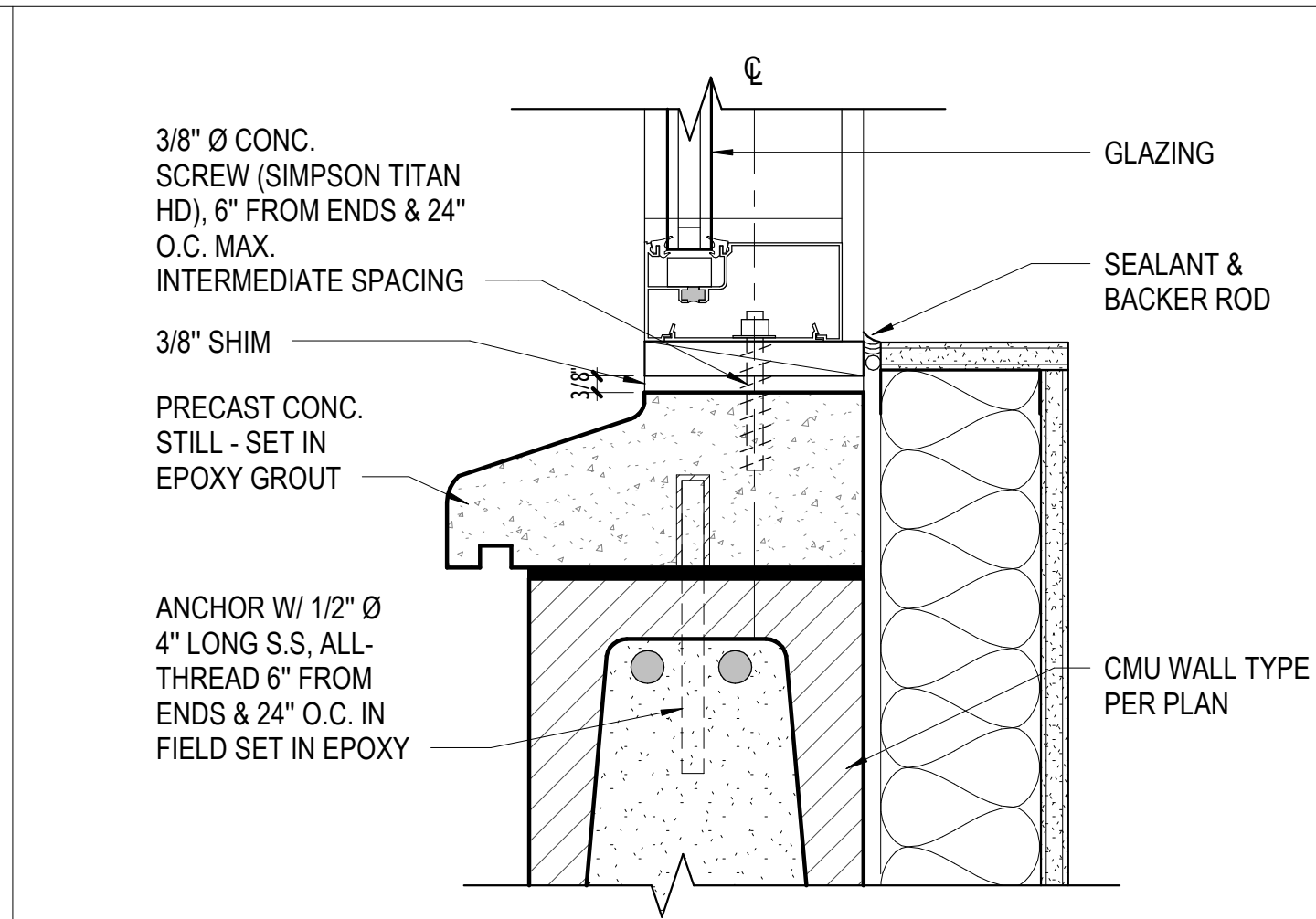
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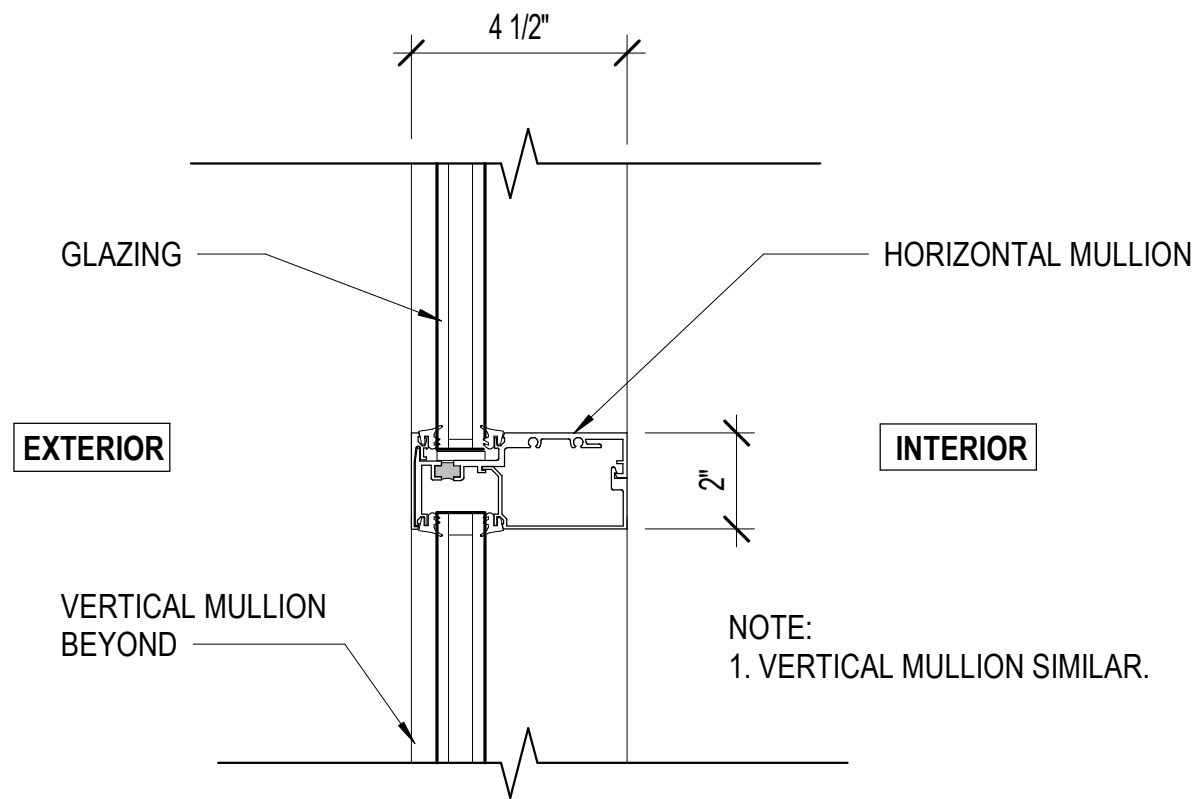
HEAD FLASHING @ CMU 3" = 1'-0" 12



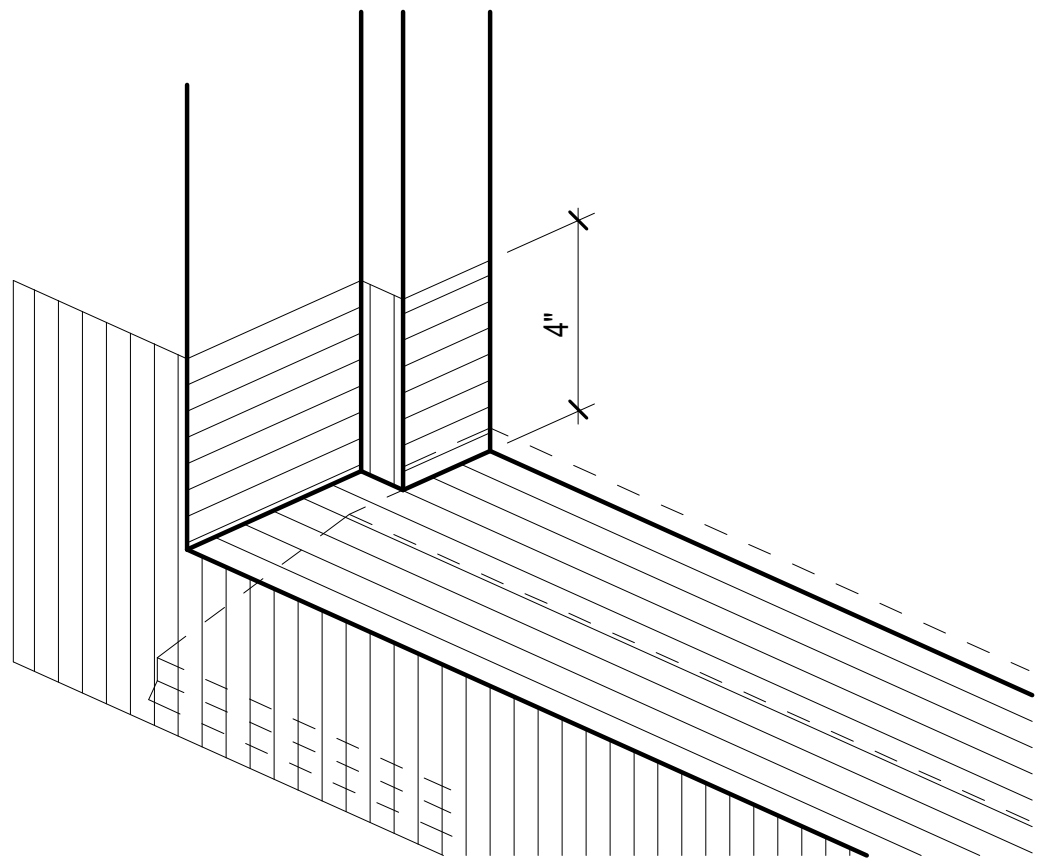
FLEXIBLE FLASHING 3" = 1'-0" 17



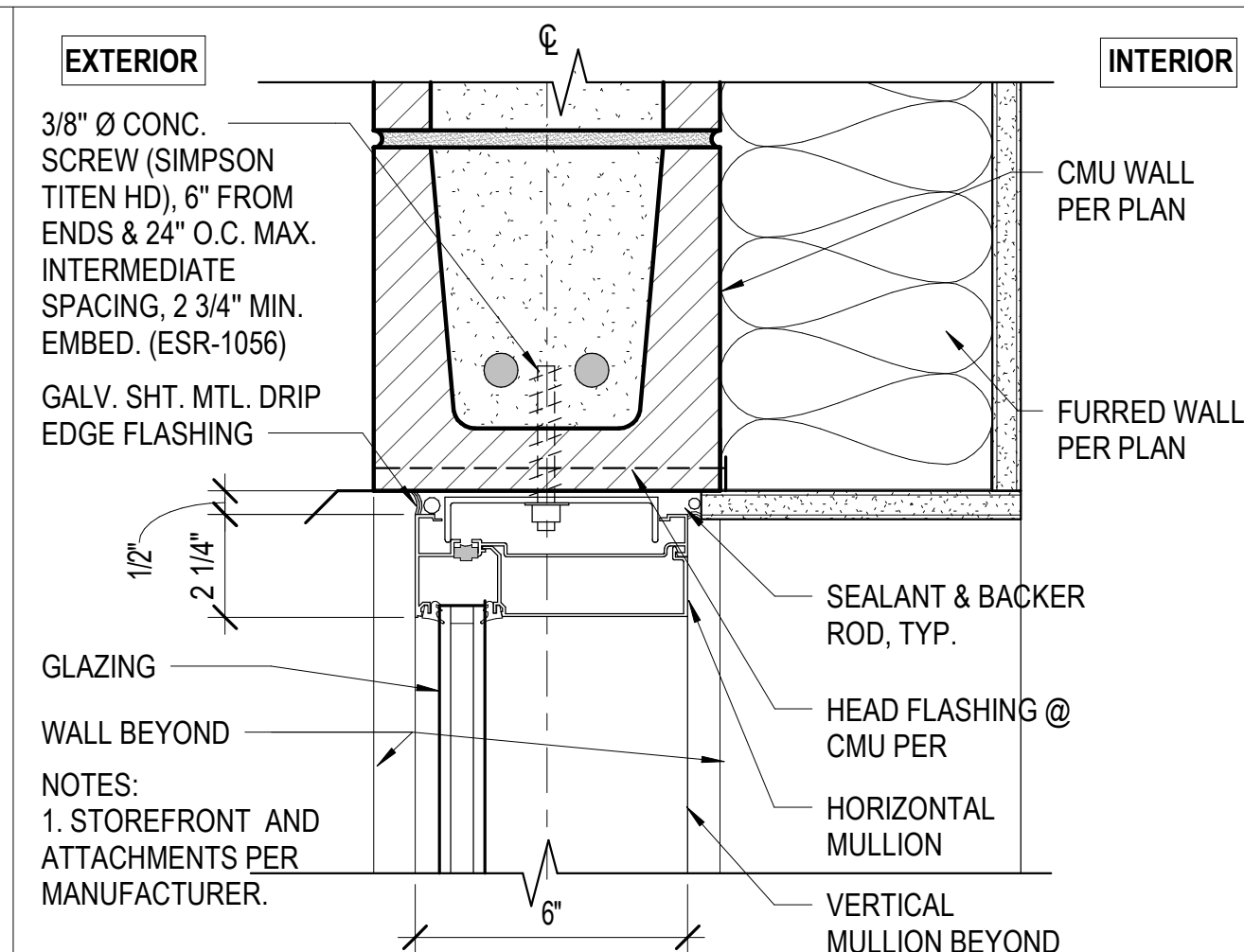
SILL 3" = 1'-0" 3



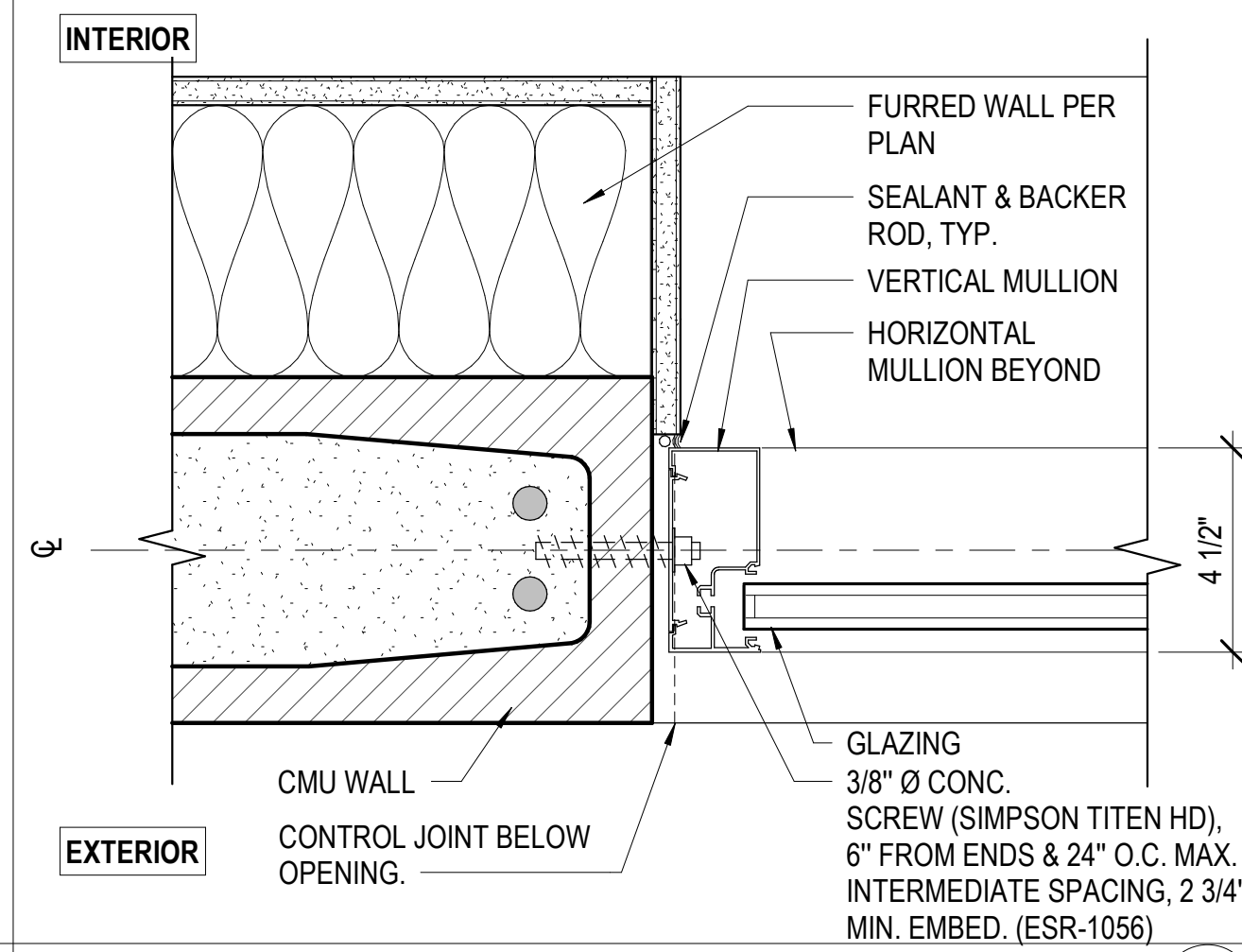
STOREFRONT MULLION 3" = 1'-0" 13



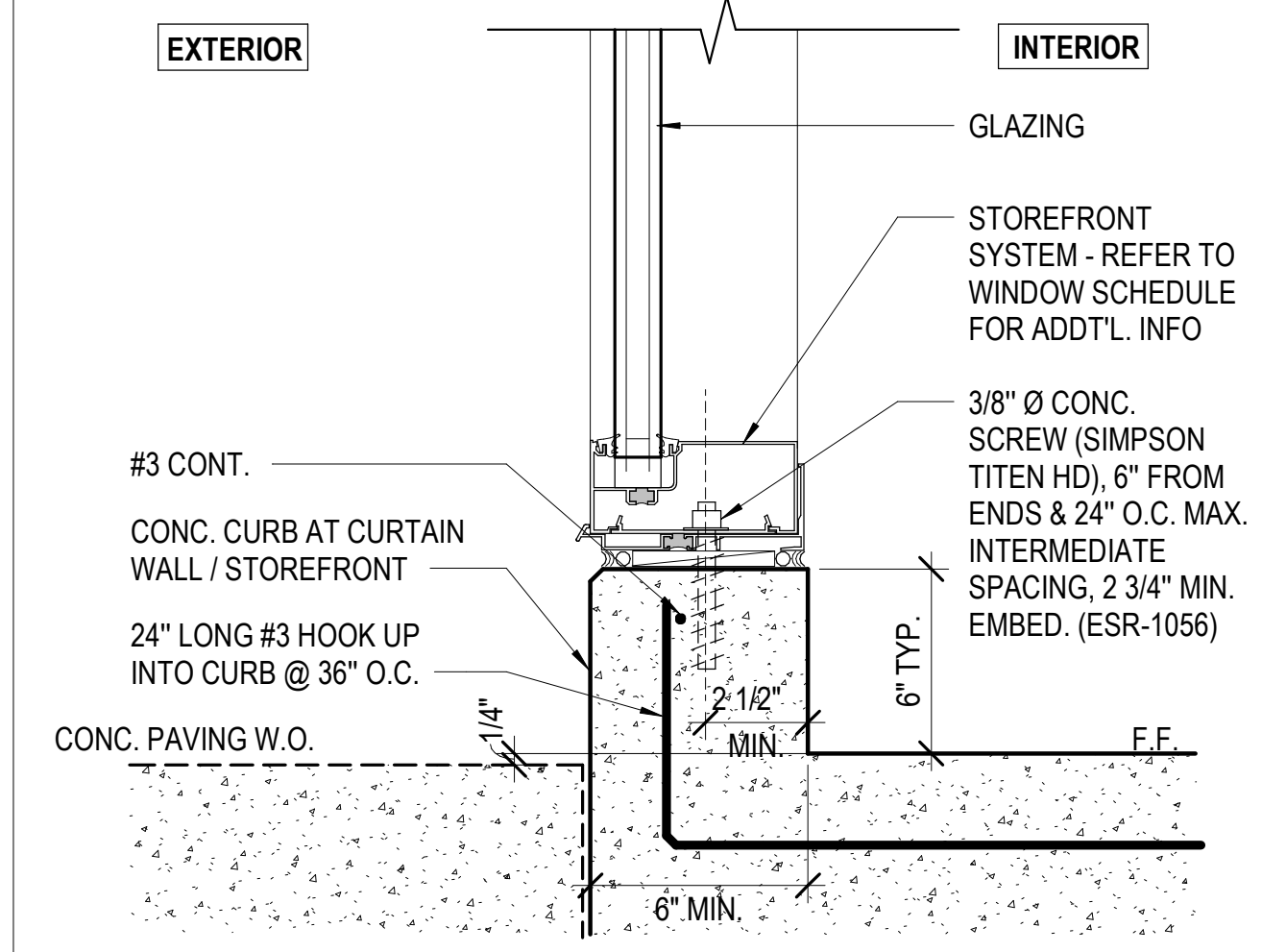
FLEXIBLE FLASHING 3" = 1'-0" 18



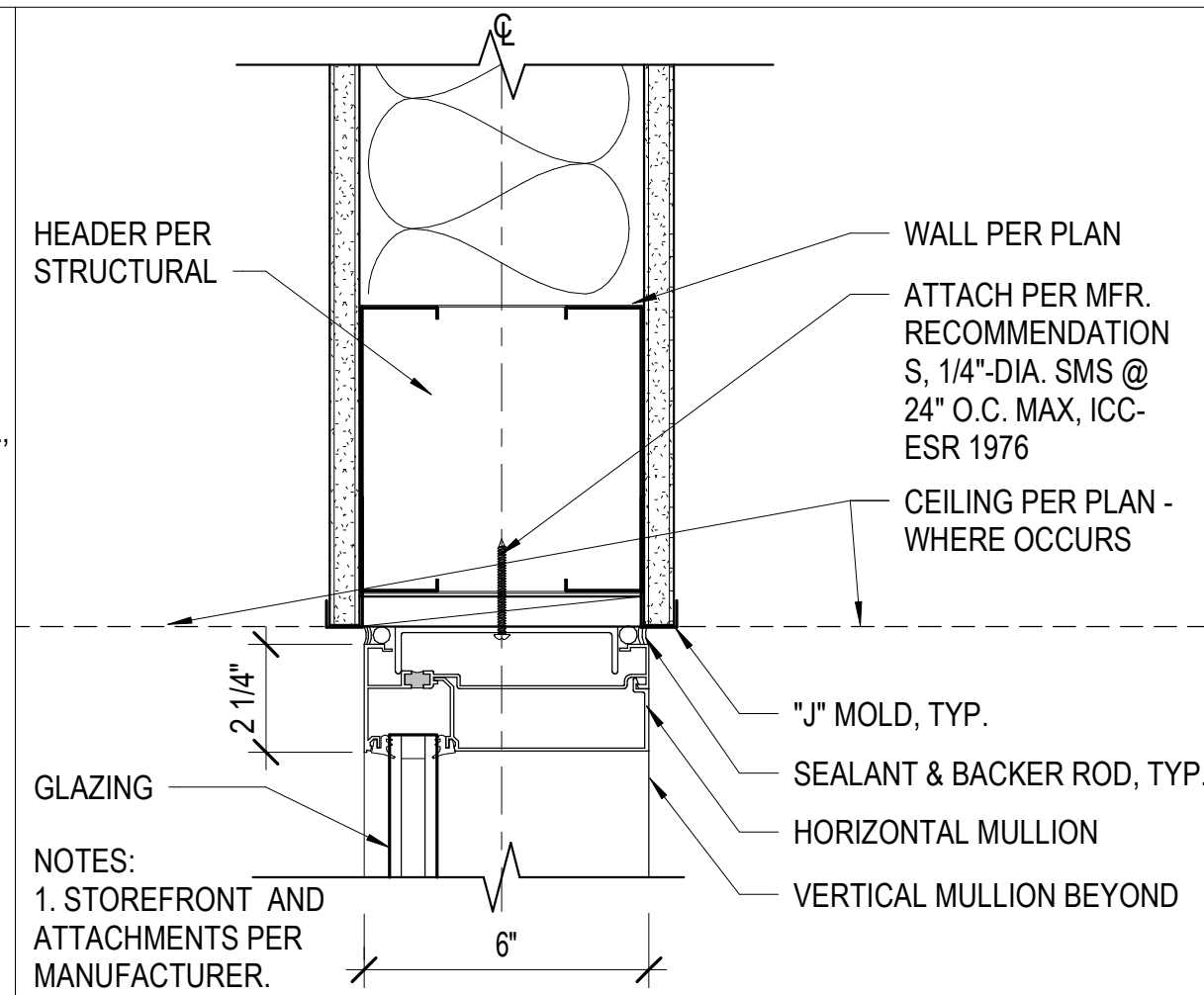
STOREFRONT HEAD @ CMU 3" = 1'-0" 4



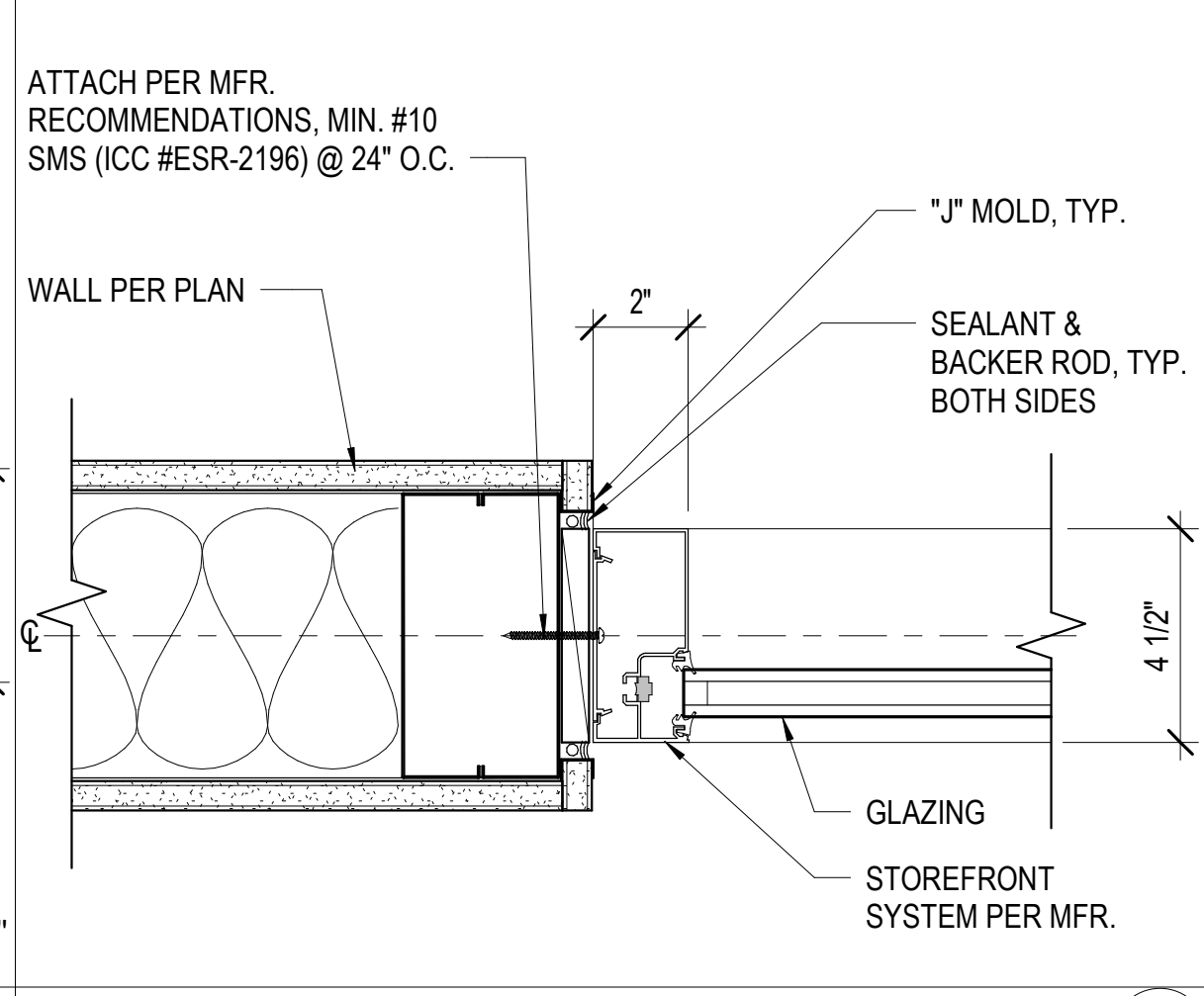
STOREFRONT JAMB @ CMU WALL 3" = 1'-0" 9



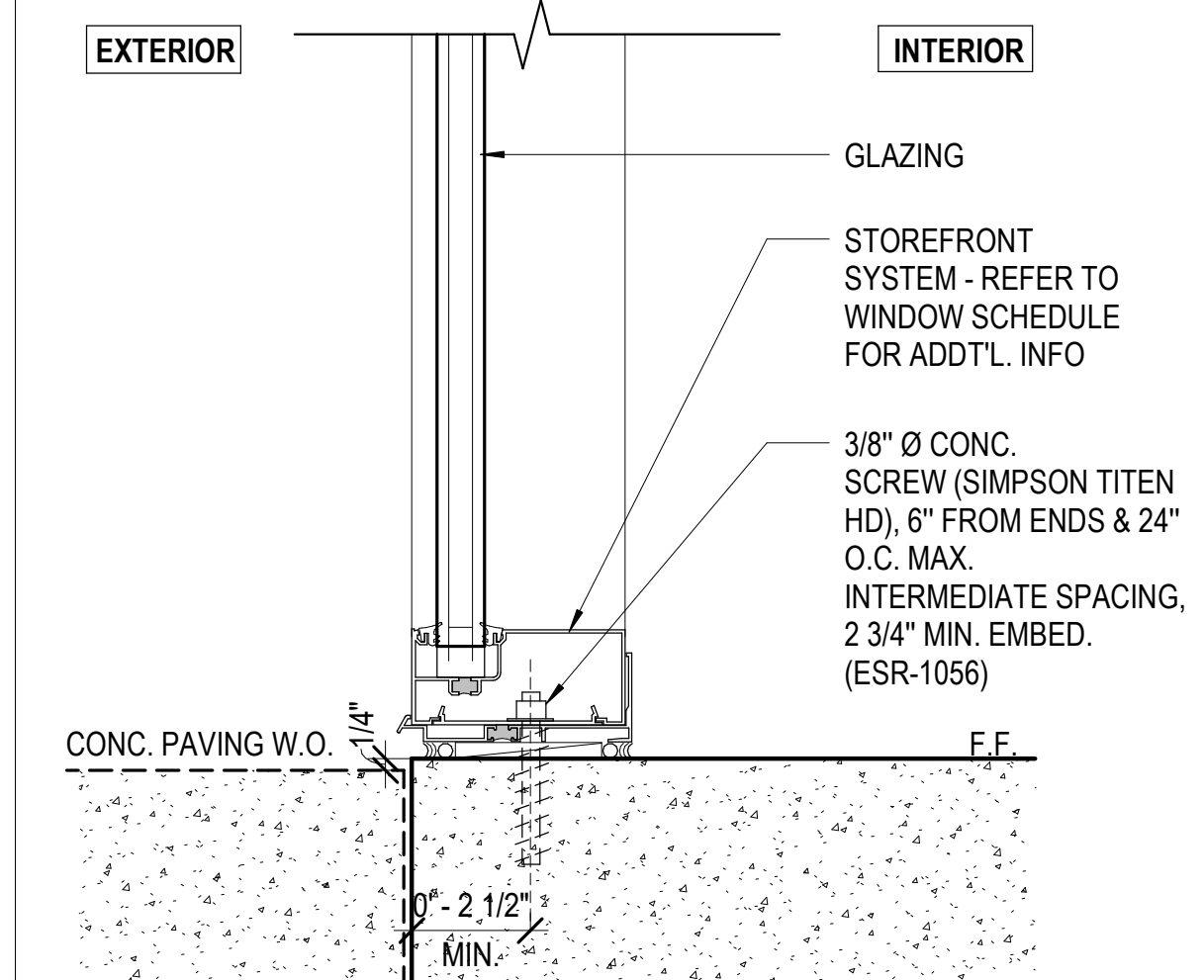
STOREFRONT SILL @ CONC. CURB 3" = 1'-0" 14



STOREFRONT HEAD @ INT. MTL. STUD 3" = 1'-0" 5



STOREFRONT JAMB @ INT. MTL. STUD 3" = 1'-0" 10



STOREFRONT SILL @ CONC. FLOOR 3" = 1'-0" 15

Revisions		
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Sheet Name
WINDOW DETAILS

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SUSPENDED LAY-IN PANEL CEILINGS

References:

2022 California Code of Regulations (CCR) Title 24
Part 2: California Building Code (CBC), Section 1617A.1.21
Part 3: California Electrical Code (CEC), Article 410.36
ASCE 7-16 Minimum Design Loads for Building and Other Structures
ASTM C635, C636 and E580

1. CEILING SYSTEM GENERAL NOTES:

- 1.01 Ceiling system components shall comply with ASTM C635 and Section 5.1 of ASTM E580.
- 1.02 The ceiling grid system must be rated heavy duty as defined by ASTM C635.
- 1.03 Ceiling systems. The following ceiling system(s) is/are part of the scope of this project:
Manufacturer's Name: Armstrong World Industries, Inc. Prelude XL 15/16".
Product Evaluation Report Type and Number: ICC ESR 1308.
Manufacturer's Model Number -main runner: Heavy Duty 7301G90.
Manufacturer's catalog number -cross runner: Heavy Duty XL 7341G90A, XL 7320G90A.
- 1.04 Seismic Wall Clip:

Manufacturer's Model: Berc-2 Clip per Armstrong World Industries, Inc. ICC ESR 1308.
- 1.05 Ceiling panels shall not support any luminaires, air terminals or devices.
- 1.06 For acoustical tile panels of any materials other than mineral or glass fiber, a 3/4" clearance shall be provided between the panel and the wall on the sides of the ceiling free to slip. Clearance between ceiling grid runners and walls shall comply with the details on these drawings regardless of ceiling tile material.

2. MATERIALS:

- 2.01 Ceiling wire shall be Class 1 zinc coated (galvanized) carbon steel conforming to ASTM A641. Wire shall be #12 gauge (0.106" diameter) with soft temper and minimum ultimate tensile strength = 70 ksi.
- 2.02 Galvanized sheet steel (including that used for metal stud and track compression struts/post) shall conform to ASTM A653, or other equivalent sheet steel listed in Section A3.1 of the North American Specification for the Design of Cold-Formed Steel Structural Members, (AISI S100). Material 43 mil (18 gauge) and lighter shall have minimum yield strength of 33 ksi. Material 54 mil (16 gauge) and heavier shall have a minimum yield strength of 50 ksi.
- 2.03 Electrical metallic tube (EMT) shall be ANSI C80.3/UL 797 carbon steel with G90 galvanizing. EMT shall have minimum yield strength (FY) of 30 ksi and minimum ultimate strength (FU) of 48 ksi.

3. ATTACHMENT OF HANGER AND BRACING WIRES:

- 3.01 Separate all ceiling hanger and bracing wires at least 6 inches from all unbraced ducts, pipes, conduit, etc.
- 3.02 Hanger and bracing wires shall not attach to or bend around obstructions including but not limited to piping, ductwork, conduit and equipment.
- 3.03 Hanger wires that are more than one (horizontal) in six (vertical) out of plumb shall have counter-sloping wires.
- 3.04 Slack safety wires shall be considered hanger wires for installation and testing requirements.
- 3.05 Hanger and bracing wire anchorage to the structure shall be installed such that the direction of the anchorage aligns with the direction of the wire. Bracing wire ceiling clips shall be bent as shown in the details and rotated as required to align with the direction of the wire. Screws in wood shall be installed to align with the direction of the wire.

4. FASTENERS

- 4.01 Eye lag screws for attaching hanger wires to wood framing shall have a current ESR report for attachment to wood.
- 4.02 Basis of design product: L-LAG brand by Doc's Industries, INC. ESR-4272
- 4.03 Sheet metal screws shall comply with ASTM C1513 and ASME B18.6.3. Penetration of screws through joined material shall not be less than three exposed threads.

5. LUMINAIRES

- 5.01 All luminaires shall be positively attached to the ceiling suspension systems by mechanical means to resist a horizontal force equal to the weight of the luminaire. A minimum of two screws or approved fasteners are required at each luminaire, per ASTM E580 Section 5.3.1.
- 5.02 Surface-mounted luminaires shall be attached to the main runner with at least two positive clamping devices. The clamping device shall completely surround the supporting ceiling runner and be made of steel with a minimum thickness of #14 gauge. Rotational spring catches are not permitted. A #12 gauge slack safety wire shall be connected from each clamping device to the structure above. Provide additional supports when a luminaire is 8 feet or longer or exceeds 56 pounds. Maximum spacing between supports shall not exceed 8 feet.
- 5.03 Luminaires weighing less than or equal to 10 pounds supported directly on the ceiling runners, shall have a minimum of one #12 gauge slack safety wire connected from the fixture housing to the structure above.
- 5.04 Luminaires weighing greater than 10 pounds, but less than or equal to 56 pounds supported directly on the ceiling runners, shall have a minimum of two #12 gauge slack safety wires connected from the fixture housing at diagonal corners to the structure above.

Exception: All luminaires greater than two by four feet weighing less than 56 pounds shall have a #12 gauge slack safety wire at each corner.
- 5.05 All luminaires weighing greater than 56 pounds shall be independently supported from the structure above. See support details on these drawings for more information.

6. SERVICES WITHIN THE CEILING

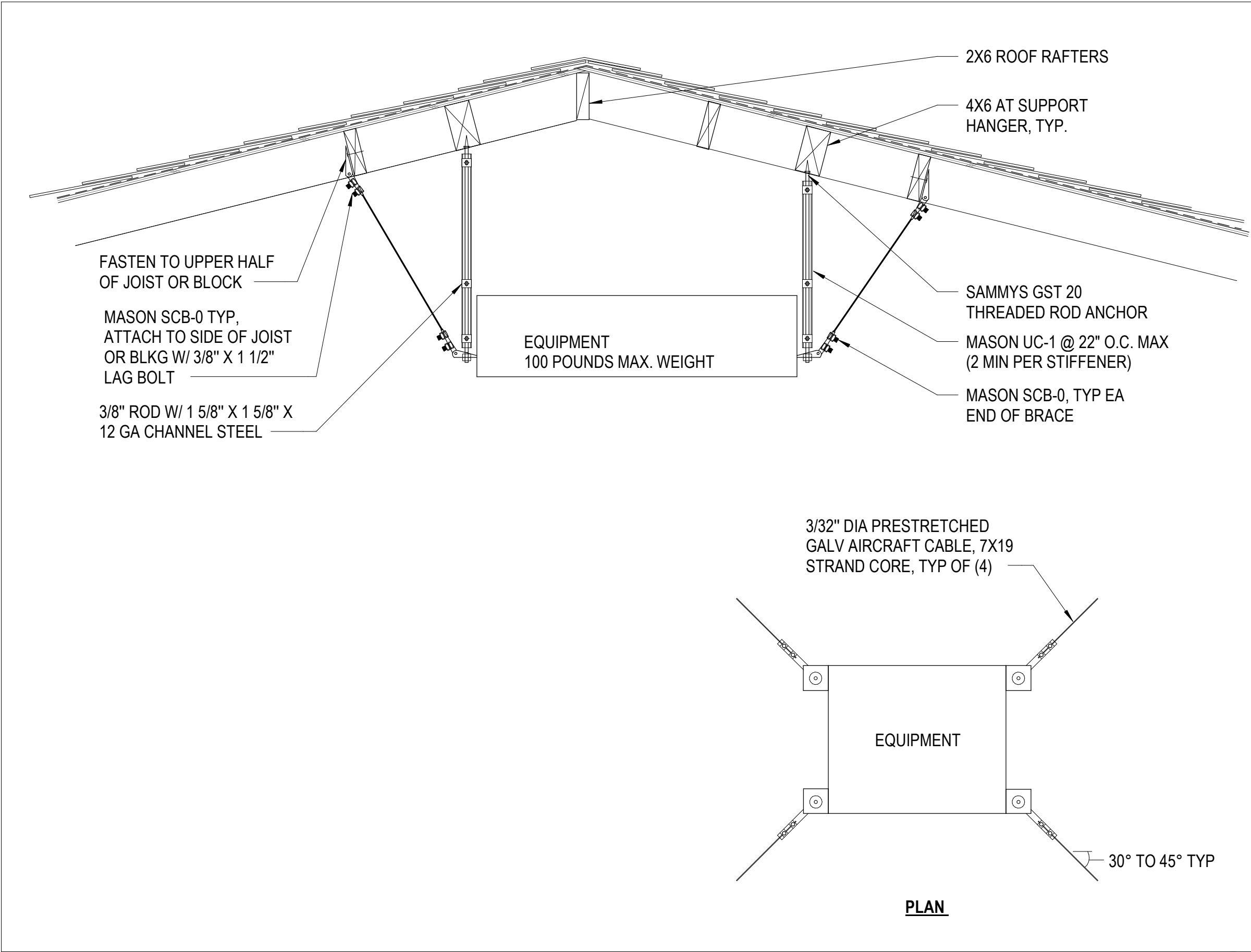
- 6.01 All flexible sprinkler hose fitting mounting brackets, ceiling-mounted air terminals or other services shall be positively attached to the ceiling suspension systems by mechanical means. Screws or approved fasteners are required. A minimum of two attachments are required at each component.
- 6.02 Ceiling-mounted services weighing less than or equal to 20 pounds shall have one #12 gauge slack safety wire attached from the terminal or service to the structure above.
- 6.03 Ceiling-mounted services weighing more than 20 pounds but less than or equal to 56 pounds shall have two #12 gauge slack safety wires (at diagonal corners) connected from the terminal or service to the structure above.
- 6.04 Ceiling-mounted services weighing more than 56 pounds shall be independently supported from the structure above. See support details on these drawings for more information.

7. OTHER DEVICES WITHIN THE CEILING

- 7.01 All lightweight miscellaneous devices, such as strobe lights, occupancy sensors, speakers, exit signs, etc., shall be attached to the ceiling grid. In addition, devices weighing more than 10 pounds shall have a #12 gauge slack safety wire anchored to the structure above. Devices weighing more than 20 pounds shall be supported independently from the structure above.

8. TESTING:

- 8.01 All field testing shall be performed in the presence of the project inspector.



SUSPENDED EQUIPMENT DETAIL

1" = 1'-0" 20



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Revisions

No.	Description	Date

Sheet Name

CEILING NOTES &
DETAILS

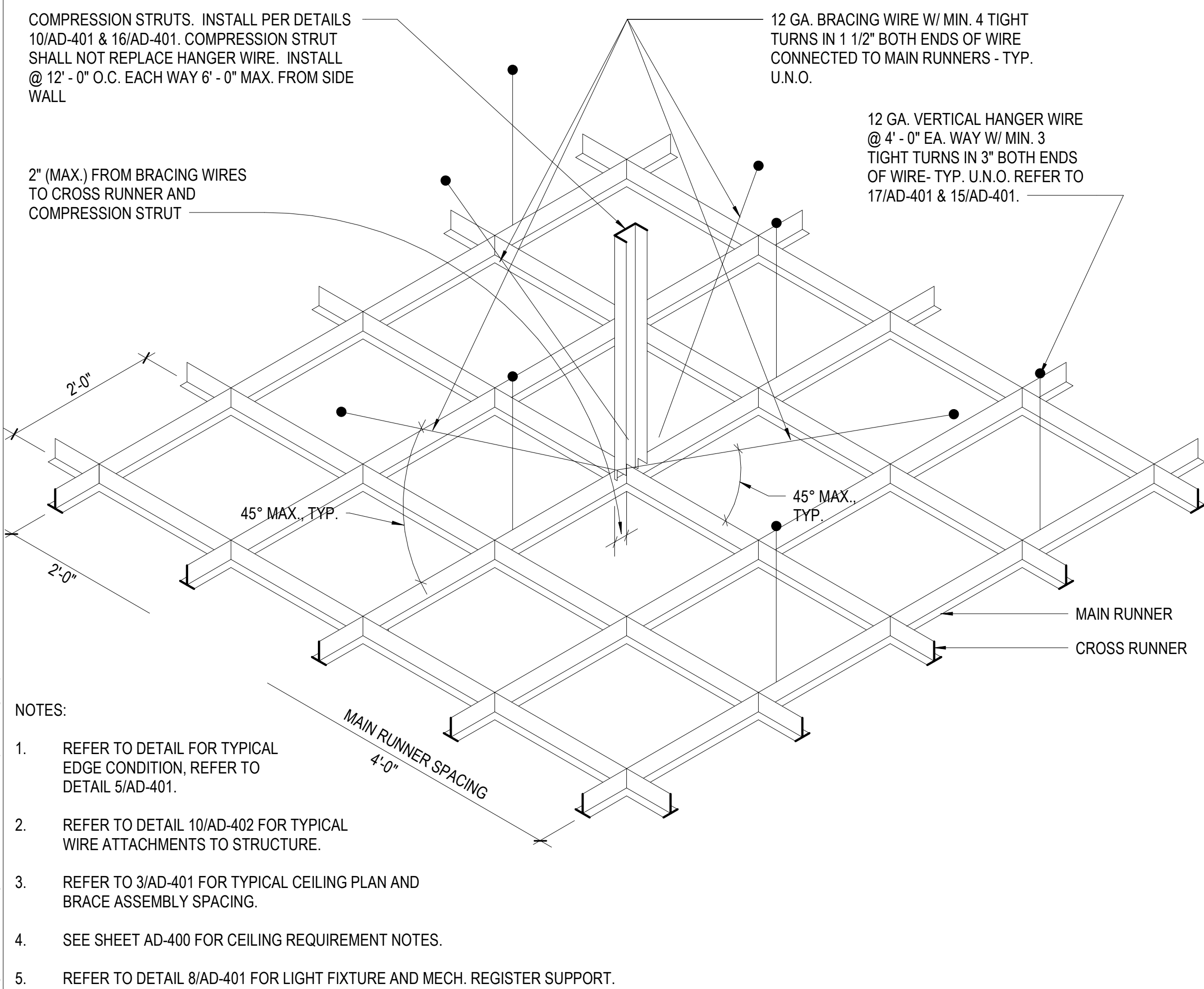
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Date	10/13/2026
Drawn by	EJ AND TW
Checked by	JM
Sheet Number	

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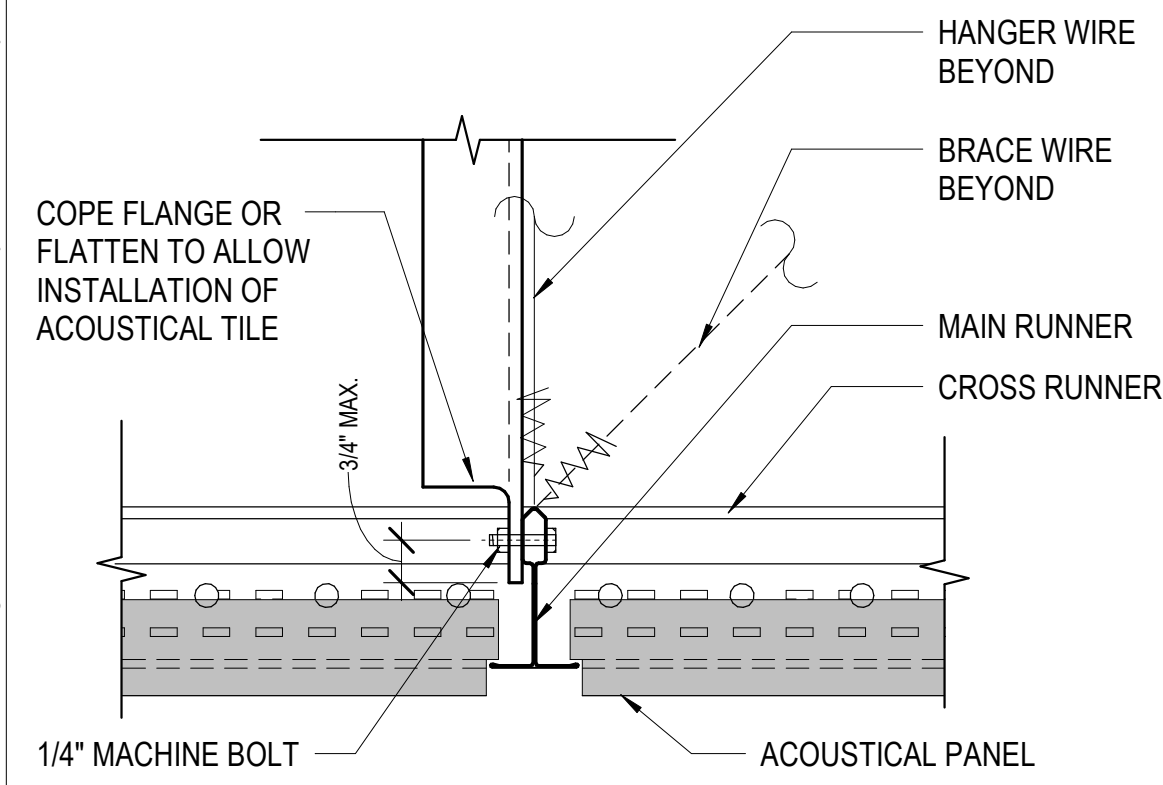
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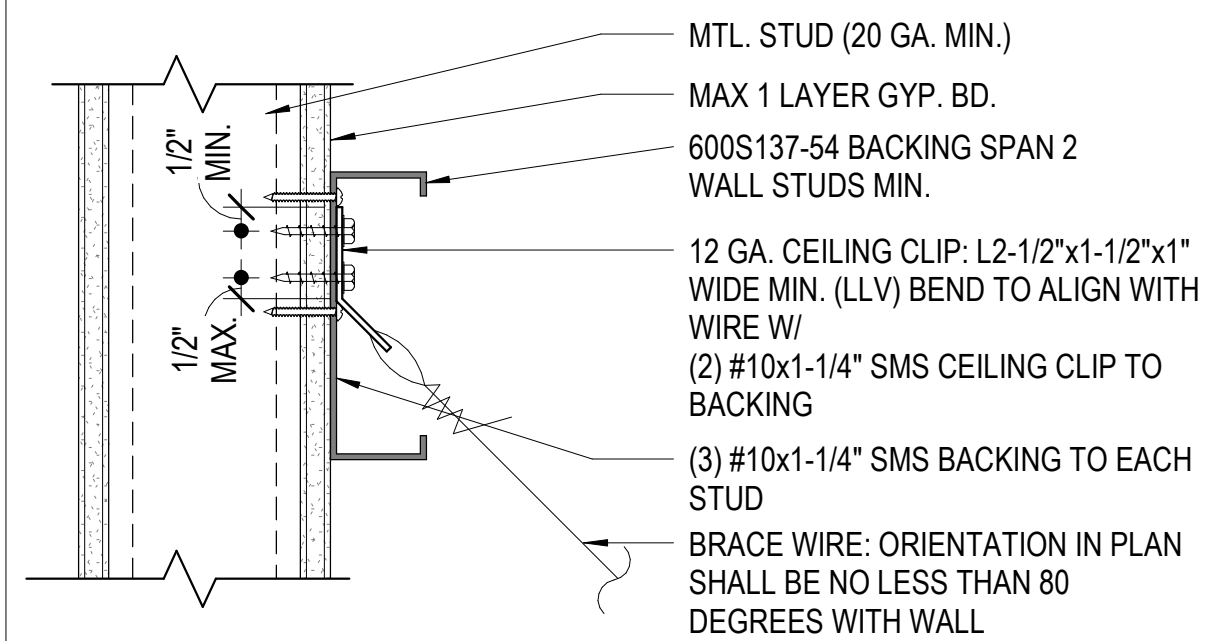
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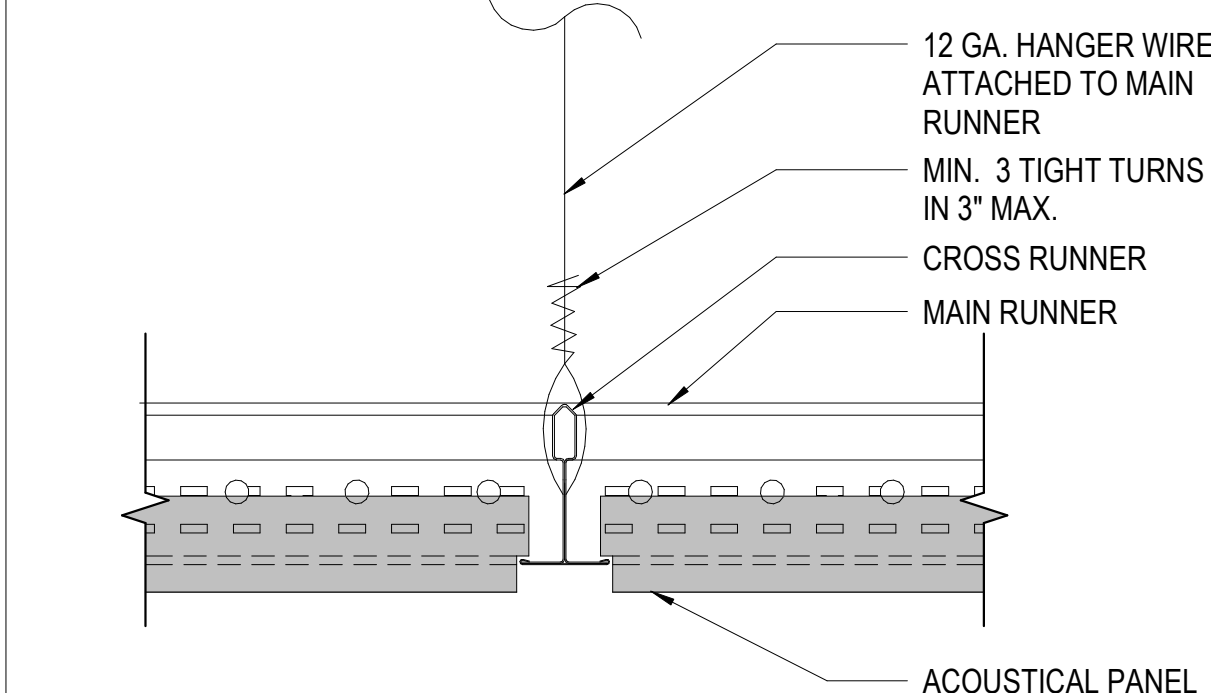
SUSPENDED ACCOUSTICAL CEILINGS



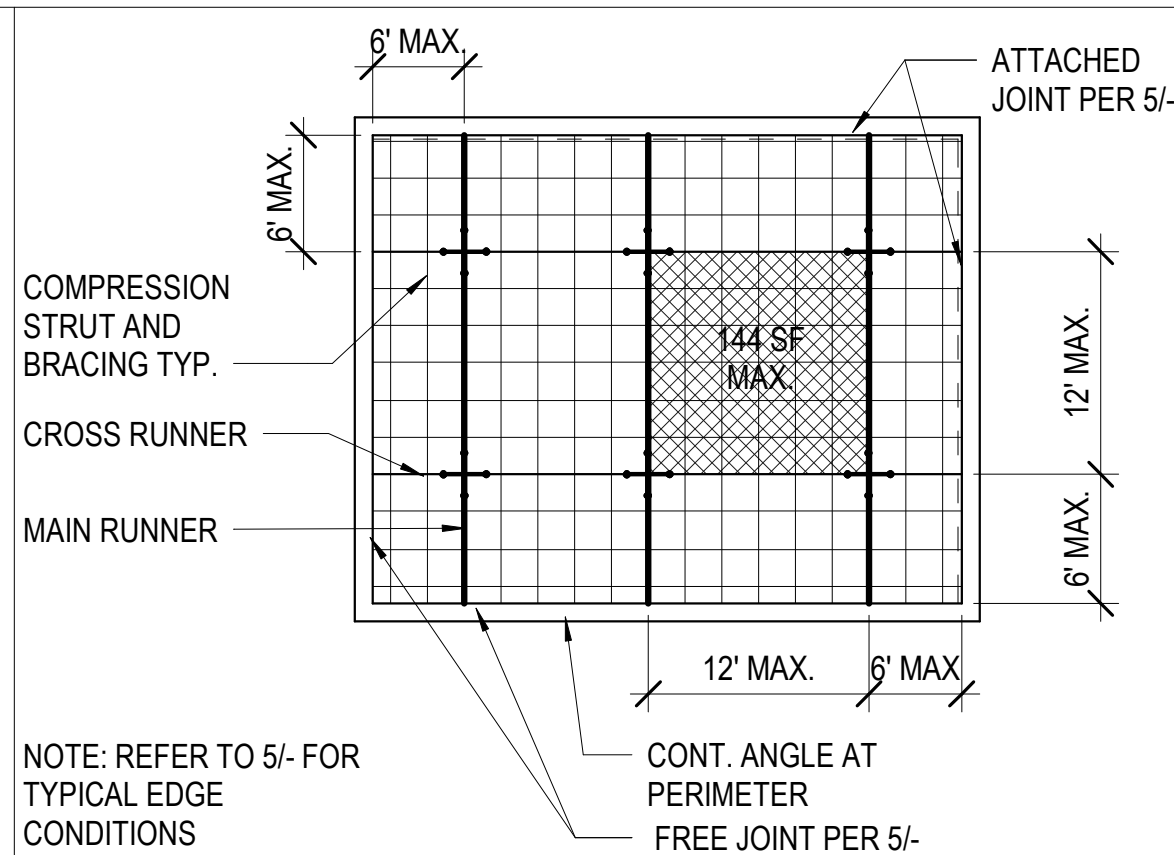
COMP STRUT @ CHANNEL TYP.



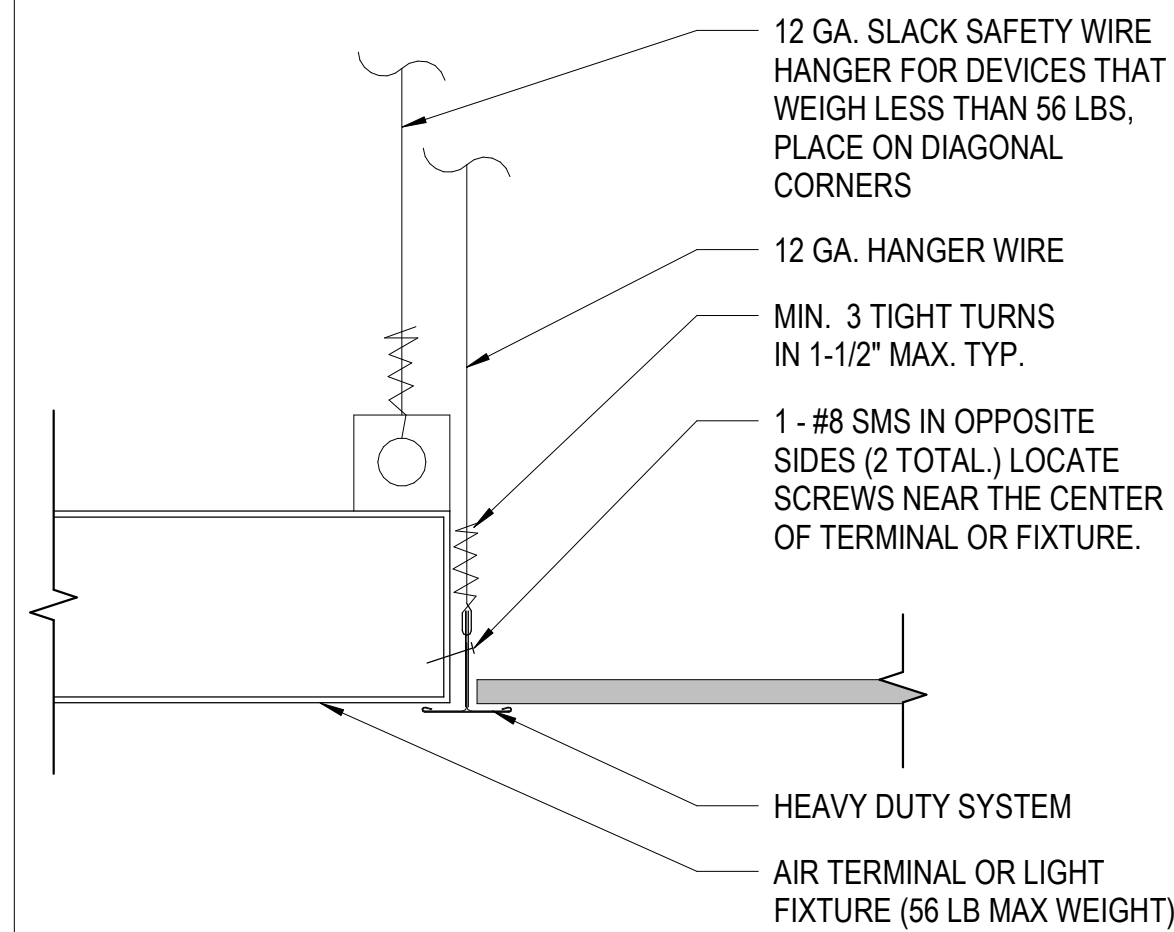
BRACING WIRE @ METAL STUD WALL



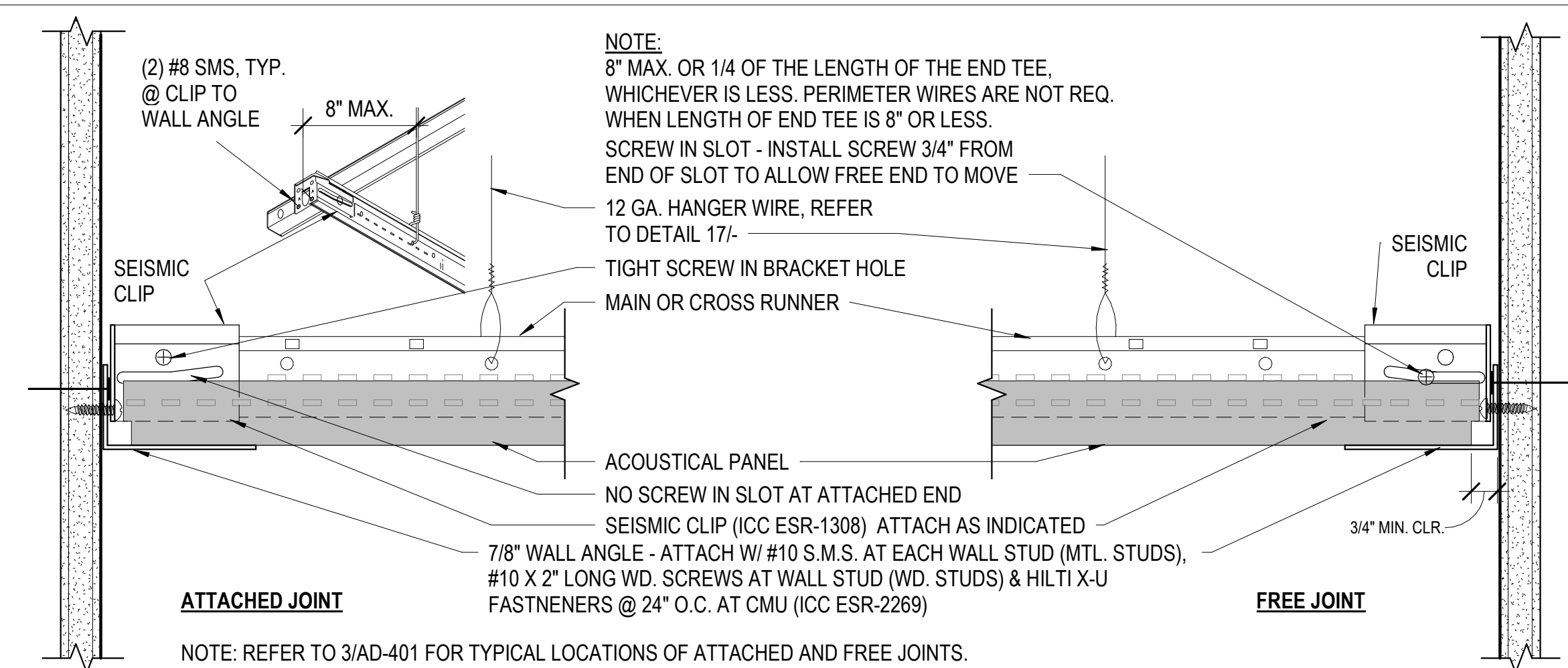
HANGER WIRE @ SUSPENDED CEILING



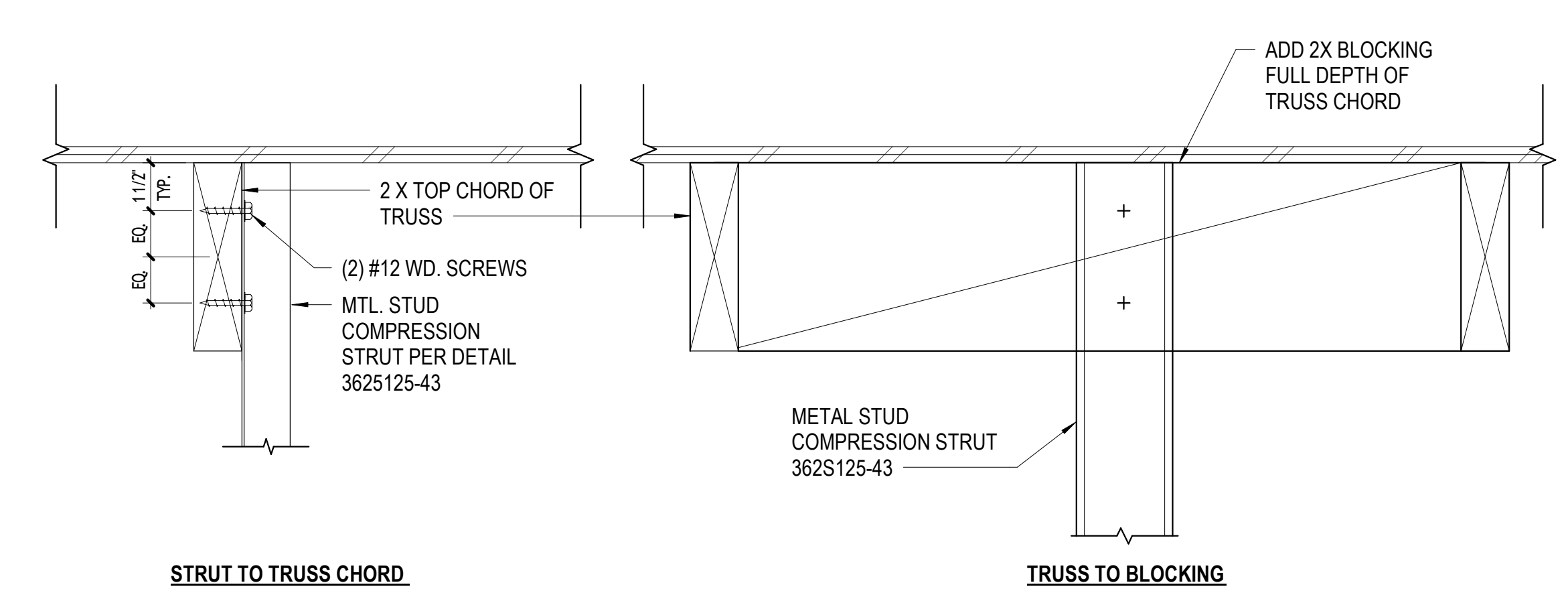
TYPICAL CEILING PLAN
PLAN VIEW

BRACE ASSEMBLY SPACING @
ACCOUSTIC

LIGHT FIXTURE AND AIR TERMINAL
SUPPORT



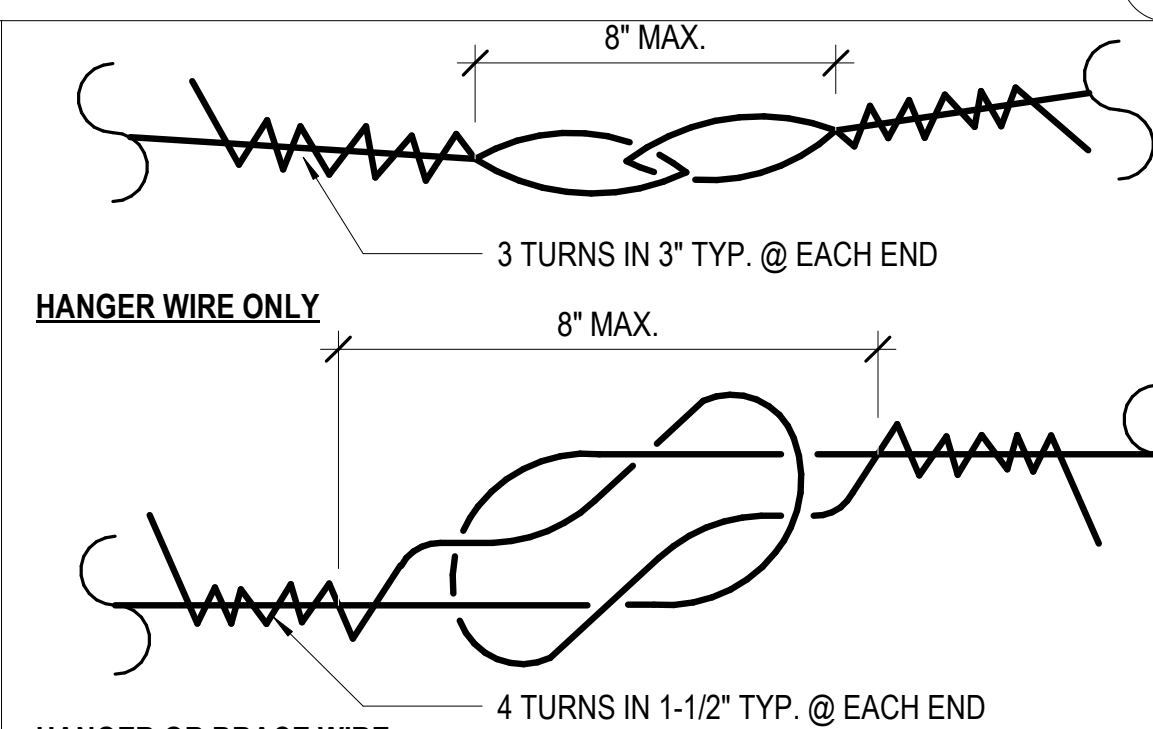
TYPICAL EDGE CONDITIONS - ACCOUSTICAL PANEL CEILING



STRUT TO TRUSS CHORD

STRUT TO TRUSS CHORD TRUSS TO BLOCKING

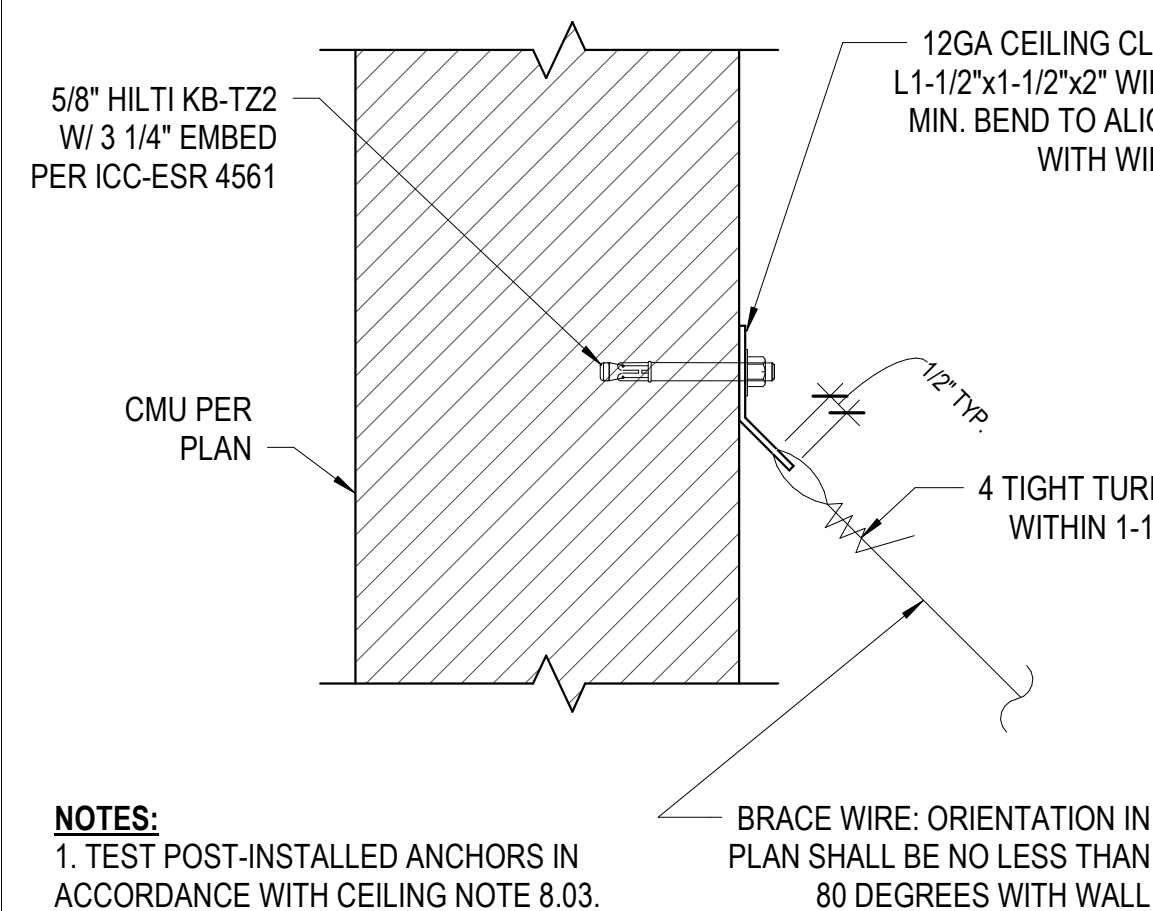
COMPRESSION STRUT TO STRUCTURE



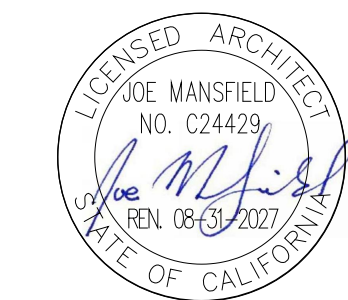
HANGER OR BRACE WIRE

- NOTES:
1. WIRE SPLICES ARE SHOWN LOOSELY TIED FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL BE DRAWN TIGHT TO COMPLETE INSTALLATION WHEN CONSTRUCTED.
 2. EACH HANGER OR BRACE WIRE SHALL BE SPLICED NO MORE THAN ONCE ALONG ITS LENGTH.

CEILING WIRE SPLICING



BRACING WIRE @ CMU



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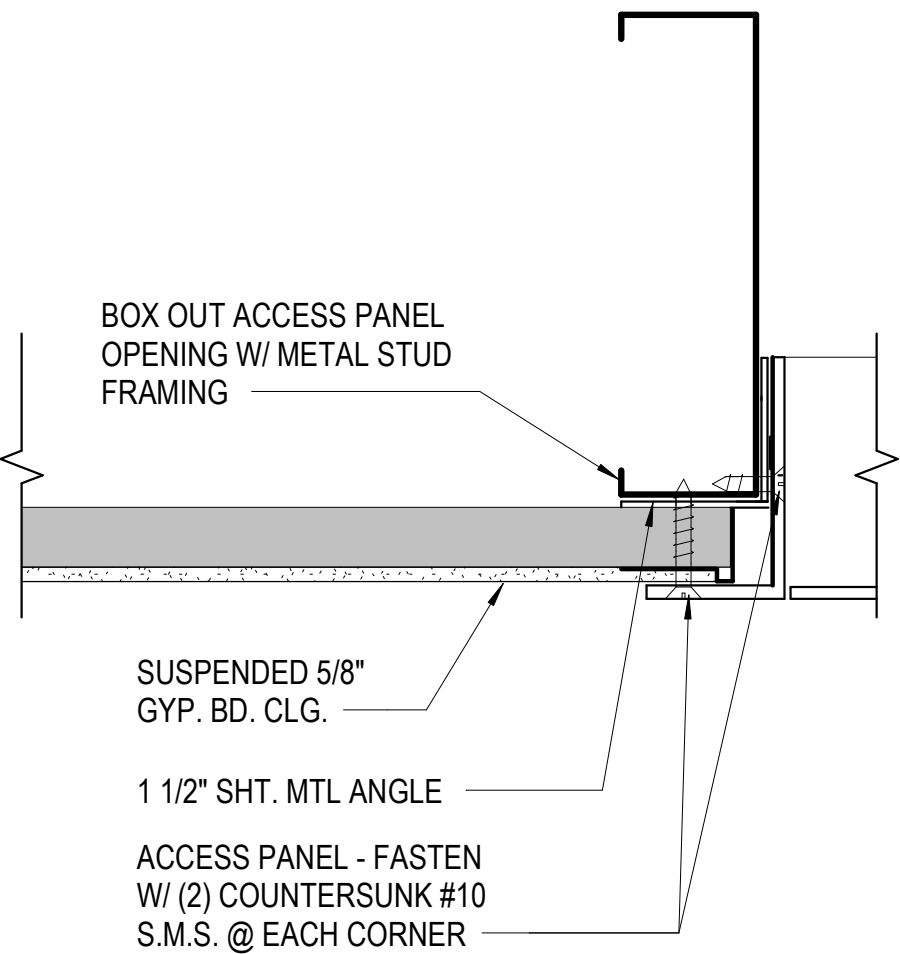
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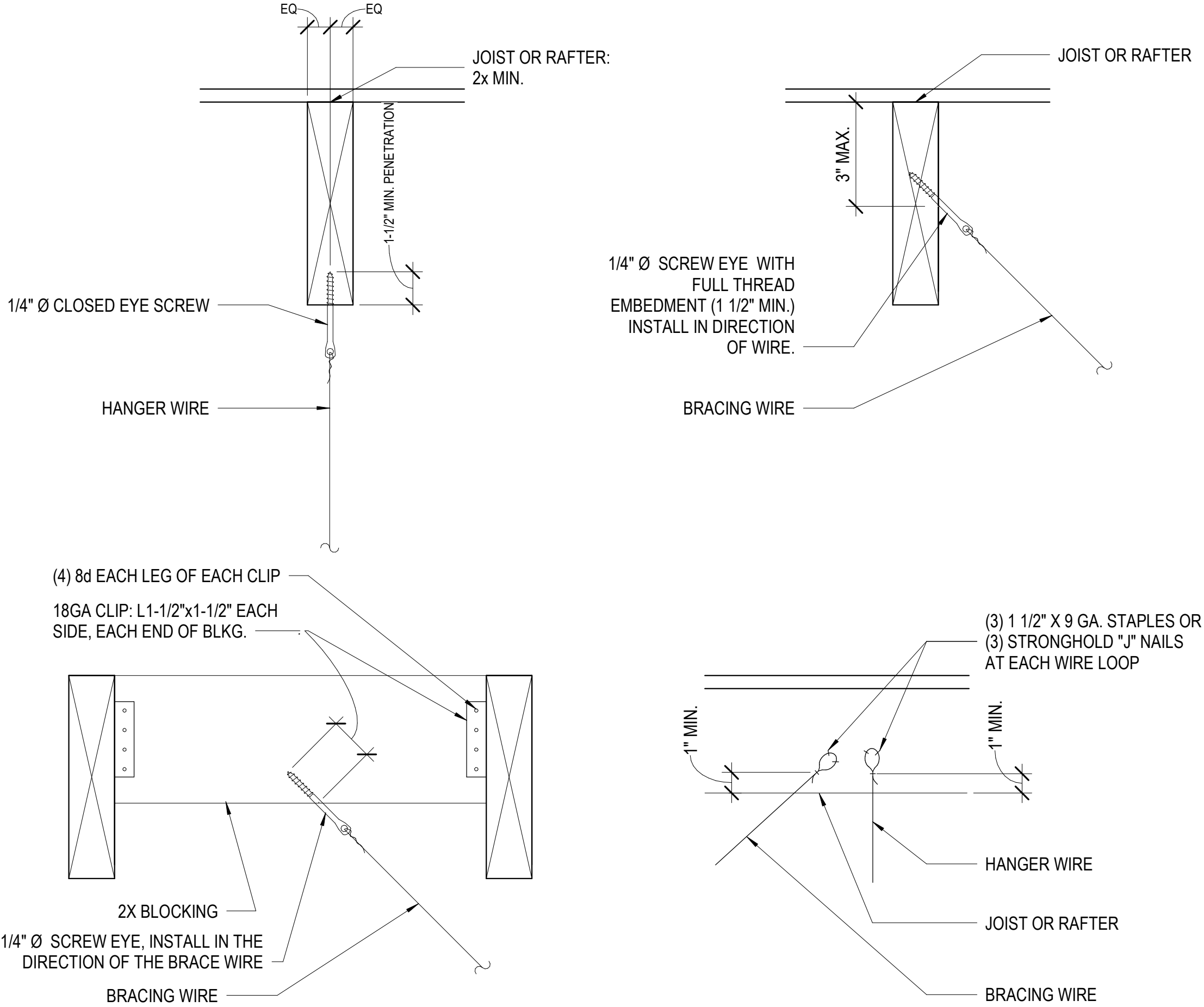
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ACCESS PANEL 6" = 1'-0" 3



WIRE CONNECTION AT WOOD JOIST OR RAFTER 3" = 1'-0" 10

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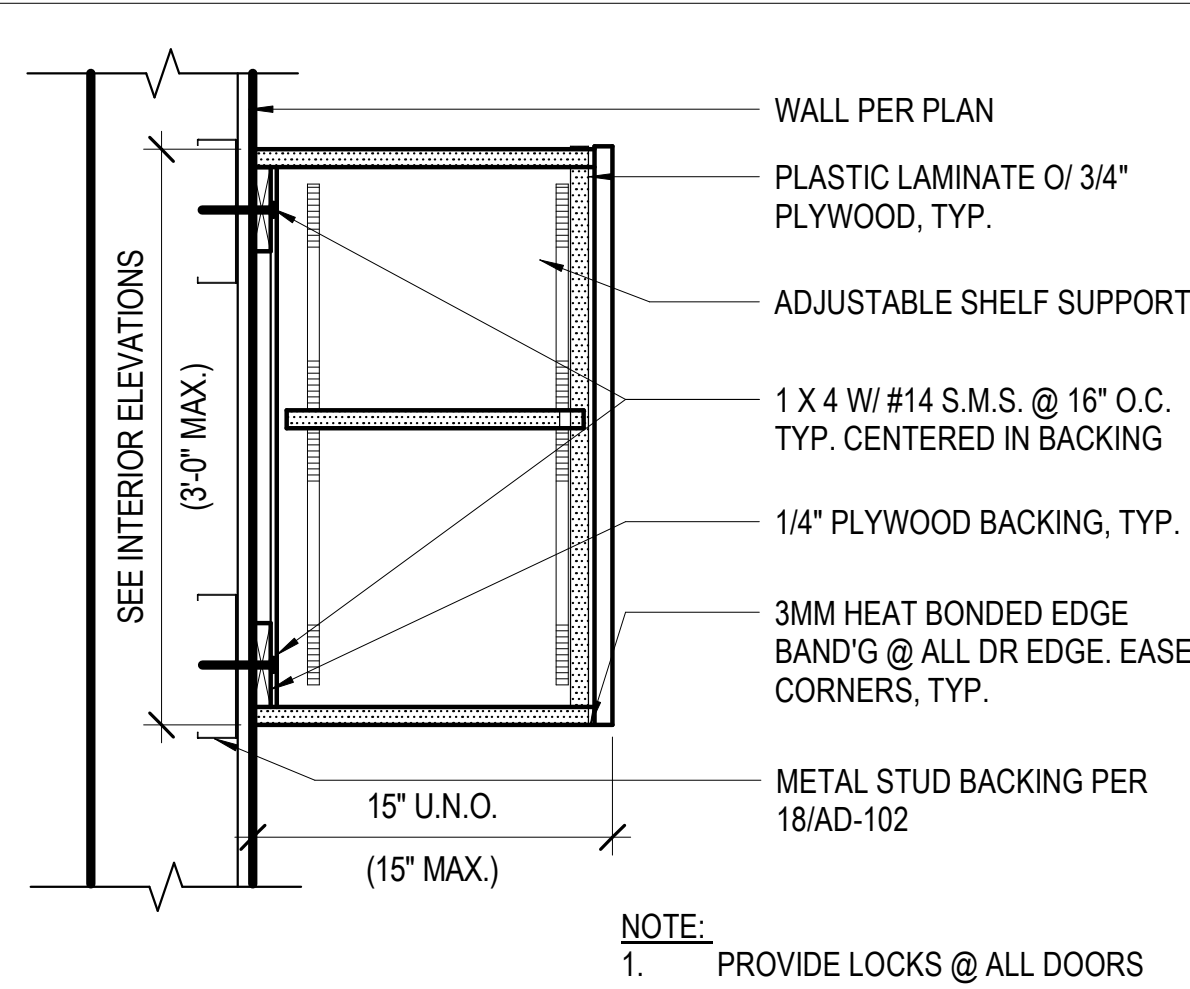
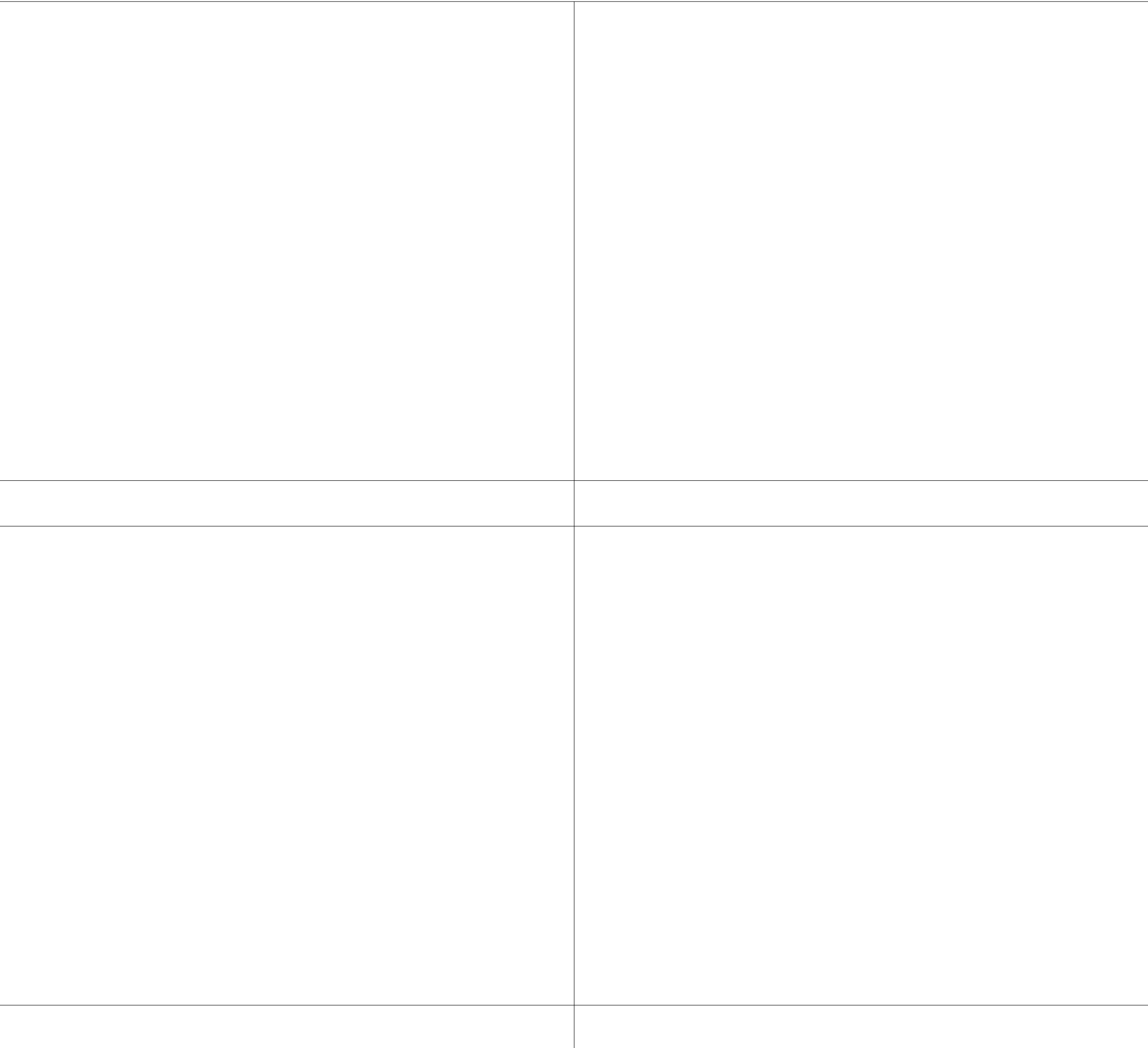
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No.	Description	Date

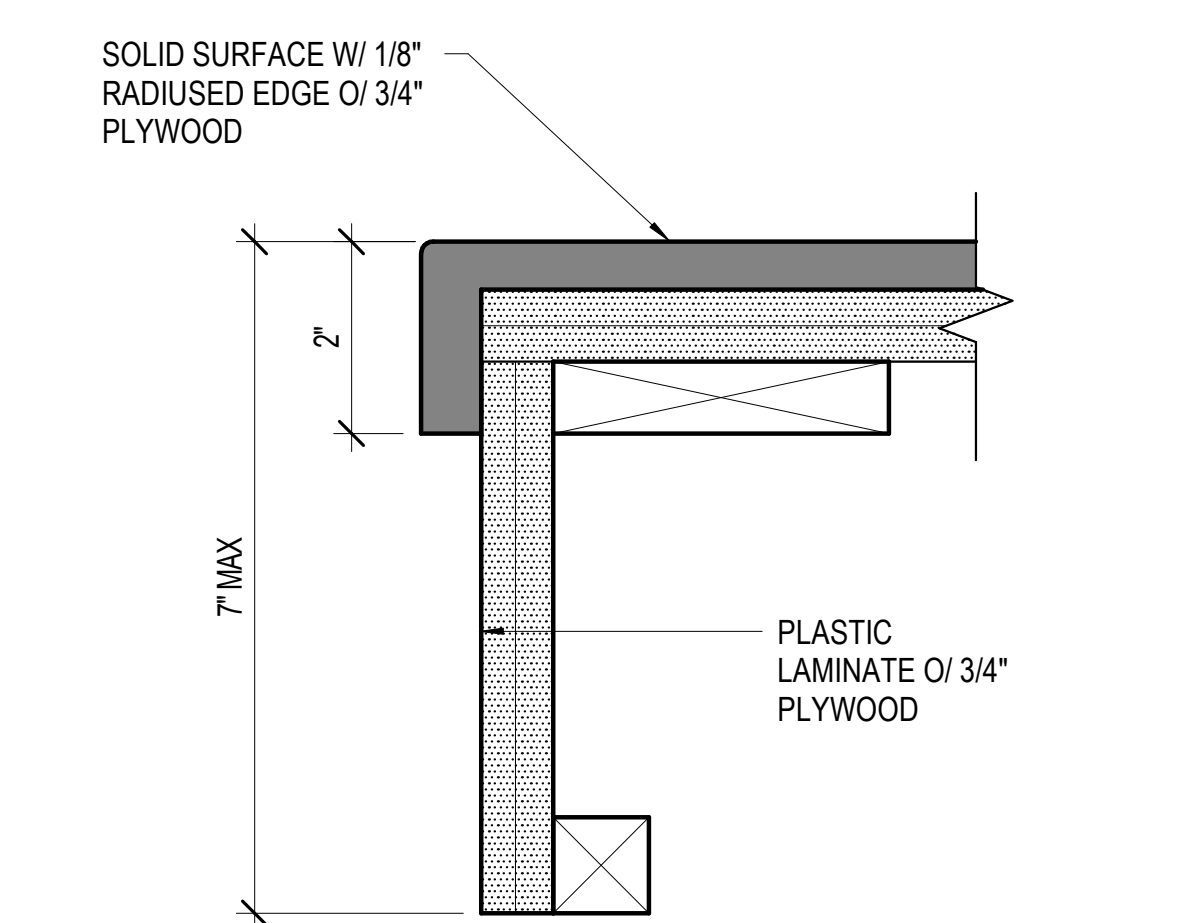
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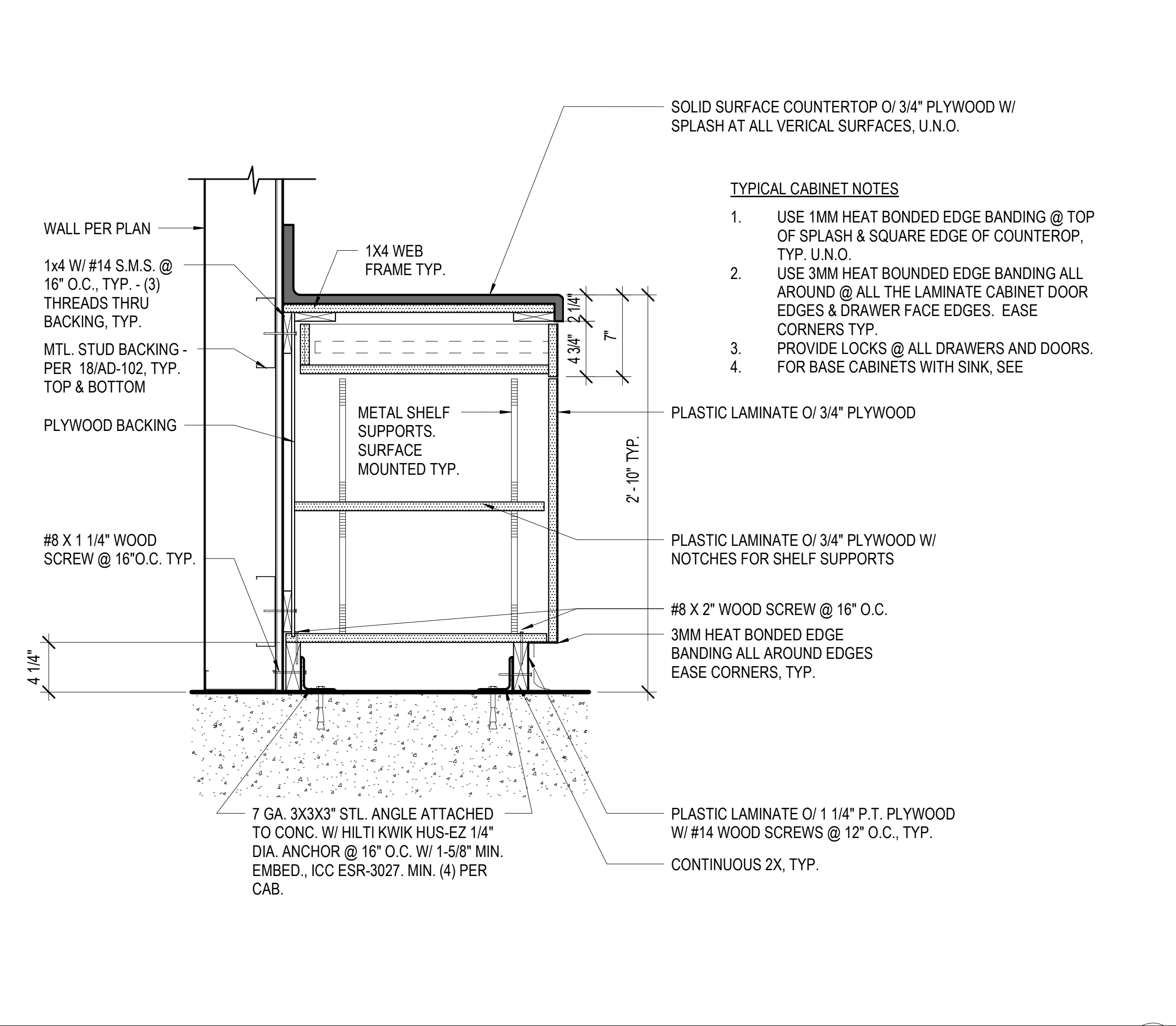
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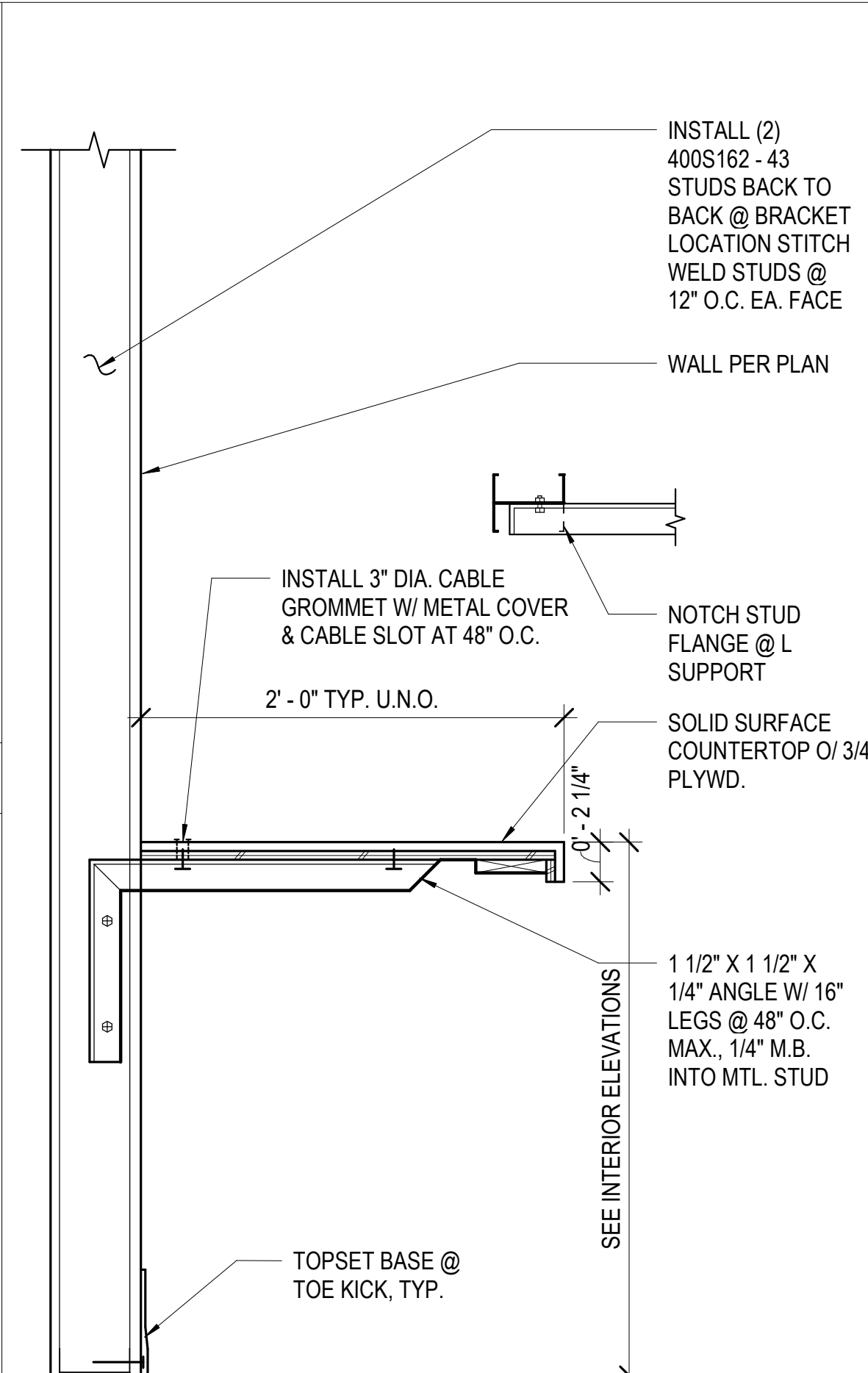
TYP. UPPER CABINET 1 1/2" = 1'-0" 5



COUNTERTOP EDGE 6" = 1'-0" 10

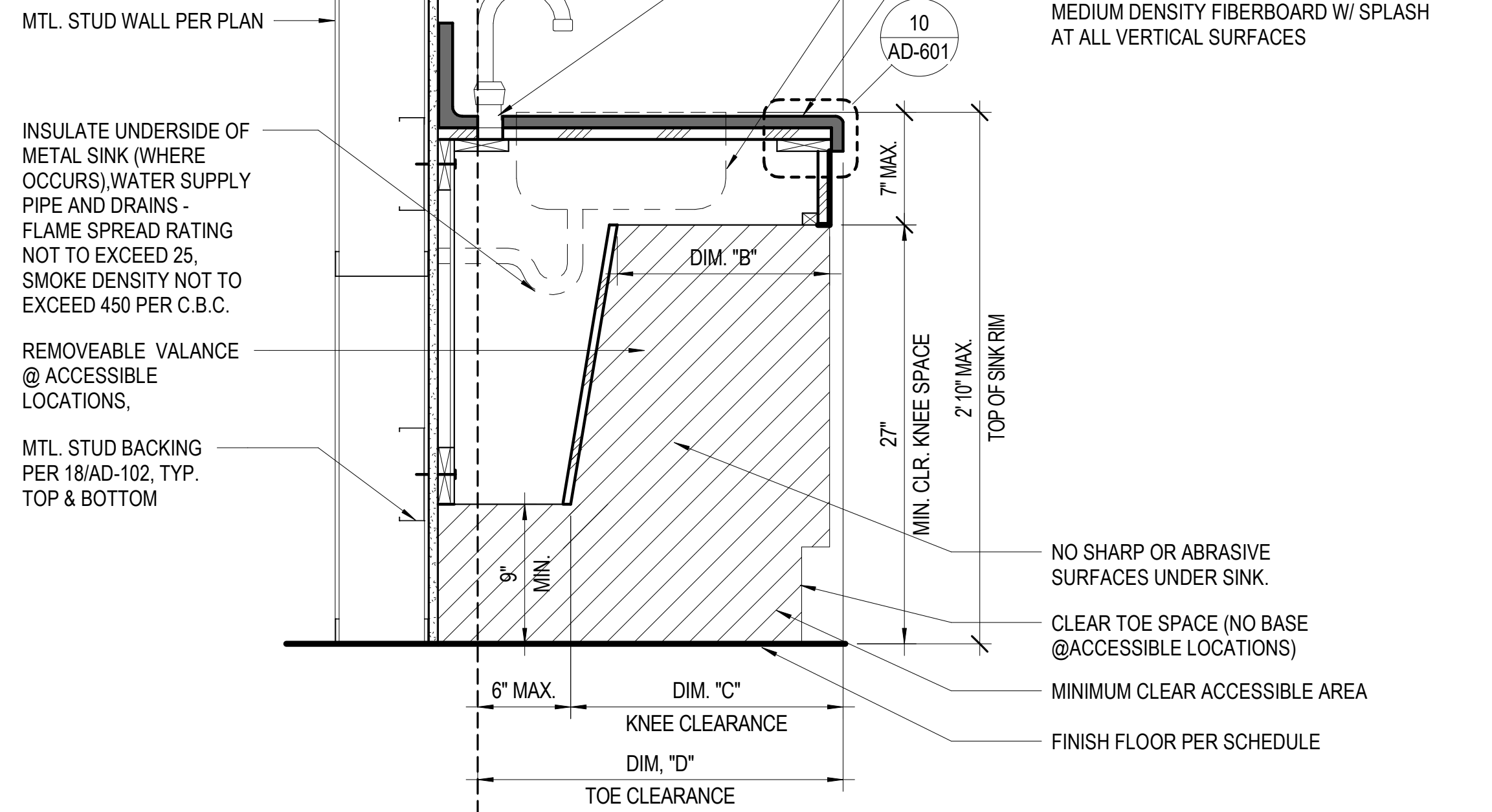


BASE CABINET W/ SOLID SURFACE COUNTERTOP 1 1/2" = 1'-0" 18



WORK COUNTER 1 1/2" = 1'-0" 9

DIM. "A"	DIM. "B"	DIM. "C"	DIM. "D"
19"	10"	13"	19"
20"	11"	14"	20"
21"	12"	15"	21"
22"	13"	16"	22"
23"	14"	17"	23"
24"	15"	18"	24"
25"	16"	19"	25"



- NOTES:
- FAUCET CONTROLS & OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO MORE THAN 5 LBS. LEVER OPERATED. PUSH TYPE & ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
 - ADULT HEIGHT SHOWN.

ACCESSIBLE BASE CABINET W/ SINK 1 1/2" = 1'-0" 20



RAMONA MUNICIPAL WATER DISTRICT

SANTA MARIA WATER RECLAMATION PLANT OPERATIONS BUILDING

Revisions		
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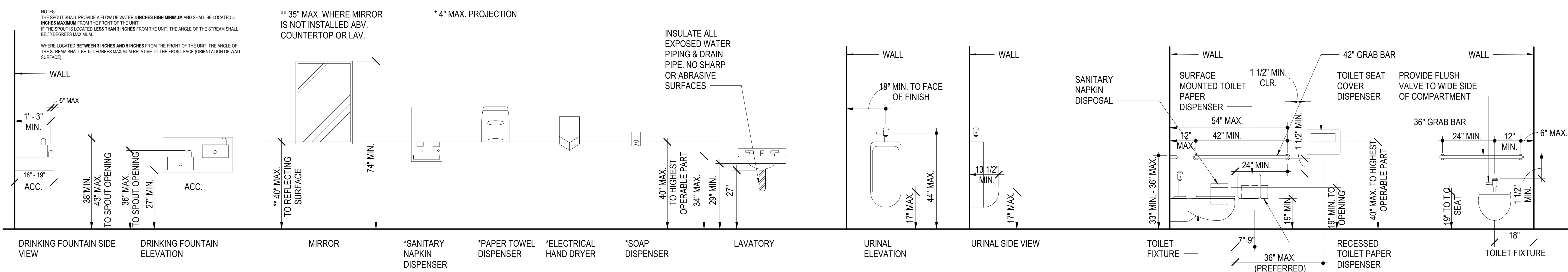
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CASEWORK DETAILS

RNT Job No.	1065
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ACCESSIBLE MOUNTING HEIGHTS

1/2" = 1'-0"

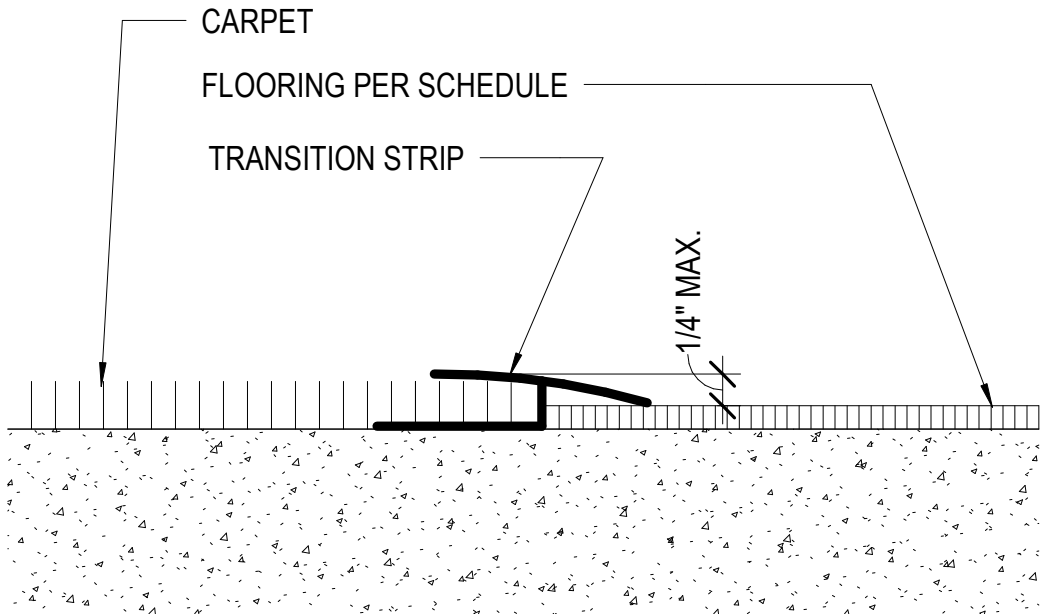
5

TOILET OFFSET	17" - 18"
TOILET SEAT HEIGHT	17" - 19"
T.O. GRAB BAR GRIPPING SURFACE	33" - 36"
T.P. DISPENSING OUTLET	19" MIN.
FURTHEST T.P. DISPENSER IN FRONT OF W.C.	7" - 9" TO CENTERLINE
LAV/SINK RIM HEIGHT	34" MAX.
LAV/SINK KNEE CLEARANCE	27" MIN. (29" MIN. AT APRON)
URINAL HEIGHT	17" MAX.
URINAL PROJECTION	13-1/2" MIN.
URINAL FLUSH CONTROL HEIGHT	44" MAX.
HIGH D.F. SPOUT HEIGHT	38" - 43"
LOW D.F. APPROACH, SPOUT HEIGHT, AND SPOUT LOCATION FROM FRONT EDGE OF THE UNIT INCLUDING BUMPERS	36" MAX. A.F.F. & 5" MAX. FRONT EDGE OF UNIT
D.F. OPERABLE PARTS	6" MAX. FROM FRONT
CANTILEVERD.F. PROJECTION	18" - 19"
TOE CLEARANCE AT TOILET PARTITION (SIDE PARTITION)	9" MIN. A.F.F.
SHELF HEIGHT	40" - 48"
MIRROR HEIGHT (BOTTOM EDGE OF REFLECTING SURFACE)	40" MAX. / 35" MAX.
MIRROR HEIGHT (BOTTOM EDGE OF REFLECTING SURFACE) IN DRESSING, FITTING, & LOCKER ROOMS	20" MAX.

ACCESSIBILITY DEMENSIONS

1" = 1'-0"

10



FLOOR TRANSITION

12" = 1'-0"

12

CLEARANCE @ LAVATORY

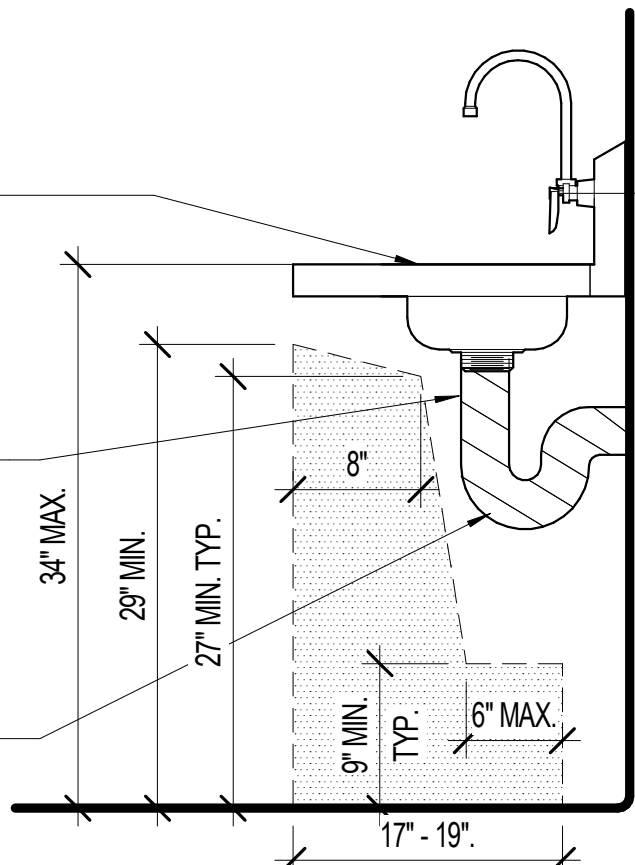
LEGEND

INDICATES REQUIRED CLEAR SPACE UNDER LAVATORY

SINGLE STATION LAVATORY

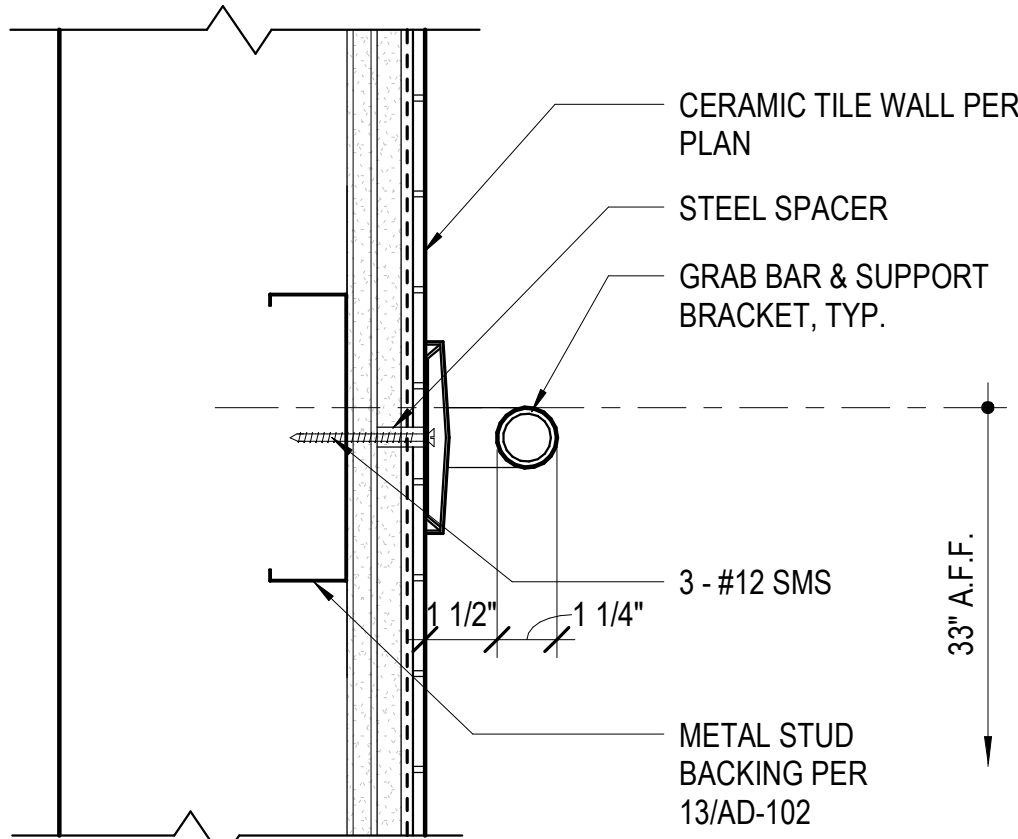
INSTALL PREFABRICATED PIPE INSULATION COVERS OVER DRAIN PIPE & WATER PIPING

NO SHARP OR ABRASIVE SURFACES UNDER SINK



1" = 1'-0"

14



GRAB BAR SUPPORT

3" = 1'-0"

15

Revisions

No.	Description	Date

Sheet Name

ACCESSIBILITY
DETAILS

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AD-700

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STRUCTURAL OBSERVATION:

STRUCTURAL OBSERVATION MUST BE PERFORMED BY THE ENGINEER OF RECORD RESPONSIBLE FOR THE STRUCTURAL DESIGN. ALL OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

STRUCTURAL OBSERVATION IS NOT A SUBSTITUTE FOR BUILDING INSPECTION.

- AS A MINIMUM, STRUCTURAL OBSERVATION SHALL INCLUDE THE FOLLOWING:
- FOUNDATIONS
 - PLACEMENT OF REINFORCING IN SPREAD FOOTINGS AND GRADE BEAMS.
 - PRIOR TO COMPLETION OF THE FOUNDATION WORK.
 - CONCRETE MASONRY
 - PROVIDE CONTINUOUS INSPECTION BY CERTIFIED INSPECTOR.
 - WOOD FRAMING
 - AFTER COMPLETION OF NAILING OF FIRST HORIZONTAL DIAPHRAGM.
 - FRAMING CONNECTIONS, PRIOR TO INTERIOR CLOSE-UP.
 - EPOXY & WEDGE-ANCHORS INSTALLED IN CONCRETE REQUIRE SPECIAL INSPECTION. SEE ICC REPORT FOR EXACT REQUIREMENTS.
 - ADDITIONAL SITE VISITS MAY BE MADE FOR THE PURPOSE OF "STRUCTURAL OBSERVATION" AT ARCHITECT'S DISCRETION.

GENERAL:

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES THAT ARE FOUND. DO NOT SCALE DETAILS OR DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS WHERE REQUIRED.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS USED SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.'
- THESE DRAWINGS REPRESENT THE BUILDING IN ITS FINAL CONFIGURATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR ALL MEANS AND METHODS ASSOCIATED WITH ACHIEVING THIS FINAL CONFIGURATION, INCLUDING BUT NOT LIMITED TO SHORING, BRACING OR SOILS EXCAVATIONS.
- MATERIAL NOTES & SPECIFICATIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS IN THE CASE OF A DISCREPANCY.
- ALL REFERENCED CODES AND STANDARDS SHALL BE THE LATEST APPROVED EDITION, U.N.O.

CONCRETE:

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS:

	STRENGTH	W/C RATIO
A. FOUNDATIONS.....	4000 psi	0.45
B. SLAB ON GRADE	4000 psi	0.45
- CEMENT SHALL COMPLY WITH A.S.T.M. C150 TYPE II. CLASS F FLY ASH MAY BE SUBSTITUTED UP TO A MAXIMUM OF 20% BY WEIGHT OF CEMENTITIOUS MATERIALS IN NORMAL WEIGHT CONCRETE.
- NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE PIERS, GRADE BEAMS OR SLABS UNLESS SPECIFICALLY DETAILED.
- MIX DESIGN REQUIREMENTS: CEMENT SHALL BE TYPE V. SLUMP SHALL BE 4" ± 1" (A MAXIMUM SLUMP OF 8" ± 1" SHALL BE PERMITTED AFTER INTRODUCTION OF A WATER-REDUCING ADMIXTURE FOR CONCRETE WITH A VERIFIED MAXIMUM SLUMP OF 4" ± 1" PRIOR TO INTRODUCTION OF ADMIXTURE). MAXIMUM AGGREGATE SIZE SHALL BE 1".
- ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- PROVIDE A 3/4" CHAMFER ON ALL EXPOSED CORNERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL COLD JOINTS SHALL BE ROUGHENED AND CLEANED PRIOR TO PLACING CONCRETE.
- CONSTRUCTION JOINTS IN CONCRETE INDICATED SHALL HAVE ROUGH, CLEAN SURFACE WITH A 1/4" MINIMUM AMPLITUDE.
- CURING: CONCRETE SHALL BE MAINTAINED AT A MINIMUM TEMPERATURE OF 50 DEGREES FAHRENHEIT AND IN A MOIST CONDITION FOR AT LEAST THE FIRST SEVEN DAYS AFTER PLACEMENT. CURING SHALL BE PERFORMED IN ACCORDANCE WITH ONE OF THE METHODS PRESCRIBED IN ACI 308.

REINFORCING STEEL:

- REINFORCEMENT SHALL BE SECURELY SUPPORTED IN POSITION PRIOR TO PLACING CONCRETE.
- SPLICE CONTINUOUS REINFORCING WITH 2'-0" MIN. LAP UNLESS NOTED OTHERWISE ON DETAILS 2/SO.2 AND 19/SO.2. BARS SPLICED WITH NON-CONTACT LAP SPLICES SHALL NOT BE SPACED TRANSVERSELY FARTHER APART THAN THE SMALLER OF ONE-FIFTH THE REQUIRED LAP SPLICE LENGTH, AND 6 IN.
- ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN CONFORMANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318, LATEST APPROVED EDITION) AND THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION BY C.R.S.I. AS MODIFIED BY THE PROJECT DRAWINGS AND SPECIFICATIONS. STAGGER SPLICES AT SLAB ON GRADE. PROVIDE BAR BENDS PER 5/S1.3.
- TYPICAL CONCRETE COVERAGE OF REINFORCING:

CONCRETE CAST AGAINST EARTH:	3"
FORMED CONCRETE EXPOSED TO EARTH::	2"
CONCRETE EXPOSED TO WEATHER:	2"
ALL OTHER:	1-1/2"
- REINFORCEMENT SHALL COMPLY WITH A.S.T.M. A615, GRADE 60. (A.S.T.M. 706 GRADE 60 @ WELDED REBAR).

CONCRETE MASONRY:

- CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT OPEN END UNITS IN CONFORMANCE WITH 'ASTM C90, f'm = 2,000 PSI.
- MORTAR SHALL BE TYPE S IN CONFORMANCE WITH ASTM C270.
- GROUT SHALL CONFORM TO ASTM C476, AND SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI. GROUT SHALL HAVE AN ADMIXTURE TO REDUCE SHRINKAGE.
- ALL CELLS SHALL BE SOLID GROUTED.
- WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1 1/2" BELOW THE TOP OF THE UPPERMOST UNIT.
- COMPLY WITH REQUIREMENTS IN TMS 602 FOR CLEANOUTS AND FOR GROUT PLACEMENT, INCLUDING MINIMUM GROUT SPACE AND MAXIMUM POUR HEIGHT.
- LIMIT HEIGHT OF VERTICAL GROUT POURS TO NOT MORE THAN 60 INCHES.

TIMBER:

- ALL FRAMING LUMBER SHALL BE GRADE D.F. LARCH MARKED AS FOLLOWS, UNLESS OTHERWISE NOTED:
LIGHT FRAMING - "STANDARD" & "STUD"
POSTS & BEAMS - "NO. 1".
BEARING STUDS & SHEAR WALL STUDS-"NO. 1"
JOIST, RAFTERS, PLATES - "NO. 1".
- SILL PLATES ON CONCRETE SHALL BE DOUGLAS FIR LARCH, PRESSURE TREATED WITH 5/8"Ø HEADED ANCHOR BOLTS @ 4'-0" O.C. MAX. U.N.O. (AT LEAST 2 ANCHORS BOLTS PER PIECE). PROVIDE 1/4"x3" SQUARE STEEL PLATE WASHER AT EACH ANCHOR BOLT. MINIMUM EMBEDMENT OF THE ANCHOR BOLTS INTO THE FOOTING SHALL BE 7" U.O.N.
- TOP PLATES OF ALL STUD WALLS SHALL BE DOUBLED, SAME SIZE AS STUDS. LAP PLATES 4'-0" MIN. WITH AT LEAST 12-16d NAILS AT 4" MAX. O.C. EACH SIDE U.O.N.
- SOLID BLOCK STUDS AT MAXIMUM 10'-0" VERTICAL INTERVALS.
- CROSS BRIDGING BETWEEN JOISTS AND RAFTERS MAY BE OMITTED WHERE THE COMPRESSION EDGE IS CONTINUOUSLY CONNECTED TO THE SHEATHING. OTHERWISE BRIDGE PER C.B.C. SECTION 2308.8.5.
- BOLTS SHALL HAVE 7 DIA. MIN. END DISTANCE AND 4 DIA. MIN. EDGE DISTANCE.
- ALL BOLTS SHALL BE FITTED WITH WASHERS. HOLES IN WOOD SHALL BE BORED WITH A BIT 1/32" TO 1/16" LARGER THAN THE BOLT DIAMETER.
- STEEL FRAMING CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC.
- INSTALL FIRE BLOCKING IN CONCEALED SPACED OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT CEILING AND FLOOR SPACES AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL PER SECTION 708.
- ORIENTED STRAND BOARD (OSB) IS AN ACCEPTABLE ALTERNATE FOR PLYWOOD WALL AND ROOF SHEATHING NOT EXPOSED TO MOISTURE. OSB SHALL COMPLY WITH GRADE REQUIREMENTS NOTED ON DETAIL 9/SO.3.
- ALL HARDWARE, BOLTS, AND NAILS IN PRESSURE TREATED, FIRE TREATED OR EXPOSED LUMBER SHALL BE HOT DIP GALVANIZED (A.S.T.M. A153) OR STAINLESS UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER.
- 2X GANG-NAIL TRUSSES IS A DESIGN-BUILD DEFERRED APPROVAL ITEM. SUBMIT PRODUCT DATA, SHOP DRAWINGS AND CALCULATIONS FOR REVIEW AND APPROVAL. DESIGN FOR THE FOLLOWING:

LIVE LOAD: 20 PSF
DEAD LOAD: 20 PSF

NAILING SCHEDULE		
CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3-8d COMMON	TOENAIL
2. BRIDGING TO JOIST	2-8d COMMON	TOENAIL EACH END
3. 1"x8" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON	FACE NAIL
4. WIDER THAN 1"x8" SUBFLOOR TO EACH JOIST	3-8d COMMON	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d @ 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3"-16d @ 16" O.C.	BRACED WALL PANELS
7. TOP PLATE TO STUD	2-16d COMMON	END NAIL
8. STUD TO SOLE PLATE	4-8d COMMON 2-16d COMMON	TOENAIL END NAIL
9. DOUBLE STUDS	16d @ 24" O.C.	FACE NAIL
10. DOUBLE TOP PLATES DOUBLE TOP PLATES (EXCEPT @ SHEAR WALLS)	16d @ 16" O.C. 8-16d COMMON	TYPICAL FACE NAIL LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON	TOENAIL
12. RIM JOIST TO TOP PLATE	8d @ 6" O.C.	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON	FACE NAIL
14. CONTINUOUS HEADER TWO PIECES	16d COMMON	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3-8d COMMON	TOENAIL
16. CONTINUOUS HEADER TO STUD	4-8d COMMON	TOENAIL
17. CEILING JOIST LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON MIN. TABLE 2308.10.4.1	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.1)	3-16d COMMON MIN. TABLE 2308.10.4.1	FACE NAIL
19. RAFTERS TO PLATE (SEE SECTION 2308.10.4.1, TABLE 2308.10.1)	3-8d COMMON	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d COMMON	FACE NAIL
21. 1"x8" SHEATHING TO EACH BEARING	3-8d COMMON	FACE NAIL
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING	3-8d COMMON	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON	2" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d COMMON 2-20d COMMON	FACE NAIL AT T&B STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS AND AT EACH SPICE
25. 2" PLANKS	16d COMMON	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3-10d COMMON	FACE NAIL
27. JACK RAFTER TO HIP	3-10d COMMON 2-16d COMMON	TOENAIL FACE NAIL
28. ROOF RAFTERS TO 2-BY RIDGE BEAM	2-16d COMMON 2-16d COMMON	TOENAIL FACE NAIL
29. JOISTS TO BAND JOIST	3-16d COMMON	FACE NAIL
30. LEDGER STRIP	3-16d COMMON	FACE NAIL
31. WOOD STRUCTURAL PANELS SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS 19/32" TO 3/4" 7/8" TO 1" 1 1/8" TO 1 1/4" 3/4" OR LESS 7/8" TO 1" 1 1/8" TO 1 1/4"	6d 8d OR 6d 8d 10d OR 8d 6d 8d 10d OR 8d

NOTES:

- WHEN POSSIBLE, NAILS DRIVEN PERPENDICULAR TO GRAIN SHALL BE USED INSTEAD OF TOENAILS.
- SEE TABLE 2304.10.2 OF CBC 2025 FOR ADDITIONAL NOTES, REQUIREMENTS OR OPTIONS.

TABLE 1704.4 REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION				
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD ^a	CBC REFERENCE
1. INSPECTION OF REINFORCING STEEL, INCLUDING PLACEMENT	--	X	ACI 318-19: CHAPTER 20 & SECTION 26.6.1.2	1910A.2
2. VERIFYING USE OF REQUIRED DESIGN MIX	--	X		1705A.3 ITEM 5, 1910A.1
3. DURING CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE TEMPERATURE OF THE CONCRETE.	X	--	ACI 318-19: SECTION 26.5 & 26.12	1705A.3 ITEM 6
4. TEST CONCRETE COMPRESSION STRENGTH	--	X	ACI 318-19: SECTION 26.12	1705A.1.17
5. POST-INSTALLED ANCHORS – EPOXY	X	--	ICC ESR-2508	



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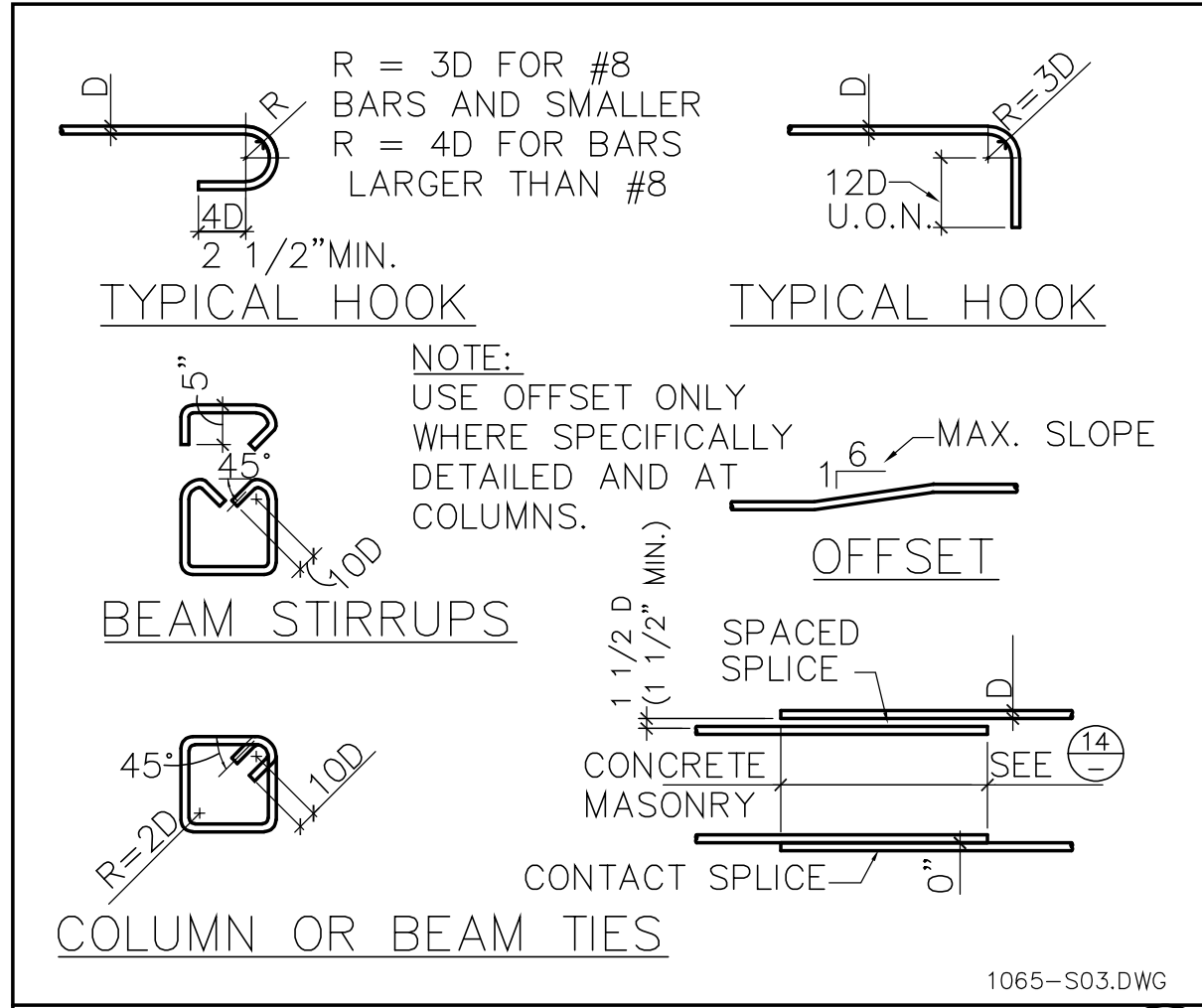
STRUCTURAL
NOTES

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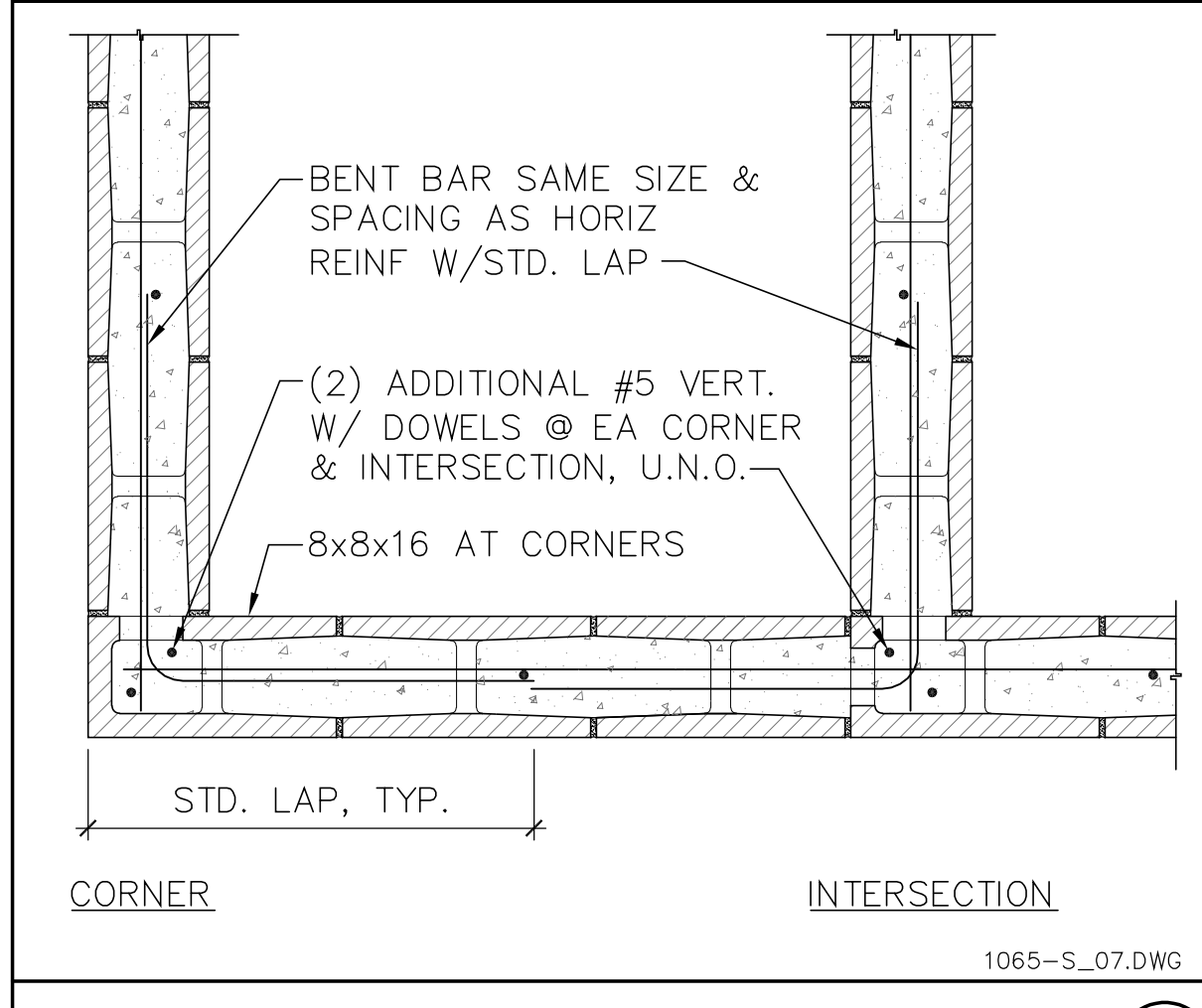
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TYP. REINF. BAR BENDS N.T.S. 1



CMU WALL CORNERS & INTERSECTIONS 1"=1'-0" 6



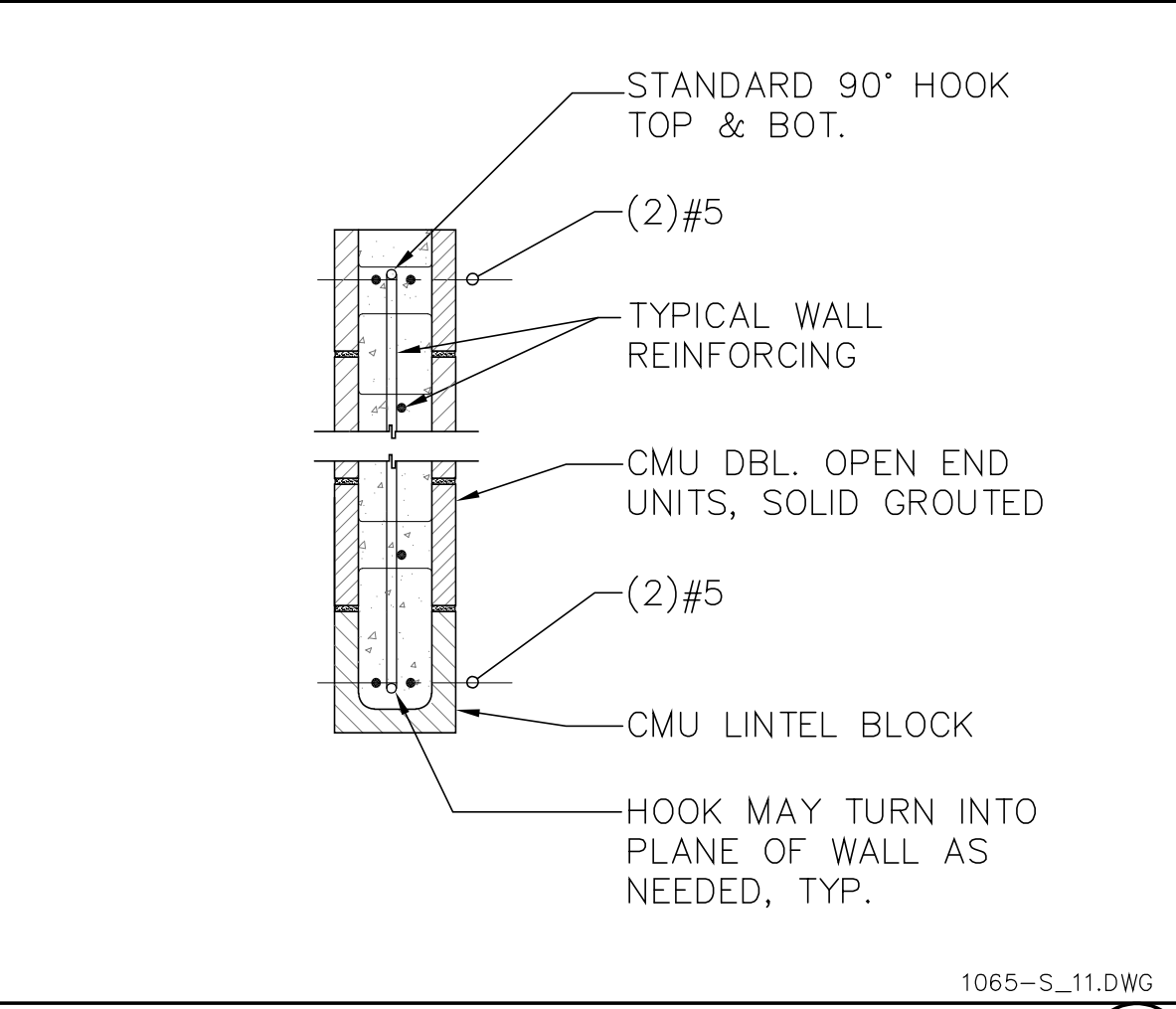
CMU WALL REINF. @ OPENINGS 1"=1'-0" 12

CONCRETE LAP SPLICES PER ACI 318-05		
BAR SIZE	LAP CLASS	F'c=3000 psi LAP, INCHES:
3	B	24
4	B	29
5	B	36
6	B	43
7	B	63
8	B	72
9	B	81

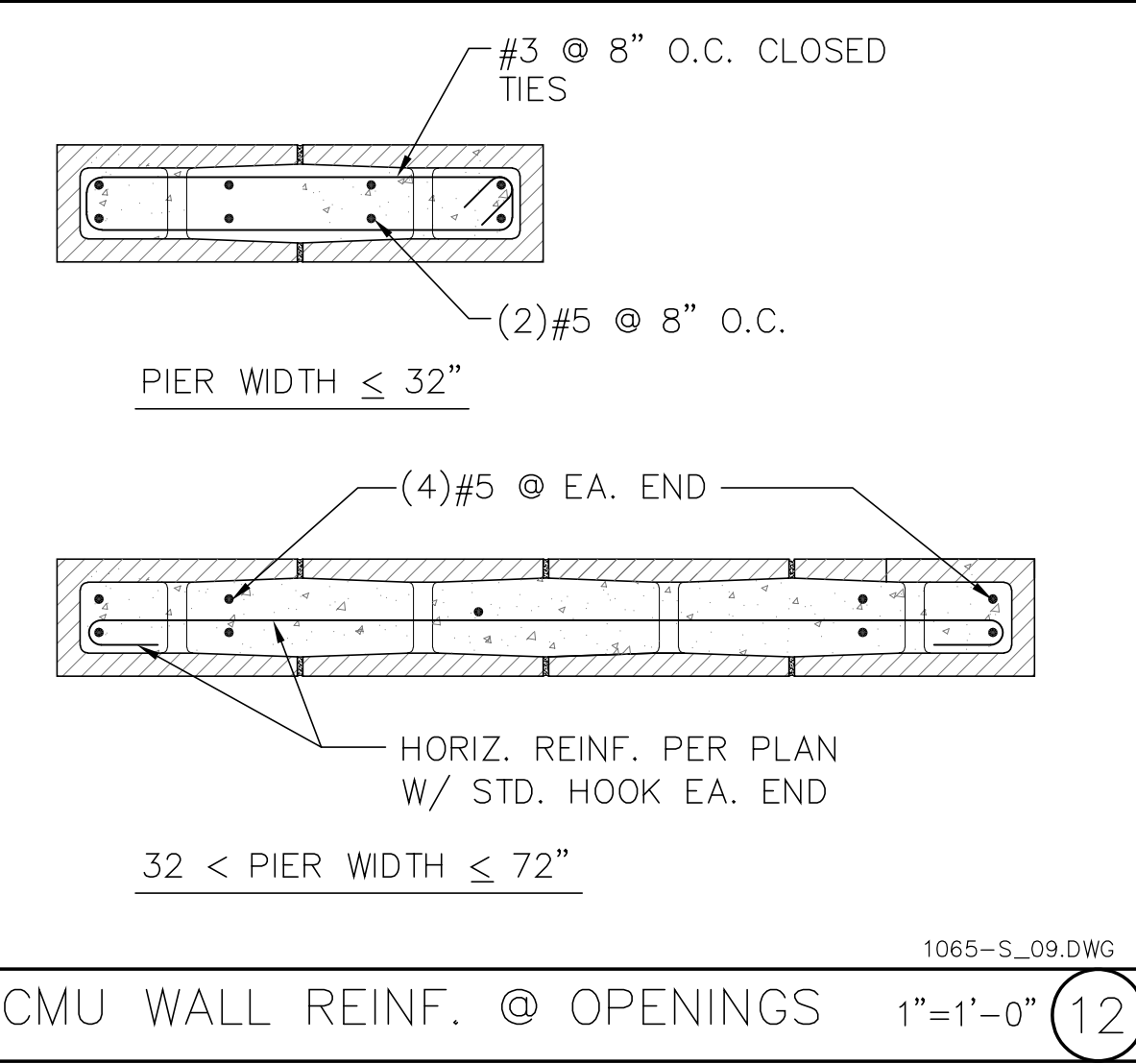
NOTES:
1. TABULATED VALUES ARE FOR NORMAL WEIGHT CONCRETE. MULTIPLY BY 1.3 FOR USE IN LT. WT. CONCRETE.
2. TABULATED VALUES ASSUME NO EPOXY COATING.
3. TABULATED VALUES ASSUME CLEAR COVER IS AT LEAST 1.0 DB AND CLEAR SPACING IS AT LEAST 2.0 DB.
4. FOR HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE BARS, MULTIPLY VALUES BY 1.3.

1065-S04.DWG

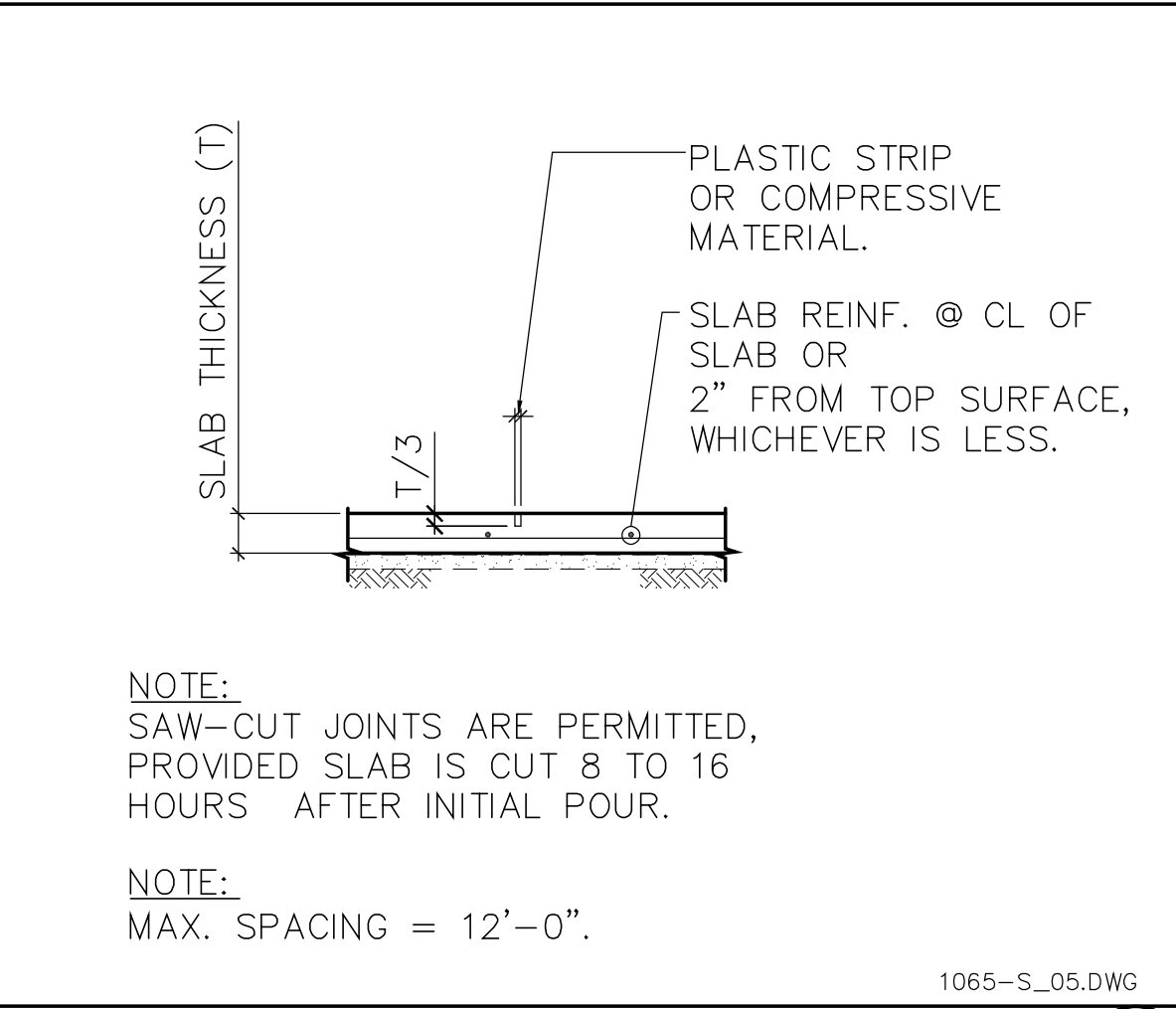
CONC. LAP SPLICE SCHED. N.T.S. 2



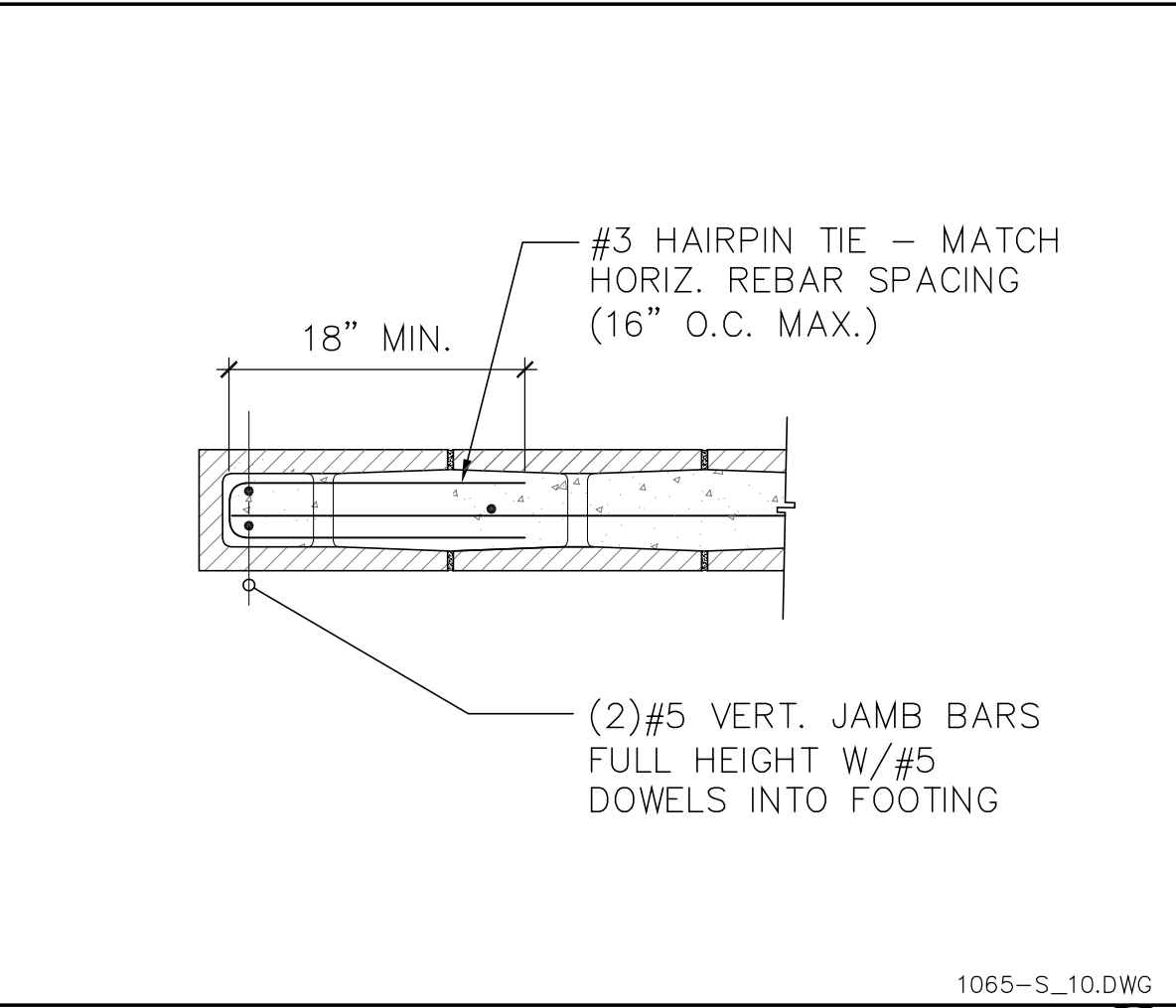
TYPICAL LINTEL SECTION 1"=1'-0" 7



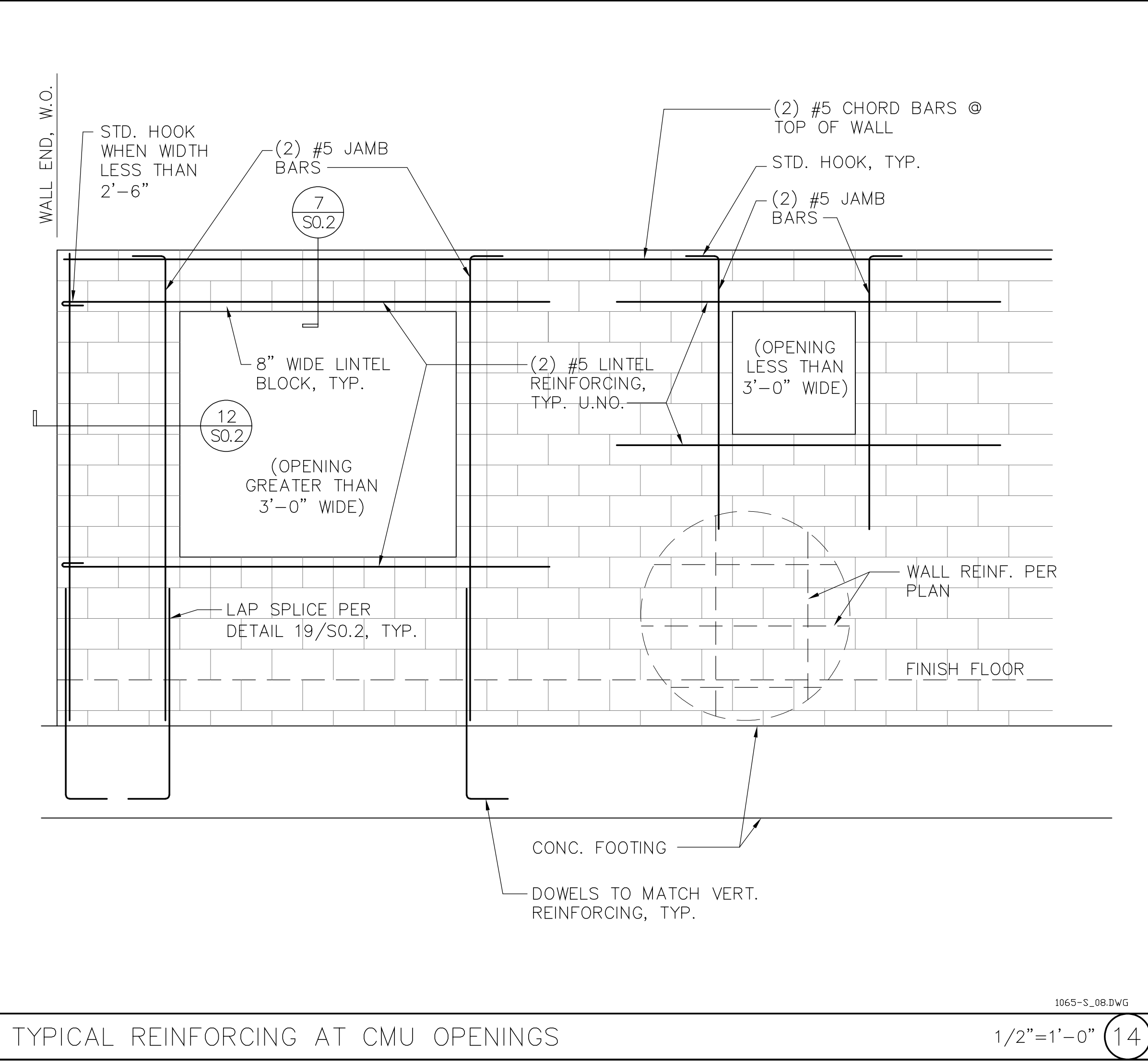
CMU WALL REINF. @ OPENINGS 1"=1'-0" 12



CONTROL JOINT N.T.S. 3



TYPICAL CMU WALL END 1"=1'-0" 4



TYPICAL REINFORCING AT CMU OPENINGS 1/2"=1'-0" 14

LAP SPLICE LENGTHS FOR BARS CENTERED IN WALL		
BAR SIZE	LAP SPLICE LENGTH "L" (INCHES)	SPCG "S" (INCHES)
#3	15	3
#4	20	4
#5	25	4
#6	43	4

MIN. LAP SPLICE LENGTH "L" PER SCHEDULE

MAX. SPCG "S" OF SPLICED BARS

LAP SPLICE LENGTHS FOR ALL OTHER (NON-CENTERED) CONDITIONS		
BAR SIZE	LAP SPLICE LENGTH "L" (INCHES)	SPCG "S" (INCHES)
#3	15	3
#4	25	4
#5	39	4
#6	54	4

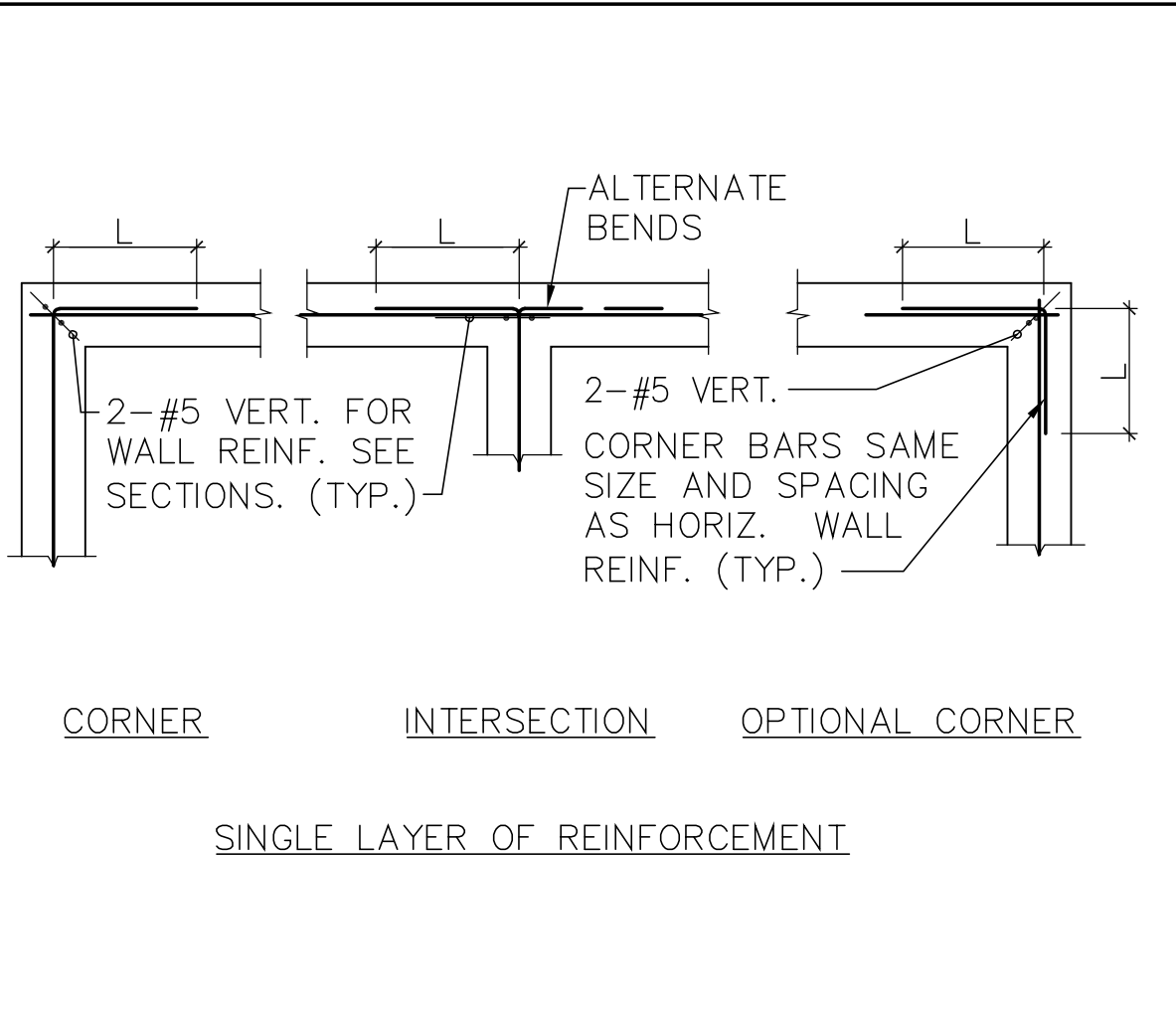
CENTERED CONDITIONS

NON-CENTERED CONDITIONS

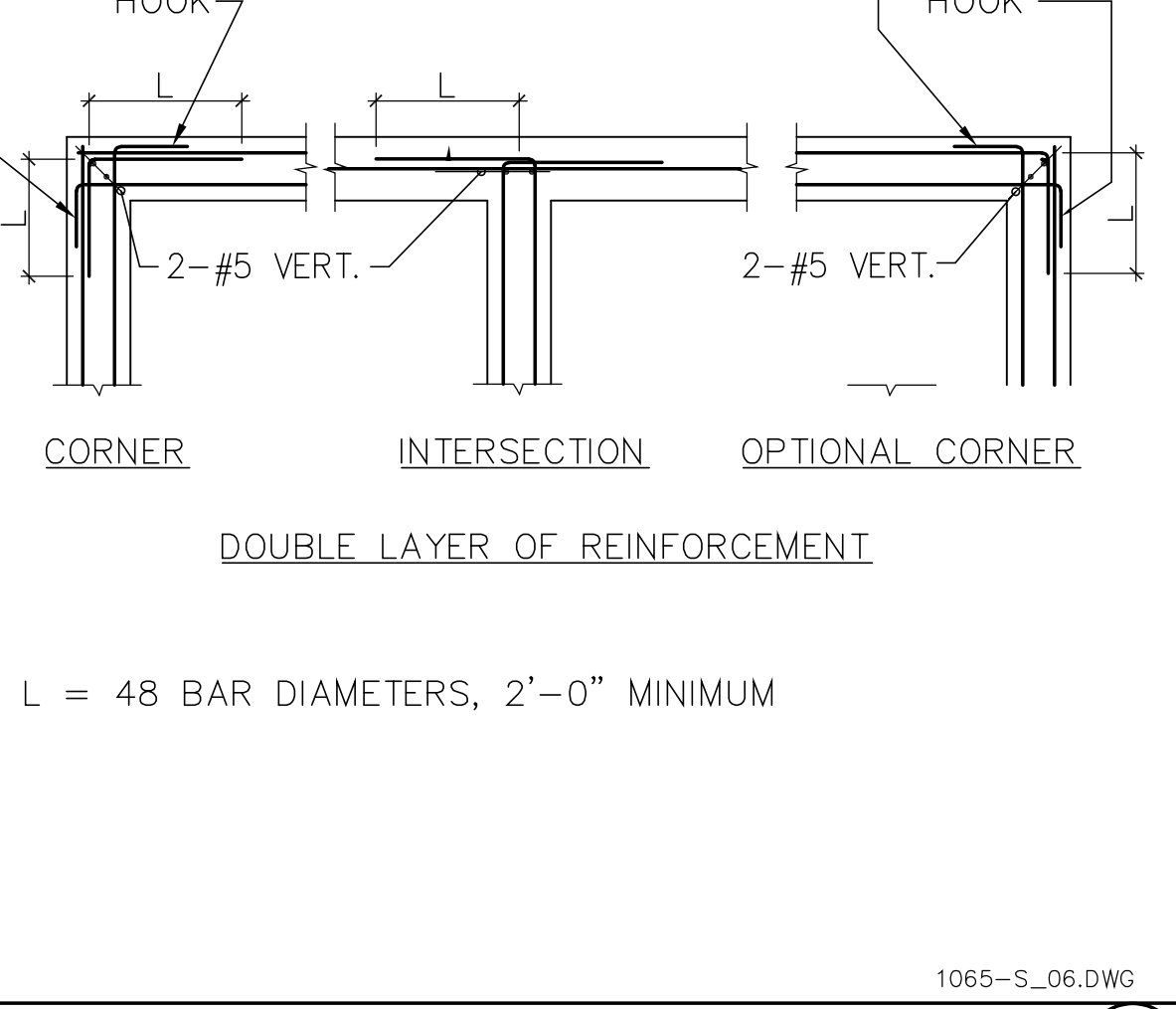
REINFORCING PER PLAN OR AS SCHEDULED

1065-S12.DWG

CMU. LAP SPLICE SCHED. N.T.S. 19



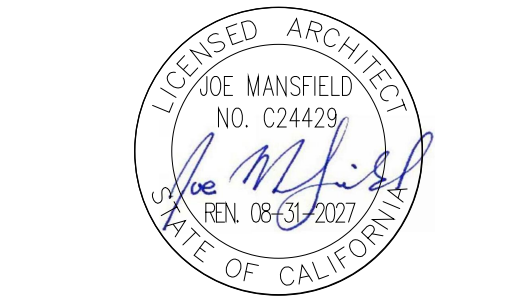
TYPICAL REINFORCEMENT N.T.S. 10



TYPICAL REINFORCEMENT N.T.S. 10



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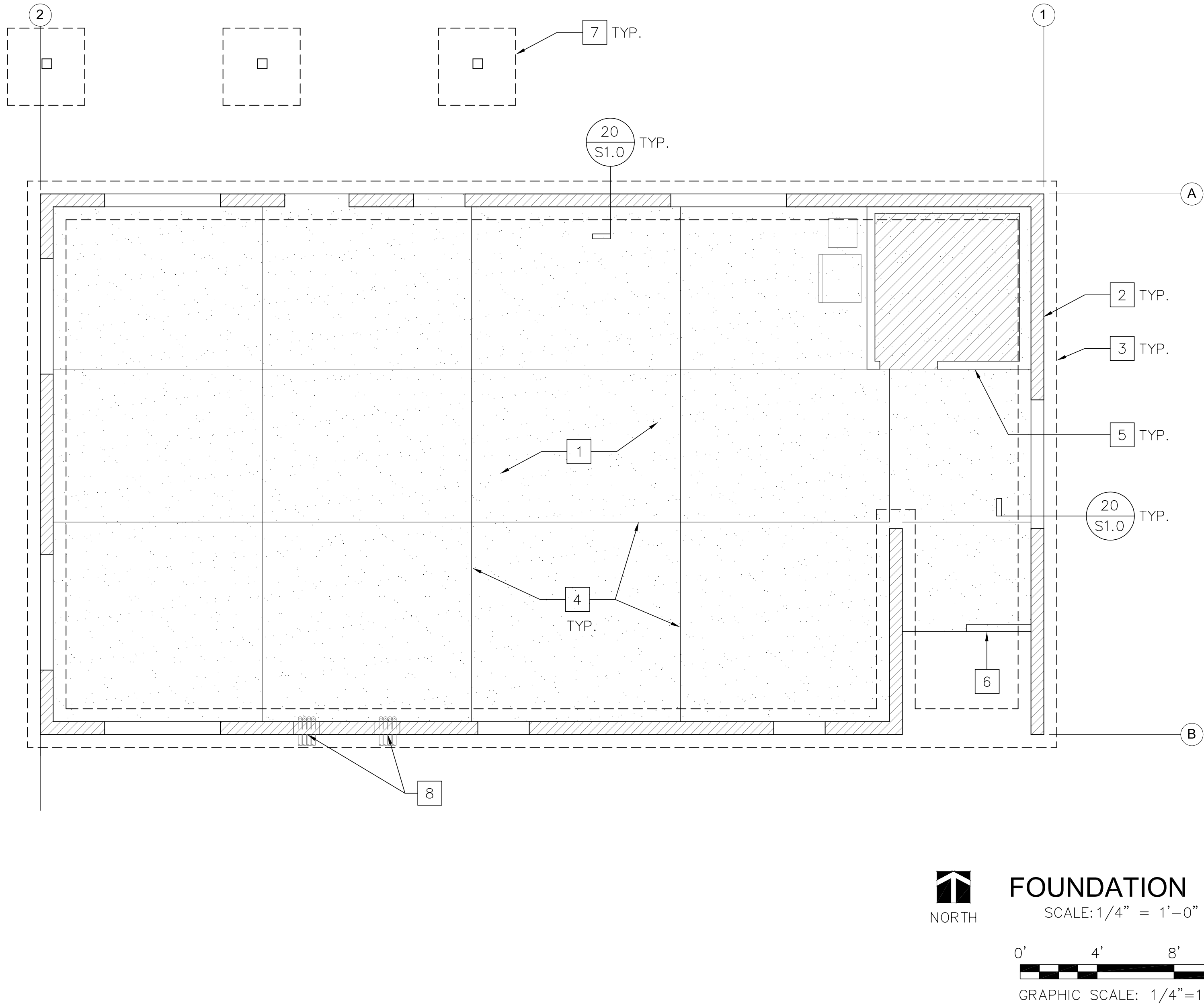
TYPICAL
STRUCTURAL
DETAILS

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GENERAL NOTES

- FOR TYPICAL REINFORCING BAR BENDS SEE DETAIL 1/S0.2.
- FOR REBAR LAB SPLICES IN CONCRETE SEE DETAIL 2/S0.2.
- FOR TYPICAL REINFORCING IN CONCRETE FOUNDATION CORNERS AND INTERSECTIONS SEE DETAIL 10/S0.2.
- FOR TYPICAL REINFORCING IN CMU WALL CORNERS AND INTERSECTIONS SEE DETAIL 6/S0.2.
- FOR CMU REINFORCING LAP SPLICES SEE DETAIL 19/S0.2.

LEGEND

- CONCRETE SLAB ON GRADE
- 8" WIDE CMU WALL, SOLID GROUTED, WITH REBAR AS FOLLOWS:
#5 @ 24" O.C. VERTICAL
#4 @ 16" O.C. HORIZONTAL
- 2" DEPRESSED SLAB

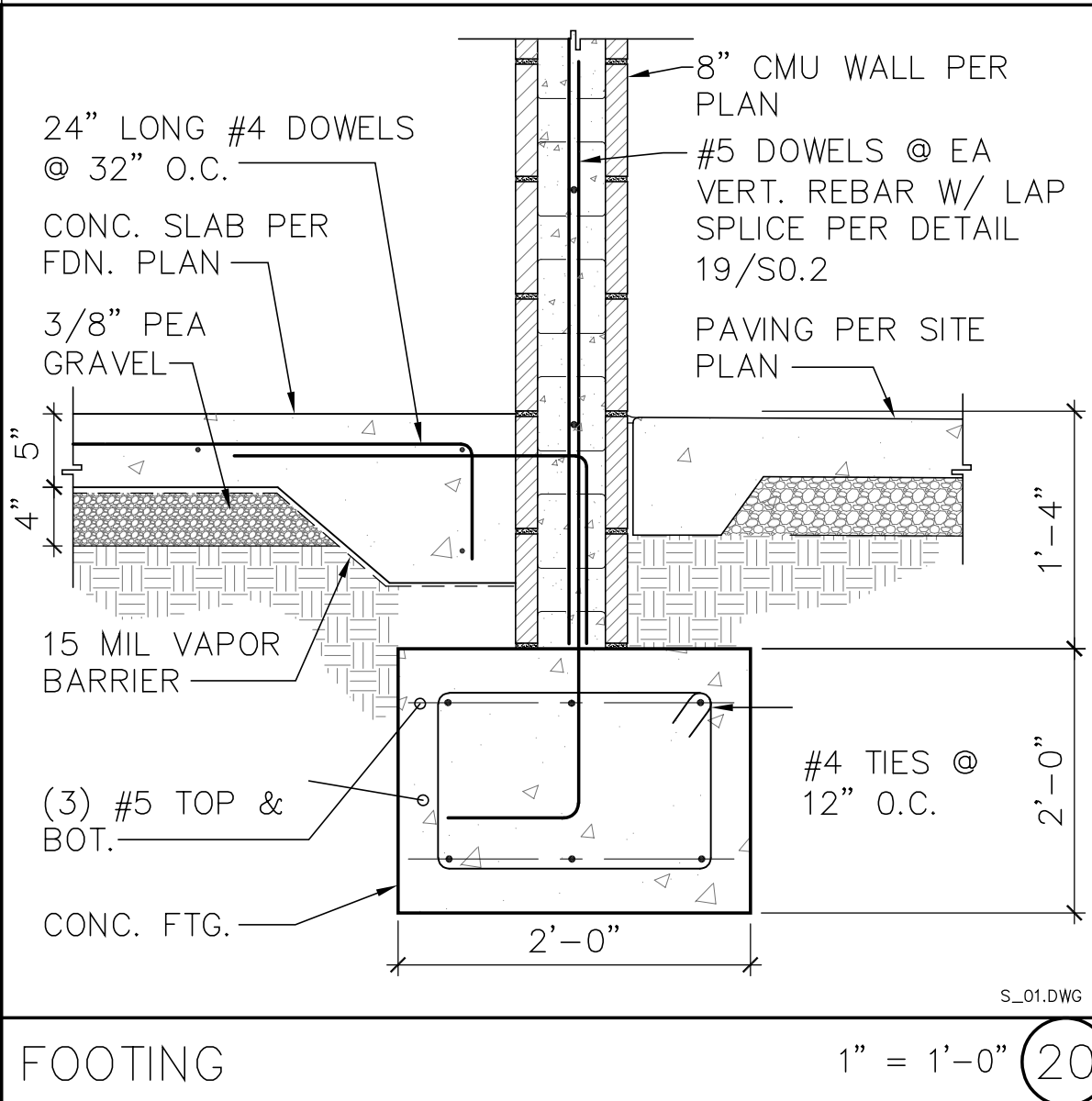
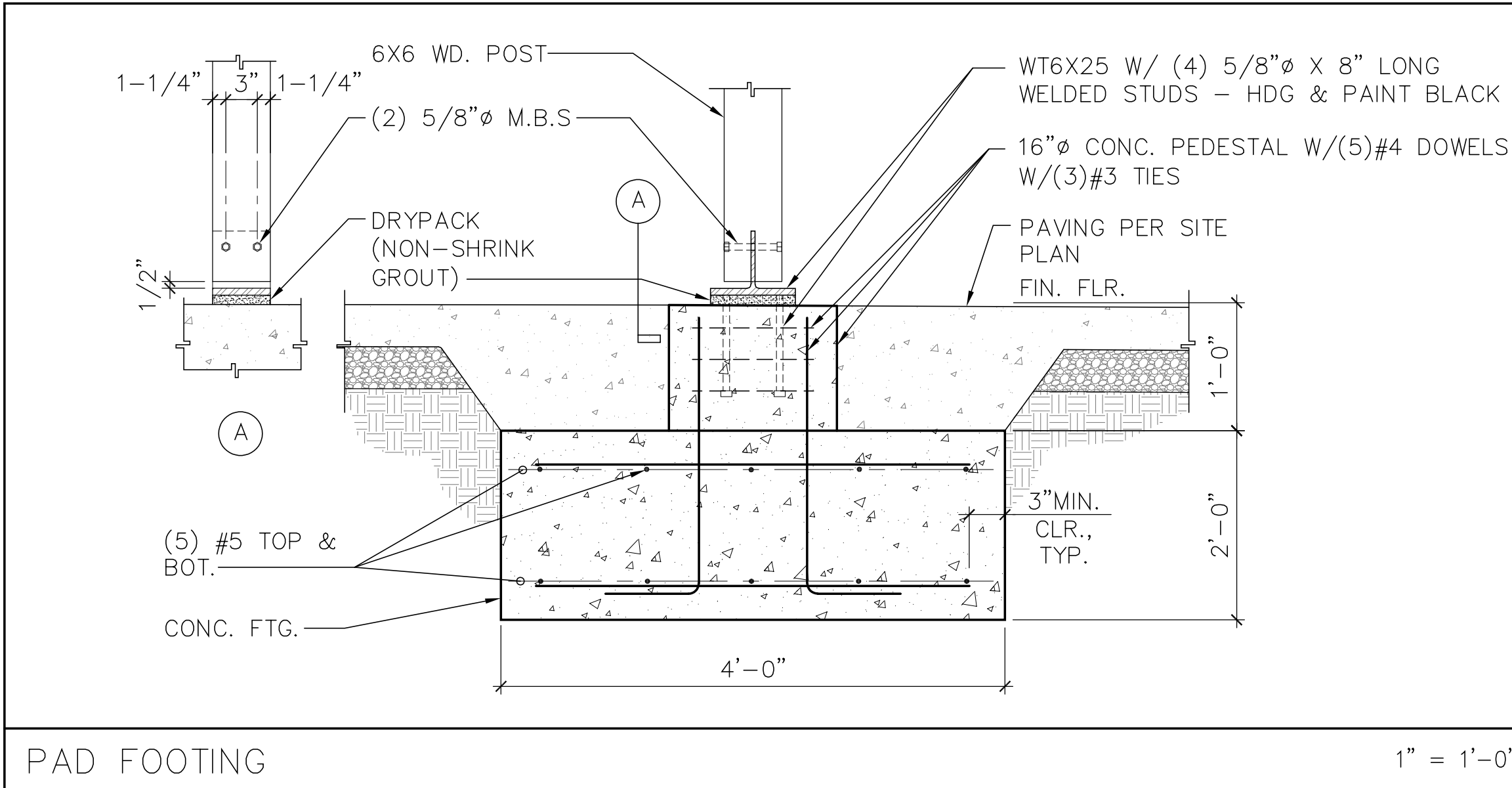
KEYNOTES

- 5" THICK CONCRETE SLAB ON GRADE WITH #3 @ 18" O.C. OVER VAPOR BARRIER OVER 4" PEA GRAVEL
- 8" WIDE CMU WALL, SOLID GROUTED, WITH REBAR AS FOLLOWS:
#5 @ 24" O.C. VERTICAL
#4 @ 16" O.C. HORIZONTAL
- LINE OF CONCRETE FOOTING - 2'-0" WIDE X 2'-0" DEEP, SEE REFERENCED DETAILS
- CONTROL JOINT - SEE DETAIL 3/S0.2
- 6" HIGH X WALL WIDTH CONCRETE CURB AT TOILET ROOM WALLS
- 4" HIGH X WINDOW FRAME WIDTH CONCRETE CURB AT STOREFRONT WINDOW
- CONCRETE FOOTING AT POST - 4'-0" SQUARE X 2'-0" DEEP PER DETAIL 19/S1.0
- 16" WIDE x 8" HIGH BLOCK OUT FOR HVAC REFRIGERANT LINES. TOP OF BLOCKOUT 16" A.F.F.



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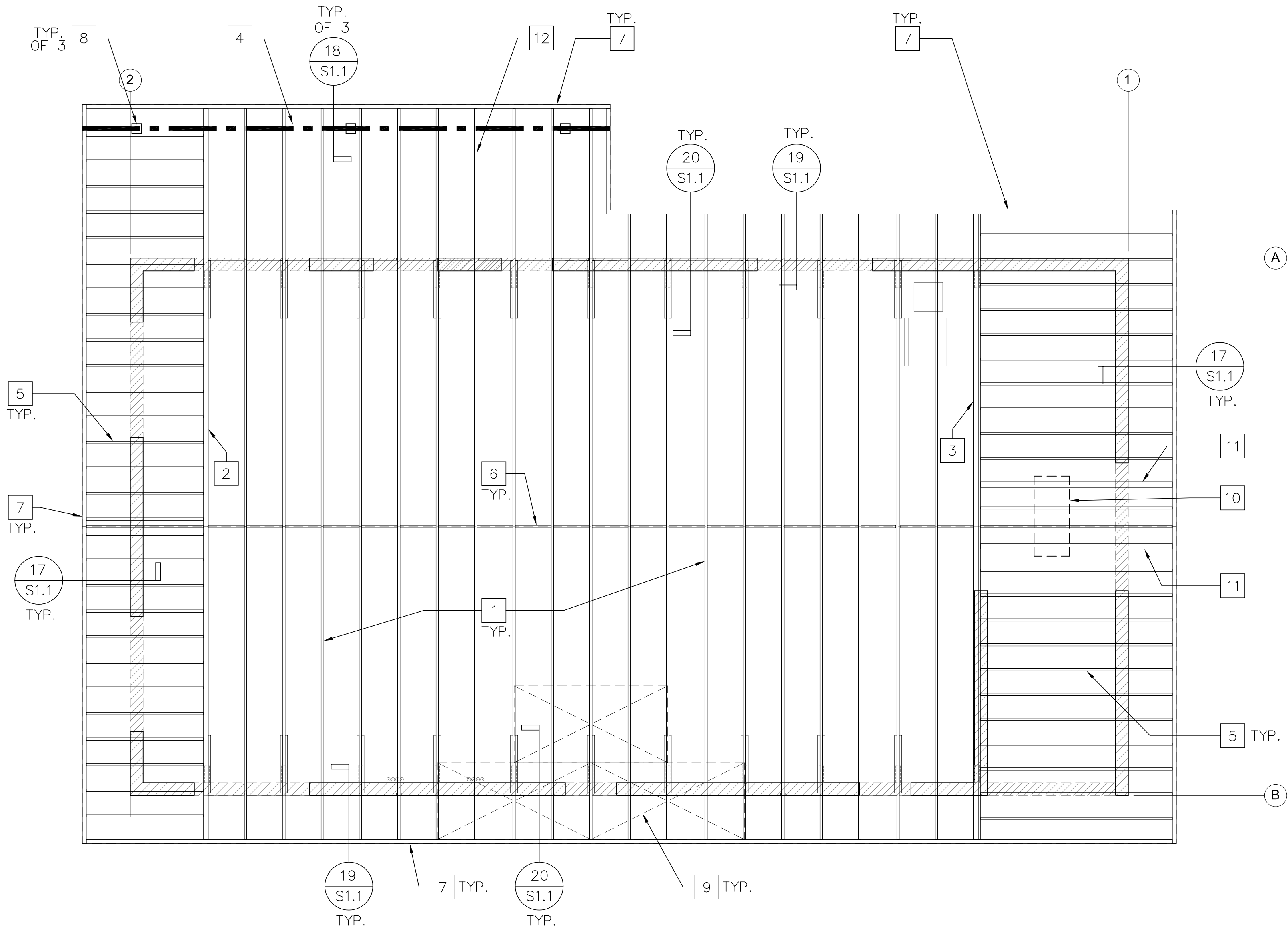
FOUNDATION PLAN

RNT Job No.	1065
Date	09-21-26
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Sheet Number	

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GENERAL NOTES

- 2X GANG-NAIL TRUSSES SHALL BE A DEFERRED APPROVAL SUBMITTAL.

KEYNOTES

- 2x GANG NAIL-TRUSS @ 24" O.C. HOWE (TYPE K) PROFILE
- DOUBLE TRUSS
- TRIPLE TRUSS
- 6X10 WOOD BEAM
- 2X6 @ 16" O.C.
- 2X6 RIDGE BLOCKING
- 3X10 FASCIA BEAM - ARCHITECTURAL APPEARANCE GRADE
- 6X6 WOOD POST
- 1/2" PLYWOOD (STRUCT I) ENTIRE ROOF
- LINE OF SUSPENDED HVAC UNIT - SEE DETAIL 20/AD-400 FOR ANCHORAGE
- 4x6 AT HVAC UNIT SUPPORT LOCATIONS
- 2x6 TRUSS TOP CHORD EXTENSION OVER PATIO AREA



FRAMING PLAN

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

RNT
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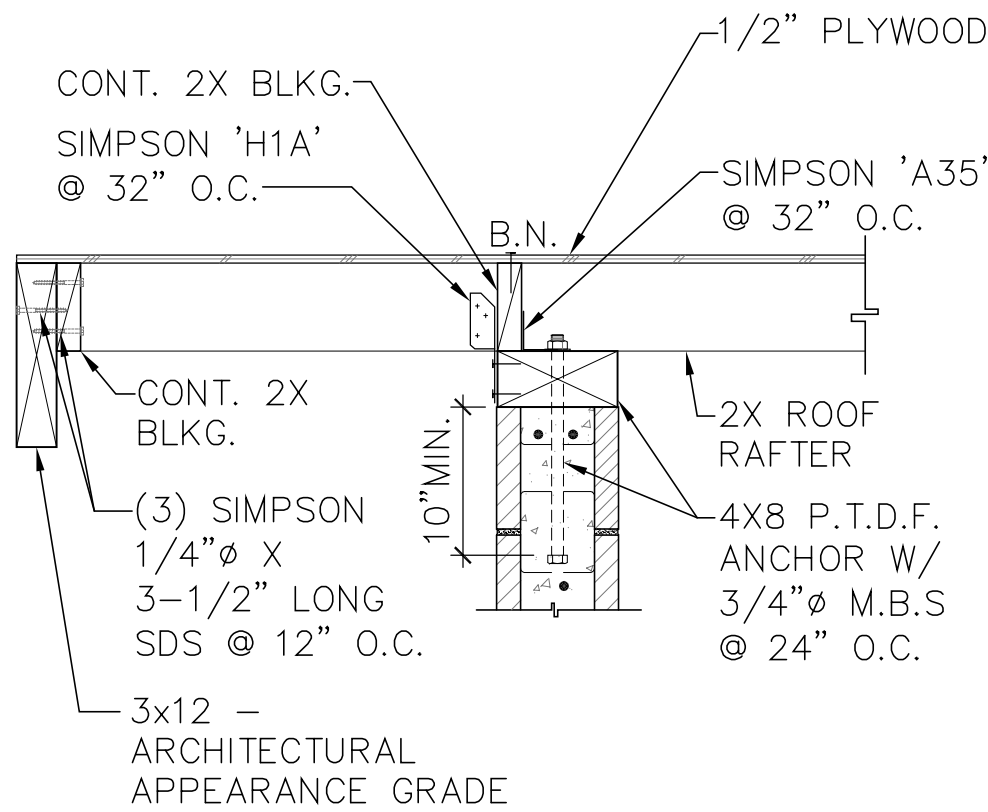
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FRAMING PLAN

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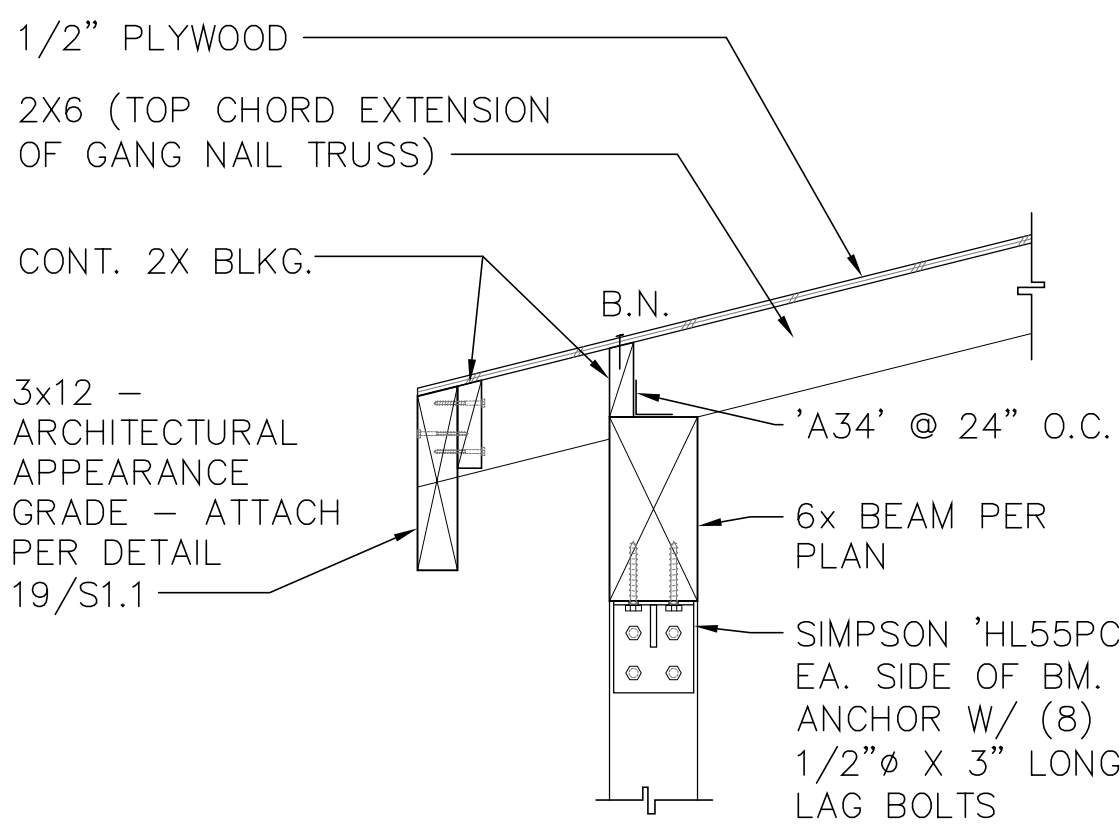
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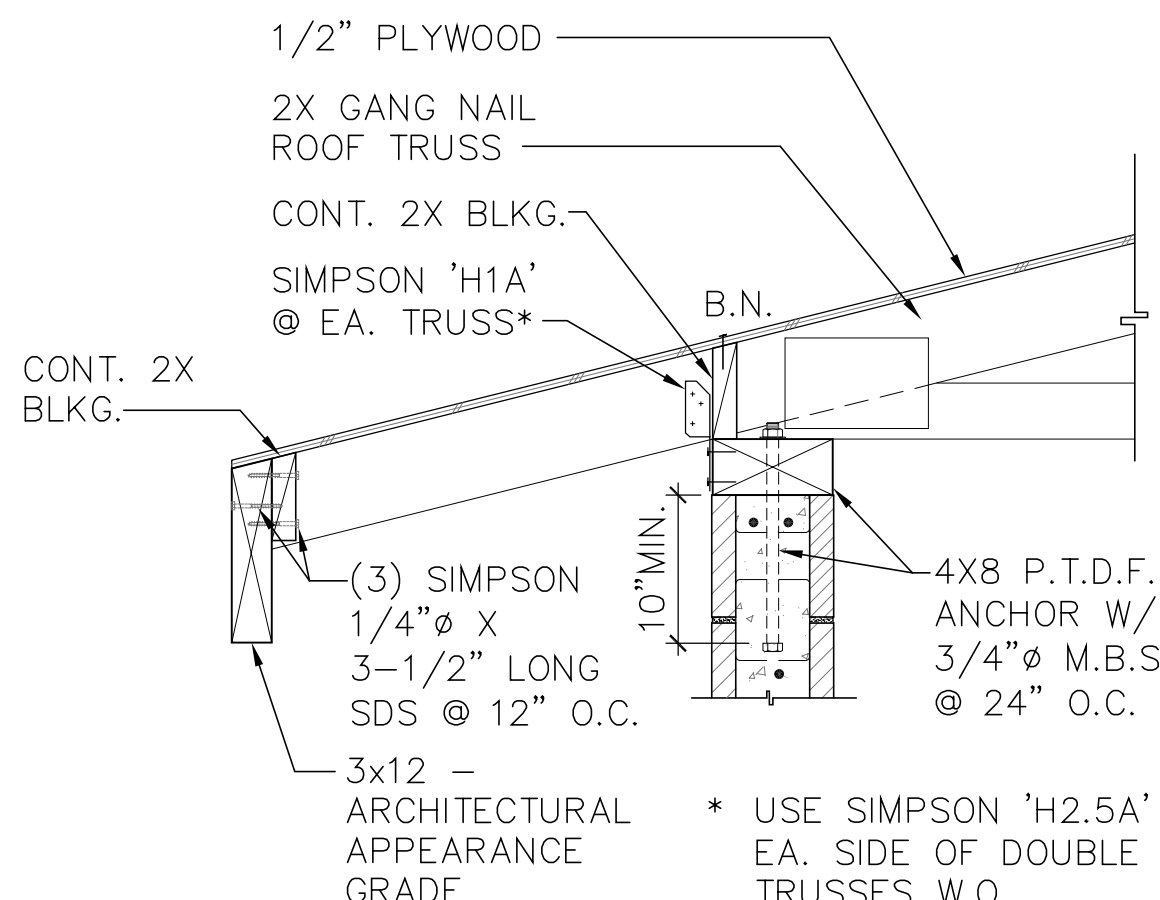
ROOF TO WALL - RAKE

1"=1'-0" (17)



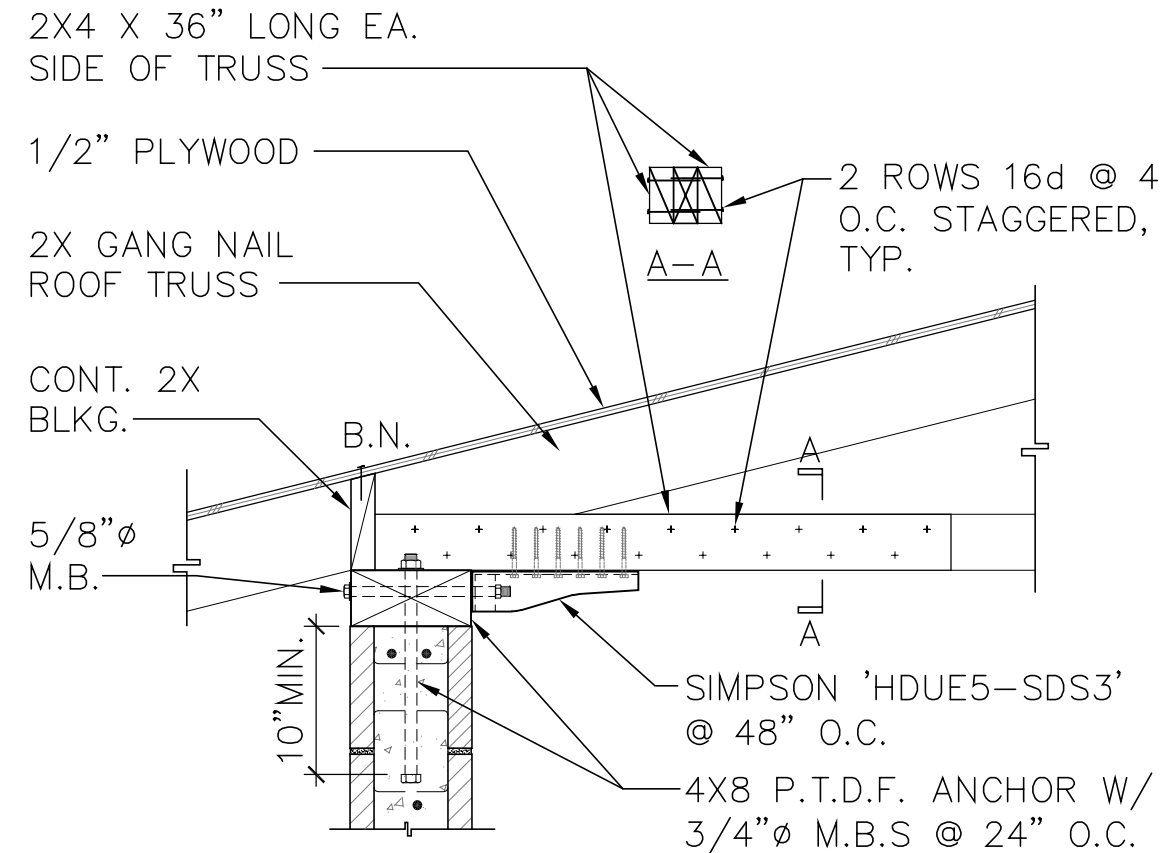
ROOF EAVE @ BEAM SUPPORT

1"=1'-0" (18)



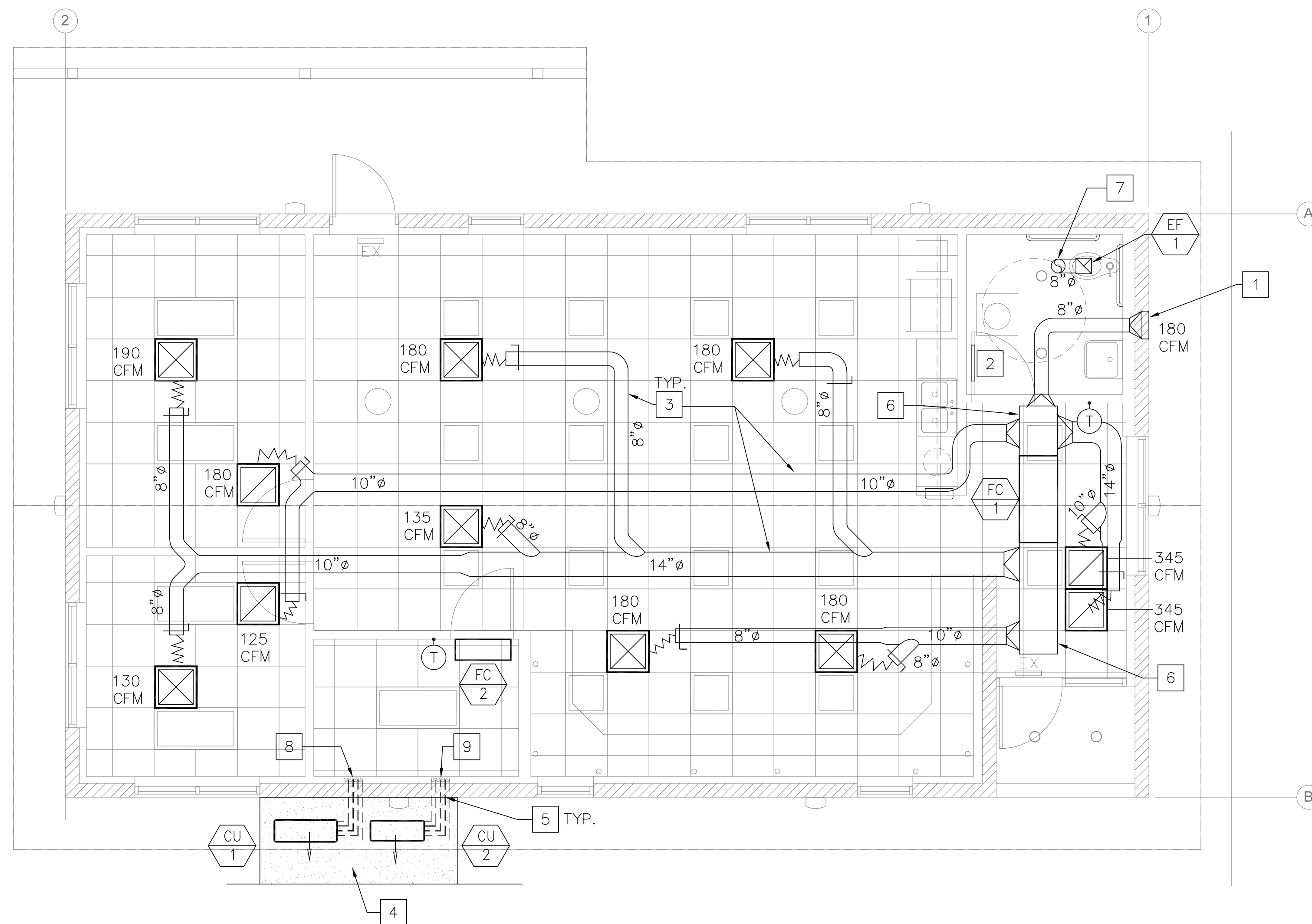
ROOF TO WALL

1"=1'-0" (19)



ROOF TO WALL TIE

1"=1'-0" (20)



EQUIPMENT SCHEDULE

- ## GENERAL NOTES

RAMONA MUNICIPAL
WATER DISTRICT

SANTA MARIA
WATER
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Sheet Name

MECHANICAL PLAN

RNT Job No.	1065
Date	10-13-26
Drawn by	TW
Checked by	JWM
Sheet Number	

M1.0

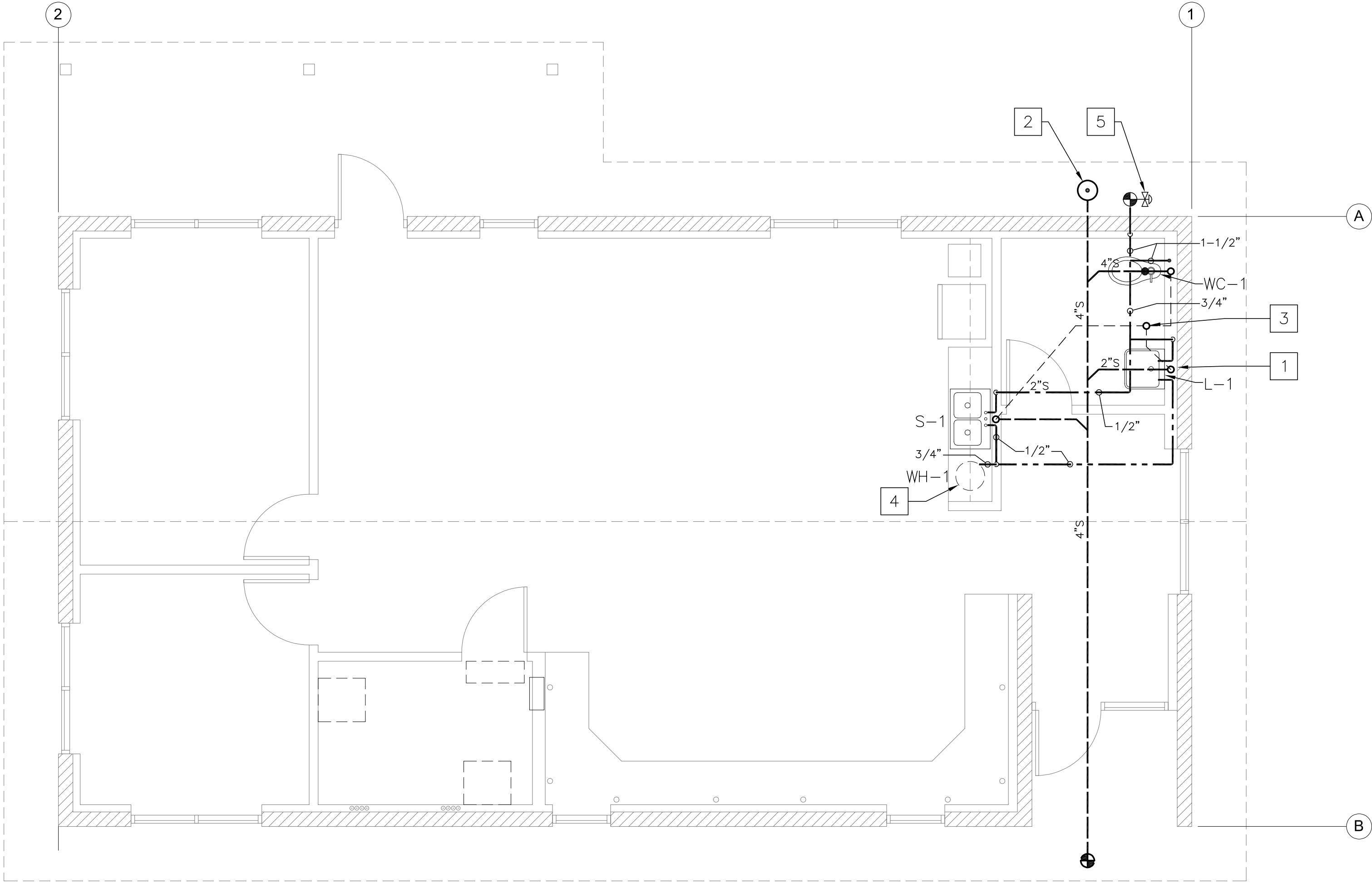
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MECHANICAL PLAN

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

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PLUMBING FIXTURE SCHEDULE		ROUGH –INS			
MARK	DESCRIPTION	WASTE	VENT	CW	HW
WC-1	AMERICAN STANDARD MADERA FLOWISE 16-1/2" HEIGHT ELONGATED FLUSHOMETER, 1.28 GPF TOP SPUD, FLOOR-MOUNTED TOILET AND AMERICAN STANDARD 5901.100SS OPEN FRONT SEAT LESS COVER WITH ZURN SS-Z6000AV FLUSH VALVE	4"	2"	1"	-
L-1	AMERICAN STANDARD DECORUM 20"x18-1/4" CENTER HOLE ONLY #9024.001EC, WALL HUNG LAVATORY, PROVIDE CHICAGO 3502-4E2805ABCP METERING FAUCET AT 0.5 GPM	2"	1-1/2"	1/2"	1/2"
S-1	JUST MANUFACTURING, MODEL DLADA1933A65-J, DOUBLE BOWL TOP-MOUNT STAINLESS STEEL SINK WITH ELKAY MODEL AVADO LKAV3031CR SINGLE HOLE KITCHEN FAUCET	2"	1-1/2"	1/2"	1/2"
WH-1	ELECTRIC WATER HEATER, 10 GALLON, UNDER-COUNTER AO SMITH MODEL #EJC-10, 240V, 6000W	-	-	3/4"	3/4"

GENERAL NOTES

1. ALL ITEMS ARE NEW U.N.O.
2. ALL SEWER LINES SHALL HAVE A MINIMUM SLOPE OF 1/4:12.
3. ALL INTERIOR WATER PIPING SHALL BE TYPE L COPPER.
4. BELOW GRADE DRAIN AND VENT PIPING SHALL BE PVC. ABOVE GRADE DRAIN AND VENT PIPING SHALL BE CAST IRON.
5. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.
6. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
7. ALL HOT WATER PIPING SHALL BE INSULATED.

LEGEND

- S-1 FIXTURE TYPE – SEE PLUMBING FIXTURE SCHEDULE
- SEWER LINE
- SEWER VENT
- COLD WATER LINE
- HOT WATER LINE

KEYNOTES

1. INSTALL PREFABRICATED INSULATED PIPE COVERS AT UNDERSINK PIPING
2. INSTALL EXTERIOR CLEANOUT IN PRECAST CONCRETE CLEANOUT COVER
3. INSTALL 2"Ø VENT-THRU-ROOF
4. MOUNT ELECTRIC WATER HEATER WITHIN CABINET BODY. INSTALL GALVANIZED STEEL DRAIN PAN BELOW WATER HEATER
5. INSTALL PRESSURE REDUCING VALVE AT WATER LINE ENTRY INTO THE BUILDING



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PLUMBING PLAN

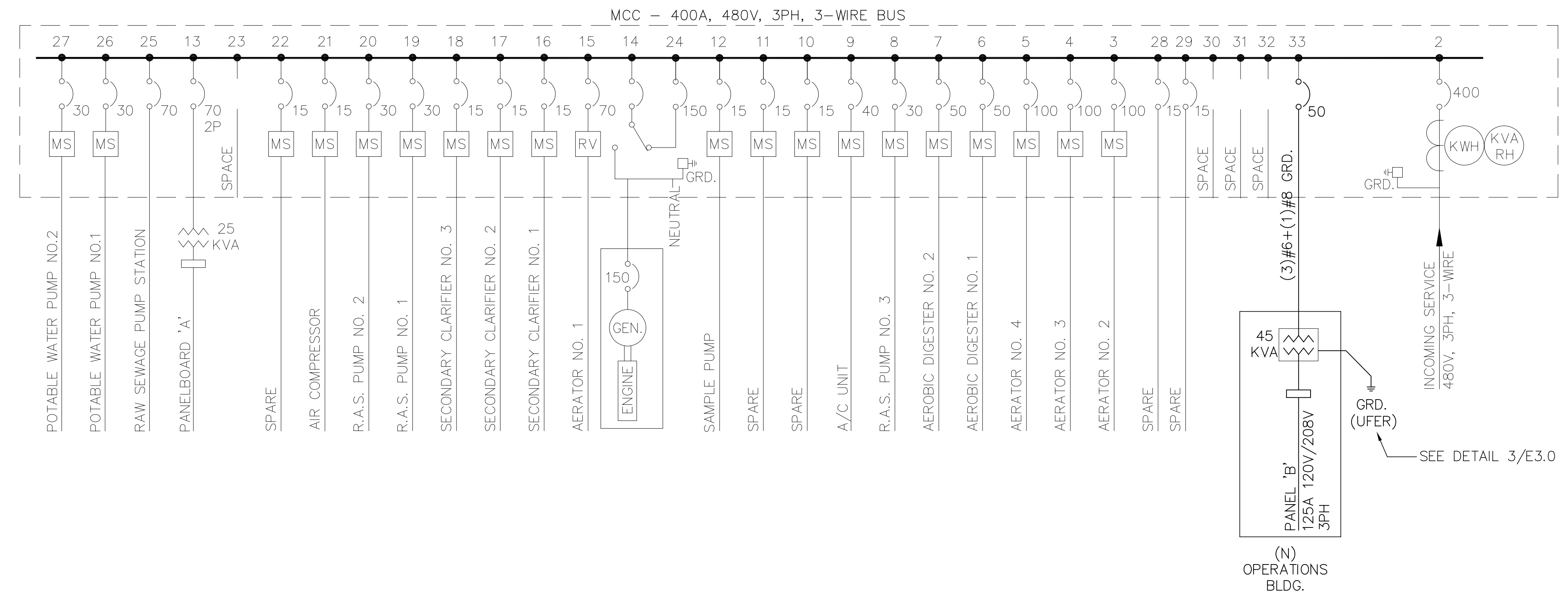
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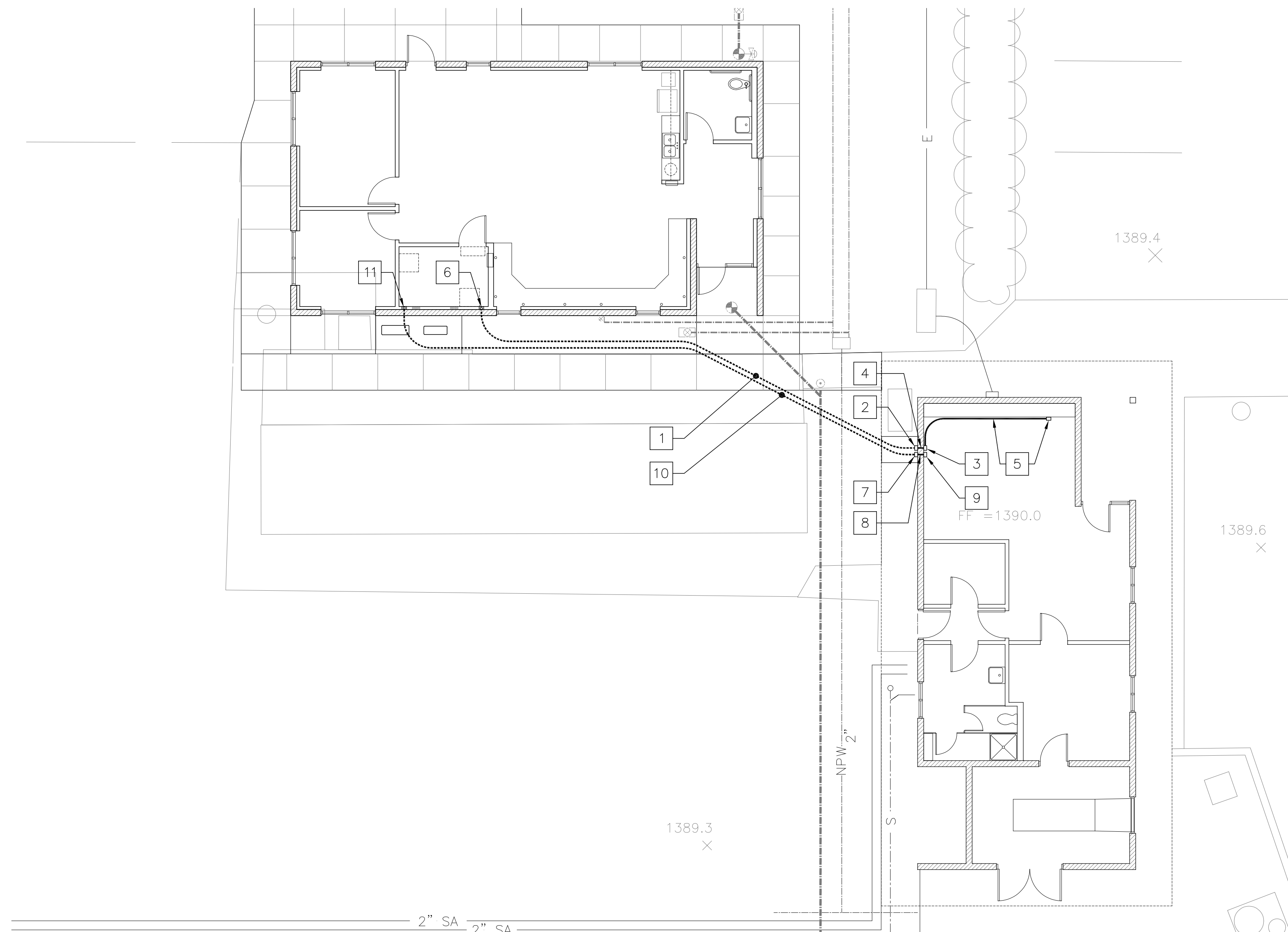
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PLUMBING PLAN
NORTH SCALE 1/4" = 1'-0"



SINGLE-LINE DIAGRAM



GENERAL NOTES

1. COORDINATE ALL ELECTRICAL SHUTDOWNS WITH THE DISTRICT 72 HOURS MINIMUM IN ADVANCE OF THE PROPOSED SHUTDOWN.
2. COORDINATE ALL NEW POWER AND LOW-VOLTAGE PATHWAYS WITHIN THE EXISTING BUILDING WITH THE DISTRICT.

KEYNOTES

- 1 POWER FEED - (3)#6+(1)#8 GRD. IN 1-1/2"Ø PVC CONDUIT
- 2 SWEEP 1-1/2"Ø RIGID GALV. STEEL CONDUIT UP EXISTING BUILDING WALL 12" A.F.F. & SET 8"x8"x6" DP. PULLBOX
- 3 SET 8"x8"x6" PULLBOX ON INTERIOR SIDE OF CMU WALL
- 4 CORE CMU WALL AND RUN 1-1/2"Ø EMT FROM BOX TO BOX
- 5 RUN 1-1/2"Ø EMT CONDUIT UP WALL & OVER MCC TIE-IN LOCATION. SET 8"x8"x6" DP. PULLBOX
- 6 SET 8"x8"x4" DP. PULLBOX AT BUILDING INTERIOR 18"A.F.F.
- 7 SWEEP 2"Ø RIGID GALV. STEEL CONDUIT UP EXISTING BUILDING WALL 12" A.F.F. & SET 8"x8"x6" DP. PULLBOX
- 8 CORE CMU WALL AND RUN 2"Ø EMT FROM BOX TO BOX
- 9 SET 8"x8"x6" DP. PULLBOX AT BUILDING INTERIOR 18"A.F.F.
- 10 2"Ø PVC CONDUIT FOR LOW-VOLTAGE FEED
- 11 SET 8"x8"x6" DP. PULLBOX AT BUILDING INTERIOR 18"A.F.F. - RUN 2"Ø CONDUIT UP TO ACCESSIBLE CEILING

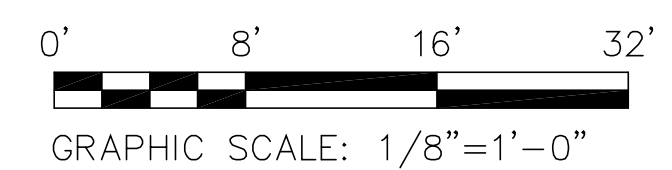


NORTH

ELECTRICAL SITE PLAN

$1/8'' = 1'-0''$

1



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**SINGLE-LINE
DIAGRAM &
ELECTRICAL
SITE PLAN**

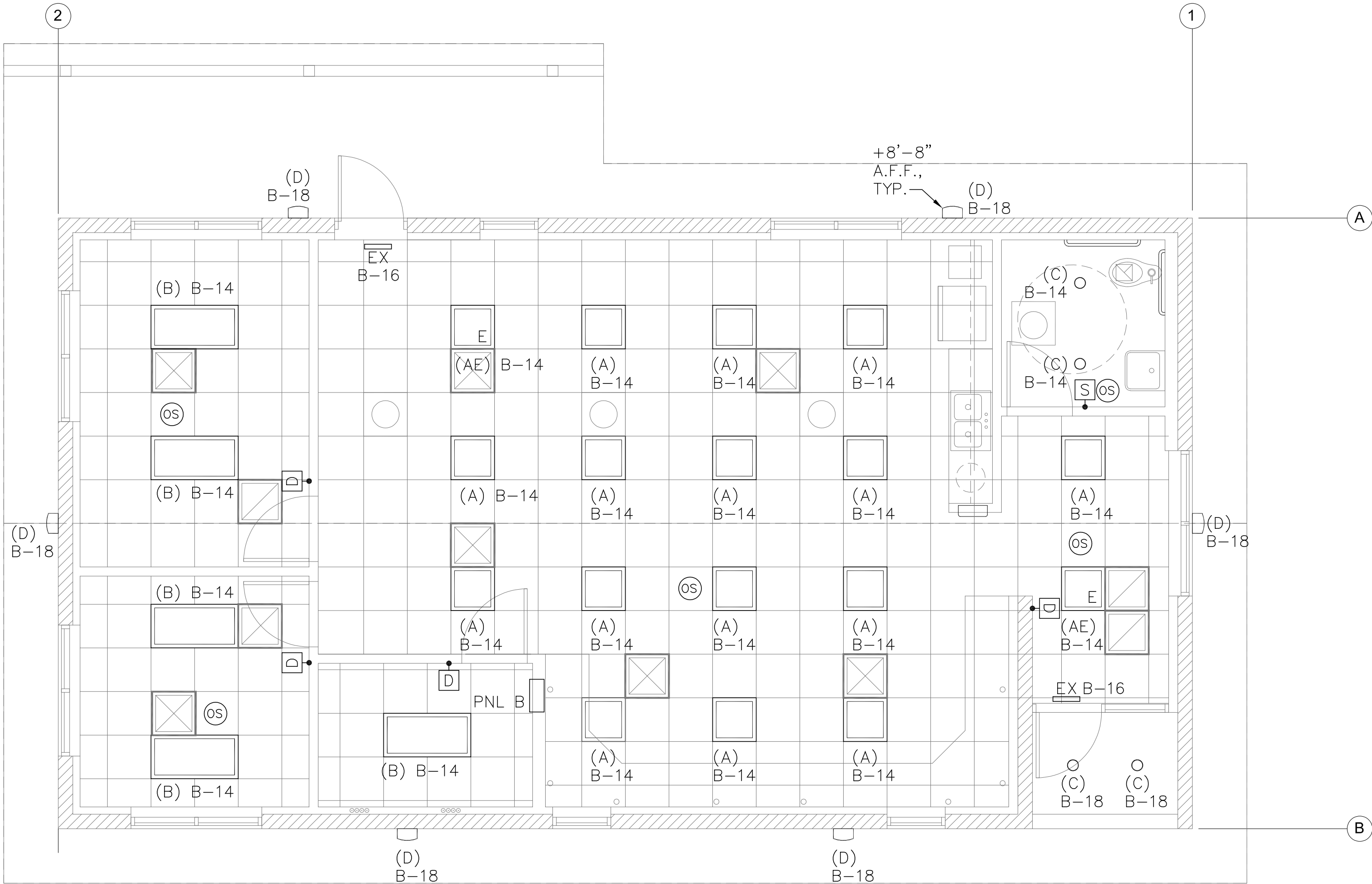
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LIGHTING FIXTURE SCHEDULE								
TYPE	SYMBOL	WATT	VOLT	LAMP TYPE	DESCRIPTION	BALLAST TYPE	MANUFACTURER AND CATALOG NUMBER	MOUNTING
A		33	120	LED 3852 LUMENS 4000 KELVIN	2'X2' T-GRID FIXTURE WITH CENTER BASKET/CURVED DIFFUSER, UL LISTED	0-10V DIMMING DRIVER	DAY-BRITE EVO GRID 2X2 (BASIS OF DESIGN) COLUMBIA LTGR22 LITHONIA 2BLT	LAY-IN
AE		33	120	LED 3852 LUMENS 4000 KELVIN	2'X2' T-GRID FIXTURE WITH CENTER BASKET/CURVED DIFFUSER, UL LISTED, WITH 90-MINUTE EMERGENCY BALLAST	0-10V DIMMING DRIVER	DAY-BRITE EVO GRID 2X2 (BASIS OF DESIGN) COLUMBIA LTGR22 LITHONIA 2BLT2	LAY-IN
B		36	120	LED 4897 LUMENS 4000 KELVIN	2'X4' T-GRID FIXTURE WITH CENTER BASKET/CURVED DIFFUSER	0-10V DIMMING DRIVER	DAY-BRITE EVO GRID 2X4 (BASIS OF DESIGN) COLUMBIA LTGR24 LITHONIA 2BLT4	LAY-IN
C		13.6	120	LED 1500 LUMENS 4000 KELVIN	6" DIAMETER, WET LOCATION LISTED	0-10V DIMMING DRIVER	GOTHAM 6" EVO SERIES (BASIS OF DESIGN) COVENTRY 6LB9VWL SERIES COVENTRY 6LB9VWL SERIES	RECESSED
D		17	120	LED 2151 LUMENS 4000 KELVIN	11" WIDE X 5" HIGH X 6.5" DEEP EXTERIOR WALL PACK, BLACK, WITH INTEGRAL PHOTOCELL FOR DUSK TO DAWN OPERATION	0-10V DIMMING DRIVER	LITHONIA ARC1 LED (BASIS OF DESIGN) NUVO LIGHTING 10" TALL OUTDOOR WALL SCONCE RAB LIGHTING SLIM22-M-100	WALL-MOUNTED
		2	120		EXIT SIGN		ISOLITE EUG-EM-R-1C-MTEB 2W (BASIS OF DESIGN) LIFELINE LEX SERIES LIGHTOLIER TE SERIES	WALL-MOUNTED

LEGEND

- OS OCCUPANCY SENSOR
- D DIMMER SWITCH
- S OS OCCUPANCY SENSOR USED AS SWITCH



RAMONA MUNICIPAL
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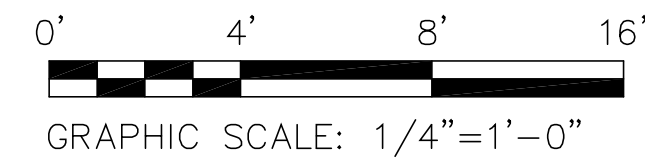
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LIGHTING PLAN

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

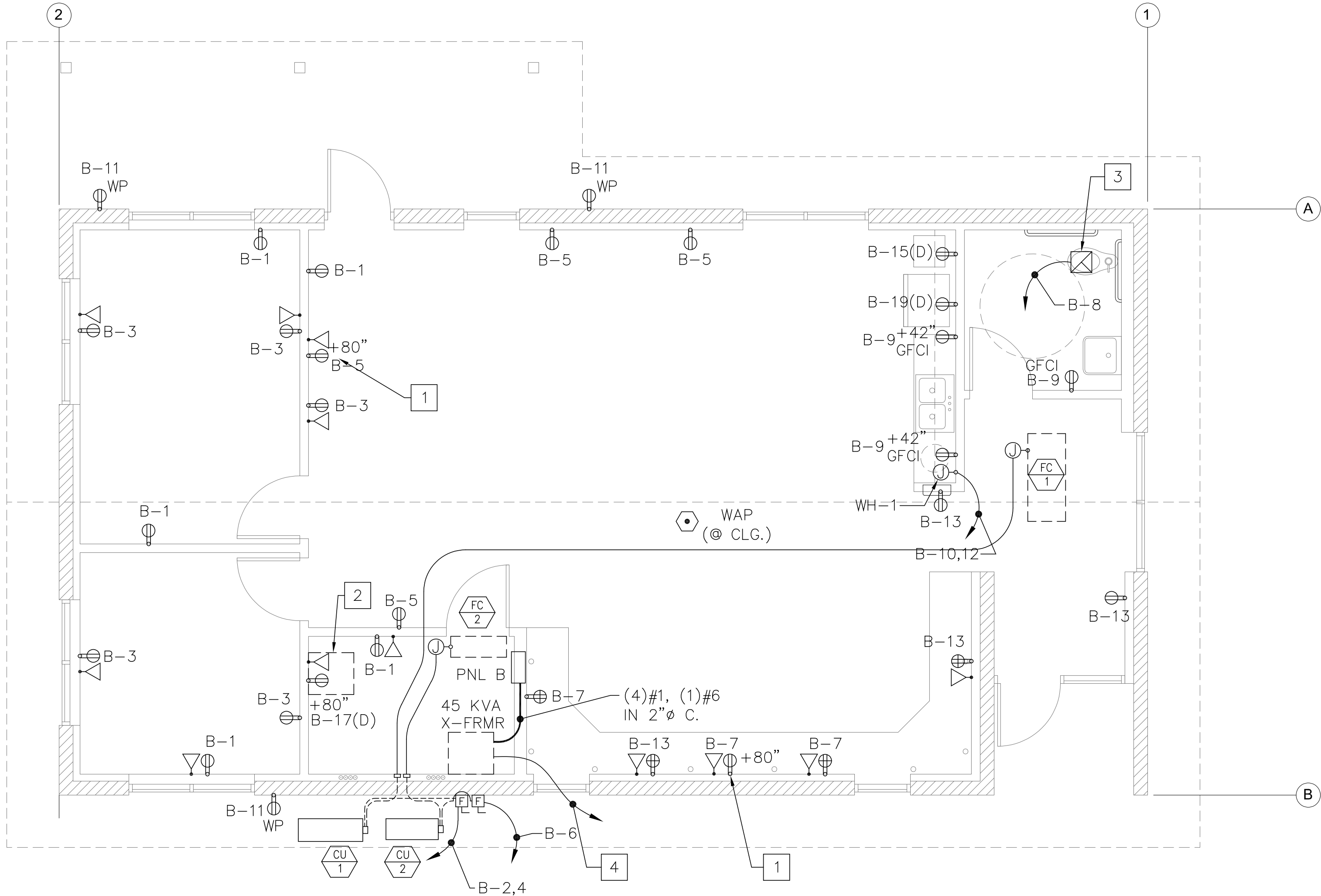


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GENERAL NOTES

1. VERIFY ALL CONVENIENCE AND DATA OUTLET LOCATIONS WITH THE DISTRICT PRIOR TO ROUGH-IN.

LEGEND

- ⊕ DUPLEX 110V CONVENIENCE OUTLET
- ⊕ QUADPLEX 110V CONVENIENCE OUTLET
- ⊕ NEW JUNCTION BOX FOR EQUIPMENT CONNECTION
- ⊕ FUSED DISCONNECT
- ▽ 2-PORT DATA/COMM OUTLET, WITH 1-1/4" Ø C UP TO ACCESSIBLE CEILING. (2) CAT 6E CABLES BACK TO DATA CABINET
- ⊕ WIRELESS ACCESS POINT. (1) CAT 6E CABLE WAP BACK TO DATA CABINET

KEYNOTES

- 1 WALL-MOUNTED TV LOCATION
- 2 WALL-MOUNTED DATA CABINET LOCATION
- 3 INTERLOCK EXHAUST FAN WITH HVAC UNIT
- 4 SEE SINGLE-LINE DIAGRAM AND SITE PLAN FOR CONTINUATION



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POWER PLAN

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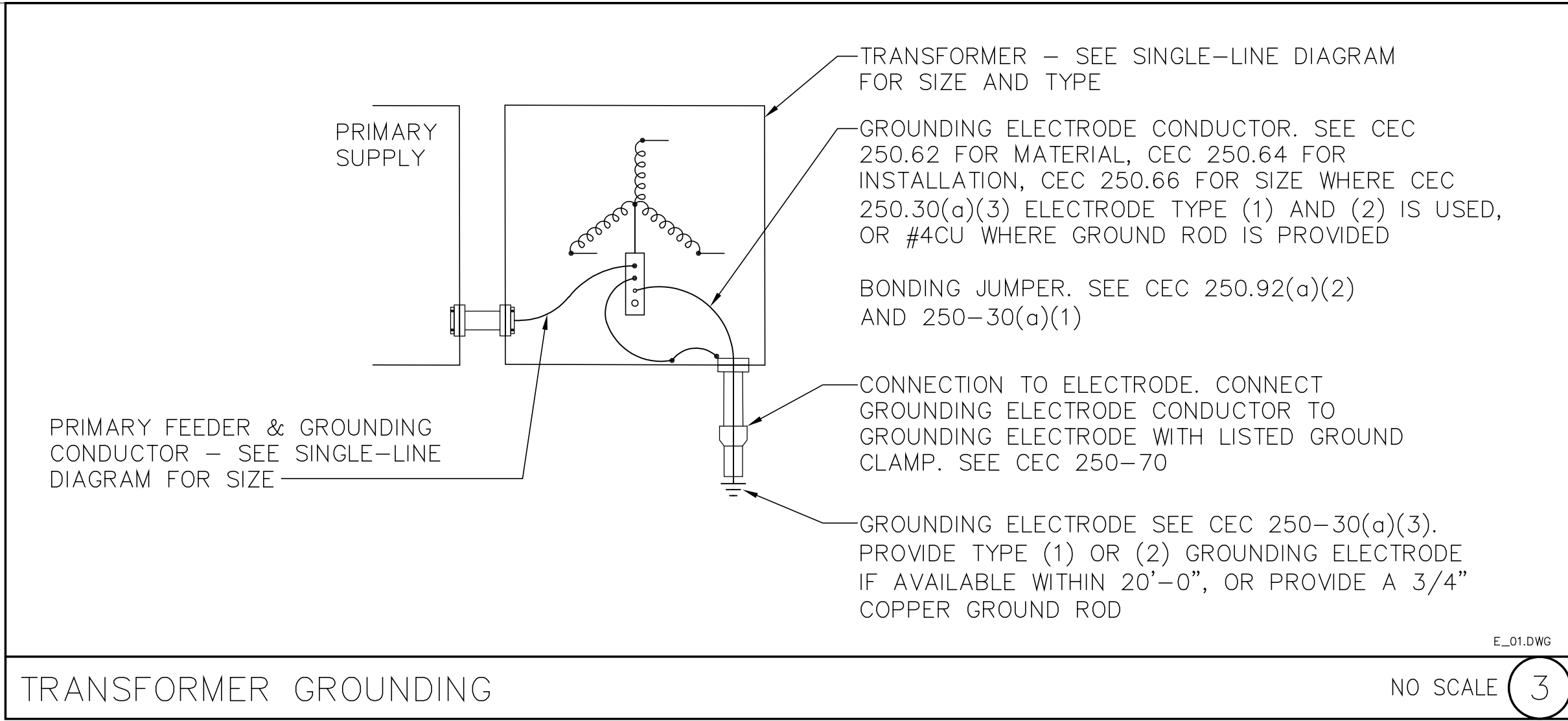
 **POWER PLAN**

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

0' 4' 8' 16'

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

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PANEL LNC				MOUNTING: SURFACE				LOCATION: ROOM 106			
VOLTAGE: 120/208				PHASE: 3		WIRE: 4		MAIN175A			
LOCATION	AMP	POLE	CIR	WATTAGE			CIR	POLE	AMP	LOCATION	
				A	B	C					
RECEPTACLES	20	1	1	900			2	2	40	CU-1	
				2725							
RECEPTACLES	20	1	3		900		4	-	-	-	
					2725						
RECEPTACLES	20	1	5			720	6	1	20	CU-2	
						1050					
RECEPTACLES	20	1	7	900			8	1	15	EF-1	
			23								
RECEPTACLES	20	1	9		540		10	2	40	WH-1	
					3000						
RECEPTACLES	20	1	11			720	12	-	-	-	
						3000					
RECEPTACLES	20	1	13	1080			14	1	20	LIGHTING - INTERIOR	
				768							
ICE MAKER	20	1	15		400		16		20	EXIT LIGHTS	
					4						
RECEPTACLE (IDF)	20	1	17			1500	18		20	LIGHTING - EXTERIOR	
						129					
RECEPTACLE (REFRIGERATOR)	20	1	19	800			20		20	SPARE	
SPARE	20	1	21				22		20	SPARE	
SPARE	20		23				24			SPACE	
SPACE			25				26			SPACE	
SPACE			27				28			SPACE	
SPACE			29				30			SPACE	
SPACE			31				32			SPACE	
SPACE			33				34			SPACE	
SPACE			35				36			SPACE	
SPACE			37				38			SPACE	
SPACE			39				40			SPACE	
SPACE			41				42			SPACE	
							SPACE				
TOTAL LOAD PER PHASE 25% LONG CONTINUOUS LOADS				7196	7596	7119					
				0	0	0					
TOTAL CONNECTED LOAD				7196	7196	7119					
				HIGH PHASE	7,596	/0.9pf = VA @ 120V		70.33	AMP		
				ALL PHASES	21,984			/0.9pf = VA @ 208V/3PH	67.80	AMP	



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PANEL SCHEDULE
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RNT Job No. 1065

Date 10-13-26

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