

VENTURA COMMUNITY COLLEGE STEM MODULAR BUILDING

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT

4667 TELEGRAPH ROAD
VENTURA, CA 93003

SUBMITTAL: DSA V3 SUBMITTAL

DATE: MARCH 21, 2025

SCOPE OF WORK

- AMS -
1. CONSTRUCT ONE 2,880 SF MODULAR BUILDING (PER PC A#03-122051).
2. DELIVER, SET AND ASSEMBLE MODULAR BUILDING.

GENERAL CONTRACTOR -

- DEMOLISH AND CLEAR SITE AS INDICATED.
- CONSTRUCT CONCRETE FOUNDATIONS, INCLUDING ANCHORAGE EMBEDS, VENT AND ACCESS WELLS AND GRATES. NOTE: ANCHORAGE EMBEDS, VENT AND ACCESS GRATES AND FRAMES TO BE PURCHASED FROM AMS.
- CONSTRUCT CRAWLSPACE MUD SLAB AND VAPOR BARRIER.
- CONSTRUCT SITE WORK INCLUDING WALLS, PAVING, AND LANDSCAPING AS INDICATED.
- CONSTRUCT UTILITIES TO BUILDING POINTS OF CONNECTION (POC) AS INDICATED.
- CONSTRUCT ELECTRICAL SYSTEMS AS INDICATED.
- CONSTRUCT LOW VOLTAGE SYSTEMS, INCLUDING FIRE ALARM, WITHIN BUILDING AS INDICATED.

PROJECT TEAM

ARCHITECT

AMADOR ARCHITECTURE
28328 AGOURA RD. #203
AGOURA HILLS, CA 93021
(805) 530 - 3938
BILL@AMADOR.TEAM

LANDSCAPE ARCHITECT

JORDAN - GILBERT LANDSCAPE
ARCHITECTS, INC.
459 N. VENTURA AVE.
VENTURA, CA 93001
(805) 642-3641
PAUL@JORDAN-GILBERT.COM

CIVIL ENGINEER

MOLLENHAUER GROUP CIVIL, INC.
919 W. GLENOAKS BLVD.
GLENDALE, CA 91202
(213) 624-2661
TTRAN@MOLLENHAUERGROU.COM

STRUCTURAL ENGINEER

ORION STRUCTURAL GROUP, INC.
223 EAST THOUSAND OAKS BLVD., STE. 304
THOUSAND OAKS, CA 91360
(805) 390-9242
WILL@ORIONSTRUCTURAL.COM

MECHANICAL PLUMBING ENGINEER

AE GROUP MECHANICAL ENGINEERS, INC.
838 EAST FRONT ST.
VENTURA, CA 93001
(805) 653-1722
HUGH@AEGROUPME.COM

ELECTRICAL ENGINEER

LUCCI & ASSOCIATES, INC.
3251 CORTE MALPASO, STE. 511
CAMARILLO, CA 93012
(805) 389-6520
KEN@LUCCILAND.COM

DRAWING LIST

GENERAL	TITLE SHEET
G000	GENERAL NOTES & ABBREVIATIONS
G001	GENERAL NOTES & ABBREVIATIONS
G002	SITE PLAN - FIRE AUTHORITY
G003	CODE & EGRESS ANALYSIS PV SYSTEM
G004	CALC-CLIMATE ZONE 6

CIVIL	NOTES AND LEGEND
C1.0	DEMOLITION PLAN C2.1 DEMOLITION PLAN
C2.0	GRADING PLAN C3.1 GRADING PLAN
C3.0	UTILITY PLAN SANITARY SEWER AND STORM DRAIN
C4.0	UTILITY PLAN WATER
C4.1	DETAILS
C5.0	EROSION CONTROL PLAN
C5.1	EROSION CONTROL PLAN
C6.0	LANDSCAPE
C6.1	IRRIGATION PLAN
L1.1	IRRIGATION LEGEND AND NOTES
L1.2	PLANTING PLAN
L2.1	LANDSCAPE DETAILS
L3.1	

ARCHITECTURAL	CAMPUS SITE PLAN & STUDENT DROP OFF SITE PLAN
A100	DEMOLITION SITE PLAN
A101	SITE PLAN
A102	COORDINATION FOUNDATION / UTILITY PLAN
A103	FLOOR PLAN
A111	BUILDING EXTERIOR ELEVATIONS
A201	SITE EXTERIOR ELEVATIONS
A202	SITE, BUILDING SECTIONS
A400	STAIR #1 & RAMP #1 PLAN AND SECTIONS
A401	ENLARGED SITE PLAN, PARKING PLAN
A402	RAMP & STAIR SECTIONS
A403	SITE DETAILS
A501	DETAILS
A502	SIGNAGE PLAN AND SCHEDULE
A801	SIGNAGE DETAILS
A802	

STRUCTURAL	GENERAL NOTES
S000	TYPICAL DETAILS
S010	TYPICAL DETAILS
S011	TYPICAL DETAILS
S012	TYPICAL DETAILS
S103	PARTIAL FOUNDATION PLAN

MECHANICAL	MECHANICAL NOTES, SCHEDULE, PLAN & DETAILS
M101	

PLUMBING	PLUMBING NOTES & SCHEDULE
P101	PLUMBING PLAN AND DETAILS
P301	

ELECTRICAL	GENERAL NOTES, ABBREVIATIONS, SYMBOLS & DRAWING LIST
E100	
E101	CALIFORNIA GREEN CODE ELECTRICAL
E130	SITE LIGHTING PLAN EXISTING CONDITION
E131	SITE LIGHTING PLAN NEW WORK
E132	STEM MODULAR EM PHOTOMETRIC PLAN & SITE PHOTOMETRIC PLAN
E140	SITE POWER & COM PLAN
E200	ELECTRICAL SINGLE LINE DIAGRAM - EXISTING WITH NEW WORK
E300	LIGHTING FIXTURE SCHEDULE & SCHEMATIC PLAN
E400	BUILDING POWER & COM PLAN
E420	MECHANICAL POWER PLAN, NOTES & SCHEDULE
E500	FIRE ALARM NOTES & SCHEDULE
E501	FIRE ALARM PLAN
E502	FIRE ALARM DETAIL SHEET
E503	FIRE ALARM DATA SHEETS
E504	FIRE ALARM DATA SHEETS
E506	FIRE ALARM RISER DIAGRAM, VOLTAGE DROP, AND BATTERY CALCULATION
E507	FIRE ALARM DATA SHEETS
E508	FIRE ALARM DATA SHEETS
E509	FIRE ALARM DATA SHEETS
E510	FIRE ALARM DATA SHEETS
E601	ELECTRICAL DETAILS
E604	LIGHT POLE FOOTING DETAIL

AMS 72' x 40' BUILDING
PC A#03-122051
SITE SPECIFIC SHEETS

ARCHITECTURAL	SHEET INDEX
TS-2-M	
N3.0-M	TYPICAL SCHEDULES - DOORS, WINDOWS & FINISHES

A1.0-M	TYPICAL FLOOR PLAN
A1.2-M	RESTROOM & JANITOR FLOOR PLAN AGE RANGE 13-ADULT
A4.0-M	INTERIOR ELEVATIONS TYPICAL CLASSROOM
A4.0-M.A	INTERIOR ELEVATIONS TYPICAL CLASSROOM
A4.1-M	RESTROOM INTERIOR ELEVATIONS
A5.6-M	TYPICAL EXTERIOR ELEVATIONS - SYNTHETIC STUCCO OPTION
STRUCTURAL	
S1.1-M	CONCRETE FOUNDATION (50 PSF LIVE LOAD +15 PSF PARTITION LOAD)
S1.4-M	CONCRETE FOUNDATION DETAILS
S1.5-M	CONCRETE FOUNDATION DETAILS
S4.1-M	ROOF FRAMING PLAN & DETAILS ROOF SHEATHING OPTION
S4.1A-M	ROOF FRAMING PLAN & DETAILS

MECHANICAL	TYPICAL REFLECTED CEILING PLAN
M1.0-M	TYPICAL MECHANICAL PLAN
M1.1A-M	

ELECTRICAL	TYPICAL ELECTRICAL PLAN
E1.0-M	ELECTRICAL NOTES & DETAILS
E1.2-M	

PLUMBING	RESTROOM OPTIONS PLUMBING PLAN & FIXTURE SCHEDULE
P1.0-M	

AMS 72' x 40' BUILDING
PC A#03-122051

ARCHITECTURAL	TITLE SHEET
TS	

TS-2	SHEET INDEX
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D1	FORM DSA-103
D2	FORM DSA-103

N1.0	GENERAL NOTES & SPECIFICATIONS
N1.0A	BELOW GRADE CONCRETE MIX DESIGN REQUIREMENTS
N2.0	GENERAL NOTES & SPECIFICATIONS
N3.0	TYPICAL SCHEDULES - DOORS, WINDOWS & FINISHES
N4.0	ACCESSIBILITY STANDARDS AND DETAILS
N5.0	MULTIPLE FLOOR PLAN CONFIGURATIONS

EN.1A	ENERGY CALCULATIONS - SUMMATION SHEETS
EN.1B	ENERGY CALCULATIONS - SUMMATION SHEETS
EN.1C	ENERGY CALCULATIONS - SUMMATION SHEETS
EN.40	ENERGY CALCULATIONS 72'x40' BUILDING GROUP "C"
EN.41	ENERGY CALCULATIONS 72'x40' BUILDING GROUP "C"
EN.42	ENERGY CALCULATIONS 72'x40' BUILDING GROUP "C"
EN.94	ENERGY CALCULATIONS SUPPLEMENTAL SHEET
EN.95	ENERGY CALCULATIONS SUPPLEMENTAL SHEET
EN.96	ENERGY CALCULATIONS SUPPLEMENTAL SHEET
EN.97	ENERGY CALCULATIONS SUPPLEMENTAL SHEET

A1.0	TYPICAL FLOOR PLAN
A1.2	RESTROOM & JANITOR FLOOR PLAN AGE RANGE 13-ADULT
A2.0	TYPICAL ROOF PLAN METAL STANDING SEAM (WITHOUT PARAPETS)
A2.2	TYPICAL ROOF DETAILS METAL STANDING SEAM
A4.0	INTERIOR ELEVATIONS TYPICAL CLASSROOM
A4.1	INTERIOR ELEVATIONS RESTROOM OPTIONS
A5.5	TYP. ARCHITECTURAL DETAILS - LAP SIDING OPTION
A5.5A	DETERIORATION DETAILS GREATER THAN 2160 SQ. FT. - LAP SIDING OPTION
A5.6	TYPICAL EXTERIOR ELEVATIONS - SYNTHETIC STUCCO OPTION
A5.7	TYPICAL ARCHITECTURAL DETAILS - SYNTHETIC STUCCO OPTION
A5.7A	DETERIORATION DETAILS GREATER THAN 2160 SQ. FT. - SYNTHETIC STUCCO OPTION
A7.1	MISCELLANEOUS ARCHITECTURAL DETAILS
A7.3	TYPICAL LONGITUDINAL AND TRANSVERSE FRAME SECTIONS

STRUCTURAL	STEEL MEMBER PROPERTIES
S0.0	CONCRETE FOUNDATION (50 PSF LIVE LOAD +15 PSF PARTITION LOAD)
S1.1	CONCRETE FOUNDATION DETAILS
S1.4	CONCRETE FOUNDATION DETAILS
S1.5	CONCRETE FOUNDATION DETAILS
S1.6B	UPGRADED ANCHORAGE FOUNDATION DETAILS
S1.7	CONCRETE FOUNDATION OPTIONAL UTILITY OPENINGS IN FOOTINGS
S3.3	FLOOR FRAMING PLAN & DETAILS FOR CONCRETE FLOOR w/3WxH-DECK OPTION (150 PSF MAX FLOOR L.L.)
S4.1	ROOF FRAMING PLAN & DETAILS ROOF SHEATHING OPTION
S4.3	ROOF FRAMING DETAILS ROOF SHEATHING OPTION
S5.0	MOMENT FRAME ELEVATIONS & DETAILS
S5.1	MOMENT FRAME CONNECTION DETAILS
S8.0	WALL FRAMING ELEVATIONS & SCHEDULES - WOOD STUDS
S8.1	WALL FRAMING DETAILS - WOOD STUDS
S9.0	WALL FRAMING ELEVATIONS & SCHEDULES - METAL STUD OPTION
S9.1	WALL FRAMING DETAILS - METAL STUD OPTION
S9.2	TYPICAL METAL STUD FRAMING DETAILS & PROPERTIES

MECHANICAL	TYPICAL REFLECTED CEILING PLAN
M1.0	TYPICAL MECHANICAL PLAN
M1.1A	MECHANICAL AND CEILING DETAILS
M1.4	MECHANICAL AND CEILING DETAILS
M1.4A	MECHANICAL & CEILING DETAILS
M1.5	MECHANICAL & CEILING DETAILS
M1.5A	CEILING & MECHANICAL DETAILS
M1.6	MECHANICAL ROOF DETAILS
M1.7	CEILING NOTES, SPECIFICATIONS AND MINIMUM INSULATION SCHEDULES
M1.7A	MECHANICAL NOTES & SCHEDULES

ELECTRICAL	TYPICAL ELECTRICAL PLAN
E1.0	ELECTRICAL NOTES & DETAILS
E1.2	

PLUMBING	RESTROOM OPTIONS PLUMBING PLAN & FIXTURE SCHEDULE
P1.0	PLUMBING DETAILS & ACCESSIBLE DETAILS
P2.0	PLUMBING ISOMETRIC DRAWINGS
P3.0	
Grand total: 143	



VENTURA COUNTY COMMUNITY COLLEGE DISTRICT

761 EAST DAILY DRIVE
CAMARILLO, CALIFORNIA 93010
TEL: (805) 652-5500

PROJECT TITLE AND SCHOOL LOCATION

VENTURA COMMUNITY COLLEGE STEM MODULAR BUILDING

VENTURA COMMUNITY COLLEGE
4667 TELEGRAPH RD.
VENTURA, CA 93003

COMMISSIONED ARCHITECT

AMADOR

28328 AGOURA RD. 203 | AGOURA HILLS CA 91001 | 805-508-4334

CONSULTANT

STAMPS/SEALS



VICINITY MAP



		<div></div> <div>ACCESSIBLE SINK1 1/2" = 1'-0"4</div>	
		<div></div> <div>WALL ANCHORAGE (TOP)3" = 1'-0"5</div>	<div></div> <div>CADAVER ROOM - SINK AREA3/4" = 1'-0"1</div>
		<div></div> <div>WALL ANCHORAGE (BASE)3" = 1'-0"6</div>	<div></div> <div>CADAVER ROOM - EAST ELEVATION1/2" = 1'-0"2</div>
		<div></div> <div>SINK BASE CABINET1 1/2" = 1'-0"7</div>	<div></div> <div>CADAVER ROOM - SOUTH ELEVATION1/2" = 1'-0"3</div>

KEYNOTES

- 6.01 PROVIDE FRP PANEL ON WALLS PER ELEVATIONS 2/A503 AND 3/A503
- 6.02 PROVIDE CABINET AND COUNTER PER DETAIL 4/A503 WITH SINK AND FAUCET PROVIDED BY OWNER. FOR ROUGH PLUMBING PROVIDED BY AMS. REFER TO A1.0-M REVISION 2
- 6.03 PROVIDE CABINET AND COUNTER PER DETAIL 5/A503 WITH SINK AND FAUCET PROVIDED BY GENERAL CONTRACTOR
- 6.04 CASEWORK CABINET PROVIDED BY AMS. REFER TO A1.0-M REVISION 2
- 22.09 PLUMBING PER DETAIL 4/A503 WITH SINK AND FAUCET PROVIDED BY OWNER. FOR ROUGH PLUMBING PROVIDED BY AMS. REFER TO A1.0-M REVISION 2
- 22.10 PLUMBING PER DETAIL 7/A503 WITH SINK AND FAUCET PROVIDED BY GENERAL CONTRACTOR. MANUFACTURE ELKAY, CROSSTOWN 18 GAUGE STAINLESS STEEL 36 1/2" x 18 1/2" x 9" SINGLE BOWL UNERMOUNT SINK & FAUCET KIT WITH DRAIN, MODEL ECTRU35179TFCC. FOR ROUGH PLUMBING PROVIDED BY AMS. REFER TO A1.0-M REVISION 2

NOTE: CASEWORK PLASTIC LAMINATE MANUFACTURED BY WILSONART, FACE COLOR NATURAL RECON 7996



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4667 TELEGRAPH RD.
VENTURA, CA 93003

COMMISSIONED ARCHITECT

AMADÒR

28328 AGOURA RD. 203 | AGOURA HILLS CA, 91001 | 800-508-4334 amador.white.architects, inc.

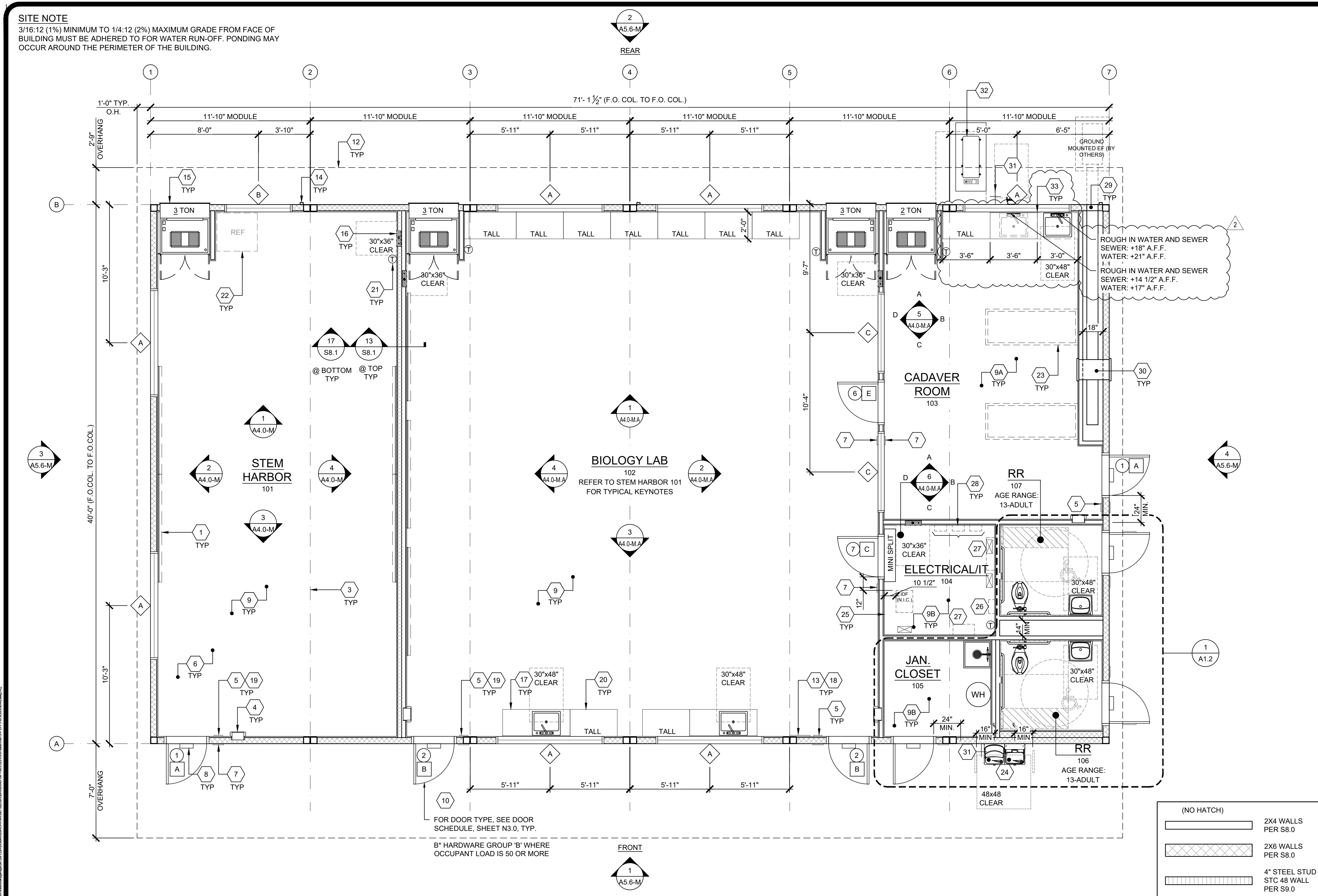
CONSULTANT

STAMPS/SEALS

07/17/25 ADDENDUM 002
SHEET TITLE:

DETAILS

PROJECT NO: 22-VCCCD-08 PROJECT ARCH: BA
DRAWN: PVP CHECKED: BA / JA
SHEET NUMBER: A503
DATE: 9/3/24 SHEET: OF



- (1) 8"x4" MARKER BOARDS - SEE SHEET A4.0
(2) NOT USED
(3) TYP MOD LINE
(4) SEMI RECESSED FIRE EXTINGUISHER - TOP OF HANDLE @ +48" A.F.F. 4" MAX PROTRUSION FROM WALL IF BOTTOM OF FIRE EXTINGUISHER IS ABOVE 27" A.F.F. - SEE 19N4.0
(5) TACTILE EXIT SIGN PER DETAIL 10N4.0 (BY OTHERS)
(6) EGRESS AREA
(7) ROOM SIGNAGE AND I.S.A. PER DETAILS 589N4.0 (BY OTHERS)
(8) EXTERIOR LIGHT
(9) MCT FLOORING
(9A) EPOXY FLOORING w/4" SELF COVE
(9B) EXPOSED CONCRETE w/ CONCRETE SEALER
(10) EGRESS DOOR
(11) NOT USED
(12) OVERHANG
(13) OCCUPANT LOAD SIGN PER DETAIL 11N4.0 (BY OTHERS)
(14) DOWNSPOUT - DISCHARGE TO SPLASH BLOCK (U.O.N.)
(15) HVAC - SEE MECHANICAL AND NOTES ON EXTERIOR ELEVATIONS.
(16) ELECTRICAL PANEL (LOCATION MAY VARY)
(17) CASEWORK WITH SINK - BLOCKING AS NEEDED PER 8/A7.1 REFER TO 17I-
(18) FLOOR LIVE LOAD SIGN PER 2022 CBC SECTION 106.1 (FLOOR LIVE LOAD SIGN IS REQUIRED ONLY FOR COMMERCIAL OR INSTITUTIONAL BUILDINGS DESIGNED WITH LIVE LOADS EXCEEDING 50 PSF) WHERE 150 PSF LIVE LOAD IS SPECIFIED, THE TEXT "LONG TERM STORAGE NOT PERMITTED" SHALL ALSO BE INCLUDED ON THE SIGN.
(19) ASSISTIVE LISTENING (AL) SIGN POSTED IN PROMINENT PLACE AT OR NEAR THE ENTRANCE PER 17N4.0.
(20) CASEWORK - BLOCKING AS NEEDED PER 8/A7.1
(21) THERMOSTAT 48" MAX A.F.F.
(22) REFRIGERATOR (BY OTHERS)
(23) CADAVER TABLE (BY OTHERS)
(24) H-L/W DRINKING FOUNTAIN w/BOTTLE FILLER - PER 11/P2.0 (GUARD RAILS BY OTHERS. NOT ATTACHED TO AMS BUILDING)
(25) IDF CABINET - (BY OTHERS NIC) ATTACHMENT BY OTHERS PER E401 ARCH PLANS
(26) ARP LIGHTING CONTROL PANEL (BY OTHERS NIC) - SEE E401 ARCH PLANS
(27) EM INVERTER (BY OTHERS NIC) - SEE E401 ARCH PLANS
(28) FACP & CABINET (BY OTHERS NIC) - SEE E401 ARCH PLANS
(29) 12x12 OPENING FOR EXH DUCT @ 24" A.F.F. - SEE MECHANICAL
(30) 24x12 MAKE UP AIR LOUVER MIN. @ 96" A.F.F. - SEE MECHANICAL
(31) HOSE BIB
(32) CONDENSER
(33) CASEWORK w/SINK - CASEWORK BLOCKING AS NEEDED PER 8/A7.1 SINK PER 17I- GC TO INSTALL CASEWORK AND SINKS ON SITE

- KEY NOTES**
- REFER TO SHEETS N5.0 FOR POSSIBLE ADDITIONAL FLOOR PLAN CONFIGURATIONS.
 - OPTIONAL INTERIOR WALLS MAY OCCUR THROUGHOUT THE BUILDING AS CONSTRUCTED PER SHEETS S8.1 OR S9.1. THE PC TITLE 24 HAS BEEN RUN FOR THE WORST CASE ENVELOPE BASED ON AREA.
 - PANIC HARDWARE COMPLYING WITH C.B.C. 1010.2.9 IS REQUIRED TO BE INSTALLED WHEN THE CONFIGURATION OF ANY ROOM PROVIDES AN OCCUPANT LOAD OF 50 OR GREATER.
 - IF OCCUPANCY LOAD EXCEEDS 50, PROVIDE A SECOND EXIT DOOR, PER CBC TABLE 1006.2.1.
 - FOR EVERY ROOM OR SPACE USED FOR ASSEMBLY OR CLASSROOM, PROVIDE AN OCCUPANT LOAD SIGN (BY OTHERS) IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT, PER C.B.C. SECTION 1004.9.
 - ALL PRIMARY EXTERIOR DOOR ENTRIES SHALL BE COVERED TO PREVENT WATER INTRUSION BY USING NONABSORBENT FLOOR AND WALL FINISHES WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO OPENING, PER CALGREEN, SECTION 5.407.2.2.1.
 - PRIMARY EXTERIOR DOOR ENTRIES SHALL HAVE AT LEAST ONE OF THE FOLLOWING:
 - INSTALLED AWNING AT LEAST 4 FEET IN DEPTH (BY OTHERS).
 - OPTIONAL SIDE WALL CANOPY (4 FEET IN DEPTH) PER SHEET S5.4A.
 - ROOF OVERHANG AT LEAST 4 FEET IN DEPTH.
 - DOOR RECESSED AT LEAST 4 FEET.
 - OTHER METHODS WHICH PROVIDE EQUIVALENT PROTECTION (BY OTHERS).
 - NOT-USED
 - CABINETRY MAY BE INSTALLED ON ONE OR BOTH SIDES OF INTERIOR WALLS AND THE INSIDE FACE OF EXTERIOR WALLS WHEN INSTALLED PER THE DETAIL 8/A7.1.

- SHEET NOTES**
- IN THE EVENT THAT A PC CLASSROOM IS DESIGNED TO CONNECT TO ANOTHER PC CLASSROOM OR RESTROOM, INTERIOR SOUND TRANSMISSION IN THE INTERIOR ADJOINING WALL AND FLOOR/CEILING SHALL MEET THE MINIMUM REQUIREMENT OF A STC OF 40, PER CALGREEN CODE SECTION 507.4.3. (EXAMPLES OF QUALIFYING ASSEMBLIES SHOWN BELOW).
 - STC=40
TEST REF.: AUDIO ALLOY L.L.C TEST NUMBER: OL-05-1003

STC=48
TEST REF.: AUDIO ALLOY L.L.C TEST NUMBER: OL-92-410
 - MINIMUM WINDOW & DOOR RATINGS:
ALL WINDOWS AND DOORS SPECIFIED ON THE SCHEDULES FOUND ON SHEET N3.0 OF THIS PACKAGE SHALL MEET A MINIMUM STC RATING OF 27.

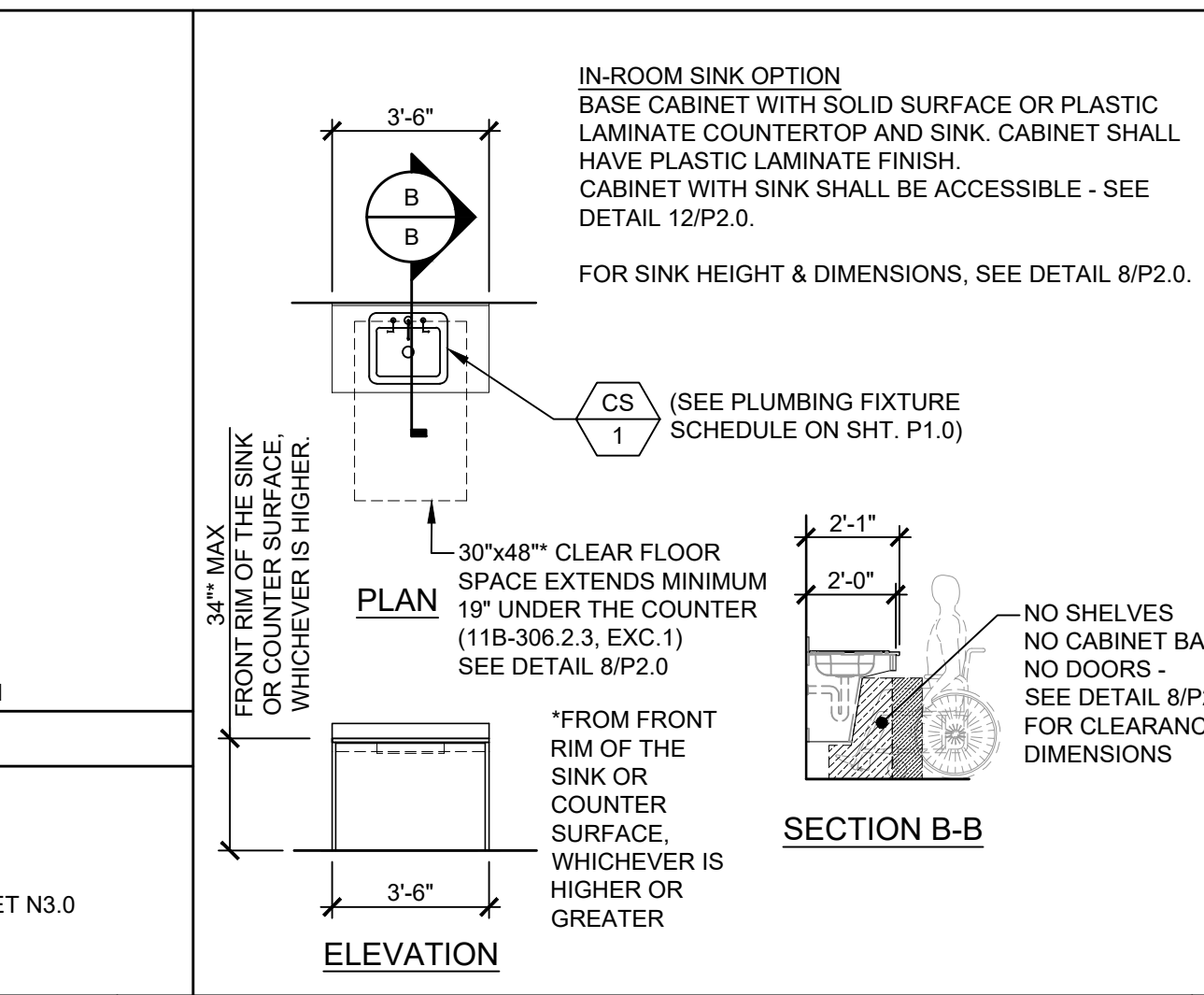
TYPICAL FLOOR PLAN

BUILDING SIZE SCHEDULE			
BUILDING SIZE (FT)	TOTAL # OF 12'-0" WIDE MODULES	TOTAL # OF CENTER MODULES	OVERALL BUILDING WIDTH ¹
<input type="checkbox"/> 24'x40'	2	0	23'-8 1/2"
<input type="checkbox"/> 36'x40'	3	1	35'-6 3/4"
<input type="checkbox"/> 48'x40'	4	2	47'-5"
<input type="checkbox"/> 60'x40'	5	3	59'-3 1/4"
<input checked="" type="checkbox"/> 72'x40'	6	4	71'-1 1/2"
<input type="checkbox"/> 84'x40'	7	5	82'-11 1/4"
<input type="checkbox"/> 96'x40'	8	6	94'-10"
<input type="checkbox"/> 108'x40'	9	7	106'-8 1/4"
<input type="checkbox"/> 120'x40'	10	8	118'-6 1/2"

NOTES:
1. TOTAL BUILDING WIDTH INCLUDES 1/4" PER MODULAR CONSTRUCTION TOLERANCE PER FOUNDATION SHEET S1.1

BUILDING SIZE SCHEDULE

☒ = KEY NOTE - SEE KEY NOTES ABOVE
☒ = DOOR TYPE - SEE SCHEDULE, SHEET N3.0
☒ = DOOR HARDWARE - SEE HARDWARE SCHEDULE, SHEET N3.0
☒ = WINDOW TYPE - SEE SCHEDULE, SHEET N3.0



- ENERGY CONTROLS**
- DEMAND RESPONSE CONTROLS:**
ONLY REQUIRED IN BUILDINGS LARGER THAN 10,000 S.F., THEREFORE, NOT REQUIRED FOR THIS PC.
 - AUTOMATIC DAYLIGHTING CONTROLS:**
NOT REQUIRED IN ROOMS WHERE COMBINED INSTALLED LIGHTING POWER IN COMBINED SKYLIT & PRIMARY DAYLIT ZONES ARE <120 WATTS. INSTALLED WATTAGE IN PRIMARY SKYLIT DAY LIT ZONE IS 90 WATTS (2x 45w, AS SHOWN ON SHEET E1.0). THEREFORE, AUTOMATIC DAYLIGHTING CONTROLS ARE ONLY REQUIRED WHEN "SOLATUBES" ARE INSTALLED. SEE A1.1
 - ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) CONNECTION:**
PER TITLE 24 CODE, "AN EMCS MAY BE INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ONE OR MORE LIGHTING CONTROLS IF IT MEETS THE MINIMUM REQUIREMENTS". PC MAY CONTAIN OCCUPANCY SENSORS AND PHOTOCCELL CONTROL LIGHTING. IN THAT CASE, AN EMCS IS NOT REQUIRED FOR THIS PC.
 - SOLAR-READY ZONE REQUIREMENTS:**
REQUIREMENTS & TABLE CAN BE FOUND ON SHEET A2.0
- NOTE:
ANY MONITORING EQUIPMENT OR ASSOCIATED SENSORS ARE SITE SPECIFIC AND ARE NOT INCLUDED IN THE BASE PC.

- ACOUSTIC CONTROLS**
- WHEN THE PRE-CHECK (PC) BUILDING IS SITE ADAPTED, THE BUILDING AND SITE FEATURES SHALL COMPLY WITH THE CALGREEN CODE, SECTION 5.507.4, FOR THE SPECIFIC SITE LOCATION.
 - MINIMUM WALL ASSEMBLIES:**
WALL ASSEMBLIES SHALL BE CONSTRUCTED PER DETAIL SHEETS A5.3, A5.5, A5.7, & A8.0, WITH EITHER 2x4 WOOD STUDS OR 6" STEEL STUDS PER LISTED OPTIONS.
MINIMUM STC RATINGS LISTED BELOW ARE PER THE CATALOG OF STC & IIC RATINGS FOR WALL AND FLOOR/CEILING ASSEMBLIES, PRODUCED BY THE OFFICE OF NOISE CONTROL, CA DEPARTMENT OF HEALTH SERVICES.
- (1) LAYER 1/2" GYPSUM BOARD SECURED TO MIN. 2x4 STUDS @ 16" O.C. MAX.
- STC=28
(CATALOG SECTION 1.2.1.5.4.1)
TEST REF.: NATIONAL RESEARCH COUNCIL OF CANADA - NRC #66
- (1) LAYER 1/2" GYPSUM BOARD SECURED TO MIN. 2x4 METAL STUDS @ 24" O.C. MAX.
- STC=27
(CATALOG SECTION 1.3.2.5.4.1)
TEST REF.: NATIONAL RESEARCH COUNCIL OF CANADA - NRC #66

SYMBOLS LEGEND

16 CLASSROOM SINK

17 ENERGY NOTES

ACOUSTIC NOTES



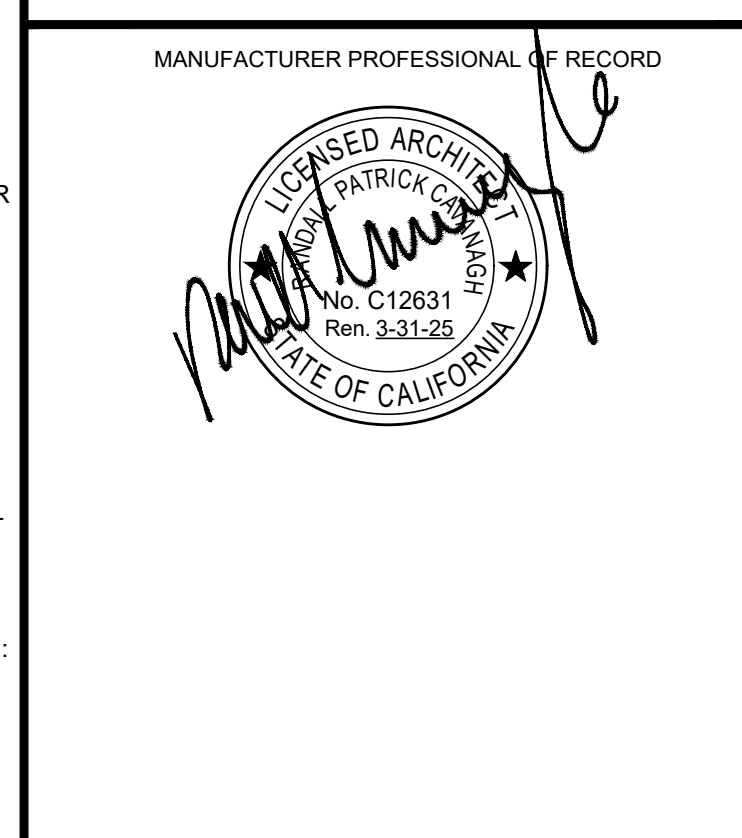
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PRE-CHECKED SET NAME
72' x 40' BUILDING
STANDARD MODULAR BUILDING
(HIGH SEISMIC)
FORM

SITE SPECIFIC PROJECT NAME
VENTURA COLLEGE
(1) 72'x40' BUILDING

KEY NOTES

- REFER TO SHEETS N5.0 FOR POSSIBLE ADDITIONAL FLOOR PLAN CONFIGURATIONS.
- OPTIONAL INTERIOR WALLS MAY OCCUR THROUGHOUT THE BUILDING AS CONSTRUCTED PER SHEETS S8.1 OR S9.1. THE PC TITLE 24 HAS BEEN RUN FOR THE WORST CASE ENVELOPE BASED ON AREA.
- PANIC HARDWARE COMPLYING WITH C.B.C. 1010.2.9 IS REQUIRED TO BE INSTALLED WHEN THE CONFIGURATION OF ANY ROOM PROVIDES AN OCCUPANT LOAD OF 50 OR GREATER.
- IF OCCUPANCY LOAD EXCEEDS 50, PROVIDE A SECOND EXIT DOOR, PER CBC TABLE 1006.2.1.
- FOR EVERY ROOM OR SPACE USED FOR ASSEMBLY OR CLASSROOM, PROVIDE AN OCCUPANT LOAD SIGN (BY OTHERS) IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT, PER C.B.C. SECTION 1004.9.
- ALL PRIMARY EXTERIOR DOOR ENTRIES SHALL BE COVERED TO PREVENT WATER INTRUSION BY USING NONABSORBENT FLOOR AND WALL FINISHES WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO OPENING, PER CALGREEN, SECTION 5.407.2.2.1.
- PRIMARY EXTERIOR DOOR ENTRIES SHALL HAVE AT LEAST ONE OF THE FOLLOWING:
 - INSTALLED AWNING AT LEAST 4 FEET IN DEPTH (BY OTHERS).
 - OPTIONAL SIDE WALL CANOPY (4 FEET IN DEPTH) PER SHEET S5.4A.
 - ROOF OVERHANG AT LEAST 4 FEET IN DEPTH.
 - DOOR RECESSED AT LEAST 4 FEET.
 - OTHER METHODS WHICH PROVIDE EQUIVALENT PROTECTION (BY OTHERS).
- NOT-USED
- CABINETRY MAY BE INSTALLED ON ONE OR BOTH SIDES OF INTERIOR WALLS AND THE INSIDE FACE OF EXTERIOR WALLS WHEN INSTALLED PER THE DETAIL 8/A7.1.



REVISIONS	
1	SINK AND CASEWORK 07/08/25

DRAWN BY: AA
SCALE: AS NOTED
DATE: 04/15/25
PROJECT NO: 1895-24
SHEET TITLE:

TYPICAL FLOOR PLAN


SHEET NUMBER:
A1.0-M

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PRE-CHECKED SET NAME

72' x 40' BUILDING
STANDARD MODULAR BUILDING
(HIGH SEISMIC)

 FORM®

VENTURA COLLEGE
(1) 72'x40' BUILDING

MANUFACTURER PROFESSIONAL OF RECORD

REVISIONS		
1		
2	SINK AND CASEWORK	07/08/25
3		
4		

DRAWN BY:	AA
SCALE:	AS NOTED
DATE:	04/15/25
PROJECT NO:	1895-24

INTERIOR ELEVATIONS TYPICAL CLASSROOM

SHEET NUMBER: 1

A4.0-M.A.



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



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

- 1 WINDOW, SEE N3.0 SHEET
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10
 - 11
 - 12
 - 13
 - 14
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 - 26
 - 27
 - 28
 - 29
 - 30
 - 31

1. WINDOW, SEE N3.0 SHEET

2. TYPE EXTERIOR DOOR - SEE N3.0 SHEET

3. TACKBOARD - (FLAME RESISTANT INDUSTRIAL TACKABLE BOARD) - SHALL BE CLASS A RATED (ASTM E-84) NOMINAL PANEL THICKNESS SHALL BE $\pm 0.5"$ AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES.

4. TYPE MOD LINE

5. 4" TOP SET BASE

6. FULL PANEL CLOSE-UP AT MOD-LINES, TYP

7. NOT USED

8. ELECTRICAL PANEL - SEE ELECTRICAL SHEETS

9. NOT USED

10. (4) 8"x4" MARKER BOARDS - SEE DETAIL 8/4A.0

11. NOT USED

12. ASSISTIVE LISTENING SIGN, (BY OTHERS, INSTALLED PER DETAIL 17/N4.0 SIGN SHALL BE A MAXIMUM OF 70" A.F.F. TO BASELINE OF HIGHEST TEXT.

13. OCCUPANT LOAD SIGN PER DETAIL 11/N4.0 (BY OTHERS)

14. LIGHT SWITCH - SEE ELECTRICAL SHEETS

15. EXIT TACTILE SIGN PER DETAIL 10/N4.0 (NIC)

16. THERMOSTAT, TOP @ 48" A.F.F. - SEE MECHANICAL SHEETS

17. FIRE EXTINGUISHER TOP OF HANDLE @ +48" MAX. A.F.F. PROTRUSION MAX 4" FROM WALL IF BOTTOM OF FIRE EXTINGUISHER GREATER THAN +27" A.F.F. - SEE 19/N4.0

18. TYPE DUPLEX OUTLET - SEE ELECTRICAL SHEETS

19. INTERIOR HVAC

20. NOT USED

21. NOT USED

22. NOT USED

23. NOT USED

24. ROOM ID AND ISA SIGNAGE (BY OTHER) SEE DETAILS 5 & 9/N4.0 - TYP

25. CASEWORK - BLOCKING AS NEEDED PER 8/A7.1

26. CASEWORK w/ SINK - BLOCKING AS NEEDED PER 8/A7.1

27. IDF (BY OTHERS) ATTACHMENT BY OTHERS PER E401 ARCH PLANS

28. 3/4" FIRE-RATED PLYWOOD (UNPAINTED w/ EXPOSED LOGOS)

29. MINI-SPLIT HIGH WALL AIR HANDLER PER 2/M1.1A

30. VENT/DUCT - REFER TO MECHANICAL SHEETS

31. CASEWORK W/SINK - CASEWORK BLOCKING AS NEEDED PER 8/A7.1 SINK PER 17/A1.0 (GC TO INSTALL CASEWORK AND SINKS ON SITE)

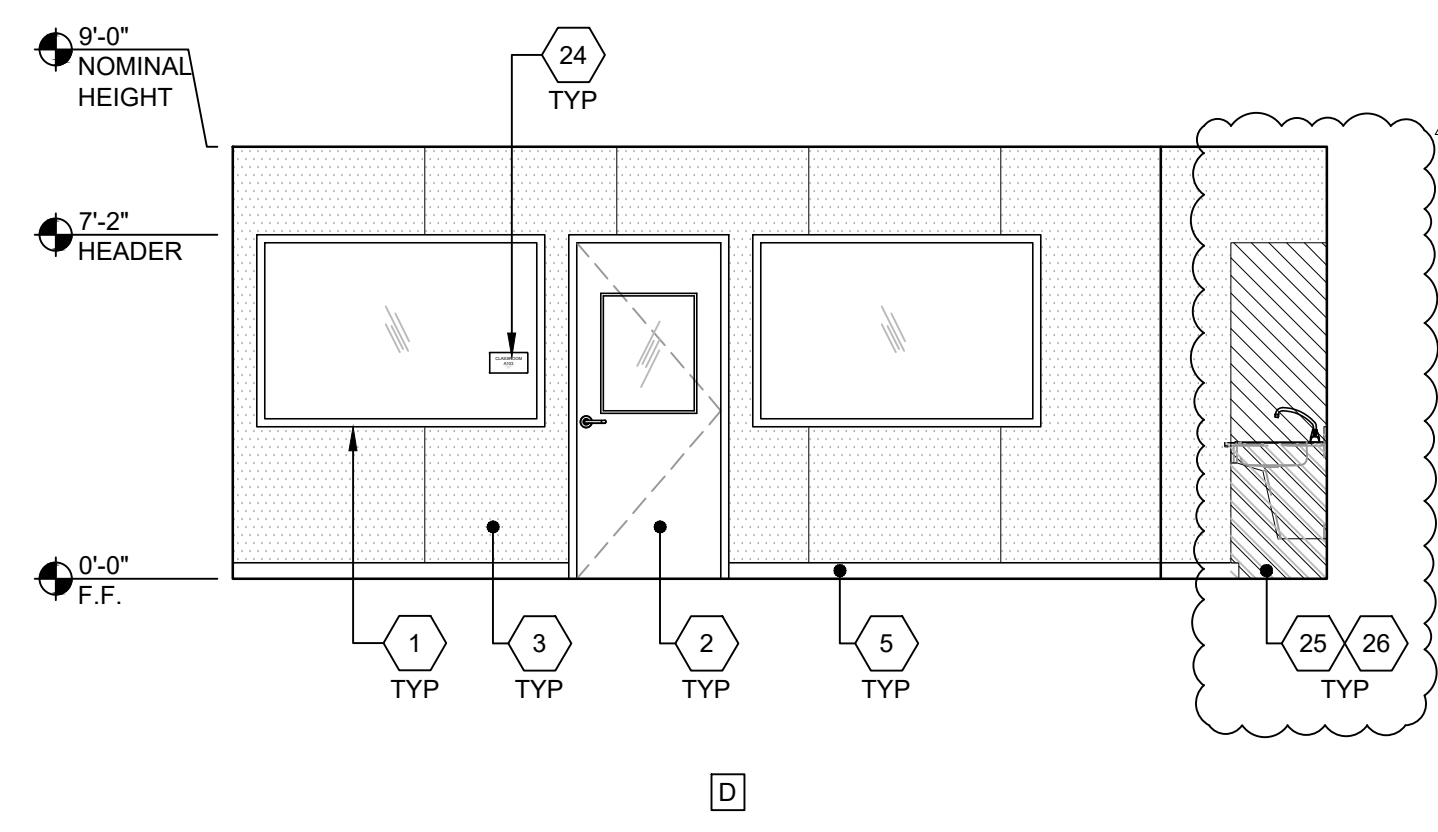
KEY NOTES



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

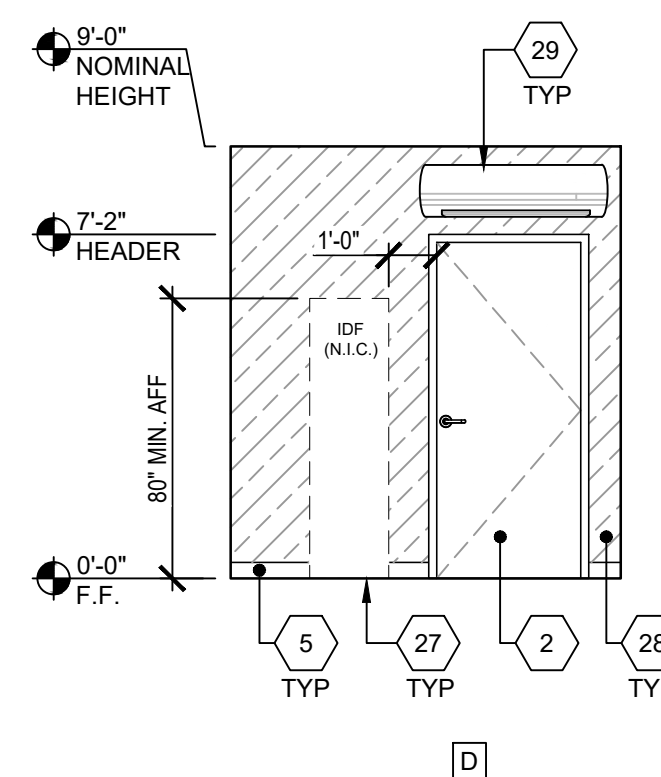


SCALE : 1/4"=1'-0"



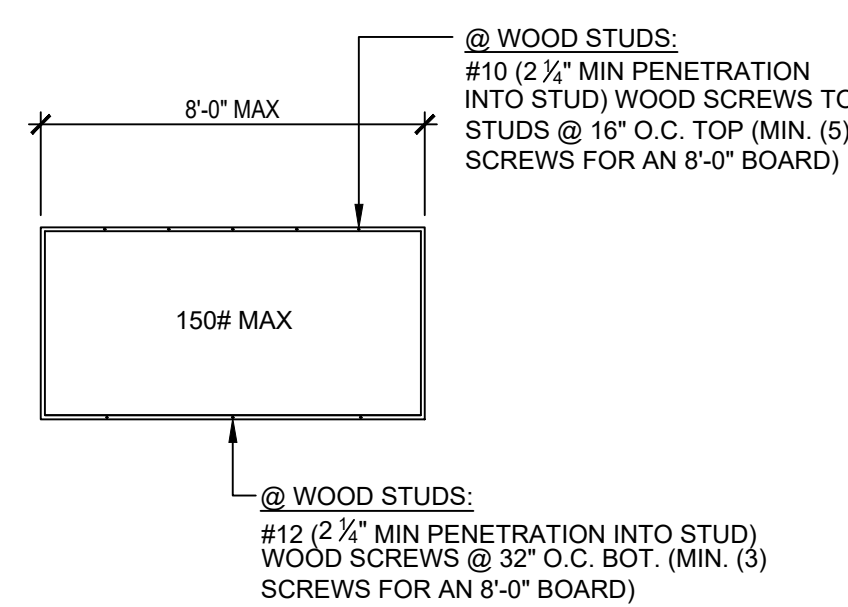
CADAVER ROOM - INTERIOR ELEVATIONS

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



ELECTRICAL/IT - INTERIOR ELEVATIONS

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



- NOTE:**
1. ATTACHMENT IS FOR EACH MARKERBOARD.
 2. EACH WHITEBOARD SHALL PROTRUDE 4" MAX HORIZONTALLY INTO THE CIRCULATION PATH, PER CBC SECTION 11B-307.2.
 3. EACH WHITEBOARD SHALL HAVE FASTENERS PROVIDED BY MANUFACTURER AS NOTED ABOVE.

MARKERBOARD ATT. DETAIL

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