

ABBREVIATIONS

#	AT	JST	JOIST
AB	ANCHOR BOLTS	JT	JOINT
AC	ASPHALTIC CONCRETE	JH	JOIST HANGER
ADNDL	ADDITIONAL	LLH	LONG LEG HORIZONTAL
AFF	ABOVE FINISH FLOOR	LLV	LONG LEG VERTICAL
AGG	AGGREGATE	LS	LAG SCREEN
ALT	ALTERNATE	LT WT	LIGHT WEIGHT
ALUM	ALUMINUM	LG	LONG
APPROX	APPROXIMATE	LKG	LIGHT WEIGHT CONCRETE
ARCH	ARCHITECTURAL	MAX	MAXIMUM
BD	BOARD	MB	MACHINE BOLT
BLDG	BUILDING	MCJ	MASONRY CONTROL JOINT
BLK	BLOCK	MECH	MECHANICAL
BLK'G	BLOCKING	MEZZ	MEZZANINE
BM	BEAM	MIN	MINIMUM
BN	BOUNDARY NAILING	MISC	MISCELLANEOUS
BOC	BOTTOM OF CONCRETE	MIN	MALLEABLE IRON WASHER
BOF	BOTTOM OF FOOTING	MTL	METAL
BOTT	BOTTOM	NIC	NOT IN CONTRACT
BP	BUTTON PUNCH	NO	NUMBER
BRG	BEARING	NOM	NOMINAL
BRG PL	BEARING PLATE	NTS	NOT TO SCALE
BTH	BETWEEN	(N)	NEW
CCJ	CRACK CONTROL JOINT	O/	OVER
CC	CENTER TO CENTER	OC	ON CENTER
CIP	CAST IN PLACE	OD	OUTSIDE DIAMETER
CJ	CONSTRUCTION JOINT	OPNG	OPENING
CTR	CENTER	OPH	OPPOSITE HAND
CL	CENTER LINE	PCC	PRECAST CONCRETE
CLG	CEILING	PERP	PERPENDICULAR
CLR	CLEAR	PL	PLATE
CMU	CONCRETE MASONRY UNIT	PLND	PLYWOOD
COL	COLUMN	PNL	PANEL
CONC	CONCRETE	PP	PARTIAL PENETRATION
CONN	CONNECTION	PSF	POUNDS PER SQUARE FOOT
CONSTR JT	CONSTRUCTION JOINT	PSI	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	PT	PRESSURE TREATED
CP	COMPLETE PENETRATION	R	RADIUS
CTS	COUNTER SINK	RM	ROOM
D	FENNY	REINF	REINFORCING
DBL	DOUBLE	REQD	REQUIRED
DEFR	DEPRESEED	SAD	SEE ARCH. DRAWINGS
DF	DOUGLAS FIR	SCHED	SCHEDULE
DIA, (Ø)	DIAMETER	SHT	SHEET
DIAG	DIAGONAL	SHTG	SHEATHING
DIM	DIMENSION	SIM	SIMILAR
DN	DOWN	SJ	SHRINKAGE JOINT
DRNG	DRAWING	SLDG	SLIDING
(E)	EXISTING	SLH	SHORT LEG HORIZONTAL
EA	EACH	SLV	SHORT LEG VERTICAL
EF	EACH FACE	SM	SHEET METAL
EN	EDGE NAILING	SOG	SLAB ON GRADE
EN	EACH WAY	SQR	SQUARE
EJ	EXPANSION JOINT	SS	STAINLESS STEEL
EL	ELEVATION	SST	SEE STRUCT. DRAWINGS
EOS	EDGE OF SLAB	STD	STANDARD
EQ	EQUAL	STL	STEEL
EXP B	EXPANSION BOLT	STRUCT	STRUCTURAL
EXT	EXTERIOR	SWS	SHEAR WALL SCHEDULE
FAU	FORGED AIR UNIT	SYM	SYMMETRICAL
FF	FINISH FLOOR	T 24	TITLE 24 CALIFORNIA CODE
FG	FINISH GRADE	TEN	TYPICAL EDGE NAILING
FHYS	FLAT HEAD WOOD SCREW	THK	THICK
FL	FILL LENGTH	TOC	TOP OF CONCRETE
FLOUR	FLUORESCENT	TOF	TOP OF FOOTING
FN	FIELD NAILING	TOP	TOP OF PLATE
FND	FOUNDATION	TOR	TOP OF ROOF
FOC	FACE OF CONCRETE	T.O.SLAB	TOP OF SLAB
FOM	FACE OF MASONRY	TOS	TOP OF STEEL
FOS	FACE OF STUD	TOW	TOP OF WALL
FT (')	FOOT/FEET	TS	TUBE STEEL
FTG	FOOTING	TYP	TYPICAL
FV	FIELD VERIFY	T4B	TOP AND BOTTOM
GA	GAUGE	TN	TOE NAIL
GALV	GALVANIZED	UNG	UNDISTURBED NATURAL GRADE
GL	GLUE LAMINATED LUMBER	UON	UNLESS OTHERWISE NOTED
GM	GALV. SHT. MTL	VERT	VERTICAL
GWB	GYPSON WALL BOARD	W	WITH
GYP	GYPSON	W/O	WITHOUT
HAS	HEADED ANCHOR STUD	WD	WOOD
HB	HOSE BIBB	WH	WATER HEATER
HDR	HEADER	WVF	WELDED WIRE FABRIC
HK	HOOK		
HORIZ	HORIZONTAL		
HSB	HIGH STRENGTH BOLT		
ID	INSIDE DIAMETER		
IN (')	INCH		
INSUL	INSULATION		
INT	INTERIOR		

SYMBOL LEGEND

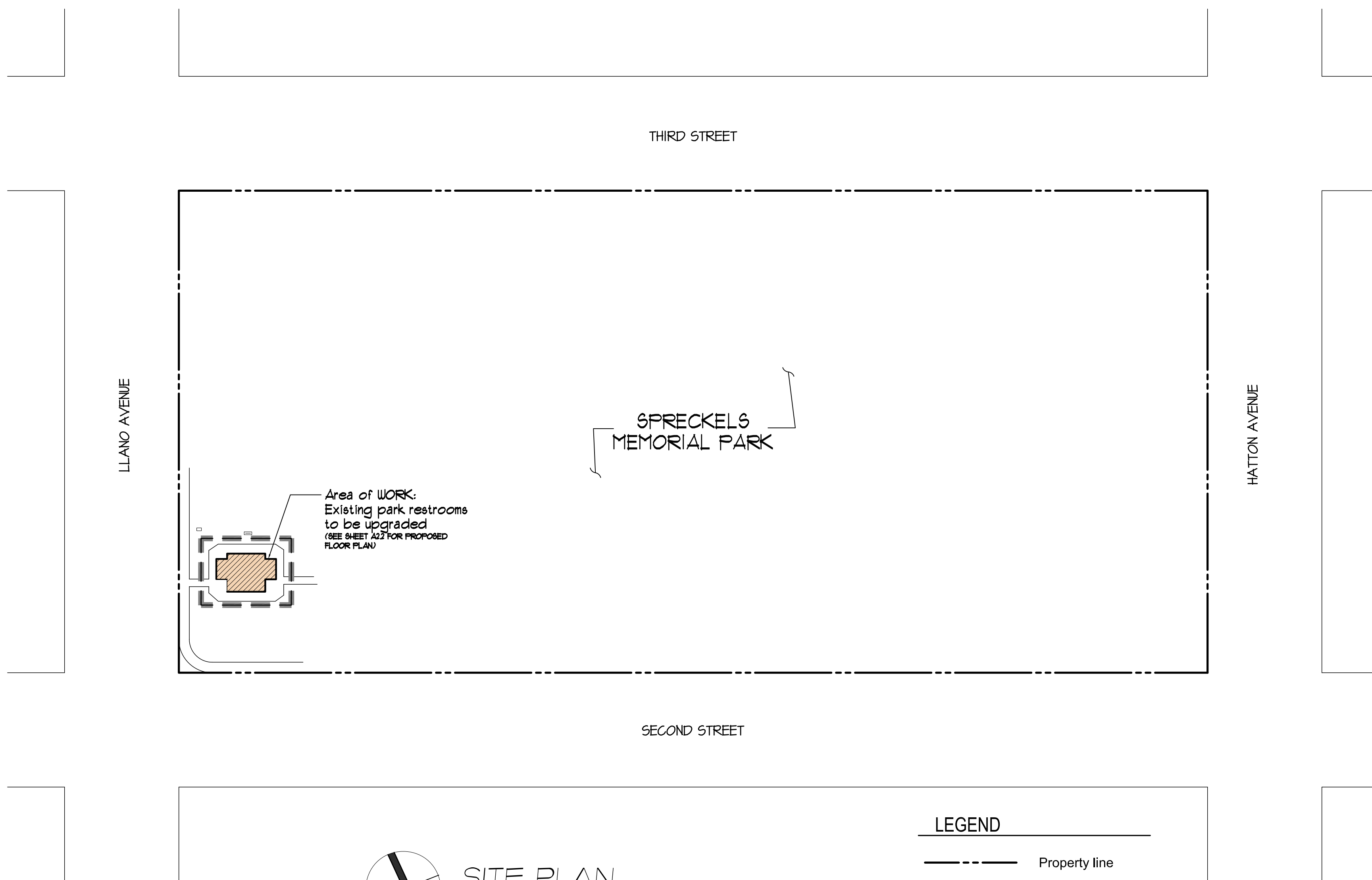
	GRID LINES		BUILDING SECTION / SECTION LETTER
	INTERIOR ELEVATION SHEET WHERE DRAWN W/ DISCIPLINE PREFIX		WALL SECTION / SECTION LETTER
	DETAIL NUMBER SHEET WHERE DRAWN W/ DISCIPLINE PREFIX		EXTERIOR ELEVATION / ELEVATION NUMBER

MATERIALS

	EARTH		STEEL CROSS SECTION
	ROCK FILL		LANDSCAPE
	SAND/MORTAR/PLASTER		AC PAVEMENT
	CONCRETE (CAST-IN-PLACE OR PRECAST)		
	CONCRETE BLOCK (CMU)		

# SPRECKELS MEMORIAL PARK ADA UPGRADE TO RESTROOMS

60 LLANO AVE. SPRECKELS, CA 93962



DISCLAIMER:

THE PROPERTY LINE LAYOUT (DIMENSIONS, ORIENTATION AND LOCATION) WERE PRODUCED FROM ASSESSOR MAPS. THESE MAPS DO NOT REPRESENT ACTUAL SURVEYS AND ARE ONLY USED FOR SCHEMATIC (ESTIMATE) PURPOSES. THE DIMENSIONS PROVIDED ON THE PLANS ARE A RESULT OF FIELD OBSERVATIONS, AND WERE TAKEN FROM ASSUMED PROPERTY LINES. IF AN ACCURATE SURVEY IS REQUIRED, THE SURVEY SHALL BE PERFORMED BY A COMPETENT LAND SURVEYOR CURRENTLY LICENSED IN THE STATE OF CALIFORNIA.

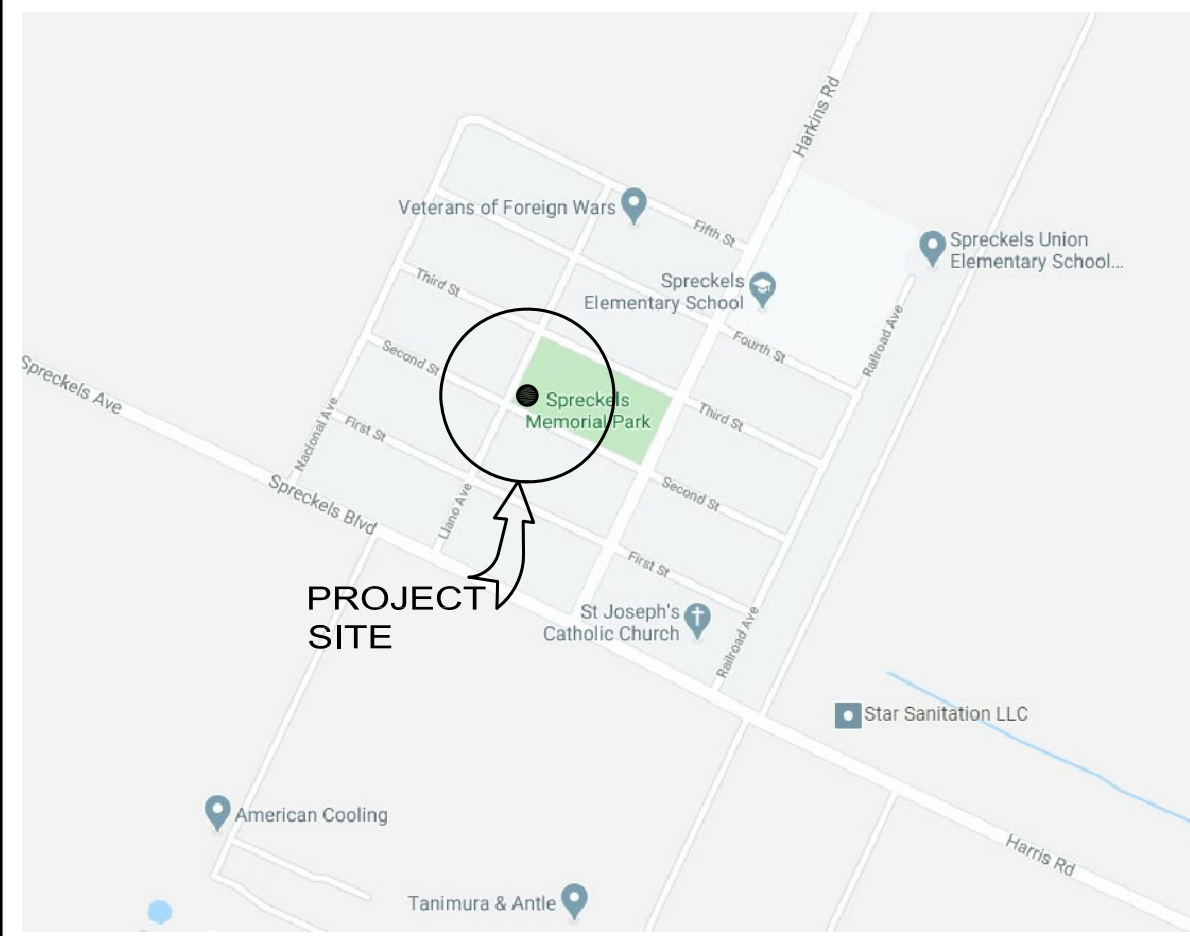
GENERAL NOTES

- WORKMANSHIP: WHERE NOT SPECIFICALLY DESCRIBED IN ANY OF THE DRAWINGS AND OR SPECIFICATIONS, WORKMANSHIP SHALL CONFORM TO ALL METHODS AND OPERATIONS OF THE BEST STANDARDS AND ACCEPTED PRACTICES OF THE TRADES INVOLVED. THE CONTRACTOR SHALL VERIFY ALL WORK, DIMENSIONS AND DRAWINGS, REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING ANY WORK.
- CLEAN-UP: THE ENTIRE PREMISES SHALL BE MAINTAINED REASONABLY NEAT, CLEAN AND HAZARD FREE DURING THE COURSE OF CONSTRUCTION. ALL TRADES SHALL REMOVE TOOLS, RUBBISH, AND UNUSED MATERIALS AS SOON AS THEIR RESPECTIVE WORK IS COMPLETE, LEAVING ALL AREAS IN BROOM CLEAN CONDITION. THE TRASH SHALL BE REMOVED DAILY AND NOT BE ALLOWED TO ACCUMULATE.
- LOCATION OF ALL UTILITIES SHOWN IS APPROXIMATE AND THE CONTRACTOR SHALL CONTACT THE OWNER IF UNKNOWN CONDITIONS ARISE.
- THE CONTRACTOR SHALL PROVIDE ANY OR ALL SHORING AND BRACING TO THE STABILITY OF ANY OF THE PARTS OF THE PROJECT DURING CONSTRUCTION TO ASSURE SAFETY.
- MATERIAL: UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE NEW AND DELIVERED TO THE JOB IN THE MANUFACTURER'S ORIGINAL PACKAGE, AND CONTAINERS OR BUNDLES, BEARING THE FULL IDENTIFICATION. REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE BY THE CONTRACTOR.
- PROTECTION: ALL FINISH MATERIALS SHALL BE PROTECTED AT ALL TIMES, AGAINST SUBSEQUENT DAMAGE UNTIL FINAL ACCEPTANCE BY THE OWNER.
- SITE GRADES: THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY SITE GRADE ELEVATIONS TO ENSURE PROPER SITE DRAINAGE. SITE SHALL BE FINE GRADED TO DIRECT WATER AWAY FROM BUILDING OR FOUNDATIONS.
- DIMENSIONS: DO NOT SCALE PLANS, VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
- CONSTRUCTION WASTE MANAGEMENT: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS, SECTION 4.40B.1

FIRE DEPARTMENT REQUIREMENTS

ADDRESS NUMBERS TO BE POSTED- BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUEST OF A FINAL INSPECTION. ALL ADDRESS NUMBERS (PERMANENT OR TEMPORARY) SHALL BE POSTED ON THE PROPERTY SO AS TO BE CLEARLY VISIBLE FROM THE ROAD, WHERE VISIBILITY CANNOT BE PROVIDED, A POST OR SIGN BEARING THE ADDRESS NUMBERS SHALL BE SET ADJACENT TO THE DRIVEWAY OR ACCESS ROAD TO THE PROPERTY. ADDRESS NUMBERS POSTED SHALL BE "ARABIC" (1,2,3, ETC.), NOT "NOT ROMAN"(I, VI, X, ETC.) OR WRITTEN OUT IN WORDS (THIRTEEN, SEVENTY-SIX, ETC.) ADDRESS NUMBERS POSTED SHALL BE A MINIMUM NUMBER HEIGHT OF 4 INCHES, 1/2 INCH WIDE STROKE, AND CONTRASTING WITH THE BACKGROUND COLORS OF THE SIGN. NOTE: IF NUMBERS ARE NOT POSTED, BUILDING/FIRE INSPECTORS WILL NOT GRANT A FINAL INSPECTION.

VICINITY MAP



DRAWN BY:

DEREK JOHNSON, P.E.  
CENTRAL COAST ENGINEERS, INC.  
21 N. ALISAL STREET, SUITE 119  
SALINAS, CA 93401  
Phone (831) 751-5554  
Fax (831) 751-2226

CLIENT / APPLICANT

Spreckels Memorial District  
P.O. Box 1266  
Spreckels, CA 93462  
Phone (831) 455-1855

PROJECT ADDRESS

60 LLANO AVE.  
SPRECKELS, CA 93462

SCOPE OF WORK

- ADA UPGRADE TO RESTROOMS & ADDITION
- ADD PERMANT ADDRESS NUMBER ( 60 ) FACING LLANO AVE

PROJECT DATA:

APN#:	171-056-001-000
ZONING:	PQP-HR-D
OCCUPANCY GROUP:	U
TYPE OF CONSTRUCTION:	V-B
(E) RESTROOMS BUILDING AREA:	400 SF
PROPOSED ADDITION:	120 SF
TOTAL PROPOSED RESTROOMS BUILDING AREA:	520 SF
LOT AREA (PARK AREA):	136,620 SF

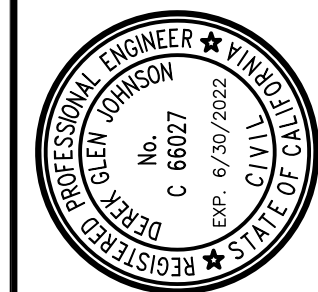
CODE COMPLIANCE

ALL CONSTRUCTION SHALL CONFORM WITH FOLLOWING:  
 2019 California Building Code  
 2019 California Residential Code  
 2019 California Electrical Code  
 2019 California Energy Code  
 2019 California Energy Efficiency Standards  
 2019 California Mechanical Code  
 2019 California Plumbing Code  
 2019 California Fire Code  
 2019 California Title 24 Energy Requirements  
 ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS.

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A2.2	PROPOSED FLOOR PLAN
A2.3	EXISTING ROOF PLAN, PROPOSED ROOF PLAN, & BUILDING SECTION
A3.1	EXISTING EXTERIOR ELEVATIONS & PROPOSED EXTERIOR ELEVATIONS
A4.1	FIXTURE AND EQUIPMENT PLAN & INTERIOR ELEVATIONS
A4.2	ACCESSIBILITY DETAILS
A4.3	ACCESSIBILITY DETAILS
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PL.1	PLUMBING PLAN
SO.0	STRUCTURAL NOTES
SO.1	STRUCTURAL NOTES
S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
S3.1	STRUCTURAL DETAILS

REVISIONS	BY
PLAN CHECK 12-22-20	D.J.

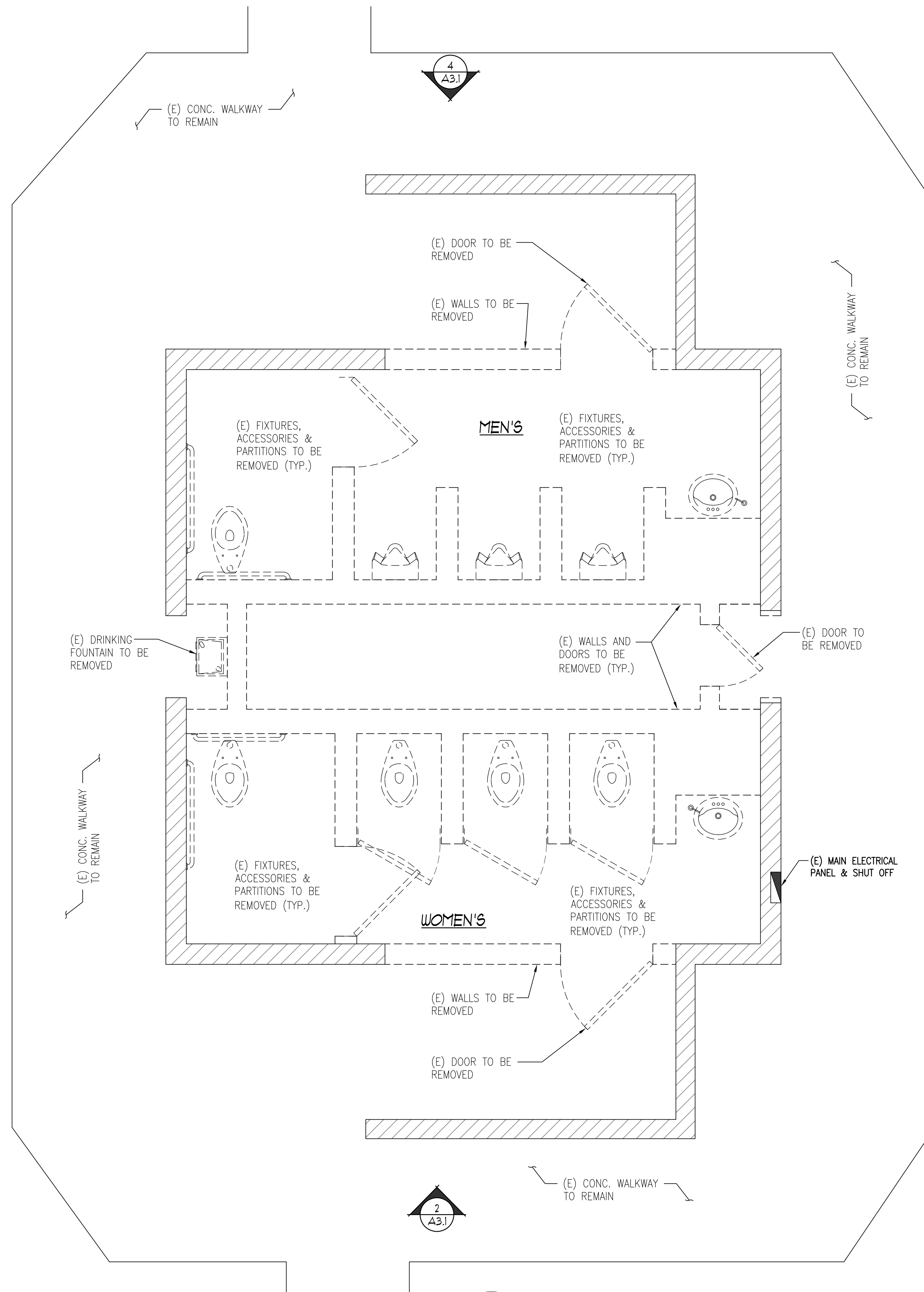


STRUCTURAL DESIGN  
 60 LLANO AVE.  
 SPRECKELS, CA 93462  
 P 831.757.5554  
 F 831.757.2226

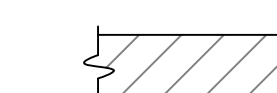
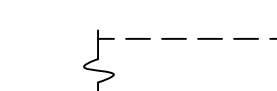
ADA UPGRADE:  
**SPRECKELS MEMORIAL PARK**  
 CORNER OF LLANO AVE. & SECOND ST.  
 60 LLANO AVE. SPRECKELS, CA 93962  
 APN # 177-056-001-000

PROJECT TITLE:  
**COVER SHEET / PROJECT DATA & SITE PLAN**

JOB No. CCE-19-101  
 DATE: 9/2/2020  
 SCALE: AS NOTED  
 DRAWN BY: vra  
 SHEET No.: **T-1**  
 # OF SHEETS



**LEGEND**

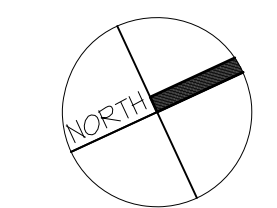
-  EXISTING CMU WALL TO REMAIN
-  EXISTING CMU WALL TO BE REMOVED

4  
A3.1

3  
A3.1

1  
A3.1

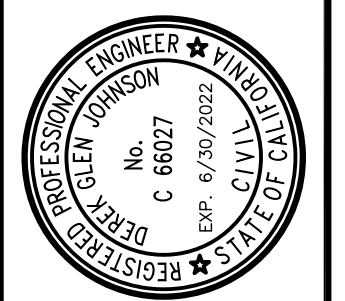
2  
A3.1



**EXISTING FLOOR PLAN**

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

REVISIONS	BY
PLAN CHECK 12-22-20	D.J.



**STRUCTURAL DESIGN**  
 P.O. BOX 25032  
 F 831.757.5554  
 F 831.757.2226

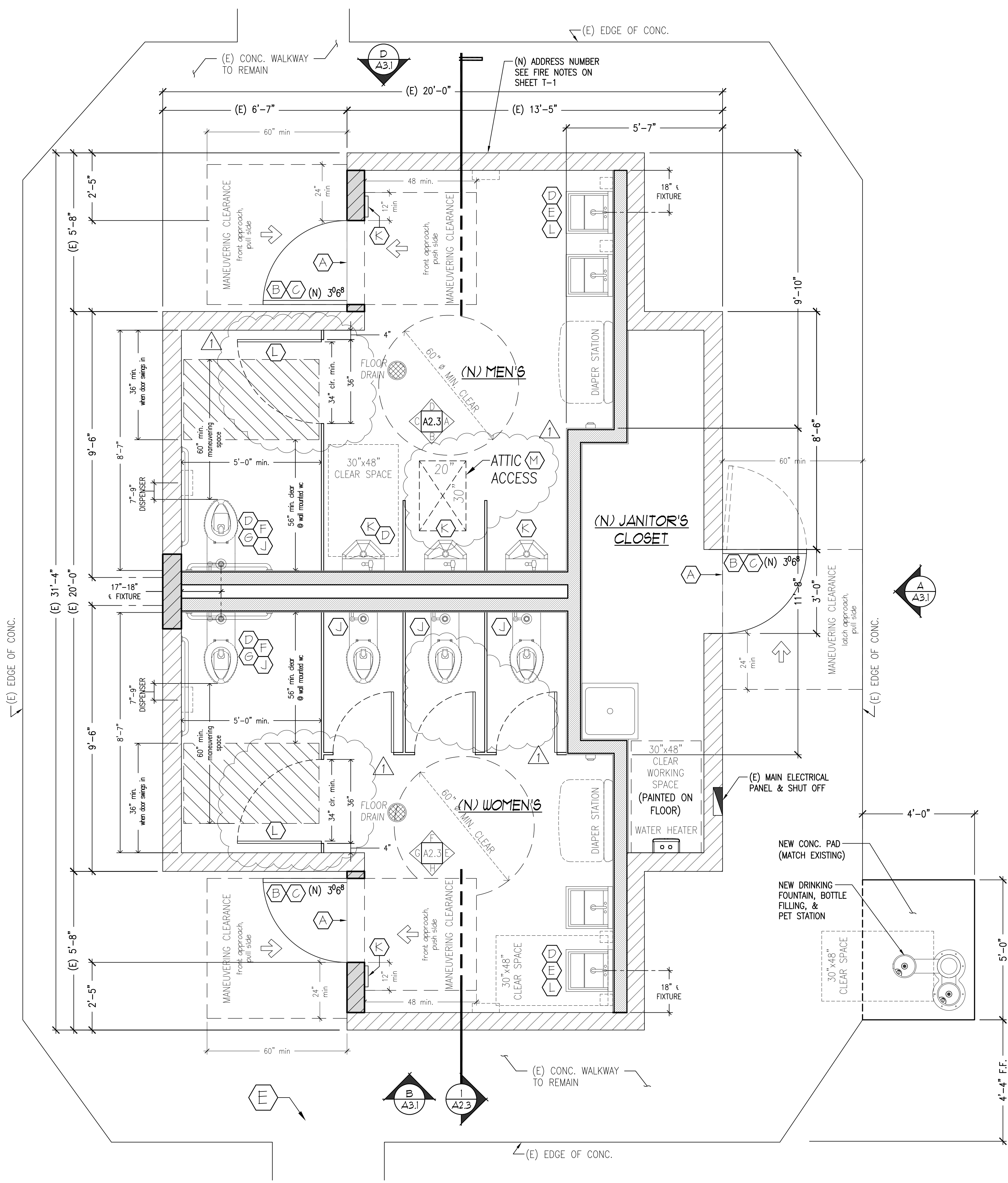
**CCE**  
**CENTRAL COAST ENGINEERS, INC.**

**PROJECT TITLE:**  
**ADA UPGRADE: SPRECKELS MEMORIAL PARK**  
 CORNER OF LLANO AVE. & SECOND ST.  
 60 LLANO AVE. SPRECKELS, CA 93962  
 APN # 177-056-001-000

**SHEET TITLE:**  
**EXISTING FLOOR PLAN**

JOB No. CCE-19-101  
 DATE: 9/2/2020  
 SCALE: AS NOTED  
 DRAWN BY: VRA

SHEET No.:  
**A2.1**  
 # OF SHEETS






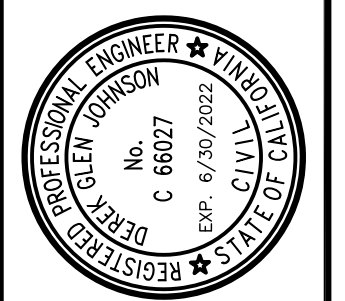

**PROPOSED FLOOR PLAN**  
 SC: 1/2"=1'-0"

**SHEET NOTES**

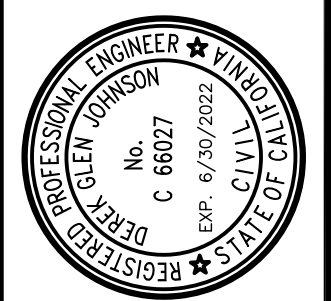
- (A) THRESHOLDS AND CHANGE IN ELEVATIONS AT DOORWAYS SHALL COMPLY WITH CBC 11B-404.2.5 (SEE DETAIL 6/A4.1)
- (B) THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS PER CBC 11B-404.2.9  
DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE CBC 1008.1.9.1 & 11B-309.4
- (C) THIS DOOR SHALL HAVE A 10" INTERRUPTED SURFACE AT THE BOTTOM TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION PER CBC 11B-404.2.10 (SEE DETAIL 6/A4.1)
- (D) FLUSH CONTROLS AT TOILET, URINAL AND LAVATORY SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRED TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS. CBC 11B-309
- (E) WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS. CBC 11B-606.5
- (F) -WATER CLOSET, EITHER FLUSH TANK, FLUSHMETER TANK, OR FLUSHMETER VALVE OPERATED, SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.28 gal/flush (ASME A 112.19.2/CSAB 41.5)  
-URINALS AND ASSOCIATED FLUSHMETER VALVES SHALL USE NO MORE THAN 0.5 gal/flush FOR FLOOR-MOUNTED URINAL OR 0.125 0.5 gal/flush FOR WALL-MOUNTED URINAL (ASME A 112.18.8/CSAB 45.1) (CPC 403.2.1 & 403.3)  
-LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.5 GALLONS PER MINUTE AT 60 psi.
- (G) WATER CLOSET BOWLS FOR PUBLIC USE SHALL BE OF THE ELONGATED TYPE, AND SEATS SHALL BE OPEN FRONT TYPE. CPC 411.1 & 411.2
- (H) GRAB BARS IN TOILET FACILITIES AND BATHING FACILITIES SHALL COMPLY WITH CBC SEC.11B-609.  
-CIRCULAR CROSS SECTION GRAB BARS SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MINIMUM AND 2 INCHES MAXIMUM.  
-NON-CIRCULAR CROSS SECTION GRAB BARS SHALL HAVE A CROSS-SECTION DIMENSION OF 2 INCHES MAXIMUM AND A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 4.8 INCHES MAXIMUM (SEE DETAIL 7/A4.1)
- (J) URINALS SHALL BE THE STALL-TYPE OR THE WALL HUNG TYPE. WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13 1/2 INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE. CBC 11B-605.2
- (K) EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "EXIT" AT THIS LOCATION 5'-0" ABOVE FINISH FLOOR. (SEE DETAIL 3-B/A4.1)
- (L) THE WATER CLOSET SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 34 INCHES WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. CBC 11B-604.8.1.2
- (M) PROVIDE AN APPROVED ATTIC ACCESS IN A READILY ACCESSIBLE LOCATION SIZED 20 IN BY 30 IN WITH MIN. CLEAR HEADROOM OF NOT LESS THAN 30 IN SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING. CBC 1208.2

**LEGEND**

-  EXISTING CMU WALL TO REMAIN
-  NEW CMU WALL TO MATCH EXISTING
-  NEW INTERIOR WALL 2x6 STUDS @ 16" O.C.
- (A) SEE SHEET NOTES

REVISIONS PLAN CHECK 12-22-20 D.J.	BY D.J.
	
<b>STRUCTURAL DESIGN</b> P.O. BOX 25032 P 831.757.5554 F 831.757.2226 <b>CCE</b> <b>CENTRAL COAST ENGINEERS, INC.</b>	
<b>PROJECT TITLE:</b> <b>ADA UPGRADE: SPRECKELS MEMORIAL PARK</b> CORNER OF LLANO AVE. & SECOND ST. 60 LLANO AVE. SPRECKELS, CA 93962 APN # 177-056-001-000	
<b>SHEET TITLE:</b> <b>PROPOSED FLOOR PLAN</b>	
JOB No. CCE-19-101 DATE: 9/2/2020 SCALE: AS NOTED DRAWN BY: VRA SHEET No.: <b>A2.2</b> # OF SHEETS	

REVISIONS	BY
1	D.J.
2	D.J.
3	D.J.
4	D.J.



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**ADA UPGRADE: SPRECKELS MEMORIAL PARK**  
 CORNER OF LLANO AVE. & SECOND ST.  
 60 LLANO AVE. SPRECKELS, CA 93962  
 APN # 177-056-001-000

PROJECT TITLE:  
**EXISTING ROOF PLAN & PROPOSED ROOF PLAN & BUILDING SECTION**

SHEET TITLE:  
**A2.3**  
 # OF SHEETS

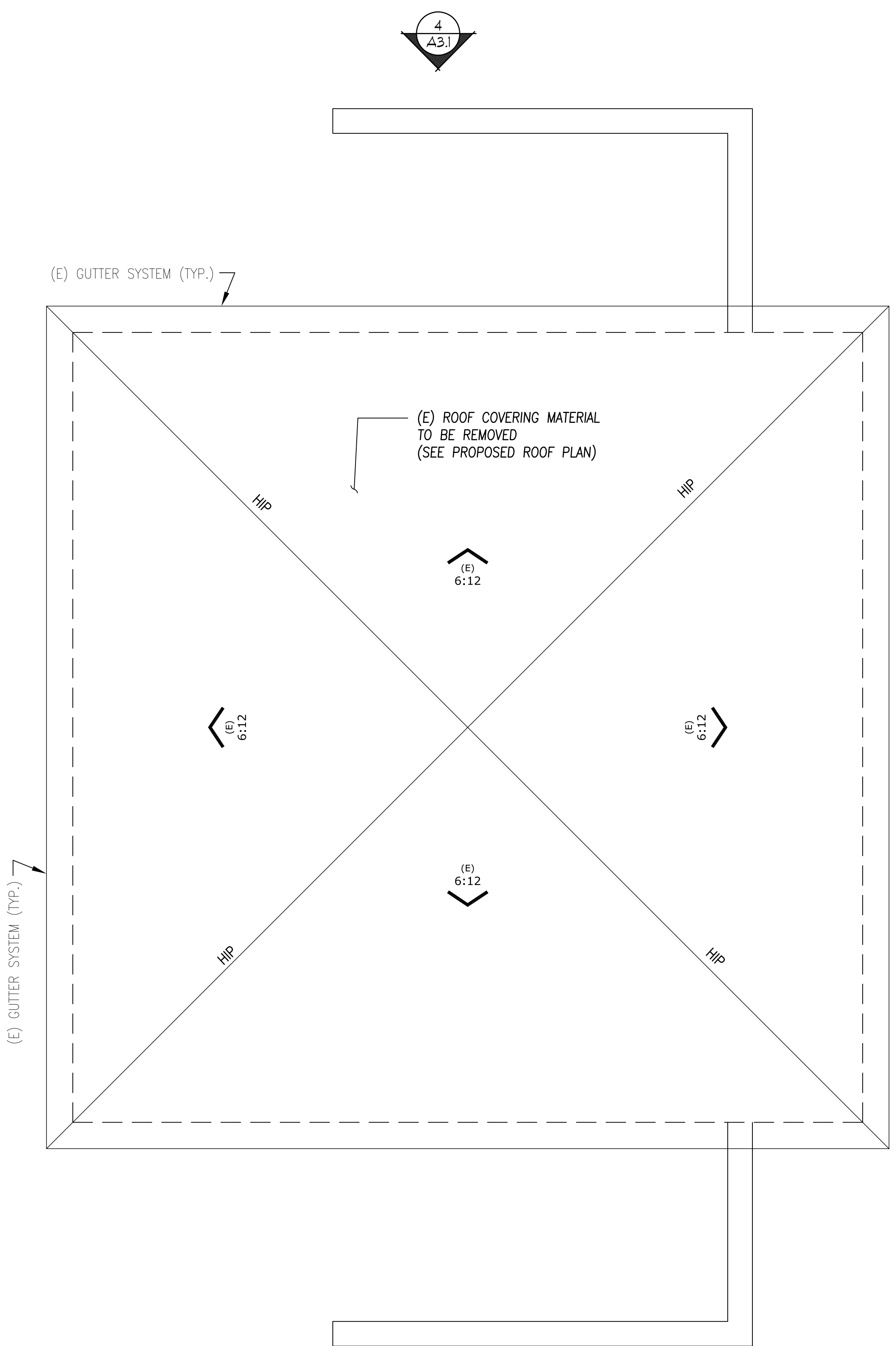
**ROOF VENTILATION (CBC 1202)**

**ATTIC SPACE VENTILATION REQUIRED:**  
 NOTE: 1/300 OF FLOOR AREA REQ'D  
 AREA REQ'D: 520 s.f./300 x 144 s.l./s.f. = 250 sq. in.

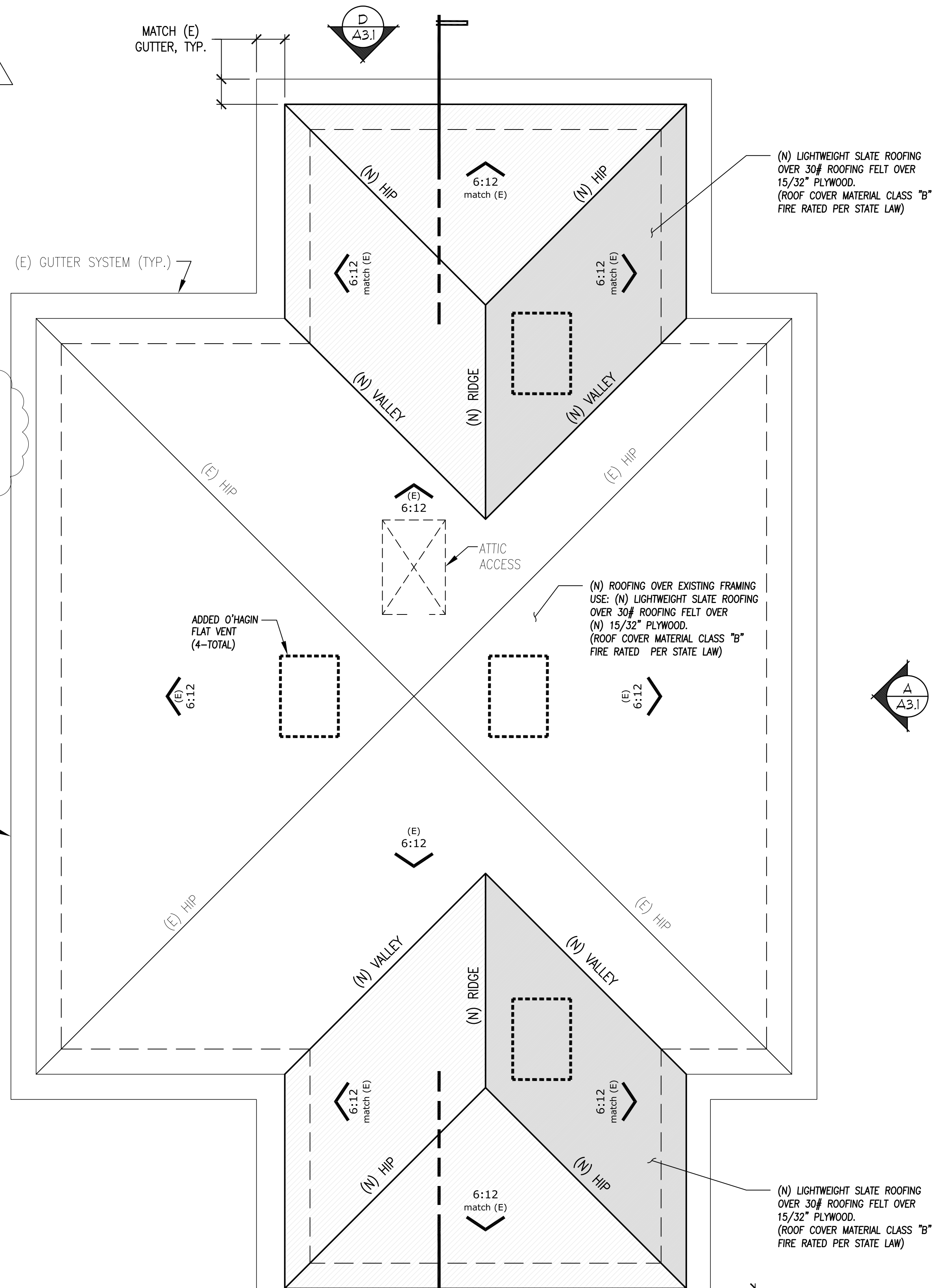
**VENTILATION PROVIDED:**  
**UPPER PORTION (40% - 50%)**  
 a) DORMER VENT: O'HAGIN ATTIC VENTS  
 Low-Profile Model Flat  
 98.75 sq. in (net free)  
 AREA = 98.75x2 = 197.5 sq. in.

**LOWER PORTION**  
 a) DORMER VENT: O'HAGIN ATTIC VENTS  
 Low-Profile Model Flat  
 98.75 sq. in (net free)  
 AREA = 98.75x2 = 197.5 sq. in.

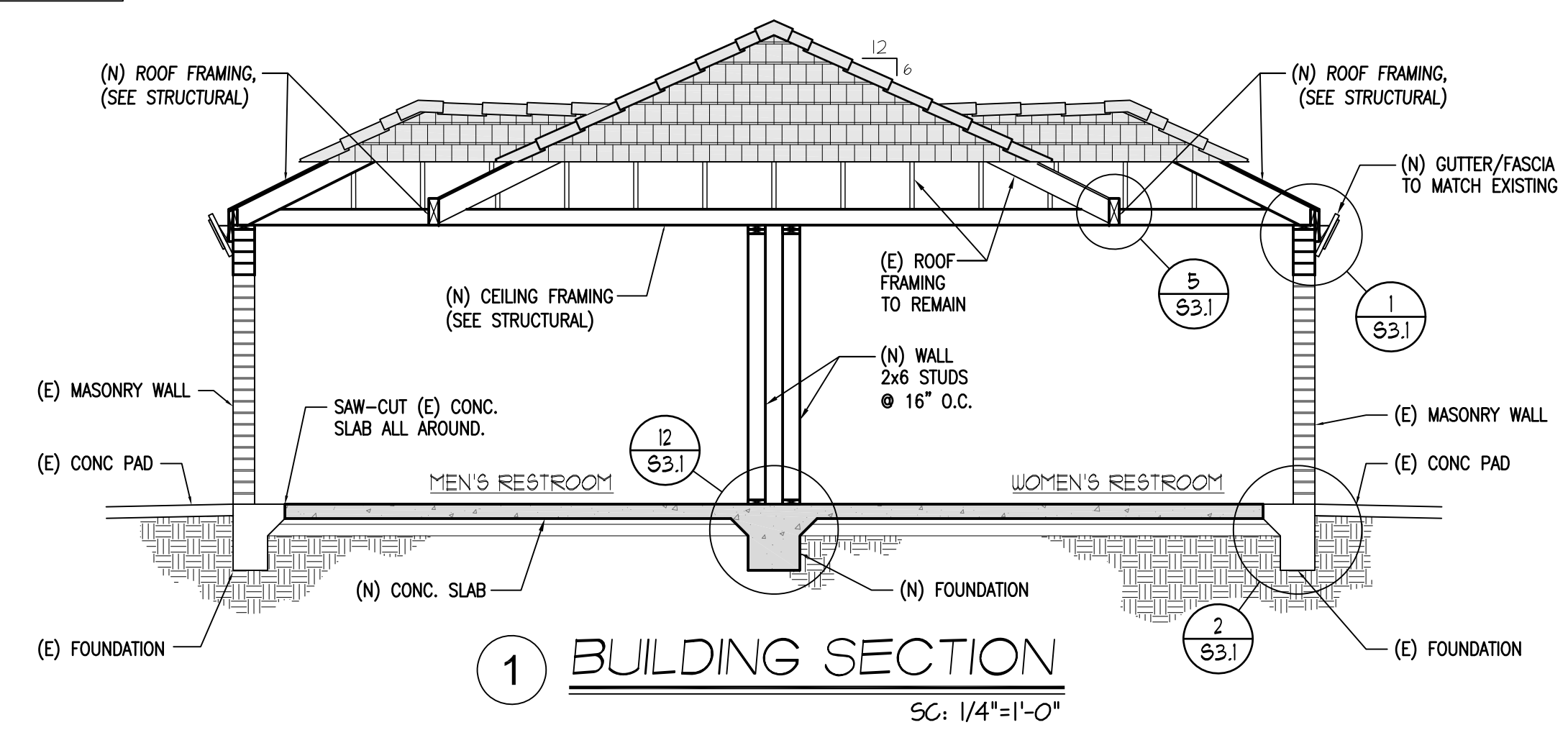
TOTAL "NET FREE AIR FLOW" PROVIDED: 197.5+197.5= **395 sq. in.**  
 TOTAL "NET FREE AIR FLOW" REQUIRED= **250 sq. in.**



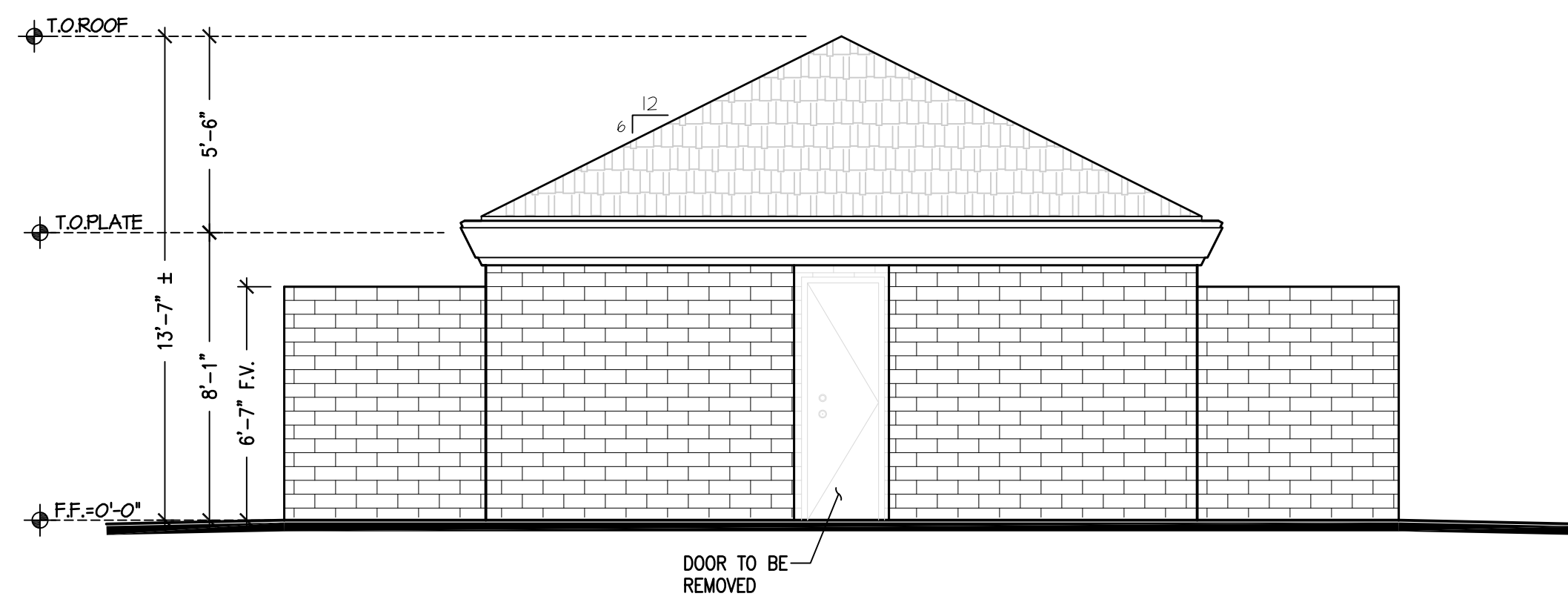
**EXISTING ROOF PLAN**  
 SC: 1/2"=1'-0"



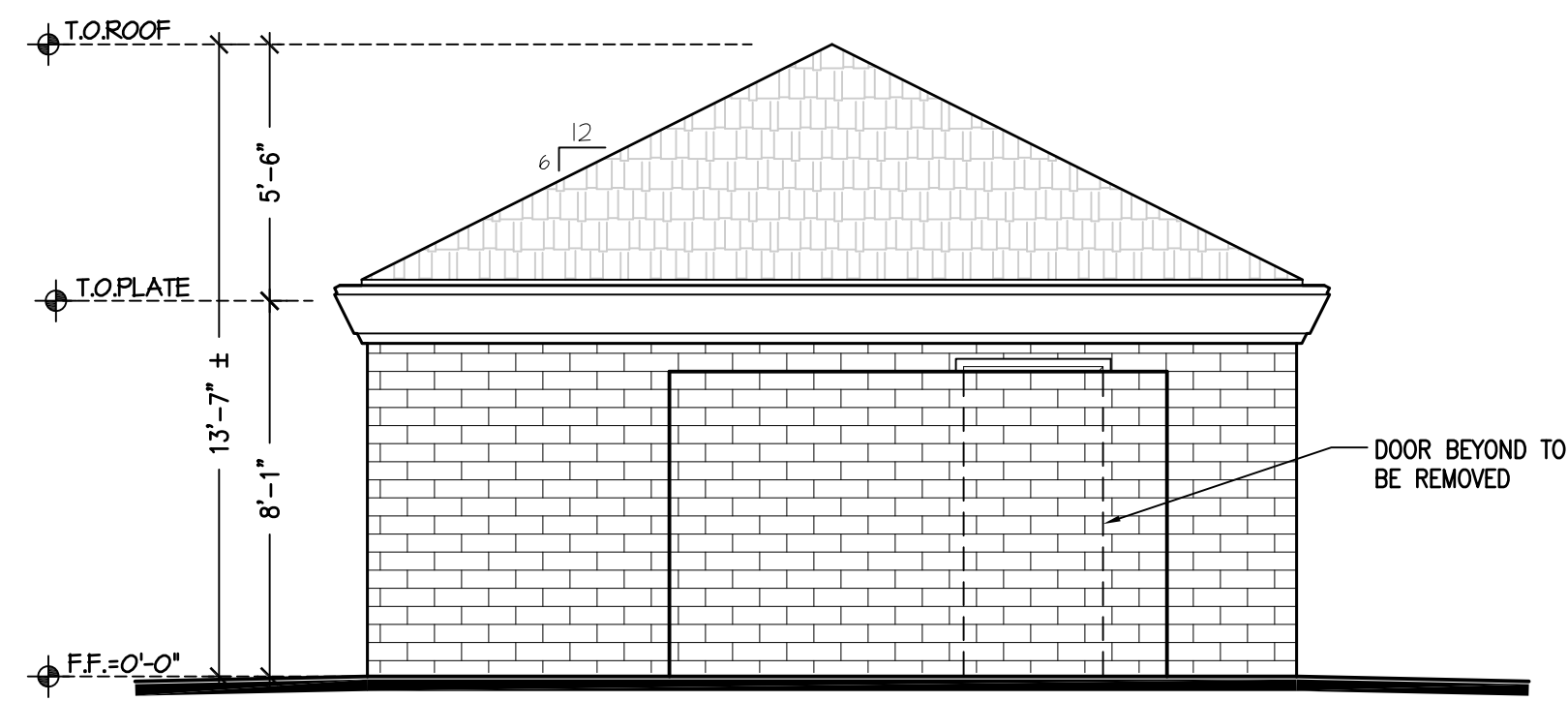
**PROPOSED ROOF PLAN**  
 SC: 1/2"=1'-0"



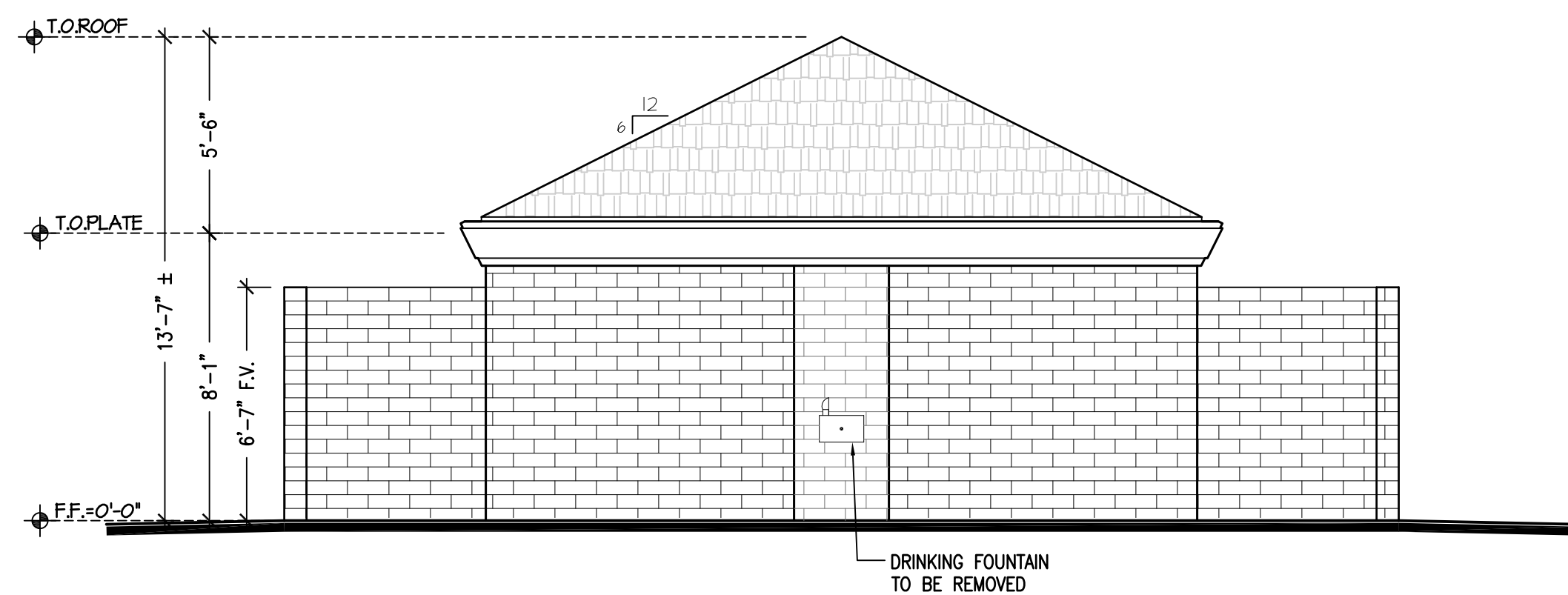
**BUILDING SECTION**  
 SC: 1/4"=1'-0"



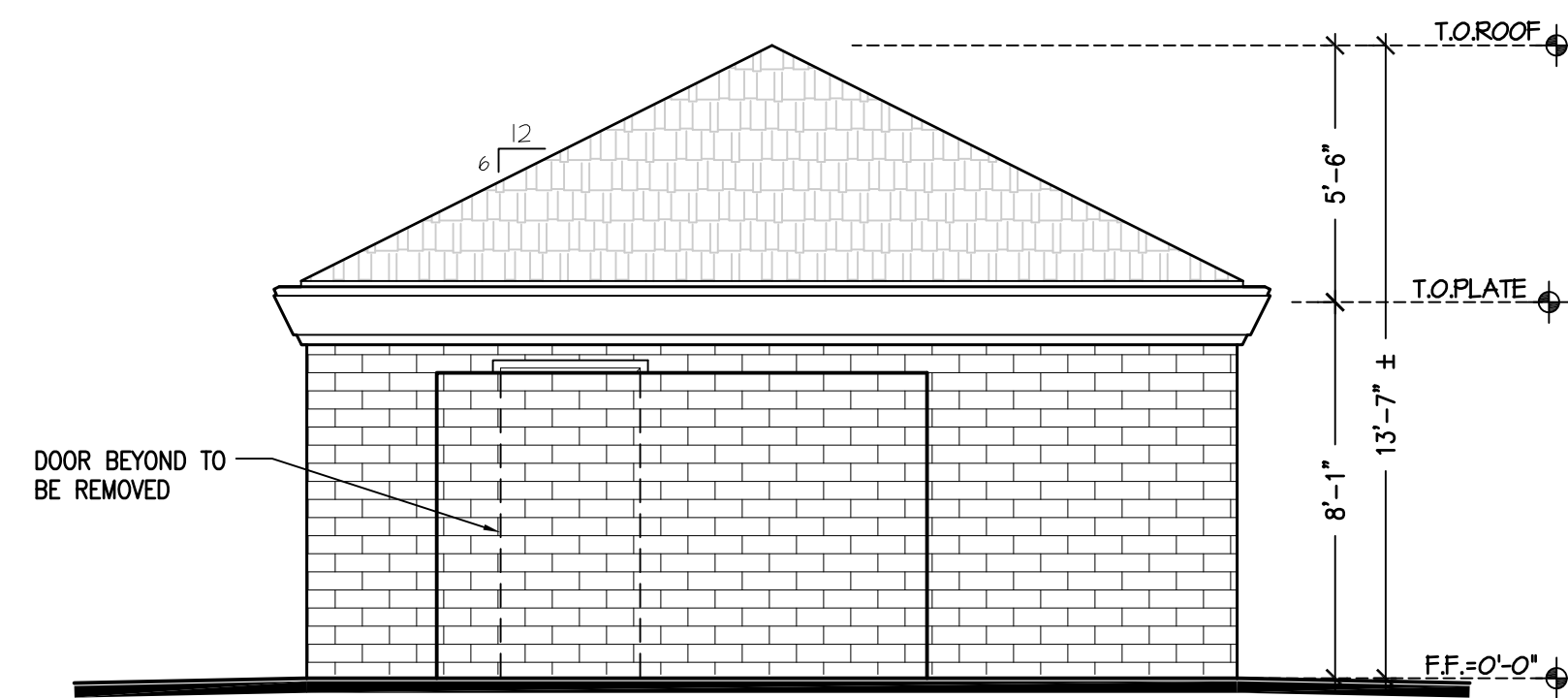
1 EXISTING NORTH ELEVATION  
SC: 1/4"=1'-0"



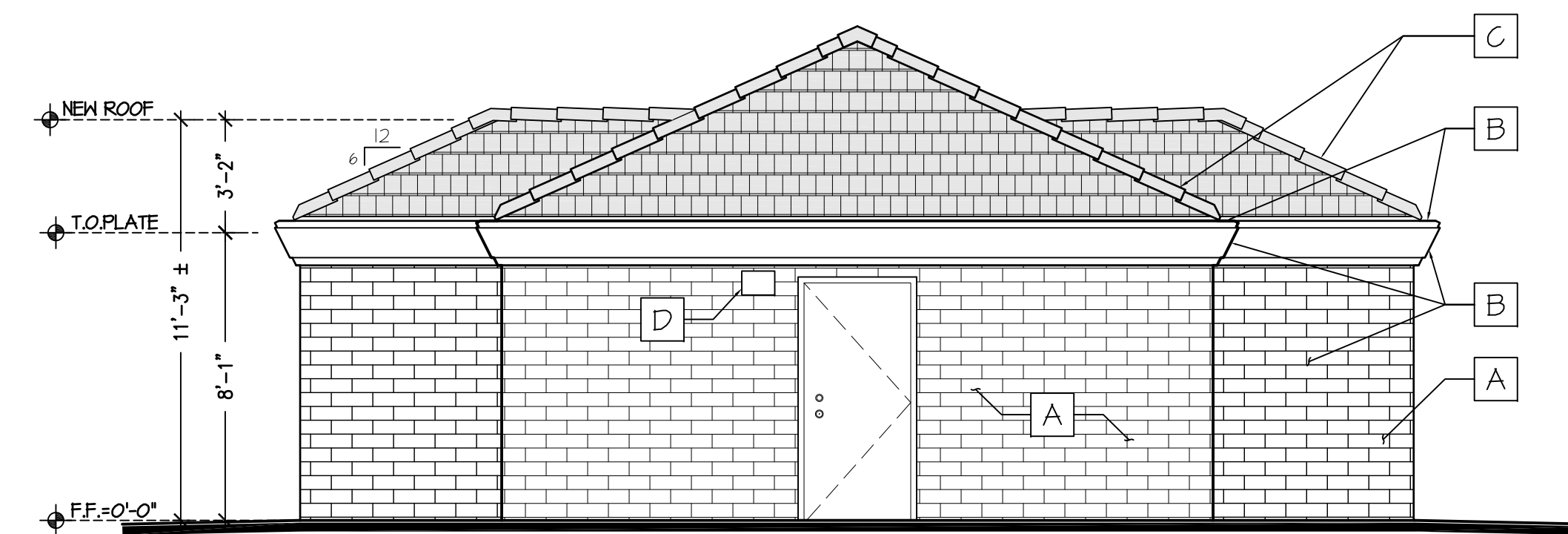
2 EXISTING EAST ELEVATION  
SC: 1/4"=1'-0"



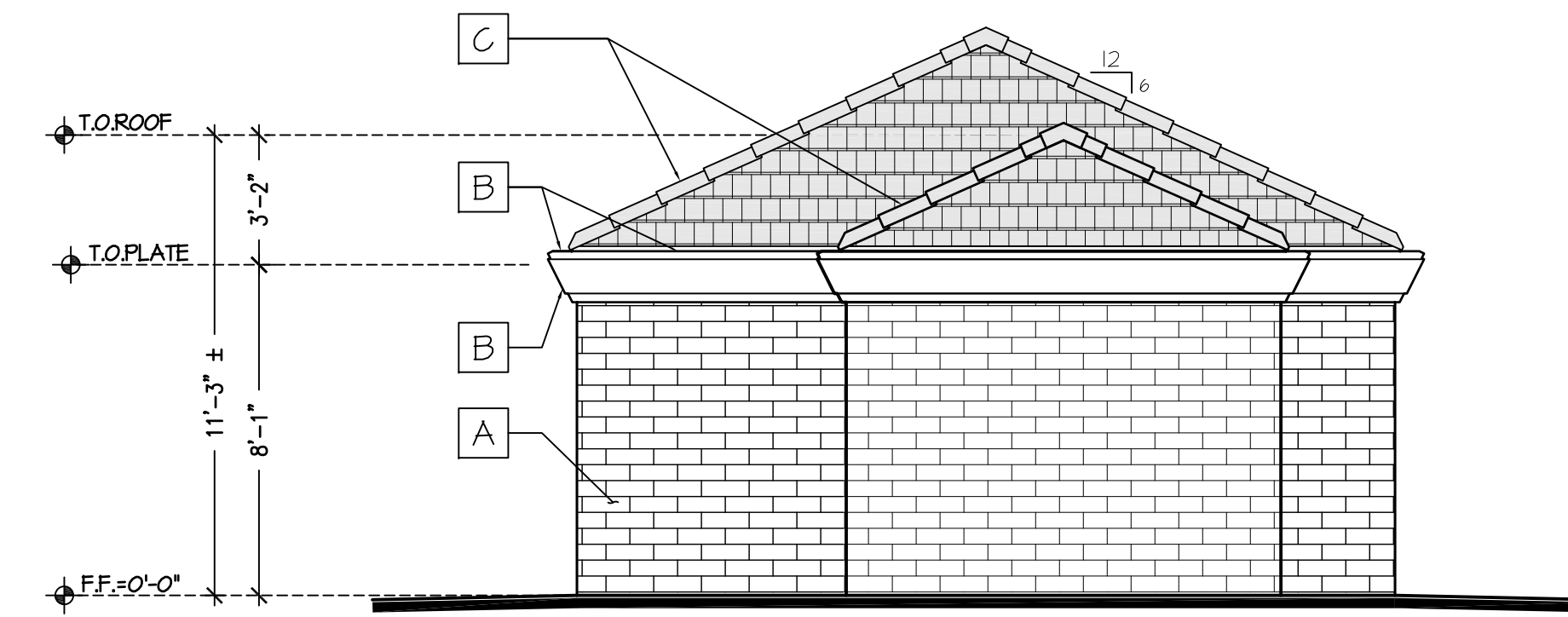
3 EXISTING SOUTH ELEVATION  
SC: 1/4"=1'-0"



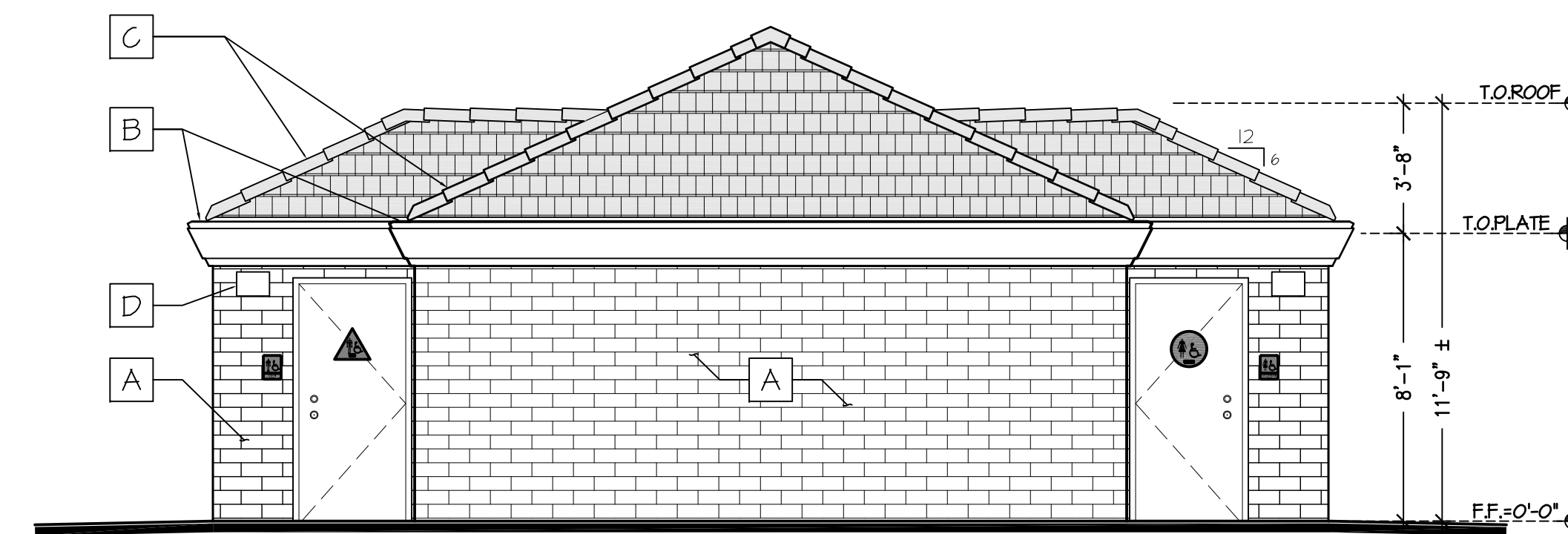
4 EXISTING WEST ELEVATION  
SC: 1/4"=1'-0"



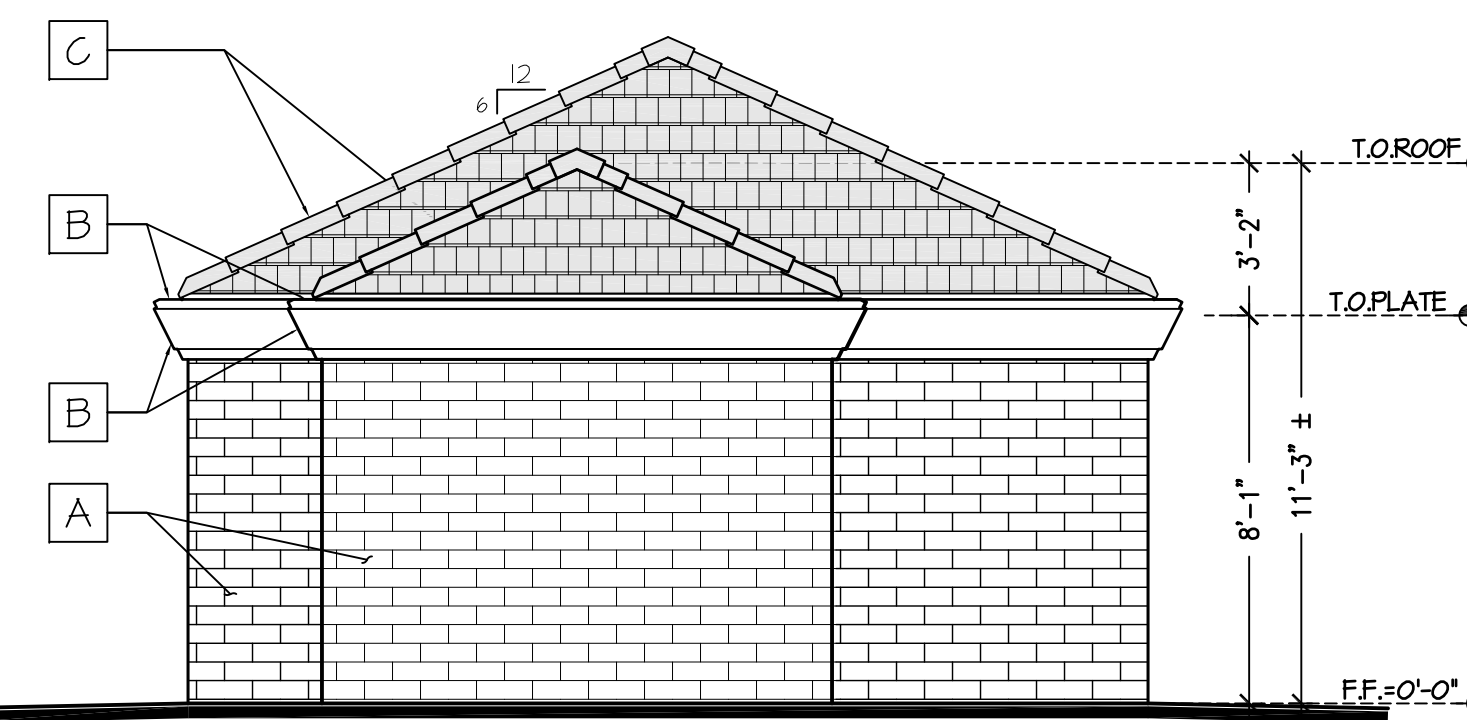
A PROPOSED NORTH ELEVATION  
SC: 1/4"=1'-0"



B PROPOSED EAST ELEVATION  
SC: 1/4"=1'-0"



C PROPOSED SOUTH ELEVATION  
SC: 1/4"=1'-0"

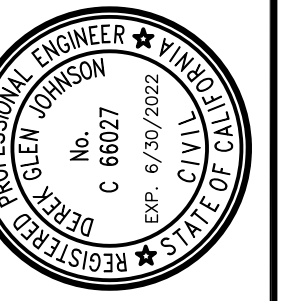


C PROPOSED WEST ELEVATION  
SC: 1/4"=1'-0"

FINISH LEGEND

- A PAINTED CMU WALL  
Color: SHERWIN WILLIAMS  
SW 2850 CHELSEA GRAY
- B DOOR / TRIM / FASCIA  
Color: SHERWIN WILLIAMS  
SW 2848 ROYCROFT PEWTER
- C LIGHTWEIGHT SLATE ROOF  
- BORAL SAXONY 900  
HARFFORD SLATE. Color:  
STONE MOUNTAIN BLEND
- D EXT. WALL MOUNT LUMINARY  
- Lithonia Lighting:  
WPX1 LED

REVISIONS	BY
PLAN CHECK 12-22-20	D.J.



STRUCTURAL DESIGN  
P.O. BOX 25032  
SAN JOSE, CA 95128  
P 831.757.5554  
F 831.757.2226

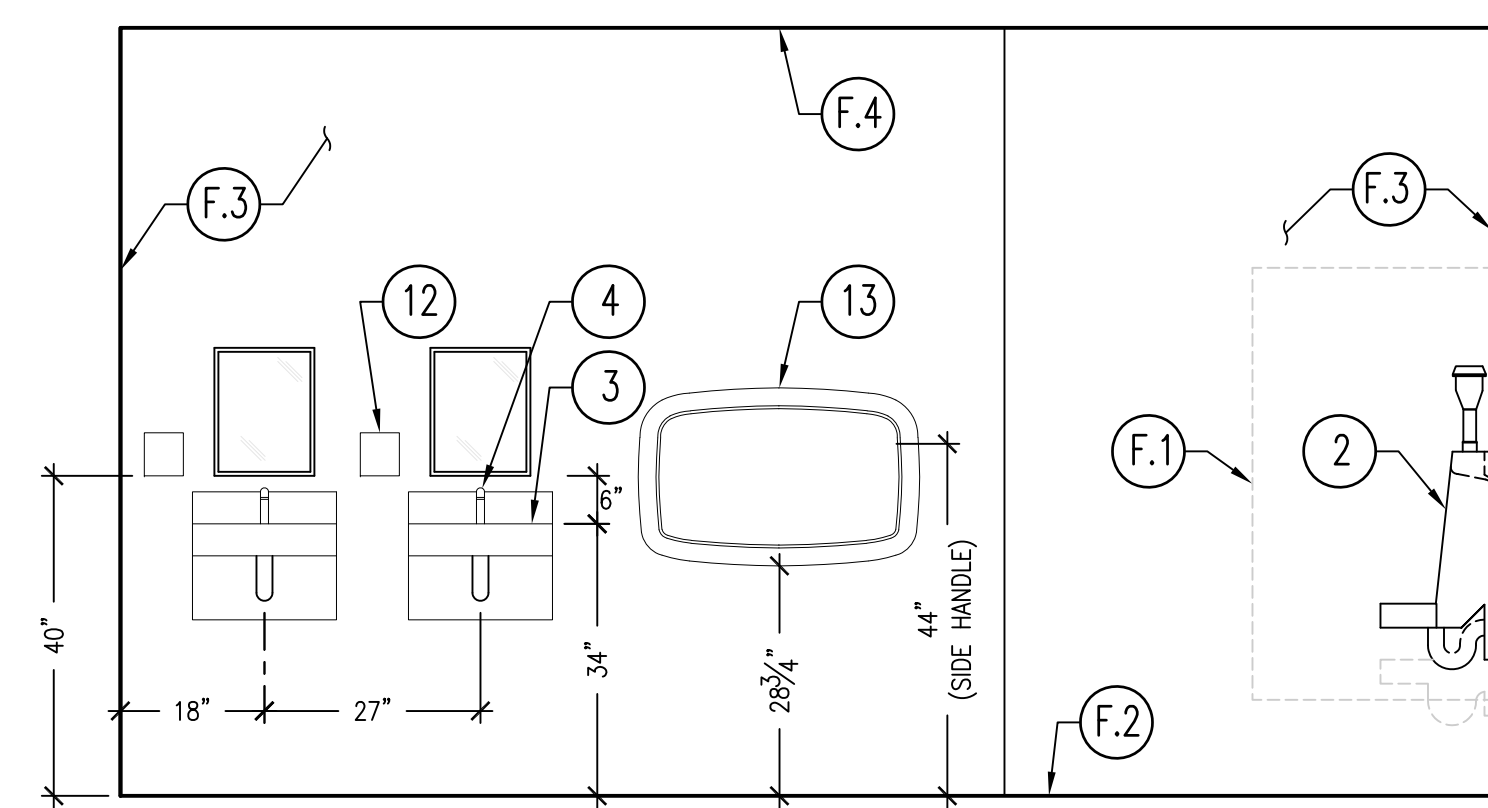
**CCE**  
CENTRAL COAST  
ENGINEERS, INC.

PROJECT TITLE:  
**ADA UPGRADE:  
SPRECKELS MEMORIAL PARK**  
CORNER OF LLANO AVE. & SECOND ST.  
60 LLANO AVE. SPRECKELS, CA 93962  
APN # 177-056-001-000

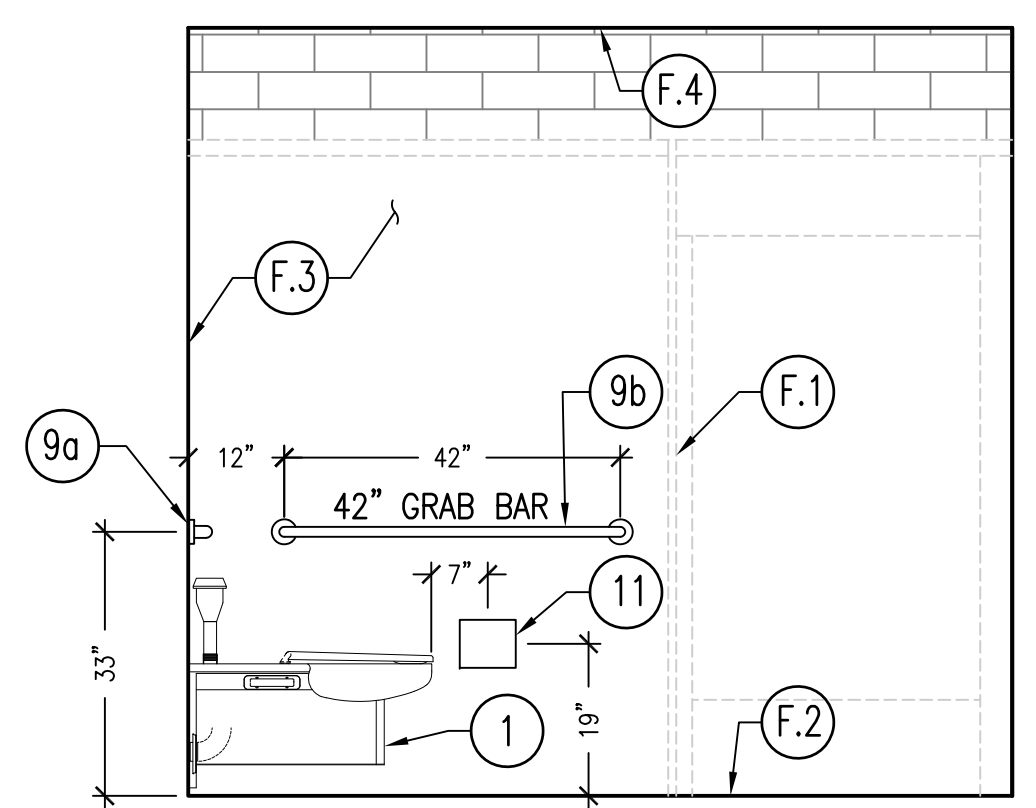
SHEET TITLE:  
EXISTING EXTERIOR ELEVATIONS &  
PROPOSED EXTERIOR ELEVATIONS

JOB No. CCE-19-101  
DATE: 9/2/2020  
SCALE: AS NOTED  
DRAWN BY: VRA

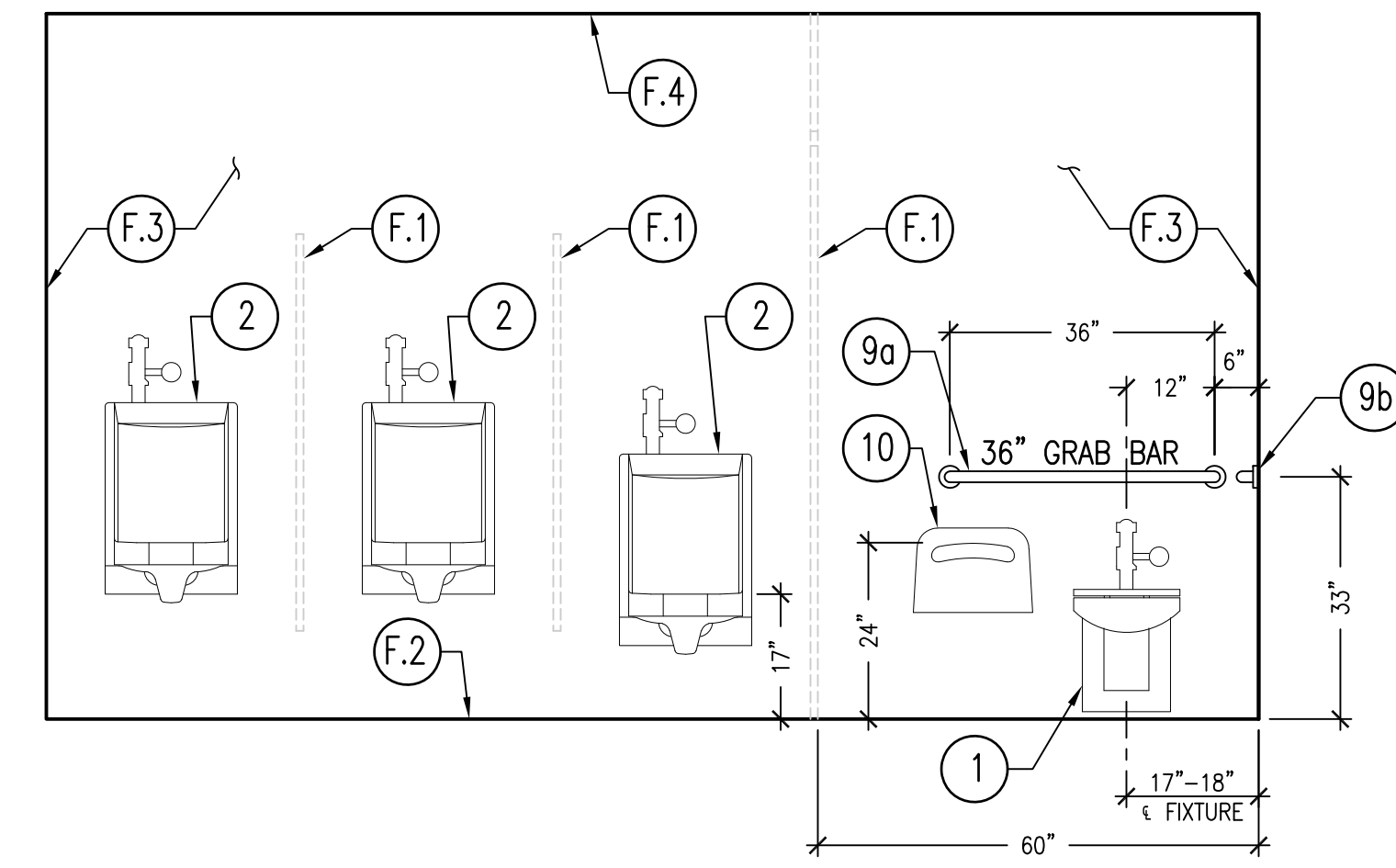
SHEET No.:  
**A3.1**  
# OF SHEETS



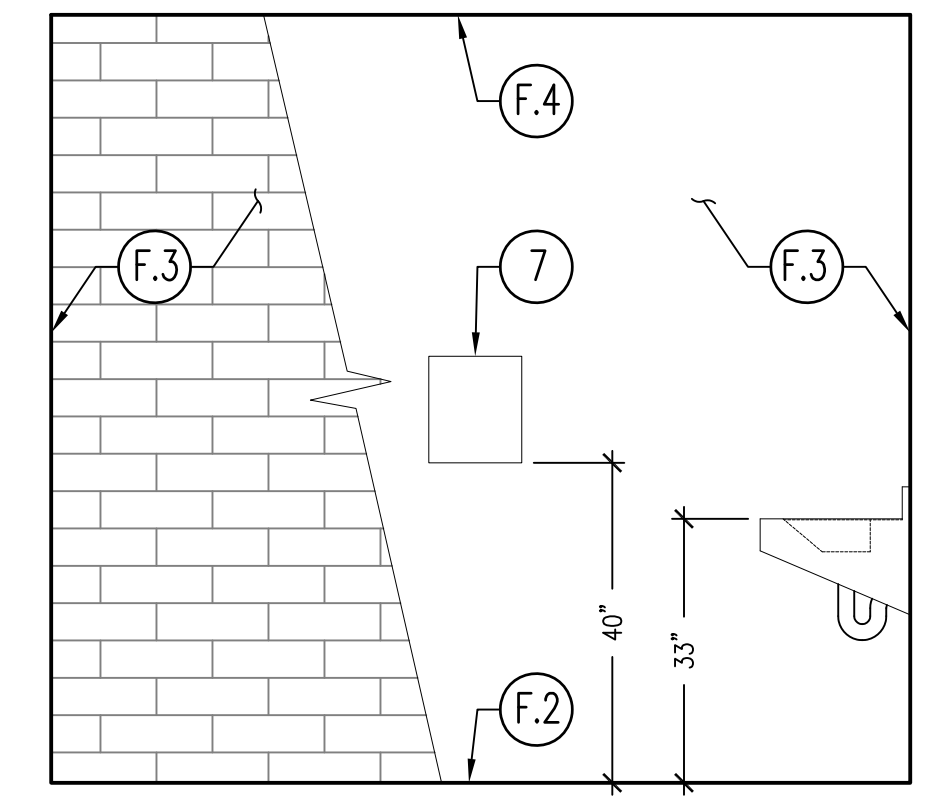
**A MEN'S INTERIOR ELEVATION**  
SC: 1/2"=1'-0"



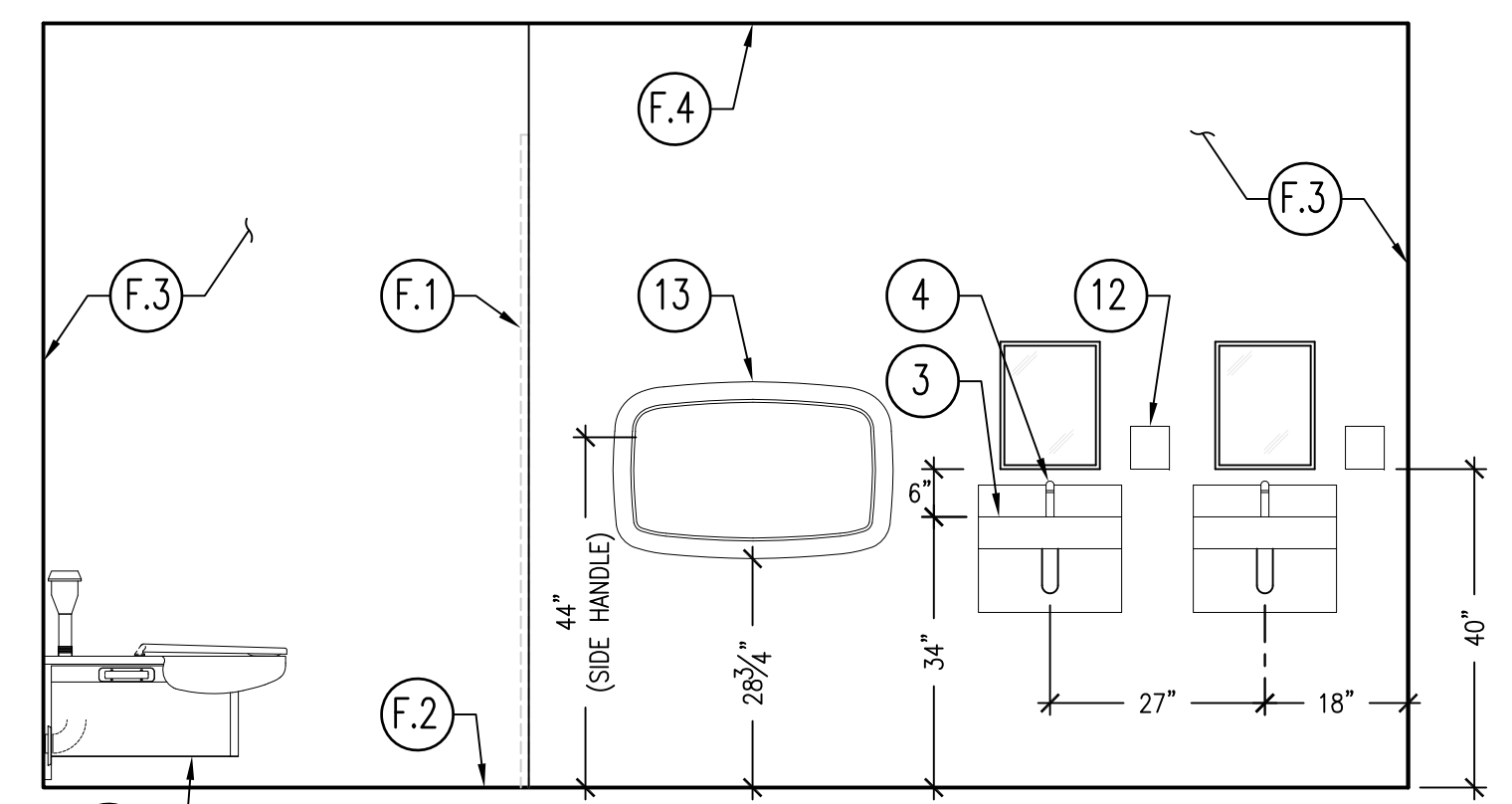
**C MEN'S INTERIOR ELEVATION**  
SC: 1/2"=1'-0"



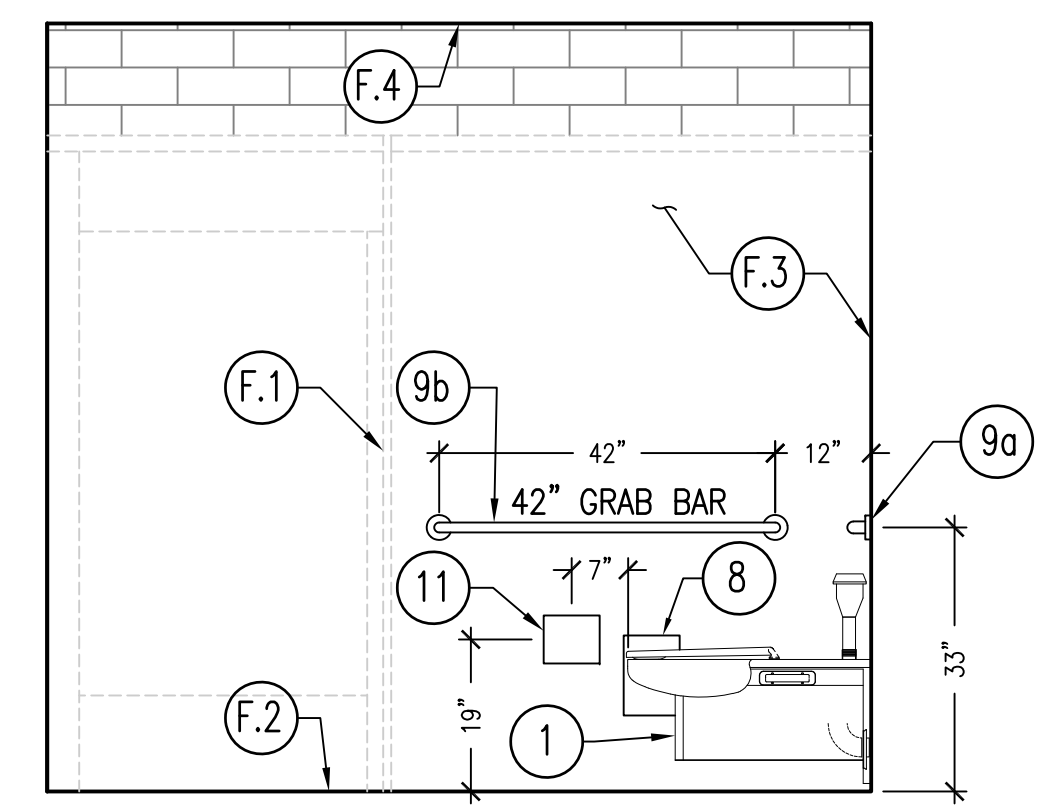
**B MEN'S INTERIOR ELEVATION**  
SC: 1/2"=1'-0"



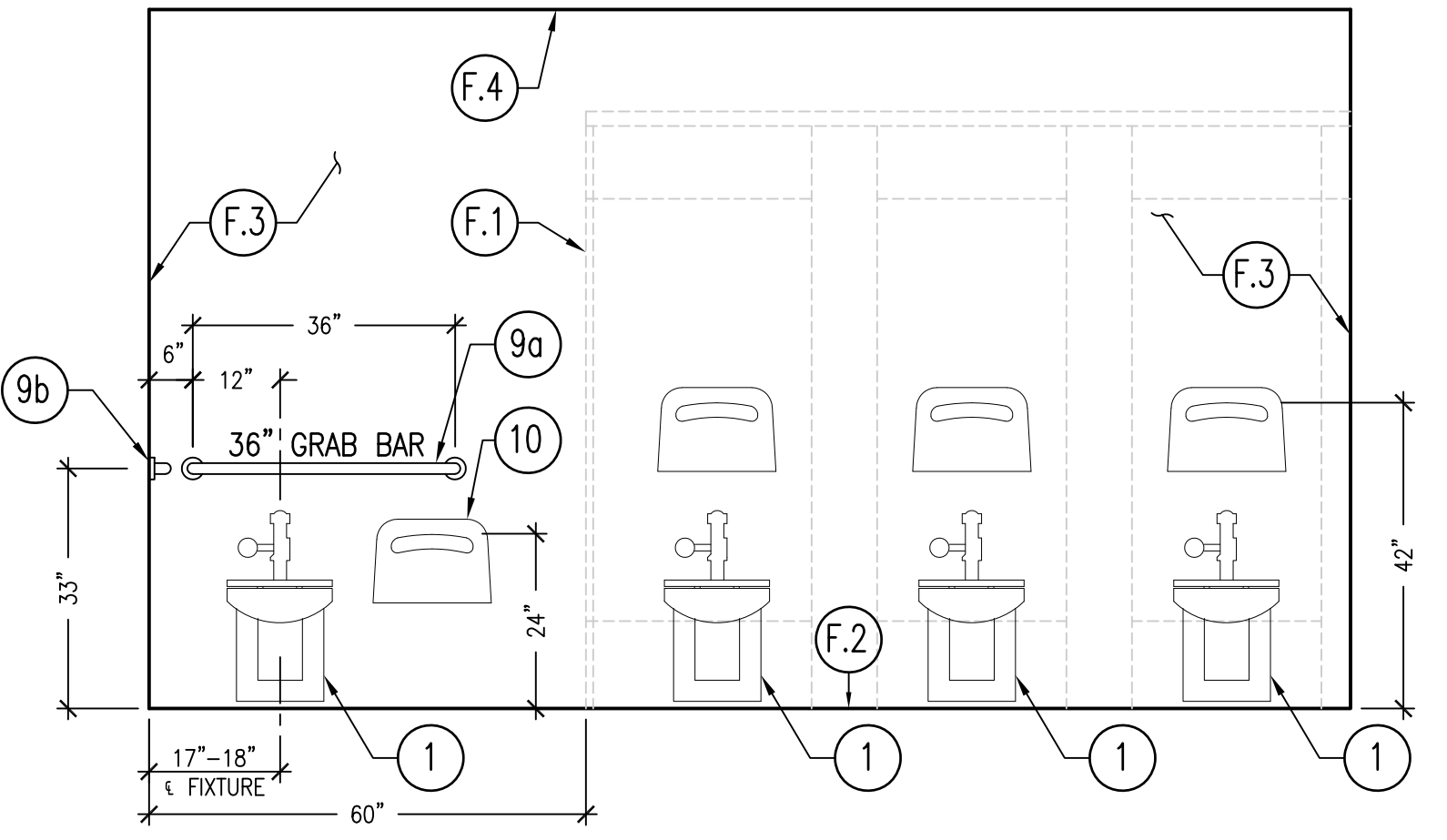
**D MEN'S INTERIOR ELEVATION**  
SC: 1/2"=1'-0"



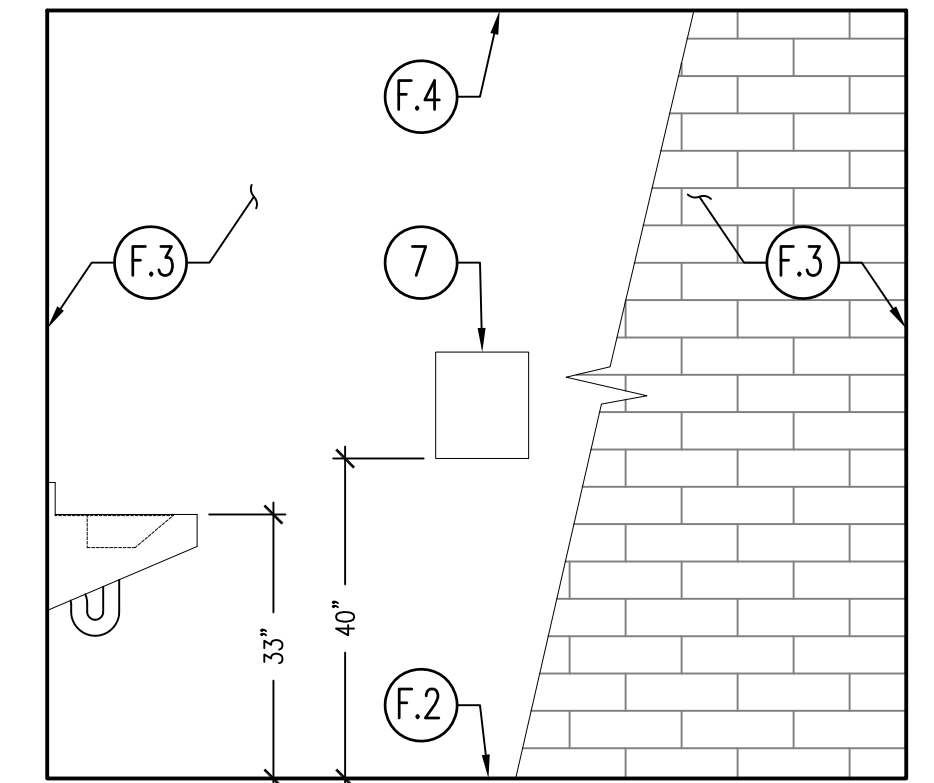
**E WOMEN'S INTERIOR ELEVATION**  
SC: 1/2"=1'-0"



**G WOMEN'S INTERIOR ELEVATION**  
SC: 1/2"=1'-0"



**F WOMEN'S INTERIOR ELEVATION**  
SC: 1/2"=1'-0"



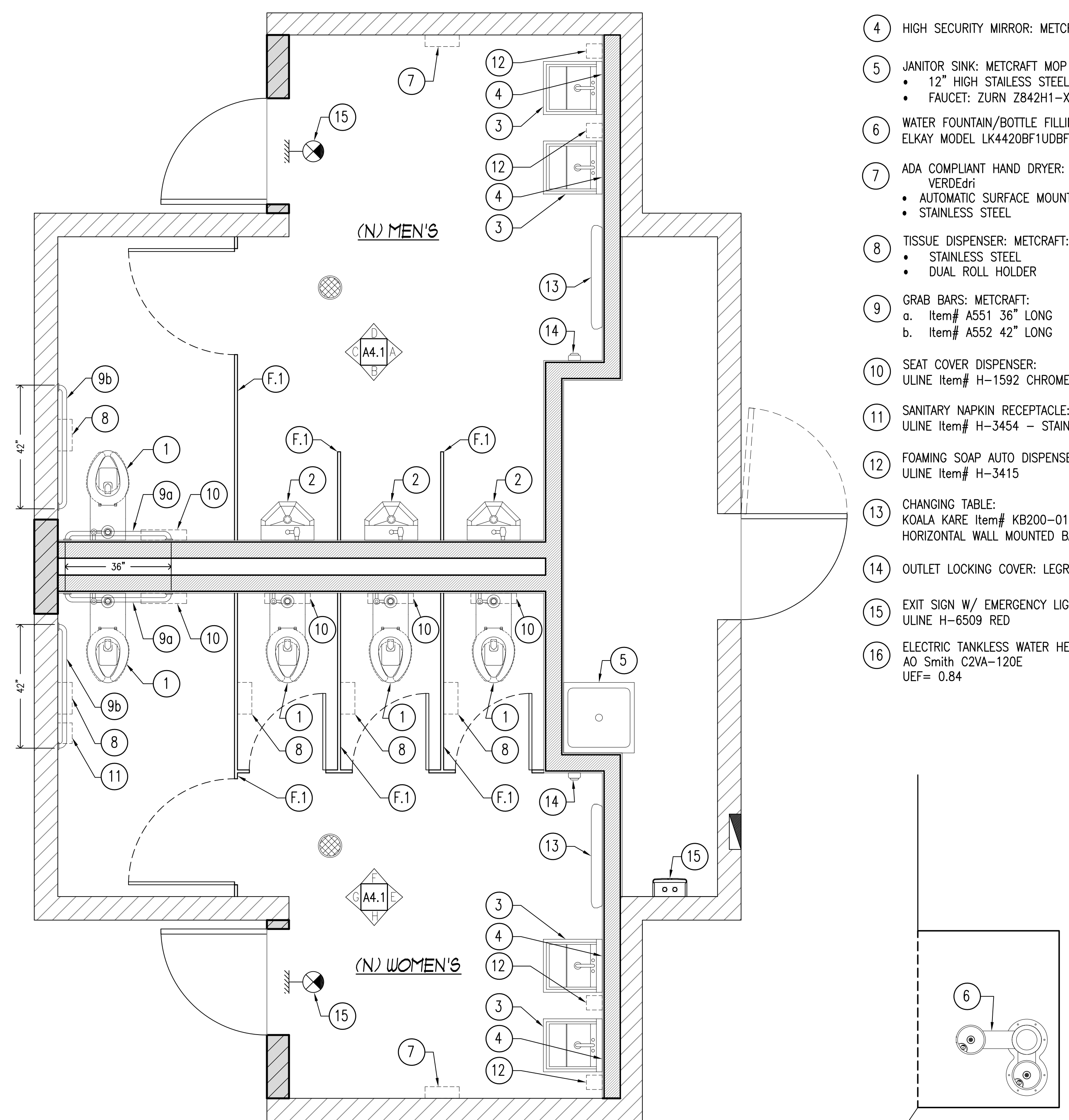
**H WOMEN'S INTERIOR ELEVATION**  
SC: 1/2"=1'-0"

**FINISH SCHEDULE**

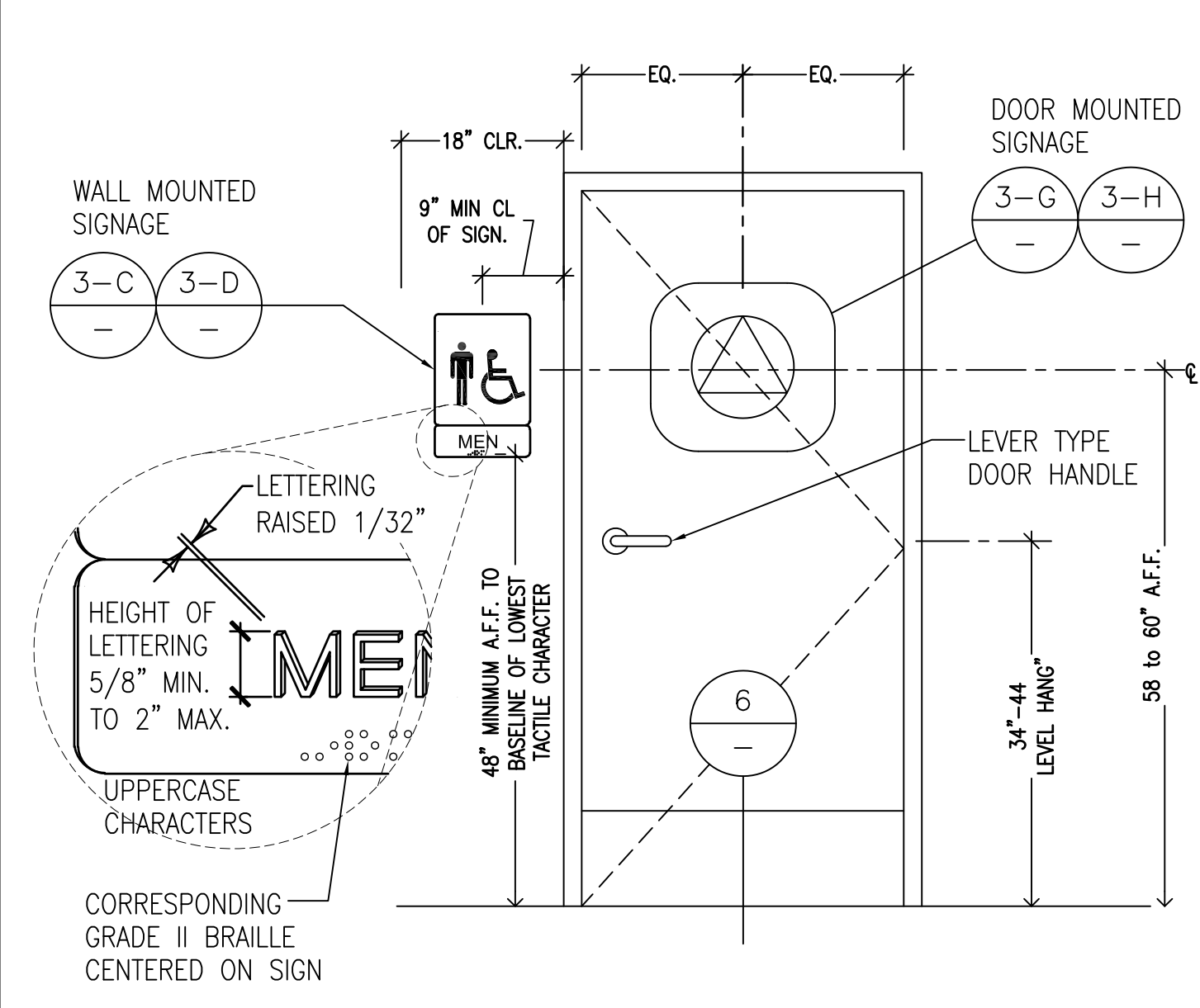
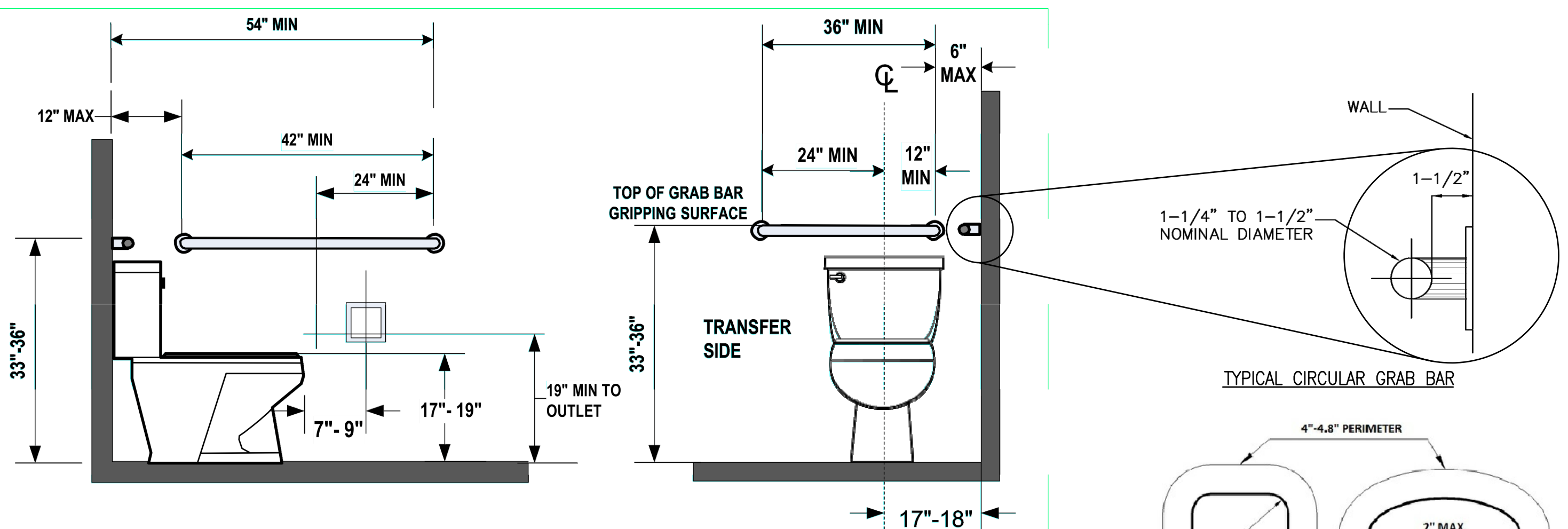
- F.1 PARTITIONS: ASI GLOBAL PARTITIONS:  
FOLKSTONE GRAY 9400 SOLID PLASTIC
- F.2 FLOOR AND WALL BASE:  
ARMORSEAL WATER BASE EPOXY FLOOR COATING  
COLOR: CLASSIC FRENCH GRAY
- F.3 WALLS:  
MILDEW-RESISTANT PAINT (SHERWIN WILLIAMS)  
COLOR: LIGHT FRENCH GRAY
- F.4 CEILING:  
MILDEW-RESISTANT PAINT (SHERWIN WILLIAMS)  
EIDER WHITE INTERIOR SEMI-GLOSS SW7104)

**FIXTURE/EQUIPMENT SCHEDULE**

- 1 ADA COMPLIANT WATER CLOSET; METCRAFT  
• ELONGATED BOWL  
• HEAVY DUTY HIGH POLISHED INTEGRAL SEAT,  
NO COVER; TOILET SEAT.  
• SLOAN SENSOR FLUSHOMETER,  
SLOAN 8111-1.28 GPF
- 2 ADA COMPLIANT URINAL; METCRAFT  
• HEAVY DUTY STAINLESS STEEL  
• SLOAN G2 SENSON FLUSHOMETER,  
G2 8186-05 GPF
- 3 ADA COMPLIANT LAVATORY; METCRAFT  
• RECTANGULAR BASIN  
• TOUCHLESS FAUCET; Z6950-XL-S;  
0.5 gal/min AT 60psi
- 4 HIGH SECURITY MIRROR; METCRAFT - A752
- 5 JANITOR SINK; METCRAFT MOP SINK 6390-2  
• 12" HIGH STAINLESS STEEL WALL SHIELD  
• FAUCET: ZURN Z842H1-XL
- 6 WATER FOUNTAIN/BOTTLE FILLING/ PET STATION:  
ELKAY MODEL LK4420BF1UDBFRK
- 7 ADA COMPLIANT HAND DRYER: WOLD DRYER  
VERDEdri  
• AUTOMATIC SURFACE MOUNTED  
• STAINLESS STEEL
- 8 TISSUE DISPENSER; METCRAFT: Item# A723-1  
• STAINLESS STEEL  
• DUAL ROLL HOLDER
- 9 GRAB BARS; METCRAFT:  
a. Item# A551 36" LONG  
b. Item# A552 42" LONG
- 10 SEAT COVER DISPENSER:  
ULINE Item# H-1592 CHROME SEAT COVER.
- 11 SANITARY NAPKIN RECEPTACLE:  
ULINE Item# H-3454 - STAINLESS STEEL
- 12 FOAMING SOAP AUTO DISPENSER:  
ULINE Item# H-3415
- 13 CHANGING TABLE:  
KOALA KARE Item# KB200-01SS GREY  
HORIZONTAL WALL MOUNTED BABY CHANGING TABLE
- 14 OUTLET LOCKING COVER: LEGRAND WP26L
- 15 EXIT SIGN W/ EMERGENCY LIGHTS  
ULINE H-6509 RED
- 16 ELECTRIC TANKLESS WATER HEATER:  
AO Smith C2VA-120E  
UEF= 0.84



REVISIONS	BY
PLAN CHECK 12-22-20	D.J.
<b>STRUCTURAL DESIGN</b> <b>CCE</b> CENTRAL COAST ENGINEERS, INC. P.O. BOX 25032 SAN JOSE, CA 95128 P 831.757.5554 F 831.757.2226	
<b>PROJECT TITLE:</b> <b>ADA UPGRADE:</b> <b>SPRECKELS MEMORIAL PARK</b> CORNER OF LLANO AVE. & SECOND ST. 60 LLANO AVE. SPRECKELS, CA 93962 APN # 177-056-001-000	
<b>SHEET TITLE:</b> <b>FIXTURE AND EQUIPMENT PLAN</b> <b>INTERIOR ELEVATIONS</b>	
JOB No.	CCE-19-101
DATE:	9/2/2020
SCALE:	AS NOTED
DRAWN BY:	VRA
SHEET No.:	<b>A4.1</b>
# OF SHEETS	



REF.	TYPE	NOTES:
A	 INTERNATIONAL SYMBOL OF ACCESSIBILITY BUILDING ACCESSIBILITY	1) ISA shall comply with Figure CBC IIB-703.1.2.1 2) The symbol shall consist of a white figure on a blue background. The blue shall be Color No. 15090 in Federal Standard 595B. (Typ. U.O.N.) 3) Min. 5"x5" shall be located at primary entrance to building either as a decal on the door leaf 12" min. a.f.f., lever side. Or on wall surface 60" a.f.f. to the center of sign and 15" from edge of door to nearest edge of sign. 4) Min. 36"x36" painted symbol on pavement beyond accessible parking stall(s). Located in stall so it is visible by a traffic enforcement officer when a vehicle is properly parked in the space. (centered at entrance to stall)
B	 EXIT SIGN ALLOWED FOR BRaille (GRADE II)	1) California contracted braille - grade 2 dots shall be raised a min. of 1/40 in above background. 2) Proportions - letters & numbers shall have a width to height ratio betw. 3:5 and 1:1 and a stroke width hgt. ratio betw. 1:5 and 1:10. Upper case, sans serif type, at least 3/8" high but not more than 2". 3) Contrast - characters and symbols shall contrast with their backgrounds per CBC IIB-703.5.1
C	 MEN	4) Location - Where a tactile sign is provided at a door, the sign shall be located alongside the door, at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right-hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (457mm) minimum by 18 inches (457mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. Where provided, signs identifying permanent rooms and spaces shall be located at the entrance to, and outside of the room or space. Where provided, signs identifying exits shall be located at the exit door when approached in the direction of egress travel. CBC IIB-703.4.2 5) Pictogram field - Pictograms shall have a field height of 6 inches (152mm) minimum. Characters and Braille shall not be located in the pictogram field. CBC IIB-703.6.1 6) Finish and contrast - Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field. CBC IIB-703.6.2
D	 WOMEN	
E	 FAMILY	
F	 ALL GENDER	
G	 MEN	
H	 WOMEN	1) Men's toilet and bathing facilities shall be identified by an equilateral triangle, 1/4" inch (6.4 mm) thick with edges 12 inches (305 mm) long and a vertex pointing upward. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background. CBC SEC. IIB-703.1.2.6.1 2) Women's toilet and bathing facilities shall be identified by a circle, 1/4" inch (6.4 mm) thick and 12 inches (305 mm) in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. CBC SEC. IIB-703.1.2.6.2 3) FAMILY / GENDER sanitary facilities shall be identified by a circle, 1/4" inch (6.4 mm) thick and 12 inches (305 mm) in diameter with a 1/4" inch (6.4 mm) thick triangle superimposed on the circle and within the 12-inch (305 mm) diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. CBC SEC. IIB-703.1.2.6.3
I	 FAMILY	
L	 ALL GENDER	
K	 DOOR MOUNTED	1) ALL SIGNS SHALL COMPLY WITH TITLE 24 AND CBC SECTION IIB-703 2) INTERNATIONAL SYMBOL OF ACCESSIBILITY TO CONFORM TO CBC IIB-703.1.2.1 3) BRAILLE - GRADE 2 DOTS SHALL BE 1/16 INCH (2.54 mm) ON CENTER IN EACH CELL WITH 3/16 INCH (5.08 mm) SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (0.635 mm) ABOVE THE BACK GROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED AND SHALL COMPLY WITH TABLE IIB-703.3.1

GRAB BARS AT WATER CLOSETS N.T.S. 7

ACCESSIBILITY SANITARY SIGN N.T.S. 4

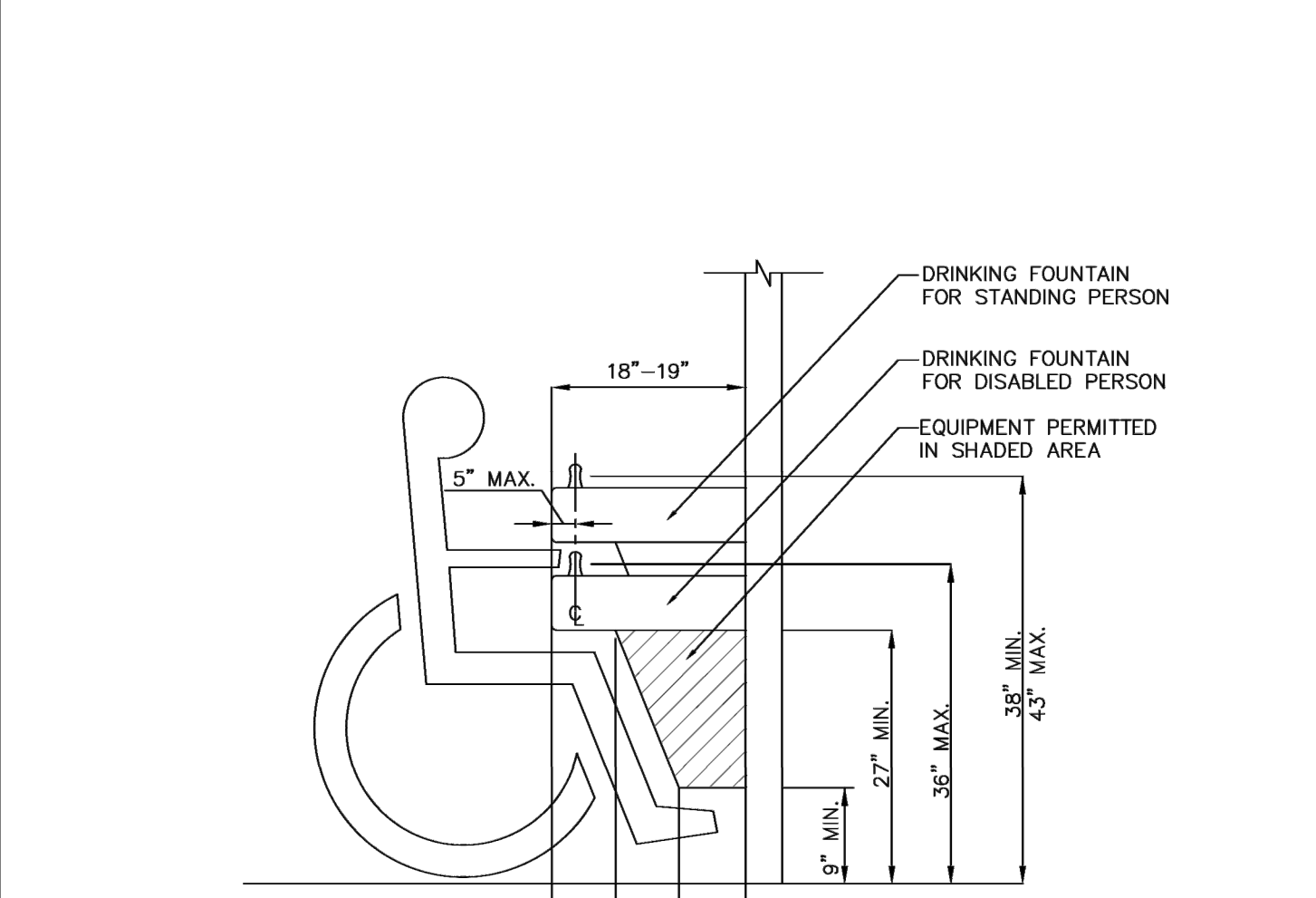
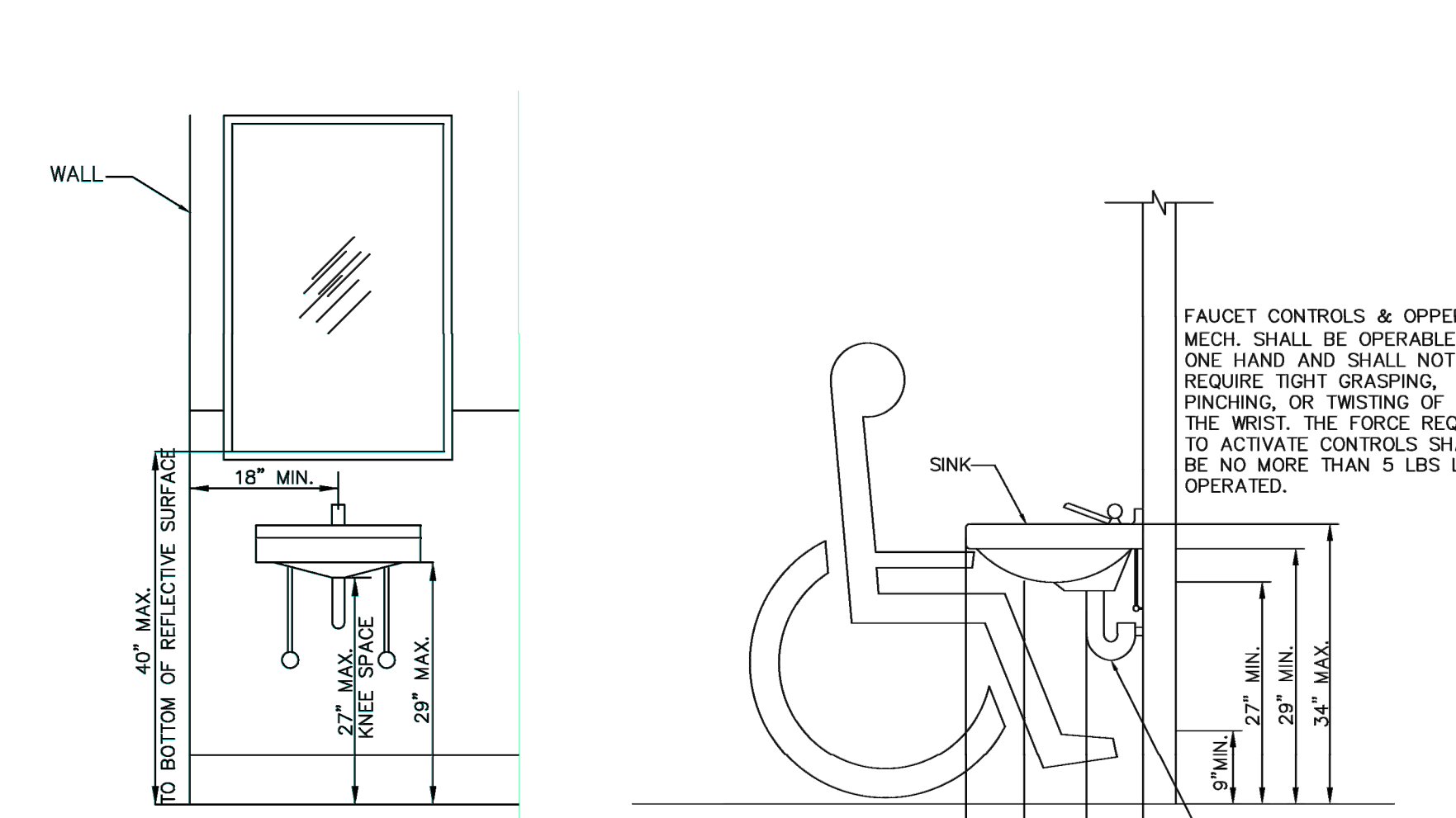
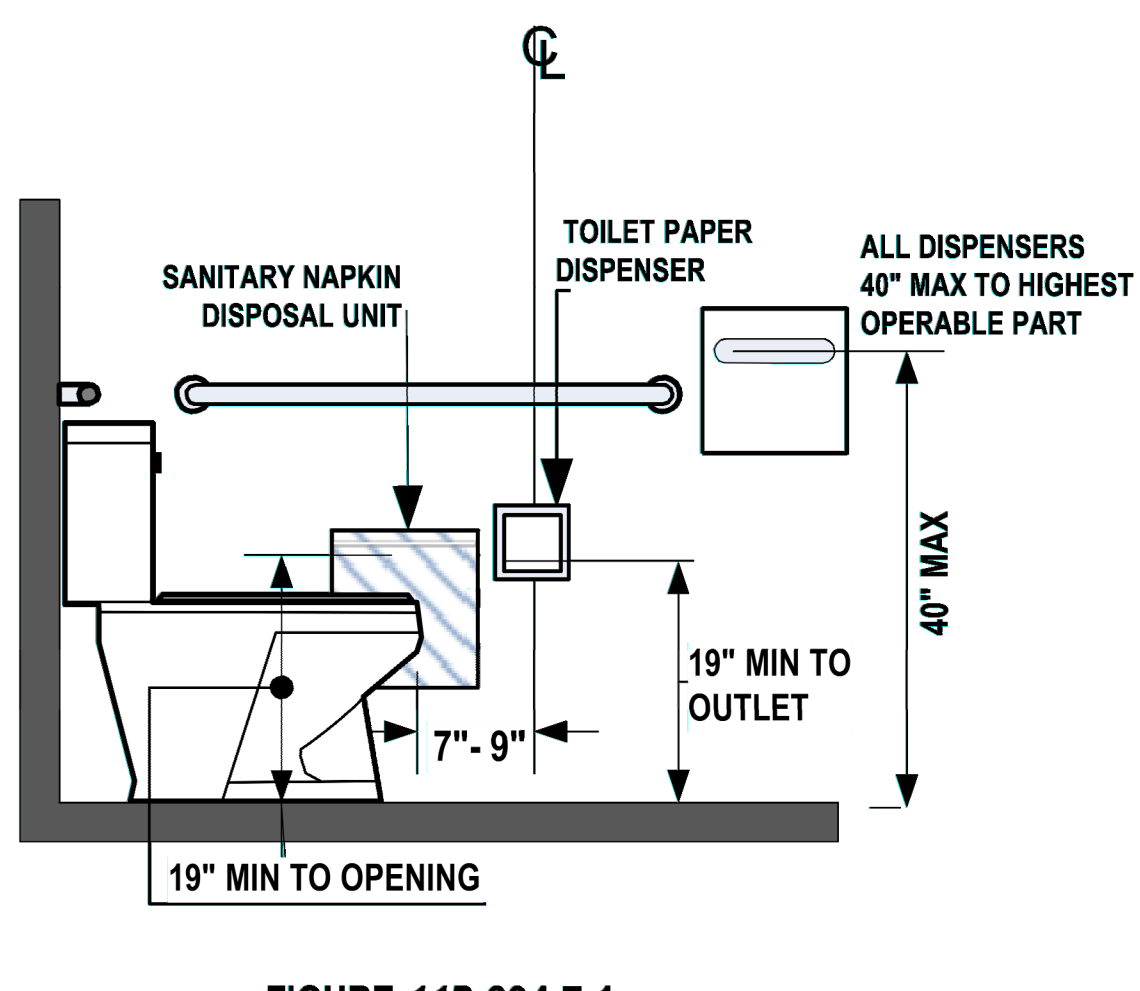


FIGURE 11B-604.7.1 DISPENSER OUTLET LOCATION  
FIGURE 11B-604.7.2 DISPOSAL UNIT LOCATION

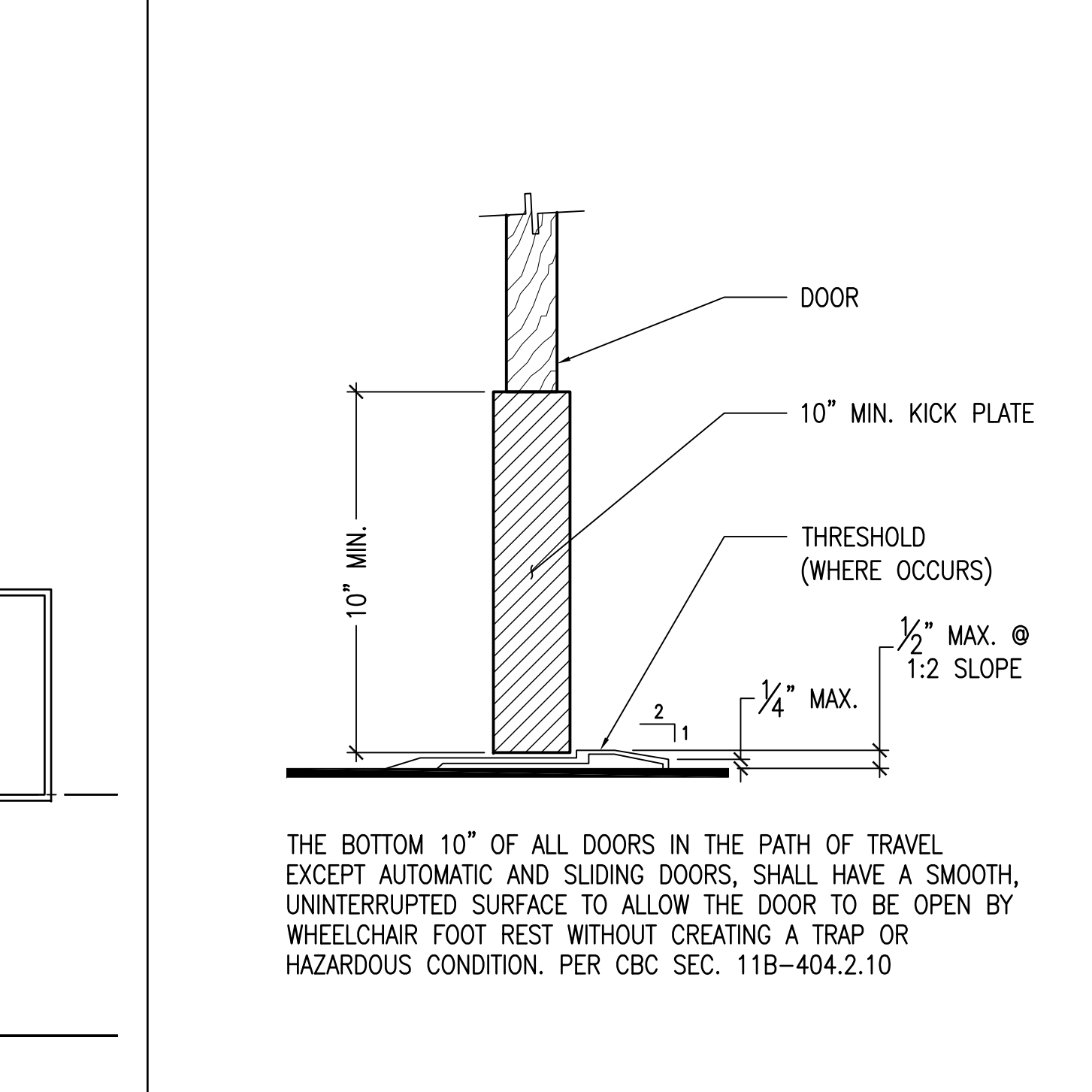
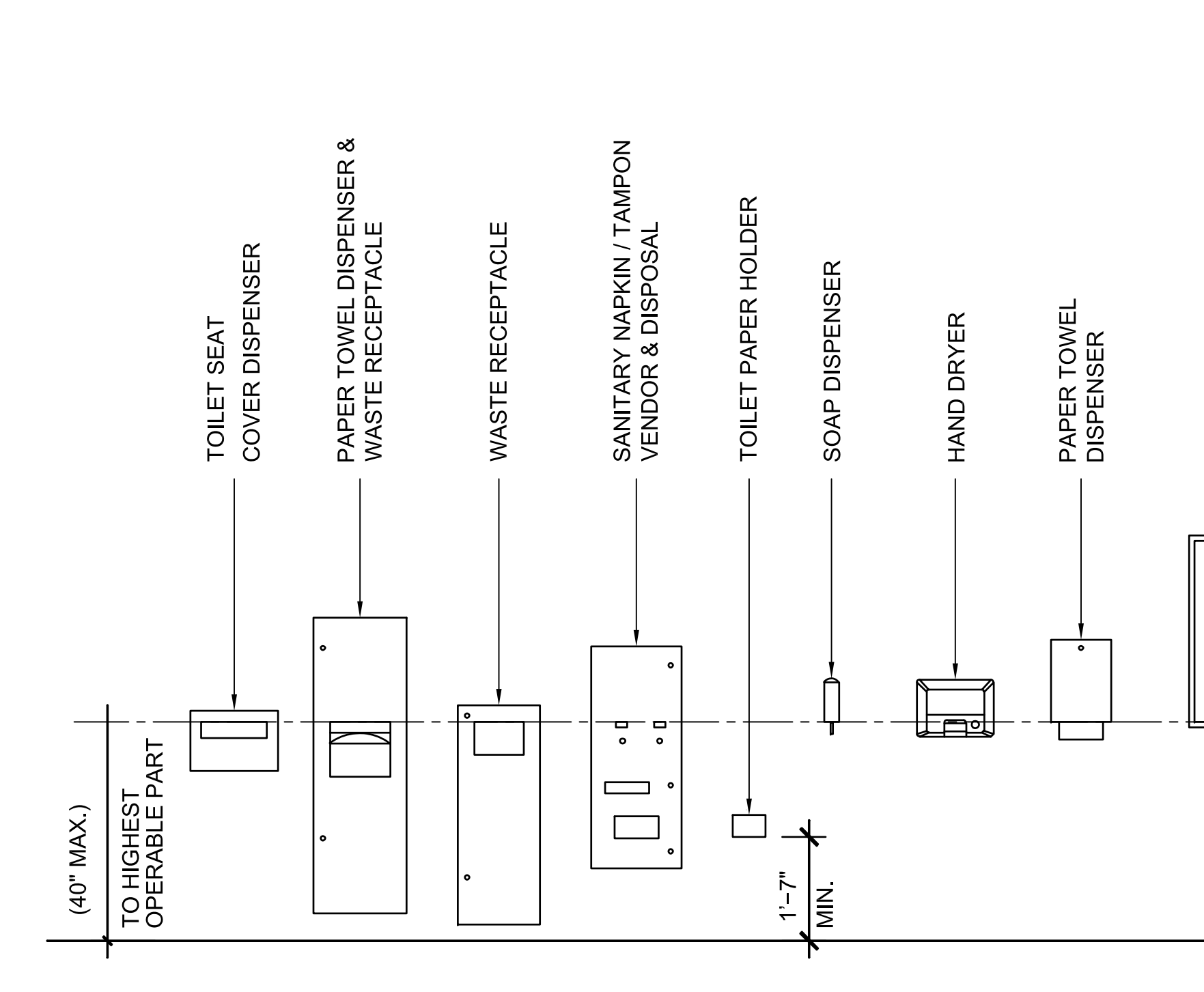
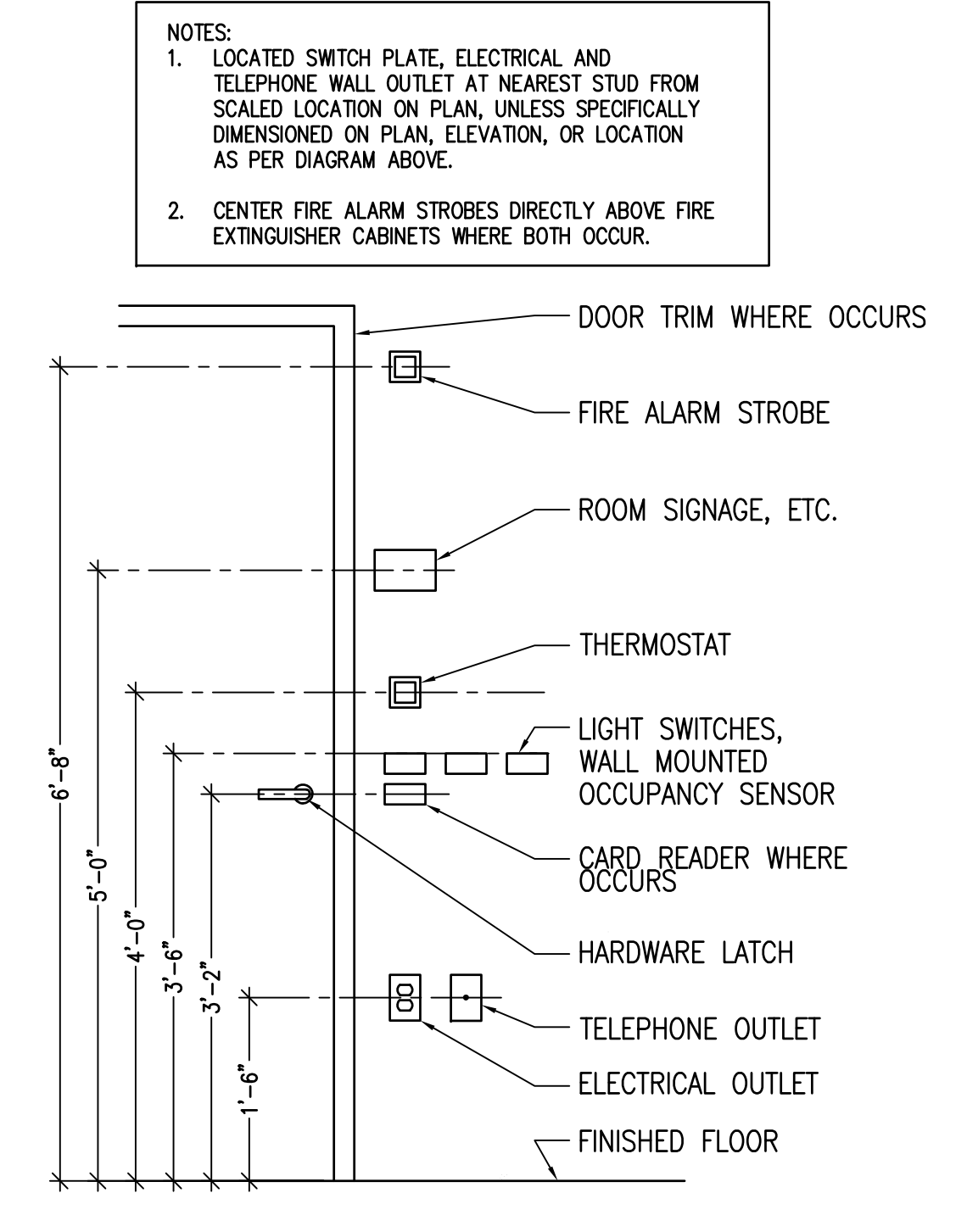
ELEVATION SIDE VIEW

SIDE VIEW

WATER CLOSET DISPOSAL/DISPENSER 11

KNEE CLEARANCE @ SINK N.T.S. 8

KNEE CLEARANCE @ DRINKING FOUNTAIN 5



TYPICAL DEVICE ALIGNMENT N.T.S. 12

TYPICAL ACCESSIBLE MOUNTING HEIGHTS N.T.S. 9

THRESHOLD/KICK PLATE DETAIL N.T.S. 6

REF.	TYPE	NOTES:
G	 MEN	Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with section IIB-703.1.2.6. The symbol shall be mounted at 58 inches minimum and 60 inches maximum above the finish floor or ground surface measured from the center line of the symbol. Where a door is provided the symbol shall be mounted within 1 inch of the vertical center line of the door. Edges of signs shall be rounded, chamfered or eased. Corners of signs shall have a minimum radius of 1/8 inch. 1) Men's toilet and bathing facilities shall be identified by an equilateral triangle, 1/4" inch (6.4 mm) thick with edges 12 inches (305 mm) long and a vertex pointing upward. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background. CBC SEC. IIB-703.1.2.6.1 2) Women's toilet and bathing facilities shall be identified by a circle, 1/4" inch (6.4 mm) thick and 12 inches (305 mm) in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. CBC SEC. IIB-703.1.2.6.2 3) FAMILY / GENDER sanitary facilities shall be identified by a circle, 1/4" inch (6.4 mm) thick and 12 inches (305 mm) in diameter with a 1/4" inch (6.4 mm) thick triangle superimposed on the circle and within the 12-inch (305 mm) diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. CBC SEC. IIB-703.1.2.6.3
H	 WOMEN	
I	 FAMILY	
L	 ALL GENDER	
K	 DOOR MOUNTED	

**TYPICAL NOTES (SIGN SHALL COMPLY WITH FOLLOWING)**  
 1) ALL SIGNS SHALL COMPLY WITH TITLE 24 AND CBC SECTION IIB-703  
 2) INTERNATIONAL SYMBOL OF ACCESSIBILITY TO CONFORM TO CBC IIB-703.1.2.1  
 3) BRAILLE - GRADE 2 DOTS SHALL BE 1/16 INCH (2.54 mm) ON CENTER IN EACH CELL WITH 3/16 INCH (5.08 mm) SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (0.635 mm) ABOVE THE BACK GROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED AND SHALL COMPLY WITH TABLE IIB-703.3.1

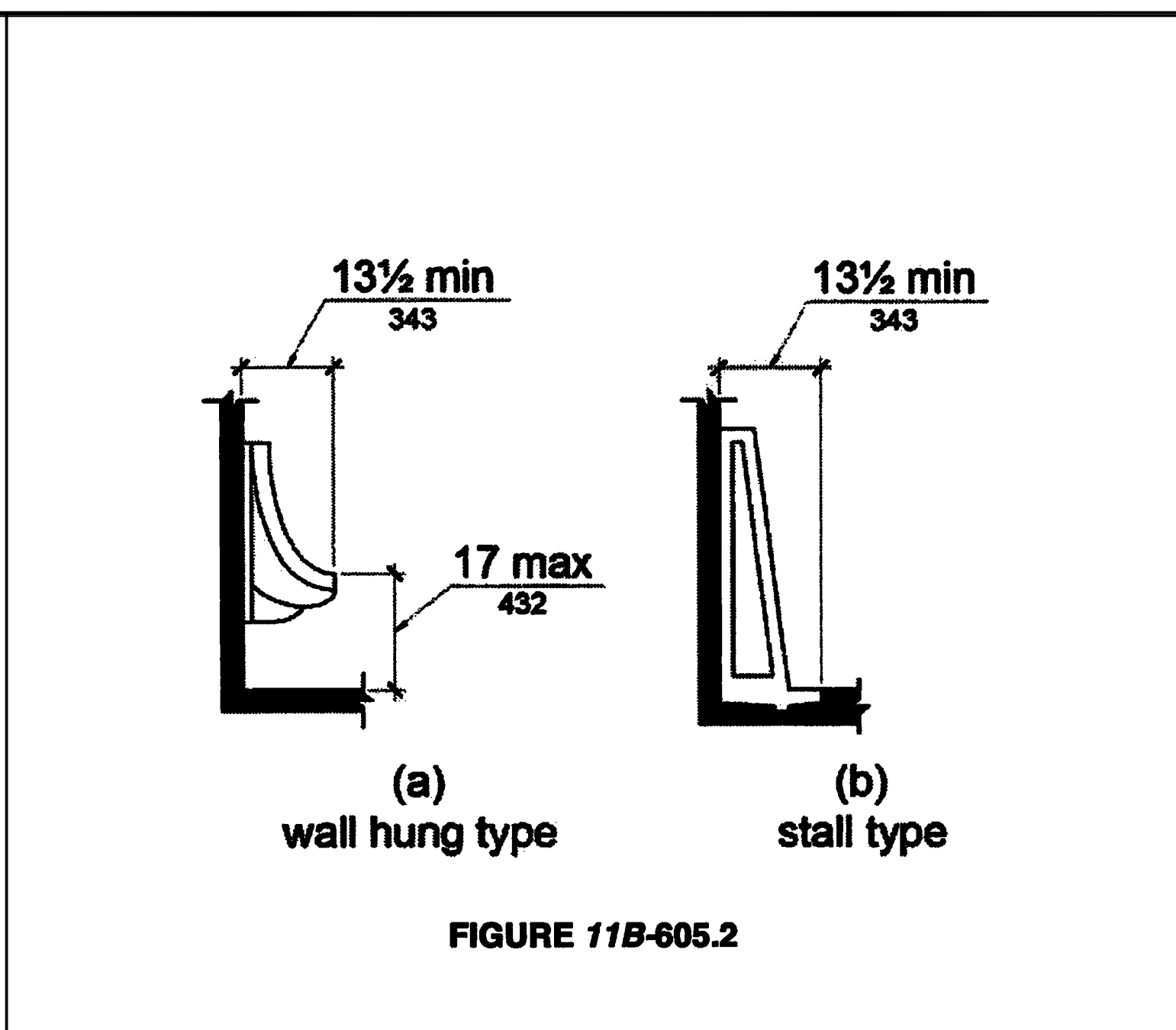
REVISIONS	BY
PLAN CHECK 12-22-20	D.J.
<b>STRUCTURAL DESIGN</b> P.O. BOX 25032 SAN JOSE, CA 95128 P 831.757.5554 F 831.757.2226	
<b>CCE</b> CENTRAL COAST ENGINEERS, INC.	
<b>ADA UPGRADE:</b> <b>SPRECKELS MEMORIAL PARK</b> CORNER OF LLANO AVE. & SECOND ST. 60 LLANO AVE. SPRECKELS, CA 93962 APN # 177-056-001-000	
PROJECT TITLE:	ACCESSIBILITY DETAILS
SHEET TITLE:	ACCESSIBILITY DETAILS
JOB No.	CCE-19-101
DATE:	9/2/2020
SCALE:	AS NOTED
DRAWN BY:	VRA
SHEET No.:	A4.2
# OF SHEETS	12

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	10	HEIGHT AND DEPTH OF URINALS	N.T.S.	7
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	11			8
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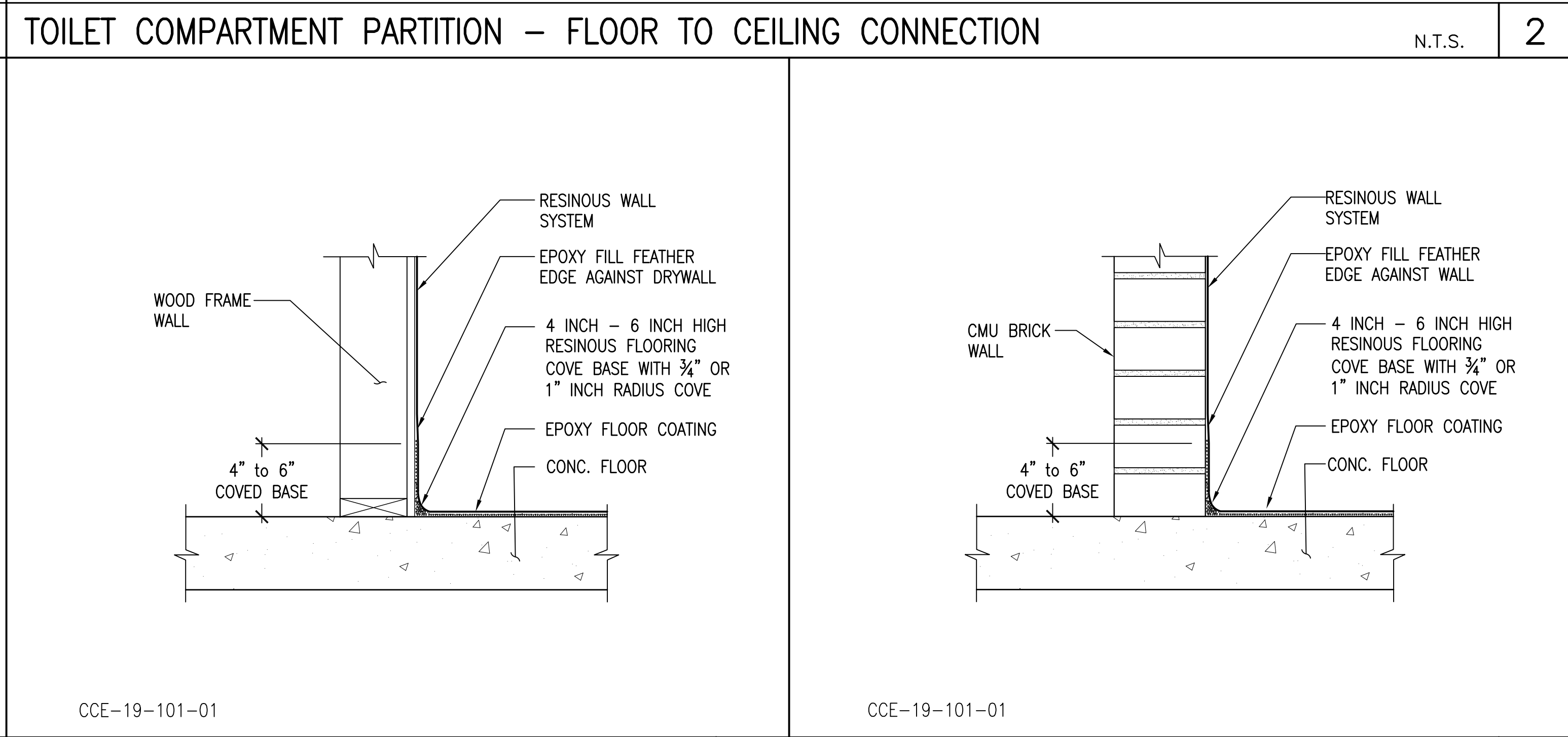
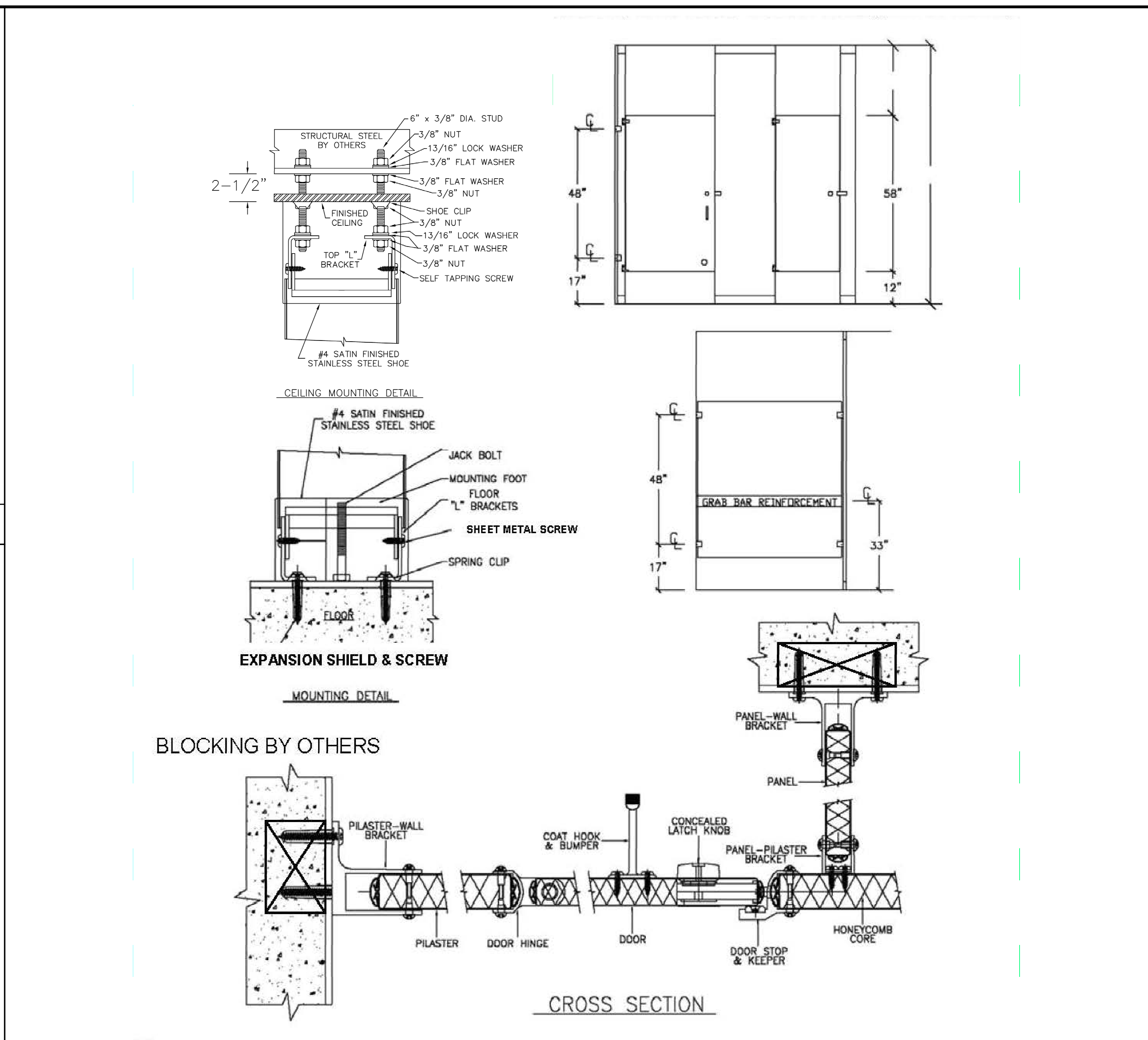
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REVISIONS	BY
PLAN CHECK 12-22-20	D.J.

**STRUCTURAL DESIGN**

**CCE**

CENTRAL COAST ENGINEERS, INC.

**ADA UPGRADE:**

**SPRECKELS MEMORIAL PARK**

CORNER OF LLANO AVE. & SECOND ST.  
60 LLANO AVE. SPRECKELS, CA 93962  
APN # 177-056-001-000

PROJECT TITLE:

SHEET TITLE:

**ACCESSIBILITY DETAILS**

JOB No. CCE-19-101

DATE: 9/2/2020

SCALE: AS NOTED

DRAWN BY: VRA

SHEET No.:

**A4.3**

# OF SHEETS



**GENERAL ELECTRICAL NOTES:**

- ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE LATEST ADOPTED NATIONAL ELECTRICAL CODE, THE CALIFORNIA ELECTRICAL CODE AND THE REGULATIONS AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
- ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH OWNERS TO DETERMINE THE FINAL LOCATIONS FOR RECEPTACLE, FIXTURES, PHONES, CABLE, STEREO, SECURITY, DATA LINES, ETC.
- A 200 AMP. MAIN ELECTRICAL PANEL REQUIRED (CEC 230.79)
- MAIN ELECTRICAL SERVICE SHALL BE GROUNDED BY THE UFER-GROUNDING METHOD, WITH A CONCRETE-ENCASED-ELECTRODE PER NEC.
- PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.
- DO NOT RECESS ELECTRICAL PANEL (MAIN OR SUB PANEL) INTO THE 5/8" TYPE "X" GYP. BD. UNLESS NOTED AND FULLY DETAILED AS FIRE RESISTIVE ASSEMBLY AROUND AND BEHIND THE PANEL. (FULL BLOCK AROUND AND INSTALL FIRE-RATED GYP. BD. BEHIND ELECTRICAL) PANEL PER CBC.
- RELATING TO ALL ELECTRICAL WORK. THE ELECTRICAL CONTRACTOR SHALL OBTAIN A CERTIFICATION OF APPROVAL AS REQUIRED BY THE ORDINANCES OF THE AUTHORITIES HAVING JURISDICTION AND SUBMIT TO THE COUNTY ENGINEER, BEFORE FINAL ACCEPTANCE OF THE ELECTRICAL WORK.
- ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES. (CEC 406.12)
- ALL APPLIANCES MUST COMPLY WITH THE STATE OF CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD.
- VERIFY LOCATION OF ALL OUTLETS WITH OWNER PRIOR TO ROUGH-IN.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL, PANELS, OUTLET BOXES, ETC. AND COORDINATE THEIR INSTALLATIONS WITH THE OTHER TRADES PRIOR TO STARTING ANY WORK. SEE APPROPRIATE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
- CONTRACTOR SHALL OBTAIN ELECTRICAL DRAWINGS AND VERIFY ALL WORK REQUIRED FOR POWER AND CONTROL OF ELECTRICAL EQUIPMENT. FURNISH AND INSTALL LINE AND LOW VOLTAGE WIRING, MATERIAL AND EQUIPMENT REQUIRED TO PROVIDE COMPLETE INTERLOCKING AND OPERATION OF THE ELECTRICAL SYSTEM.
- THE ELECTRICAL CONTRACTOR SHALL ARRANGE FOR INSPECTIONS, TESTS AND GIVE REQUIRED NOTICES TO UTILITY REPRESENTATIVES AND BUILDING INSPECTORS RELATING TO ELECTRICAL WORK. THE ELECTRICAL CONTRACTOR SHALL OBTAIN A CERTIFICATE OF APPROVAL AS REQUIRED ORDINANCES OF AUTHORITIES HAVING JURISDICTION.
- THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FULLY ACQUAINT HIMSELF/HERSELF WITH EXISTING PROJECT CONDITIONS AND VERIFY SERVICES CONNECTIONS INCLUDING ALL NECESSARY PULL BOXES THAT MAY BE REQUIRED BY CODE TO ACHIEVE THE DESIRED ARRANGEMENT, WHETHER SHOWN ON THE ELECTRICAL DRAWINGS OR NOT; BUT REQUIRED TO MAKE A COMPLETE AND APPROVED INSTALLATION.
- ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE LOCATION OF OUTLETS AND EQUIPMENT WITH THE CIRCUIT ARRANGEMENT OF THE REQUIRED WIRING AND DO NOT NECESSARILY INDICATING THE ACTUAL ROUTES. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS PROPER COORDINATION WITH THE WORK OF THEIR TRADES AND THE AVAILABLE SPACES PERMIT.
- THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTING
- REMOVE ALL DIRT, OIL OR GREASE FROM EQUIPMENT, CLEAN AND POLISH LIGHTING FIXTURES, AND TRIMS.
- SITE SHALL BE LEFT BROOM CLEAN AFTER COMPLETE OF WORK.
- ALL ELECTRICAL MATERIALS SHALL BE NEW AND SHALL CONFORM TO THE REQUIREMENTS OF AND BE LISTED BY "UNDERWRITERS LABORATORIES INC." WHERE SUCH LISTING IS APPLICABLE.
- PROVIDE NYLON PULL LINES IN ALL EMPTY CONDUITS STUBS & TAG AS THE USAGE (IE, TELEPHONE, ETC.) THE EXACT LOCATION & DEPTH OF ALL UNDERGROUND CONDUIT STUBS SHALL BE CLEARLY NOTED ON THE AS-BUILT PLANS.
- ALL CUTTING AND PATCHING FOR ELECTRICAL WORK (INSTALLATION FOR NEW AND DEMOLITION OF EXISTING) IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- HOLES IN EXISTING SURFACES SHALL BE HELD TO THE MINIMUM REQUIRED FOR WORK TO BE INSTALLED OR REMOVED.
- PATCHING SHALL BE AS REQUIRED TO MATCH EXISTING ADJACENT SURFACES. ALL JOINTS SHALL BE TIGHT, EVEN AND SMOOTH. PATCHING OF FINISHES (PANELING, PAPERING, PAINTING THIN COAT PLASTER, ETC.) IS BY OTHERS.

**OUTLET BOXES:**

- WALL AND CEILING MOUNTED LIGHT FIXTURES SHALL BE INSTALLED AT, AND CONNECTED VIA INDIVIDUAL OUTLETS BOXES UNLESS SPECIALLY NOTED OR INDICATED OTHERWISE.
- OUTLET BOXES IN WALL AND CEILINGS OF PLASTER, DRYWALL OR THE PLASTERBOARD SHALL BE INSTALLED SUCH THAT THERE ARE NO GAPS OR OPENINGS BETWEEN THE EDGE OF THE BOX AND THE WALL OR CEILING MATERIAL. PATCH WALLS AS REQUIRED TO CLOSE GAPS.
- BATHROOM ELECTRICAL OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT. THE CIRCUITS SHALL HAVE NO OTHER ELECTRICAL OUTLETS PER NEC 250-52
- HVAC EQUIPMENT TO BE SERVED BY A DEDICATED AND INDIVIDUAL BRANCH CIRCUIT.
- GROUPS OF OUTLETS (RECEPTACLES, TELEPHONE, ETC) SHOULD BE CLUSTERED TOGETHER-PROVIDE BLOCKING AS REQUIRED.
- STAGGER ALL OUTLETS SHOWN BACK-TO-BACK. THRU WALL OUTLETS ARE NOT PERMITTED, U.O.N.

**RECEPTACLES:**

- ALL CONVENIENCE OUTLETS SHALL BE MOUNTED 16" FROM FINISH FLOOR UNLESS OTHERWISE NOTED.
- A MIN. HORIZONTAL SEPARATION OF 24 INCHES IS REQUIRED FOR ELECTRICAL BOXES ON OPPOSITE SIDE OF FIRE WALL (SWITCHES AND OUTLET BOXES) PER CBC 709.7
- BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. ARTICLE 210-11(C)(3), CEC.

**GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. [CEC210.8]**

GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL SHALL BE PROVIDED AS REQUIRED IN 210.8(A) THROUGH (D). THE GROUND-FAULT CIRCUIT-INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.

ALL 125-volt, SINGLE-PHASE, 15- AND 20-ampere RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(B)(1) THROUGH (8) SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.

- BATHROOMS
- KITCHENS
- ROOFTOPS
- OUTDOORS
- SINKS - WHERE RECEPTACLES ARE INSTALLED WITHIN 6 feet OF THE OUTSIDE EDGE OF THE SINK.
- INDOOR WET LOCATIONS
- LOCKER ROOMS WITH ASSOCIATED SHOWERING FACILITIES.
- GARAGEM SERVICE BAYS, AND SIMILAR AREAS OTHER THAN VEHICLE EXHIBITION HALLS AND SHOWROOMS.

**RECEPTACLES IN DAMP OR WET LOCATIONS. [CEC 406.9]**

(A) DAMP LOCATIONS:  
A RECEPTACLE INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM THE WEATHER OR IN OTHER DAMP LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHEN THE RECEPTACLE IS COVERED (ATTACHMENT PLUG CAP NOT INSERTED AND RECEPTACLE COVERS CLOSED)

AN INSTALLATION SUITABLE FOR WET LOCATIONS SHALL ALSO BE CONSIDERED SUITABLE FOR DAMP LOCATIONS.

A RECEPTACLE SHALL BE CONSIDERED TO BE IN A LOCATION PROTECTED FROM THE WEATHER WHERE LOCATED UNDER ROOFED PORCHES, CANOPIES, MARQUEES, AND THE LIKE, AND WILL NOT BE SUBJECT TO A BEATING RAIN OR WATER RUNOFF. ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING RECEPTACLES SHALL BE A LISTED WEATHER-RESISTANT TYPE.

(B) WET LOCATIONS:  
15- AND 20-AMPERE, 125- AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING RECEPTACLES SHALL BE A LISTED WEATHER-RESISTANT TYPE.

**LIGHTING:**

- PROVIDE ONE SWITCHED LIGHT FIXTURE OR SWITCH-CONTROLLED OUTLET IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICITY.
- ALL LUMINAIRES AND THEIR SWITCHING SHALL COMPLY WITH THE 2019 ENERGY EFFICIENCY STANDARDS OF THE CEC.
  - A- ALL PERMANENTLY INSTALLED LUMINAIRES MUST BE HIGH EFFICACY.
  - B- ALL FIXTURES IN GARAGES, LAUNDRY ROOMS, BATHROOMS AND UTILITY ROOMS MUST BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. AT LEAST ONE LUMINAIRE IN EACH ROOM MUST BE CONTROLLED BY VACANCY SENSORS
- INSTALL BLOCKING FOR FIXTURE SUPPORTS WHERE REQUIRED. WHERE CONFLICT WITH JOISTS PATTERN OCCURS, COORDINATE WITH GENERAL CONTRACTOR TO HEAD OFF JOISTS AS REQUIRED.

**KEY NOTES**

- ◇ PROVIDE WALL MOUNTED OCCUPANCY SENSOR/WALL SWITCH, ACUITY CONTROLS SENSOR SWITH Series WSD PDT WH IN TOILET ROOM(S). SWITCH SHALL CONTROL FAN AND LIGHT.

**LIGHT FIXTURE SCHEDULE**

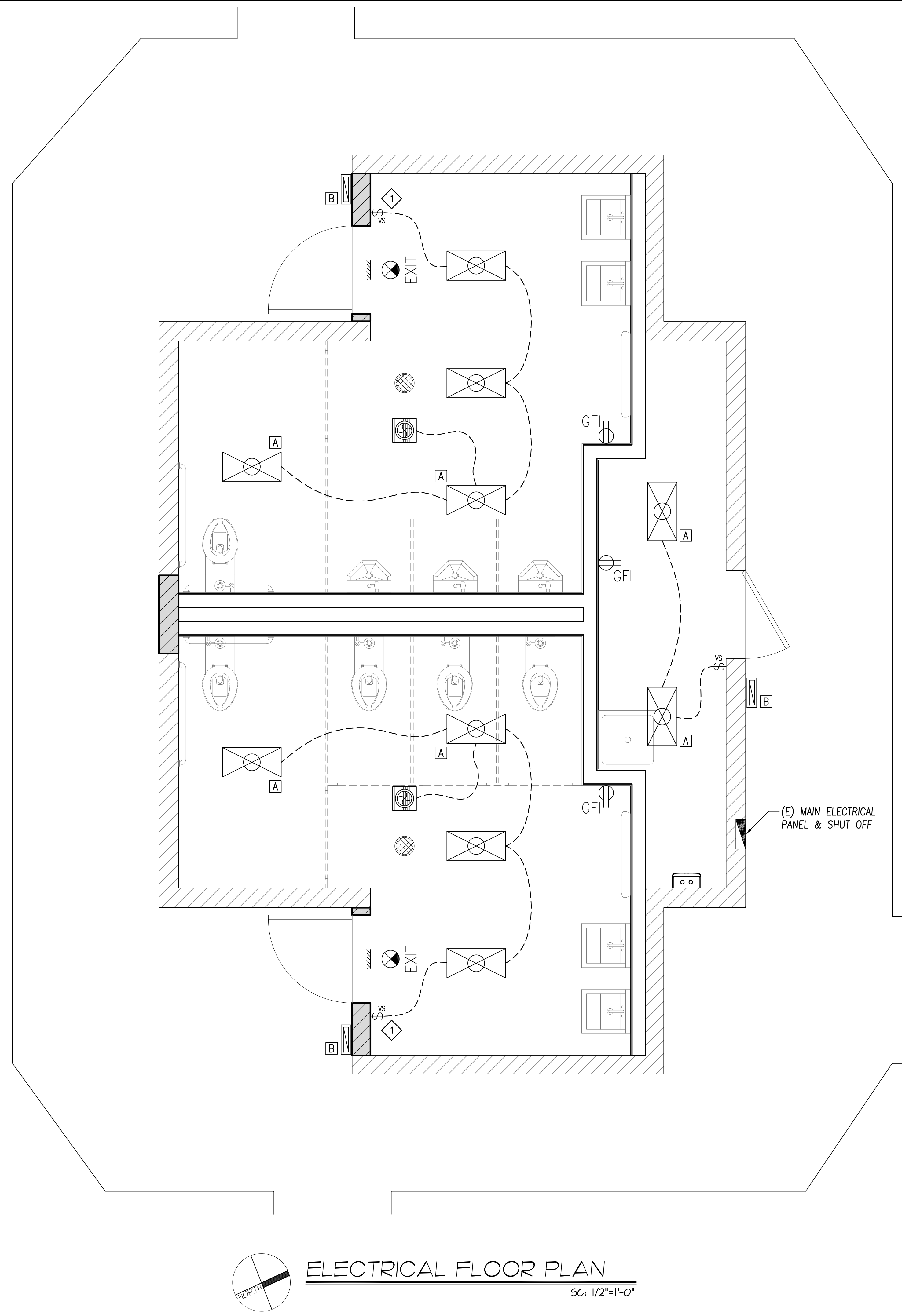
TAG	SYMBOL	DESCRIPTION	MANUFACTURER	VOLTS	WATT	QTY.	LAMPS PART NUMBER
A		INDUSTRIAL LED LINEAR BAY 4 ft. (4ILED-LD4-5)	Metalux 4 ft.	120	35	4	(4ILED-LD4-5)
B		ARCHITECTURAL WALL SCONCE	Lithonia Lighting WPX1 LED 2 40k (MVOLT, PE, DBLBXD)	120	24	2	
C		EXIT SIGN W/ EMERGENCY LIGHTS	ULINE H-6509 RED	120			H-6509

**EXHAUST FAN SCHEDULE**

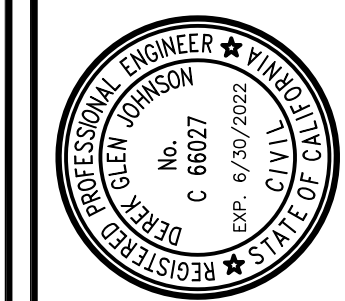
SYMBOL	LOCATION	CFM	ESP	SONES	MOTOR		FAN RPM	MANUFACTURER
					W	V/Hz		
	CEILING	150	0.1"	0.3	28.4	120/60	691	PANASONIC FV-15VQ5

**ELECTRICAL SYMBOLS**

- DUPLX OUTLET / GROUND FAULT INTERRUPTER
- POWER SWITCH
- POWER SWITCH W/ VACANCY SENSOR
- EXHAUST FAN (SEE SCHEDULE)
- EXIT SIGN W/ EMERGENCY LIGHTS



REVISIONS	BY
PLAN CHECK 12-22-20	D.J.



**STRUCTURAL DESIGN**  
 P.O. BOX 25032  
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**CCE**  
 CENTRAL COAST ENGINEERS, INC.

**PROJECT TITLE:**  
**ADA UPGRADE: SPRECKELS MEMORIAL PARK**  
 CORNER OF LLANO AVE. & SECOND ST.  
 60 LLANO AVE. SPRECKELS, CA 93962  
 APN # 177-056-001-000

**SHEET TITLE:**  
**ELECTRICAL PLAN**

JOB No. CCE-19-101  
 DATE: 9/2/2020  
 SCALE: AS NOTED  
 DRAWN BY: vra  
 SHEET No.: **E1.1**  
 # OF SHEETS

**PLUMBING NOTES**

- SEE ARCHITECTURAL PLANS FOR EXACT PLAN LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES.
- SEE STRUCTURAL DRAWINGS FOR FRAMING LAYOUT AND DETAILS. CONTRACTOR SHALL COORDINATE PRIOR TO START OF FRAMING ANY SPECIAL JOIST SPACING OR BLOCKOUT CONDITIONS REQUIRED FOR PLUMBING WORK.
- HORIZONTAL PIPING SHOWN THIS PLAN TYPICALLY LOCATED WITHIN FLOOR JOIST SPACE UNLESS OTHERWISE NOTED.
- COORDINATE EXACT LAYOUT OF ALL PLUMBING PIPING WITH HVAC DUCTWORK AND DESIGN BUILDING FIRE SPRINKLER CONTRACTOR PRIOR TO INSTALLATION.
- VENT PIPES SHALL BE CAST IRON, GALVANIZED STEEL, GALVANIZED WROUGHT IRON, COPPER, BRASS, SCHEDULE 40 PVC DWV OR OTHER MATERIAL APPROVED FOR USE BY THE UPC, AND INSTALLED PER CODE REGULATIONS.
- FLASH VENT PIPING THROUGH ROOF WITH 17 GA. OR HEAVIER GALVANIZED FLASHING. MAKE WATER-TIGHT WITH BLACK FIBROUS MASTIC. EXTEND FLASHING INTO ROOFING FELT 12 INCHES FROM PIPE MINIMUM.
- WATER PIPING SHALL BE BRASS, COPPER, CAST IRON, GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, GALVANIZED STEEL, OR OTHER CODE APPROVED MATERIAL, AND INSTALLED PER CODE REQUIREMENTS.
- WATER LINES SHALL BE DISINFECTED WITH CHLORINE SOLUTION.
- PROVIDE ACCESS PANEL (12" X 12" MIN.) OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP-JOINT CONNECTIONS.
- WATER PIPING SHALL NOT BE INSTALLED IN OR UNDER A CONCRETE SLAB WITHIN THE BUILDING WITHOUT OBTAINING SPECIAL APPROVAL FROM THE BUILDING OFFICIAL.
- NO WATER, SOIL, OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING OR IN AN EXTERIOR WALL UNLESS, WHERE NECESSARY, ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING. (CPC 313.6)
- WATER HEATER CONTROL SHALL LIMIT THE OUTLET TEMPERATURE TO 110 DEGREES FOR PUBLIC LAVATORIES [113.19(c) 3 CENc]

DESCRIPTION	MIN. BRANCH SIZE				TRAP	COMMENTS
	W	V	CW	HW		
WATER CLOSET	4"	2"	1 1/2"		4"	
URINAL	2"	1-1/2"	3/4"		2"	
LAVATORY	2"	1-1/2"	1/2"	1/2"	2"	
DRINKING FOUNTAIN	2"	1-1/2"	1/2"		2"	

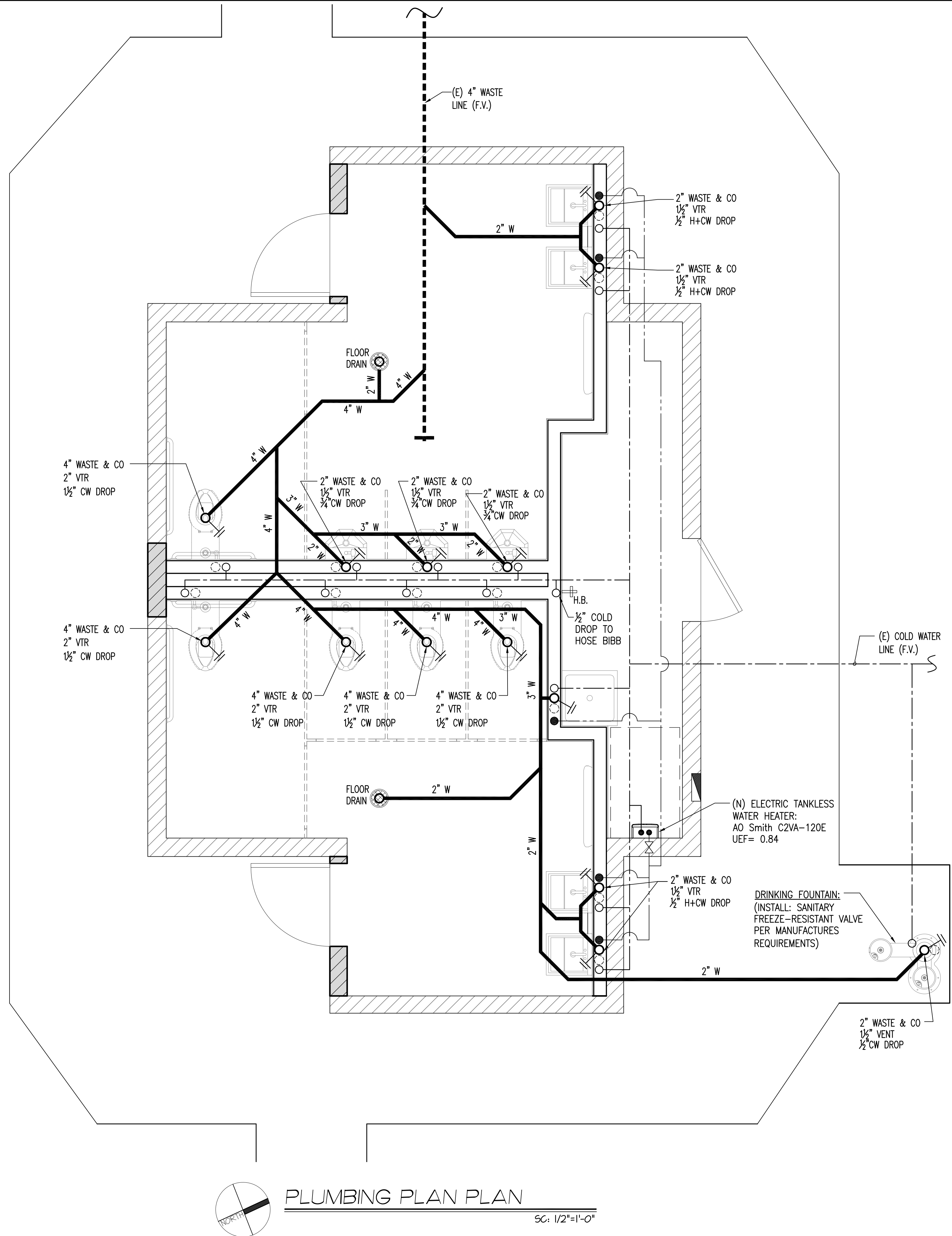
NOTES:  
 1. NOT TO EXCEED 1.28 GAL PER FLUSH  
 2. INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE SHALL BE PROVIDED

PIPE DIAMETER	INSULATION THICKNESS REQUIRED			
	SPACE HEATING 105°-140°	SPACE HEATING 141°-200°	SERVICE WATER HEATING 105° AND ABOVE	SPACE COOLING 40°-60°
RUNOUTS UP TO 2"	1/2"	1/2"	1"	1/2"
1/2"-2"	1"	1-1/2"	1"	1/2"
2-1/2"-4"	1"	1-1/2"	1-1/2"	1"

NOTES:  
 1. ALL REQUIREMENTS PER MANDATORY MEASURE OF THE CALIFORNIA ENERGY CODE SECTION 120.3  
 2. INSULATION THICKNESS SHOWN ARE TYPICAL TO FIBERGLASS OR FOAM TYPE  
 3. RUNOUTS ARE DEFINED AS BEING LESS THAN TWO INCHES IN DIAMETER, LESS THAN 12 FEET LONG AND CONNECTED TO FIXTURES OR INDIVIDUAL TERMINAL UNITS

**PLAN LEGEND**

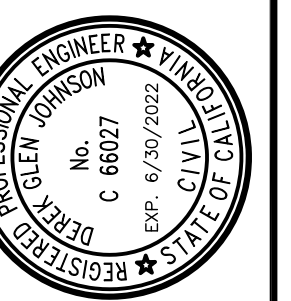
- INDICATES COLD WATER LINE
- INDICATES HOT WATER LINE
- INDICATES WASTE LINE
- INDICATES (E) WASTE LINE
- INDICATES CLEAN-OUT (CO)



**PLUMBING PLAN PLAN**

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

REVISIONS	BY
PLAN CHECK 12-22-20	D.J.



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 CORNER OF LLANO AVE. & SECOND ST.  
 60 LLANO AVE. SPRECKELS, CA 93962  
 APN # 177-056-001-000

JOB No.	CCE-19-101
DATE:	9/2/2020
SCALE:	AS NOTED
DRAWN BY:	VRA
SHEET No.:	<b>P1.1</b>
# OF SHEETS	

QUALITY CONTROL

SPECIAL INSPECTIONS

1. Special inspection per CBC Section 1704, 1705, 1707 & 1708 is required on the following:

Table with 3 columns: Item, Description, and Requirement. Rows include Masonry, Concrete, Welding, and High strength bolting.

- 2. The special inspector shall be under the supervision of a registered professional engineer. a. The special inspector shall observe the work assigned for conformance with the approved design drawings and specifications.

BASIS OF DESIGN

Floor Live Load = 40 psf & 30 psf (Sleeping Areas)
Roof Live Load = 20 psf (Reducible)
Wind Design Data:
Basic Wind Speed (3-mile gust) = 110 mph
Wind Importance Factor I = 1.00
Wind Exposure = C
Earthquake Design Data:
Seismic Importance Factor I = 1.00
Occupancy Category = II
Mapped Spectral Response Accelerations, Sa = 1.252
Ss = 0.471
Site Class = D
Spectral Response Coefficients, Sps = 0.834
Seismic Design Category = D
Basic Seismic-Force Resisting System = Light-framed walls sheathed with wood structural panels rated for shear resistance.
Design Base Shear:
Seismic 2.56 kips
Wind 1.39 kips
Seismic Response Coefficient, Ca = N/A
Response Modifications Factor, R = 6.5
Analysis Procedures Used:
Wind - Simplified Procedure
Seismic - Simplified Lateral Force Analysis Procedure

For additional information see California Building Codes, ASCE Standard (Minimum Design Loads for Buildings and Other Structures, ACI (Building Code Requirements for Structural Concrete & Commentary), MSJC (Building Code Requirements & Specification for Masonry Structures), AWS (Steel Construction Manual & Seismic Design Manual) and any other applicable codes or references to the California Building Code, Applicable at the time of Permit Application and/or Permit Issuance.

STRUCTURAL NOTES

I. GENERAL

- 1. All construction, workmanship and materials shall conform with the requirements of the 2019 Edition C.B.C., and any other governing code.
2. The contractor shall verify all dimensions, elevations and site conditions and shall become completely familiar with the construction documents prior to starting construction.

II. FOUNDATIONS

- 1. All foundation and related site work shall comply with the requirements of Chapter 18 of the C.B.C.
2. Foundation have been designed for a maximum soil pressure of 1500 PSF in accordance with provisions of Table No. 1806.2 of the California Building Code, for Soil Class 5.

III. CONCRETE

Reinforcing Steel

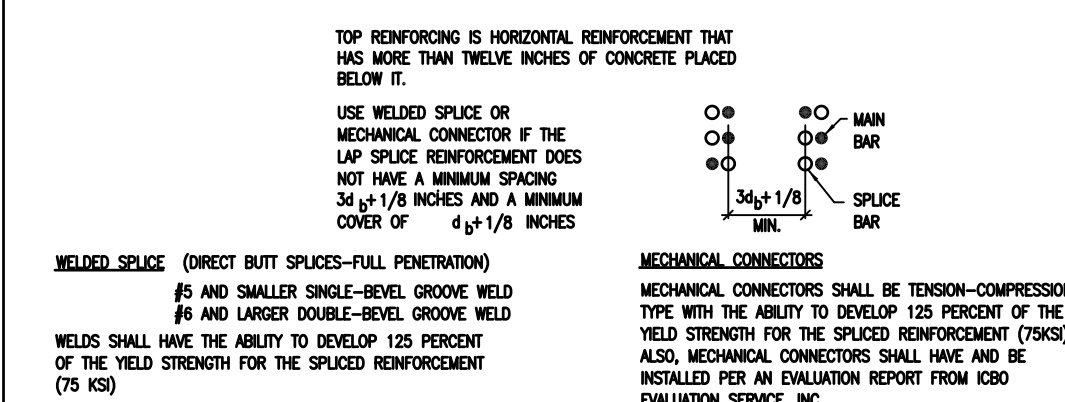
- 1. Reinforcing bars shall conform to ASTM A615 for deformed bars Grade 40 for #4 bars and smaller, and Grade 60 for #5 bars and larger.
2. All bars shall be clean of rust, grease or other materials likely to impair bond.

REINFORCING CONCRETE

Table showing REINFORCEMENT DEVELOPMENT LENGTHS for bars #3 through #11 at 28 days.

REINFORCEMENT LAP SPICES

Table showing REINFORCEMENT LAP SPICES for bars #3 through #11 at 28 days.



- 5. Unless otherwise noted, minimum concrete coverage for reinforcing bars shall be as follows:

Table showing concrete coverage requirements for various bar sizes and locations (e.g., concrete in contact with earth, walls, slabs).

III. CONCRETE (CONT.)

Cast-in-Place Concrete

- 1. All concrete used for this work shall comply with A.C.I. "Specifications for Structural Concrete" (A.C.I. 318-14). The material used to prepare the concrete shall meet the following standards:

Table listing materials: Water, Portland cement, Coarse aggregate, Fine aggregate clean sand, Clean, Potable water, ASTM C150, 3/4" rock ASTM C33, ASTM C33-77.

- 2. All concrete used for this work shall be proportioned to meet the following 28 day ultimate compressive strength requirements:

Table listing concrete strength requirements: Concrete Walls (12" THICK), Raised-Floor-Deck Slab (9"), Footings, Grade beams and piers, Slab on grade.

- 3. Add mixtures shall not be used unless specifically authorized by the Engineer.
4. A mix design including proposed admixtures and supporting test data for strength and shrinkage shall be submitted for review and approval prior to concrete placement.

IV. MASONRY

Concrete Masonry

- 1. Masonry units shall be hollow core concrete units, Grade N, conforming to ASTM C-90 and shall have a minimum compressive strength of 1500 PSI. Masonry units must have been cured for not less than 28 days.
2. Mortar shall be Type M or S freshly prepared and uniformly mixed.

REINFORCED MASONRY

Table showing REINFORCEMENT DEVELOPMENT LENGTHS for concrete blocks.

Table showing REINFORCEMENT LAP SPICES for concrete blocks.

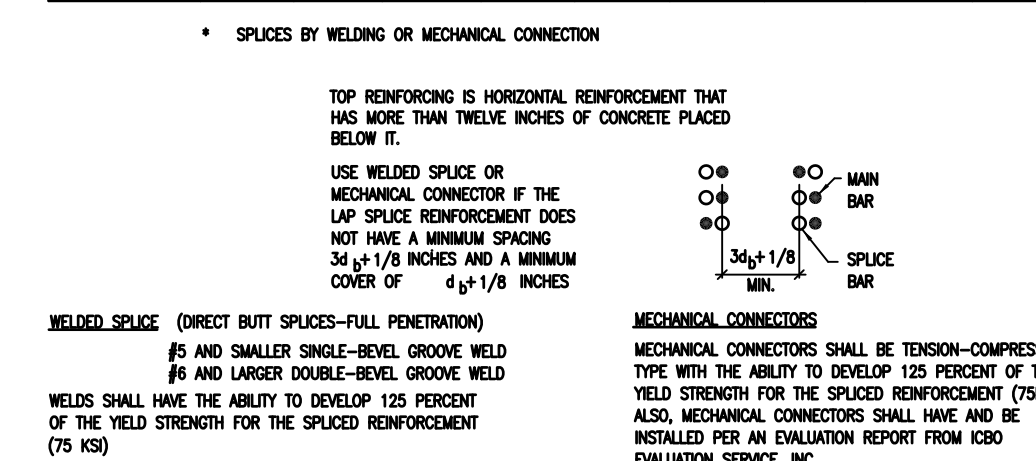
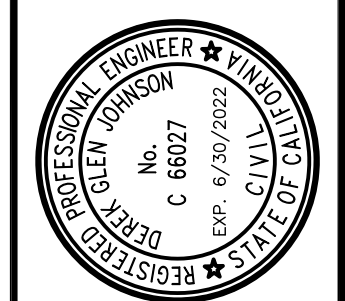


Table with columns REVISIONS and BY. Row 1: PLAN CHECK 12-22-20, D.J.



STRUCTURAL DESIGN
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CENTRAL COAST ENGINEERS, INC.

ADA UPGRADE: SPRECKELS MEMORIAL PARK
CORNER OF LLANO AVE. & SECOND ST.
60 LLANO AVE. SPRECKELS, CA 93962
APN # 177-056-001-000

PROJECT TITLE:

SHEET TITLE: STRUCTURAL NOTES

Table with columns JOB No., DATE, SCALE, DRAWN BY, SHEET No. (S0.0), and # OF SHEETS.

V. STRUCTURAL STEEL (NOT USED)

VI. WOOD

Rough Carpentry

- 1. All structural wood work shall be done in accordance with the provisions of Chapter 23 of the 2019 Edition of the C.B.C.
2. All structural lumber shall be Douglas Fir-Larch of the grade indicated below or better, unless otherwise noted on plans.
3. All nails shall be common steel wire nails sized and spaced as specified on the drawings, schedules and in Table 2304.10.1 of the California Building Code.
4. Rough hardware where exposed shall be galvanized and conform to the following:
5. Stud walls shall be framed with full height studs at 16" O.C. (U.O.N. on drawings).
6. All wood sills for structural walls shall be attached to concrete slabs or foundations with 5/8" diameter x 12" anchor bolts at 4'-0" maximum spacing (U.O.N.).
7. Wood sills for interior non-structural partitions may be attached with powder drive pins per local code requirements.
8. All structural walls shall have double top plates, lapped a minimum of 4'-0" at splices and nailed with 12-16d nails each piece (U.O.N.).
9. Penetrations in wood sills or plates of bearing or shear walls shall be placed in the center and shall be no greater in diameter than 1/3 the width of the member.
10. Cutting, boring, or notching of girders, beams, joists and other structural elements shall not be permitted without the approval of the engineer or are specifically detailed on the working drawings.
11. Holes for bolts in wood shall be drilled 1/16" larger than bolt diameter. Metal washers shall be provided for all head and nuts of bolts and lag screws that bear on wood.
12. All bolts and screws shall be tightened at the time of erection and retightened before completion of work or installations that would make the bolts inaccessible.
13. Use double floor joists at nonbearing partitions when parallel to floor framing. Use continuous solid blocking when perpendicular to floor joists.

Table with fasteners and quantities: Horiz. framing 2x or smaller No. 2; 2 x 4 studs & blocking No. 2; 2 x 6 & larger studs & blocking No. 2; 4 x 4 post No. 2; 5 x 5 posts or larger No. 1; Wall plates No. 1; Wood sill P.T. No. 1.

Table with hardware requirements: Bolts ASTM 307 & 2018 NDS; Plate Hardware Simpson or equal; Hangers Simpson or equal; Other Accessories Simpson or equal.

WOOD (Continued)

Table 2304.10.1 FASTENING SCHEDULE 2019 CBC. Columns: DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENERS, SPACING AND LOCATION. Includes sections for Roof, Floor, Wall, and Wood structural panels.

WOOD (Continued)

Table 2304.10.1 FASTENING SCHEDULE 2019 CBC. Columns: DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENERS, SPACING AND LOCATION. Includes sections for Roof, Floor, Wall, and Wood structural panels with additional support and sheathing details.

FOR S1: 1 INCH=25.4 mm.
a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.
d. RRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

WOOD (Continued)

STRUCTURAL SHEATHING

- 1. Each panel shall be identified with the appropriate grade, stamp of the Rating Agency, and shall meet the requirements of the latest edition of the U.S. Product Standard PS-1.
2. Structural sheathing shall be of grade and thickness noted on the drawings. Use exterior grade adhesive for all plywood.
3. Structural sheathing at roofs shall be laid with face grain perpendicular to joists and rafters, unless otherwise noted. Stagger edges.
4. Structural sheathing on walls shall be laid with long dimensions vertical. Block all edges. Shearwalls more than one vertical panel in height shall have staggered spliced joints horizontally and blocked with same size member as wall studs.
5. The minimum edge distance for nails in the receiving members and plywood shall be 3/8" for 2x~ receiving members & 1/2" for 3x~ receiving members.
6. Minimum width of any structural sheathing piece applied shall be 24" for floors, ceilings and roofs; and 16" for shearwalls.

Parallel Strand Lumber (PSL) [Parallel]

1. Shall be manufactured from strands of wood fiber in a continuous process with all strands oriented to the length of the member. Strands shall be structurally bonded with waterproof adhesives conforming to the requirements of ASTM-2559. Members shall be marked ANSI / AITC Standard A 190.1. Resulting members shall meet the following allowable stress requirements:

Table with material properties: Fb = 2900 PSI; Fv = 290 PSI; FcII = 2900 PSI; E = 2.0 x 10 E6 PSI.

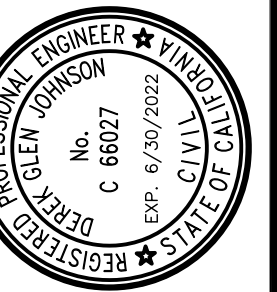
- 2. All materials and assemblies shall be covered in a currently approved I.C.B.O. or NES Report.
3. If P.S.L. members are stored prior to erection, materials shall be stored off the ground at a location protected from the weather.
4. Cutting, boring or notching of PSL members is not permitted without the approval of the Engineer or as specifically detailed on the construction drawings.

Laminated Veneer Lumber (LVL) [Microlam]

1. Shall be manufactured with graded wood veneers bonded with waterproof adhesives conforming to ASTM D-2559, and shall meet the following allowable stress requirements:

Table with material properties: Fb = 2600 PSI; Fv = 285 PSI; FcII = 2510 PSI; E = 1.9 x 10 E6 PSI.

- 2. All materials and assemblies shall be covered by a currently approved I.C.B.O. or NES Report.
3. If LVL members are stored prior to erection, materials shall be stored off the ground at a location protected from the weather.
4. Cutting, boring or notching of LVL members is not permitted without the approval of the Engineer or as specifically shown on the construction drawings.



STRUCTURAL DESIGN: P.O. BOX 25032, CENTRAL COAST ENGINEERS, INC. P. 831.757.5554, F. 831.757.2226.

PROJECT TITLE: ADA UPGRADE: SPRECKELS MEMORIAL PARK, CORNER OF LLANO AVE. & SECOND ST., 60 LLANO AVE. SPRECKELS, CA 93962, APN # 177-056-001-000.

SHEET TITLE: STRUCTURAL NOTES

JOB No. CCE-19-101

DATE: 9/2/2020

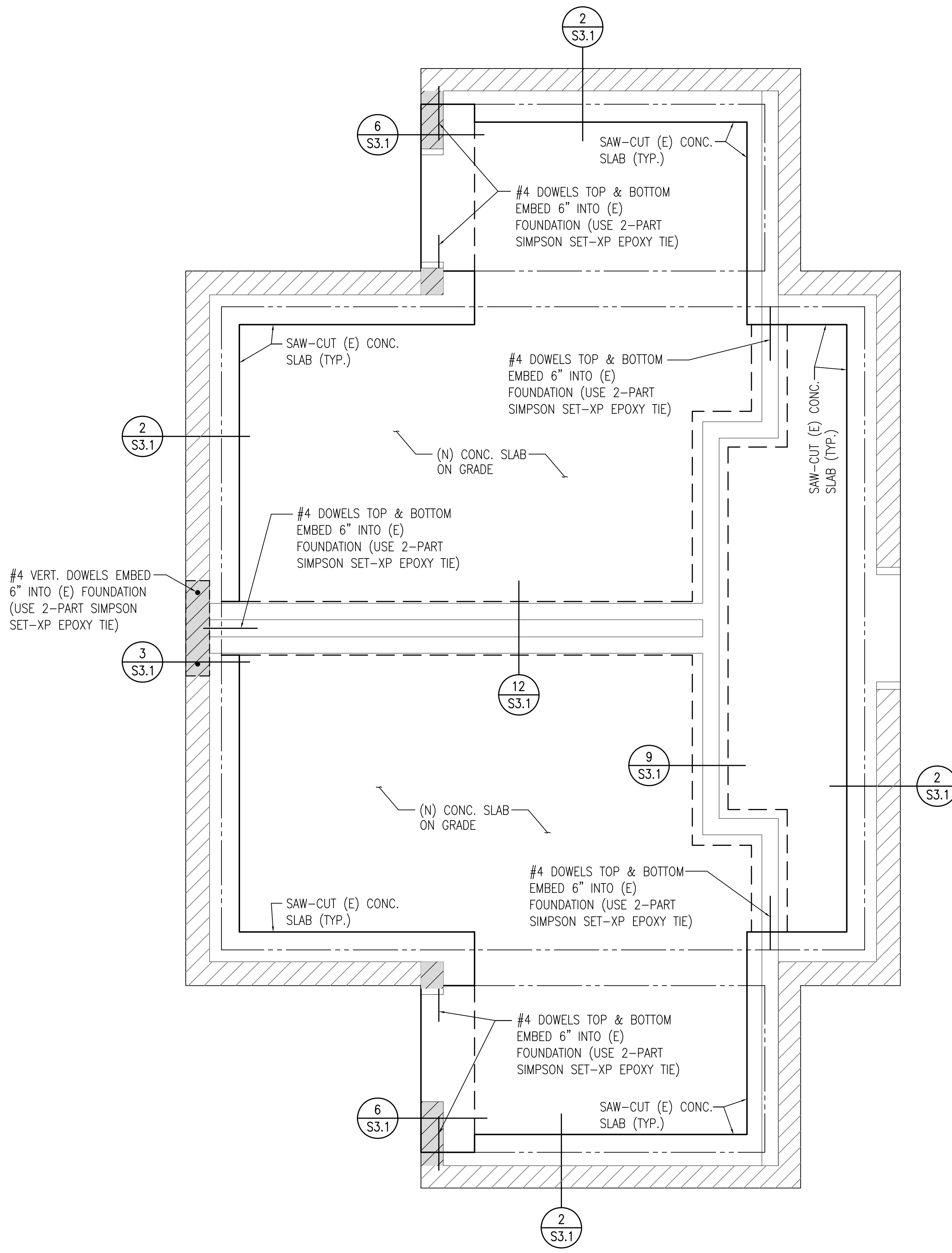
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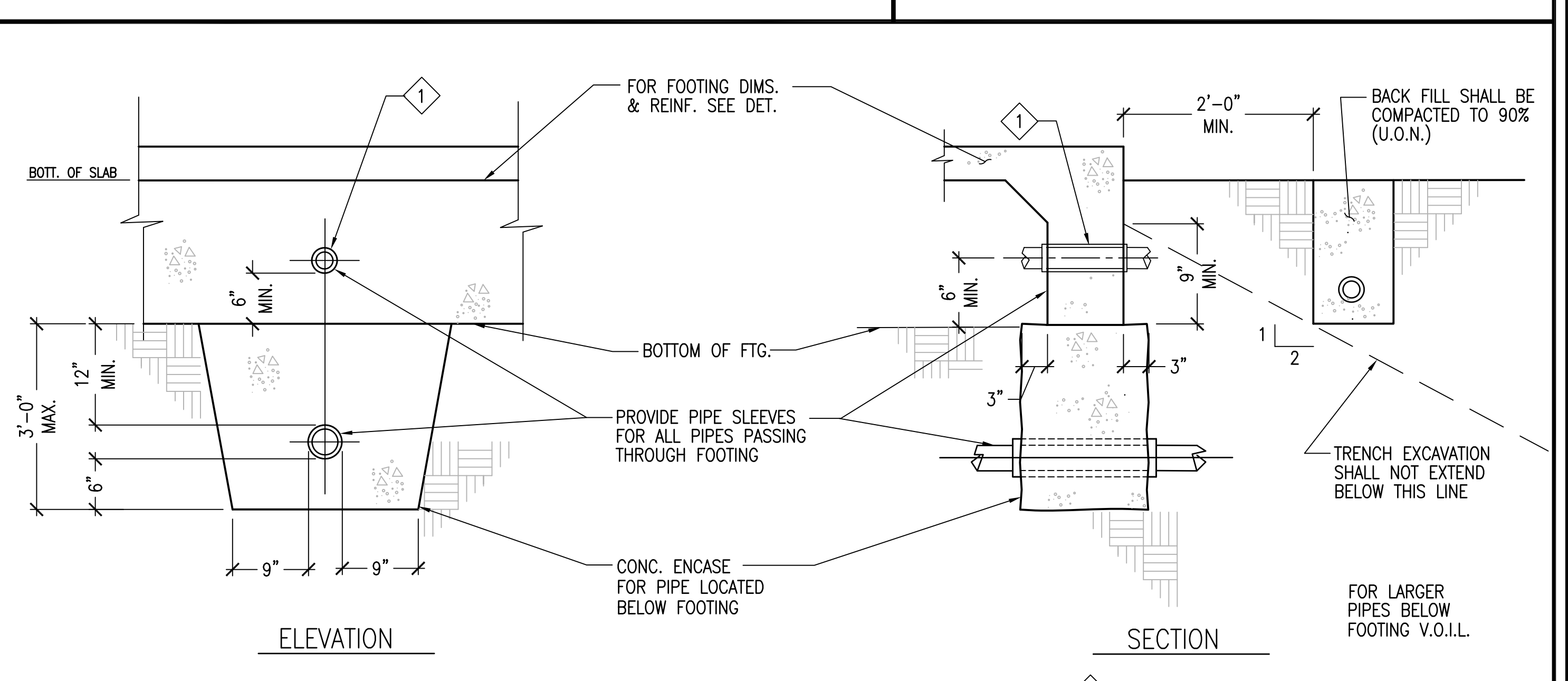
SHEET No.:

S0.1

# OF SHEETS



**FOUNDATION PLAN**  
 SC: 1/2"=1'-0"



**PIPES AND TRENCHES AT FOOTINGS**  
 T 1103 N.T.S. 3

**SHEET NOTES**

**GENERAL**

- SEE SHEETS S0.0 & S0.1 FOR STRUCTURAL NOTES.
- SEE SHEET S3.1 FOR STRUCTURAL DETAILS.

**SLAB ON GRADE**

USE A 5" THICK CONCRETE SLAB W/ #4 @ 24" O.C., EA. WAY CENTERED OVER 2" CLEAN SAND OVER 15 MIL. VAPOR BARRIER OVER 4" OPEN GRADED ROCK

**FOUNDATION NOTES:**

- FOR ADDITIONAL FOUNDATION AND MATERIAL REQUIREMENTS SEE FOUNDATION NOTES, CONCRETE NOTES, MASONRY NOTES & WOOD NOTES ON SHEET S0.0.
- THE FASTENERS EMBEDDED IN CONCRETE OR MASONRY SHALL BE ATTACHED TO, OR HOOKED AROUND, REINFORCING STEEL OR OTHERWISE TERMINATED TO EFFECTIVELY TRANSFER FORCES TO THE REINFORCING STEEL. (SEC. 1633.2.4.2 #6)
- HOLDOWN DEVICES MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION
- FASTENERS IN P.T. WOOD SHALL BE HOT-DIPPED GALVANIZED (SEC. 2304.3)

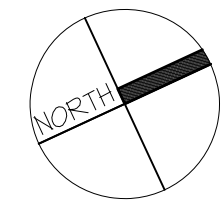
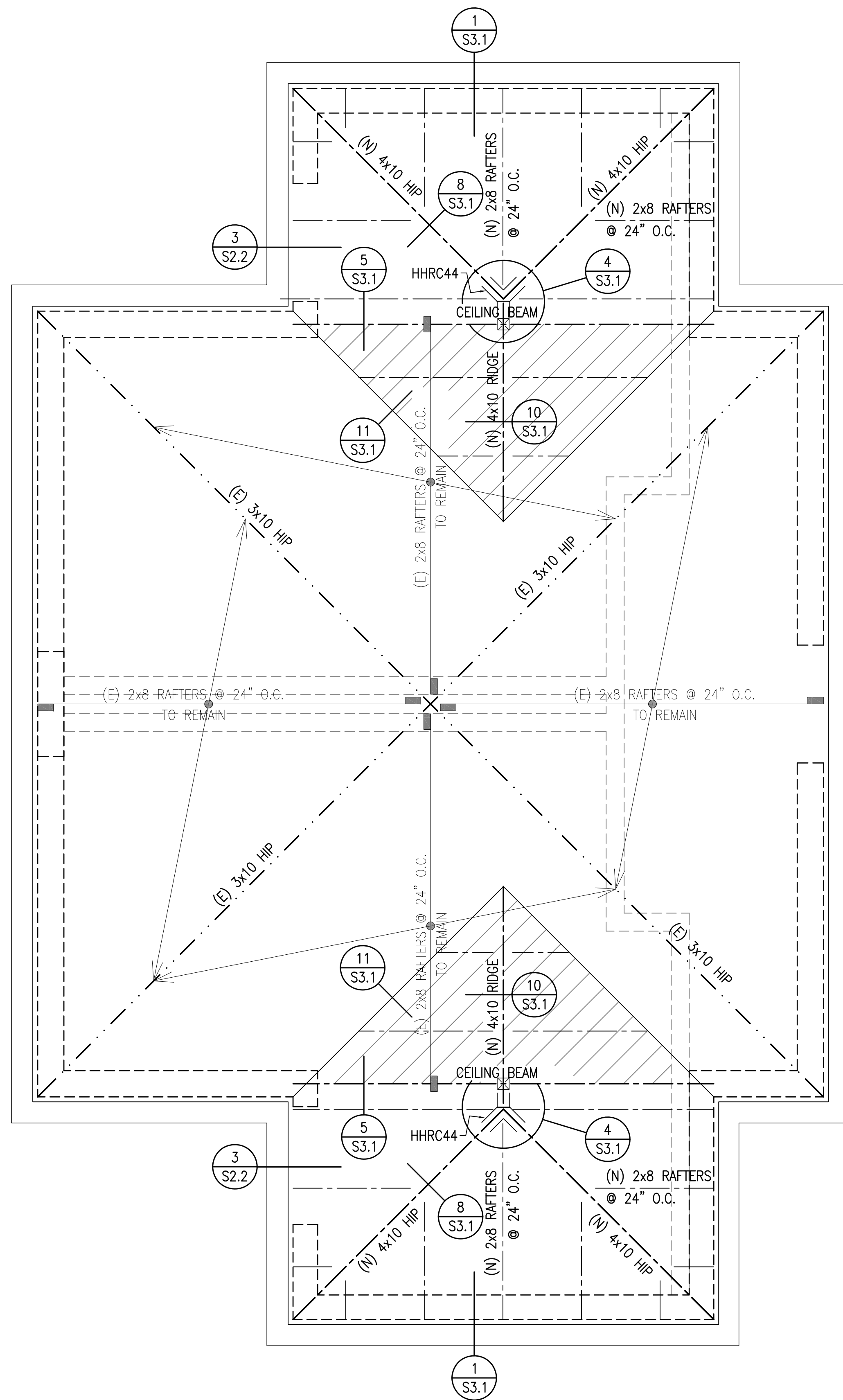
**WOOD WALL FRAMING**

FRAMING:  
 INTERIOR WALLS - USE 2x6 FULL HEIGHT STUDS @ 16" O.C., U.O.N.

**LEGEND**

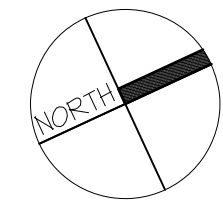
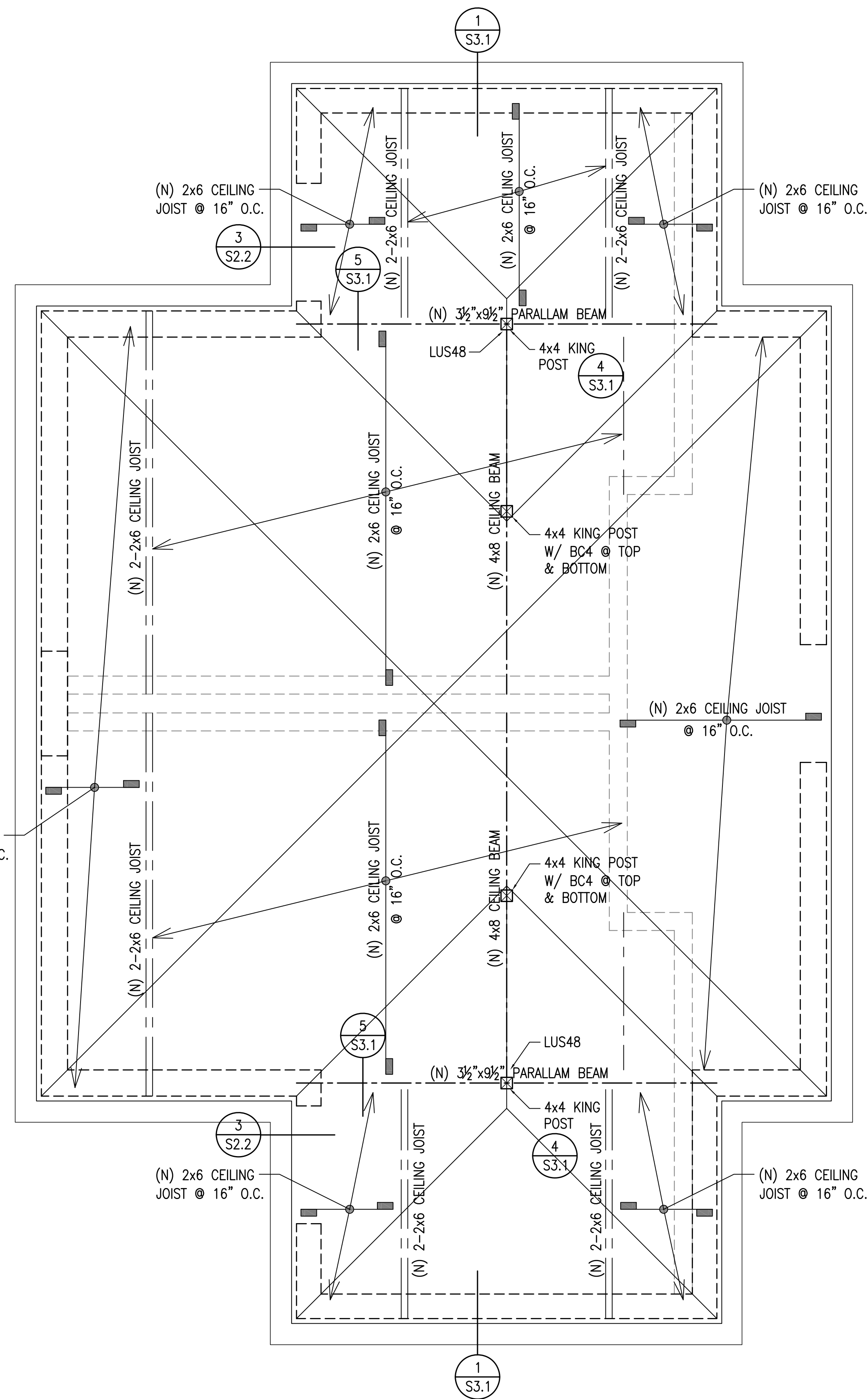
- INDICATES (E) CMU WALL
- INDICATES (E) FOUNDATION
- INDICATES SAW-CUT (E) SLAB
- INDICATES (N) CMU WALL
- INDICATES (N) CONC. FOUNDATION
- INDICATES (N) WOOD WALL
- INDICATES (N) CONC. FOUNDATION

REVISIONS	BY
PLAN CHECK 12-22-20	D.J.
<b>STRUCTURAL DESIGN</b> P.O. BOX 25032 P. 831.757.5554 F. 831.757.2226 <b>CCE</b> <b>CENTRAL COAST ENGINEERS, INC.</b>	
<b>PROJECT TITLE:</b> <b>ADA UPGRADE: SPRECKELS MEMORIAL PARK</b> CORNER OF LLANO AVE. & SECOND ST. 60 LLANO AVE. SPRECKELS, CA 93962 APN # 177-056-001-000	
<b>SHEET TITLE:</b> <b>FOUNDATION PLAN</b>	
JOB No. CCE-19-101 DATE: 9/2/2020 SCALE: AS NOTED DRAWN BY: VRA SHEET No.: <b>S2.1</b> # OF SHEETS	



ROOF FRAMING PLAN

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



CEILING FRAMING PLAN

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

SHEET NOTES

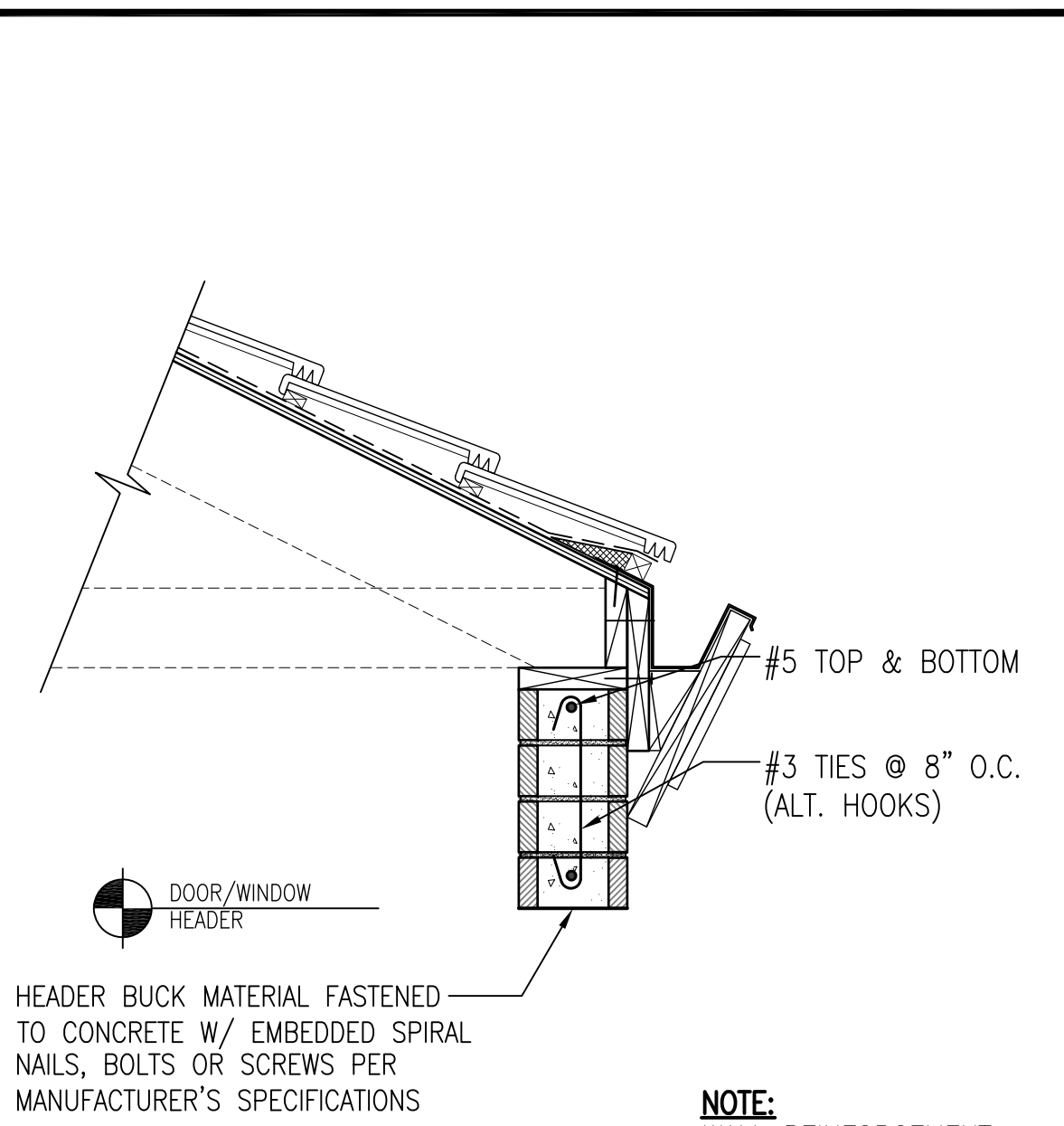
**GENERAL**  
 1. SEE SHEETS S0.0 FOR STRUCTURAL NOTES.  
 2. SEE SHEET S3.1 FOR STRUCTURAL DETAILS.

**WOOD WALL FRAMING**  
 FRAMING:  
 INTERIOR WALLS - USE 2x6 FULL HEIGHT STUDS @ 16" O.C., U.O.N.

**CEILING FRAMING**  
 USE 2x6 CEILING JOIST @ 16" O.C., U.O.N.

**ROOF FRAMING**  
 1. 2x8 DF#2 RAFTERS @ 24" O.C.  
 ROOF SHEATHING:  
 USE 15/32" T&G RATED SHEATHING W/  
 8d @ 6" O.C. T.B.N.  
 8d @ 6" O.C. T.E.N.  
 & 8d @ 12" O.C. F.N.

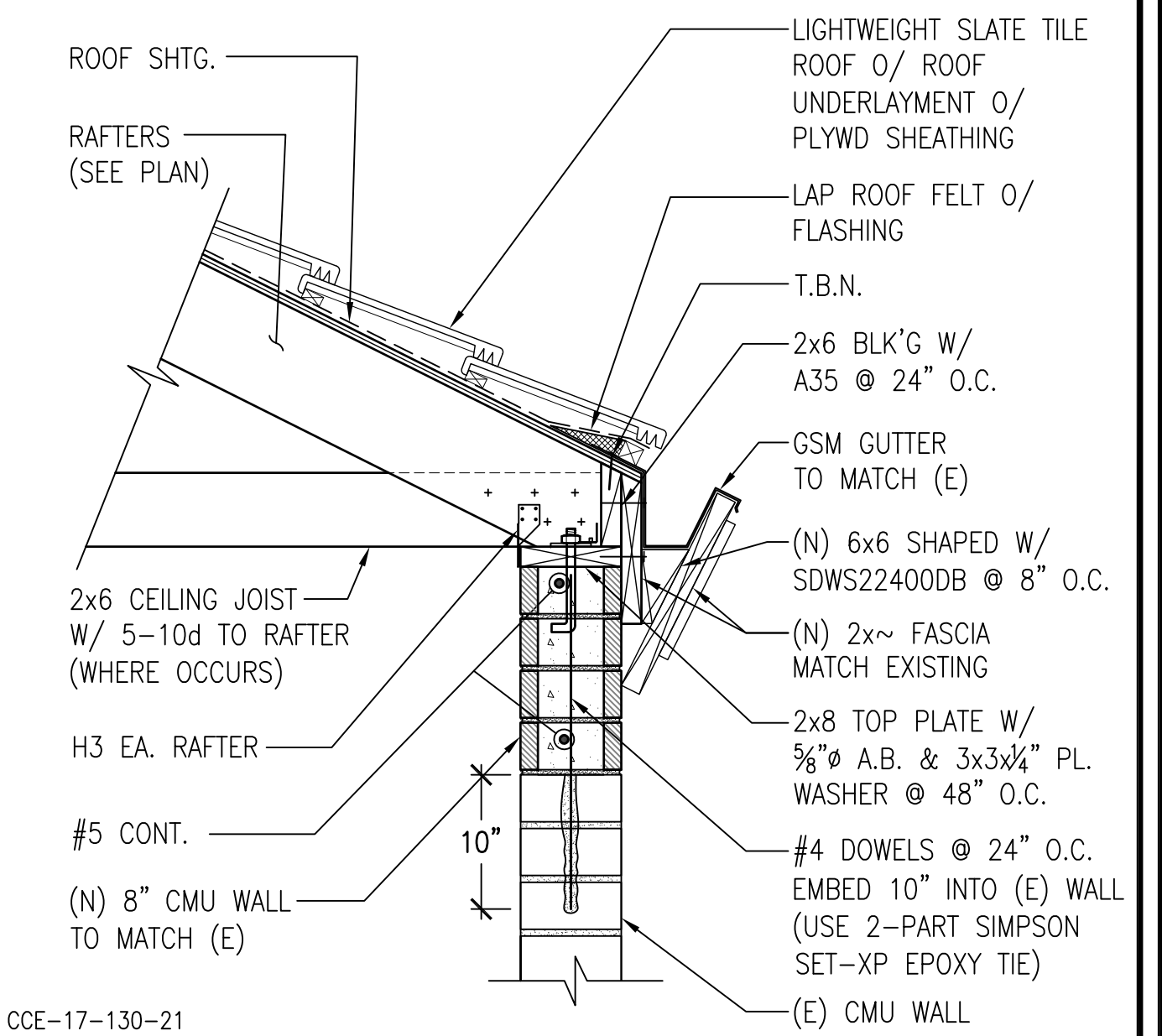
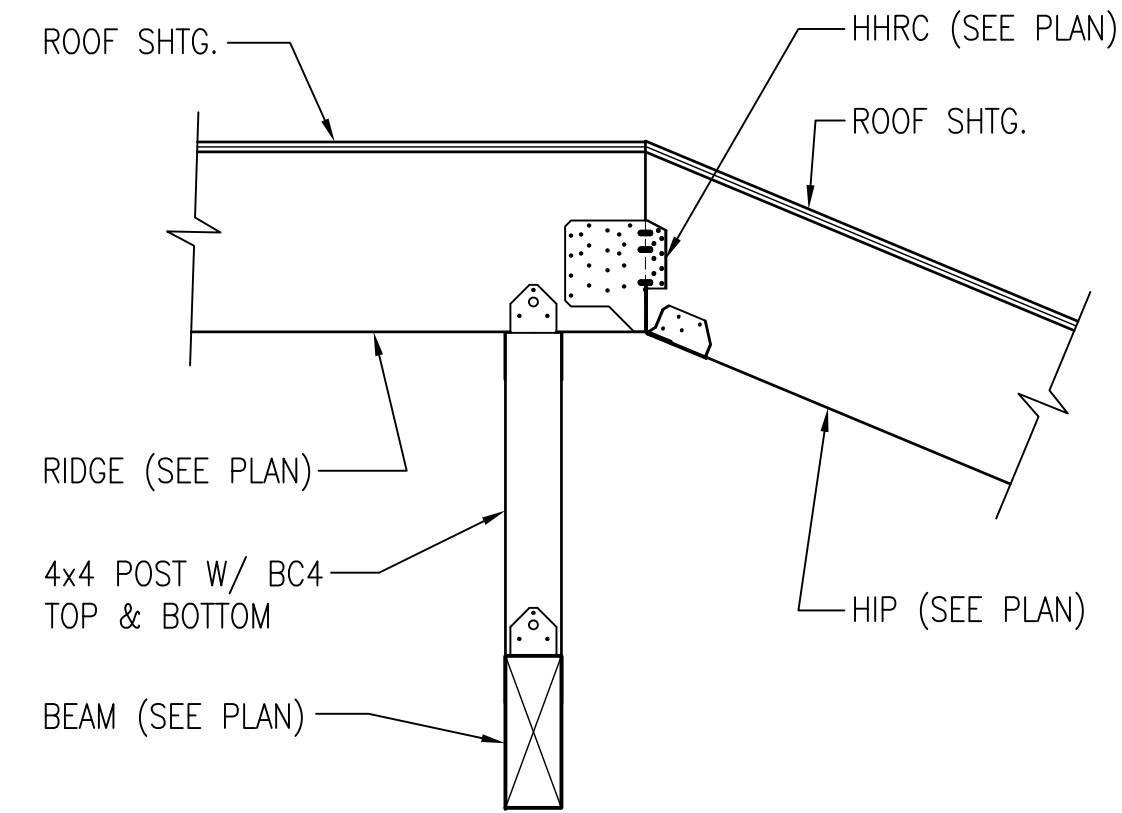
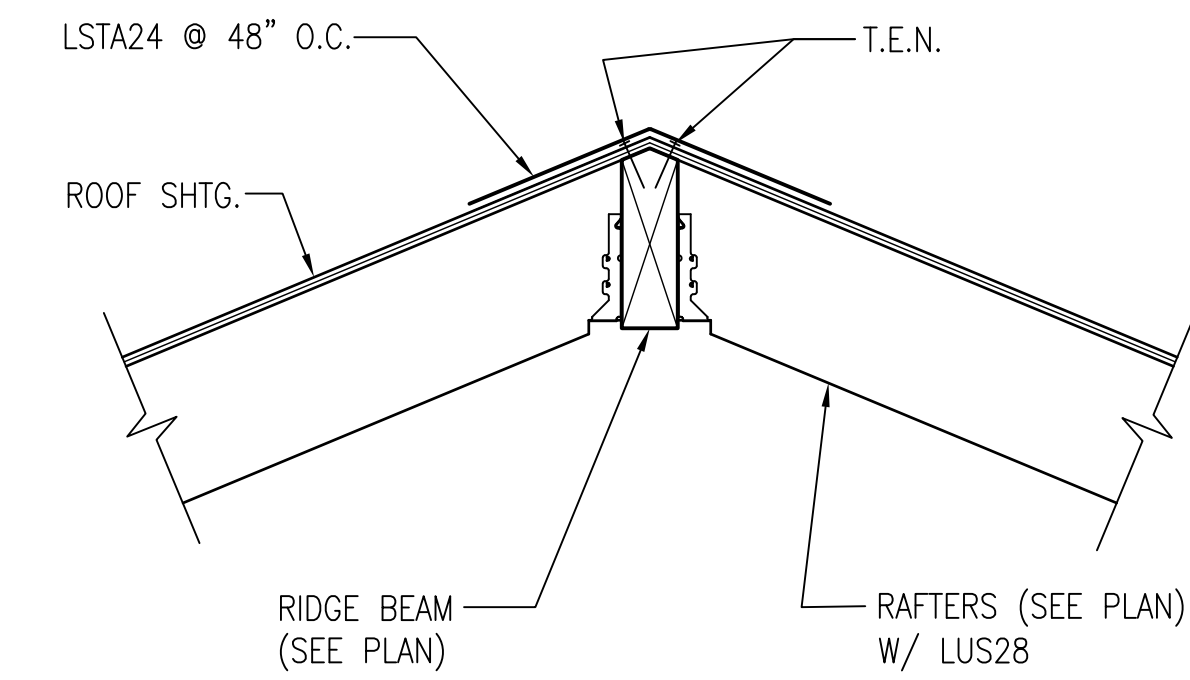
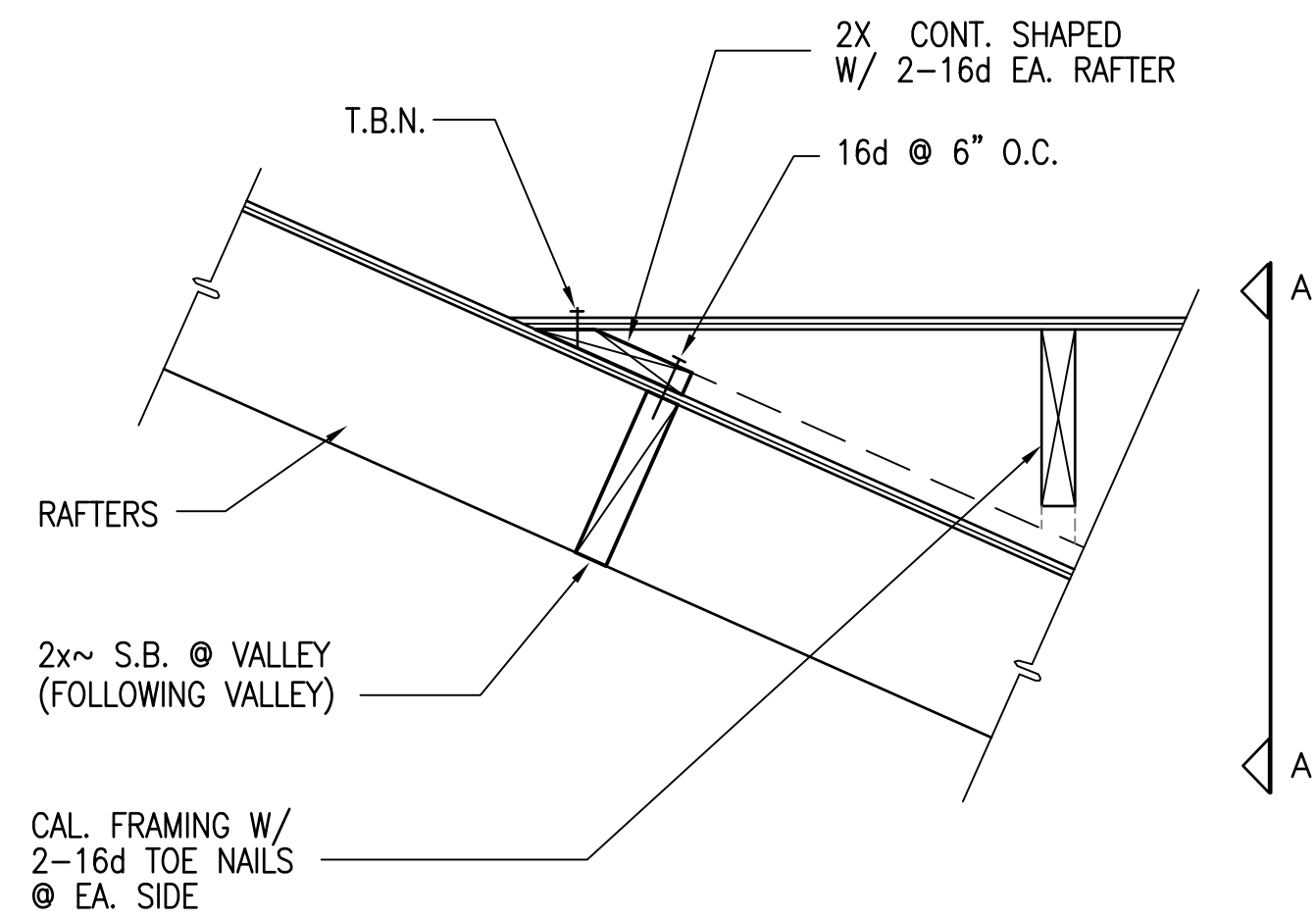
- LEGEND**
- INDICATES MASONRY WALL BELOW
  - INDICATES WOOD FRAMED WALL BELOW
  - INDICATES EXTENT OF REPETITIVE MEMBERS
  - INDICATES REPETITIVE FRAMING DIRECTION
  - INDICATES CALIFORNIA FRAMING SEE DETAIL 11 ON SHEET S3.1



NOTE:  
 WALL REINFORCEMENT NOT SHOWN FOR CLARITY

LINTEL DETAIL SC: 1"=1'-0" 3

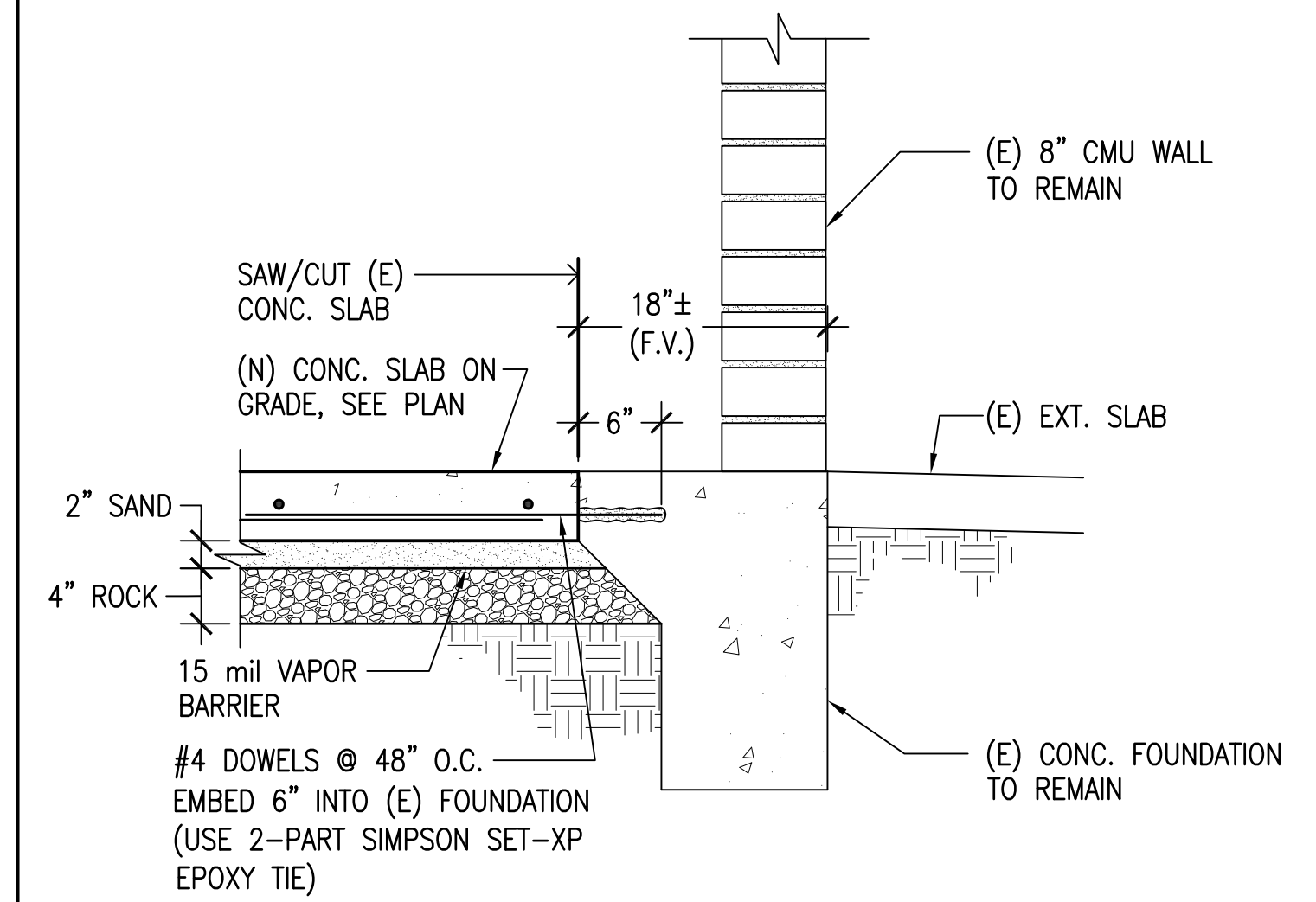
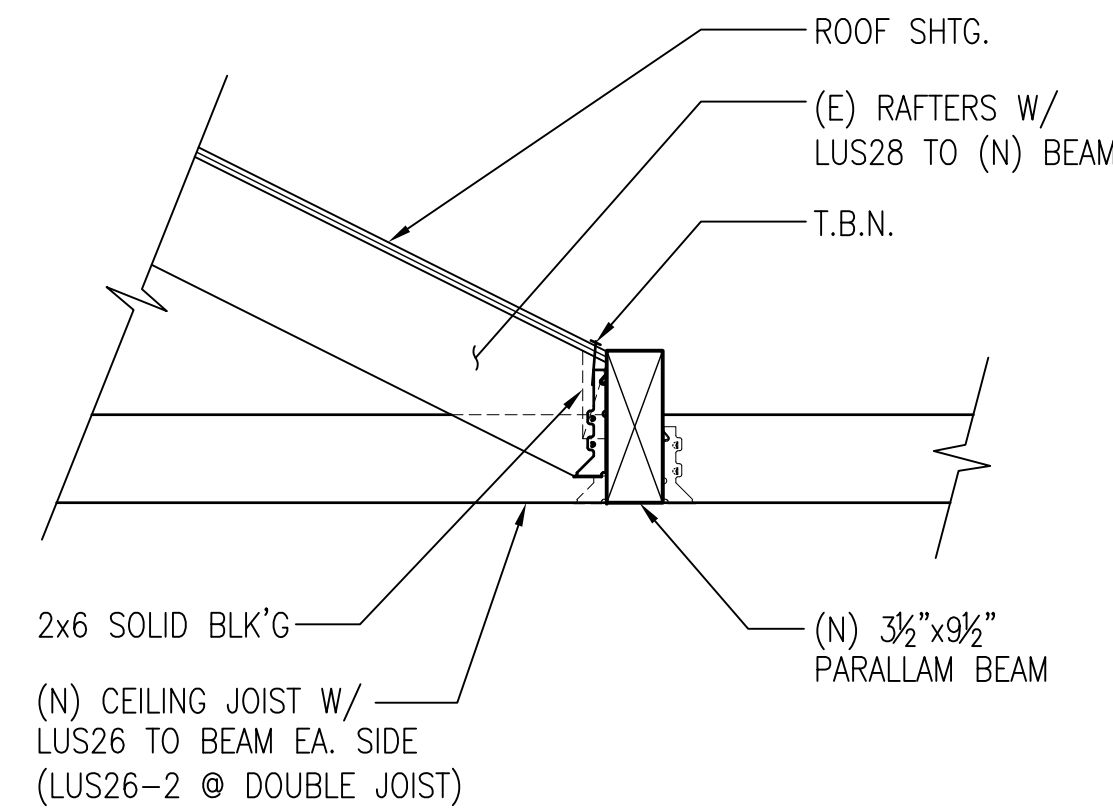
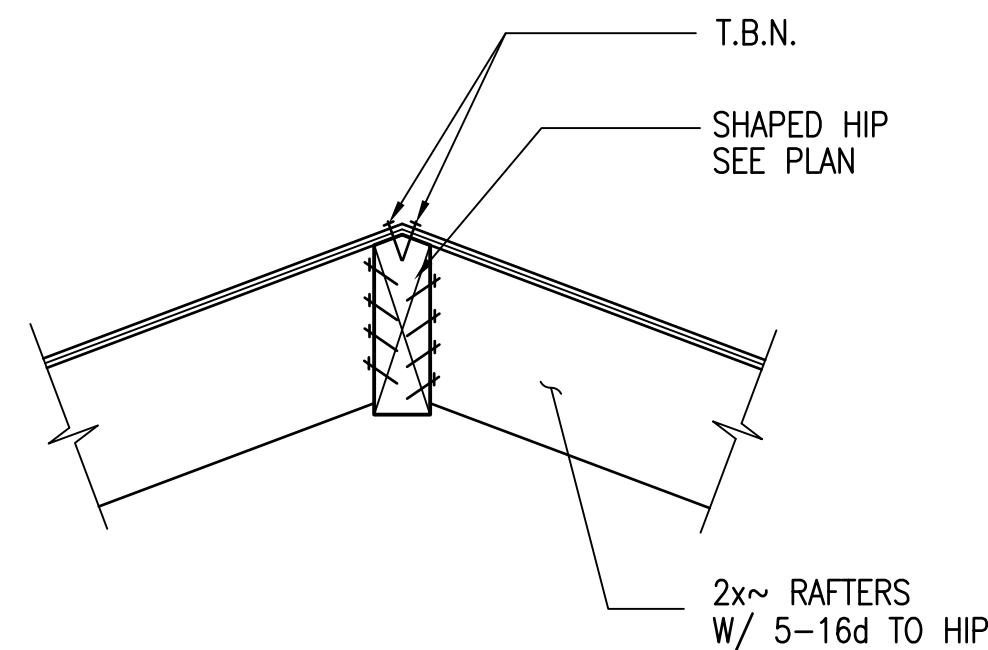
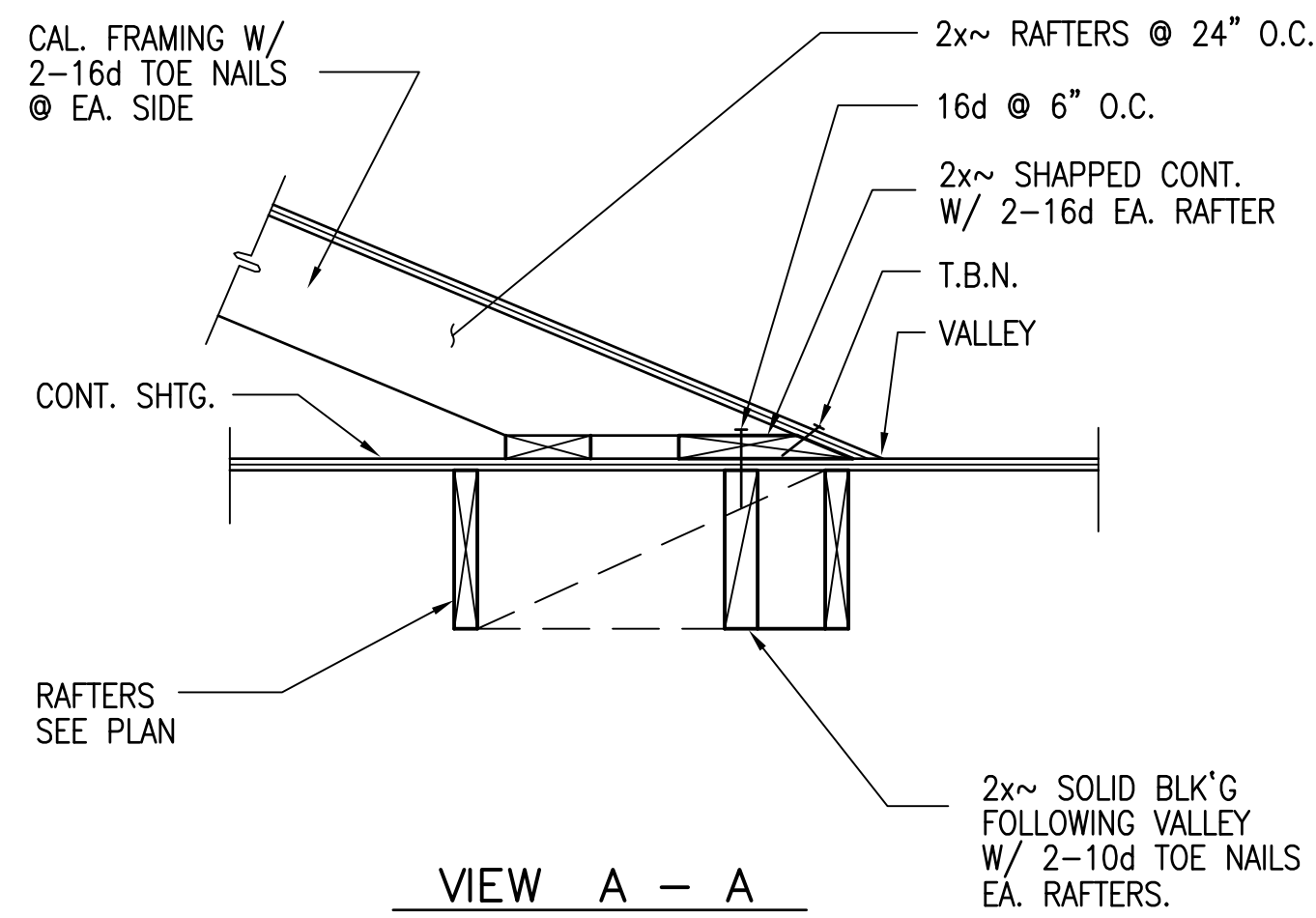
REVISIONS	BY
PLAN CHECK 12-22-20	D.J.
<b>STRUCTURAL DESIGN</b> P.O. BOX 25032 F 831 757-5554 F 831 757-2226 <b>CCE</b> <b>CENTRAL COAST ENGINEERS, INC.</b>	
<b>PROJECT TITLE:</b> <b>ADA UPGRADE: SPRECKELS MEMORIAL PARK</b> CORNER OF LLANO AVE. & SECOND ST. 60 LLANO AVE. SPRECKELS, CA 93962 APN # 177-056-001-000	
<b>SHEET TITLE:</b> <b>ROOF FRAMING PLAN</b>	
JOB No.	CCE-19-101
DATE:	9/2/2020
SCALE:	AS NOTED
DRAWN BY:	VRA
SHEET No.:	S2.2
# OF SHEETS	



DETAIL SC: 1"=1'-0" 10

DETAIL SC: 1"=1'-0" 4

DETAIL SC: 1"=1'-0" 1

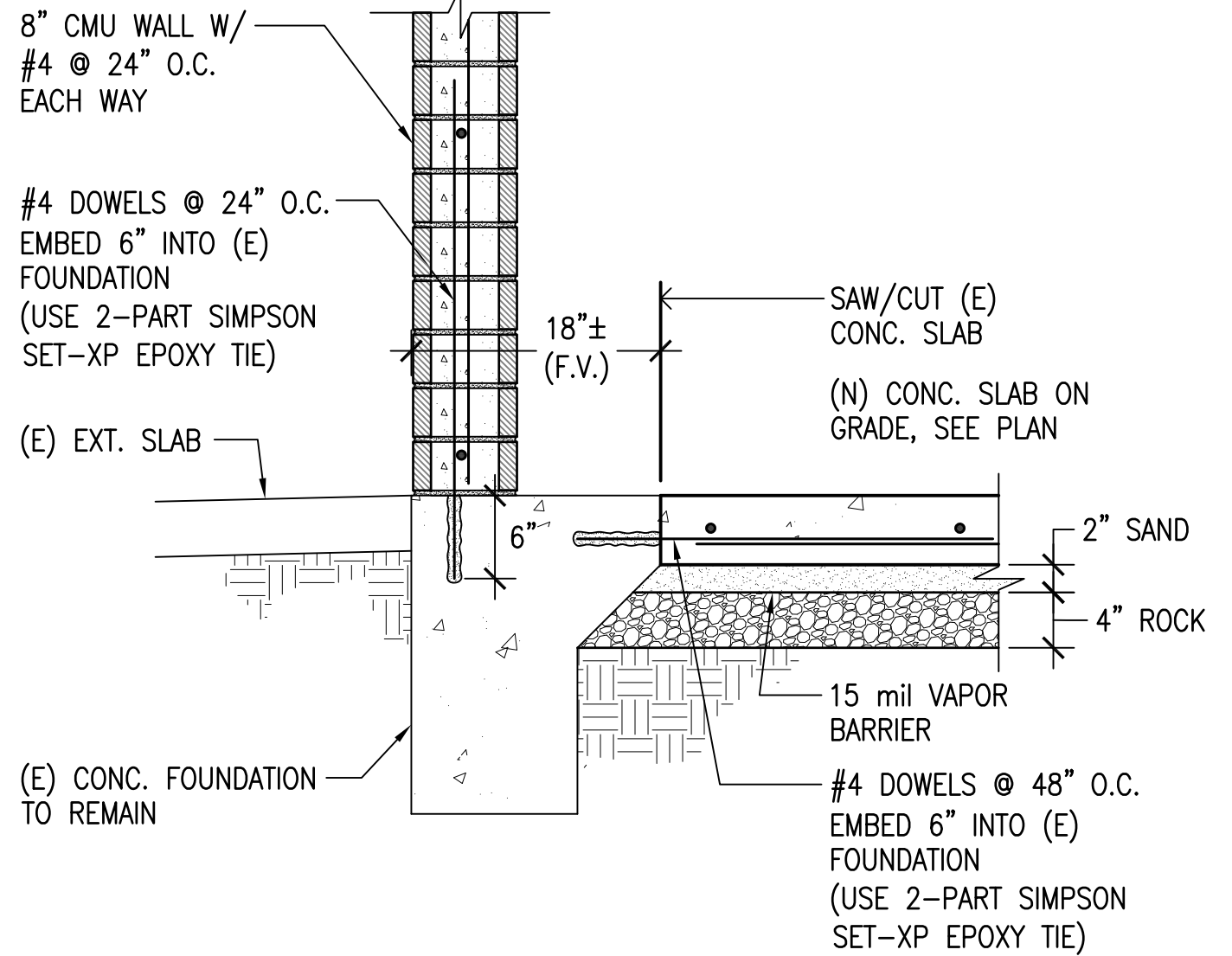
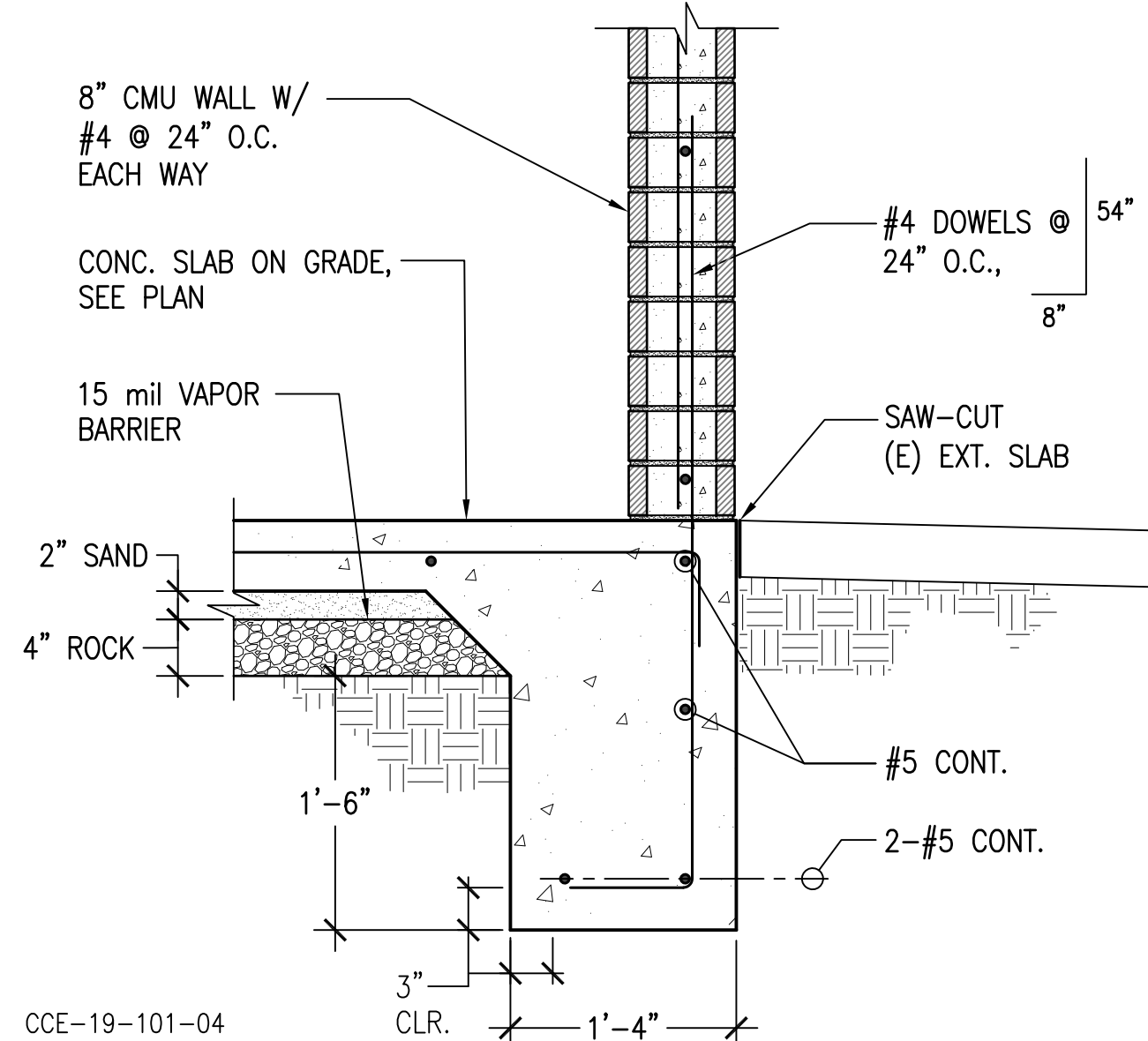
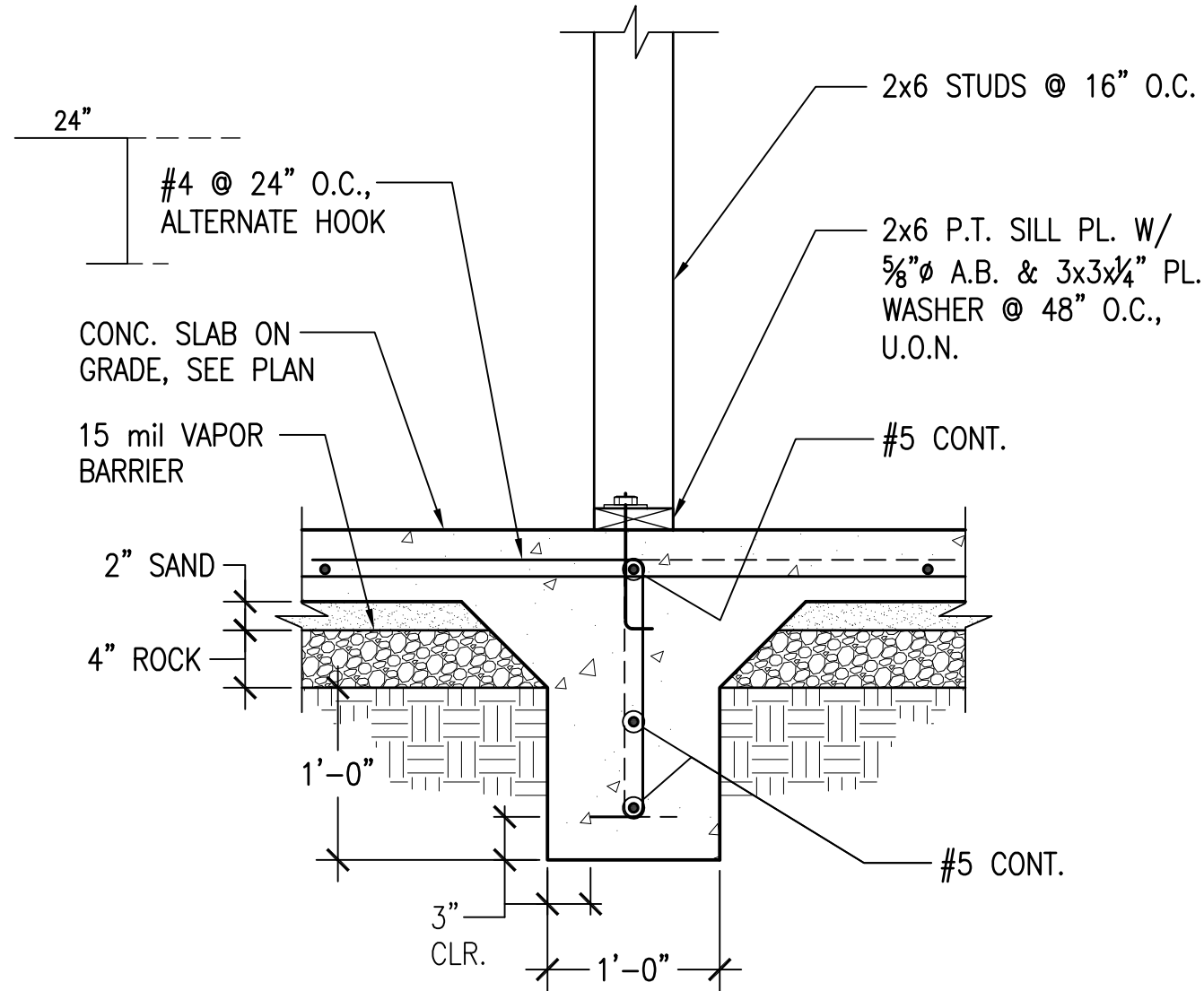
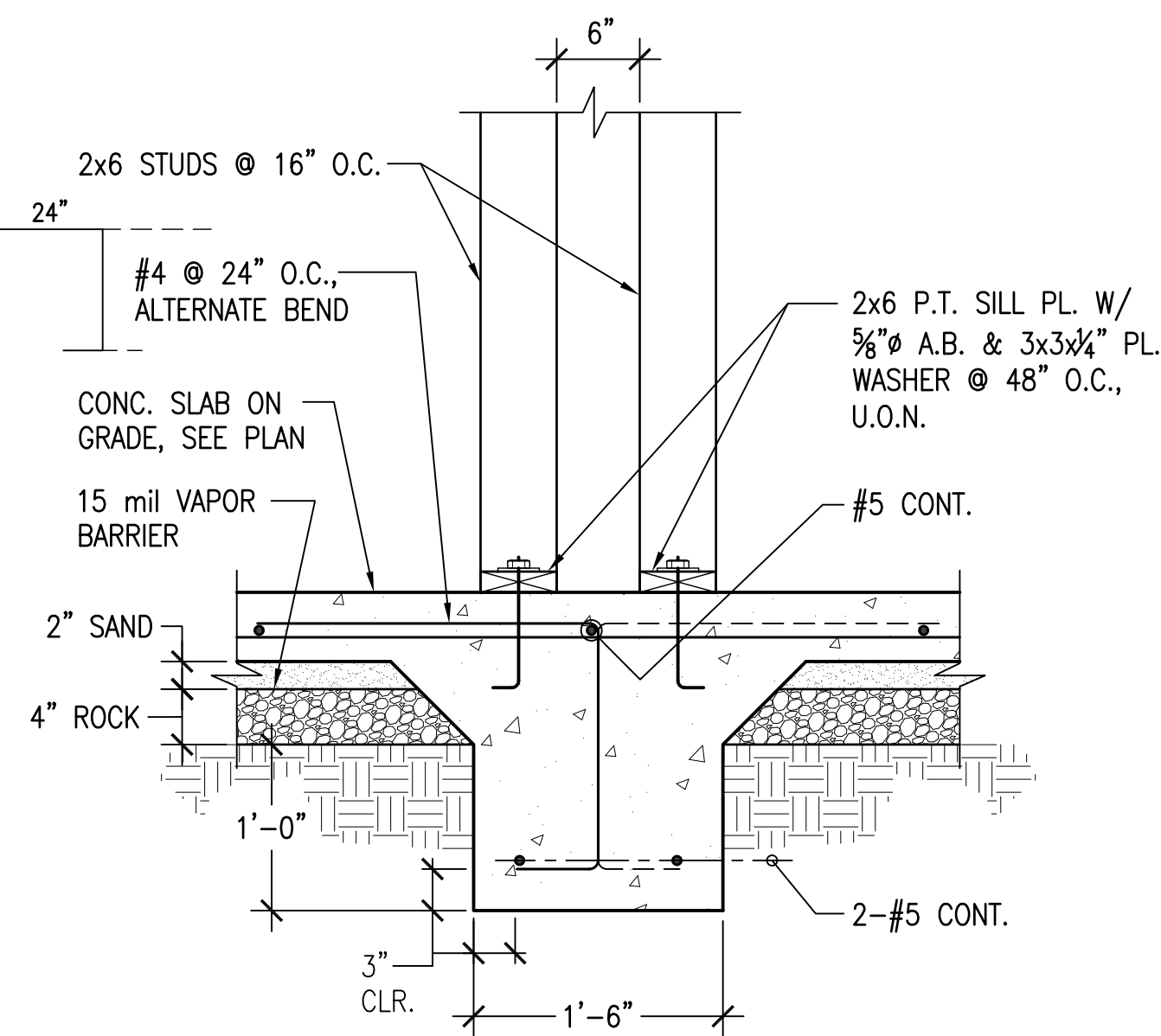


DETAIL SC: 1"=1'-0" 8

DETAIL SC: 1"=1'-0" 5

DETAIL SC: 1"=1'-0" 2

CALIFORNIA FRAMING DETAIL N.T.S. 11



DETAIL SC: 1"=1'-0" 12

DETAIL SC: 1 1/2"=1'-0" 9

DETAIL SC: 1"=1'-0" 6

DETAIL SC: 1"=1'-0" 3

REVISIONS BY

PLAN CHECK	D.J.
12-22-20	

STRUCTURAL DESIGN

**CCE** CENTRAL COAST ENGINEERS, INC.

REGISTERED PROFESSIONAL ENGINEER - CIVIL

No. C 66027

EXP. 12/31/2022

P.O. BOX 25032  
 SAN JOSE, CA 95128  
 P 831.757.5554  
 F 831.757.2226

PROJECT TITLE:

**ADA UPGRADE: SPRECKELS MEMORIAL PARK**

CORNER OF LLANO AVE. & SECOND ST.  
 60 LLANO AVE. SPRECKELS, CA 95962  
 APN # 177-056-001-000

SHEET TITLE:

STRUCTURAL DETAILS

JOB No. CCE-19-101

DATE: 9/2/2020

SCALE: AS NOTED

DRAWN BY: vra

SHEET No. **S3.1**

# OF SHEETS