

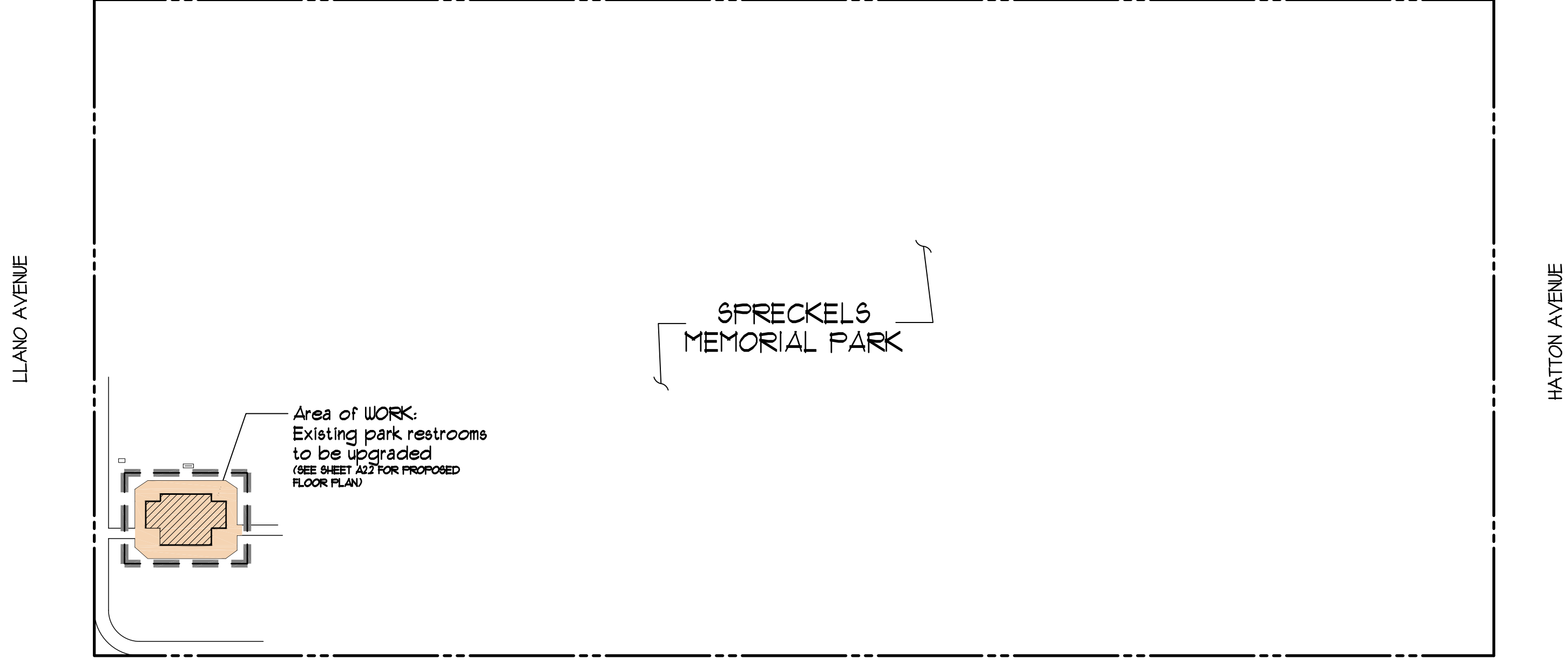
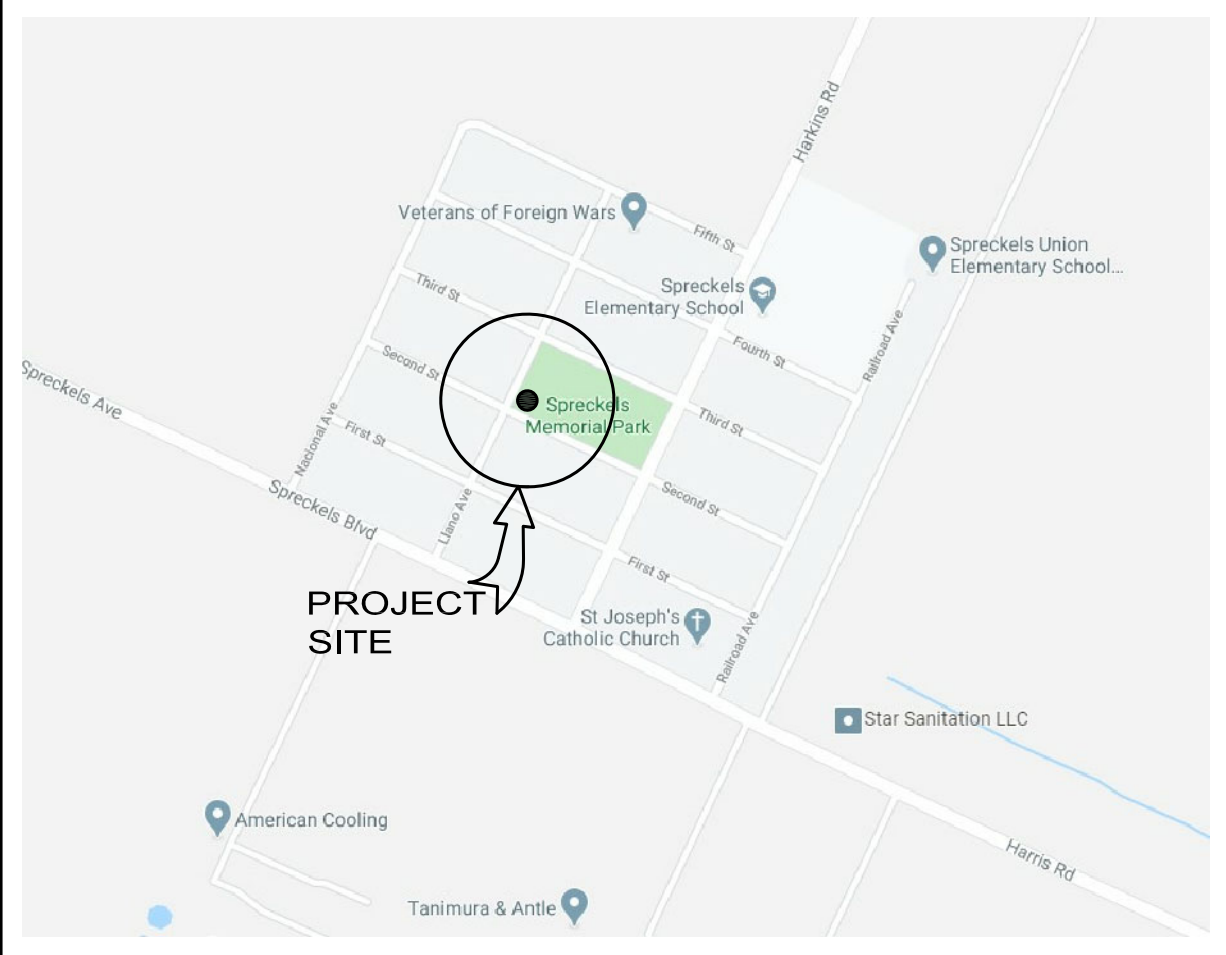
ABBREVIATIONS

#	AT NUMBER	JST	JOIST
AB	ANCHOR BOLTS	JT	JOINT
AC	ASPHALTIC CONCRETE	JH	JOIST HANGER
ADDNL	ADDITIONAL	LLH	LONG LEG HORIZONTAL
AFF	ABOVE FINISH FLOOR	LLV	LONG LEG VERTICAL
AGG	AGGREGATE	LV	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 FINISH	NO	NUMBER
BRG	BEARING	NOM	NOMINAL
BRG PL	BEARING PLATE	NTS	NOT TO SCALE
BTM	BETWEEN	(N)	NEW
CCJ	CRACK CONTROL JOINT	O/	OVER
CC	CENTER TO CENTER	OC	ON CENTER
CIP	CAST IN PLACE	OD	OUTSIDE DIAMETER
C-J	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	REIN	REINFORCING
DBL	DOUBLE	REQD	REQUIRED
DEPR	DEPREESSED	SAD	SEE ARCH. DRAWINGS
DF	DOUGLAS FIR	SCHED	SCHEDULE
DIA, (%)	DIAMETER	SHT	SHEET
DIAG	DIAGONAL	SHTG	SHEATHING
DIH	DIMENSION	SIM	SIMILAR
DN	DOWN	SJ	SHRINKAGE JOINT
DWG	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	SSD	SEE STRUCT. DRAWINGS
EOG	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
FHWS	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
GSM	GALV. SHT. MTL	VERT	VERTICAL
GWB	GYPSUM WALL BOARD	W	WITH
GYP	GYPSUM	W/O	WITHOUT
HAS	HEADED ANCHOR STUD	WD	WOOD
HB	HOSE BIBB	WH	WATER HEATER
HDR	HEADER	WFF	WELDED WIRE FABRIC
HK	HOOK		
HORIZ	HORIZONTAL		
HSH	HIGH STRENGTH BOLT		
ID	INSIDE DIAMETER		
IN (')	INCH		
INSUL	INSULATION		
INT	INTERIOR		

SPRECKELS MEMORIAL PARK ADA UPGRADE TO RESTROOMS

60 LLANO AVE. SPRECKELS, CA 93962

VICINITY MAP



SYMBOL LEGEND

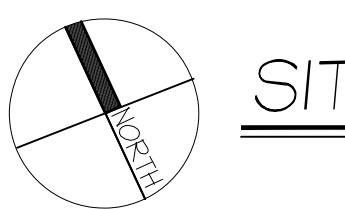
12	GRID LINES	A-3.2	BUILDING SECTION / SECTION LETTER SHEET WHERE DRAWN W/ DISCIPLINE PREFIX
A-5-D	INTERIOR ELEVATION SHEET WHERE DRAWN W/ DISCIPLINE PREFIX	B-C-3.0	WALL SECTION / SECTION LETTER SHEET WHERE DRAWN W/ DISCIPLINE PREFIX
S-3.3	DETAIL NUMBER SHEET WHERE DRAWN W/ DISCIPLINE PREFIX	S-2.1	EXTERIOR ELEVATION / ELEVATION NUMBER SHEET WHERE DRAWN W/ DISCIPLINE PREFIX

MATERIALS

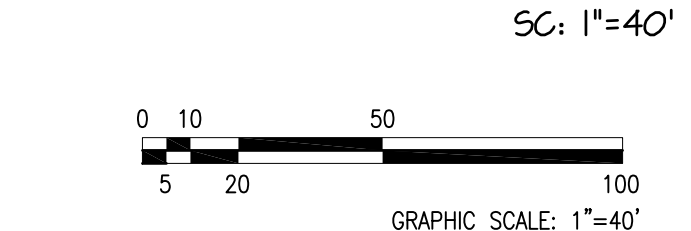
[Pattern]	EARTH	[Pattern]	STEEL CROSS SECTION
[Pattern]	ROCK FILL	[Pattern]	LANDSCAPE
[Pattern]	SAND/MORTAR/PLASTER	[Pattern]	AC PAVEMENT
[Pattern]	CONCRETE (CAST-IN-PLACE OR PRECAST)		
[Pattern]	CONCRETE BLOCK (CMU)		

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.



SITE PLAN



LEGEND

[Dashed line]	Property line
[Hatched area]	Existing structure
[Orange area]	Area of Work (UPGRADE)
[Dashed rectangle]	Area of Work

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 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS, SECTION 4.40B.1
- CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AS NEEDED TO ENCLOSE JOBSITE**
- JOBSITE RESTROOMS PROVIDED BY CONTRACTOR SHALL BE PLACED INSIDE THE TEMPORARY FENCING.**
- OWNER WILL PROVIDE TEMPORARY RESTROOM FACILITIES FOR THE PUBLIC OUTSIDE OF JOBSITE FENCING, FACILITIES MANAGER WILL OVERSEE THESE RESTROOMS.**
- CONTRACTOR MAY USE ENCLOSED PARKING LOT AT SPRECKELS MEMORIAL HALL, 40 FIFTH STREET IN SPRECKELS, FOR TEMPORARY STORAGE AND JOBSITE STAGING.**
- CONTRACTOR MAY PARK A DUMPSTER UNIT ON THE STREET NEXT TO THE JOBSITE, CONTRACTOR WILL BE RESPONSIBLE TO SECURE THE DUMPSTER AGAINST UNAUTHORIZED USE.**
- CONTRACTOR SHALL COORDINATE ALL JOBSITE USES WITH FACILITIES MANAGER JOE VELASQUEZ, PHONE: (831) 756-2264**

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.

DRAWN BY: DEREK JOHNSON, P.E. CENTRAL COAST ENGINEERS, INC. 21 N. ALISAL STREET, SUITE 114 SALINAS, CA 93401 Phone (831) 751-5554 Fax (831) 751-2226	CLIENT / APPLICANT Spreckels Memorial District P.O. Box 1266 Spreckels, CA 93962 Phone (831) 455-1855
PROJECT ADDRESS 60 LLANO AVE. SPRECKELS, CA 93962	
SCOPE OF WORK - ADA UPGRADE TO RESTROOMS & ADDITION - REMOVE AND REPLACE 654 SF APPROX. OF EXTERIOR CONCRETE WALKWAY. - ADD PERMANENT ADDRESS NUMBER (60') FACING LLANO AVE	
PROJECT DATA:	
APN#:	ITT-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:

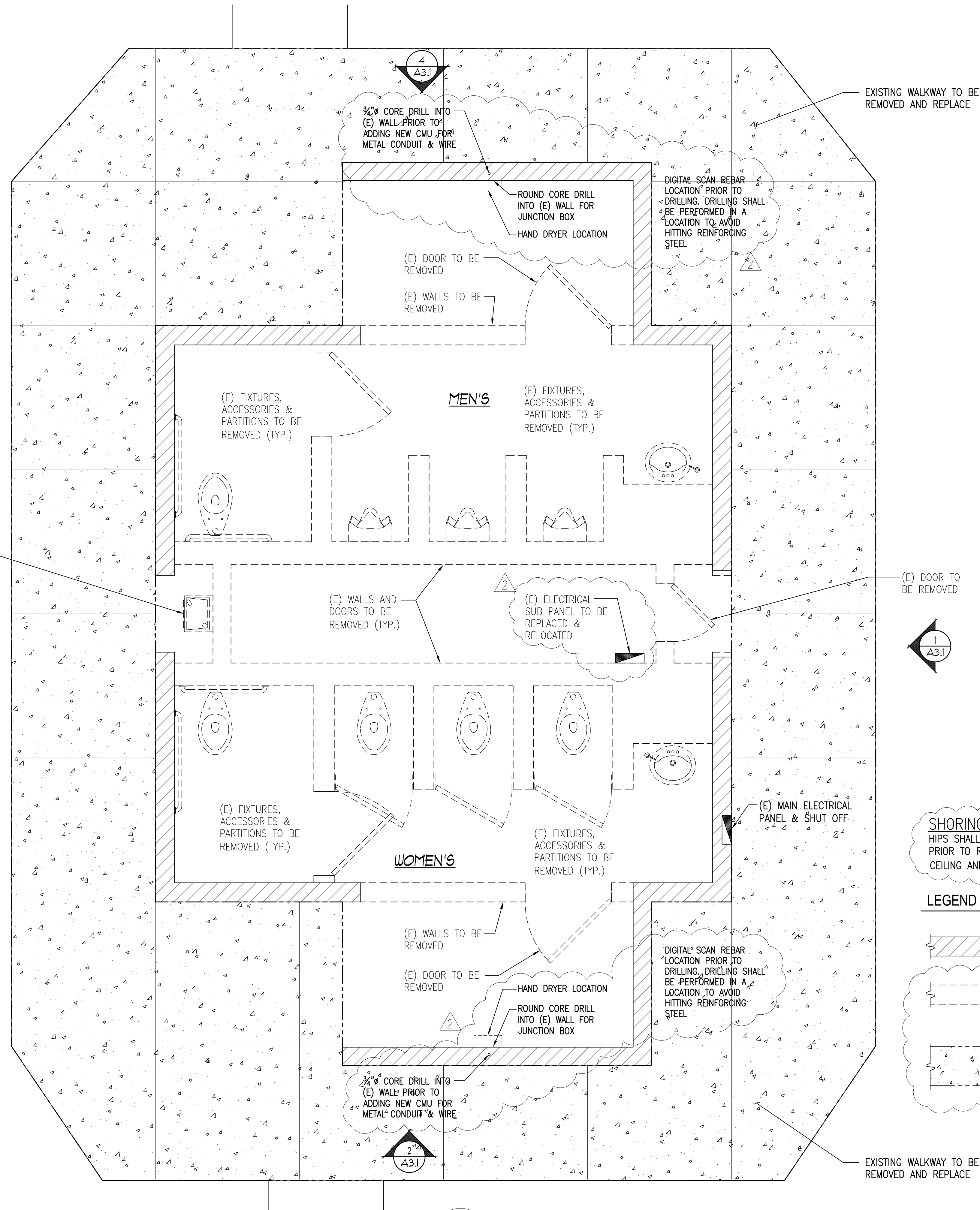
2019 California Building Code	2019 California Energy Efficiency Standards
2019 California Residential Code	2019 California Mechanical Code
2019 California Electrical Code	2019 California Plumbing Code
2019 California Energy Code	2019 California Fire Code
	2019 California Title 24 Energy Requirements

ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS.

DRAWING INDEX

T-1	COVER SHEET / PROJECT DATA AND SITE PLAN
A11	EXISTING FLOOR PLAN
A2.1	PROPOSED EXTERIOR CONCRETE WALKWAY PLAN
A2.2	PROPOSED FLOOR PLAN
A2.3	EXISTING ROOF PLAN, PROPOSED ROOF PLAN, & BUILDING SECTION
A3.1	EXISTING EXTERIOR ELEVATIONS & PROPOSED EXTERIOR ELEVATIONS
A3.2	ROOF TILE MANUFACTURES DETAILS
A4.1	FIXTURE AND EQUIPMENT PLAN & INTERIOR ELEVATIONS
A4.2	ACCESSIBILITY DETAILS
A4.3	ACCESSIBILITY DETAILS
E11	ELECTRICAL PLAN
P11	PLUMBING PLAN
S0.0	STRUCTURAL NOTES
S0.1	STRUCTURAL NOTES
S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
S3.1	STRUCTURAL DETAILS
S3.2	STRUCTURAL DETAILS

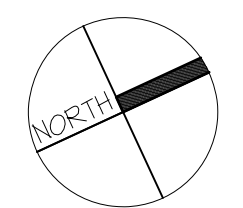
REVISIONS	BY
1. PLAN CHECK 12-22-20	D.J.
2. ADDENDUM 2-09-21	D.J.
STRUCTURAL DESIGN P.O. Box 25032 Salinas, CA 93902 Phone (831) 757-5554 Fax (831) 757-2226	
ADA UPGRADE: SPRECKELS MEMORIAL PARK CORNER OF LLANO AVE. & SECOND ST. 60 LLANO AVE. SPRECKELS, CA 93962 APN # 177-056-001-000	
COVER SHEET / PROJECT DATA & SITE PLAN	
JOB No.	CCE-19-101
DATE:	9/2/2020
SCALE:	AS NOTED
DRAWN BY:	VRA
SHEET No.:	T-1
# OF SHEETS	



SHORING NOTE:
 HIPS SHALL HAVE TEMPORARY SHORING PRIOR TO REMOVAL / DEMOLITION OF CEILING AND WALL FRAMING

LEGEND

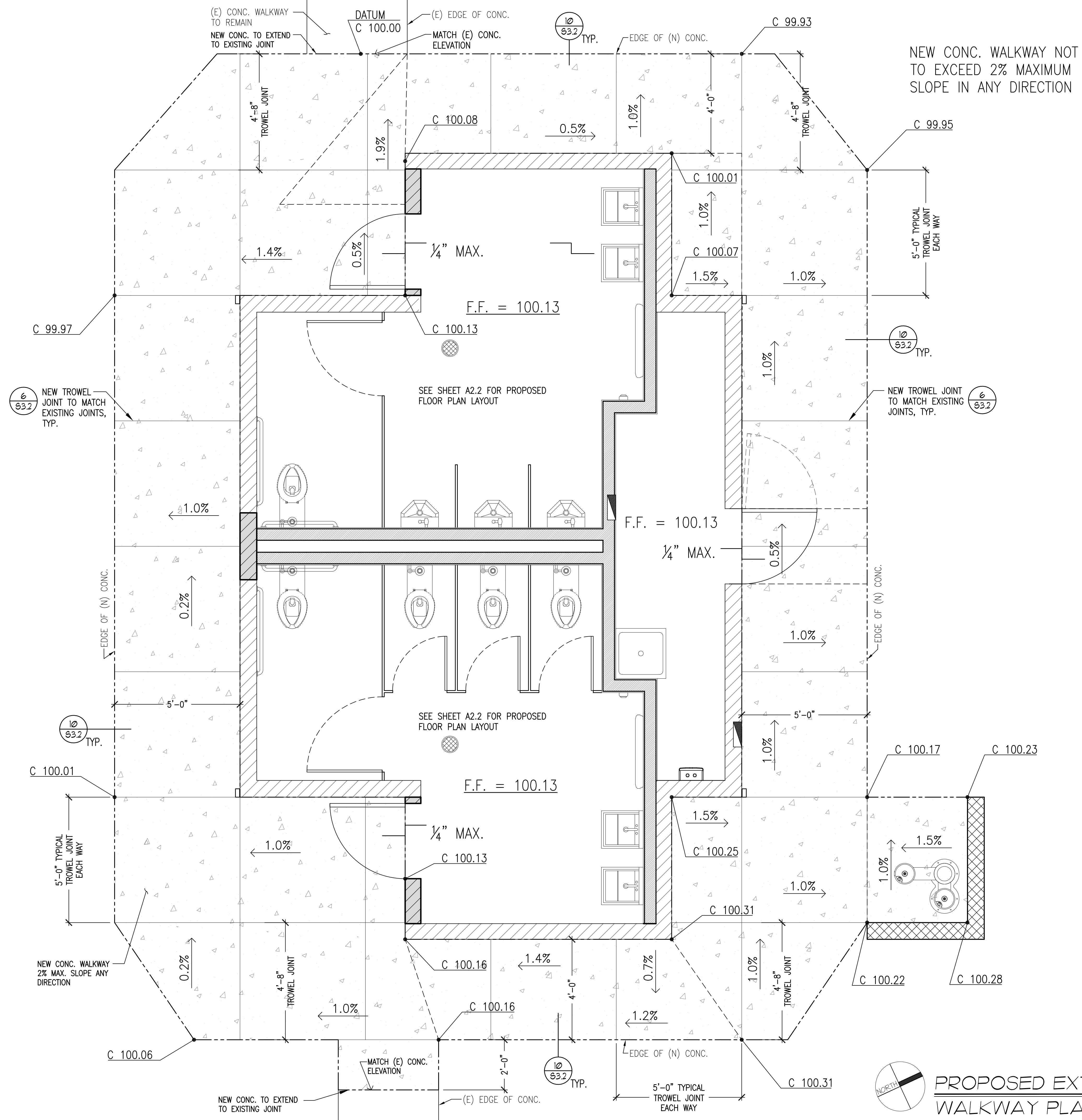
- EXISTING CMU WALL TO REMAIN
- EXISTING CMU OR WOOD FRAMED WALLS TO BE REMOVED
- EXISTING WALKWAY TO BE REMOVED AND REPLACED MAXIMUM SLOPE IN ANY DIRECTION NOT TO EXCEED 2%



EXISTING FLOOR PLAN

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

REVISIONS	BY
1 PLAN CHECK 12-22-20	D.J.
2 ADDENDUM 2-09-21	D.J.
STRUCTURAL DESIGN P.O. BOX 25032 SAN DIEGO, CA 92125 P 619.757.5554 F 619.757.2226	
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: EXISTING FLOOR PLAN	
JOB No.	CCE-19-101
DATE:	9/2/2020
SCALE:	AS NOTED
DRAWN BY:	VRA
SHEET No.:	A1.1
# OF SHEETS	

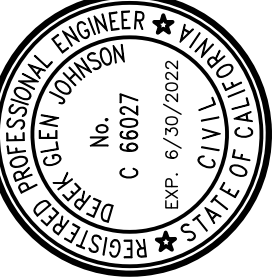
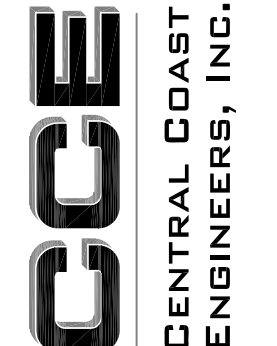


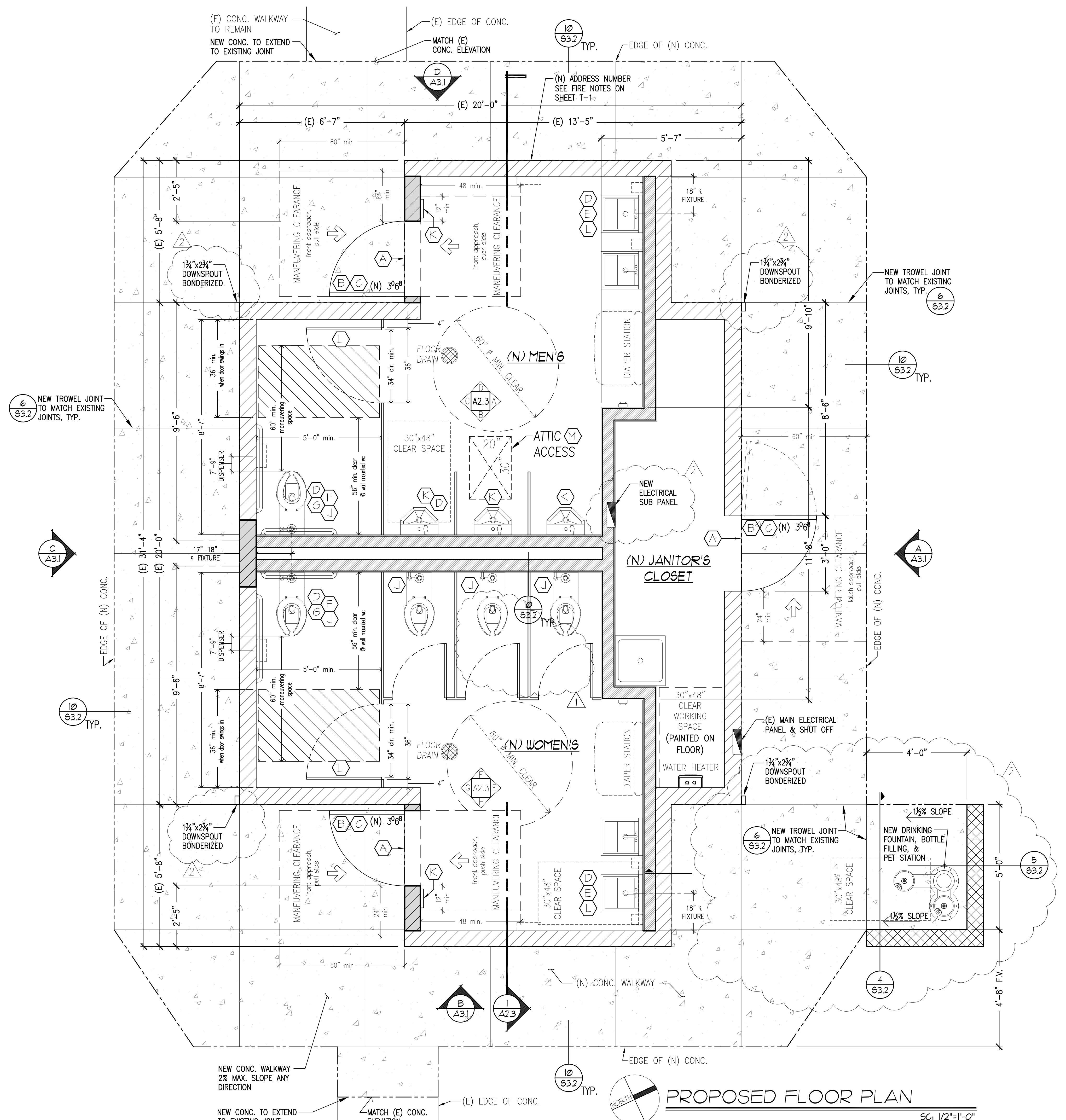
NEW CONC. WALKWAY NOT TO EXCEED 2% MAXIMUM SLOPE IN ANY DIRECTION

SEE SHEET A2.2 FOR PROPOSED FLOOR PLAN LAYOUT

SEE SHEET A2.2 FOR PROPOSED FLOOR PLAN LAYOUT

PROPOSED EXTERIOR CONCRETE WALKWAY PLAN
 SC: 1/2"=1'-0"

REVISIONS	BY
1 PLAN CHECK 12-22-20	D.J.
2 ADDENDUM 2-09-21	D.J.
	
STRUCTURAL DESIGN P.O. BOX 25032 52831 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: PROPOSED EXTERIOR CONCRETE WALKWAY PLAN	
JOB No.	CCE-19-101
DATE:	9/2/2020
SCALE:	AS NOTED
DRAWN BY:	VRA
SHEET No.:	A2.1
# OF SHEETS	



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
-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 112.19.2/CSAB 41.5)
-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 DE 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 WALKWAY TO BE REMOVED AND REPLACED MAXIMUM SLOPE IN ANY DIRECTION NOT TO EXCEED 2%
- EXISTING CMU WALL TO REMAIN
- NEW CMU WALL TO MATCH EXISTING
- NEW INTERIOR WALL 2x6 STUDS @ 16" O.C.
- NEW ALLAN BLOCK GARDEN WALL (SEE DETAILS 4 & 5 SHEET S3.2)
- SEE SHEET NOTES

REVISIONS	BY
1 PLAN CHECK 12-22-20	D.J.
2 ADDENDUM 2-09-21	D.J.

STRUCTURAL DESIGN P.O. BOX 25032 SAN ANTONIO, TX 78225 P 831.757.5554 F 831.757.2226	
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: PROPOSED FLOOR PLAN	
SHEET TITLE: PROPOSED FLOOR PLAN	
JOB No. CCE-19-101 DATE: 9/2/2020 SCALE: AS NOTED DRAWN BY: vra SHEET No.: A2.2 # 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.i./s.f. = 250 sq. in.

VENTILATION PROVIDED:

UPPER PORTION (40% - 50%)

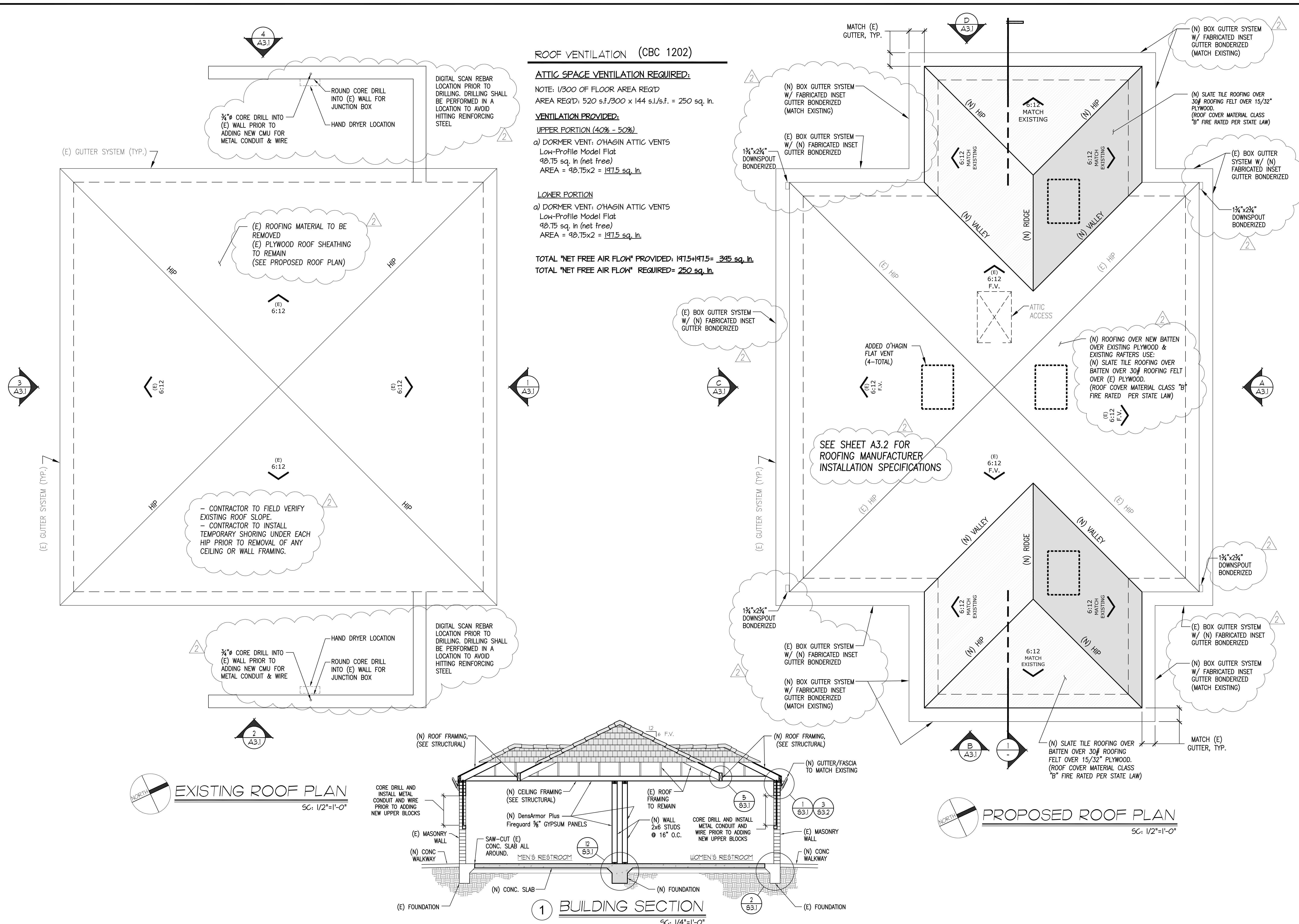
a) DORMER VENT: O'HAGIN ATTIC VENTS
 Low-Profile Model Flat
 98.75 sq. in. (net free)
 AREA = 98.75x2 = 197.5 sq. in.

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.



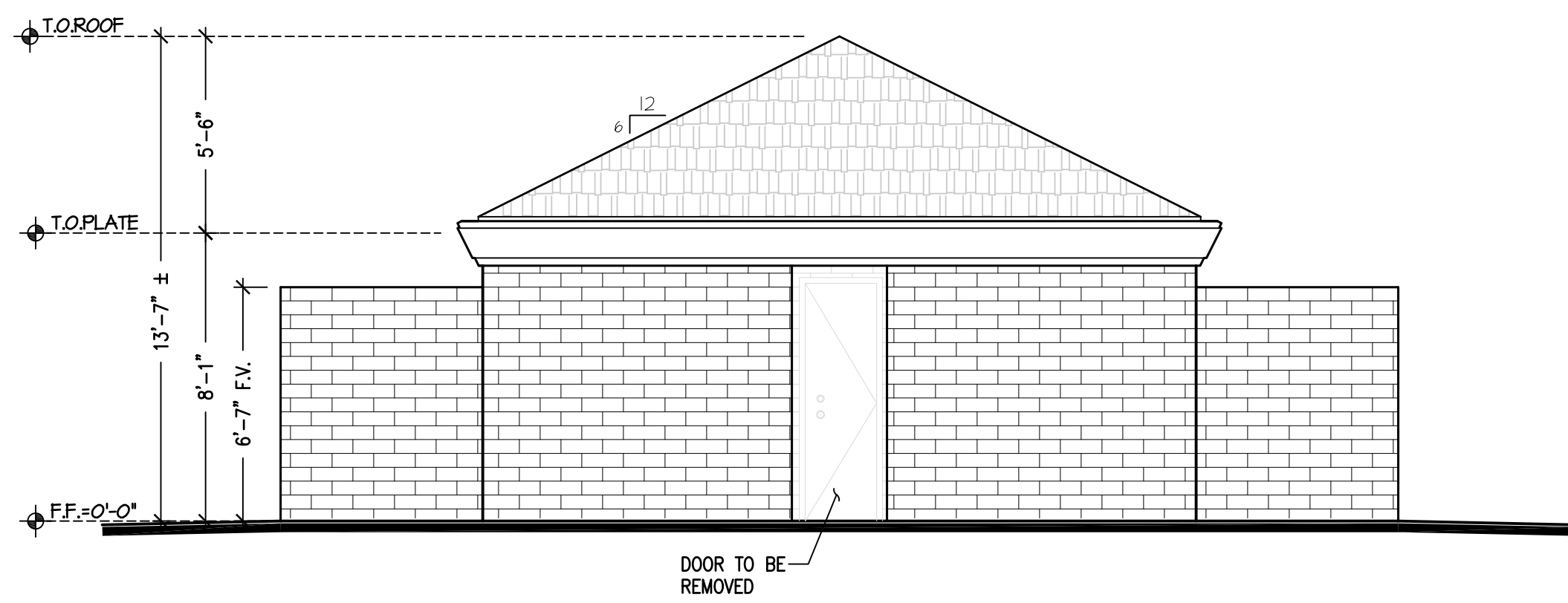
EXISTING ROOF PLAN
 SC: 1/2"=1'-0"

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

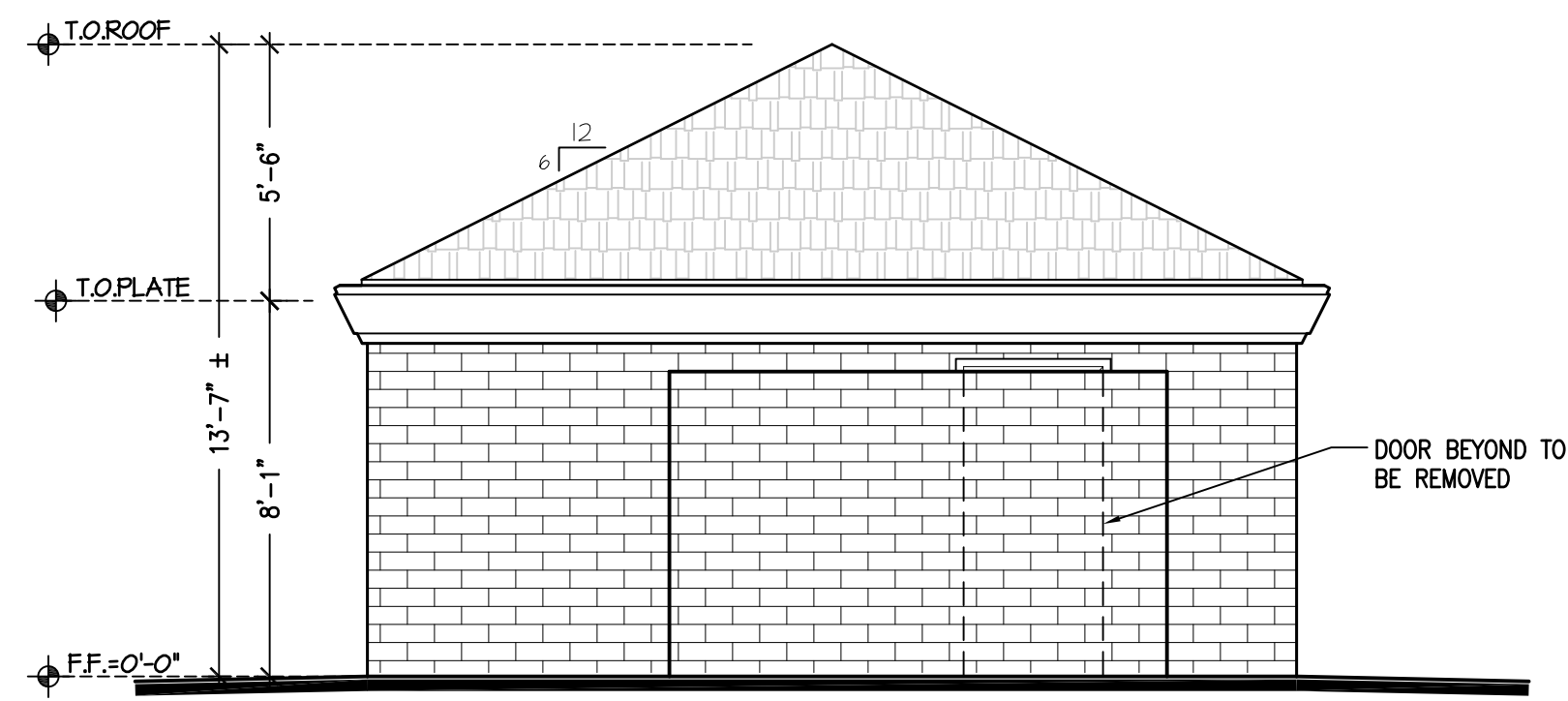
BUILDING SECTION
 SC: 1/4"=1'-0"

REVISIONS	BY
1 PLAN CHECK 12-22-20	D.J.
2 ADDENDUM 2-09-21	D.J.

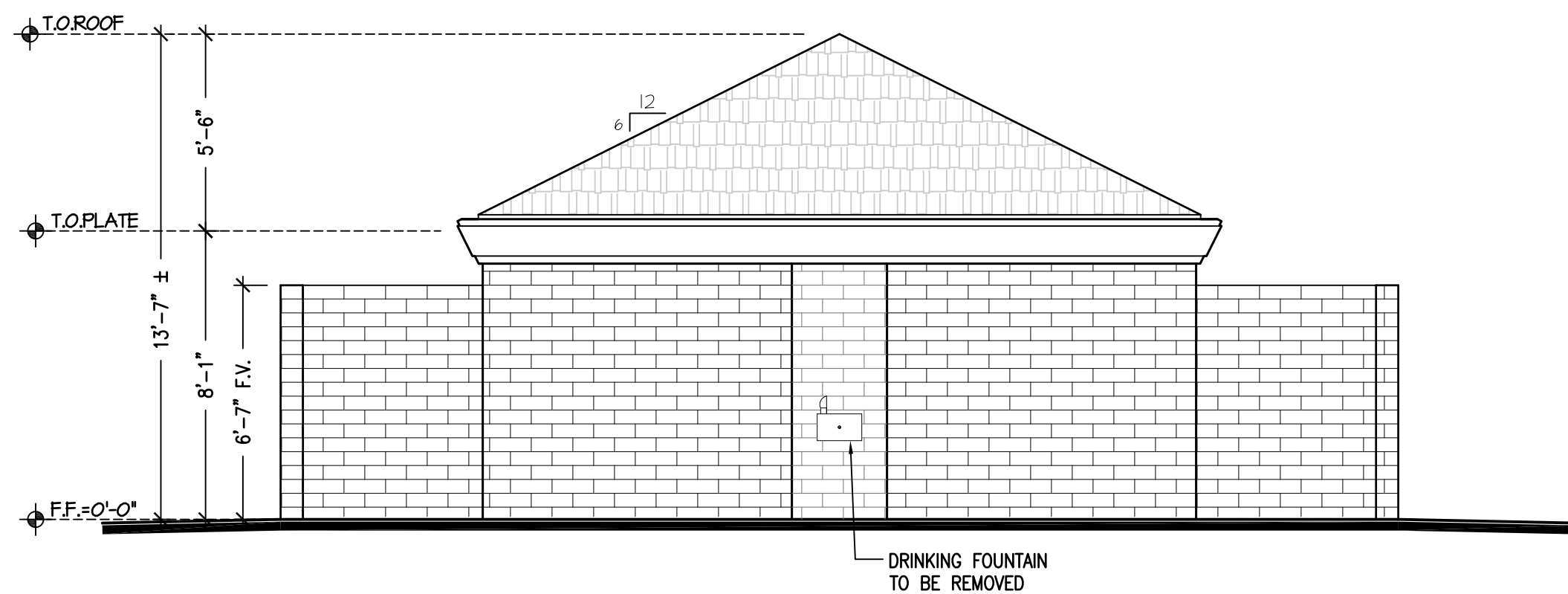
STRUCTURAL DESIGN P.O. BOX 25032 FRESNO, CA 93725 P 831.757.5554 F 831.757.2226
CCE CENTRAL COAST ENGINEERS, INC.
PROJECT TITLE: ADA UPGRADE: SPRECKELS MEMORIAL PARK CORNER OF LLANO AVE. & SECOND ST. 60 LLANO AVE. SPRECKELS, CA 93962 APN # 177-056-001-000
SHEET TITLE: EXISTING ROOF PLAN & PROPOSED ROOF PLAN & BUILDING SECTION
JOB No. CCE-19-101 DATE: 9/2/2020 SCALE: AS NOTED DRAWN BY: VRA SHEET No.: A2.3 # OF SHEETS



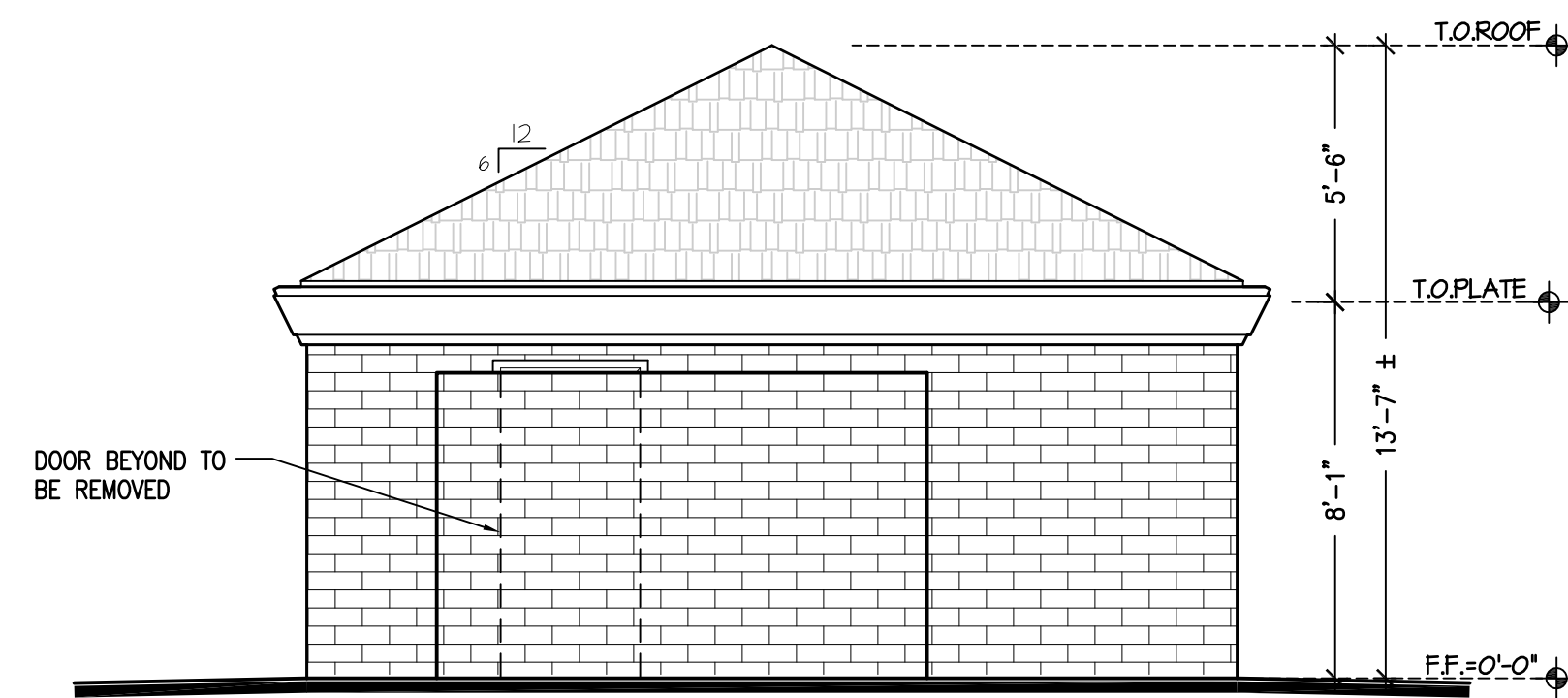
1 EXISTING NORTH ELEVATION
SC: 1/4"=1'-0"



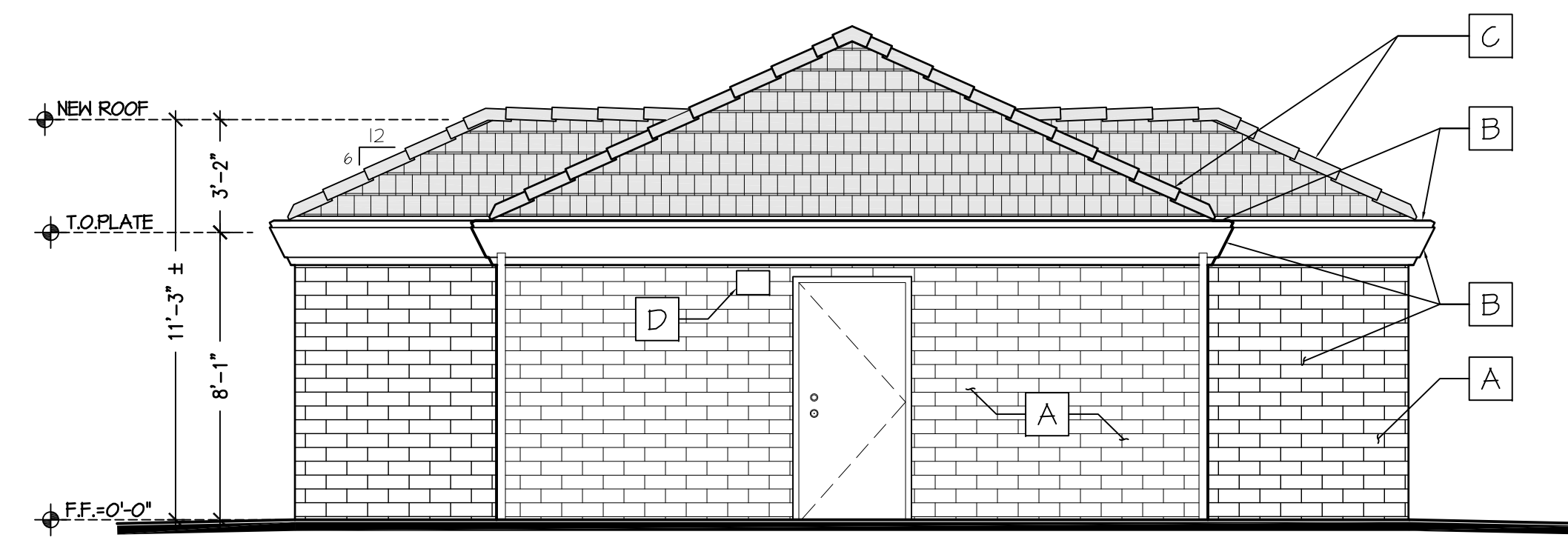
2 EXISTING EAST ELEVATION
SC: 1/4"=1'-0"



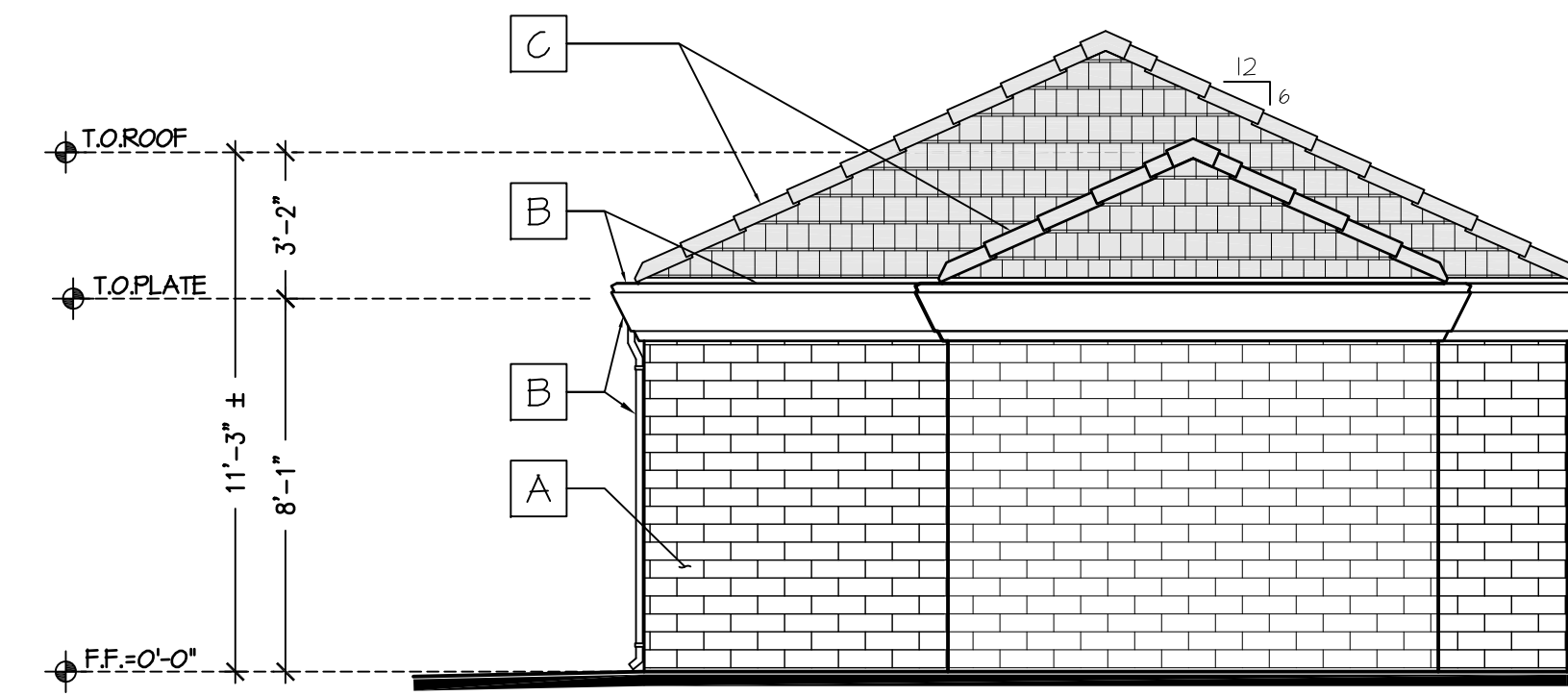
3 EXISTING SOUTH ELEVATION
SC: 1/4"=1'-0"



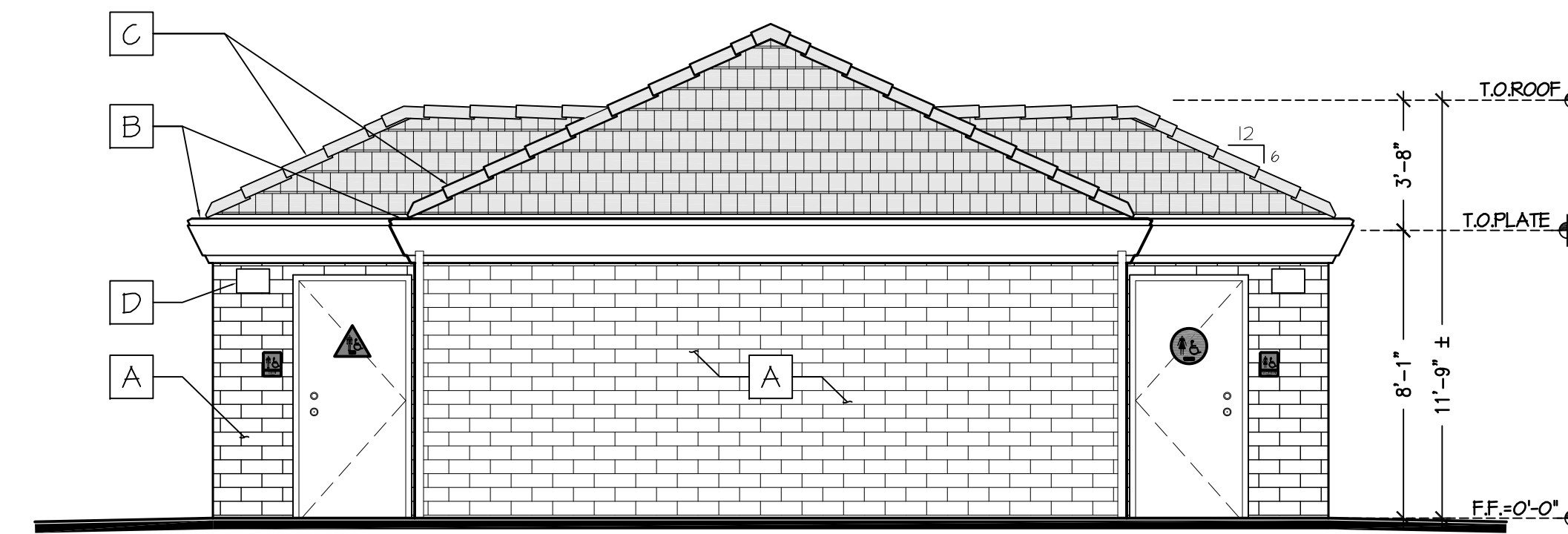
4 EXISTING WEST ELEVATION
SC: 1/4"=1'-0"



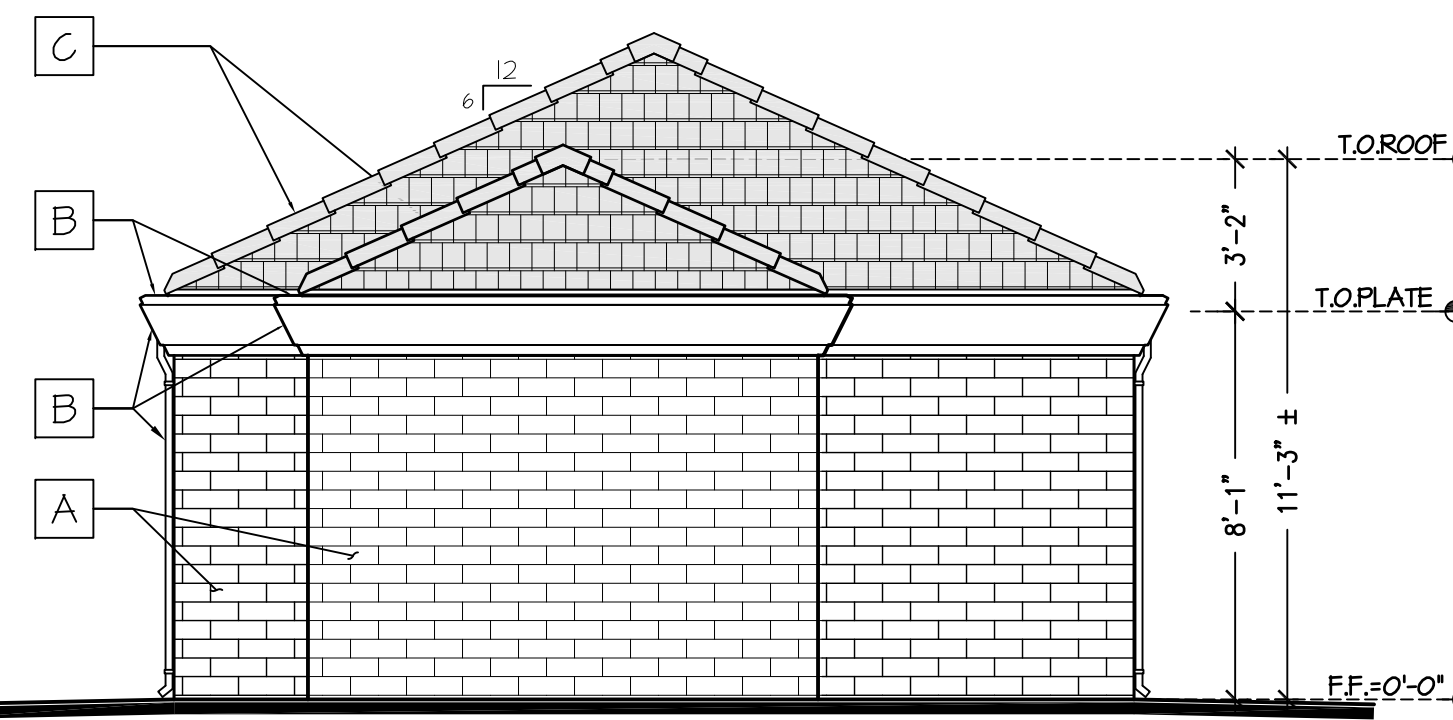
A PROPOSED NORTH ELEVATION
SC: 1/4"=1'-0"



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



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

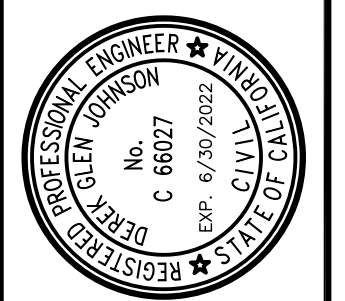


C PROPOSED WEST ELEVATION
SC: 1/4"=1'-0"

FINISH LEGEND

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

REVISIONS	BY
1 PLAN CHECK 12-22-20	D.J.
2 ADDENDUM 2-09-21	D.J.



STRUCTURAL DESIGN
P.O. BOX 25032
SAN JOSE, CA 95128
TEL: 408.251.7575
F: 408.251.7575

CCE
CENTRAL COAST ENGINEERS, INC.

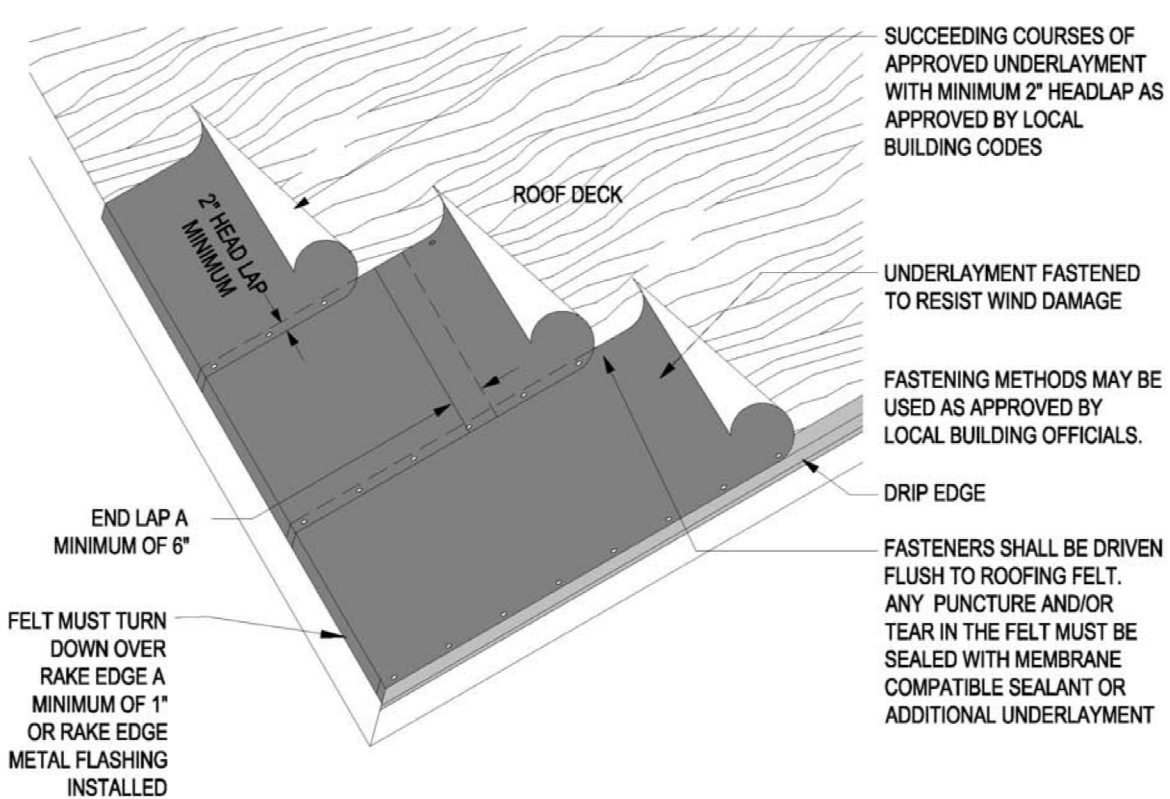
PROJECT TITLE:
ADA UPGRADE: SPRECKELS MEMORIAL PARK
CORNER OF LLANO AVE. & SECOND ST.
60 LLANO AVE. SPRECKELS, CA 93962
APN # 177-056-001-000

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

SINGLE-LAYER UNDERLAYMENT

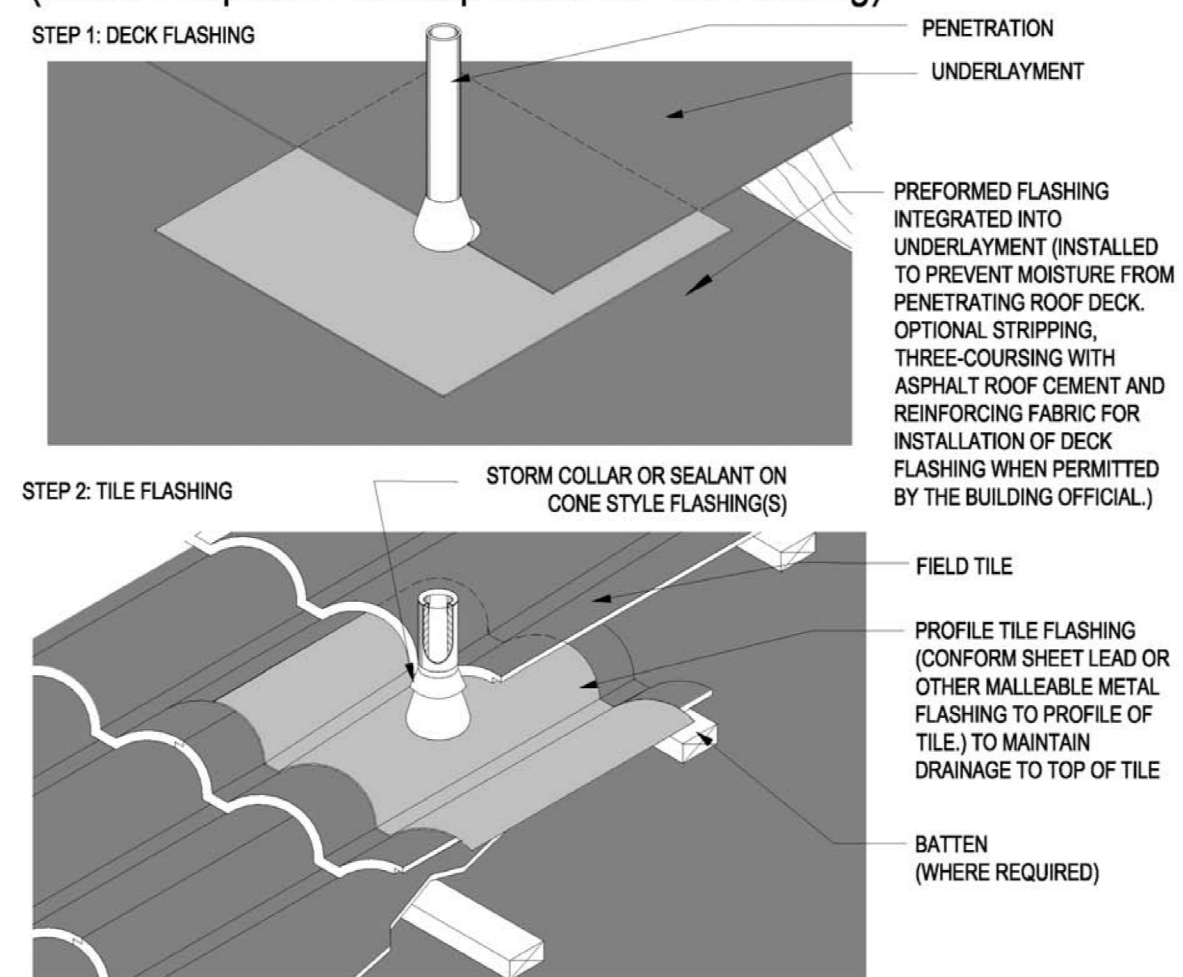
MC-01A



Notes: 1. Ensure that the roof deck is properly fastened, clean and smooth before underlayment and roof tiles are applied. 2. Verify that the roof deck has no significant delamination, warpage, etc. Check for roof deck decay or damage. 3. Make sure repairs are made to the roof deck as necessary to meet local building codes. 4. Most problems with water-shedding roof installations occur from water that migrates through improper flashing of the tile, wind-driven rain or ice damming. Because of this possibility, the underlayment is critical to the success of the roof system. 5. For recommended underlayment and fastening requirements, see Table 1A and 1B. 6. Underlayment should extend a minimum of 4" up vertical wood blocking or wall. Laps should be a minimum of 6" endlap (vertical lap) and 2" headlap (horizontal lap).

TILE PENETRATION FLASHING (Shows Required Two-Step Deck And Tile Flashing)

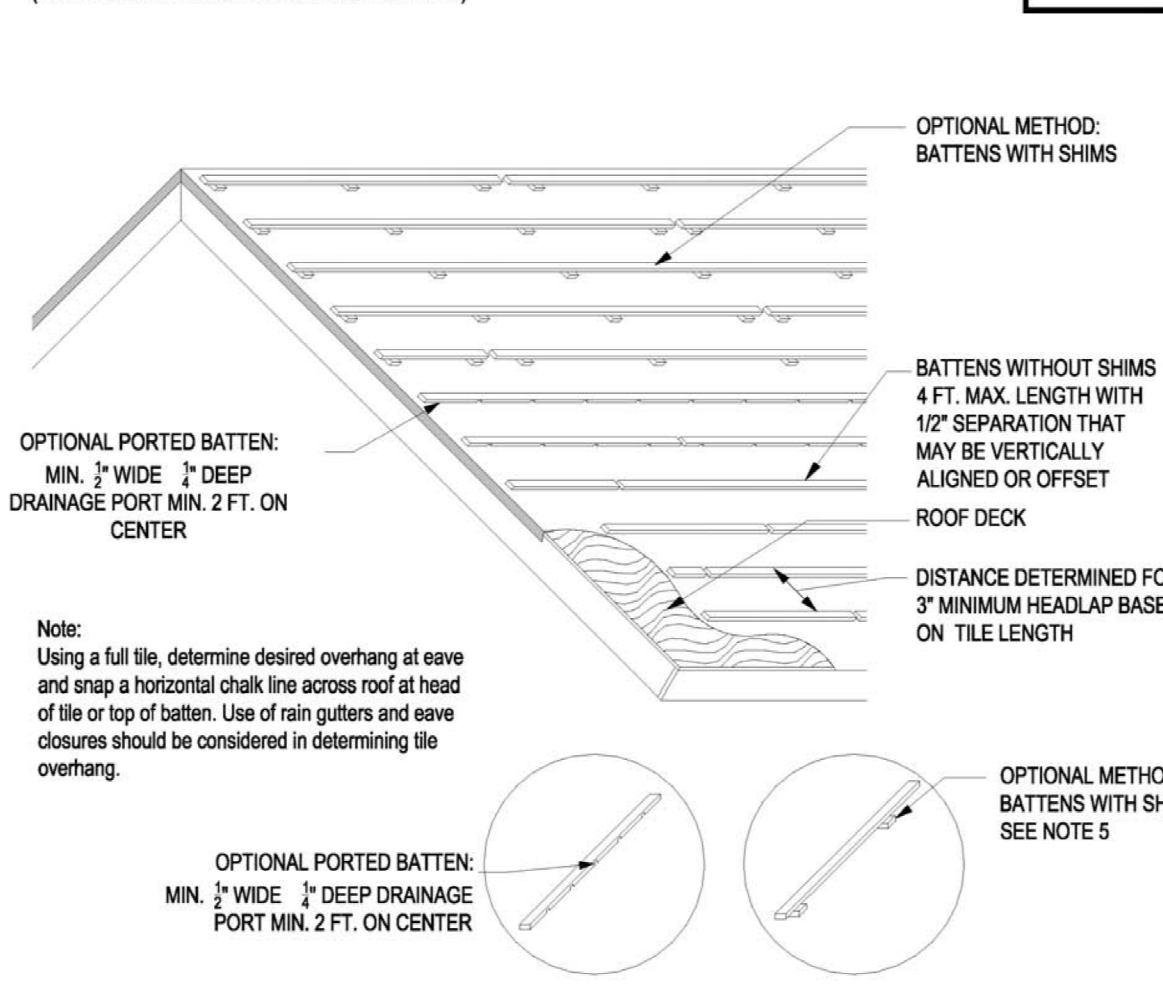
MC-02



Notes: 1. For recommended underlayment and fastening requirement, see Table 1A and 1B. 2. All penetrations require a deck flashing and tile flashing. 3. Tile flashings shall extend onto the tile a minimum of 4" on flat tile and a minimum of 1" past the crown of a profiled tile. 4. Dimensions shown are minimums and are intended to be approximate to allow for reasonable tolerances due to field conditions. 5. For flat tile, rigid flashing materials may be used.

BATTEN LAYOUT OPTIONS (FOR TILES WITH PROTRUDING ANCHOR LUGS)

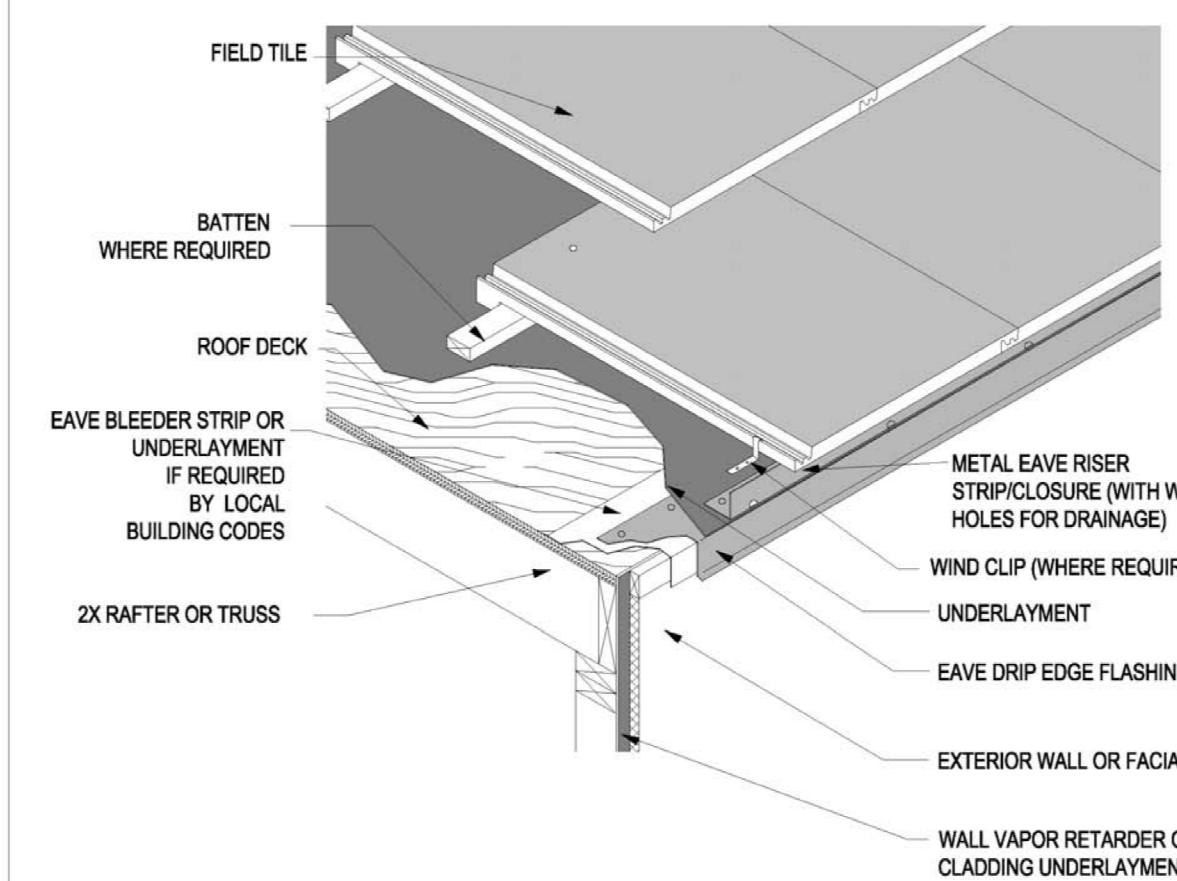
MC-04



Notes: 1. For recommended underlayment and fastening requirement, see Table 1A and 1B. 2. Battens shall not be less than nominal 1-inch by 2-inch or other code approved products. 3. Battens shall be no longer than 48" and be separated with 1/2" minimum gaps at ends to allow drainage. An alternate method permits use of longer batten strips with shims of minimum 1/4" thick decay-resistant material (e.g. asphalt shingle, wood strips or cap sheet) at each fastener to provide drainage, or other methods approved by local building officials. 4. Battens for tiles with protruding anchor lugs are optional for slopes between 3:12 and 7:12. Direct deck nailing attachment of tile will be per local building code. 5. Consideration should be given to climate and roof orientation to determine if it is beneficial to specify/vertical battens over underlayment, with horizontal battens secured over the vertical battens. 6. See Table 2 and Table 3 for additional batten considerations.

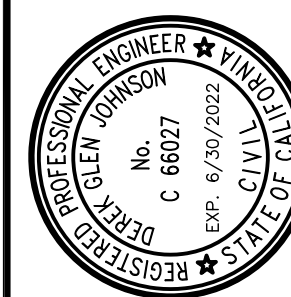
EAVE AT FLUSH WALL OR FASCIA / ZERO OVERHANG

MC-10B



Notes: 1. For recommended underlayment and fastening requirements, see Table 1A and 1B. 2. A eave drip edge flashing is required with: stucco fascia, EIFS (Exterior Insulated Finish System) and flush fascia perimeter edges. 3. Battens for tiles with protruding anchor lugs are optional for slopes between 3:12 and less than or equal to 7:12. Direct deck nailing attachment of tile may be permissible. 4. Eave closure should be of height equal to combined thickness of batten system and thickness of one course of tile. 5. Dimensions shown are minimums and are intended to be approximate to allow for reasonable tolerances due to field conditions.

Table with 2 columns: REVISIONS, BY. Row 1: PLAN CHECK 12-22-20, D.J. Row 2: ADDENDUM 2-09-21, D.J.



STRUCTURAL DESIGN CCE CENTRAL COAST ENGINEERS, INC.

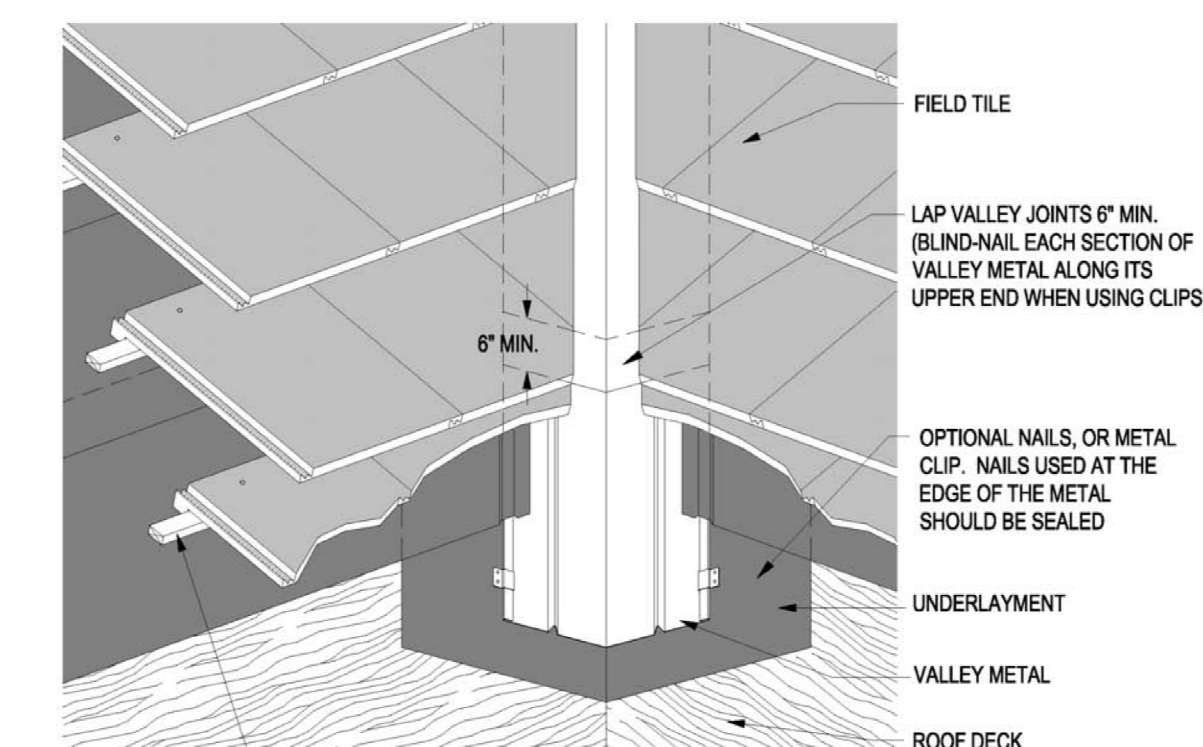
ADA UPGRADE: SPRECKELS MEMORIAL PARK CORNER OF LLANO AVE. & SECOND ST. 60 LLANO AVE. SPRECKELS, CA 93962 APN # 177-056-001-000

PROJECT TITLE: ADA UPGRADE: SPRECKELS MEMORIAL PARK CORNER OF LLANO AVE. & SECOND ST. SHEET TITLE: ROOF TILE MANUFACTURES DETAILS

JOB No. CCE-19-101 DATE: 9/2/2020 SCALE: AS NOTED DRAWN BY: VRA SHEET No.: A3.2 # OF SHEETS

OPEN VALLEY - TILE INSTALLED WITH GAP AT CENTER OF VALLEY

MC-17

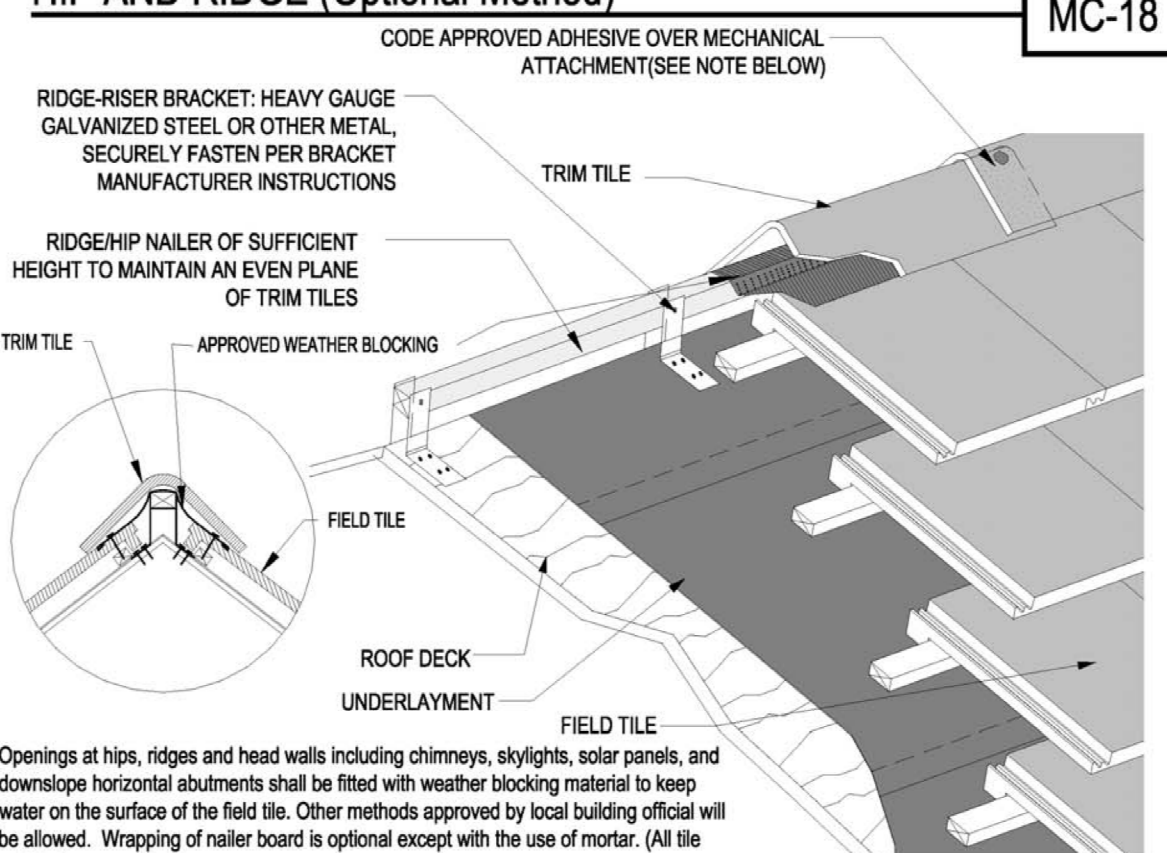


Note: Tile at valleys may be cut to form closed or open metal valley detail. When flat profiled tile is installed as "closed valley" a ribbed valley metal or a single crown valley metal with a batten extension shall be used. When using standing hem flashing, used woven underlayment method. See MC-03 & MC-17B.

Notes: 1. For recommended underlayment and fastening requirement, see Table 1A and 1B. 2. Cut tile pieces should be secured by one or a combination of the following: (a) code approved adhesive; (b) wire ties (c) batten extension (d) cut tile clip or (e) other code approved fastening device. 3. Metal valley flashing is required to be a minimum of (No. 26 galvanized sheet gauge) not less than 0.019 inch corrosion-resistant metal (G90). See Table A for additional options. Valley flashing shall extend at least 11 inches from center line each way and have a splash diverter rib not less than 1 inch high at low line formed as part of the flashing. 4. Other valley metal profiles are available. See MC-12B for example. 5. Tile must extend a minimum of 4" over the valley metal. 6. Dimensions shown are minimums and are intended to be approximate to allow for reasonable tolerances due to field conditions, and area practices. 7. Valley details should be designed to suit climatic area, control water runoff, and discharge expected water flows.

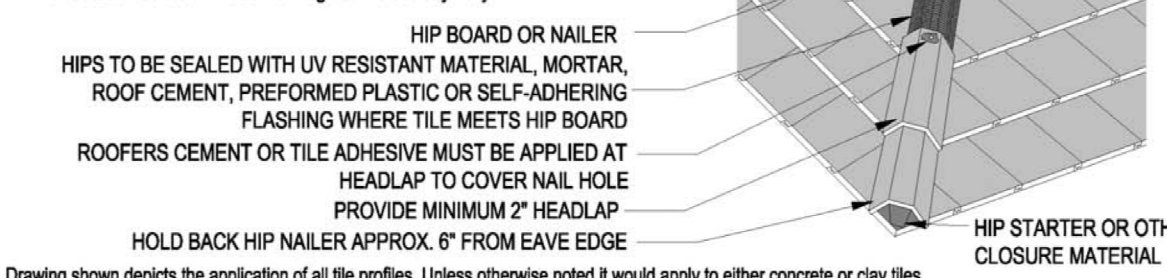
HIP AND RIDGE (Optional Method)

MC-18



Openings at hips, ridges and head walls including chimneys, skylights, solar panels, and downslope horizontal abutments shall be fitted with weather blocking material to keep water on the surface of the field tile. Other methods approved by local building official will be allowed. Wrapping of nailer board is optional except with the use of mortar. (All tile profiles)

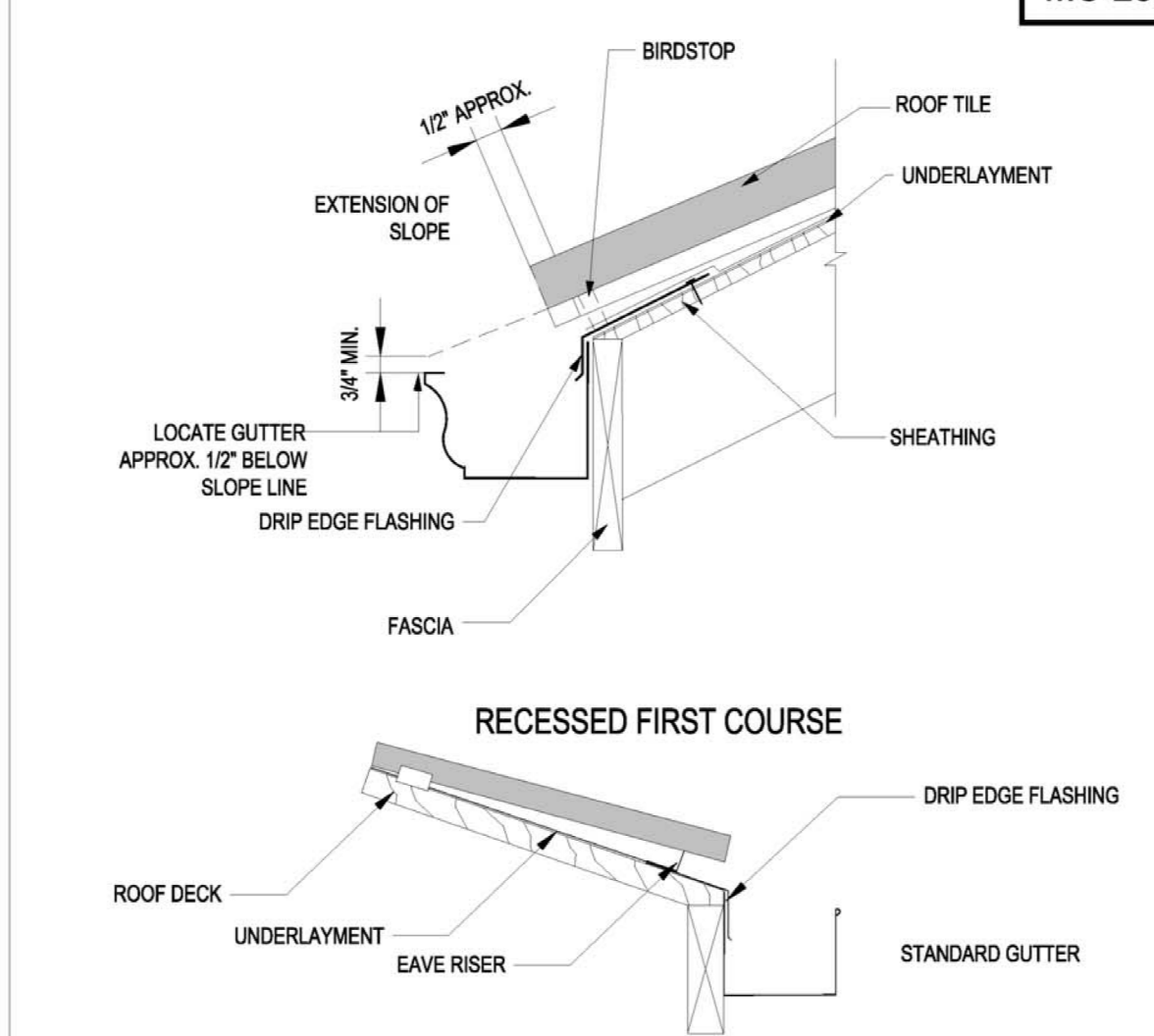
Notes: 1. For recommended underlayment and fastening requirement, see Table 1A and 1B. 2. All hip and ridge tile are required to have a code approved adhesive between laps of trim tile to cover nail hole and create a bond between trim tiles. 3. Tiles to be cut in a manner to properly conform to the method of weatherblocking material used. 4. Battens for tiles with protruding anchor lugs are optional for slopes between 3:12 and 7:12. Direct deck attachment of tile as approved by local building official is allowed. 5. Dimension shown are minimums and are intended to be approximate to allow for reasonable tolerance due to field conditions, and area practices. 6. Orientation and termination of ridge trim tiles may vary.



Drawing shown depicts the application of all tile profiles. Unless otherwise noted it would apply to either concrete or clay tiles.

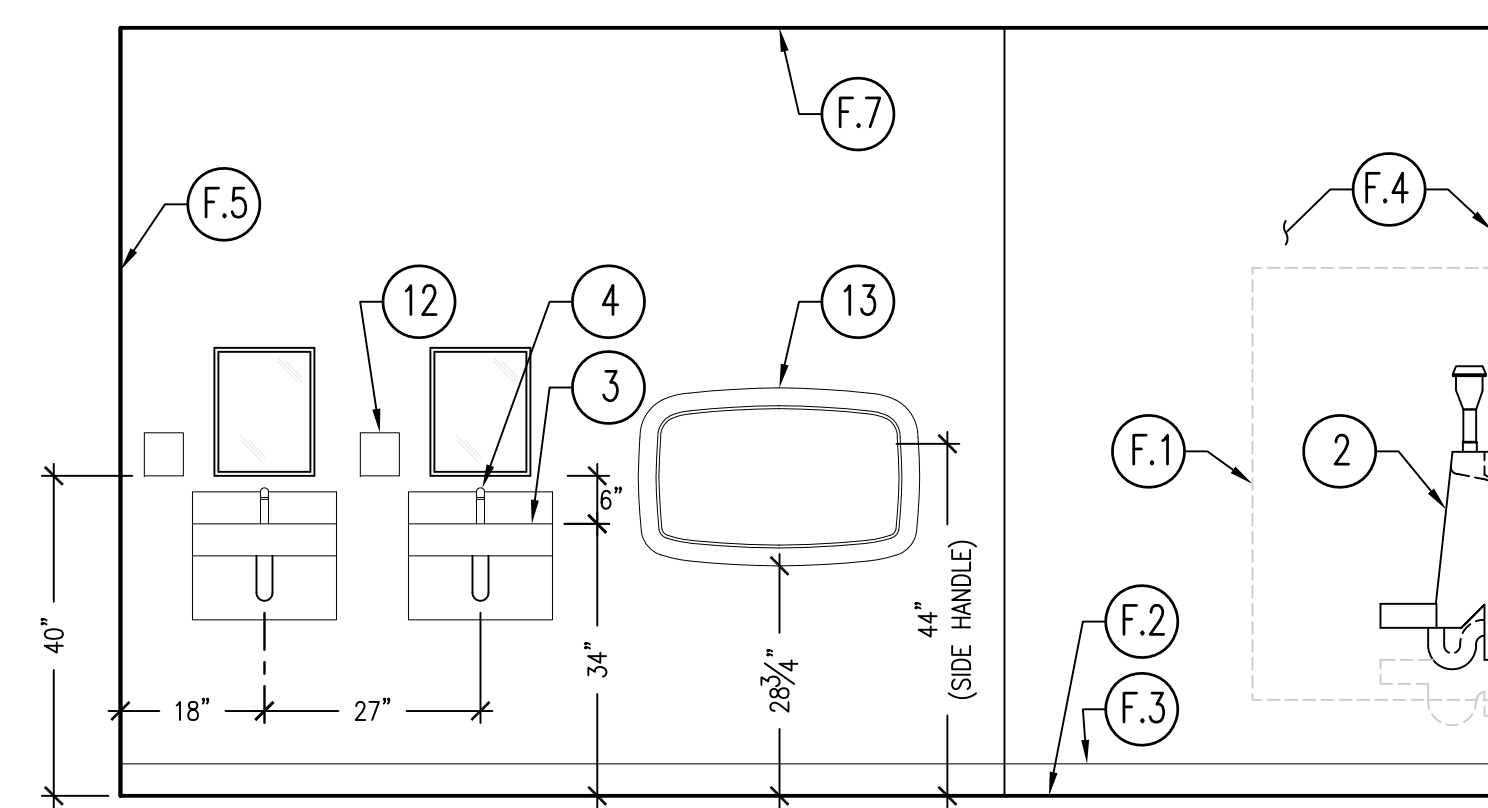
GUTTERS

MC-23

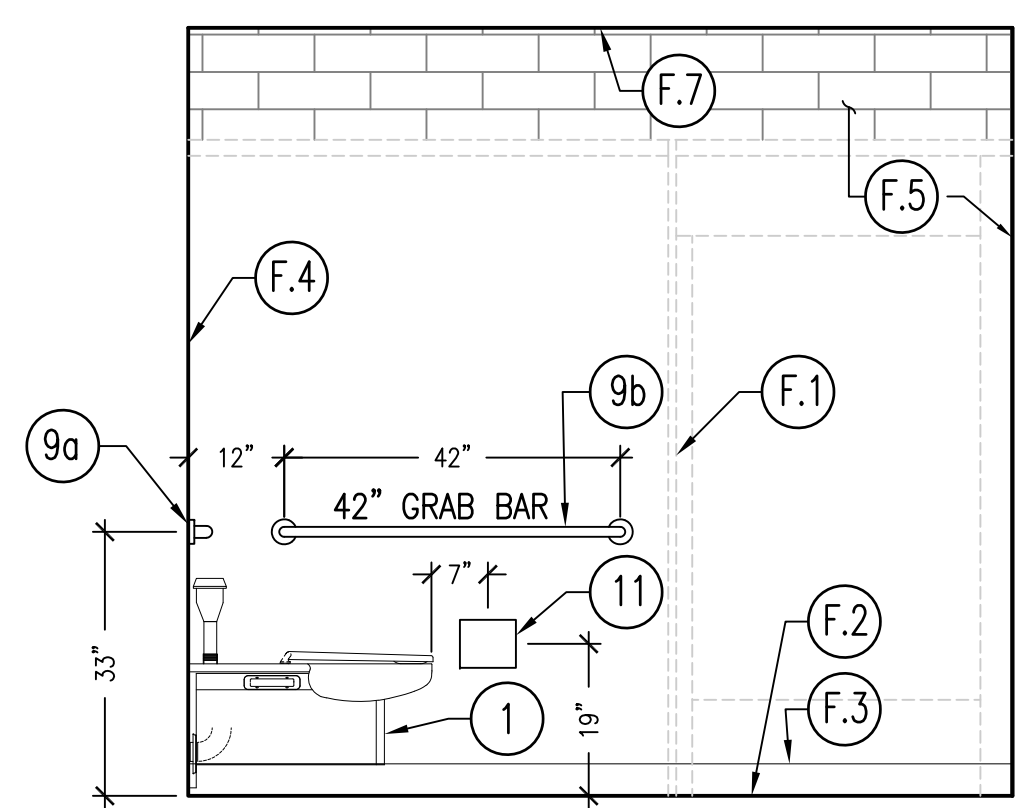


Note: This drawing is included to show one style of gutter installation since gutter conditions will vary by climate conditions. Please contact your local gutter manufacturer for specific installation requirements.

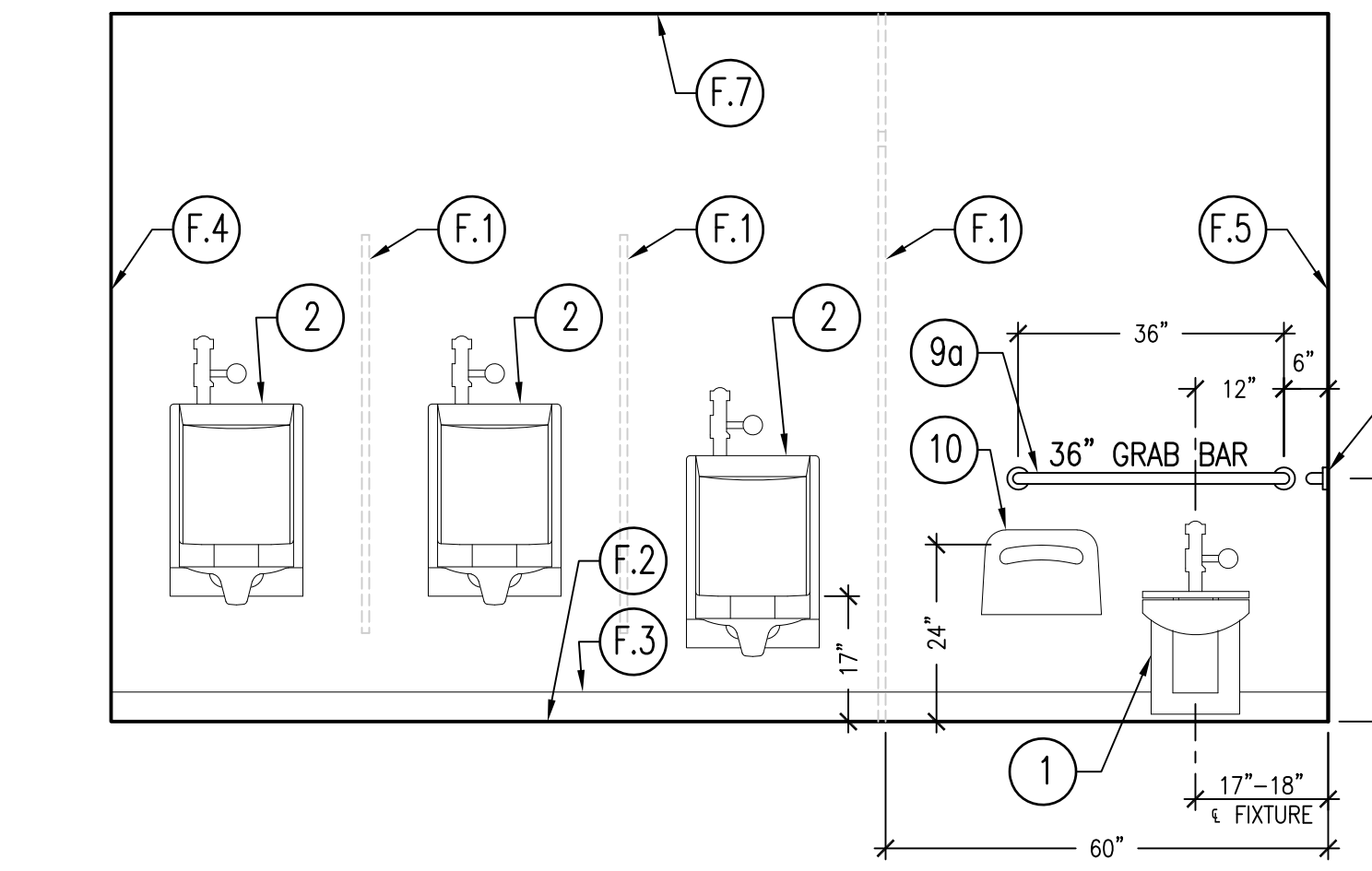
Notes: 1. For recommended underlayment and fastening requirement, see Table 1A and 1B. 2. An eave drip edge flashing is required with: stucco fascia, EIFS (Exterior Insulated Finish System) and flush fascia perimeter edges. 3. Battens for tiles with protruding anchor lugs are optional for slopes between 3:12 less than or equal to 7:12. Direct deck nailing attachment of tile may be permissible. 4. Eave closure should be of height equal to combined thickness of batten system and thickness of one course of tile. 5. Dimensions shown are minimums and are intended to be approximate to allow for reasonable tolerances due to field conditions.



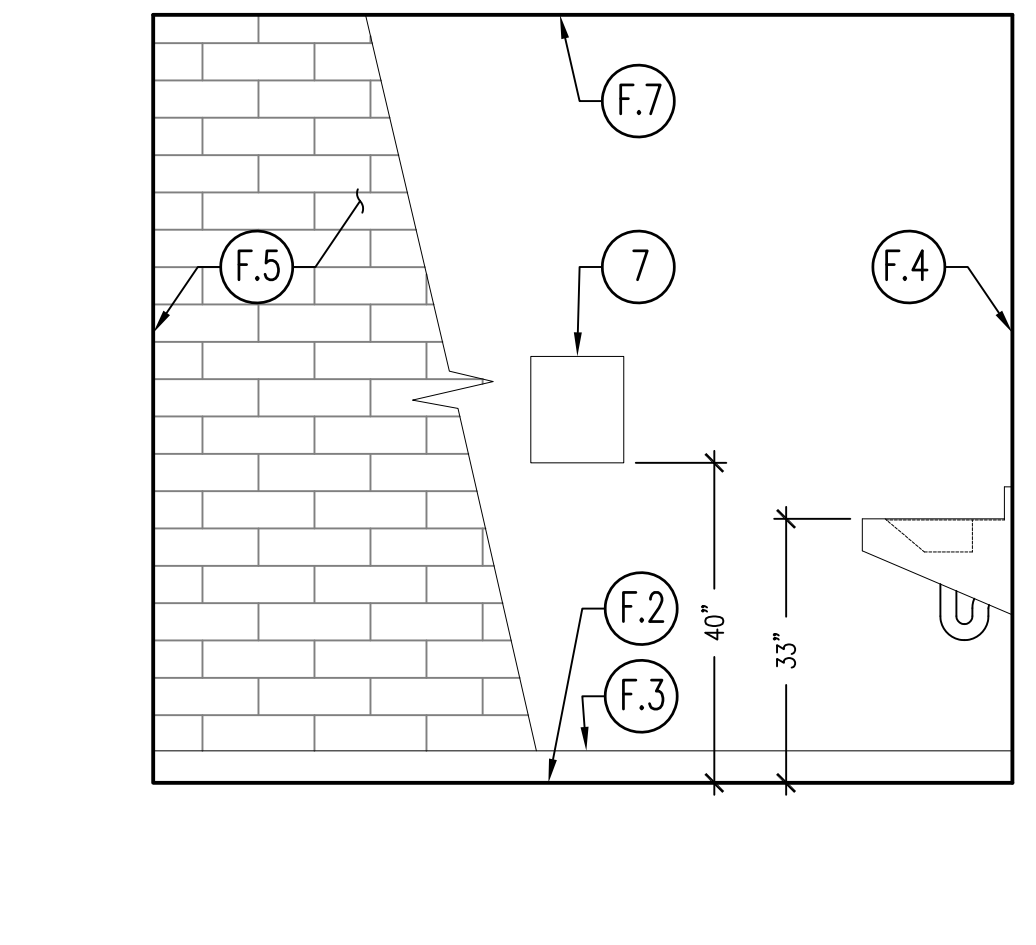
A MEN'S INTERIOR ELEVATION
SC: 1/2"=1'-0"



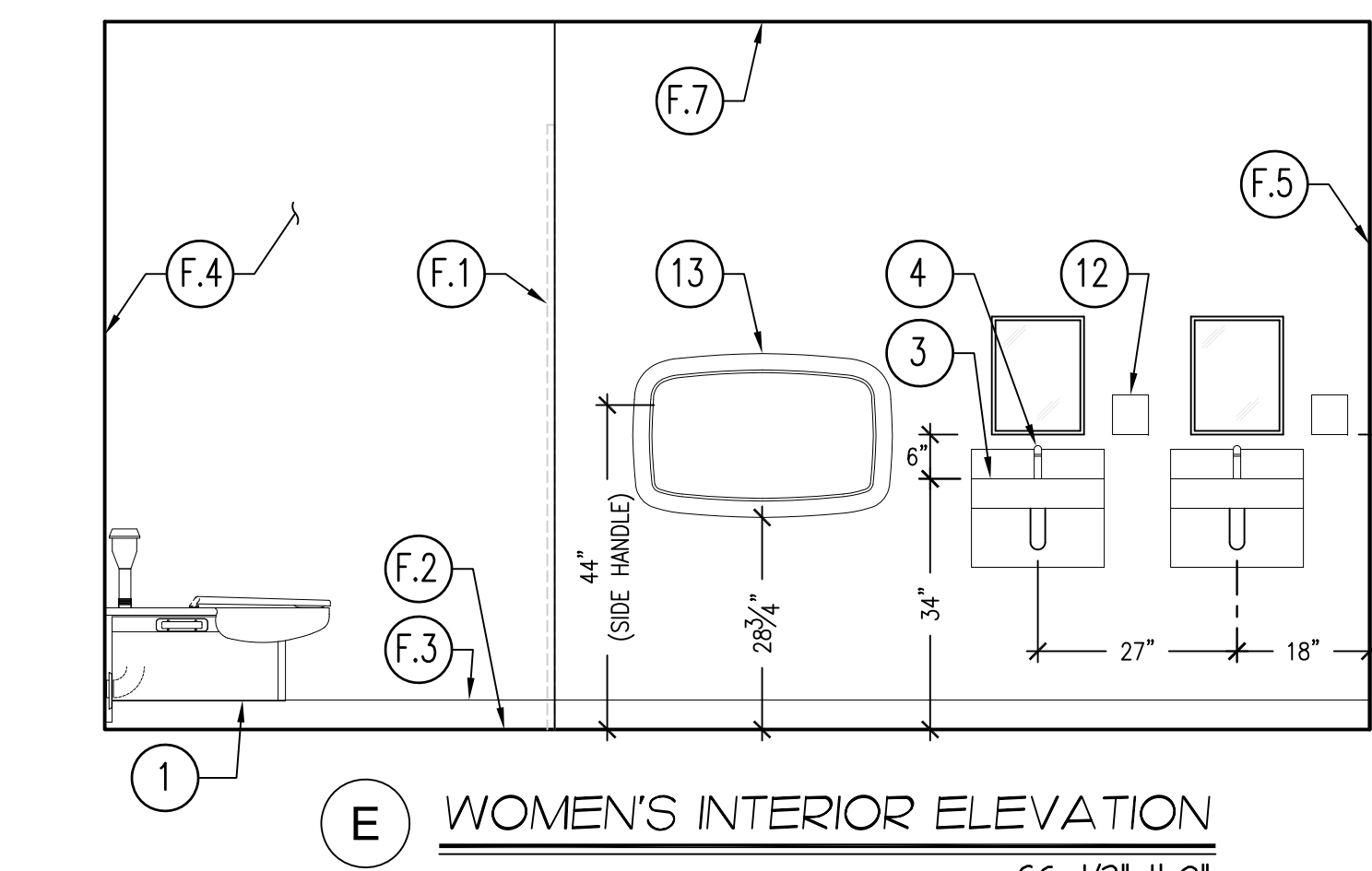
C MEN'S INTERIOR ELEVATION
SC: 1/2"=1'-0"



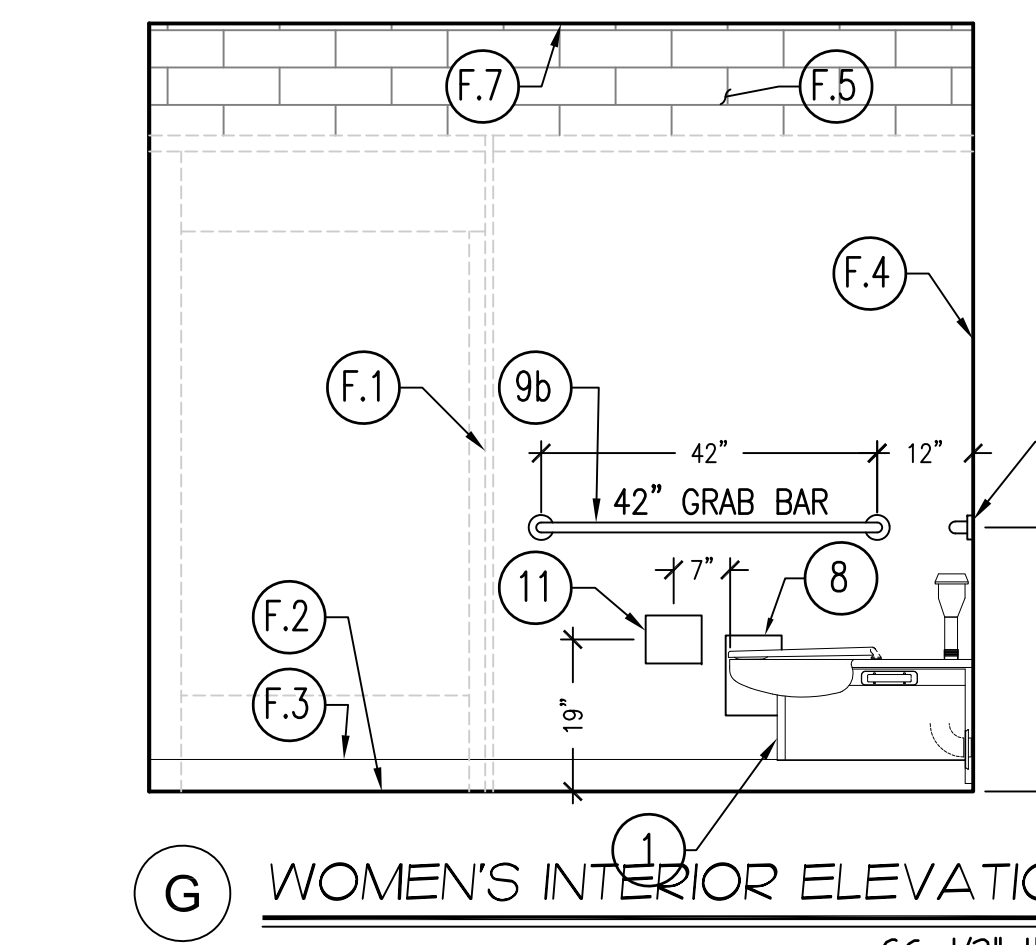
B MEN'S INTERIOR ELEVATION
SC: 1/2"=1'-0"



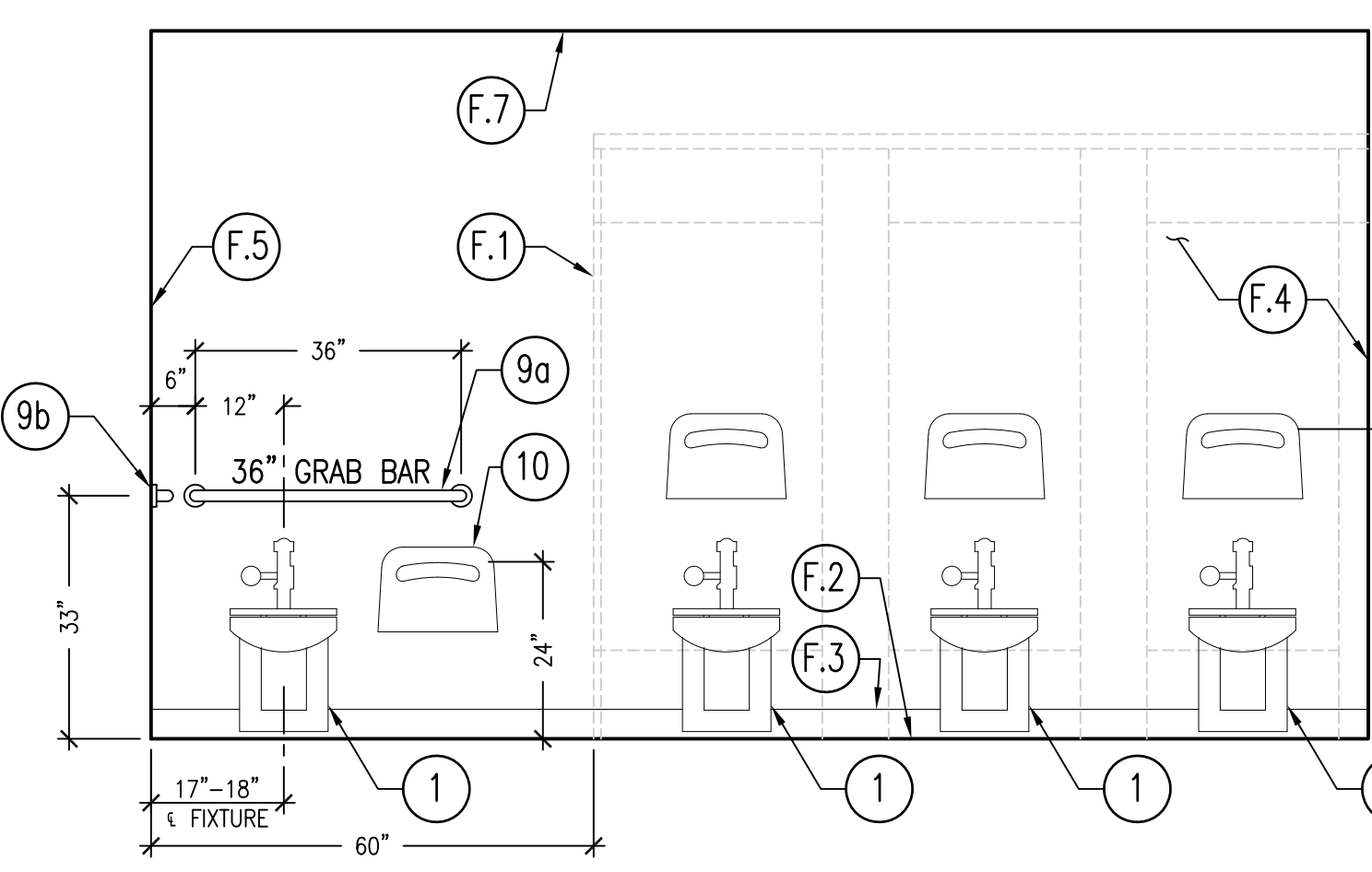
D MEN'S INTERIOR ELEVATION
SC: 1/2"=1'-0"



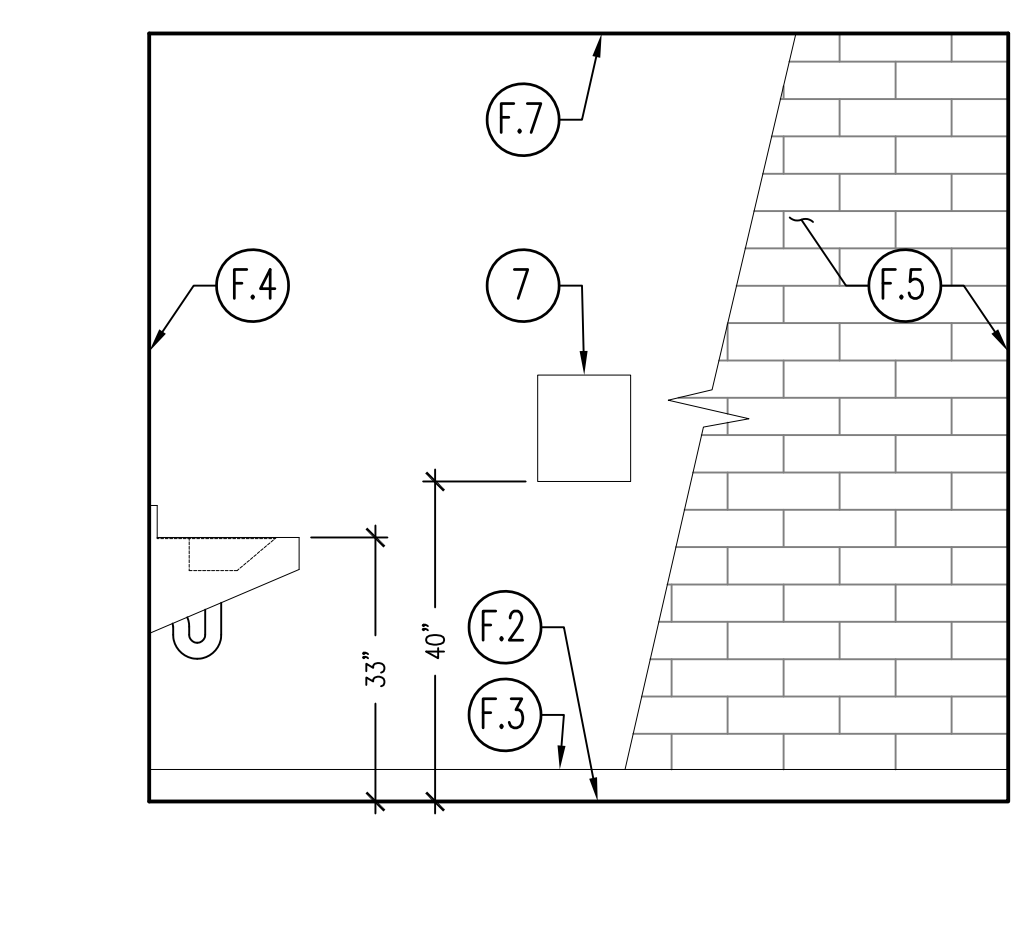
E WOMEN'S INTERIOR ELEVATION
SC: 1/2"=1'-0"



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



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



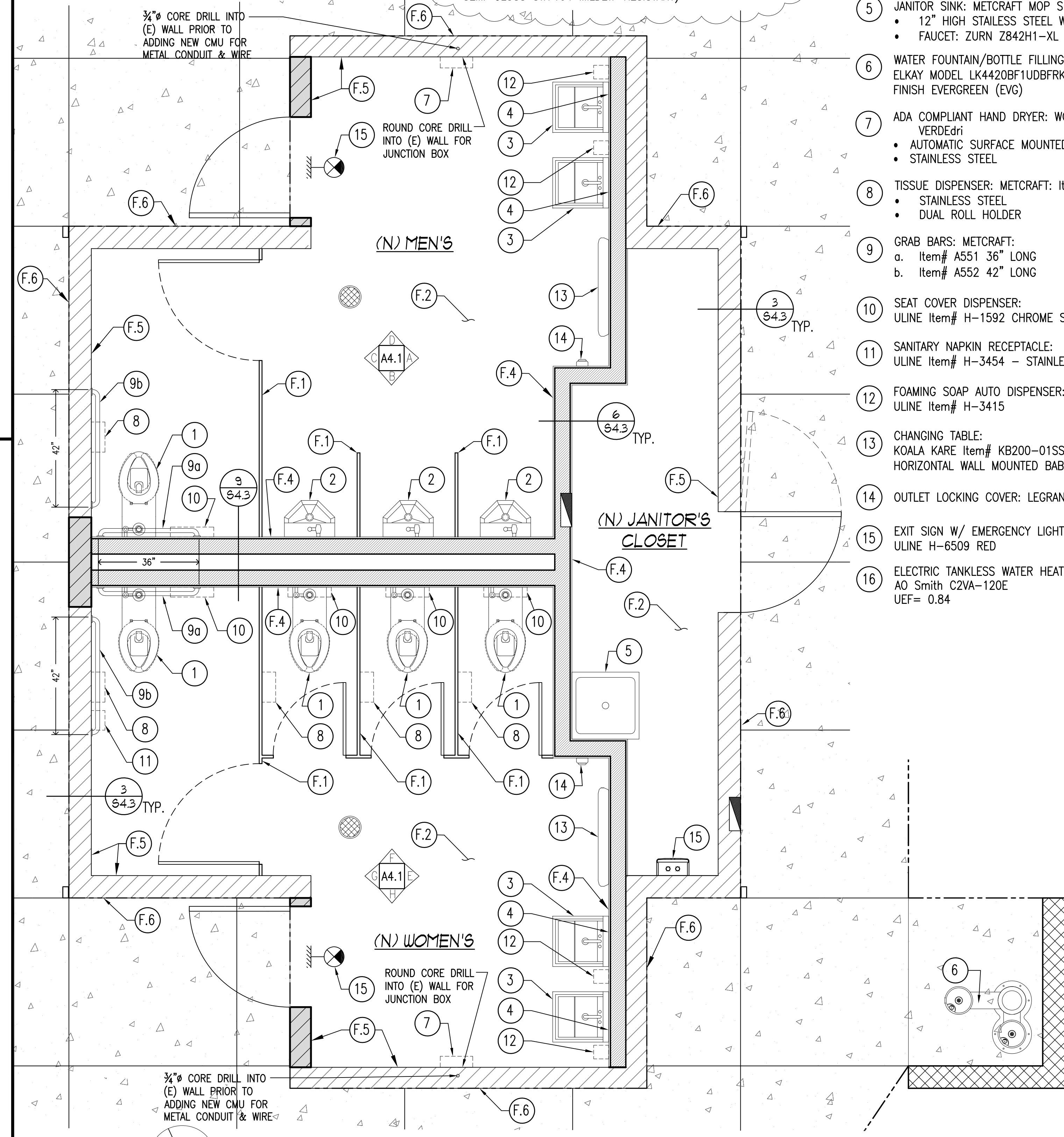
H WOMEN'S INTERIOR ELEVATION
SC: 1/2"=1'-0"

FINISH SCHEDULE

- F.1** PARTITIONS: ASI GLOBAL PARTITIONS: FOLKSTONE GRAY 9400 SOLID PLASTIC
- F.2** INTERIOR CONCRETE FLOOR: SW FasTop 12SL Self-Leveling Urethane Slurry System
APPLICATION: Primer 3477
Slurry @ 1/8" (Color Dark Gray) Broadcast Standard Dry Silica Sand 20-40 mesh 4080, 5035, 5310-8
Seal Coat 4090TC, 5095
TOP COAT: 1ct GP 3746, 1-2 cts GP 4850
- F.3** INTERIOR FLOOR BASE: SW EPOXY COVE BASE SYSTEM
SW GENERAL POLYMERS 3561
APPLICATION: Primer 3561V
Binder Resin 3561V
Grout Coat 3745
Seal Coat 3745
- F.4** INTERIOR WOOD FRAMED WALL W/ DensArmor Plus Fireguard 5/8" GYPSUM PANELS
(Smooth finish at joints or skim coat joint compound over entire surface of panels to reduce highlighting)
1ct. SW PRO MAR 200 ZERO VOC PRIMER
2cts. SW PRO-IND. PRE-CATALYZED EPOXY GLOSS
*COLOR- SW0055 LIGHT FRENCH GRAY
- F.5** INTERIOR CONCRETE BLOCK WALL:
2cts. SW PRO-IND. PRE-CATALYZED EPOXY SEMI-GLOSS
*COLOR- SW0055 LIGHT FRENCH GRAY
- F.6** EXTERIOR CONCRETE BLOCK WALL:
1ct. SW LOXON CONCRETE MASONRY PRIMER SEALER
2cts. SW PRO-INDUSTRIAL ACRYLIC SEMI GLOSS
*COLOR-SW2850 CHELSEA GREY
- F.7** CEILING W/ DensArmor Plus Fireguard 5/8" GYPSUM PANELS
1ct. SW PRO-IND. PRO-CRYL PRIMER.
2cts. SW PRO-IND ACRYLIC PAINT (EIDER WHITE INTERIOR SEMI-GLOSS SW7104 MILDEW-RESISTANT)

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 FINISH EVERGREEN (EVG)
- 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



FIXTURE AND EQUIPMENT PLAN
SC: 1/2"=1'-0"

REVISIONS	BY
PLAN CHECK 12-22-20	D.J.
ADDENDUM 2-09-21	D.J.

STRUCTURAL DESIGN
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:
FIXTURE AND EQUIPMENT PLAN
INTERIOR ELEVATIONS

JOB No.	CCE-19-101
DATE:	9/2/2020
SCALE:	AS NOTED
DRAWN BY:	VRA
SHEET No.:	A4.1

OF SHEETS

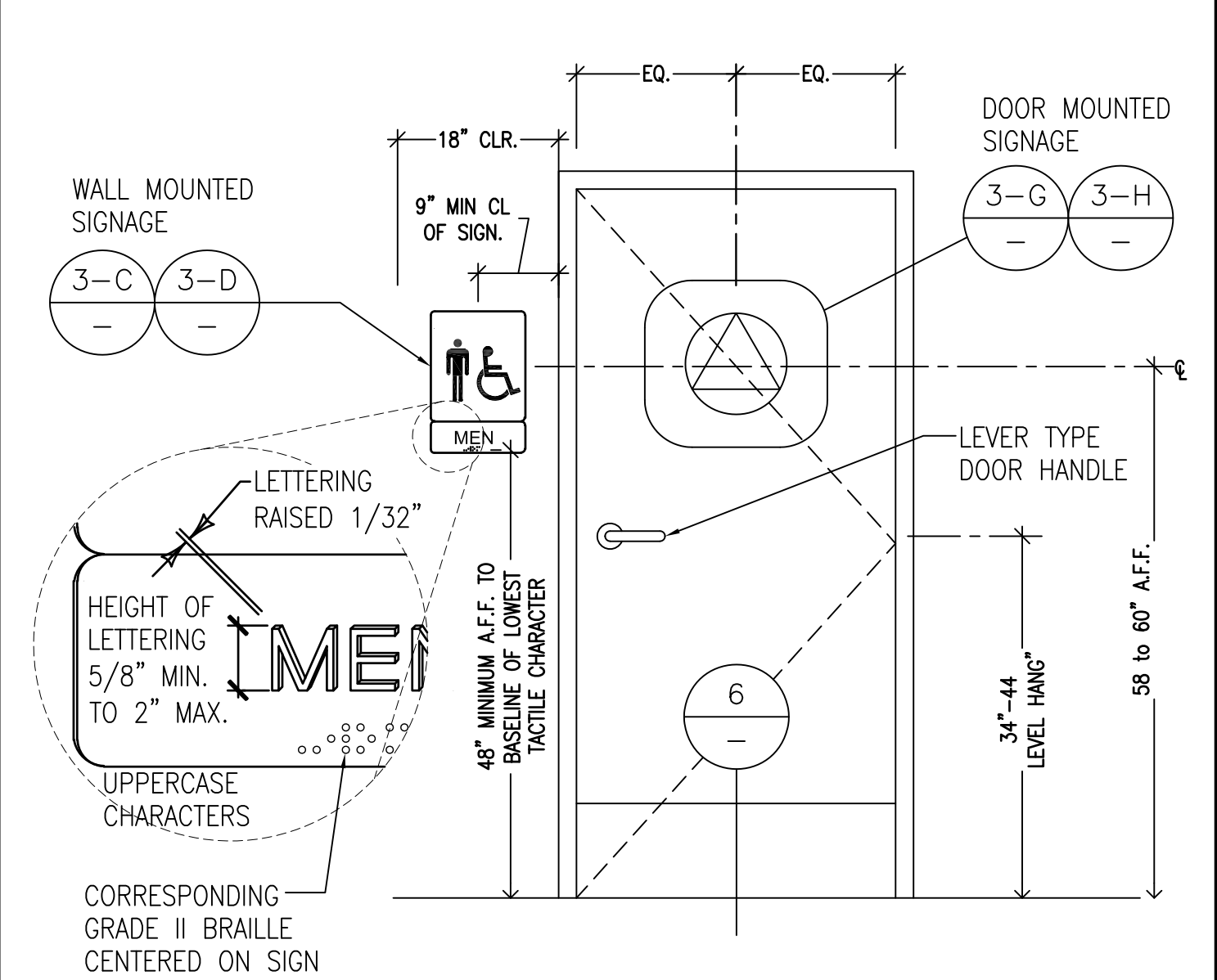
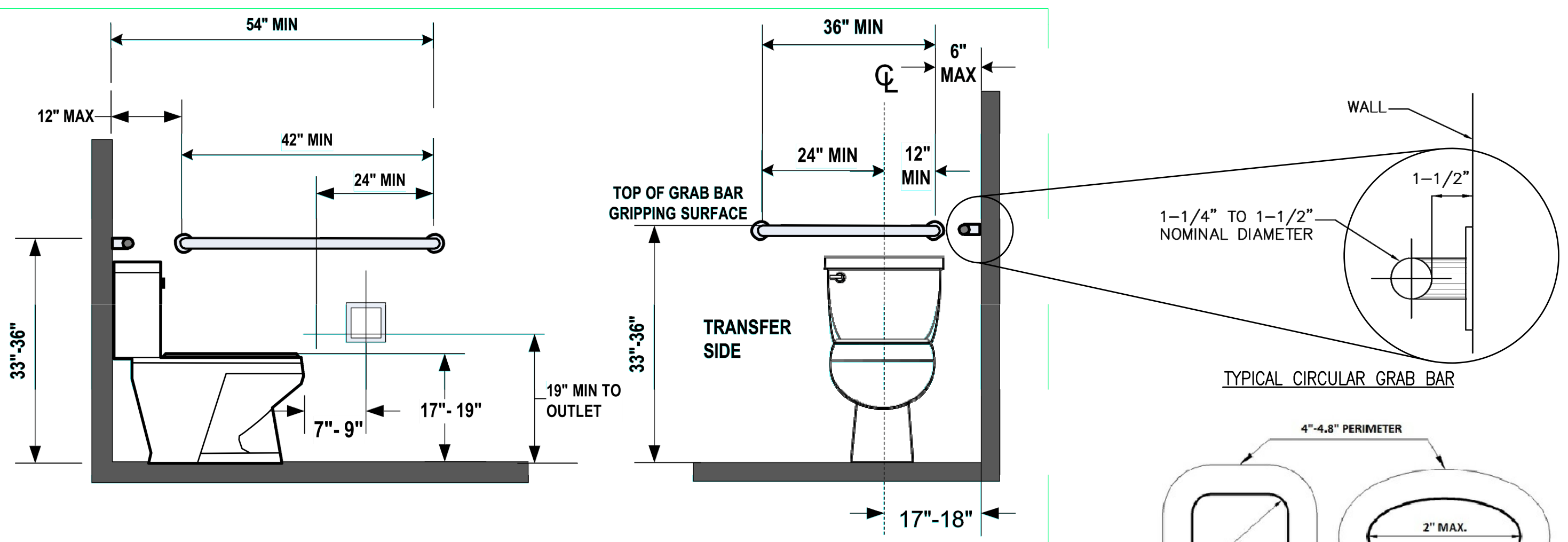


FIGURE 11B-604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

FIGURE 11B-604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS

TYPICAL CIRCULAR GRAB BAR

4\"/>

ACCESSIBILITY SANITARY SIGN

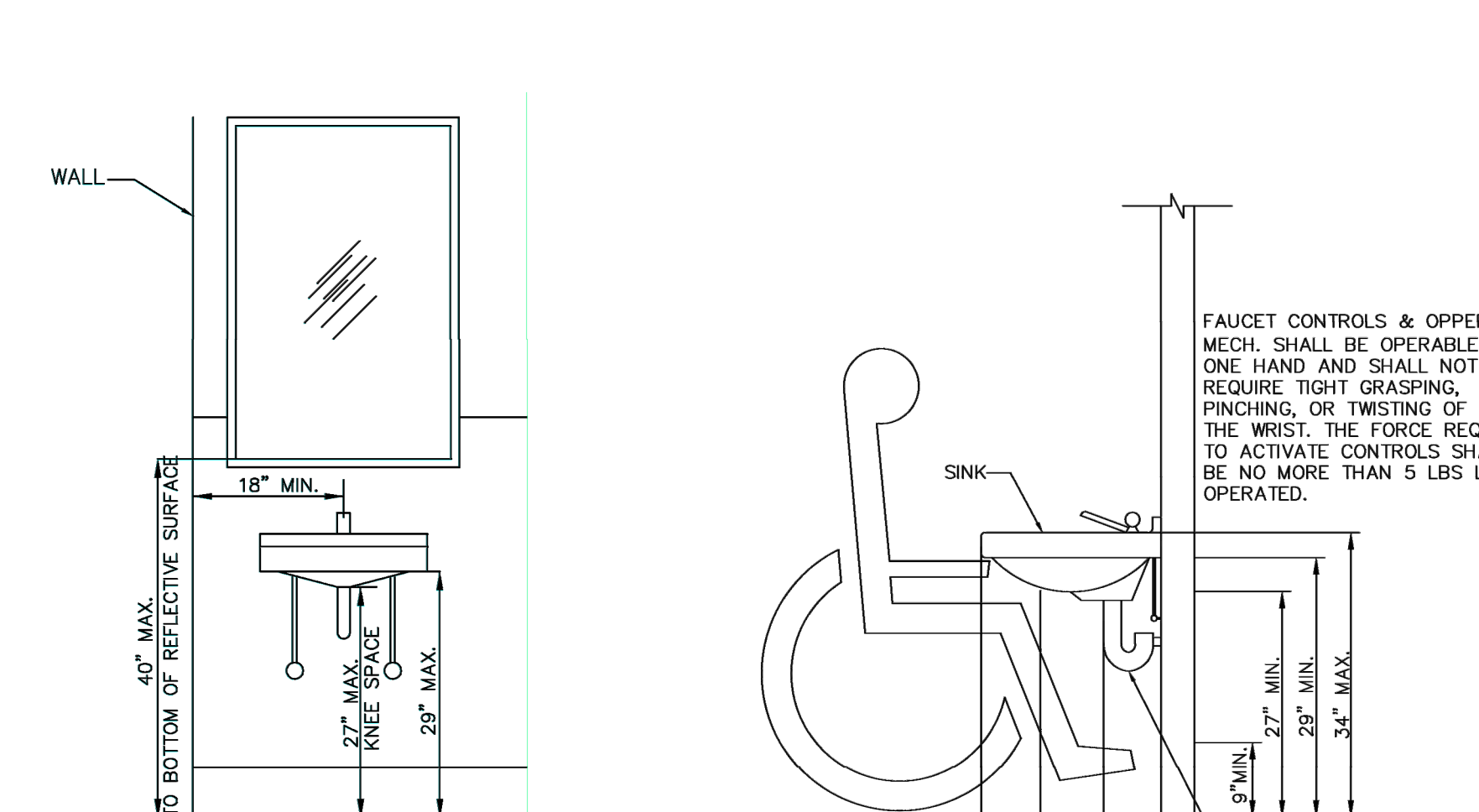
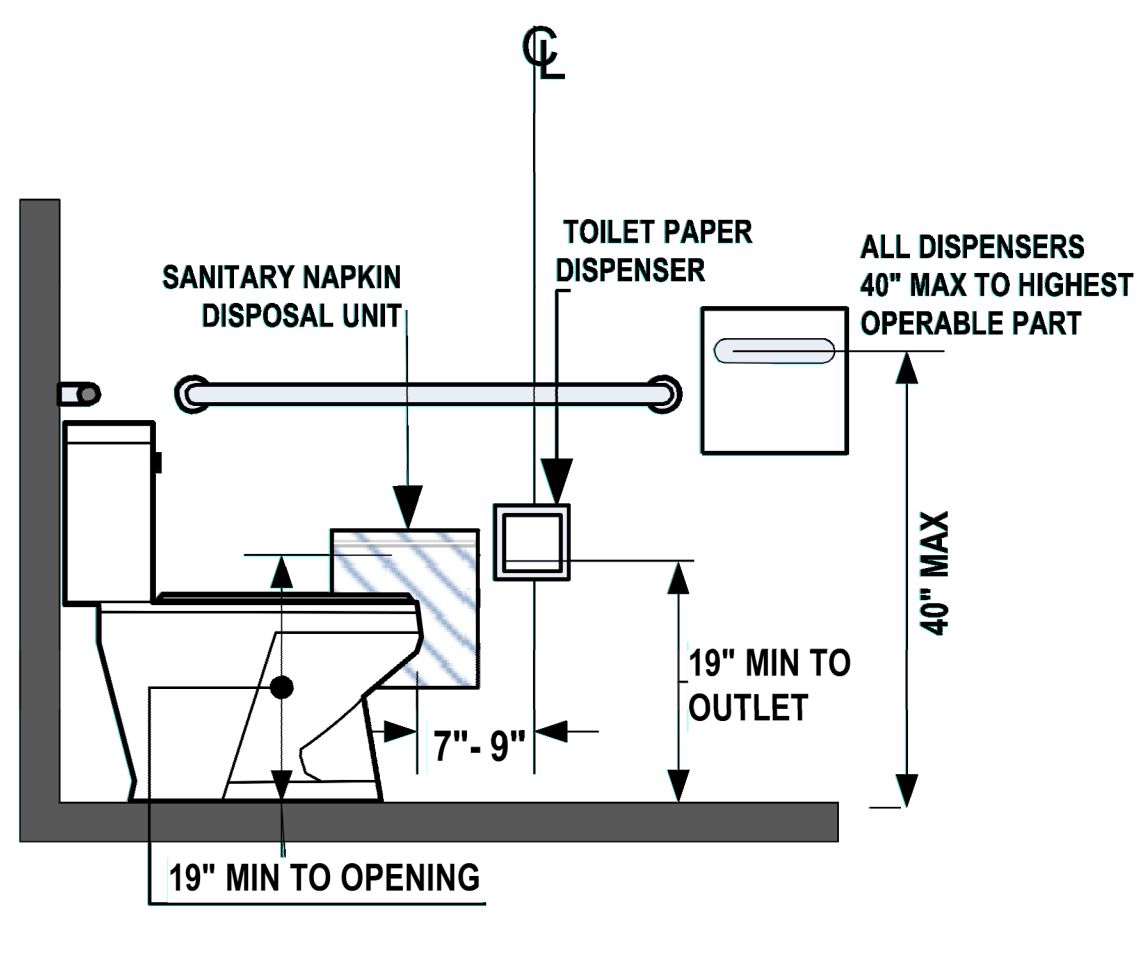
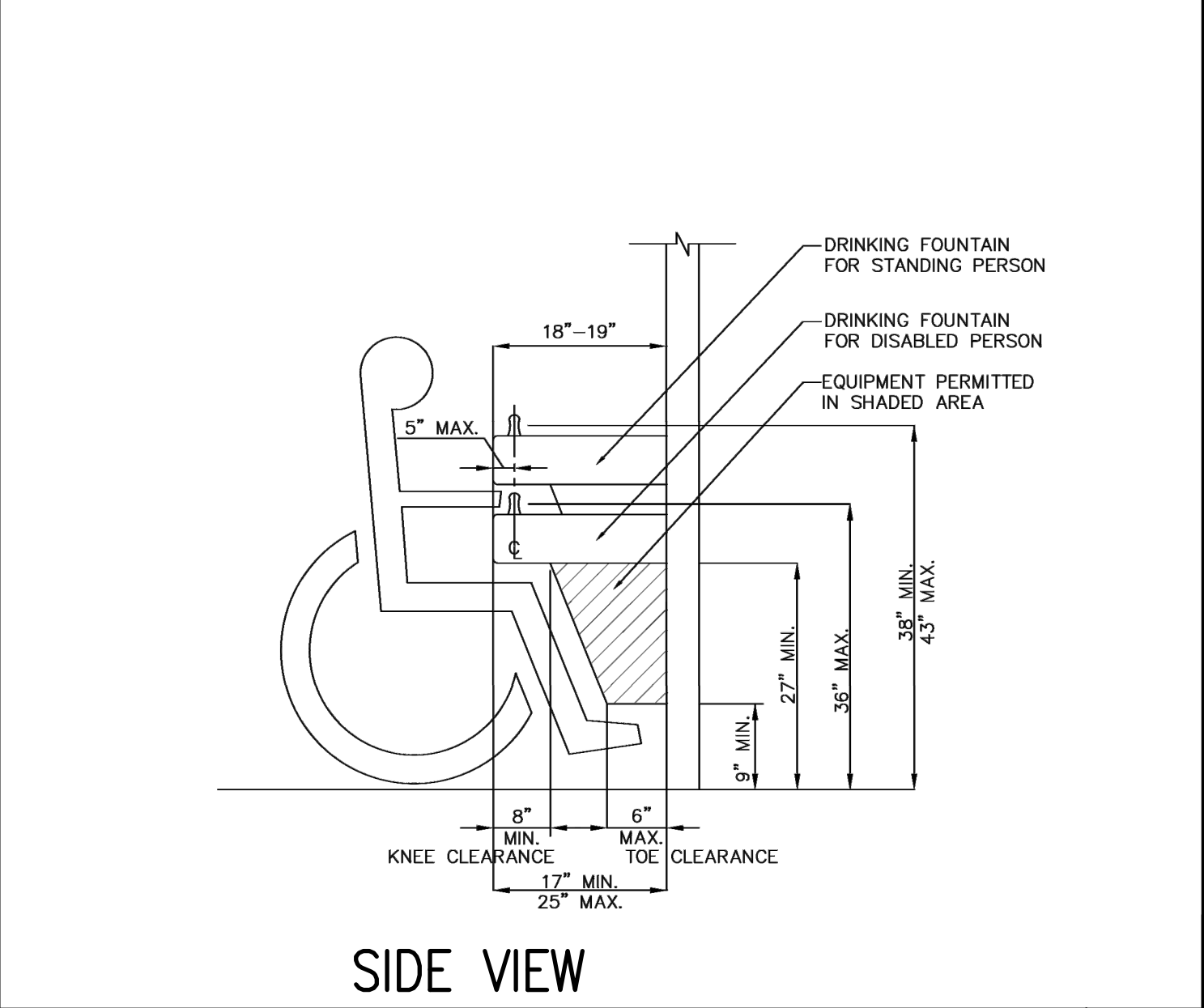


FIGURE 11B-604.7.1
DISPENSER OUTLET LOCATION

FIGURE 11B-604.7.2
DISPOSAL UNIT LOCATION

ELEVATION

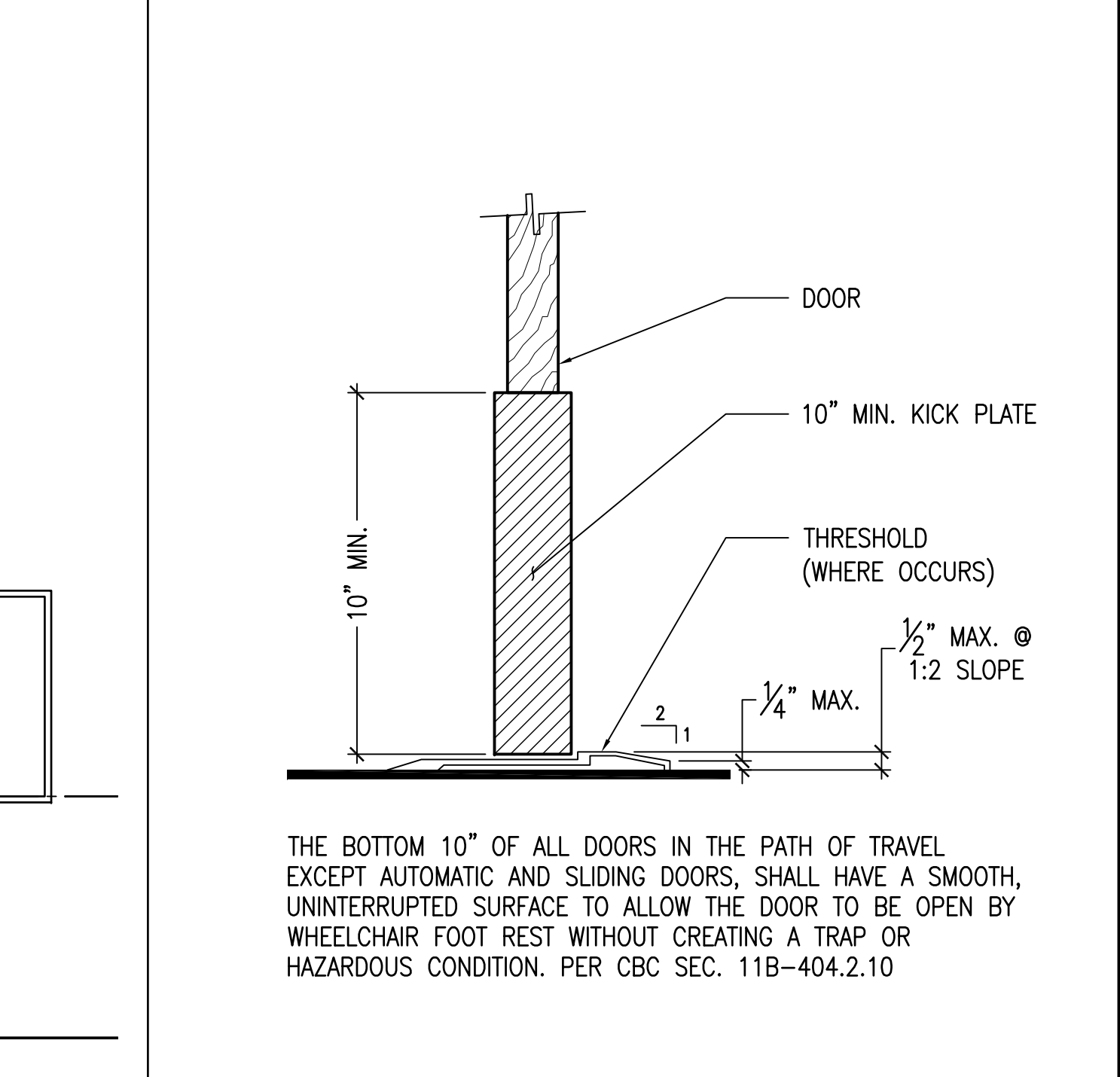
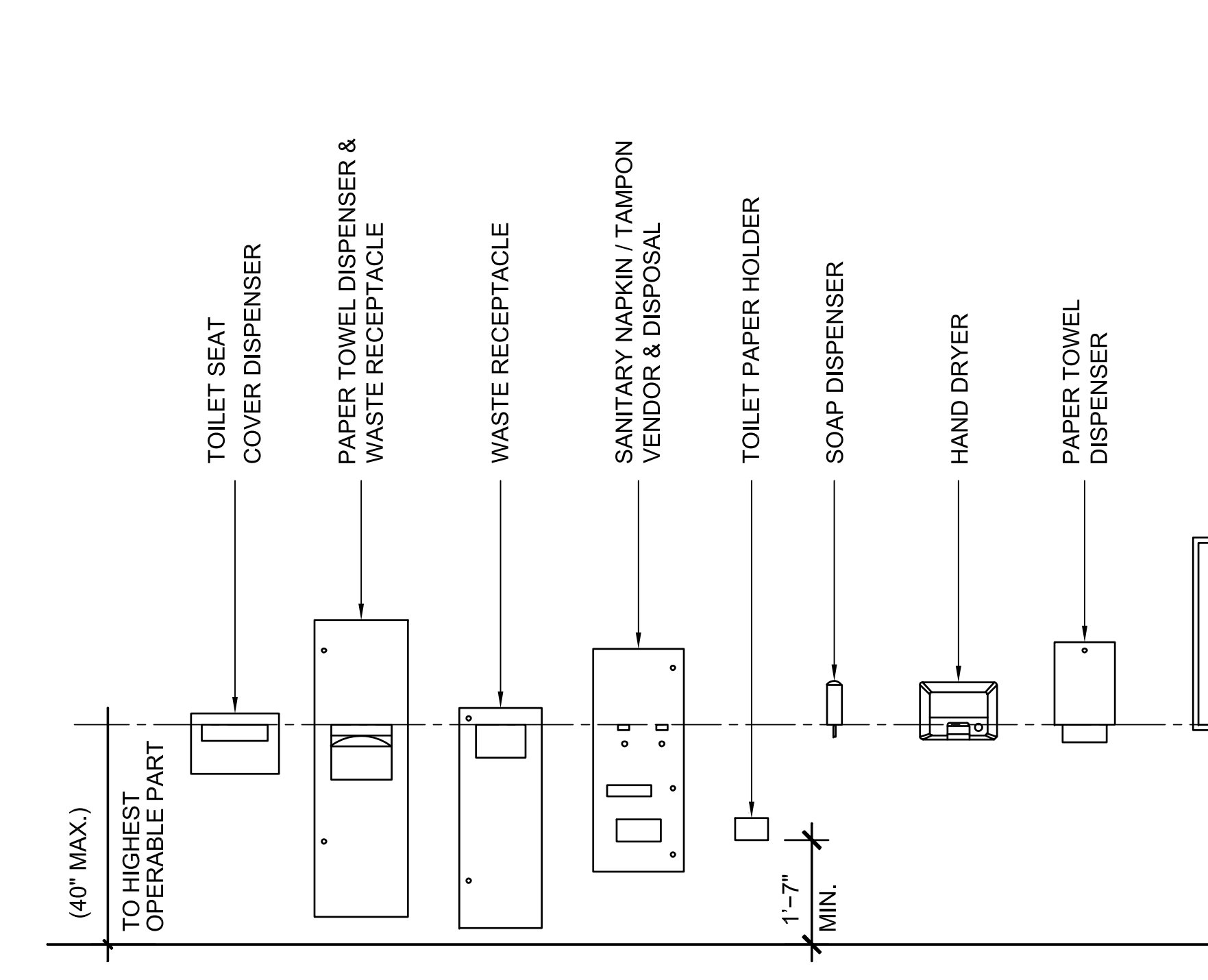
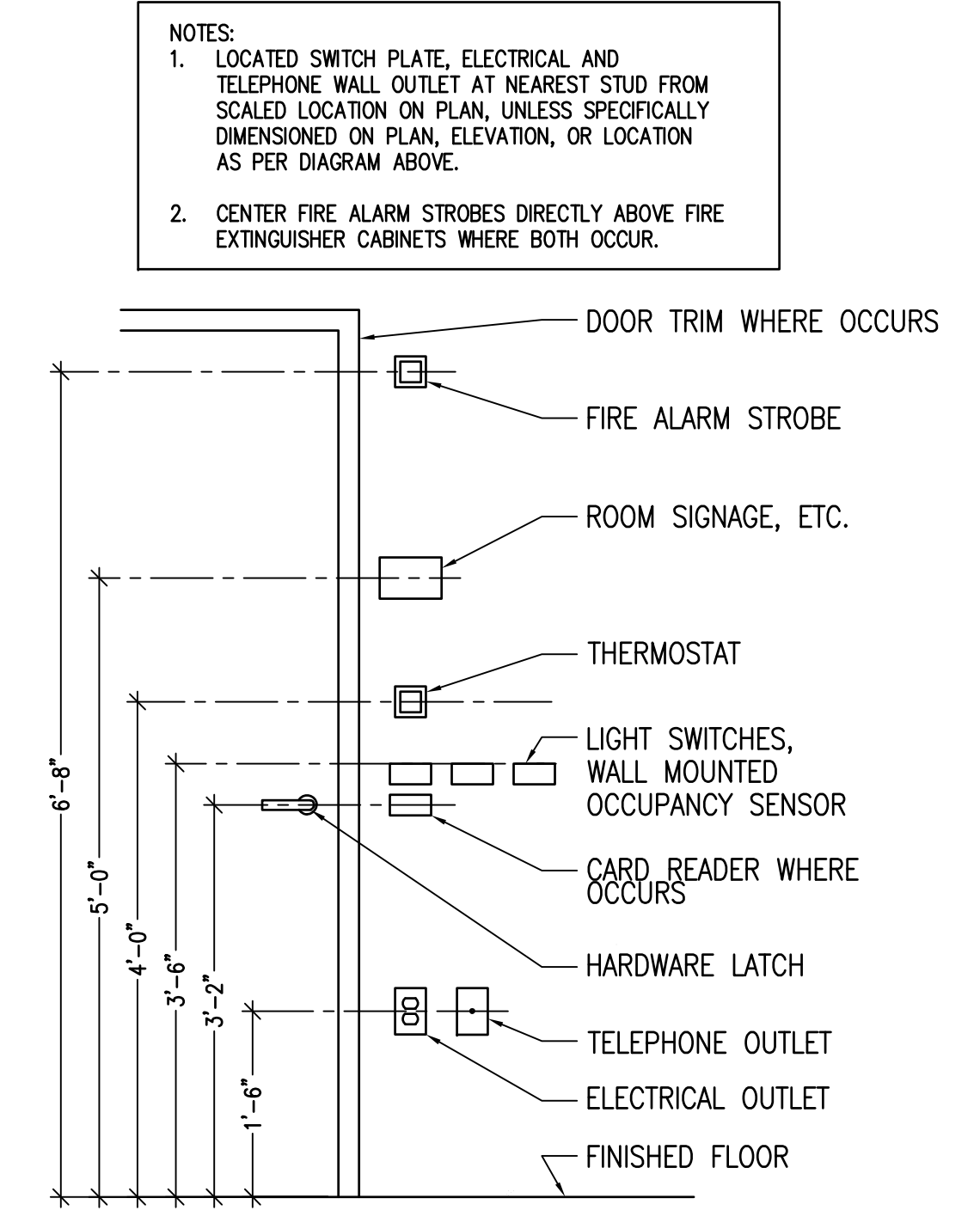
SIDE VIEW



WATER CLOSET DISPOSAL/DISPENSER

KNEE CLEARANCE @ SINK

KNEE CLEARANCE @ DRINKING FOUNTAIN



TYPICAL DEVICE ALIGNMENT

TYPICAL ACCESSIBLE MOUNTING HEIGHTS

THRESHOLD/KICK PLATE DETAIL

REF.	TYPE	NOTES:
A	<p>(ISA) INTERNATIONAL SYMBOL OF ACCESSIBILITY</p> <p>BUILDING ACCESSIBILITY</p>	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	<p>EXIT</p> <p>48" A.F.F. MIN. (SIGN ALIGNMENT FOR BRaille BOARD)</p> <p>60" A.F.F. MAX.</p>	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	<p>MEN</p>	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
D	<p>WOMEN</p>	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
E	<p>FAMILY</p>	6) Finish and contrast - Pictograms and their field 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
F	<p>ALL GENDER</p>	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.
G	<p>MEN</p> <p>12" x 12" x 1/4" A.F.F.</p>	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
H	<p>WOMEN</p> <p>12" x 12" x 1/4" A.F.F.</p>	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
L	<p>FAMILY</p> <p>12" x 12" x 1/4" A.F.F.</p>	3) FAMILY / ALL 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
K	<p>ALL GENDER</p> <p>12" x 12" x 1/4" A.F.F.</p>	
<p>TACTILE SIGNAGE WALL MOUNTED</p>		
<p>DOOR MOUNTED</p>		
<p>TYPICAL NOTES (SIGN SHALL COMPLY WITH FOLLOWING)</p> 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 1/6 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.
ADDENDUM 2-09-21	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.	
ADA UPGRADE: SPRECKELS MEMORIAL PARK 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	3

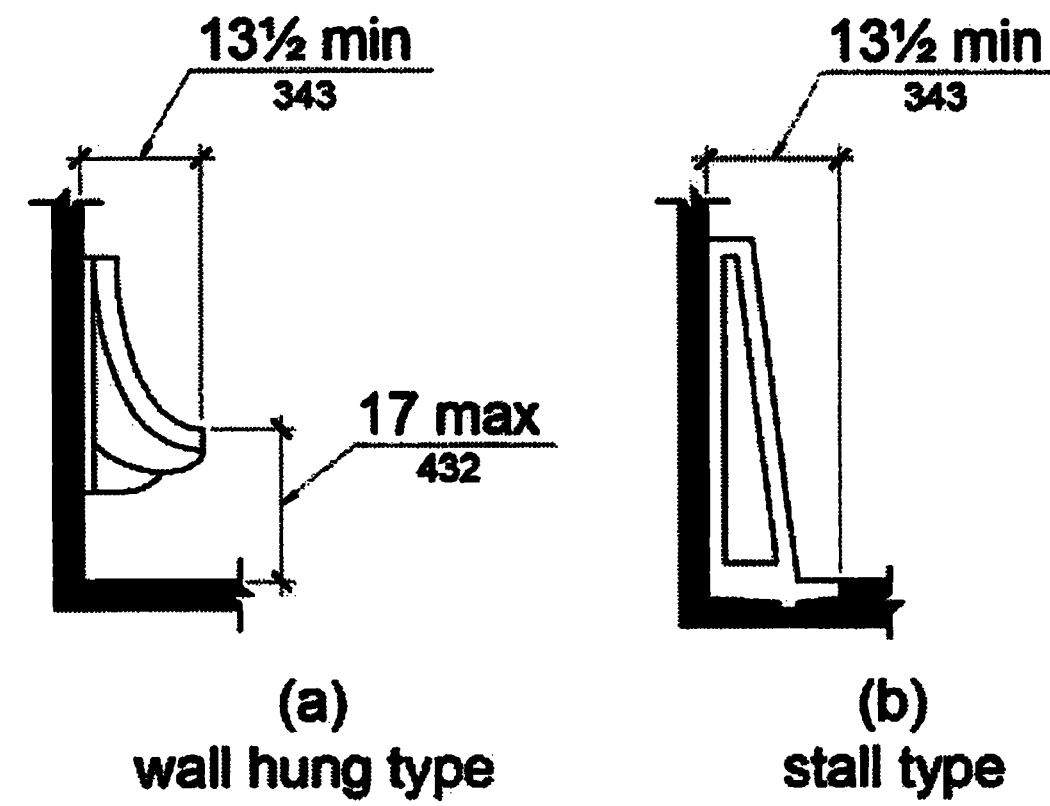
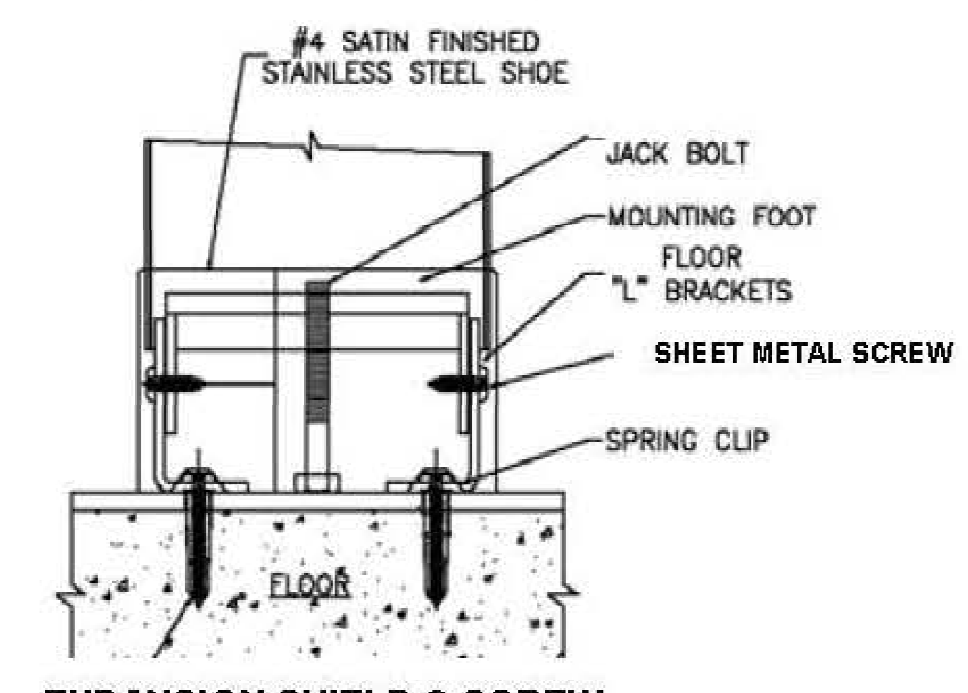
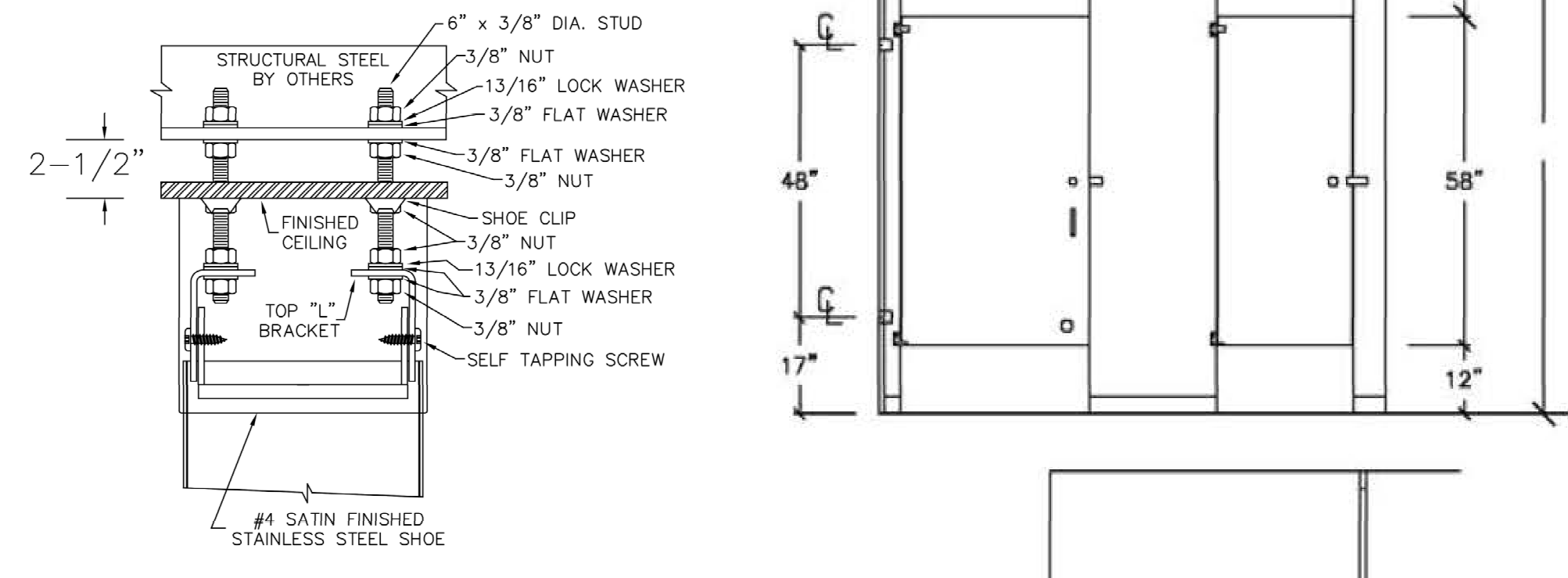
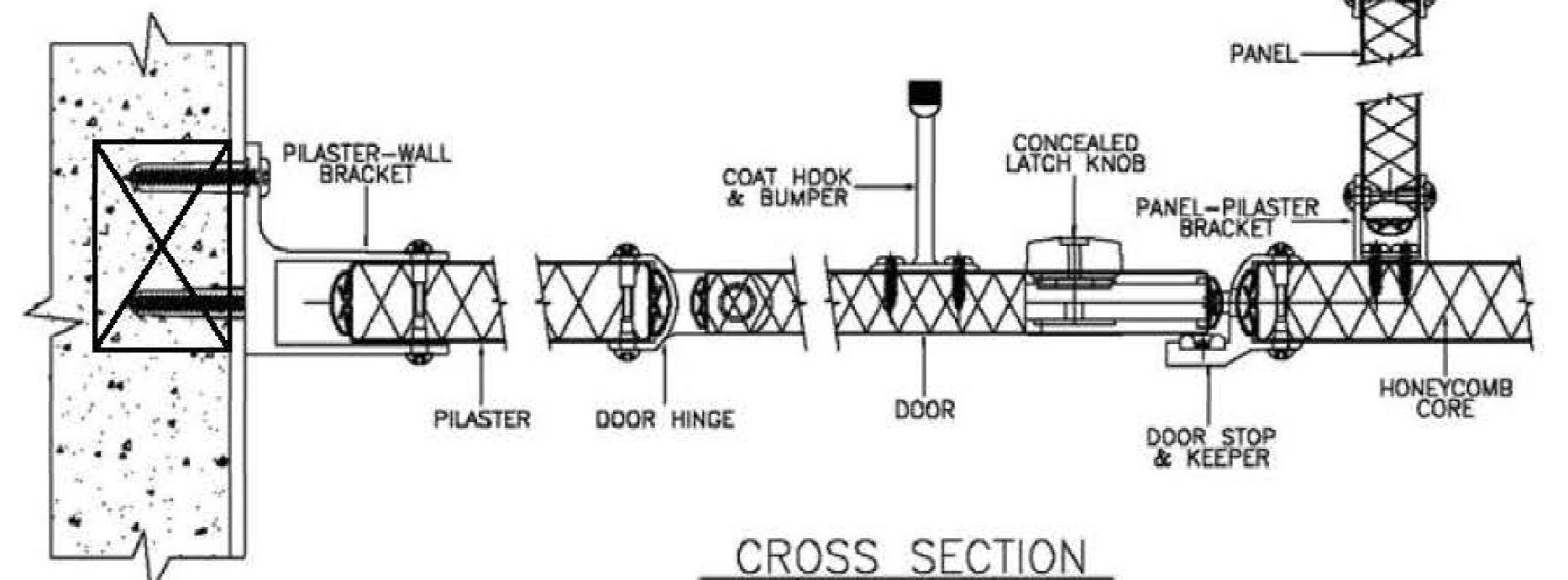


FIGURE 11B-605.2

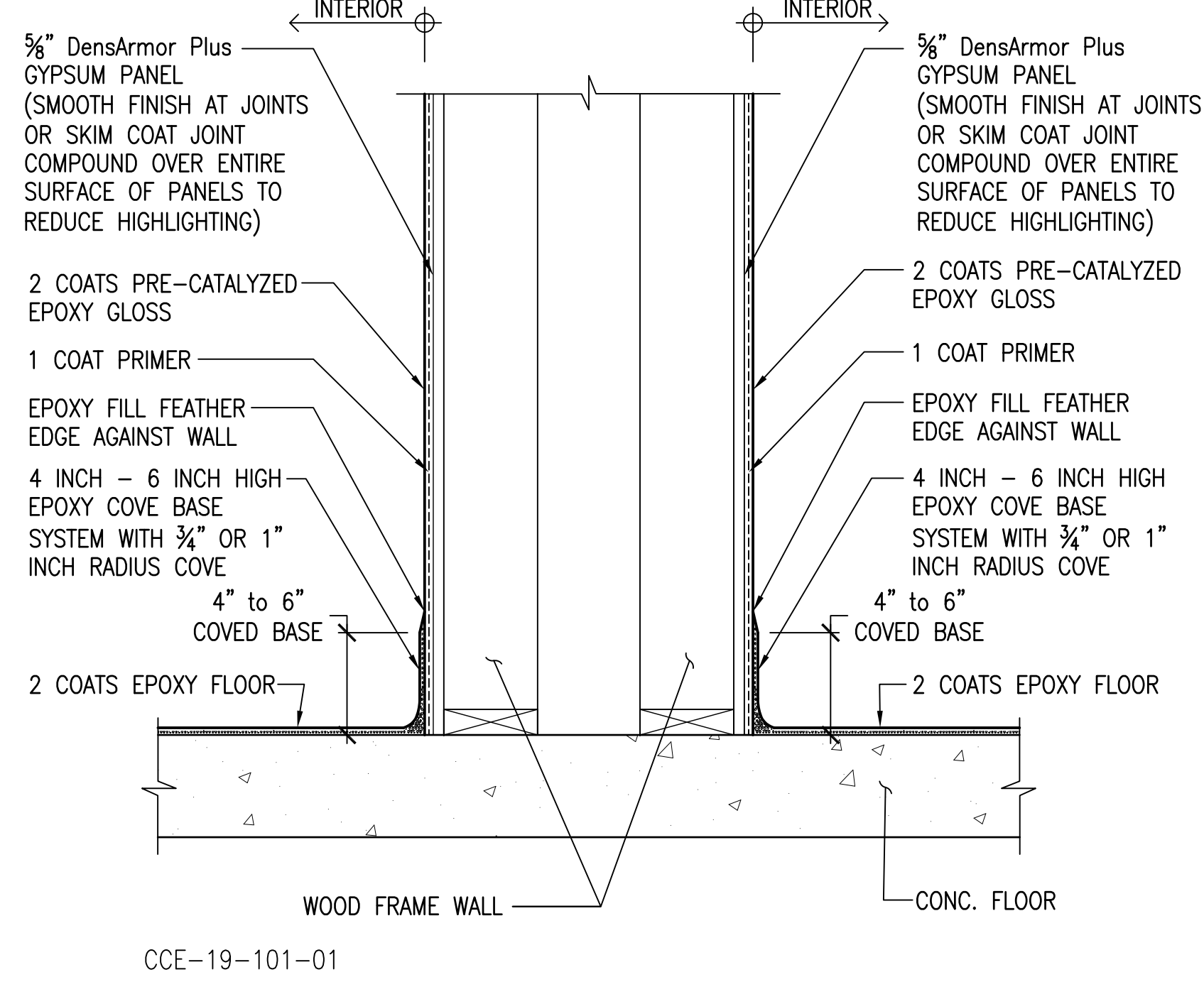
10 HEIGHT AND DEPTH OF URINALS N.T.S. 7



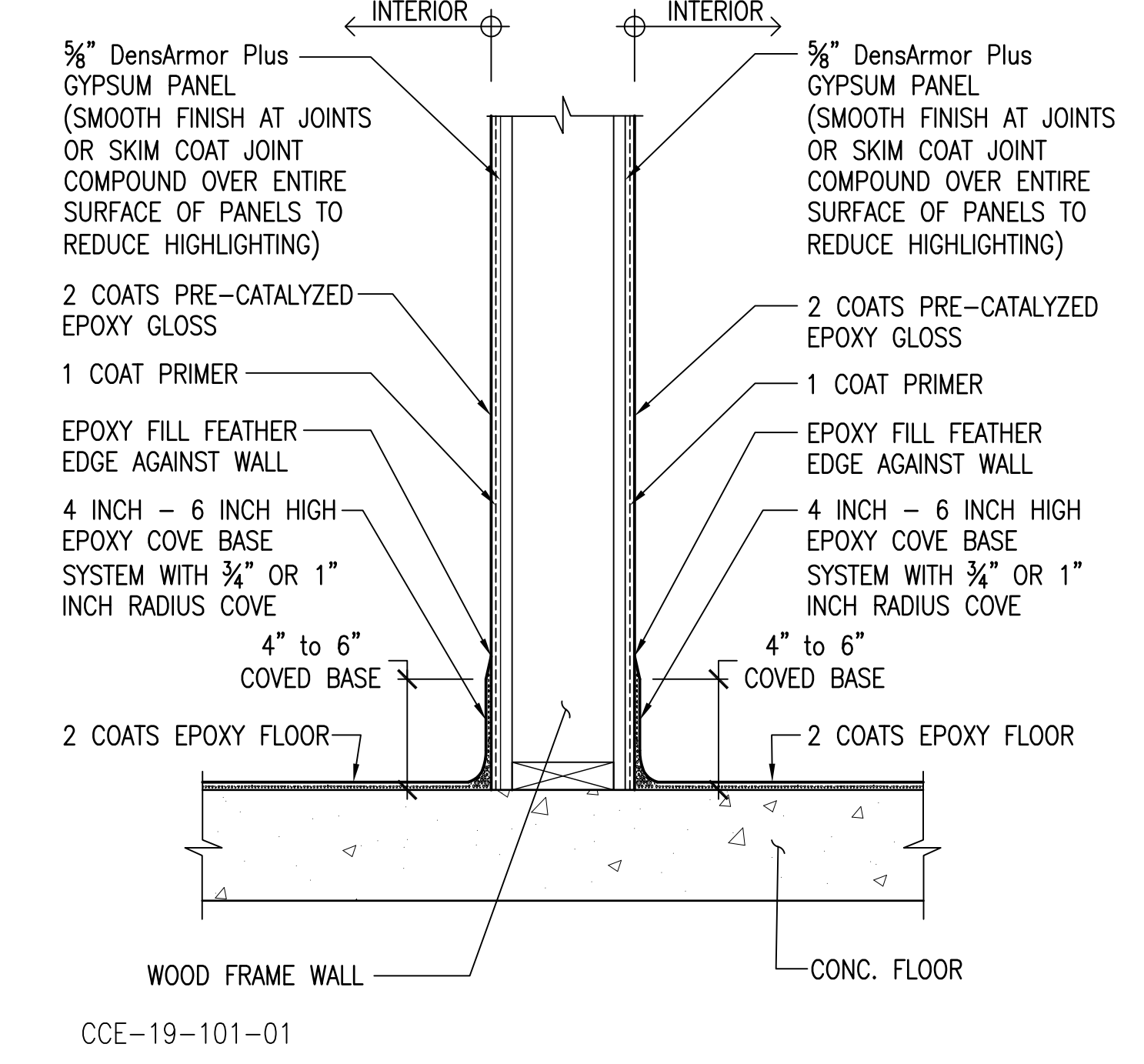
BLOCKING BY OTHERS



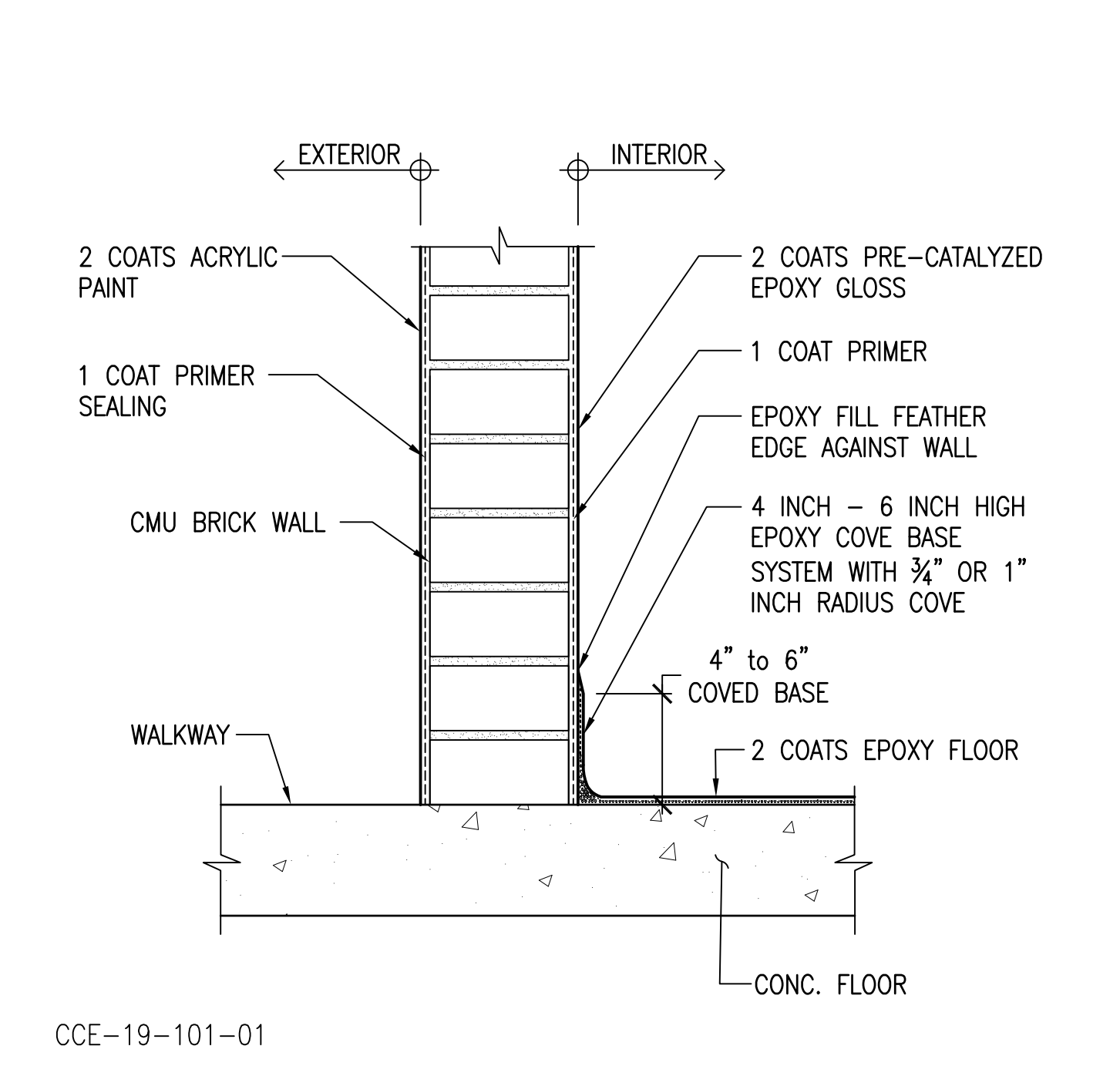
11 8 TOILET COMPARTMENT PARTITION - FLOOR TO CEILING CONNECTION N.T.S. 2



CCE-19-101-01



CCE-19-101-01



CCE-19-101-01

12 EPOXY WOOD WALL SYSTEM 9 EPOXY WOOD WALL SYSTEM N.T.S. 6 EPOXY CMU WALL SYSTEM N.T.S. 3

REVISIONS	BY
1 PLAN CHECK 12-22-20	D.J.
2 ADDENDUM 2-09-21	D.J.

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CCE
 CENTRAL COAST ENGINEERS, INC.

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

PROJECT TITLE: ADA UPGRADE: SPRECKELS MEMORIAL PARK
 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:

- 1. 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.
- 2. 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.
- 3. A 200 AMP. MAIN ELECTRICAL PANEL REQUIRED (CEC 230.79)
- 4. MAIN ELECTRICAL SERVICE SHALL BE GROUNDED BY THE UFER-GROUNDING METHOD, WITH A CONCRETE-ENCASED-ELECTRODE PER NEC.
- 5. PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.
- 6. 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.
- 7. 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.
- 8. ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES. (CEC 406.12)
- 9. ALL APPLIANCES MUST COMPLY WITH THE STATE OF CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD.
- 10. VERIFY LOCATION OF ALL OUTLETS WITH OWNER PRIOR TO ROUGH-IN.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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
- 17. REMOVE ALL DIRT, OIL OR GREASE FROM EQUIPMENT, CLEAN AND POLISH LIGHTING FIXTURES, AND TRIMS.
- 18. SITE SHALL BE LEFT BROOM CLEAN AFTER COMPLETE OF WORK.
- 19. 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.
- 20. 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.
- 21. ALL CUTTING AND PATCHING FOR ELECTRICAL WORK (INSTALLATION FOR NEW AND DEMOLITION OF EXISTING) IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- 22. HOLES IN EXISTING SURFACES SHALL BE HELD TO THE MINIMUM REQUIRED FOR WORK TO BE INSTALLED OR REMOVED.

OUTLET BOXES:

- 1. WALL AND CEILING MOUNTED LIGHT FIXTURES SHALL BE INSTALLED AT, AND CONNECTED VIA INDIVIDUAL OUTLETS BOXES UNLESS SPECIALLY NOTED OR INDICATED OTHERWISE.
- 2. 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.
- 3. 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
- 4. HVAC EQUIPMENT TO BE SERVED BY A DEDICATED AND INDIVIDUAL BRANCH CIRCUIT.
- 5. GROUPS OF OUTLETS (RECEPTACLES, TELEPHONE, ETC) SHOULD BE CLUSTERED TOGETHER-PROVIDE BLOCKING AS REQUIRED.
- 6. STAGGER ALL OUTLETS SHOWN BACK-TO-BACK. THRU WALL OUTLETS ARE NOT PERMITTED, U.O.N.

RECEPTACLES:

- 1. ALL CONVENIENCE OUTLETS SHALL BE MOUNTED 16" FROM FINISH FLOOR UNLESS OTHERWISE NOTED.
- 2. 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
- 13. 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.

- (1) BATHROOMS
- (2) KITCHENS
- (3) ROOFTOPS
- (4) OUTDOORS
- (5) SINKS - WHERE RECEPTACLES ARE INSTALLED WITHIN 6 feet OF THE OUTSIDE EDGE OF THE SINK.
- (6) INDOOR WET LOCATIONS
- (7) LOCKER ROOMS WITH ASSOCIATED SHOWERING FACILITIES.
- (8) 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 FOR THE RECEPTACLE 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 SUBJECTED TO A BEATING RAIN OR WATER RUNOFF. ALL 15- AND 20-AMPERE, 125- ANS-D 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- ANS-D 250-VOLT NONLOCKING RECEPTACLES SHALL BE A LISTED WEATHER-RESISTANT TYPE.

LIGHTING:

1. PROVIDE ONE SWITCHED LIGHT FIXTURE OR SWITCH-CONTROLLED OUTLET IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICITY.

7. 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

9. 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

- 1. 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

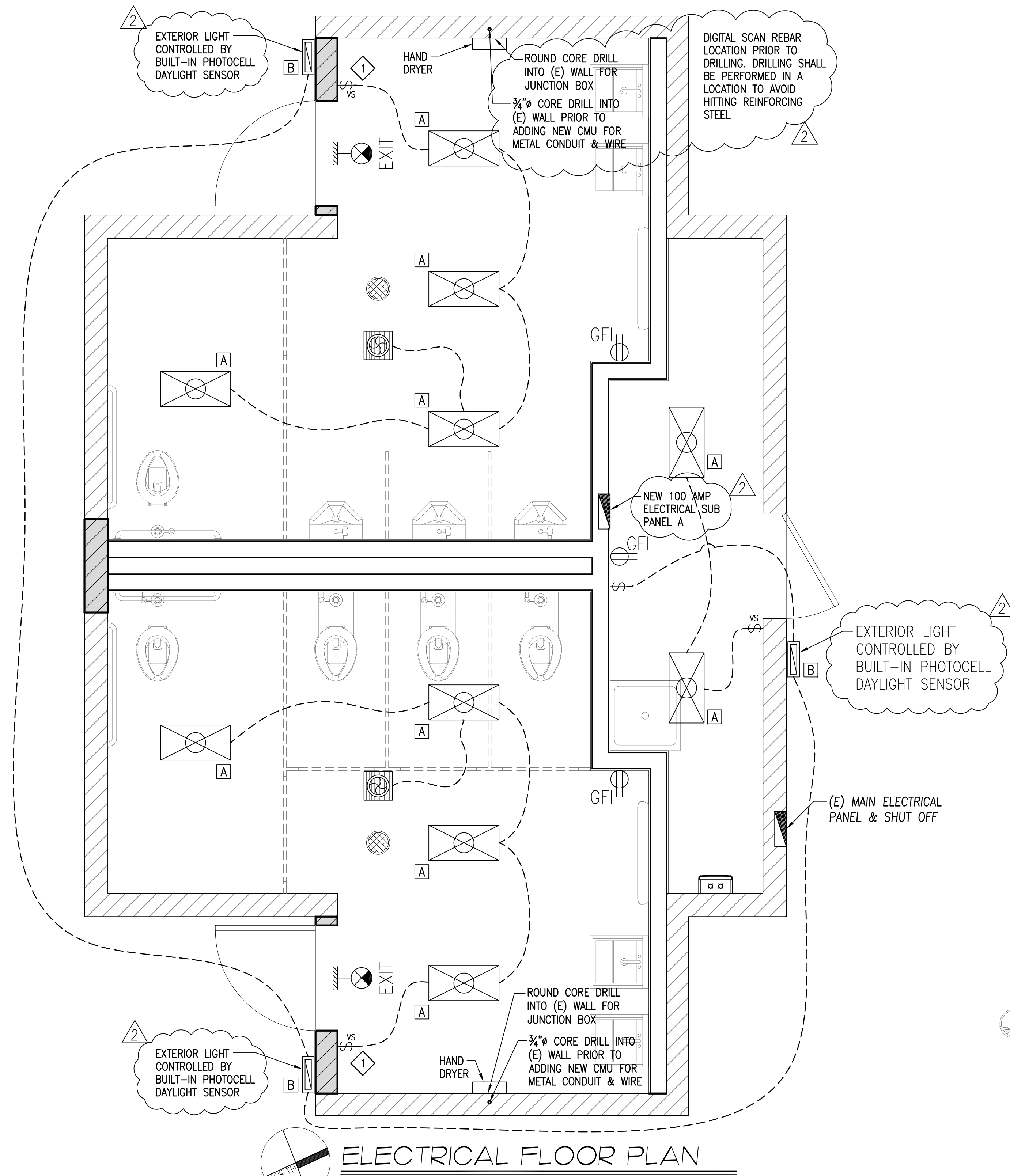
TAG	SYMBOL	DESCRIPTION	MANUFACTURER	VOLTS	WATTS	PART NUMBER
A		1'x2' SURFACE MOUNTED LED ONE-PIECE HOUSING, SECURITY LENSING/TAMPER RESISTANT	EATON	120	36.6	FMS-D12-2-LD4-2SD-40-120-93/96-ED01
B		ARCHITECTURAL WALL SCONCE	Lithonia Lighting WPX1 LED 2 40k (MVOLT, PE, DBL BXD)	120	24	WPX1 LED P2 40K MVOLT PE DBL BXD
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	110	0.1"	<0.3	10.6	120/60	957	PANASONIC FV-0511VQC1

ELECTRICAL SYMBOLS

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



ELECTRICAL PANEL SCHEDULE

Voltage: 120/240 Phase: 1 Wire: 3 Bus: 100 Panel: A

Location	Load	Outlets			Volt Amps		Circuit Breaker		Volt Amps		Outlets			Load	Location	
		LIT	REC	MISC	Phase A	Phase B	1P-20	1P-15	Phase A	Phase B	LIT	REC	MISC			
Men's Restroom	Receptacles		1		180		1P-20	1 2	1P-20	180					Women's Restroom	
	Exit Sign	1				50	1P-15	3 4	1P-15		50	1		Exit Sign		
	Lighting & Fan	4	1	1	100		1P-20	5 6	1P-20	100		4	1	1		Lighting & Fan
	Hand Dryer			1		200	1P-15	7 8	1P-15		200		1			Hand Dryer
								9 10								
Building Exterior	Exterior Lights	3			50		1P-15	13 14	1P-20	180			1	Receptacles	Janitor Closet	
								15 16	1P-20		50	2		Lighting		
								17 18	2P-	6120				Water Heater		
								19 20	60		6120		1			
								21 22								
								23 24								
Sub-Total A				330	250					6580	6420	Sub-Total B				
										330	250	Sub-Total A				
										6910	6670	Total				
				Total Volt-Amperes		13,580										
				Amps. (Heaviest) Phase		62										

REVISIONS	BY
PLAN CHECK 12-22-20	D.J.
ADDENDUM 2-09-21	D.J.

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CCE ENGINEERS, INC.
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]

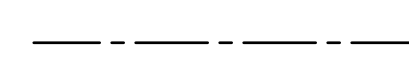
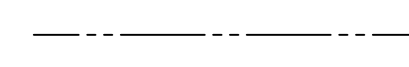



DESCRIPTION	MIN. BRANCH SIZE				TRAP	COMMENTS
	W	V	CW	HW		
WATER CLOSET	4"	2"	1 1/2"		4"	
URINAL	2"	1-1/2"	3/4"		2"	
LAVATORY	2"	1-1/2"	1/2"	1/2"	2"	
DRINKING FOUNTAIN	2"	1-1/2"	1/2"		2"	

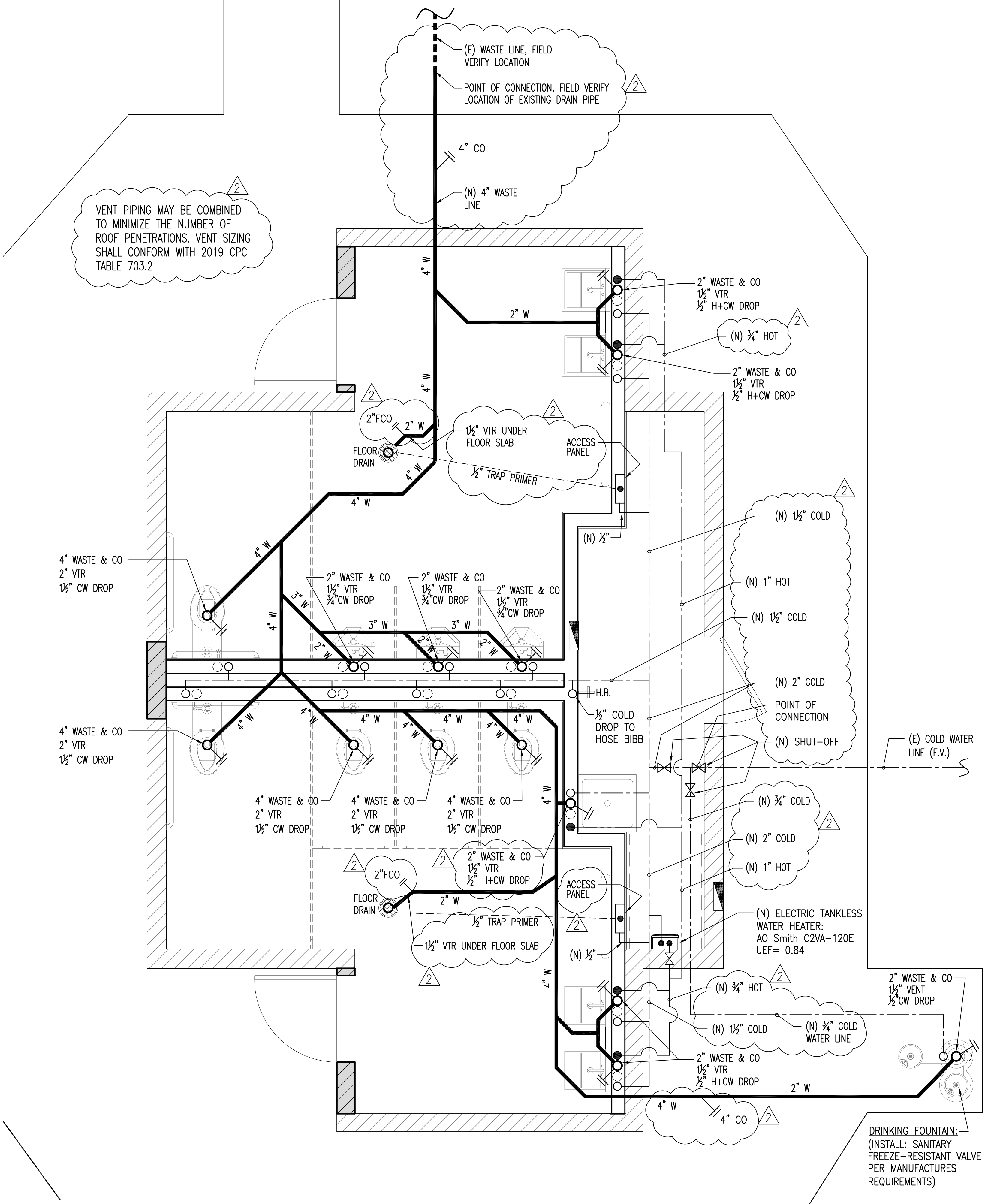
NOTES:
 1. NOT TO EXCEED 1.28 GAL PER FLUSH
 2. INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE SHALL BE PROVIDED

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

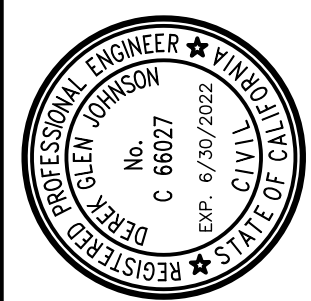
PLAN LEGEND

-  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
1 PLAN CHECK 12-22-20	D.J.
2 ADDENDUM 2-09-21	D.J.



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

SHEET TITLE:
PLUMBING PLAN

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

QUALITY CONTROL

SPECIAL INSPECTIONS

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

a. Masonry (Section 1704.5)	
i. Where F'm is greater than 1500 psi	NR
ii. Reinforcement and grout placement in masonry with special inspection	NR
b. Concrete (Section 1704.4)	
i. Where F'c is greater than 2500 psi, except for slab on grade	NR
ii. Reinforcement placement in concrete with special inspection	NR
iii. Anchor bolts in tension (where noted on drawings)	NR
c. Welding (Section 1704.3)	
i. Ductile moment resisting steel frames per CBC Section 2204.1	NR
ii. All structural welding except welding performed in an approved fabricator's shop.	NR
d. All high strength bolting in "slip-critical" connections. See plans and steel notes for location of "slip-critical" connections.	NR
e. Special diaphragm nailing (Nail Spacing 4" O.C. or Less)	NR
f. Drilled or Epoxy concrete and masonry anchors	●
● REQUIRED	NR NOT REQUIRE

2. The special inspector shall be under the supervision of a registered professional engineer.
- The special inspector shall observe the work assigned for conformance with the approved design drawings and specifications.
 - The special inspector shall furnish inspection reports to the Building Official, Engineer or Architect of Record and other designated persons. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if not corrected, to the proper design authority and to the Building Official.
 - The Special Inspector shall submit a final signed report, signed by a registered professional engineer, stating whether the work requiring special inspection was in conformance with the approved plans and specifications and the applicable workmanship provisions of the CBC.
 - An application for off-site fabrication must be submitted to the field inspection division for approval prior to fabrication.
 - Certificate of compliance for off site fabrication must be completed and submitted to the field inspection division prior to the erection of prefabricated components.
3. The contractor shall contact the Planning and Building Inspection Department to schedule Special Inspection meeting prior to construction.

STRUCTURAL NOTES

I. GENERAL

- All construction, workmanship and materials shall conform with the requirements of the 2019 Edition C.B.C., and any other governing code.
- The contractor shall verify all dimensions, elevations and site conditions and shall become completely familiar with the construction documents prior to starting construction.
- The Architect and Engineer shall be notified of any omissions or discrepancies in the working drawing and/or specifications before proceeding with any work so involved.
- All dimensions take precedence over scale shown on plans, sections and details.
- Specific notes and details take precedence over structural notes and typical details.
- Where specific details are not provided, construction can follow details for similar conditions, unless conflicts occur.
- The contractor shall be responsible for the design, installation and maintenance of all bracing and shoring required during construction until all construction is finalized.
- Job site safety is the sole responsibility of the contractor.
- See architectural drawings for the size and location of all door and window openings, location of non-bearing partitions, roof on floor elevations, roof slopes, architectural finishes, and other related information not indicated on the structural drawings.
- See mechanical, electrical and/or architectural drawing for the size and location of pipes, conduits, floor drains, vents, ducts, and other similar penetrations not indicated on the structural drawings.

II. FOUNDATIONS

- All foundation and related site work shall comply with the requirements of Chapter 18 of the C.B.C.
- 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. If actual site conditions differ from those above, the site shall be prepared according to the recommendations of a competent Geotechnical Engineer registered in the State of California.
- Footing and utility trench backfill within the building area shall be clean sand, mechanically compacted in thin layers to a minimum of 95% of dry density.

III. CONCRETE

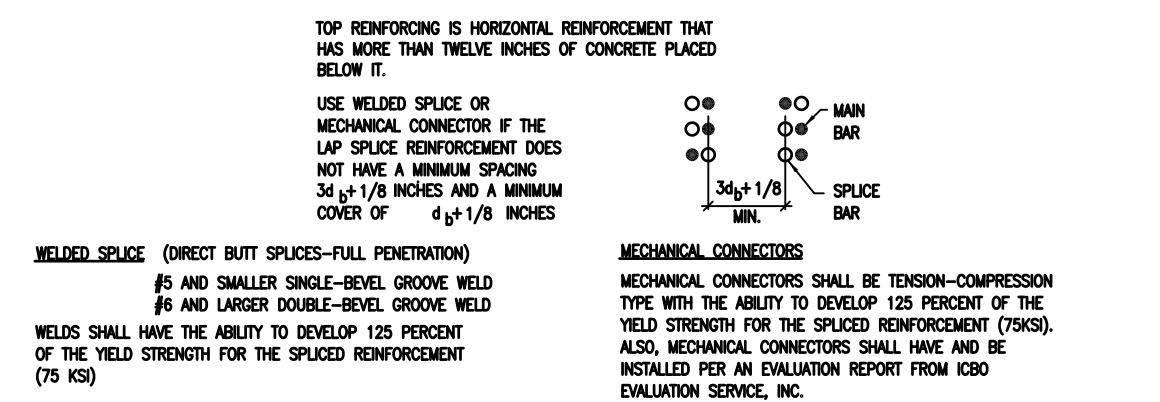
Reinforcing Steel

- 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.
- All bars shall be clean of rust, grease or other materials likely to impair bond.
- All reinforcing bar bends shall be made cold and conform to the ACI Manual of Standard Practice.
- Reinforcing bars shall be wired together at splices as follows:

REINFORCING CONCRETE

REINFORCEMENT DEVELOPMENT LENGTHS:		f'c = 2500 PSI AT 28 DAYS									
(LENGTH IN INCHES)		#3	#4	#5	#6	#7	#8	#9	#10	#11	
BAR SIZE	GR40										
TOP		16	32	39	47	69	78	88	100	110	
OTHER		12	24	30	36	53	60	68	77	85	

REINFORCEMENT LAP SPICES:		f'c = 2500 PSI AT 28 DAYS									
(LENGTH IN INCHES)		#3	#4	#5	#6	#7	#8	#9	#10	#11	
BAR SIZE											
* TOP BARS		21	42	51	62	90	102	115	130	143	
OTHER BARS		16	32	39	47	69	78	89	101	111	



- Unless otherwise noted, minimum concrete coverage for reinforcing bars shall be as follows:
- | | |
|--|--------|
| Concrete in contact with earth, unformed | 3" |
| Concrete in contact with earth, formed | 2" |
| Walls (interior face) | 1" |
| Slab on grade | 1-1/2" |

III. CONCRETE (CONT.)

Cast-in-Place Concrete

- 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:

Water	Clean, Potable
Portland cement	ASTM C150
Course aggregate	3/4" rock ASTM C33
Fine aggregate clean sand	ASTM C33-77

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

Concrete Walls (12" THICK)	150 PCF. f'c = 4000 PSI
Raised-Floor-Deck Slab (9 1/2")	150 PCF. f'c = 4000 PSI
Footings	150 PCF. f'c = 2500 PSI
Grade beams and piers	150 PCF. f'c = 2500 PSI
Slab on grade	150 PCF. f'c = 2500 PSI

- Add mixtures shall not be used unless specifically authorized by the Engineer.
- 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.
- All reinforcing bars, anchor bolts, hold-downs and other embeds shall be well secured in place prior to concrete placement.
- All reinforcement and other embeds shall be inspected and approved prior to concrete placement.
- Concrete shall be placed as a continuous operation without any interruptions longer than 45 minutes.
- The slump at time of placement shall be the minimum consistent with placing conditions but shall not exceed 4".
- Mechanical vibrators or other "approved" methods for thorough consolidation shall be used. For slab on grade, approved grid tampers may be used.

IV. MASONRY

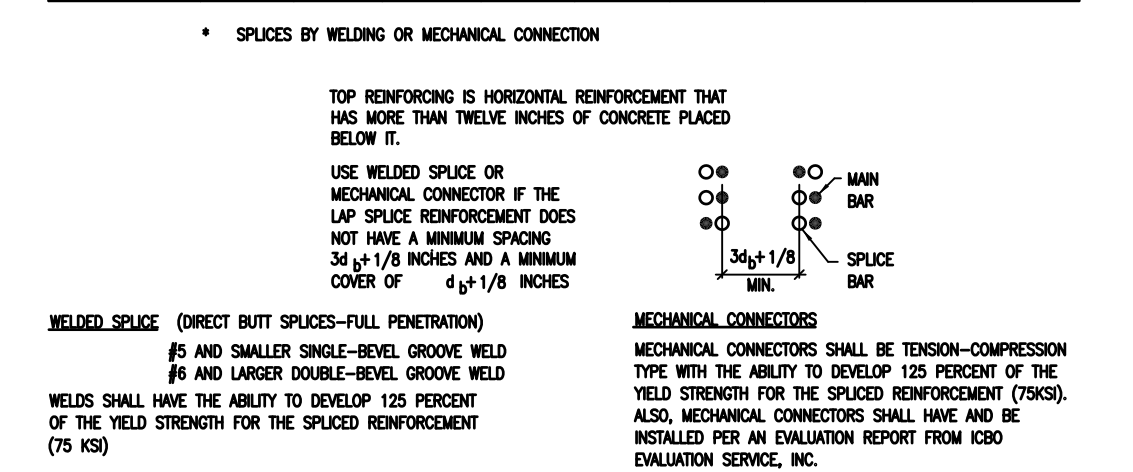
Concrete Masonry

- 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.
- Mortar shall be Type M or S freshly prepared and uniformly mixed.
- Grout shall be proportioned to give a minimum 28-day compressive strength of 2000 PSI.
- Reinforcing - See Section III-Concrete/Reinforcing Steel.
- Units shall be placed in running bond unless otherwise indicated.
- All reinforcing steel shall be accurately placed and secured to prevent movement. All horizontal reinforcement shall be placed in bond beam units.
- All embeds shall be accurately placed according to the drawing and shall be secured in place to prevent movement. No other items shall be placed in masonry walls.
- All wall cells shall be grouted solid. Grout shall be placed evenly and in lifts "Not" to exceed 4'-0" high, unless cleanouts of adequate size are provided.
- Horizontal construction joints shall be formed by stopping the grout pour a minimum of one and one-half inch below the top of the masonry units. Construction joints shall be used at top of lifts or when grouting operations are suspended for a period longer than 45 minutes.
- The contractor shall adequately support all masonry walls until the walls have been built, cured and properly attached to the supporting structure.

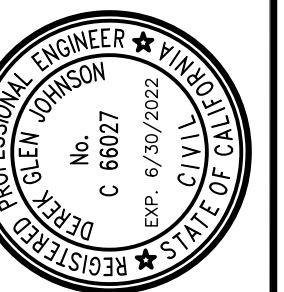
REINFORCED MASONRY

REINFORCEMENT DEVELOPMENT LENGTHS:		f'm = 1500 PSI AT 28 DAYS									
(LENGTH IN INCHES)		#3	#4	#5	#6	#7	#8	#9	#10	#11	
BAR SIZE											
CONCRETE BLOCK		18	24	30	36	42	48	55	61	68	

REINFORCEMENT LAP SPICES:		f'm = 1500 PSI AT 28 DAYS									
(LENGTH IN INCHES)		#3	#4	#5	#6	#7	#8	#9	#10	#11	
BAR SIZE											
CONCRETE BLOCK		18	24	30	36	42	*	*	*	*	



REVISIONS	BY
1 PLAN CHECK 12-22-20	D.J.
2 ADDENDUM 2-09-21	D.J.



STRUCTURAL DESIGN
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 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

PROJECT TITLE:

SHEET TITLE:
 STRUCTURAL NOTES

JOB No. CCE-19-101

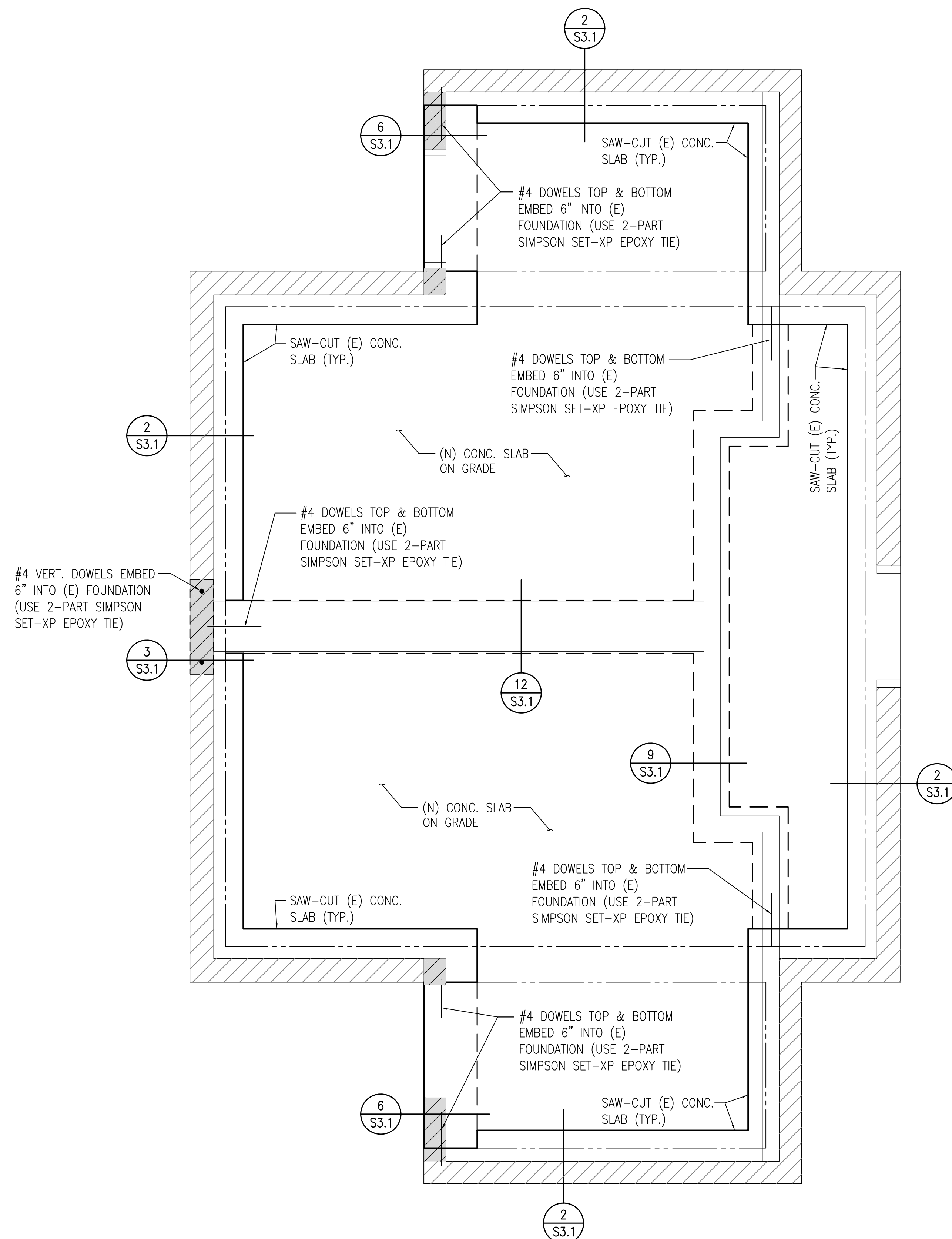
DATE: 9/2/2020

SCALE: AS NOTED

DRAWN BY: VRA

SHEET No.:

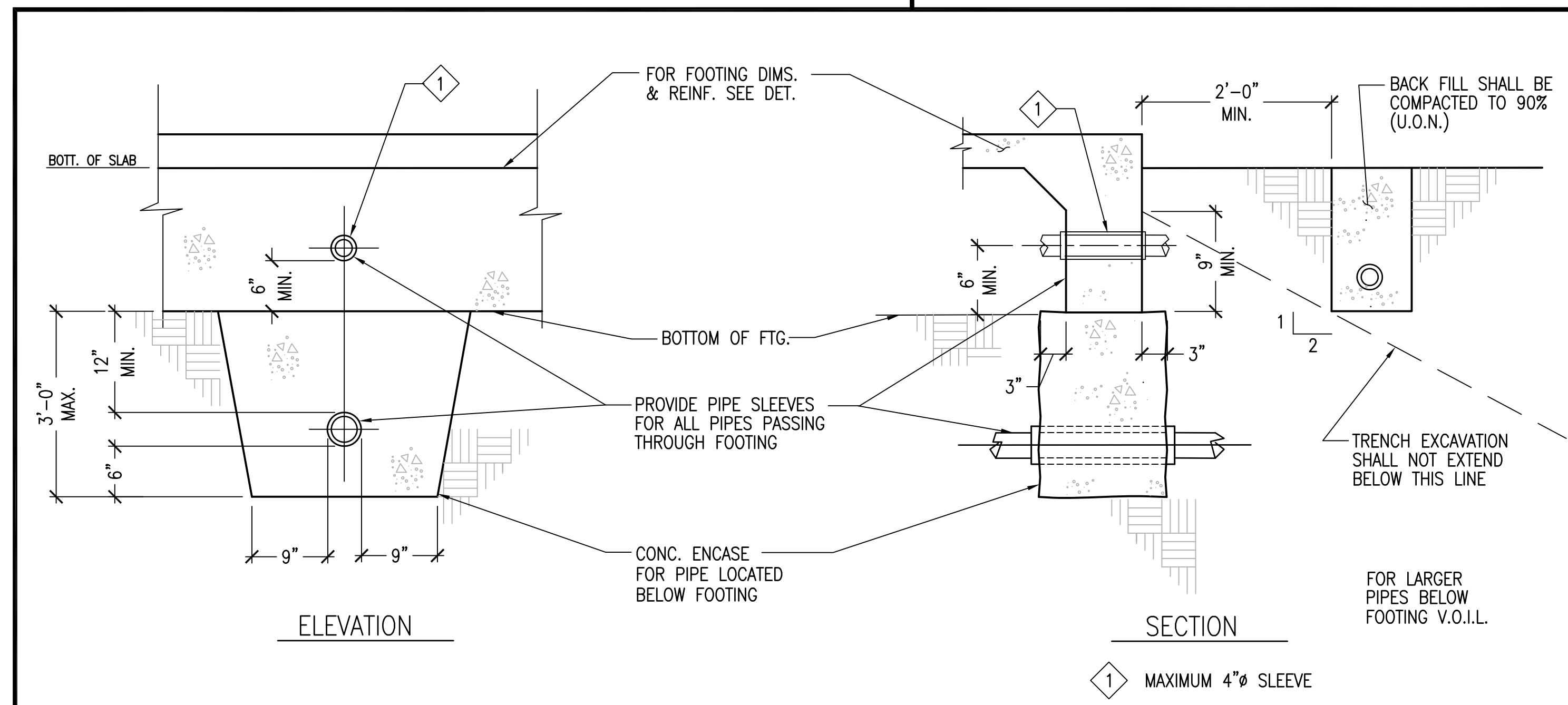
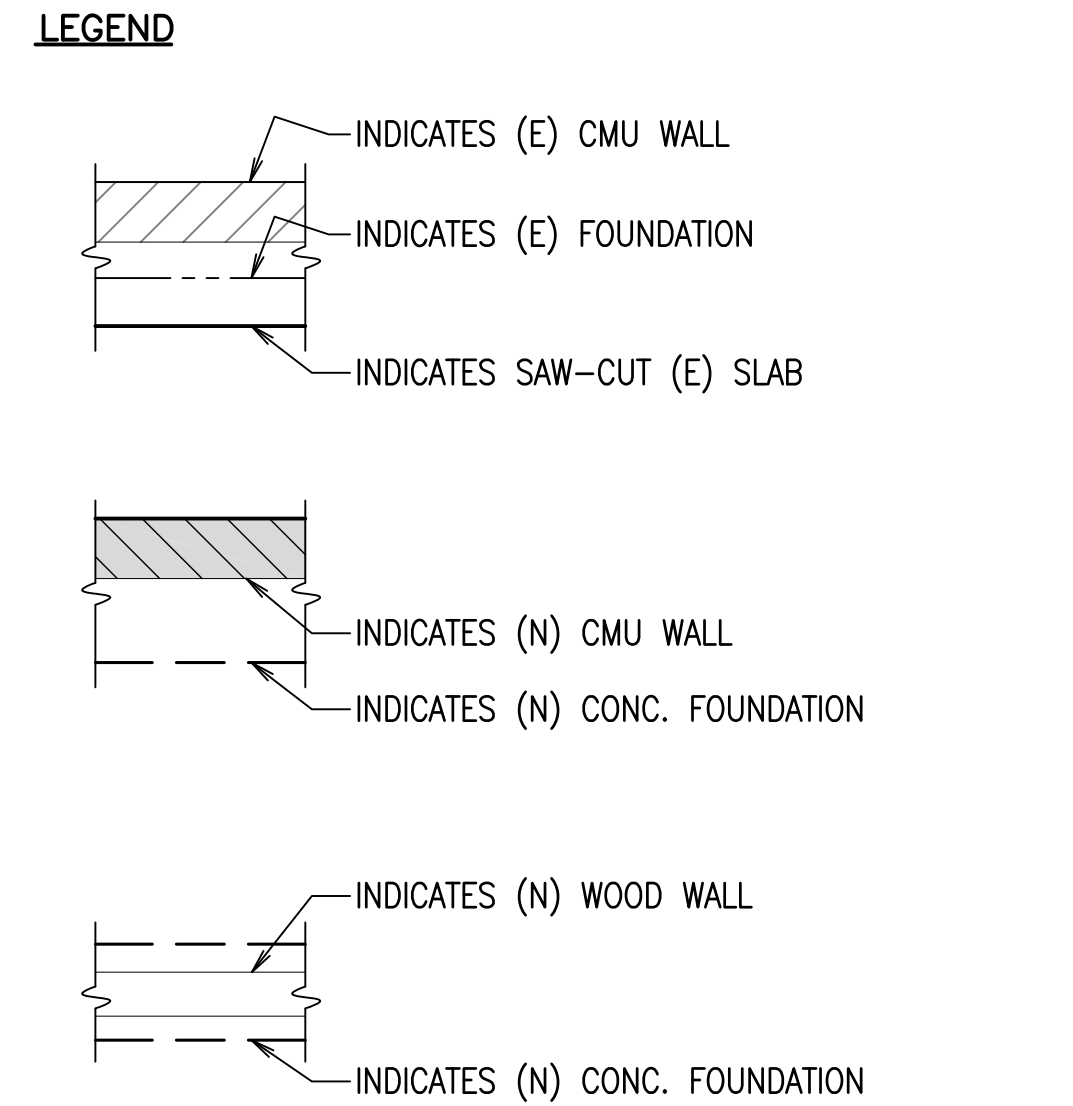
S0.0
 # OF SHEETS



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

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.



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

REVISIONS	BY
△ PLAN CHECK 12-22-20	D.J.
△ ADDENDUM 2-09-21	D.J.

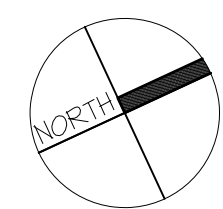
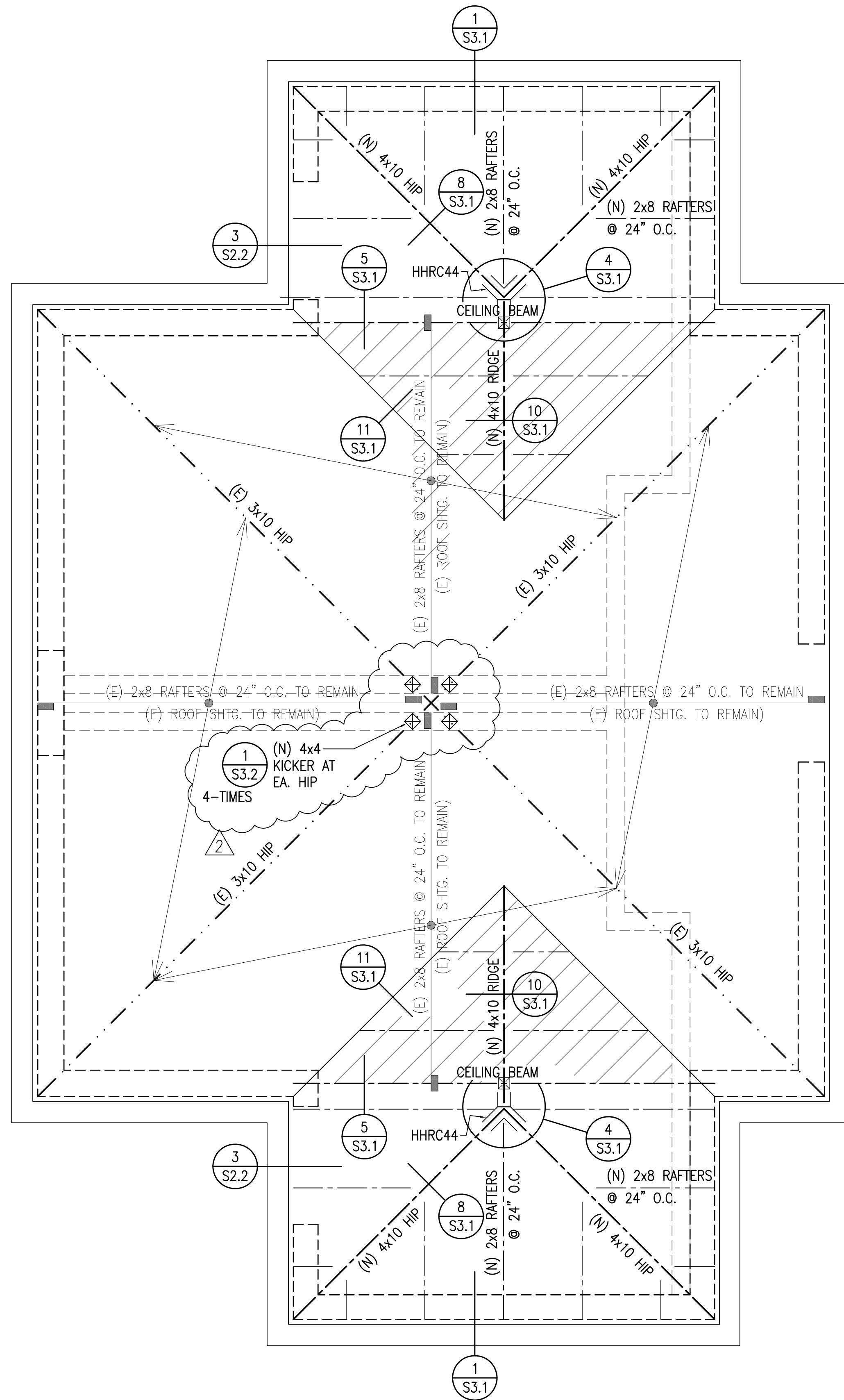
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 APN # 177-056-001-000

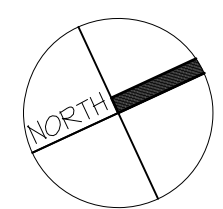
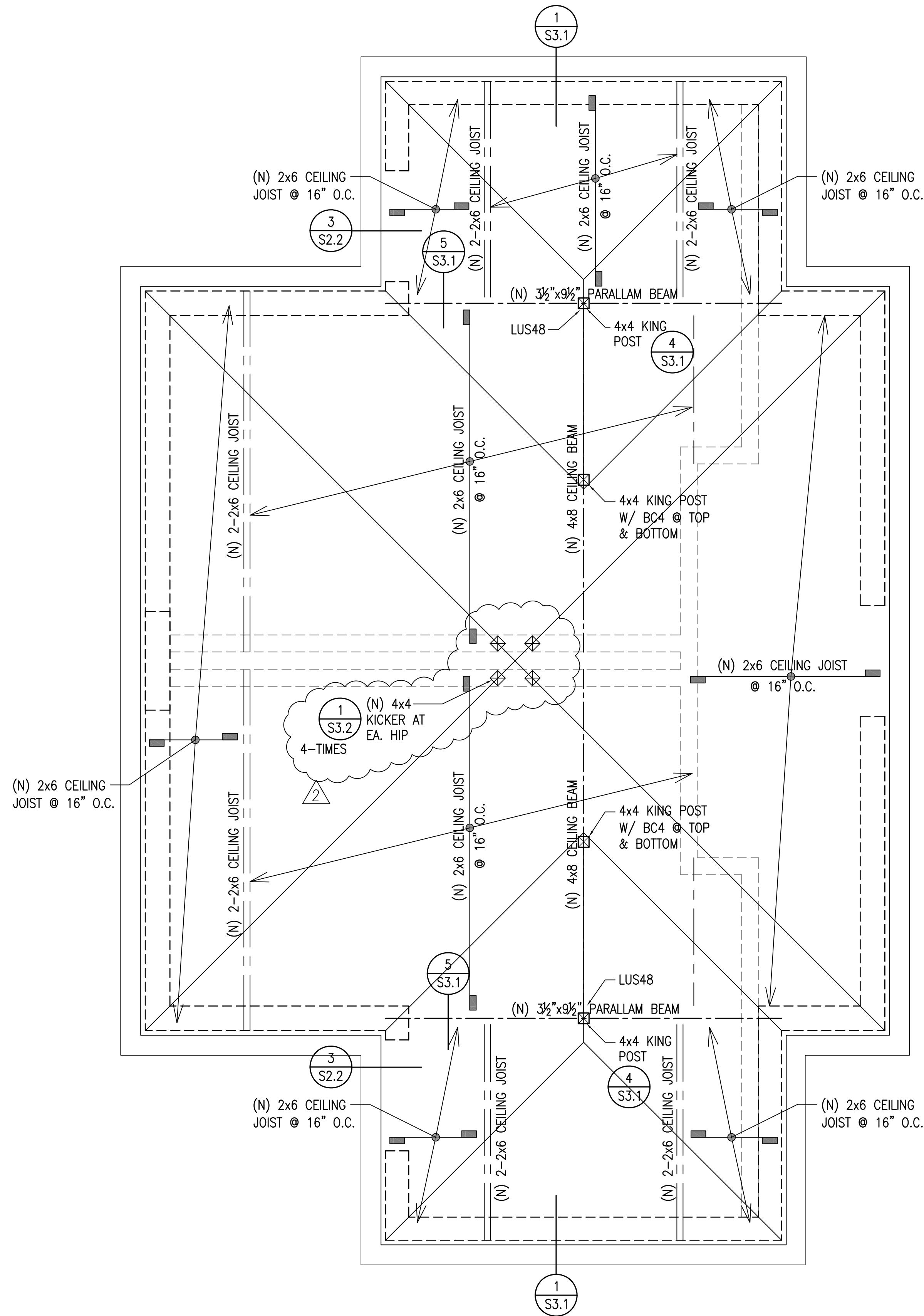
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FOUNDATION PLAN

JOB No. CCE-19-101
 DATE: 9/2/2020
 SCALE: AS NOTED
 DRAWN BY: VRA
 SHEET No.: **S2.1**
 # OF SHEETS



ROOF FRAMING PLAN

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



CEILING FRAMING PLAN

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

SHEET NOTES

GENERAL

- SEE SHEETS S0.0 FOR STRUCTURAL NOTES.
- 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

NEW 2x6 CEILING JOIST @ 16" O.C., U.O.N.

ROOF FRAMING

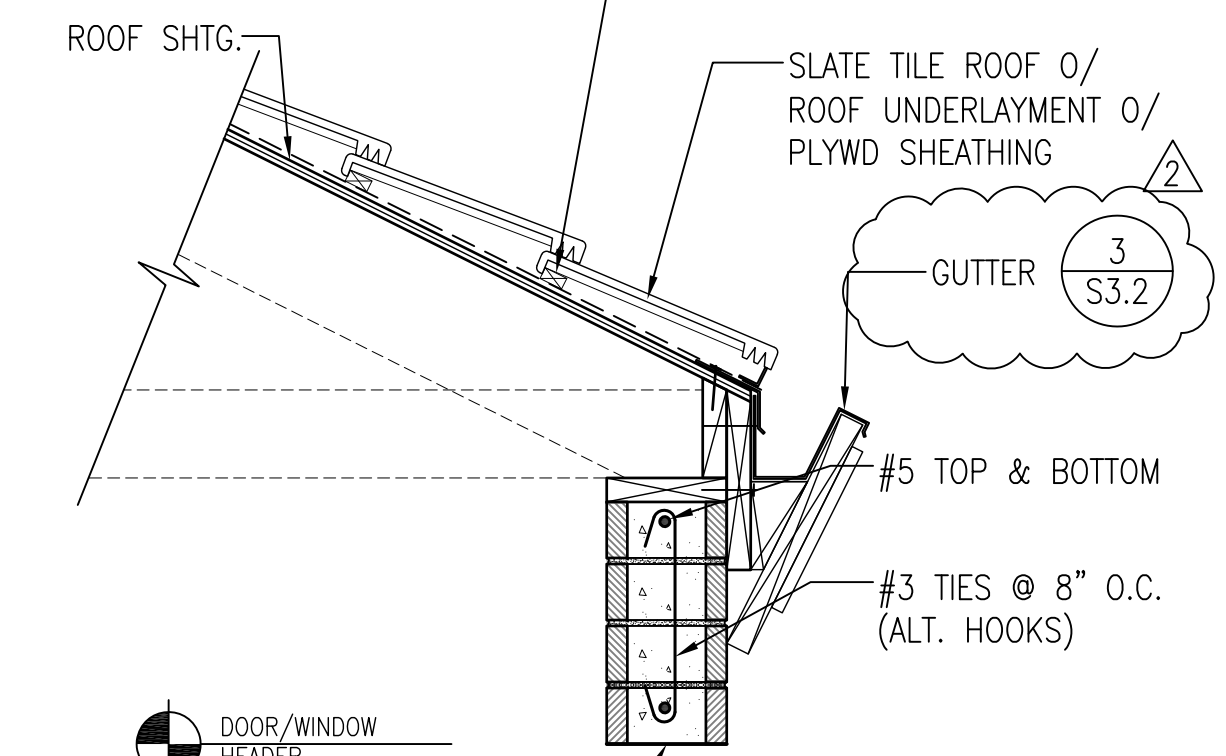
- (E) 2x8 RAFTERS @ 24" O.C.
(E) ROOF SHEATHING TO REMAIN
- (N) 2x8 DF#2 RAFTERS @ 24" O.C.
(N) ROOF SHEATHING:
USE 15/32" T&G RATED SHEATHING W/
8d @ 6" O.C. T.B.N.
8d @ 6" O.C. T.E.N.
& 8d @ 12" O.C. F.N.

BATTEN INSTALLATION OVER ROOF SHTG. PER MANUFACTURES RECOMMENDATIONS, SEE DETAIL MC-04 ON SHEET A3.2

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

BATTEN INSTALLATION PER MANUFACTURES RECOMMENDATIONS, SEE DETAIL MC-04 ON SHEET A3.2



HEADER BUCK MATERIAL FASTENED TO CONCRETE W/ EMBEDDED SPIRAL NAILS, BOLTS OR SCREWS PER MANUFACTURER'S SPECIFICATIONS

NOTE:
WALL REINFORCEMENT NOT SHOWN FOR CLARITY

CCE-19-101-26

LINTEL DETAIL

SC: 1"=1'-0"

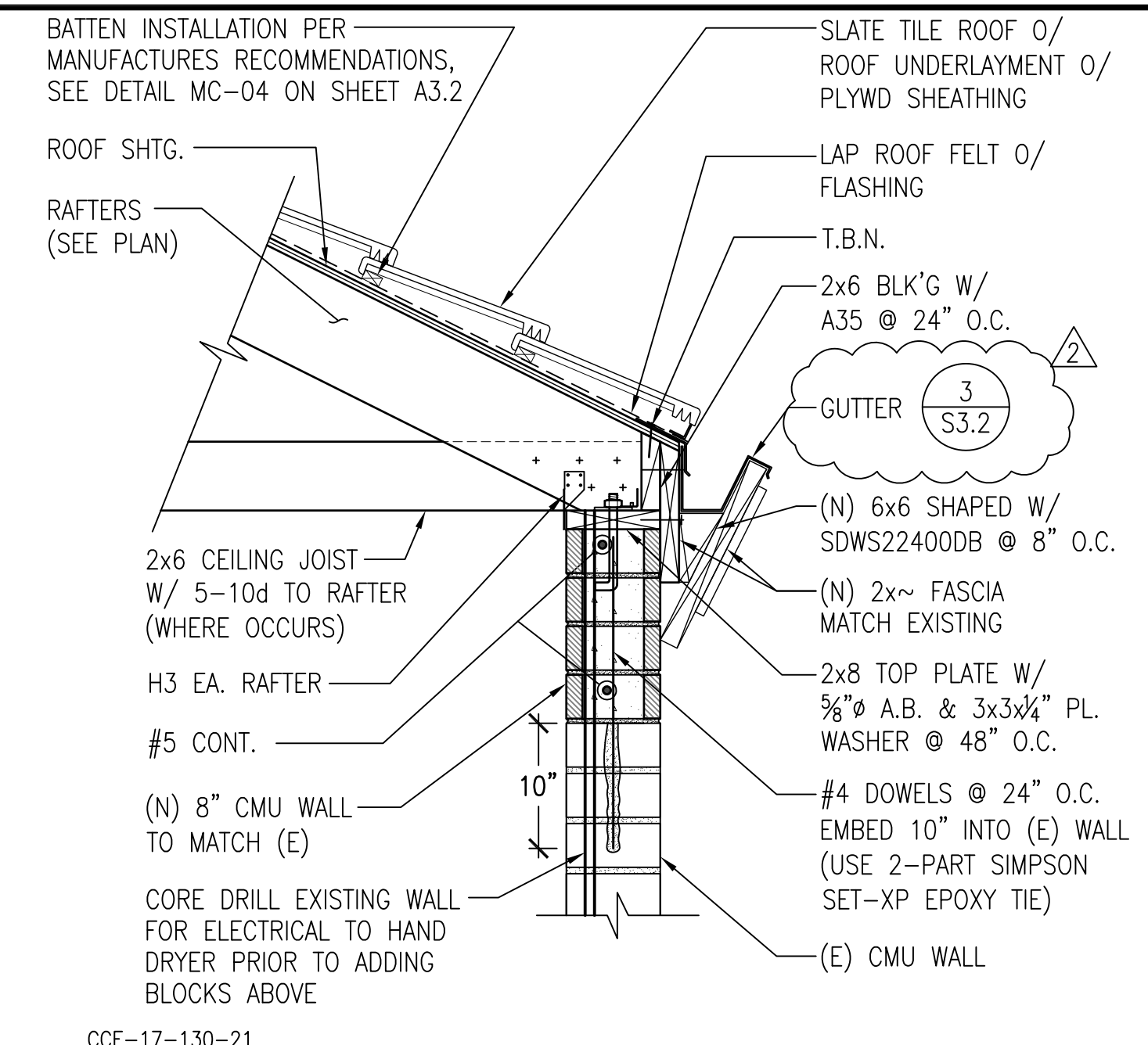
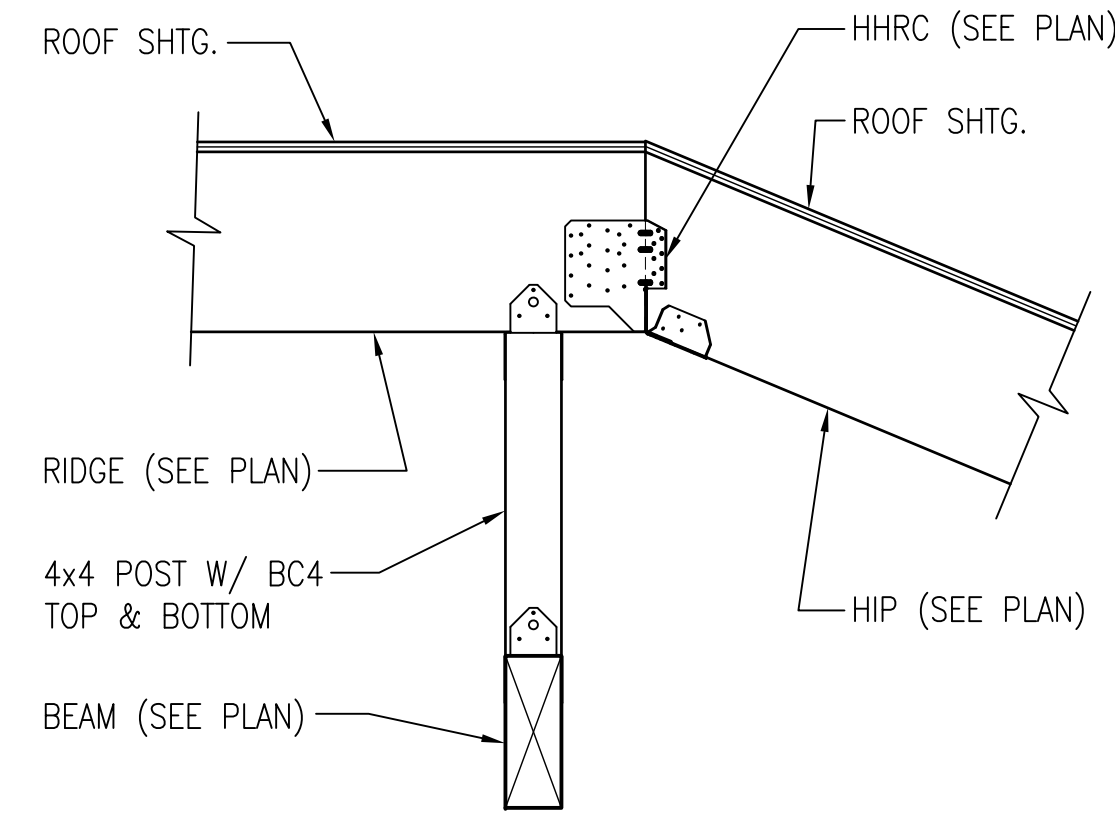
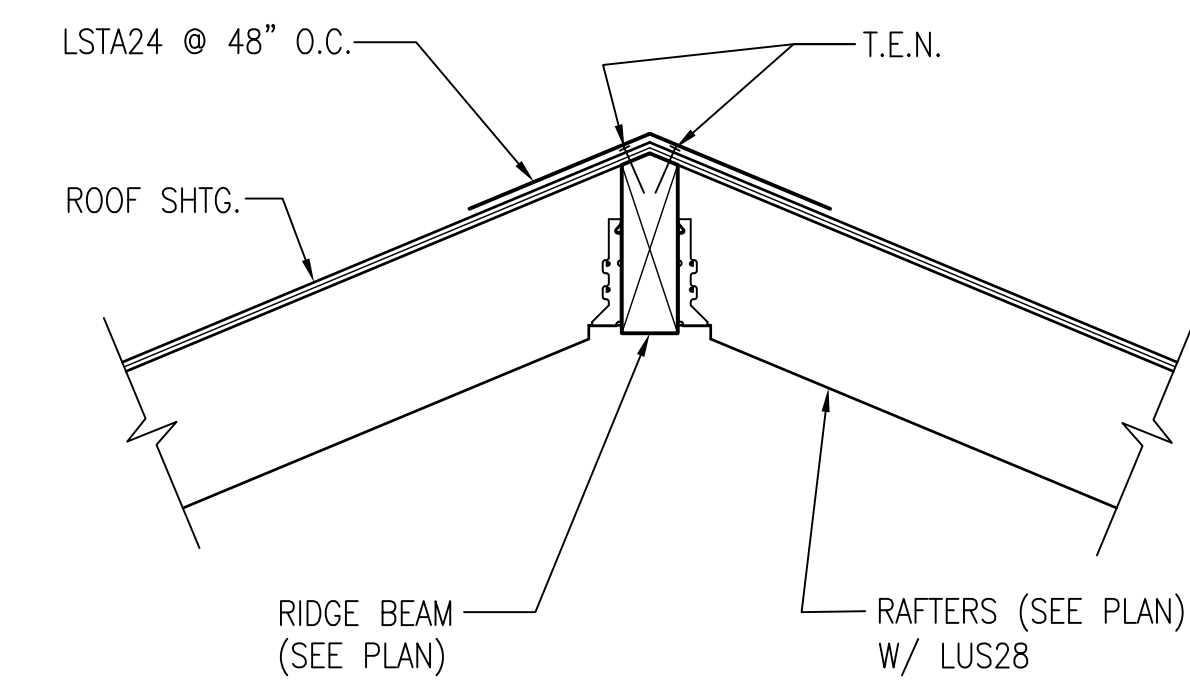
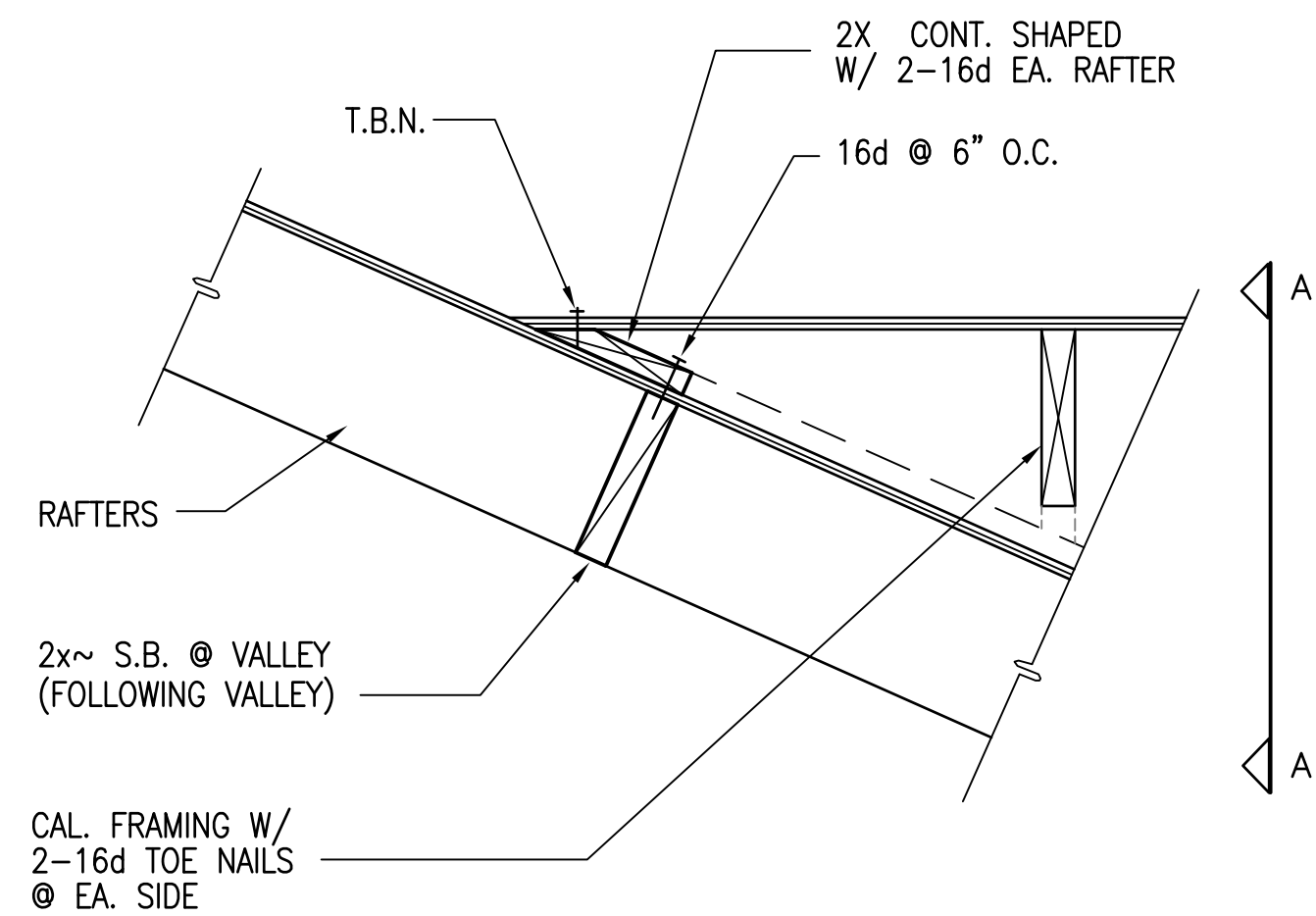
REVISIONS	BY
PLAN CHECK 12-22-20	D.J.
ADDENDUM 2-09-21	D.J.

STRUCTURAL DESIGN
P.O. BOX 25032
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60 LLANO AVE. SPRECKELS, CA 93962
APN # 177-056-001-000

SHEET TITLE:
ROOF FRAMING PLAN

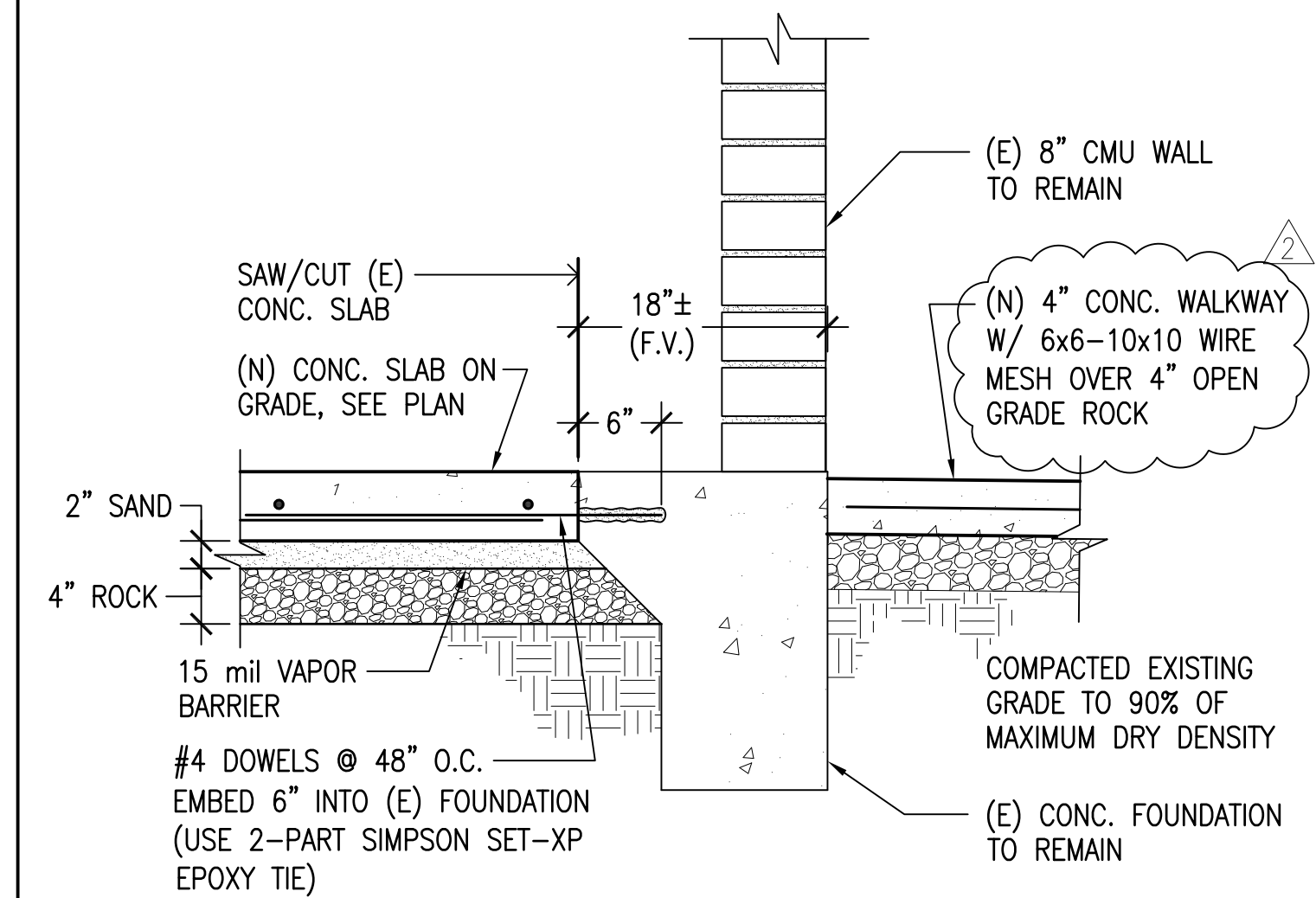
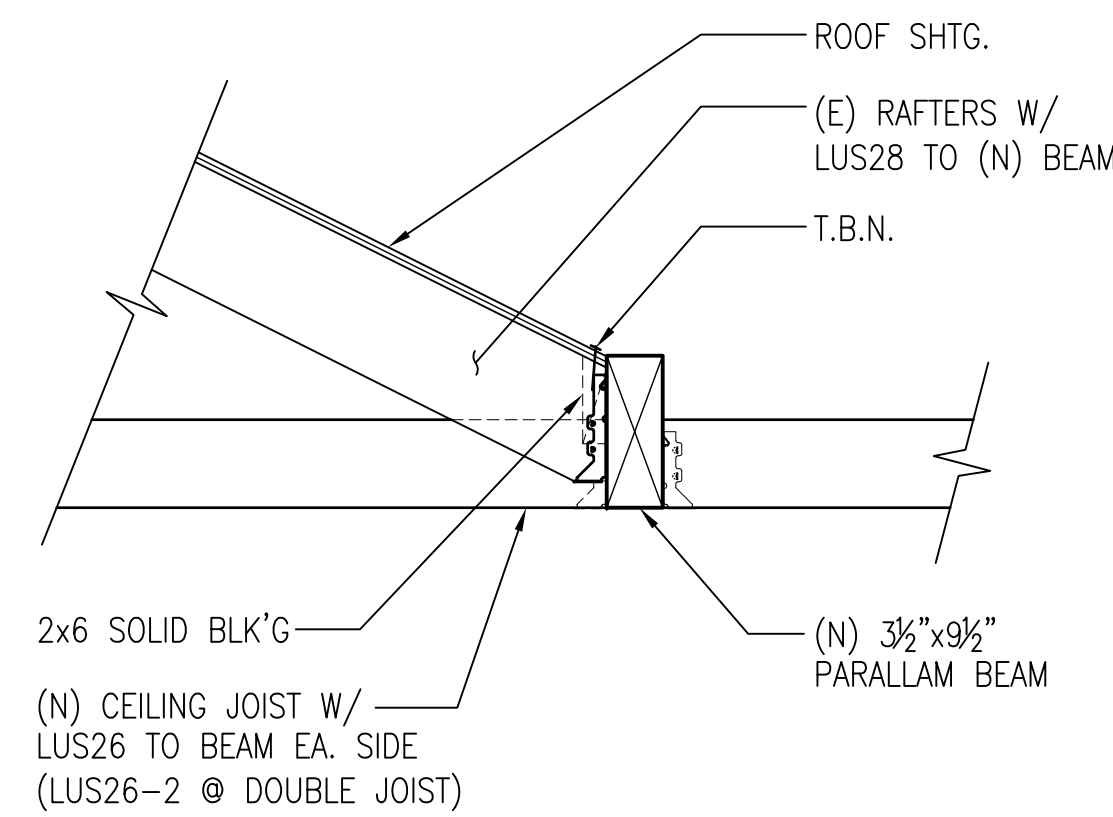
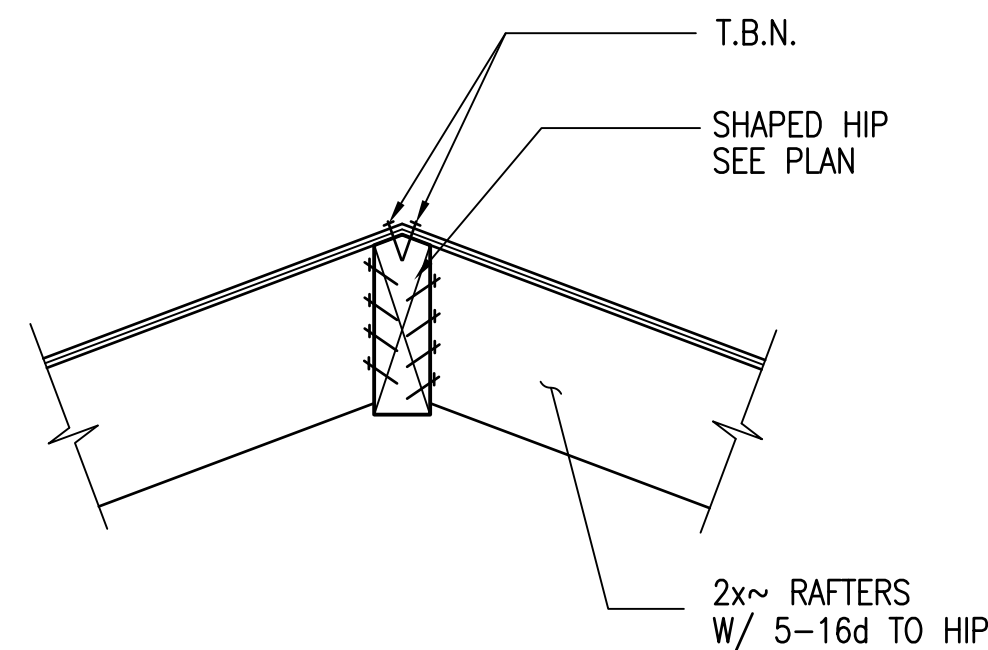
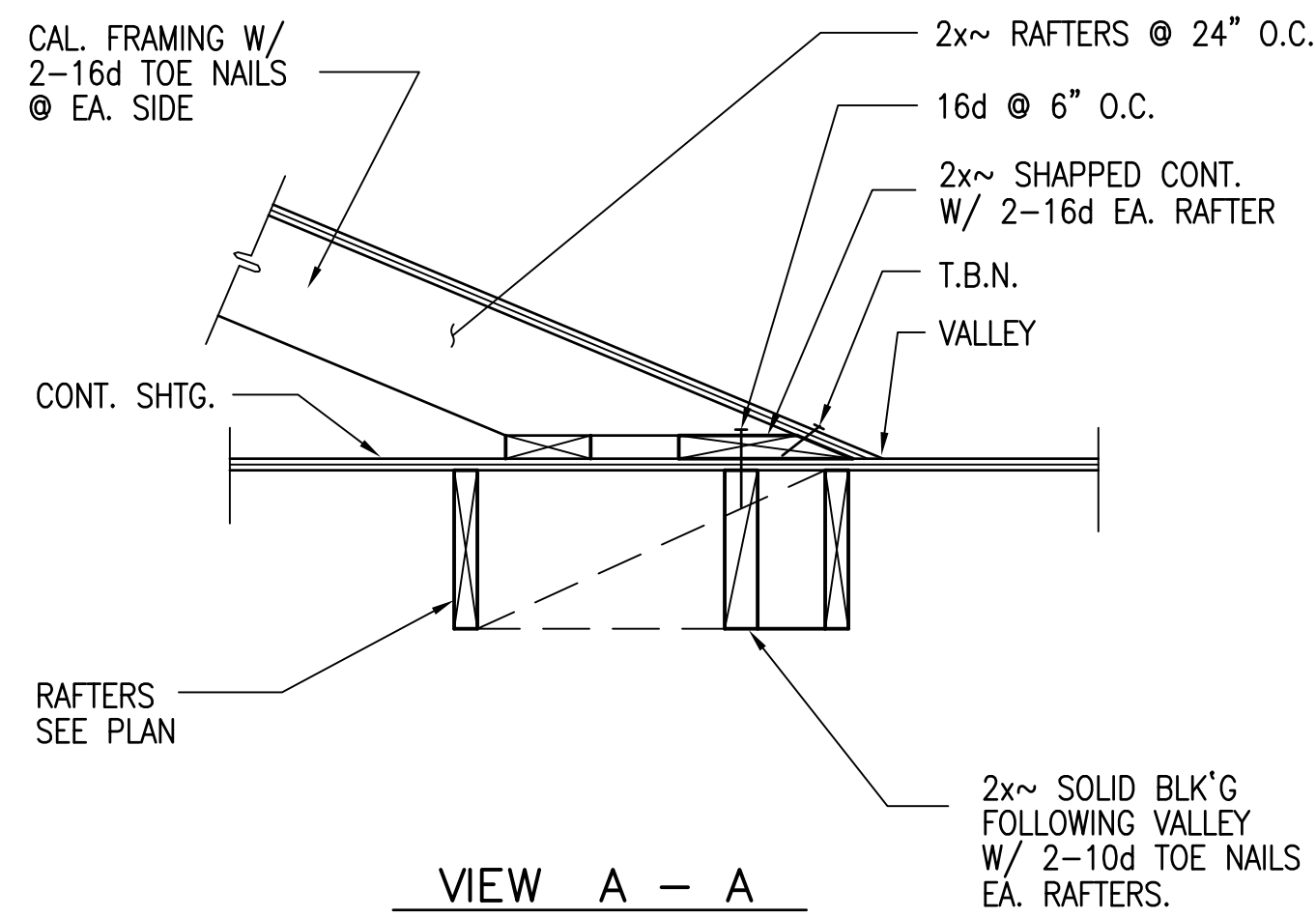
JOB No. CCE-19-101
DATE: 9/2/2020
SCALE: AS NOTED
DRAWN BY: VRA
SHEET No.: **S2.2**
OF SHEETS



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

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

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

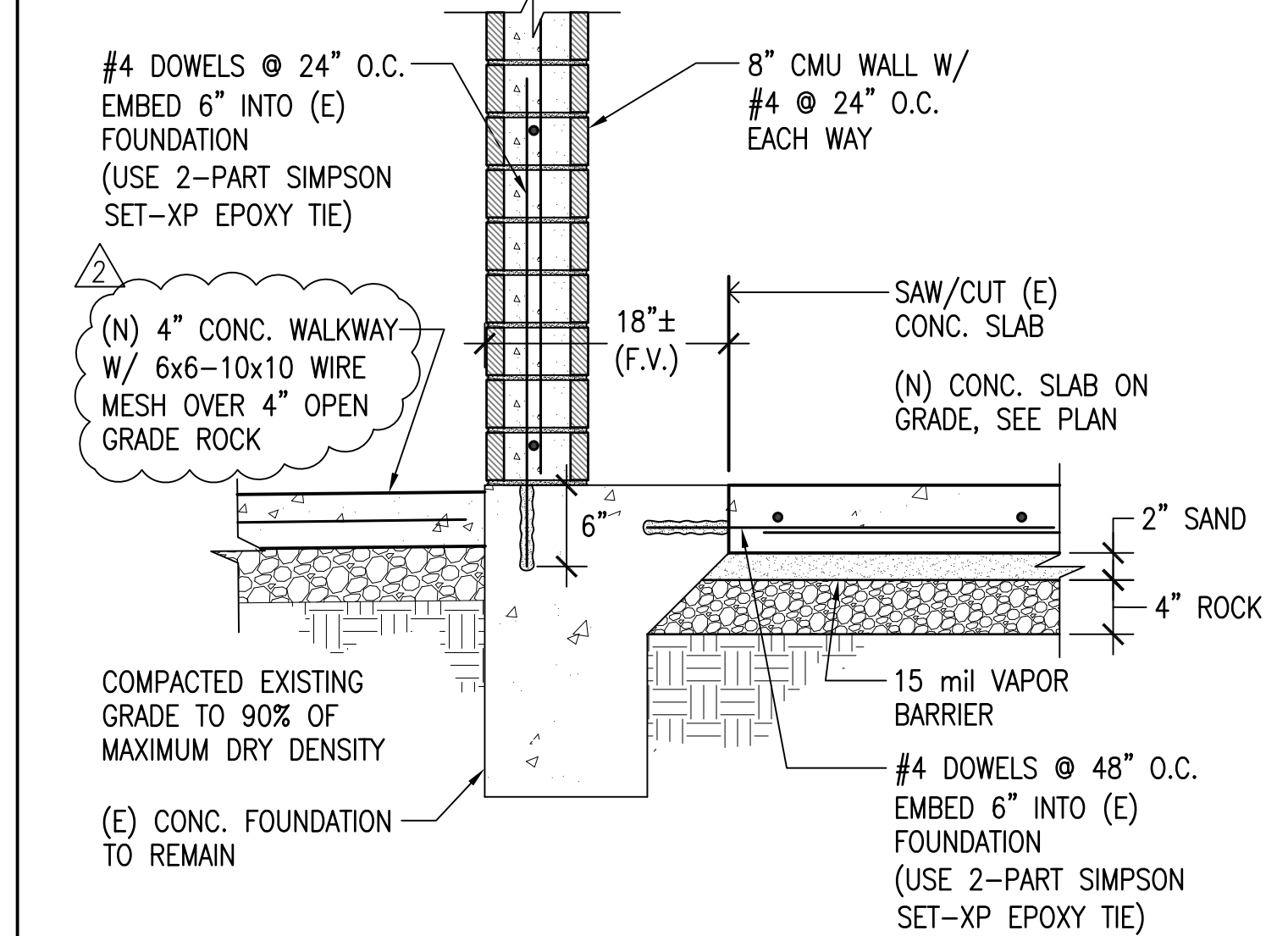
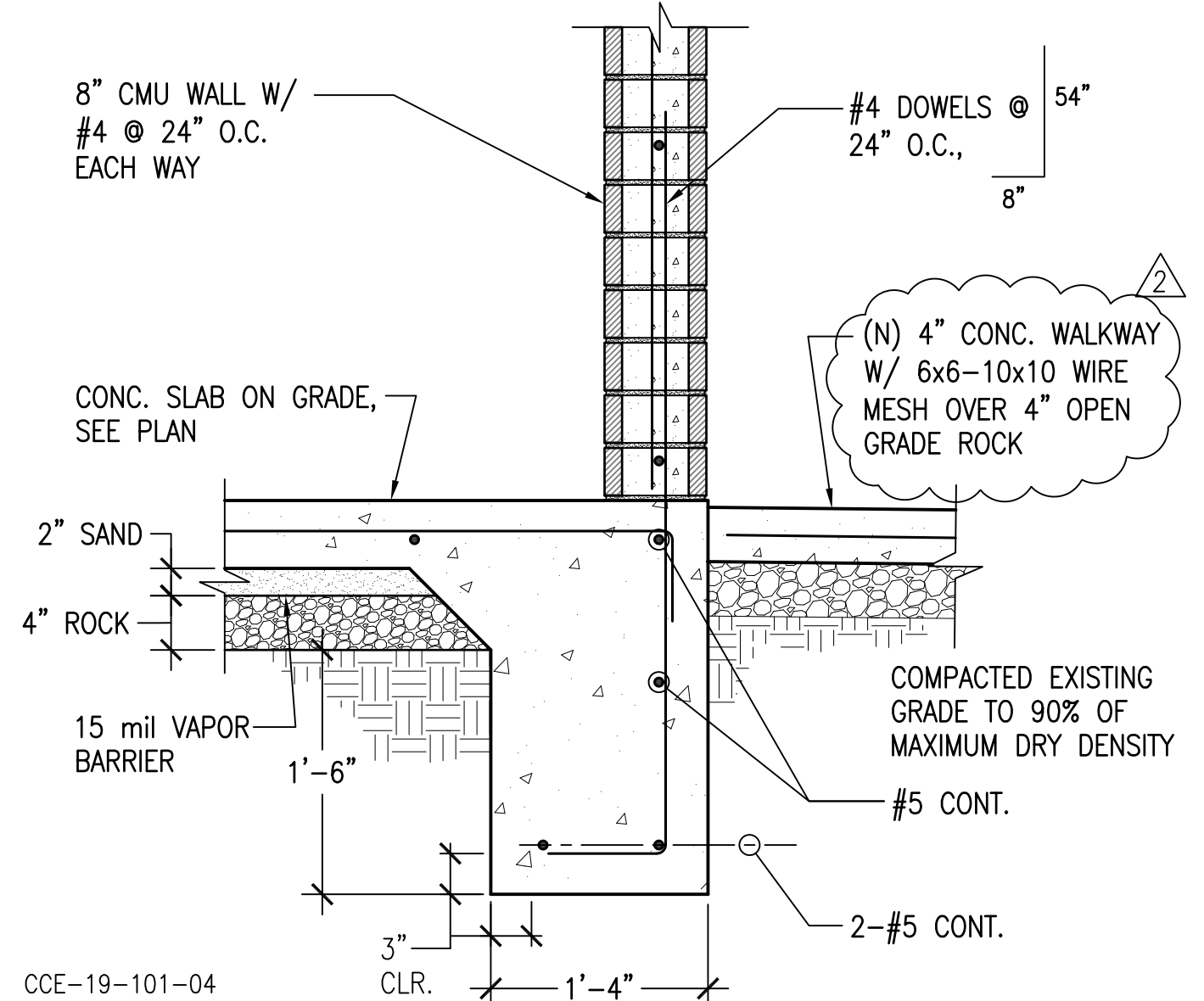
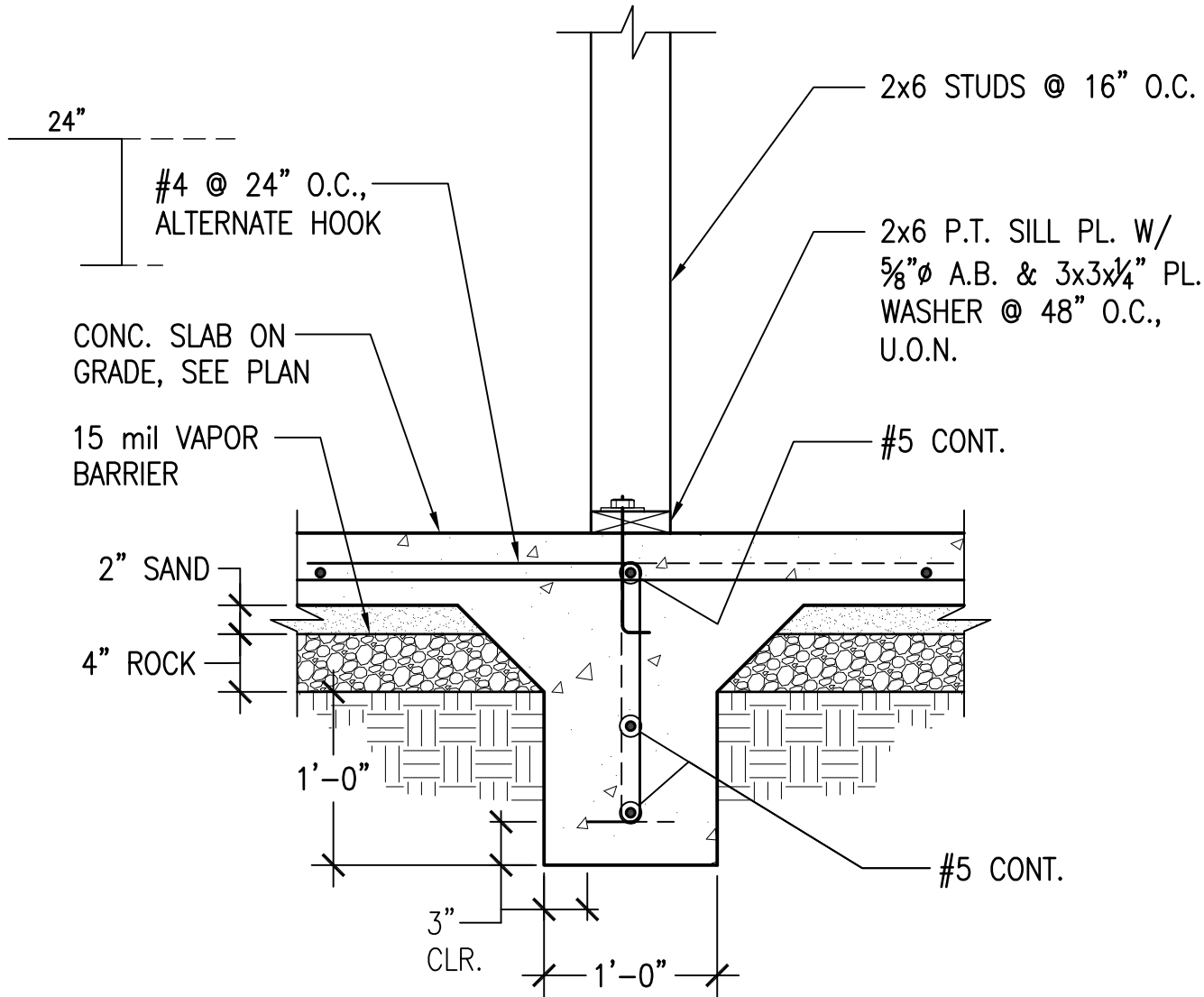
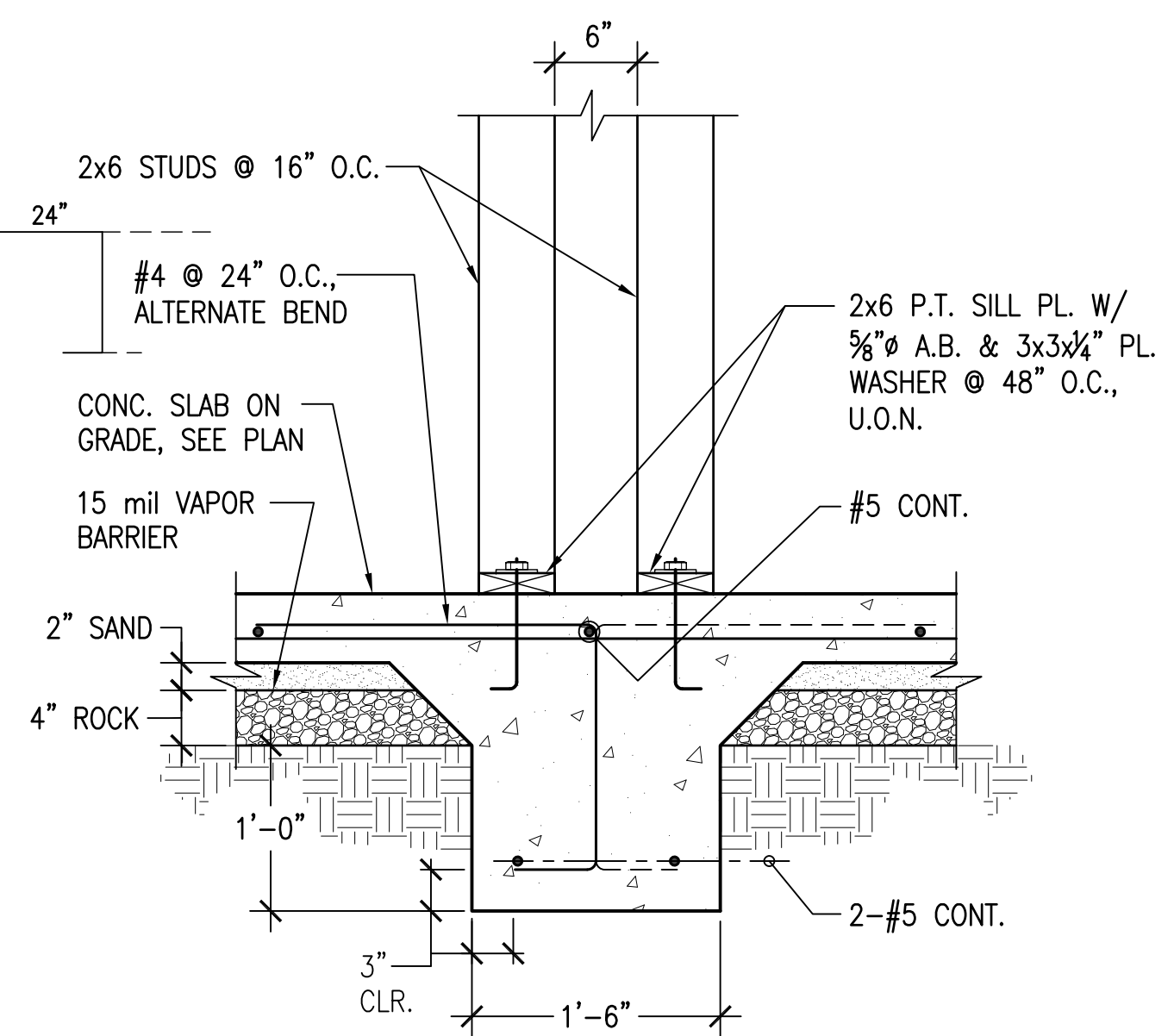


DETAIL SC: 1"=1'-0" 8

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

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

CALIFORNIA FRAMING DETAIL N.T.S. 11



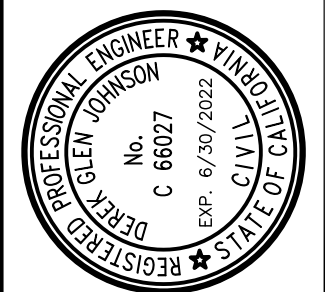
DETAIL SC: 1"=1'-0" 12

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

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

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

REVISIONS	BY
1 PLAN CHECK 12-22-20	D.J.
2 ADDENDUM 2-09-21	D.J.



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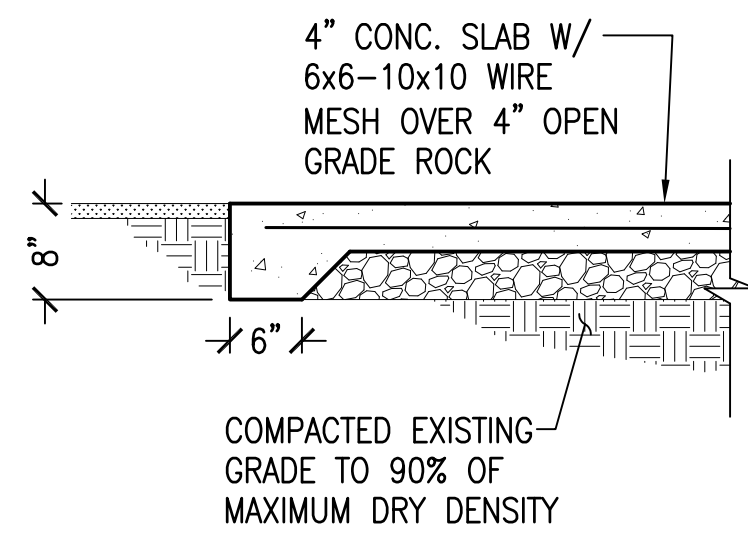
PROJECT TITLE:

STRUCTURAL DETAILS

SHEET TITLE:

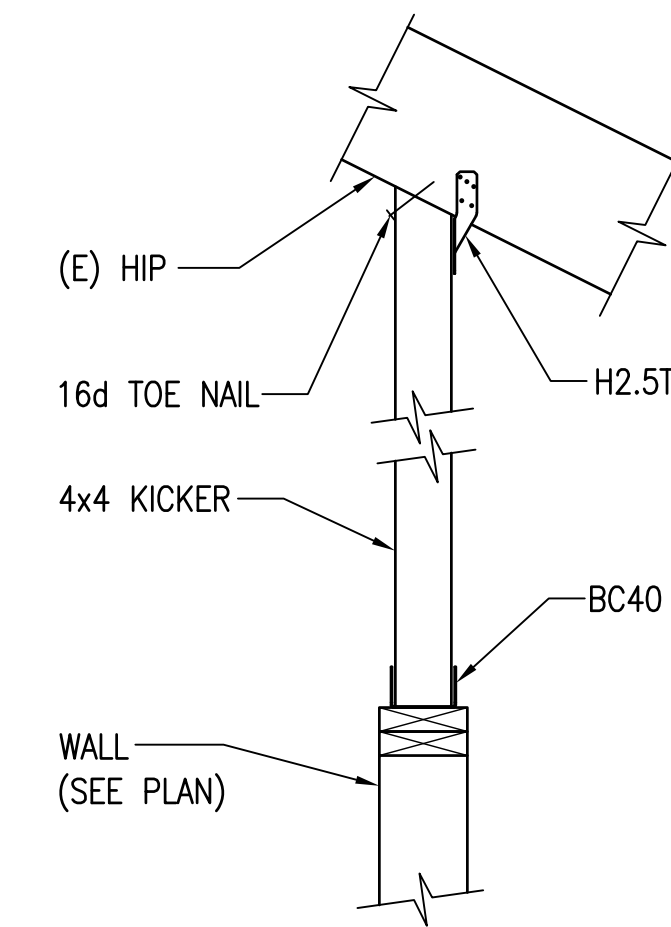
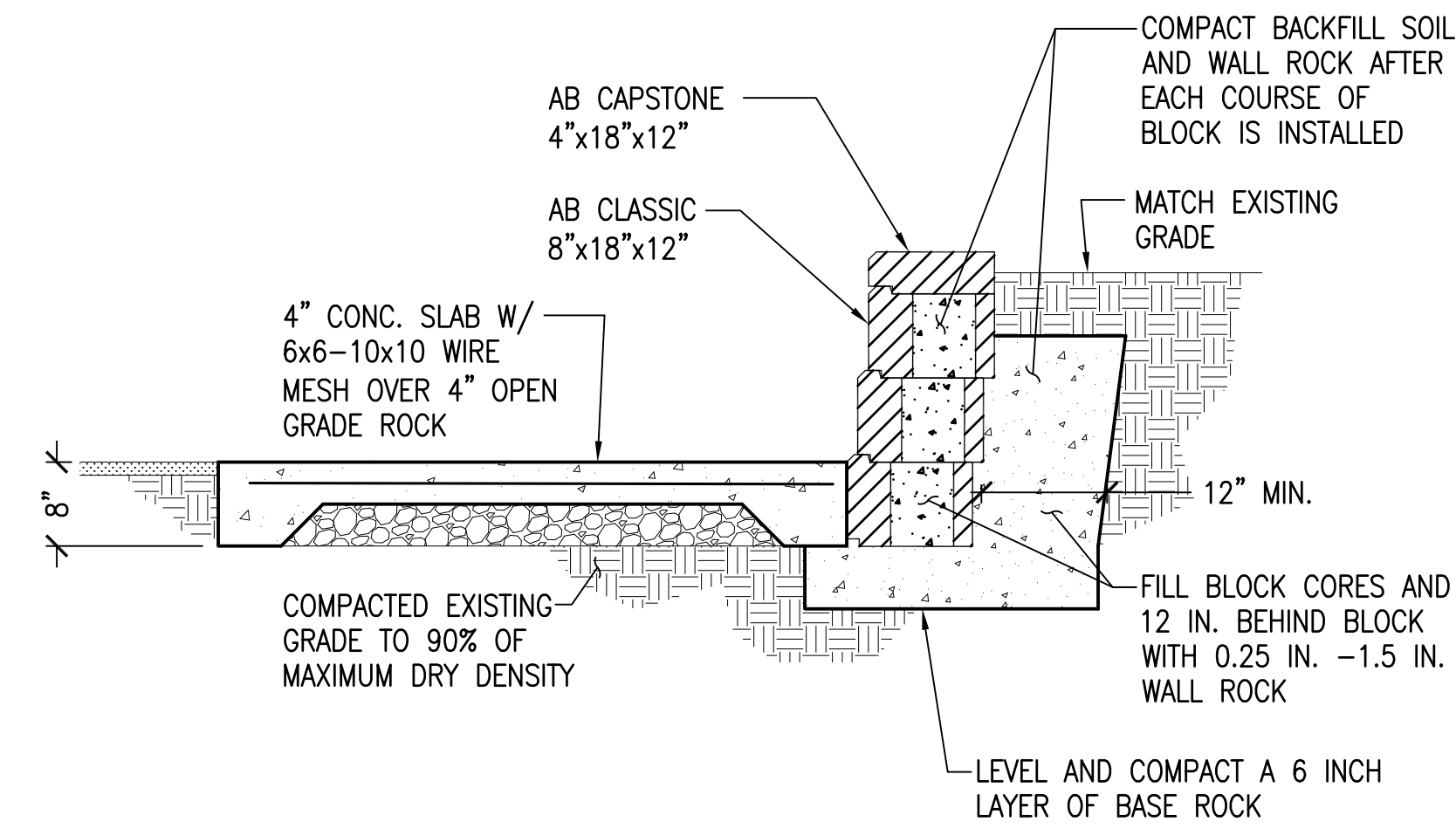
JOB No.	CCE-19-101
DATE:	9/2/2020
SCALE:	AS NOTED
DRAWN BY:	VRA
SHEET No.:	S3.1

OF SHEETS



NOTES:

1. USE ALLAN BLOCK "AB CLASSIC".
2. ALLAN BLOCK SEGMENTAL RETAINING WALLS AND BACKFILL SHALL BE PLACED PER MANUFACTURERS SPECIFICATIONS.
3. ANY STRUCTURES PLACED BEHIND SEGMENTAL RETAINING WALLS SHALL NOT INDUCE ANY SURCHARGE TO THE SEGMENTAL WALL OR THE SEGMENTAL WALL BASE MATERIAL.

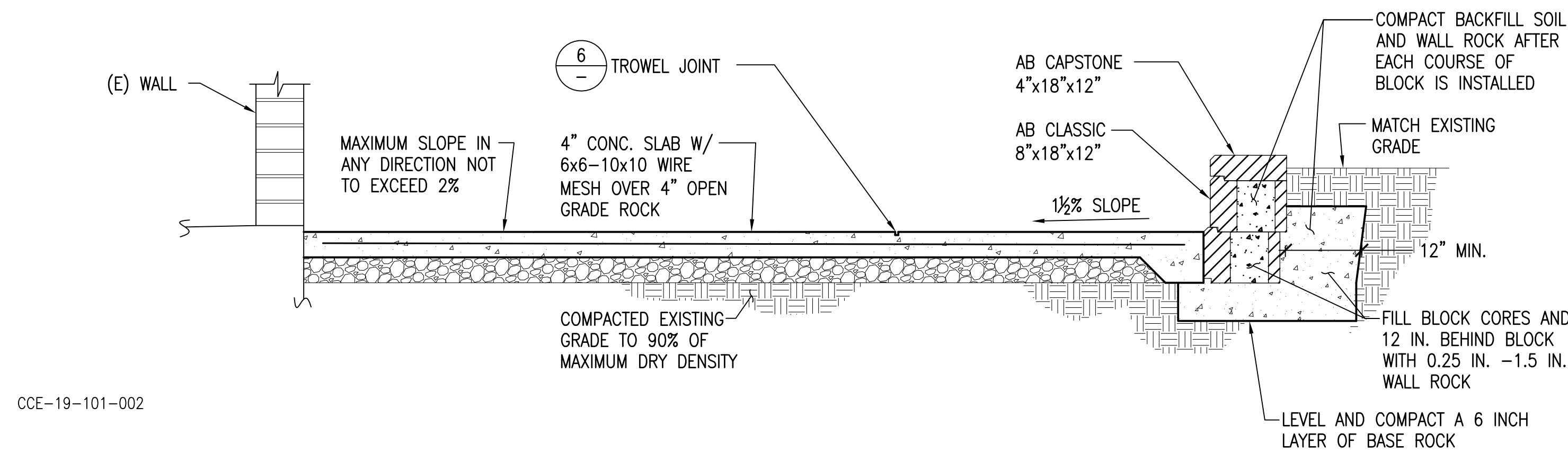


CCE-20-126-016

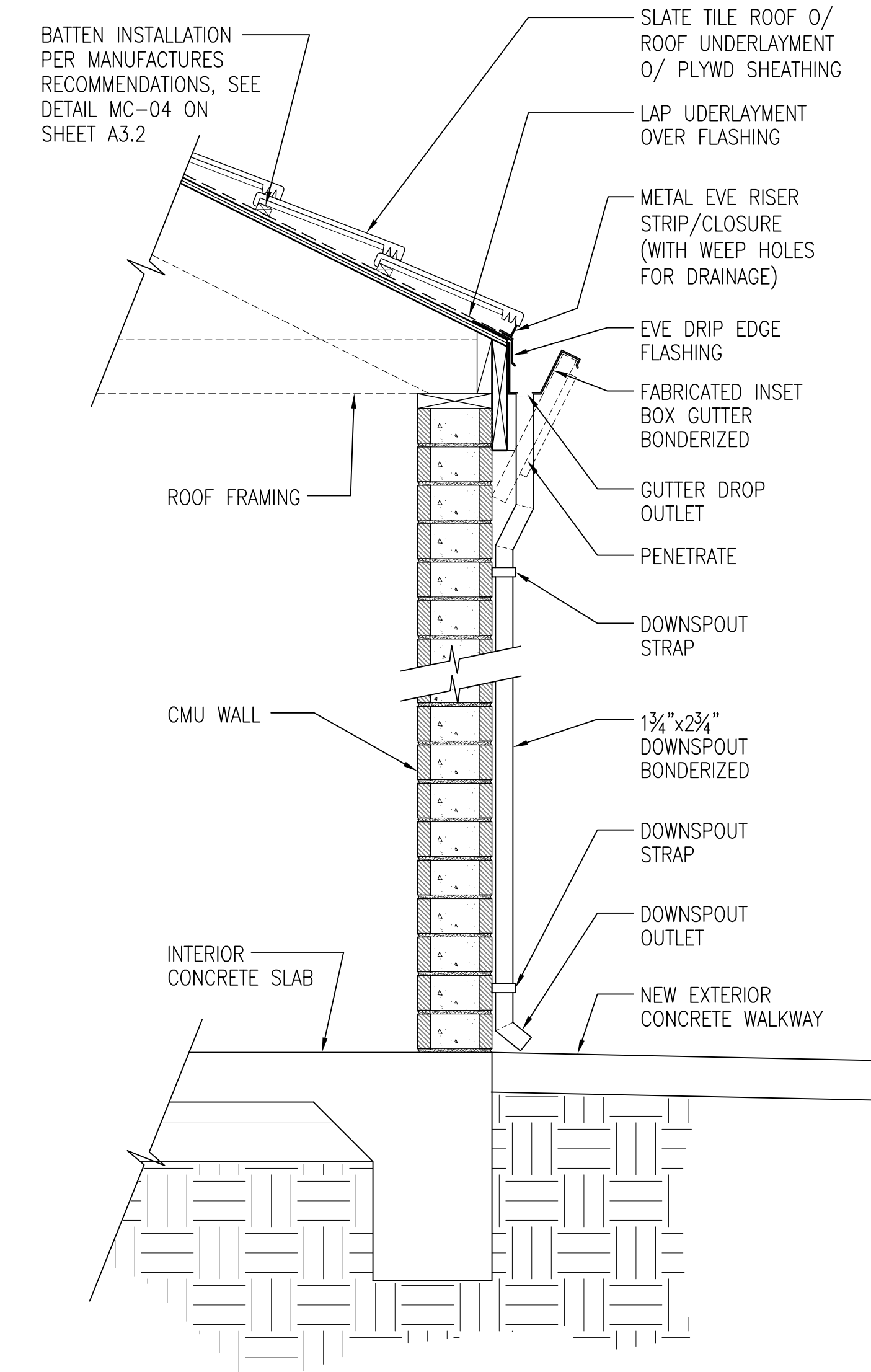
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DETAIL SC: 3/4"=1'-0" 4

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



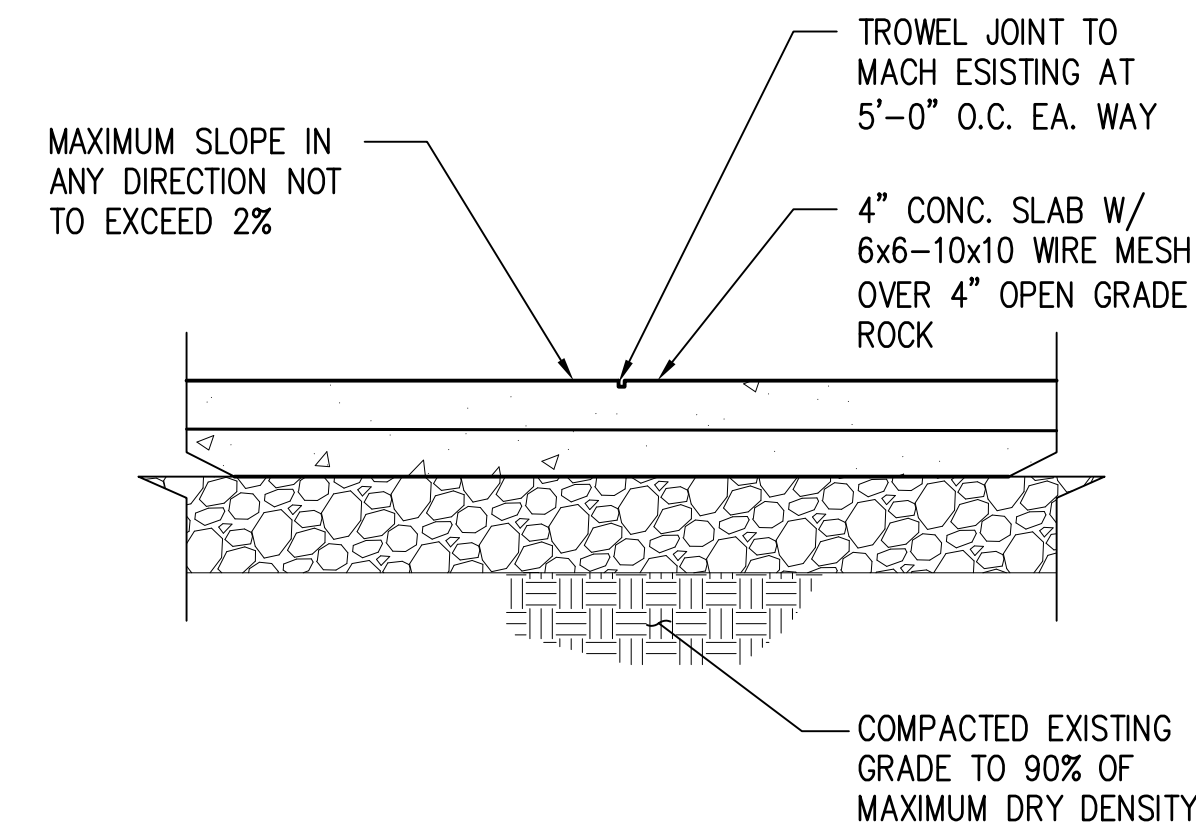
CCE-19-101-002



CCE-19-101-50

DETAIL SC: 1"=1'-0" 11

DETAIL SC: 3/4"=1'-0" 5



CCE-19-101-003

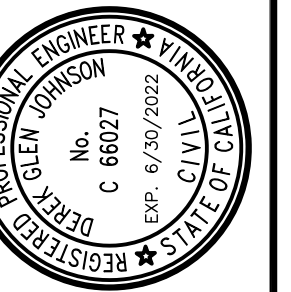
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DETAIL SC: 1 1/2"=1'-0" 9

DETAIL N.T.S. 6

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

REVISIONS	BY
1 PLAN CHECK 12-22-20	D.J.
2 ADDENDUM 2-09-21	D.J.



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 60 LLANO AVE. SPRECKELS, CA 93962
 APN # 177-056-001-000

PROJECT TITLE:

SHEET TITLE:
STRUCTURAL DETAILS

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

SHEET No.:
S3.2
 # OF SHEETS