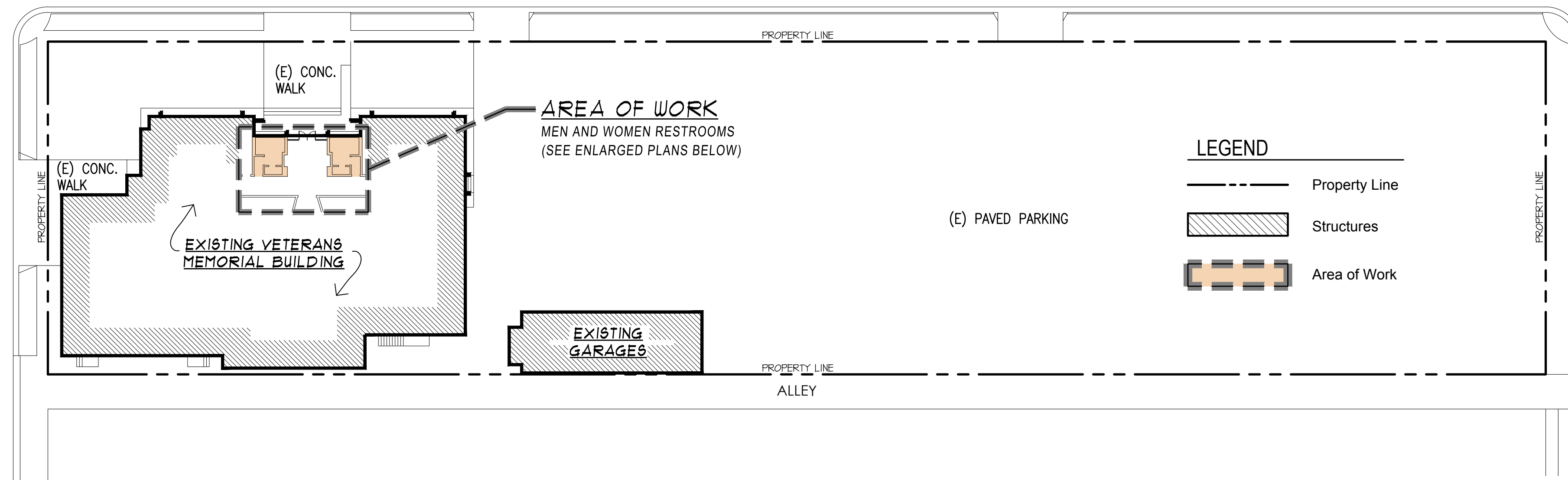


90 FIFTH ST. SPRECKELS, CA 93962

LLANO AVENUE



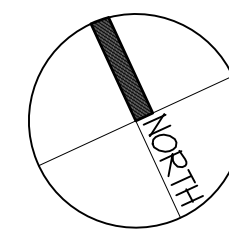
Property Line

Structures

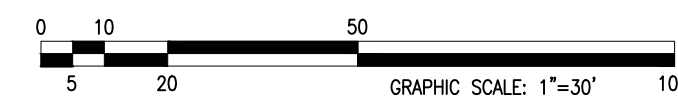
Area of Work

HATTON AVENUE IIF

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.



SC: $1''=30'$



1	COVER SHEET / PROJECT DATA LIST OF GREEN MEASURES EXISTING & PROPOSED FLOOR PLANS
2	ELECTRICAL NOTES ELECTRICAL PLAN & FIXTURE / EQUIPMENT PLAN
3	PLUMBING PLAN
4	ACCESSIBILITY SIGNS & DETAILS

The map shows the Project Site located at the intersection of Harrison Ave and Second St. The site is highlighted with a green rectangle. Surrounding streets include Fifth St, Third St, Second St, First St, Railroad Ave, and Harris Rd. Key locations marked on the map include the Spreckels Veterans' Memorial Building, Spreckels Elementary School, Spreckels Union School District, and Pacific Ag Rentals. A black dot and a circle with an arrow point to the Project Site.

CLIENT / APPLICANT

Spreckels Memorial District
P.O. Box 7266
Spreckels, CA 93962
Phone (831) 455-7855

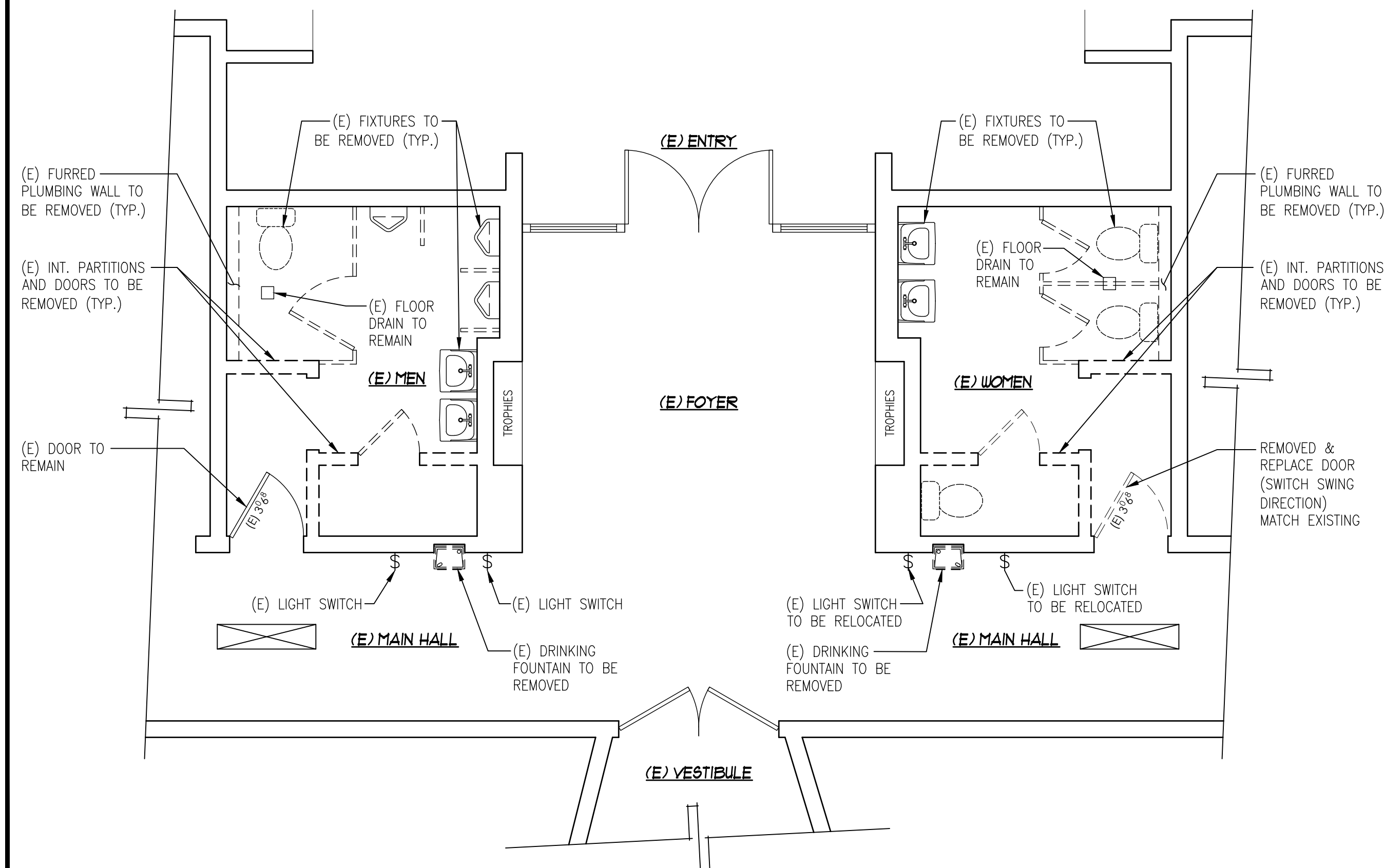
- ADA Upgrade to Restrooms

AFN#: 177-052-010-000
ZONING PGF-HR-D
OCCUPANCY GROUP A-2
TYPE OF CONSTRUCTION V-B
EXISTING BUILDING AREAS (NO CHANGES)

ALL CONSTRUCTION SHALL CONFORM WITH FOLLOWING:

2016 California Building Code	2016 California Mechanical Code
2016 California Electrical Code	2016 California Plumbing Code
2016 California Energy Code	2016 California Fire Code
2016 California Energy Efficiency Standards	2016 California Title 24 Energy Requirements
	2016 California Green Building Code

ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS.



SC: $1/4'' = 1' - 0''$

(A) THRESHOLDS AND CHANGE IN ELEVATIONS AT DOORWAYS SHALL COMPLY WITH CBC 11B-404.2.5 (SEE DETAIL 5/4)

(B) THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORTS BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS PER CBC 11B-404.2.8

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. CPC 100B.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 5/4)

(D) FLUSH CONTROLS AT TOILET, URINAL, AND LAVATORY SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE 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 112.19.2/CSAB 45.1)

-URINALS AND ASSOCIATED FLUSHMETER VALVES SHALL USE NO MORE THAN 0.5 gal/flush FOR FLOOR-MOUNTED URINAL OR 0.125 oz. gal/flush FOR WALL-MOUNTED URINAL
(ASME 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

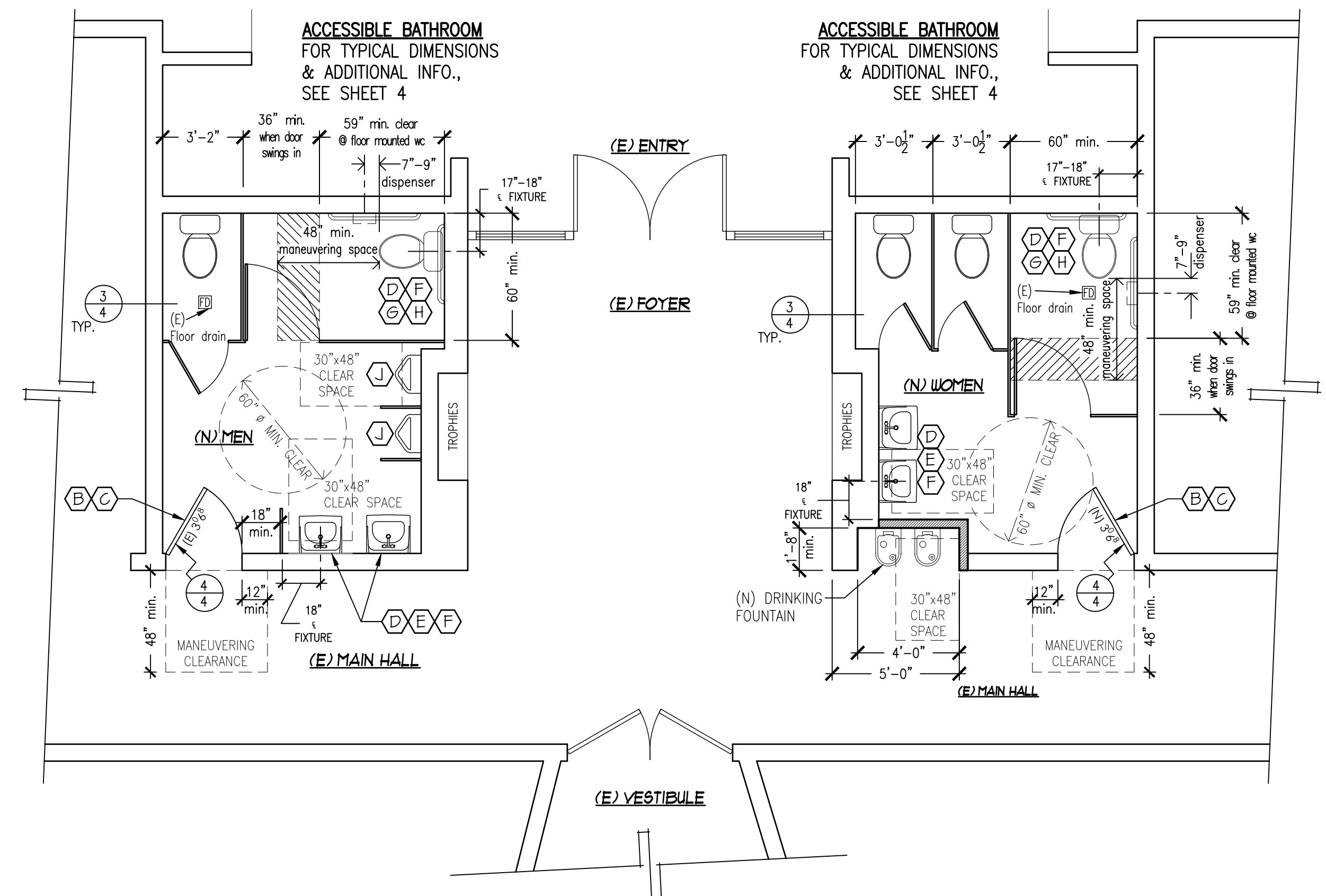
(H) GRAB BARS IN TOILET FACILITIES AND BATHING FACILITIES SHALL COMPLY WITH CBC SEC.11B-609.

-CIRCULAR CROSS SECTION GRAB BARS SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/2 INCHES MINIMUM AND 2 INCHES MAXIMUM.

-NON-CIRCULAR CROSS SECTION GRAB BARS SHALL HAVE A CROSS-SECTIONAL DIMENSION OF 2 INCHES MAXIMUM AND A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 4.8 INCHES MAXIMUM (SEE DETAIL 7/4)

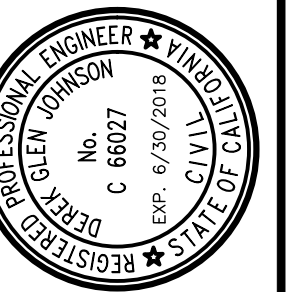
(J) URINALS SHALL BE THE STALL-TYPE OR THE WALL HUNG TYPE. WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR TYPE. URINALS SHALL BE 1 3/4 INCHES DEEP MINIMUM.

MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE. CBC 11B-605.2



SC: $1/4'' = 1' - 0'$

REVISIONS	BY



CCE
CENTRAL COAST
ENGINEERS, INC.

**STRUCTURAL
DESIGN**

P.O. BOX 2503
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ADA UPGRADE:
SPRECKELS MEMORIAL BUILDING
90 FIFTH ST, SPRECKELS, CA 93962
APN # 177-052-010-000

COVER SHEET / PROJECT DATA
& SITE PLAN
EXISTING & PROPOSED FLOOR PLANS

Case No. CCE-17-103

DATE: 1/25/2018

SALE:	AS NOTED
-------	----------

DRAWN BY: Victor Ruiz

SHEET No.:

T-1

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.
23. 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:

1. WALL AND CEILING MOUNTED LIGHT FIXTURES SHALL BE INSTALLED AT, AND CONNECTED VIA INDIVIDUAL OUTLETS BOXESS 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 O UTDOORS 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 2016 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	WATT			QTY.	PART NUMBER	NOTES
A		INDUSTRIAL LED LINEAR BAY 4 ft. (4ILED-LD4-5)	Metalux 4 ft.	120	35			4	(4ILED-LD4-5)	
B										
C										

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

	DUPLUX OUTLET / GROUND FAULT INTERRUPTER
	POWER SWITCH
	POWER SWITCH W/ VACANCY SENSOR
	EXHAUST FAN (SEE SCHEDULE)

FIXTURE/EQUIPMENT SCHEDULE

- 1

ADA COMPLIANT WATER CLOSET
• ELONGATE BOWL.
• EXTRA HEAVE DUTY, OPEN FRONT, NO COVER; TOILET SEAT.
• SLOAN OPTIMA FLUSHOMETER, SENSOR ACTIVATED; 1.28 GPF.
- 2

ADA COMPLIANT URINAL
• WALL-MOUNTED; WATER-LESS
- 3

ADA COMPLIANT LAVATORY
• TOUCHLESS FAUCET; 0.5 gal/min AT 60psi
- 4

PARTITIONS: MARLITE HIGH DENSITY POLYMER (H.D.P.)
COLOR: 601 TOPAZ
- 5

DRINKING FOUNTAIN WALL MOUNT.
ELKAY HEAVY DUTY 14 GAUGE MODEL EHM217C
- 6

FLOOR AND WALL BASE: IVORY PORCELAIN FLOOR TILE
12"x12" SQUARE. SEE DETAIL

34
- 7

WALLS: 4'-0" HEIGHT BEIGE PORCELAIN WALL TILE 6"x6" SQUARE.
WALLS AND CEILINGS: MILDEW-RESISTANT PAINT (BENJAMIN MOORE AURA INTERIOR SEMIGLOSS-528) SEE DETAIL

34
- 8

TOWEL DISPENSER: GEORGIA-PACIFIC Item# 59460
AUTOMATED TOUCHLESS TOWEL DISPENSER
- 9

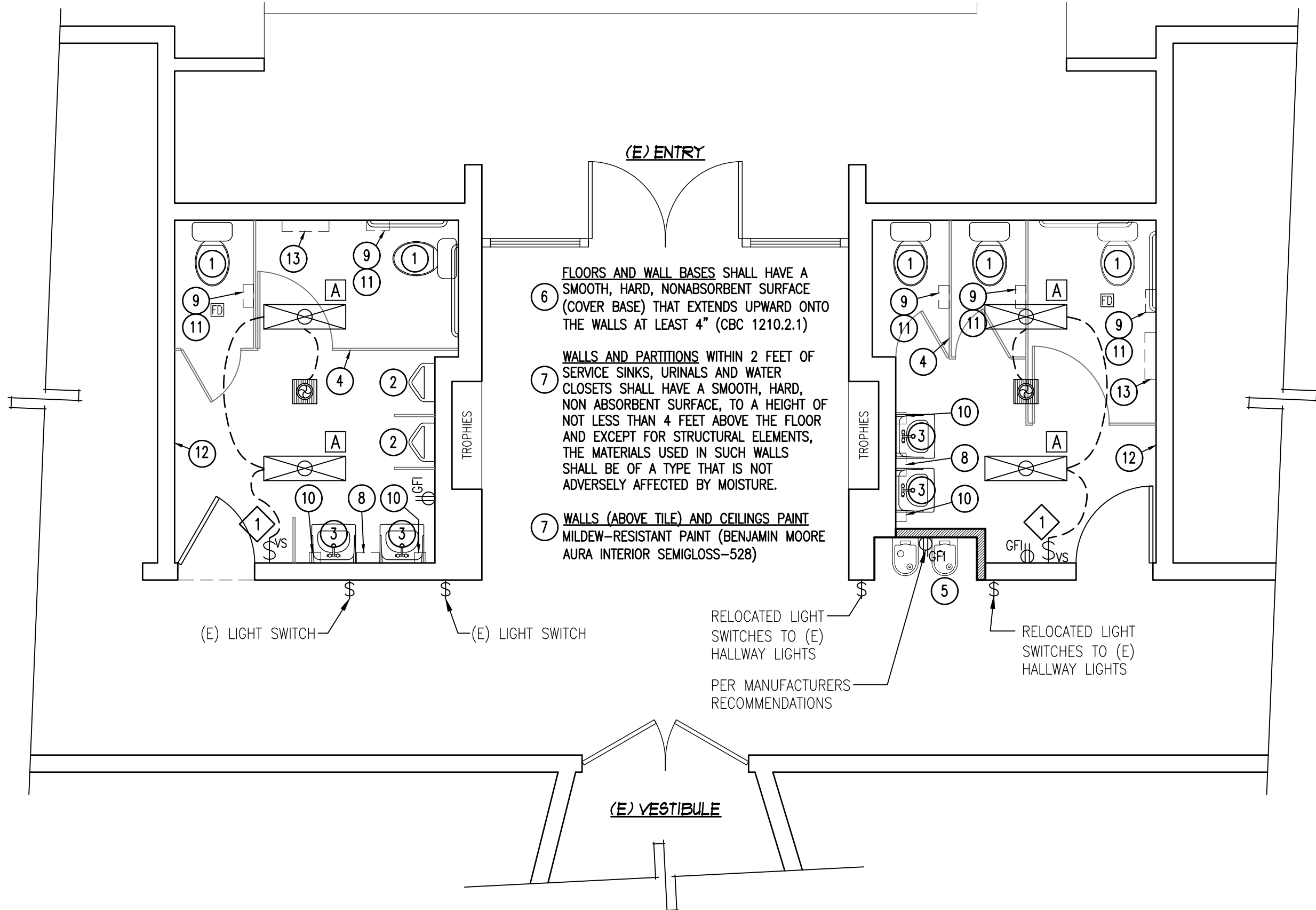
TISSUE DISPENSER: COMPACT Side-by-Side Item# 56783
DOUBLE ROLL CORELESS TISSUE DISPENSER
- 10

SOAP DISPENSER: DEB Item# 96436 FOAM BLUE SOAP DISPENSER
- 11

SEAT COVER DISPENSER: Item# SCD50CH CHROME SEAT COVER DISPENSER
- 12

METERED AIR FRESHENER DISPENSER: AFDN AEROSOL DEODORANT DISPENSER
- 13

CHANGING TABLE: KOALA KARE Item# KB101-00 VERTICAL WALL MOUNTED BABY CHANGING TABLE

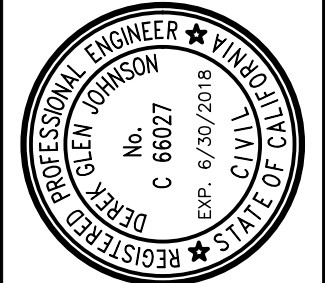


ELECTRICAL PLAN &

FIXTURE / EQUIPMENT PLAN

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

REVISIONS	BY



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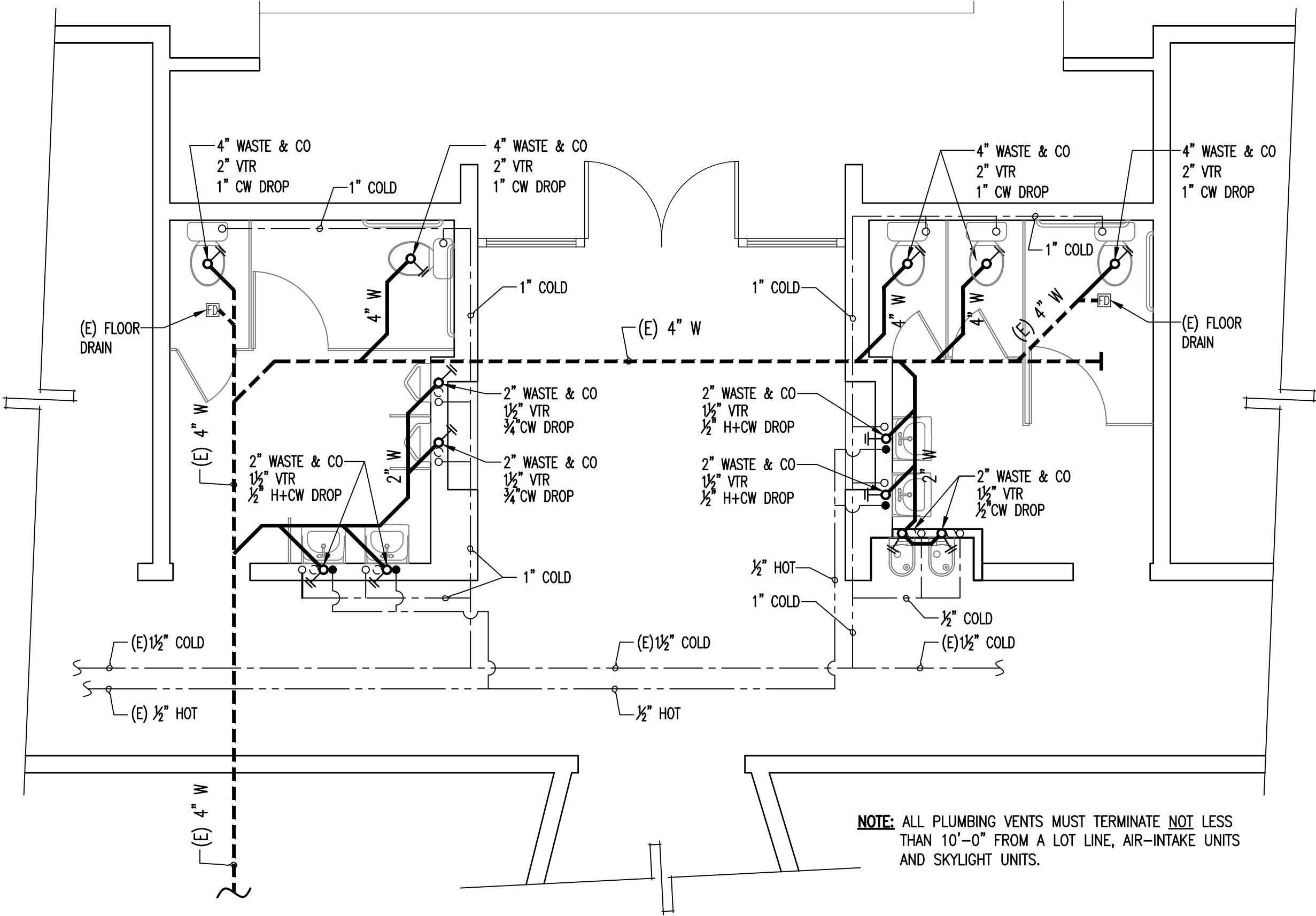
CCE
CENTRAL COAST ENGINEERS, INC.

ADA UPGRADE:
SPRECKELS MEMORIAL BUILDING
90 FIFTH ST, SPRECKELS, CA 93962
APN # 177-052-010-000

PROJECT TITLE	ELECTRICAL NOTES ELECTRICAL PLAN & FIXTURE / EQUIPMENT PLAN
SHEET TITLE:	
JOB No.	CCE-17-103
DATE:	1/25/2018
SCALE:	AS NOTED
DRAWN BY:	Victor Ruiz
SHEET No.:	2
# 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 SUP-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]



PLUMBING PLAN

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

FIXTURE CONNECTION						
DESCRIPTION	MIN. BRANCH SIZE				TRAP	COMMENTS
	W	V	CW	HW		
WATER CLOSET	4"	2"	1"		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:

- NOT TO EXCEED 1.28 GAL PER FLUSH
- INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE SHALL BE PROVIDED

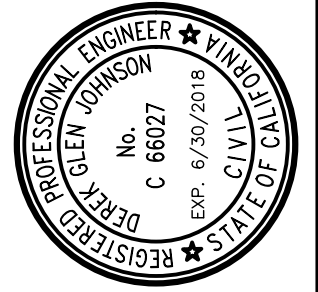
PIPE INSULATION THICKNESS TABLE				
INSULATION THICKNESS REQUIRED				
PIPE DIAMETER	SPACE HEATING 105°-140°	SPACE HEATING 141°-200°	SERVICE WATER HEATING 105° AND ABOVE	SPACE COOLING 40°-60°
RUNOUTS UP TO 2"	1/2"	1/2"	1"	1/2"
1/2"-2"	1"	1-1/2"	1"	1/2"
2-1/2"-4"	1"	1-1/2"	1-1/2"	1"

NOTES:

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

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

REVISIONS	BY



STRUCTURAL DESIGN

CCE

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PROJECT TITLE:

ADA UPGRADE:

SPRECKELS MEMORIAL BUILDING

90 FIFTH ST, SPRECKELS, CA 93962
APN # 177-052-010-000

SHEET TITLE:

PLUMBING PLAN

JOB No. CCE-17-103

DATE: 1/25/2018

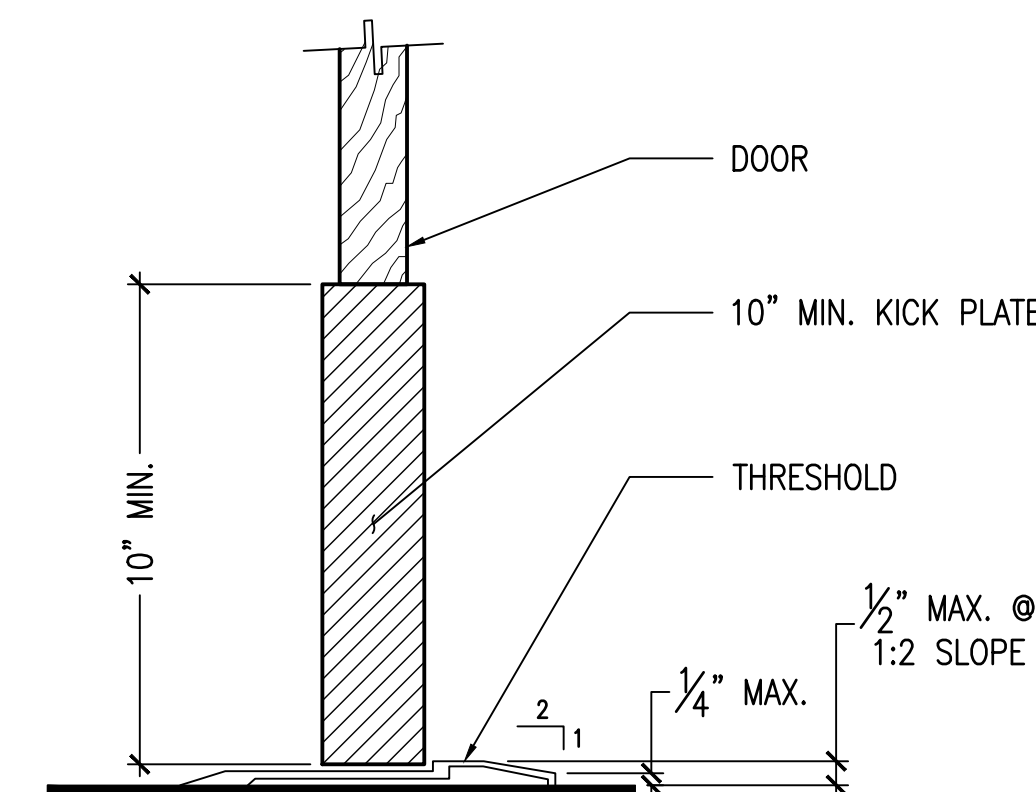
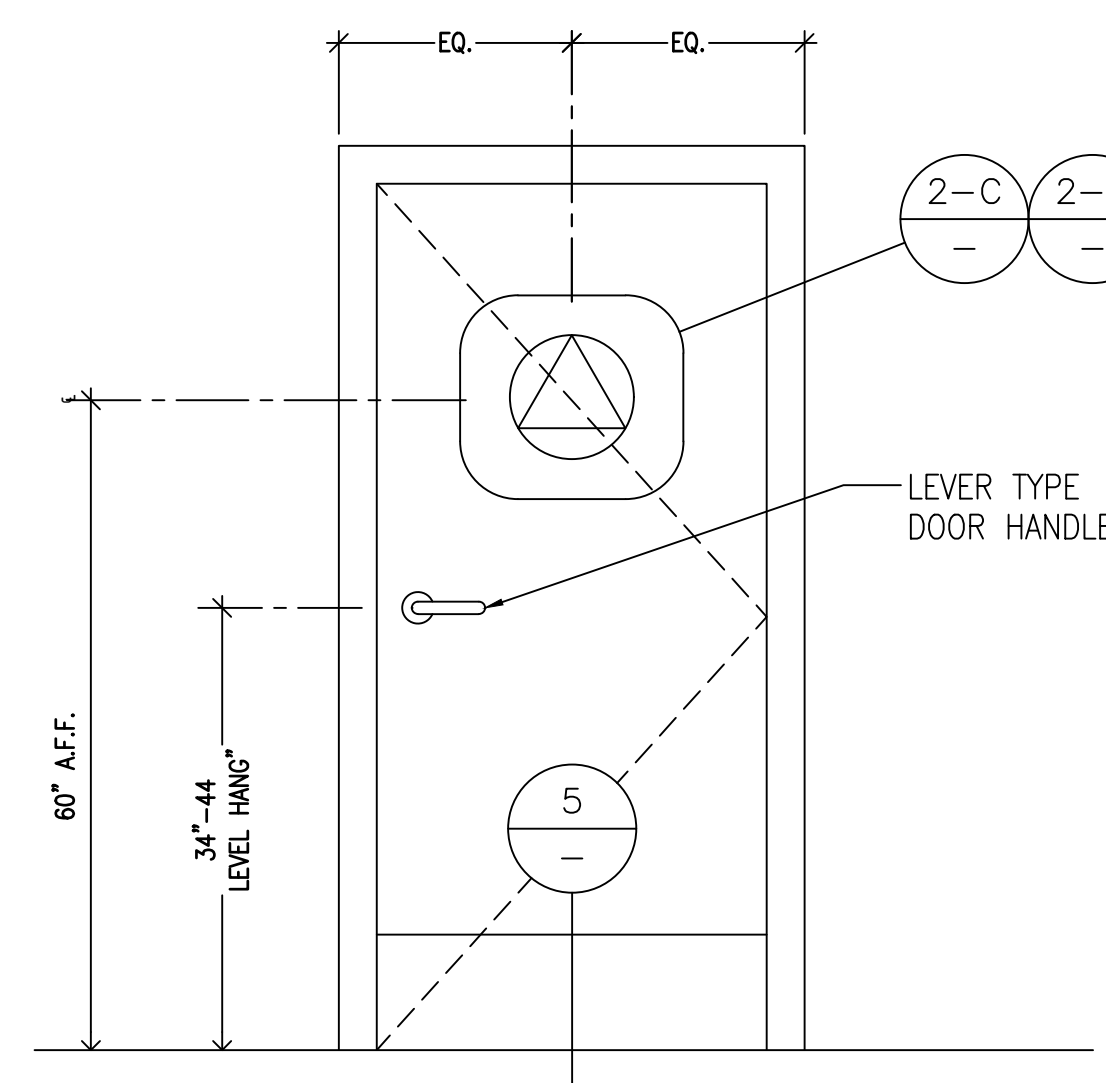
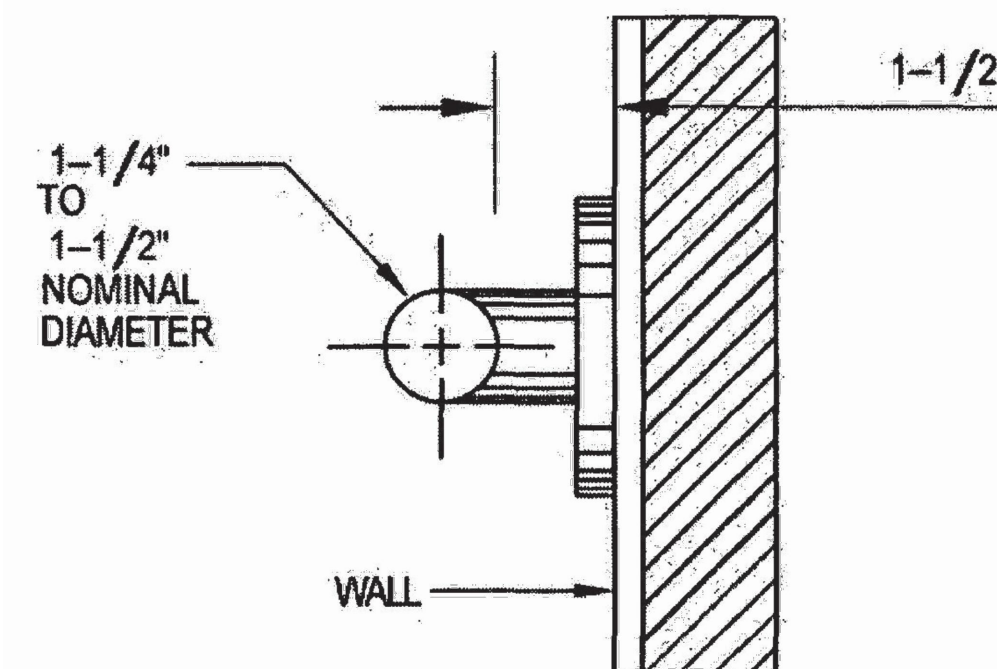
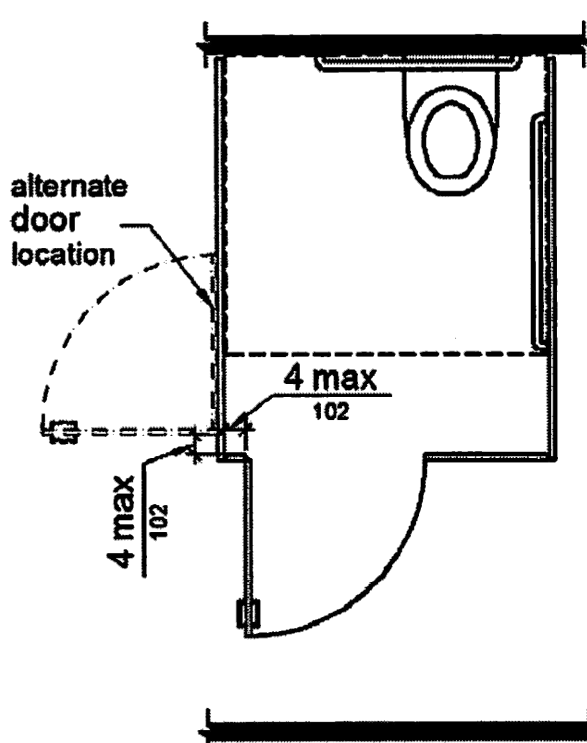
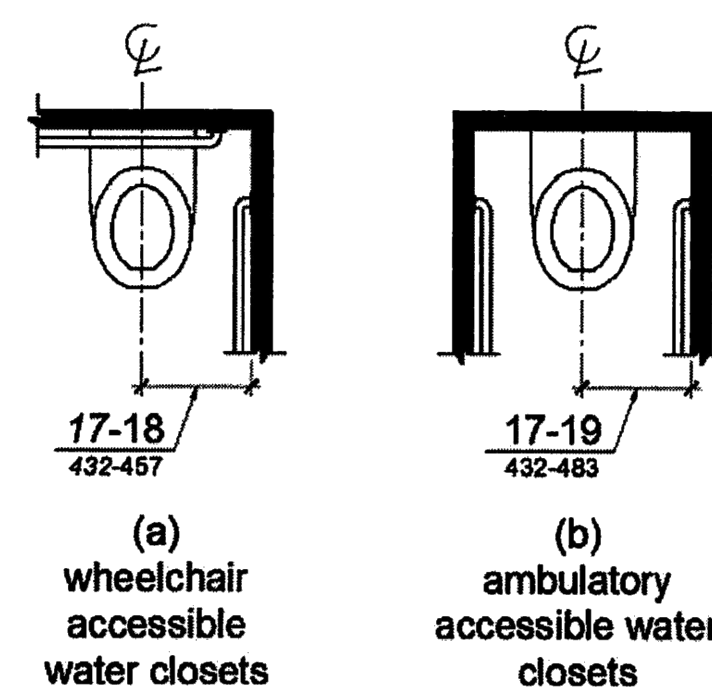
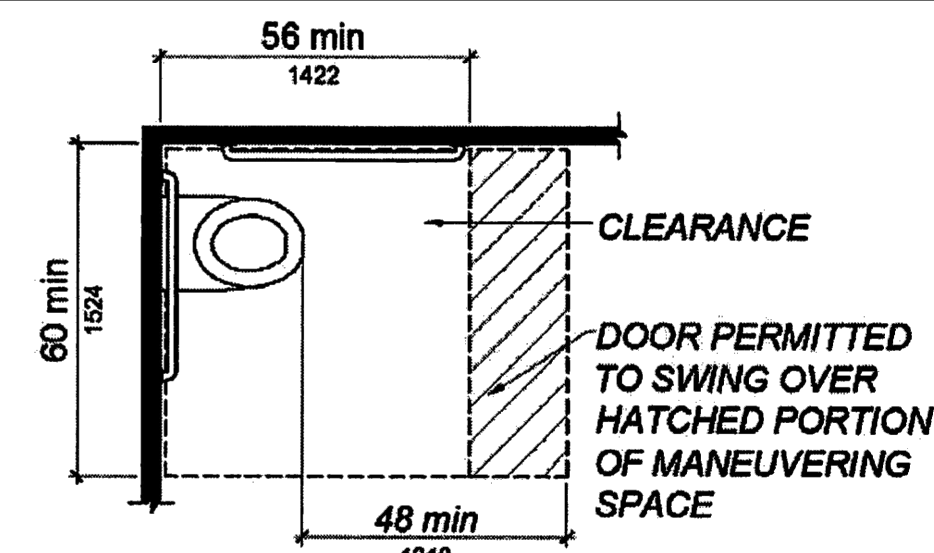
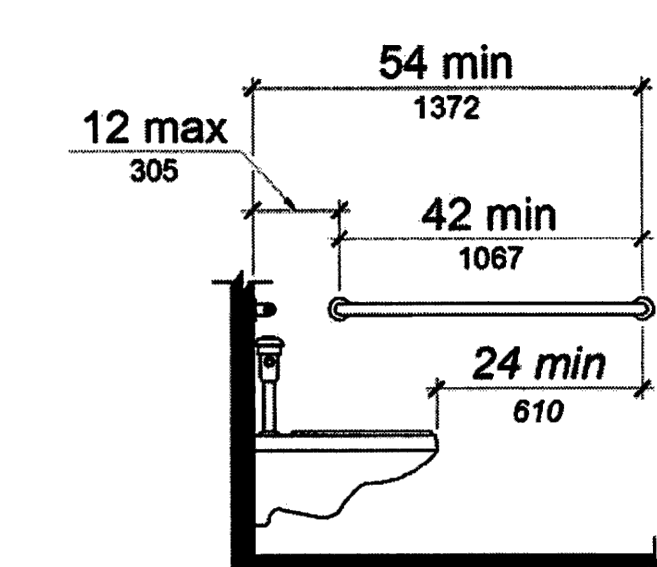
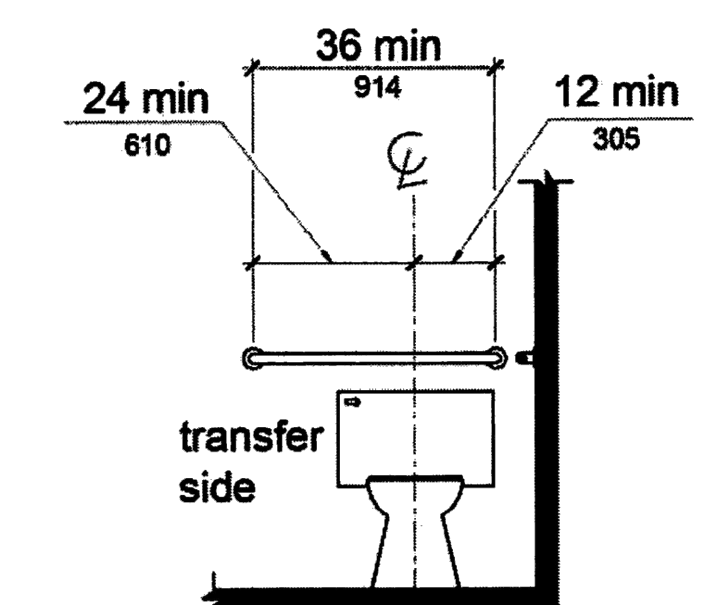
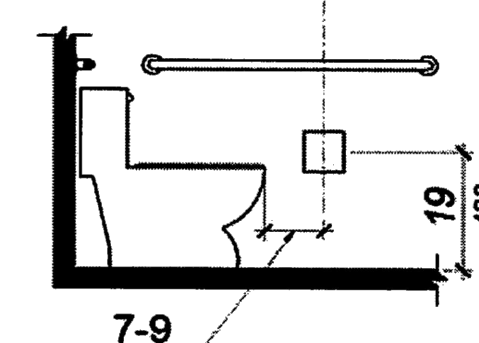
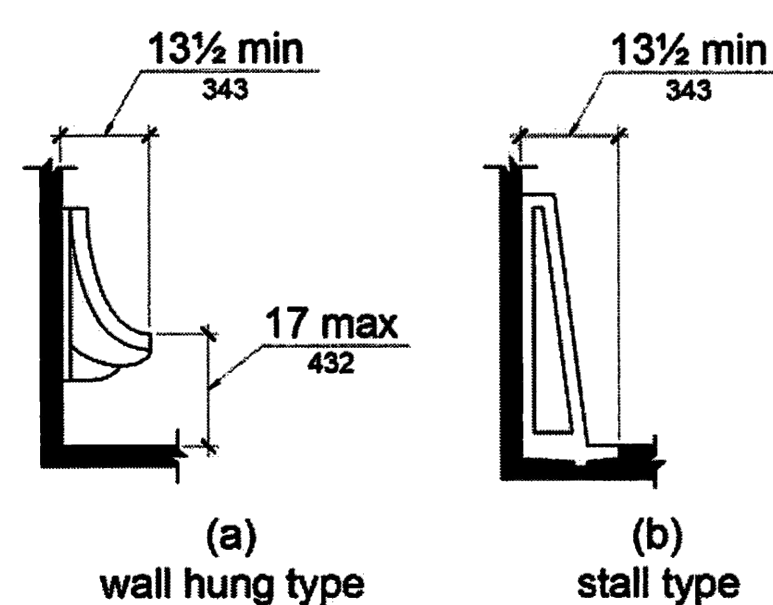
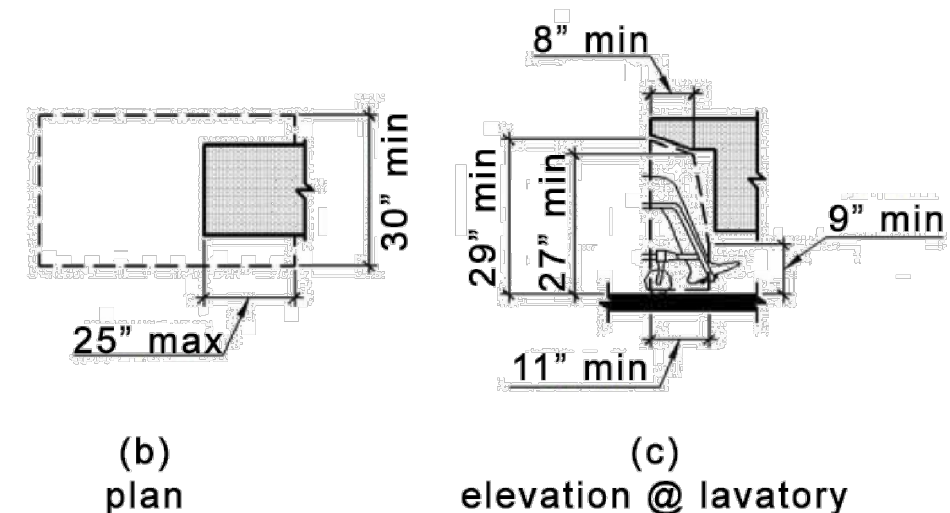
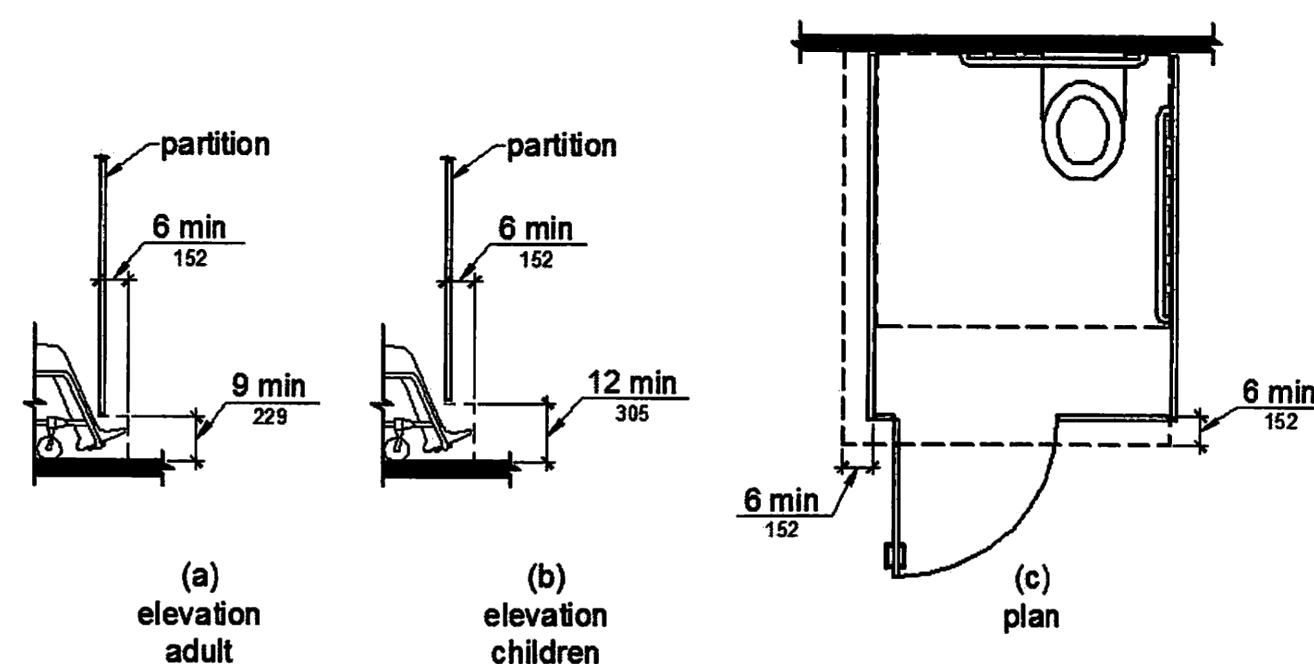
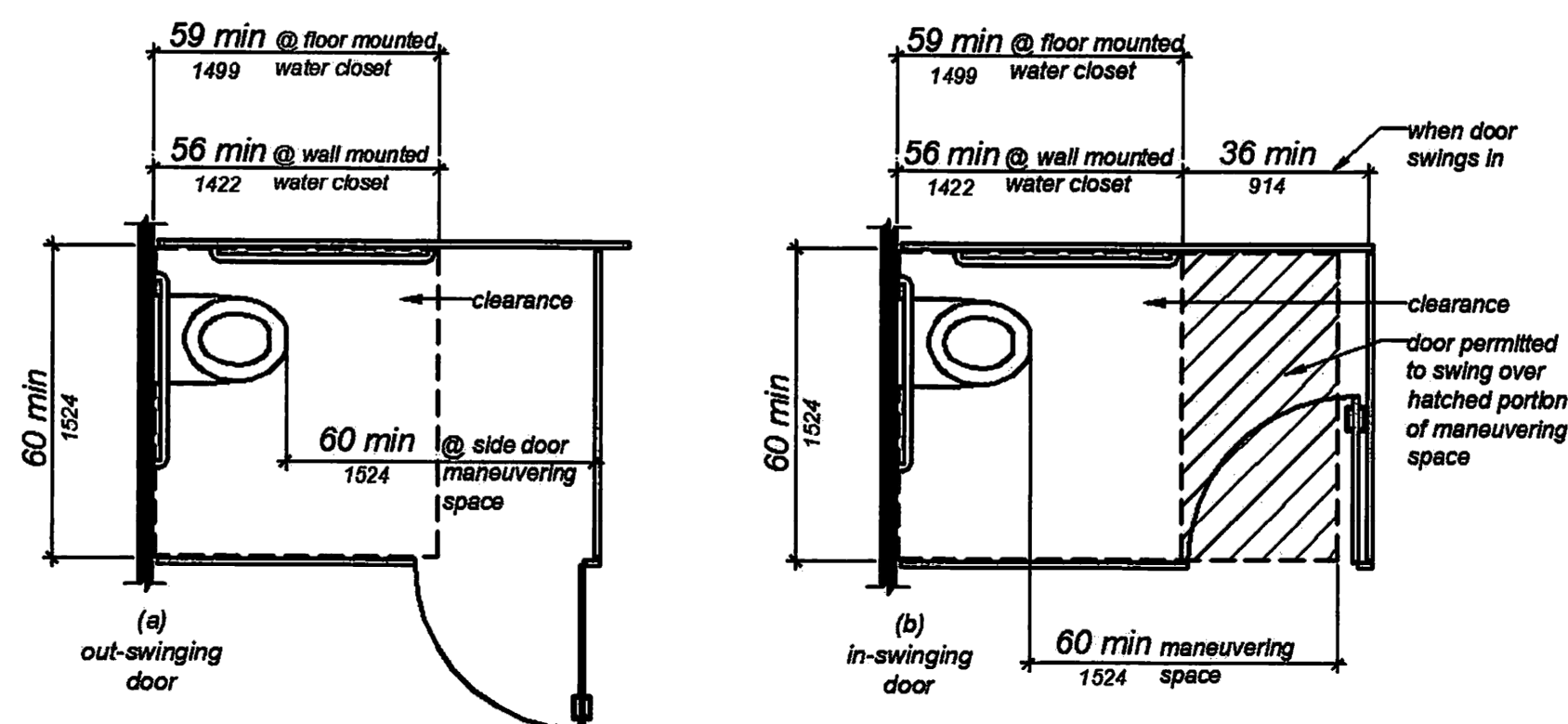
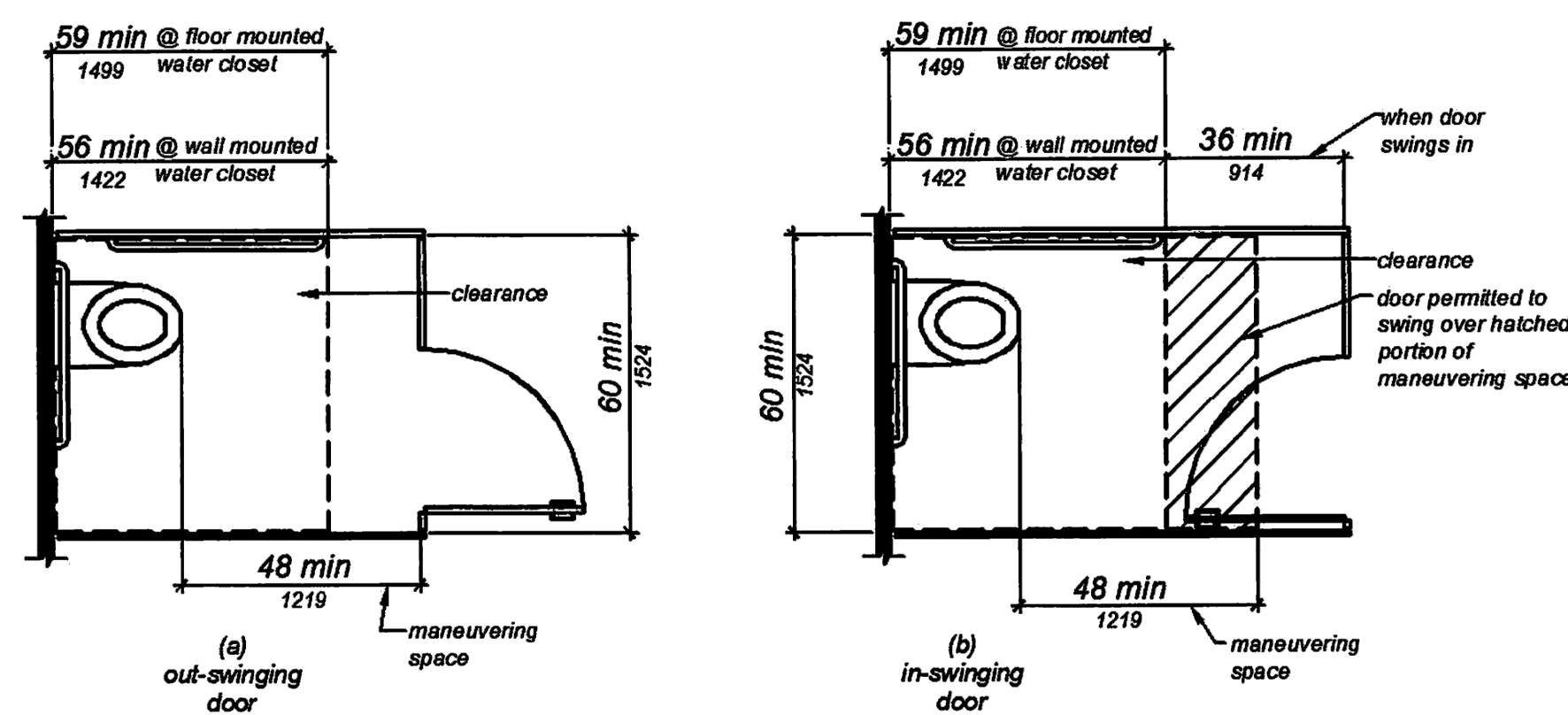
SCALE: AS NOTED

DRAWN BY: Victor Ruiz

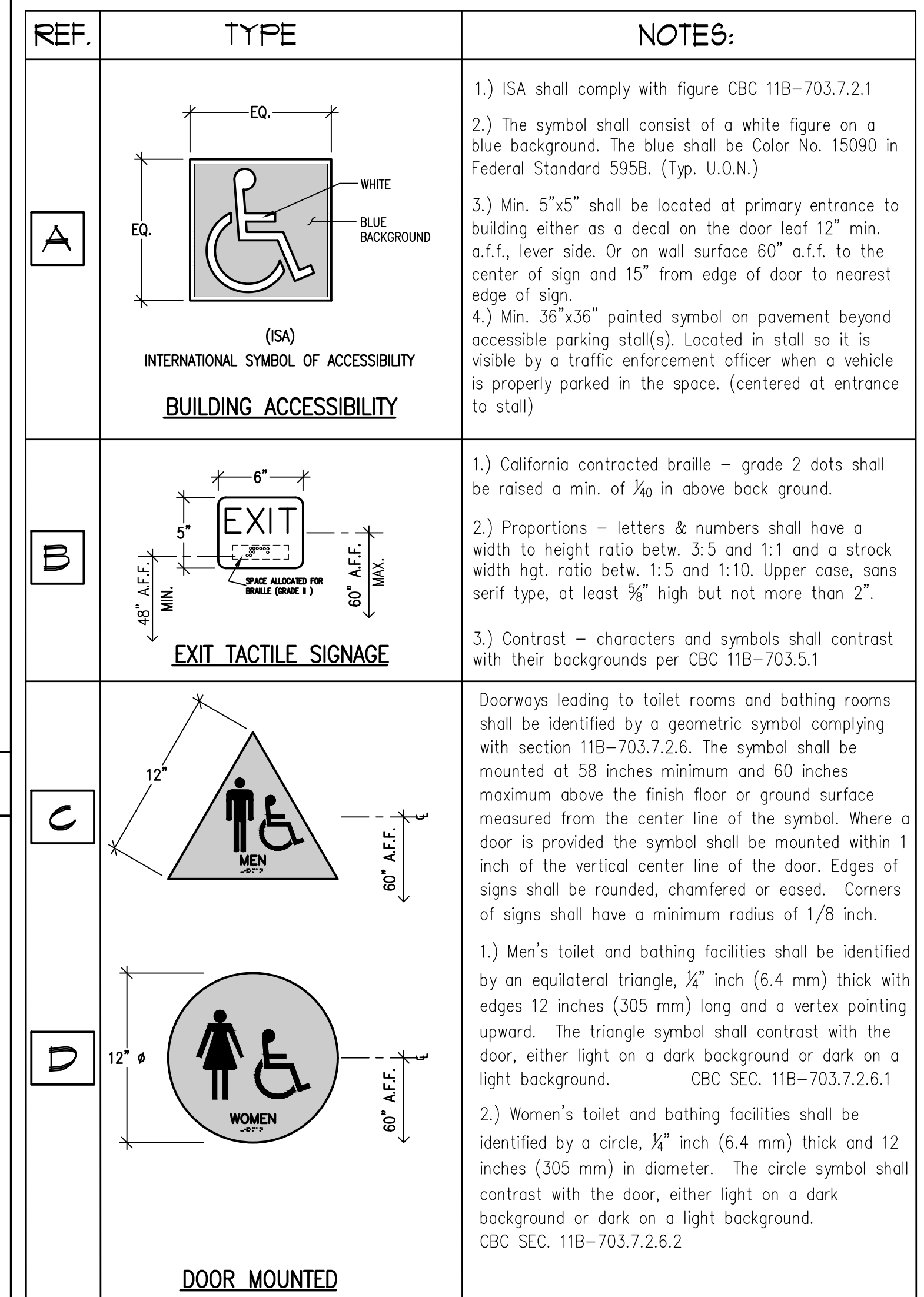
SHEET No.:

3

OF SHEETS



THE BOTTOM 10" OF ALL DOORS IN THE PATH OF TRAVEL EXCEPT AUTOMATIC AND SLIDING DOORS, SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPEN BY WHEELCHAIR FOOT REST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PER CBC SEC. 11B-404.2.10



TYPICAL NOTES (SIGN SHALL COMPLY WITH FOLLOWING)

1.) ALL SIGNS SHALL COMPLY WITH TITLE 24 AND CBC SECTION 11B-703

2.) INTERNATIONAL SYMBOL OF ACCESSIBILITY TO CONFORM TO CBC 11B-703.7.2.1

3.) BRAILLE – GRADE 2 DOTS SHALL BE $\frac{1}{16}$ INCH (2.54 mm) ON CENTER IN EACH CELL WITH $\frac{1}{16}$ 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 $\frac{1}{16}$ INCH (0.635 mm) ABOVE THE BACK GROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED AND SHALL COMPLY WITH TABLE 11B-703.3.1

