GENERAL NOTES

1. CONTRACTORS SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT SCHEDULED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION AT THEIR EXPENSES.

2. VERIFY ALL EXISTING SITE CONDITIONS AND SITE DIMENSIONS PRIOR TO START OF WORK. IF ANY DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS, NOTIFY THE ARCHITECT AT ONCE.

3. THE DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO DESCRIBE THE PROJECT SUFFICIENTLY, BY REFERENCE OR IMPLICATION, TO CAUSE A COMPLETE AND OPERATIONAL PROJECT. THEY DO NOT REPRESENT TO SHOW OR INCLUDE EVERY SPECIFIC ITEM WHICH MAY BE NECESSARY TO COMPLETE THIS PROJECT.

4. PER CIVIL CODE 1101.1, ALL PLUMBING FIXTURES IN THE BUILDING REGARDLESS OF WHETHER THEY ARE PART OF THE SCOPE OF WORK OR NOT SHALL BE UPGRADED TO CURRENT PLUMBING FIXTURE FLOW RATE REQUIREMENTS IF CONSIDERED NON-COMPLIANT. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF SHALL BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF. URINALS WITH A FLOW RATE GREATER THAN 1.0 GPF SHALL BE REPLACED WITH URINALS WITH A MAXIMUM FLOW RATE OF 0.125 GPF. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM SHALL BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. ANY INTERIOR FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM SHALL BE REPLACED AS FOLLOWS: KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM, LAVATORY FAUCETS NOT TO EXCEED 0.5 GPM, WASH BASINS NOT TO EXCEED 1.8 GPM, AND METERED FAUCETS NOT TO EXCEED 0.5 GALLONS PER CYCLE.

5. CONTRACTOR TO COMPLETE COUNTY OF SANTA CRUZ CONSTRUCTION WASTE MANAGEMENT PLAN PRIOR TO PERMIT ISSUANCE. ALL CREDITED WASTE HAULING RECEIPTS MUST INDICATE THE MATERIAL RECYCLED, AND CANNOT INDICATE "PUBLIC REFUSE" OR "UNPROCESSED C&D." RETAIN ALL WASTE-HAULING RECEIPTS FOR INSPECTOR. RECEIPTS MUST INDICATE SEPARATED, RECYCLABLE MATERIALS.

6. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): PROJECT CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL COMPLY WITH THE COUNTY'S STORM WATER BEST MANAGEMENT PRACTICES FOR CONSTRUCTION. SEE THE COUNTY WEBSITE.

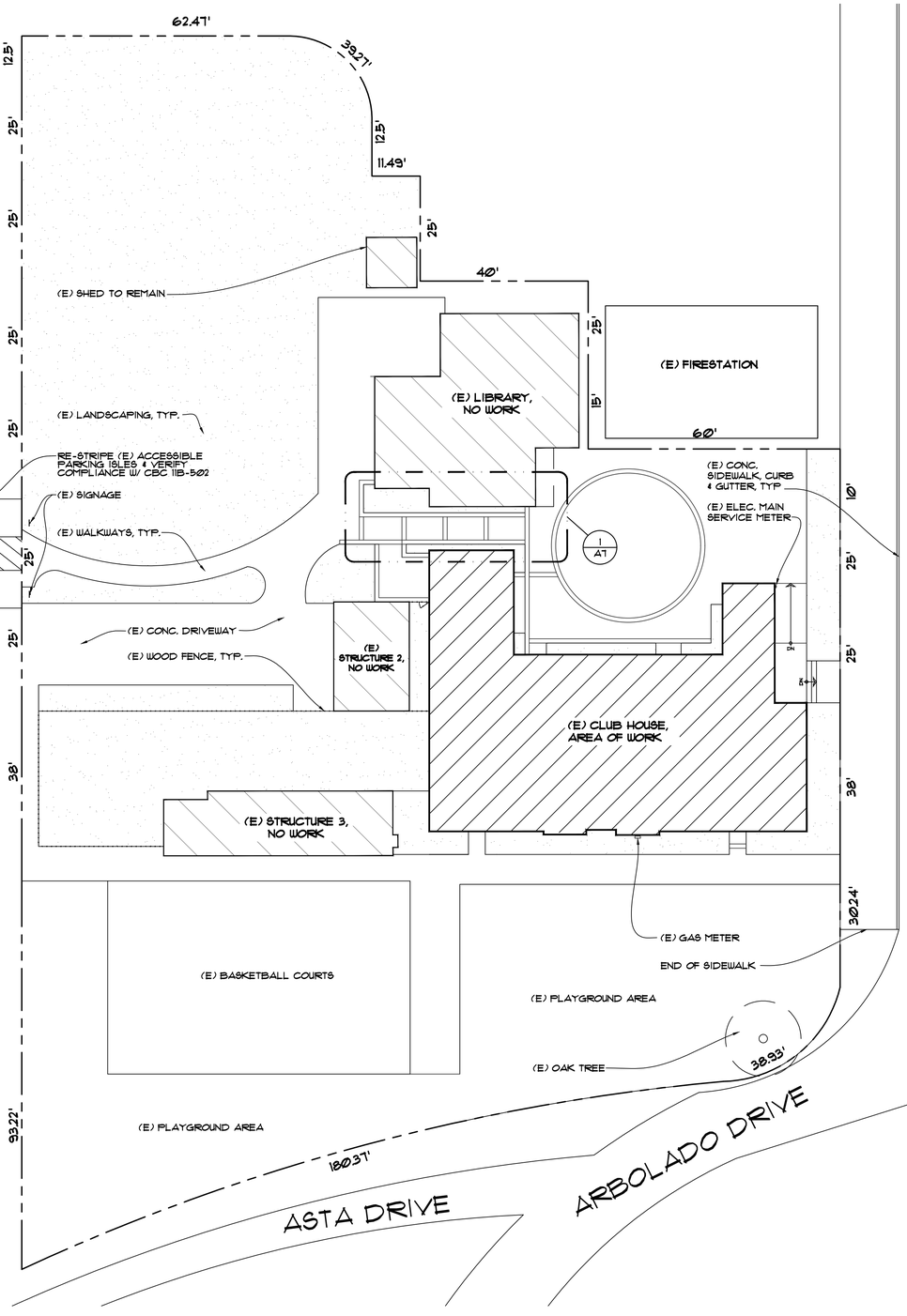
FIRE NOTES

1. PROVIDE MINIMUM 6" HIGH BUILDING STREET ADDRESS NUMBERS IN A CONTRASTING COLOR THAT ARE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY AS PER CFC 505.1.

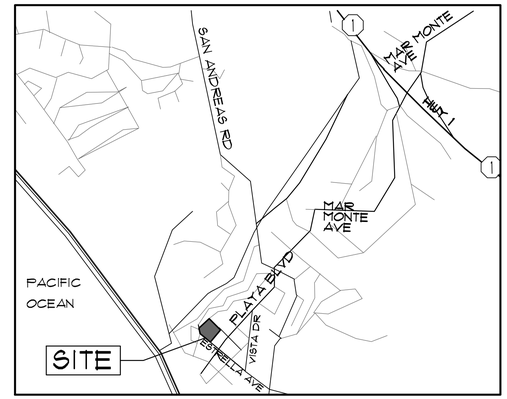
2. SUPPLY 2-A TYPE FIRE EXTINGUISHERS EVERY 3,000 SF. OF FLOOR AREA OR 75 FEET OF TRAVEL DISTANCE AS PER CFC AND NFPA, TITLE 19. ADDITIONAL EXTINGUISHERS MAY BE REQUIRED AS DETERMINED BY THE FIRE DEPARTMENT. FIRE SUPPRESSION EQUIPMENT (FIRE EXTINGUISHERS) SHALL NOT CONTAIN CFC'S OR HALON PER CAL GREEN 5.508.

3. AUGMENT EXISTING FIRE SPRINKLER SYSTEM PER CFC AND NFPA. FIRE SPRINKLER CONTRACTOR SHALL REVIEW AUGMENTATION OF EXISTING SYSTEM FOR COMPLIANCE WITH MULTIPLE OCCUPANCY REQUIREMENTS.

4. PROVIDE KNOX BOX WITH MASTER KEY SYSTEM TO COMMERCIAL SPACES, COMMON AREAS, AND ALL UTILITY ROOMS.



SITE PLAN
SCALE: 1/16" = 1'-0"



VICINITY MAP
SCALE: N.T.S.

PROJECT DATA

APN:	045-171-30
ZONING:	PR-L - PARKS & RECREATION
OCCUPANCY:	GROUP A-3 - ASSEMBLY & B - OFFICE
CONSTRUCTION TYPE:	TYPE V-B, FIRE SPRINKLERED W/ FIRE ALARM SYSTEM & EMERGENCY BACK UP LIGHTING TIED INTO BACK UP GENERATOR AT FIRE STATION

BUILDING AREAS:

CLUB HOUSE (AREA OF WORK):	4,422 SF
LIBRARY (NO WORK):	1,899 SF
STRUCTURE 2 (NO WORK):	486 SF
STRUCTURE 3 (NO WORK):	832 SF
TOTAL BUILDING AREA	7,639 SF
SITE AREA:	42,534 SF (0.98 ACRES)

PROJECT DESCRIPTION:

RENOVATIONS TO AN EXISTING CLUB HOUSE. WORK TO INCLUDE STRUCTURAL STRENGTHENING OF ROOF AND SHEAR WALLS, RESTROOM & ACCESSIBILITY IMPROVEMENTS.

SHEET INDEX

ARCHITECTURAL

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A1.2	PROPOSED FIRST FLOOR PLAN
A2	PROPOSED ROOF PLAN
A3	DOOR & FRAME + ROOM FINISH SCHEDULES
A4	EXTERIOR ELEVATIONS
A5	MAIN HALL INTERIOR ELEVATIONS
A6	RESTROOM ACCESSIBILITY PLAN & DETAILS
A7	WALKWAY ACCESSIBILITY PLAN
A8	EXISTING FIRST FLOOR PLAN
A9	ARCHITECTURAL DETAILS

STRUCTURAL

S1.1	GENERAL NOTES & TYPICAL DETAILS
S1.2	PLYWOOD SHEAR SCHEDULE & DETAILS
S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
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S5.1	FOUNDATION DETAILS
S6.1	FRAMING DETAILS
S6.2	ROOF FRAMING DETAILS

BUILDING CODE INFORMATION
APPLICABLE CODES:

2018 IBC, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA BUILDING CODE (CBC)
2018 IFC, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA FIRE CODE (CFC)
2018 UPC, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA PLUMBING CODE (CPC)
2018 UMC, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA MECHANICAL CODE (CMC)
2017 NEC, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE (2019 CALIFORNIA BUILDING EFFICIENCY STANDARDS)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)

CALIFORNIA BUILDING AND FIRE CODES (2019) AND THE COUNTY FIRE DEPARTMENT AMENDMENTS TO THE CALIFORNIA BUILDING AND FIRE CODES (2019).

ALL OTHER APPLICABLE STATE LAWS OR REGULATIONS. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

LICENSED ARCHITECT — PETER S BAGNALL — Peter Bagnall — NO.C 26768 — REN.____ — STATE OF CALIFORNIA

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RENOVATION
LA SELVA BEACH CLUB HOUSE
314 ESTRELLA AVE, WATSONVILLE, CALIFORNIA

PROJECT DATA / NOTES / SITE PLAN

DATE 5/21/21
JOB #2113

REVISIONS

SHEET A0 OF

Peter Bagnall, William Bagnall Architects 1/12/2022 11:49 AM 2113-A0.dwg