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.

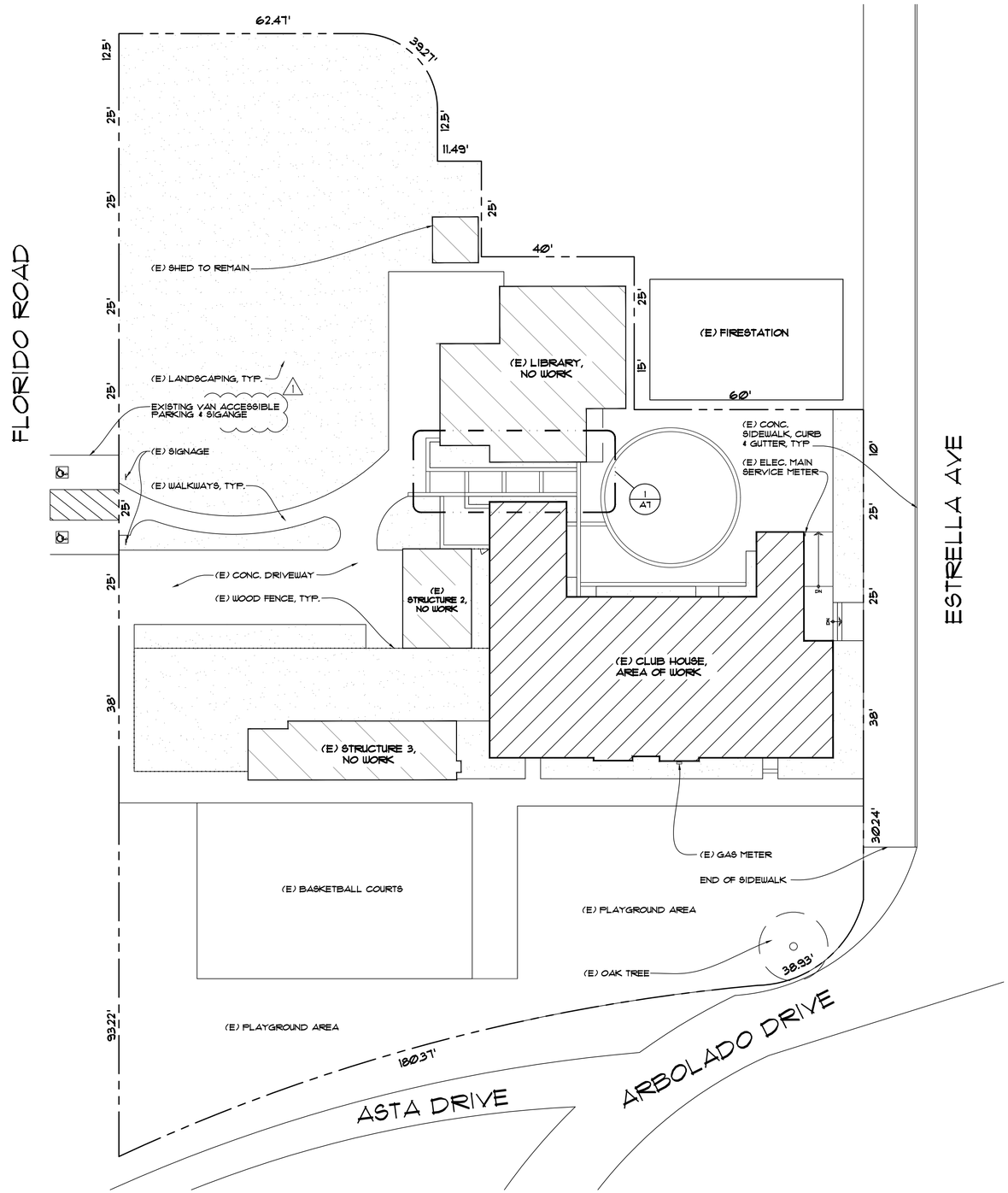
FIRE NOTES

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.

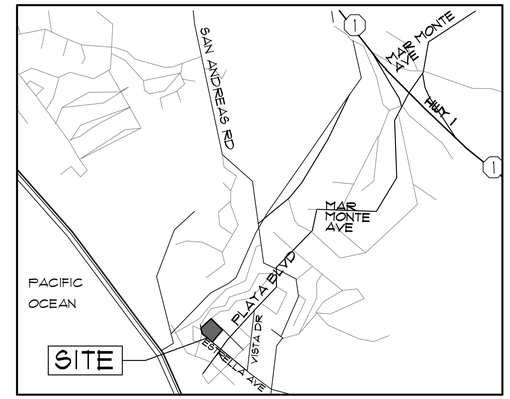
3. AUGMENT EXISTING FIRE SPRINKLER SYSTEM PER CFC AND NFPA. FIRE SPRINKLER CONTRACTOR SHALL REVIEW AUGMENTATION OF EXISTING SYSTEM FOR COMPLIANCE WITH MULTIPLE OCCUPANCY REQUIREMENTS.

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.

NORTH

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

A0	PROJECT DATA / NOTES / SITE PLAN
A1.1	OCCUPANCY & EGRESS PLAN
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
S3.1	SECTION
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 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
1 BIDDING REVISIONS 01/17/23

SHEET A0
OF

LEGEND

450 SF
ASSEMBLY
15 NET
30 OCC

- 450 SF — AREA OF SPACE (SQ. FT.)
- ASSEMBLY — FUNCTION OF SPACE
- 15 NET — OCCUPANT LOAD FACTOR
- 30 OCC — OCCUPANT LOAD OF SPACE

NUMBER OF OCCUPANTS ENTERING AN EXIT ACCESS

NUMBER OF OCCUPANTS EXITING FROM AN EXIT ACCESS OR AN EXIT DISCHARGE

xx'

EXIT ACCESS TRAVEL DISTANCE (CBC 1017.2):
EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT AND SHALL NOT EXCEED 250 LINEAR FEET FOR A GROUP A OR B OCCUPANCY WITH A SPRINKLER SYSTEM, AS PER CBC TABLE 1017.2

ACCESSIBLE BUILDING ENTRANCE & EXIT DOOR (CBC 11B-404.2.4):
SEE DETAIL 1/A9, FOR TYPICAL DOOR LANDINGS

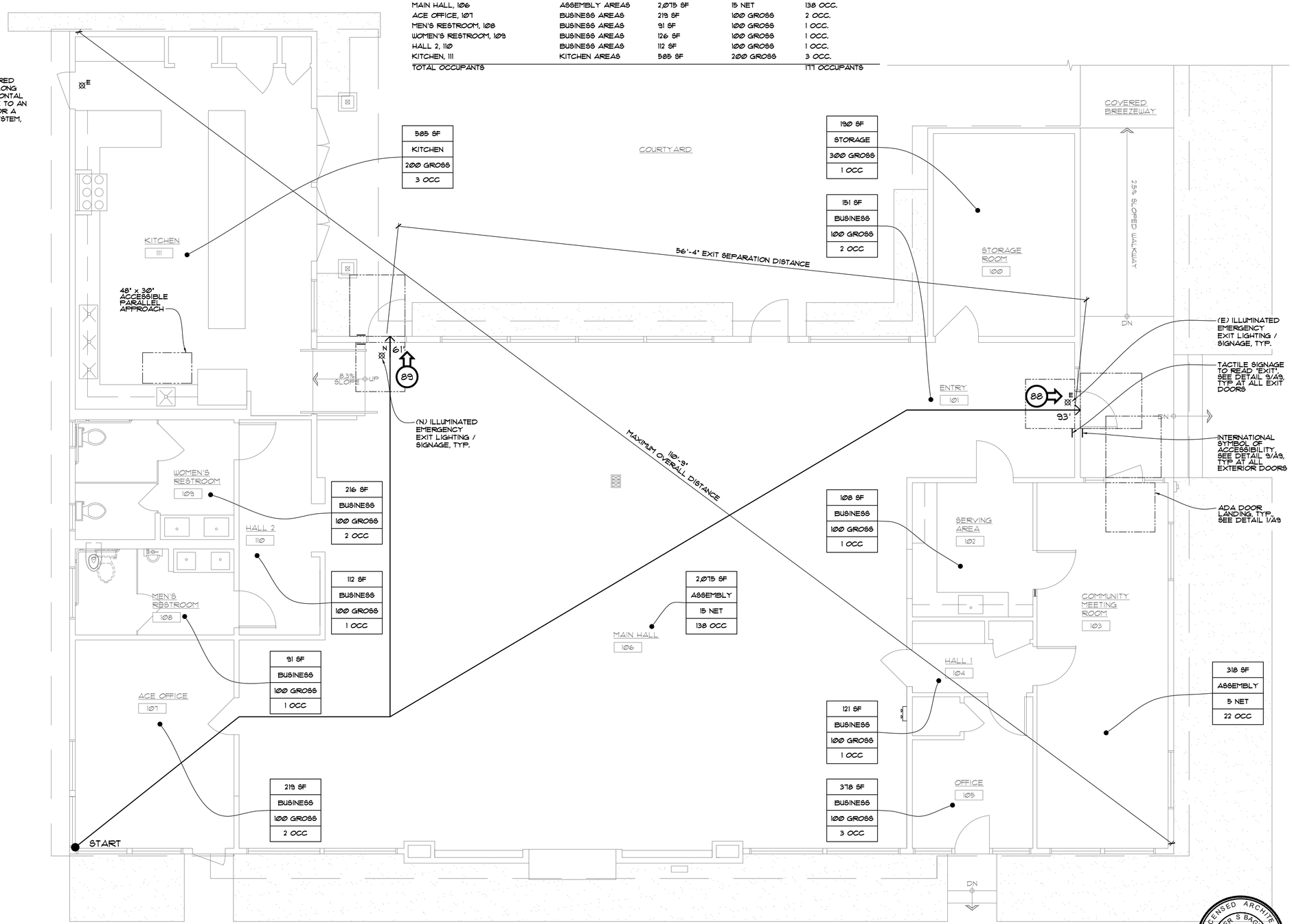
PLAN NOTES:

1. ELECTRICAL EMERGENCY BACK UP LIGHTING TIED TO EMERGENCY GENERATOR @ FIRE STATION.

CODE COMPLIANCE PROJECT DATA

TOTAL OCCUPANT LOADS: PER CBC TABLE 1004.5

	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	TOTAL OCCUPANTS
STORAGE ROOM, 100	STORAGE AREAS	190 SF	300 GROSS	1 OCC.
ENTRY, 101	BUSINESS AREAS	151 SF	100 GROSS	2 OCC.
SERVING AREA, 102	BUSINESS AREAS	108 SF	100 GROSS	1 OCC.
COMMUNITY MEETING ROOM, 103	ASSEMBLY AREAS	318 SF	15 NET	22 OCC.
HALL 1, 104	BUSINESS AREAS	121 SF	100 GROSS	1 OCC.
OFFICE, 105	BUSINESS AREAS	378 SF	100 GROSS	4 OCC.
MAIN HALL, 106	ASSEMBLY AREAS	2,075 SF	15 NET	138 OCC.
ACE OFFICE, 107	BUSINESS AREAS	219 SF	100 GROSS	2 OCC.
MEN'S RESTROOM, 108	BUSINESS AREAS	91 SF	100 GROSS	1 OCC.
WOMEN'S RESTROOM, 109	BUSINESS AREAS	126 SF	100 GROSS	1 OCC.
HALL 2, 110	BUSINESS AREAS	112 SF	100 GROSS	1 OCC.
KITCHEN, 111	KITCHEN AREAS	585 SF	200 GROSS	3 OCC.
TOTAL OCCUPANTS				177 OCCUPANTS



OCCUPANCY & EGRESS PLAN

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

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

OCCUPANCY & EGRESS PLAN

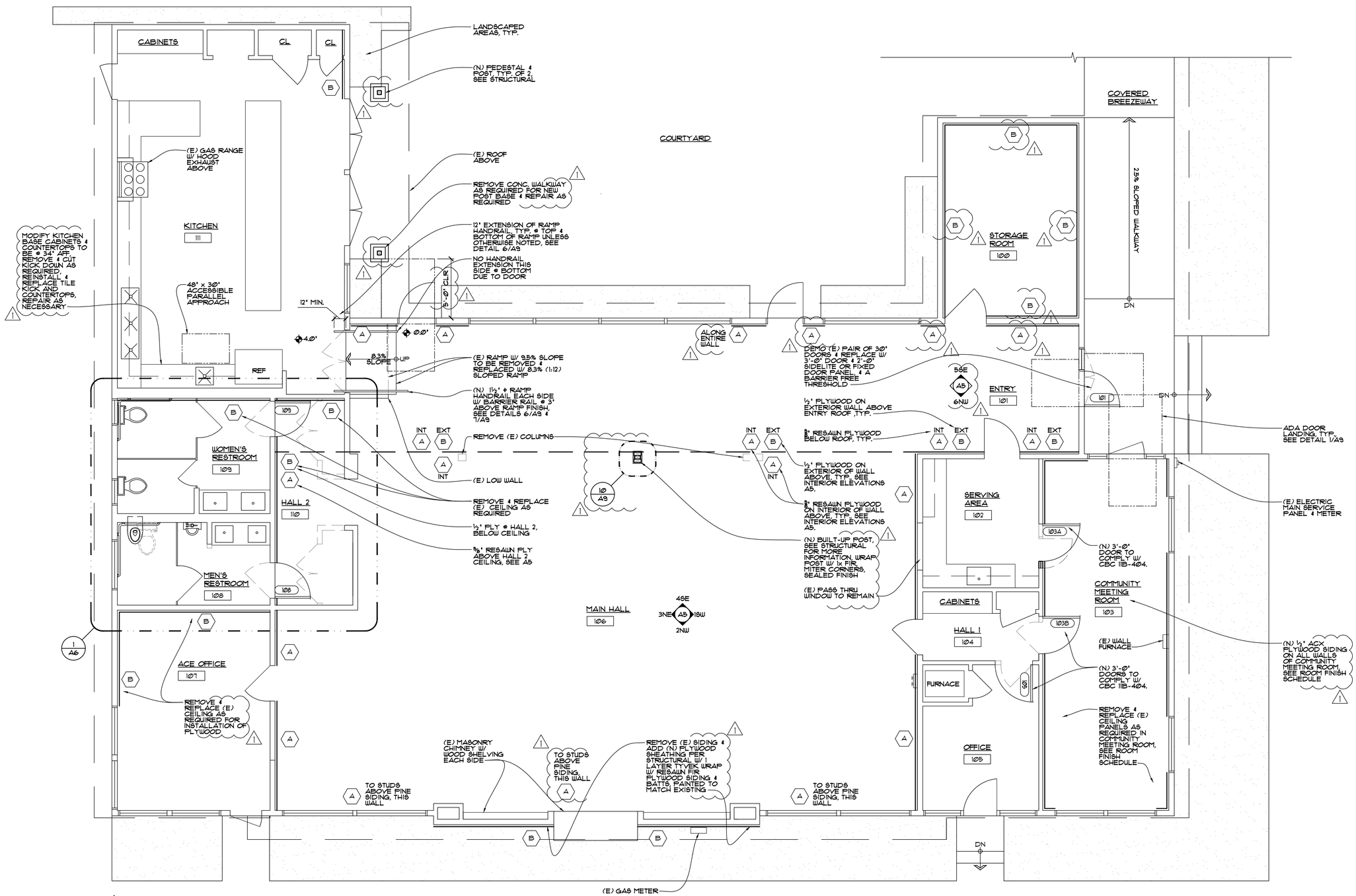
DATE 5/21/21
JOB #2113

REVISIONS
1 BIDDING REVISIONS 01/17/23

SHEET A1.1
OF

LICENSED ARCHITECT PETER S BAGNALL NO.C 26768 REN. STATE OF CALIFORNIA

Peter Bagnall, William Bagnall Architects 1/18/2023 11:33 AM 2113-A1.1.dwg



PLYWOOD SCHEDULE:

- (A) (N) ⅝" RESAWN PLYWOOD, SEE STRUCTURAL FOR NAILING & DETAILS
- (B) (N) ½" PLYWOOD, SEE STRUCTURAL FOR NAILING & DETAILS

** SEE SHEET A5 FOR ADDITIONAL INFORMATION

PROPOSED FIRST FLOOR PLAN

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

WALL LEGEND

- (E) WALL & PLAN ITEMS TO BE REMOVED
- (E) WALL TO REMAIN
- (N) 2x4 WOOD STUD WALL @ 16" O.C.

** SEE ROOM FINISH SCHEDULE SHEET A3 FOR ROOM FINISHES

PLAN NOTES:

1. REMOVE & REPLACE ALL (E) DUCT WORK IN MAIN HALL BACK TO HVAC UNITS WITH (N) SHEET METAL RECTANGULAR DUCTS TO MATCH EXISTING SIZES.

ELECTRIC NOTES:

1. ALL ELECTRICAL LIGHT OUTLETS & SWITCHES TO HAVE EXTENDERS ADDED @ NEW SHEAR WALL LOCATIONS.

LICENSED ARCHITECT PETER S BAGNALL NO.C 26768 REN. STATE OF CALIFORNIA

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

PROPOSED FIRST FLOOR PLAN

DATE 5/21/21
JOB #2113

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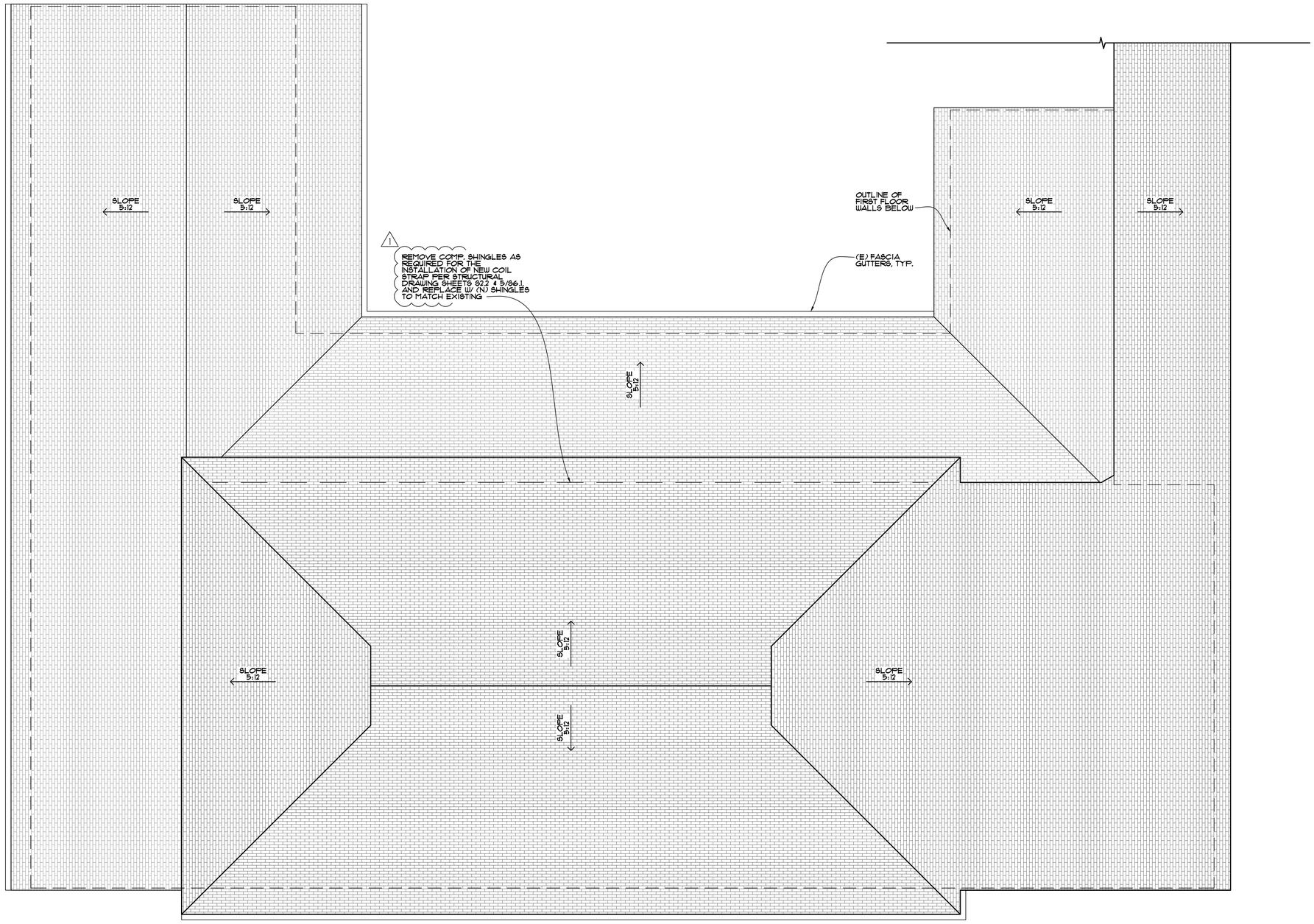
SHEET A1.2
OF

Peter Bagnall, William Bagnall Architects 1/18/2023 1:03 PM 2113-A1.2.dwg



ROOF PLAN

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

HASON

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

ROOF PLAN

DATE
5/21/21

JOB
#2113

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

SHEET
A2
OF

DOOR AND FRAME SCHEDULE

NUMBER	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	REMARKS
FIRST FLOOR							
101	3'-0" x 6'-8" x 1 3/4"	FULL LITE	WD/GL	PAINT	WD	PAINT	3'-0" x 6'-8" DOOR W/ 2'-0" x 6'-8" SIDELITE IN (E) 5'-0" DOOR OPENING, TEMPERED GLASS
103A	3'-0" x 6'-8" x 1 3/4"	RAISED PANEL	SCW	PAINT	WD	PAINT	ENLARGE (E) OPENING TO FIT 3'-0" DOOR TO COMPLY W/ 11B-404. MATCH (E) DOOR STYLE.
103B	3'-0" x 6'-8" x 1 3/4"	RAISED PANEL	SCW	PAINT	WD	PAINT	ENLARGE (E) OPENING TO FIT 3'-0" DOOR TO COMPLY W/ 11B-404. MATCH (E) DOOR 103A STYLE.
105	3'-0" x 6'-8" x 1 3/4"	RAISED PANEL	SCW	PAINT	WD	PAINT	ENLARGE (E) OPENING TO FIT 3'-0" DOOR TO COMPLY W/ 11B-404. MATCH (E) DOOR STYLE.
108	3'-0" x 6'-8" x 1 3/4"	FLUSH	SCW	PAINT	WD	PAINT	
109	3'-0" x 6'-8" x 1 3/4"	FLUSH	SCW	PAINT	WD	PAINT	

SCW = SOLID CORE WOOD
HM = HOLLOW METAL
FGM = FLANGED GALV MTL
VIN = VINYL
WD = WOOD
STL = STEEL
HDG = HOT-DIPPED GALVANIZED METAL
ALUM = ALUMINUM
GALV = GALVANIZED
ANOD = ANODIZED
GHM = GALV HOLLOW METAL
ABS = ABS PLASTIC
GL = GLAZING
MTL = METAL
PCP = POWDER COAT PAINT
T = TEMPERED
S/S = STAINLESS STEEL
/ = NOT APPLICABLE

DOOR NOTES

1. REVIEW ALL DOORS, FRAMES, & HARDWARE W/ OWNER BEFORE ORDERING TO VERIFY DOOR TYPE, GLAZING, MATERIAL, FINISH, HARDWARE & HARDWARE FINISH.
2. SEE DOOR HARDWARE SCHEDULE FOR MORE INFORMATION ON SPECIFIC DOOR HARDWARE.
3. DOORS WITH CLOSERS TO HAVE MAXIMUM DOOR OPENING EFFORT: 5 LBS. AT EXTERIOR & INTERIOR, AND 15 LBS. AT FIRE DOORS, AS PER CBC 11B-404.2.9. ALL DOOR CLOSERS TO BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM, AS PER CBC 11B-404.2.8.1.
4. DOORS TO BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE (I.E. LEVER) BETWEEN 34" MIN AND 44" MAX ABOVE FINISHED FLOOR (SCHLAGE AL SERIES), UNLESS NOTED OTHERWISE, AS PER CBC 11B-404.2.7. OPERABLE PARTS SHALL BE OPERABLE W/ ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST W/ THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS BEING 5 POUNDS MAX, AS PER CBC 11B-309.4.
5. THE BOTTOM OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION, AS PER CBC 11B-404.2.10.
6. FOR MANEUVERING CLEARANCES AT ACCESSIBLE DOORS, SEE DETAIL 1 SHEET A9.

1

ROOM FINISH SCHEDULE

NUMBER	NAME	FLOOR	BASE	WALLS NORTHWEST MATERIAL	WALLS NORTHWEST FINISH	WALLS NORTHEAST MATERIAL	WALLS NORTHEAST FINISH	WALLS SOUTHEAST MATERIAL	WALLS SOUTHEAST FINISH	WALLS SOUTHWEST MATERIAL	WALLS SOUTHWEST FINISH	CEILING MATERIAL	CEILING FINISH	CEILING HEIGHT	REMARKS
FIRST FLOOR															
100	STORAGE ROOM	CO	WD	PW	/	PW	/	PW	/	PW	/	WD	/	SLOPED	
101	ENTRY	HW	WD	WD	S	/	/	EWD	S	WD	S	/	/	SLOPED	
102	SERVING	T	WD	EWD	P	EWD	P	EWD	P	EWD	P	WP	P	8'-0"	
103	COMMUNITY MEETING ROOM	HW	WD	PS	P	PS	P	PS	P	PS	P	WP	P	8'-0"	REMOVE & REPLACE WOOD CEILING PANELS AS REQUIRED FOR (N) PLYWOOD SHEATHING
104	HALL 1	HW	WD	EWD	P	EWD	P	EWD	P	EWD	P	GB	P	8'-0"	
105	OFFICE	HW	WD	EWD	P	EWD	P	EWD	P	EWD	P	WP	P	8'-0"	
106	MAIN HALL	HW	WD	WD	S	WD	S	WD	S	WD	S	WD	/	SLOPED	
107	ACE OFFICE	V	TS	EGB	P	GB	TTP	GB	TTP	EGB	P	GB	TTP	8'-0"	REMOVE & REPLACE ACOUSTICAL CEILING AS REQUIRED FOR (N) PLYWOOD SHEATHING
108	MEN'S RESTROOM	T	T	GBT	P	GBT	P	GBT	P	EGB	P	EGB	P	8'-0"	SEE ELEVATIONS ON A6 FOR RESTROOM WALL FINISHES
109	WOMEN'S RESTROOM	T	T	GBT	P	HT	P	GBT	P	EGB	P	EGB	P	8'-0"	SEE A6 FOR RESTROOM WALL FINISHES
110	HALL 2	T	T	EGB	P	GB	TTP	GB	TTP	EGB	P	EGB	P	8'-0"	
111	KITCHEN	T	T	EGB	P	EGB	P	EGB	P	GB	TTP	EGB	P	8'-0"	PARTIAL SOUTHWEST WALL TO BE REFINISHED

FINISH LEGEND

FLOOR:
CO = (E) CONCRETE SLAB
HW = (E) HARDWOOD
T = (E) TILE W/ SEALED GROUT
V = (E) VINYL COMPOSITION TILE
E = EXISTING
/ = NON APPLICABLE

BASE:
T = TILE BASE
WD = 1x WOOD BASE, PAINTED
IB = INTEGRAL VINYL COVE BASE
E = EXISTING
/ = NON APPLICABLE
QRW = QUARTER ROUND WOOD, PAINTED
TS = NEW 4" TOPSET

WALL:
GB = 5/8" GYP BD
MR = 5/8" MOISTURE/ MILDEW RESISTANT GYP BD
HT = 5/8" MOISTURE/ MILDEW RESISTANT GYP BD W/ TILE WAINSCOT
EWD = (E) WOOD SIDING
PW = (E) PLYWOOD
X = 5/8" TYPE 'X' GYP BD
E = EXISTING
/ = NON APPLICABLE
GBT = (E) GYP BD & TILE WAINSCOT
EGB = (E) GYPSUM BOARD
WD = (N) WOOD SIDING - SEE SHEETS A1.2 & A5 FOR MORE INFORMATION
WP = (N) WOOD PANELING TO MATCH (E). INCLUDE WINDOW TRIM & MOLDINGS
PS = 1/2" ACX PLYWOOD SIDING

CEILING:
GB = 5/8" GYP BD
MR = 5/8" MOISTURE/ MILDEW RESISTANT GYP BD
WP = (E) WOOD PANELING
X = 5/8" TYPE 'X' GYP BD
E = EXISTING
/ = NON APPLICABLE
WD = (E) WOOD DECKING
EGB = (E) GYPSUM BOARD

FINISH:
TTP = TAPED, SMOOTH TEXTURED & SEMI-GLOSS PAINT
T = WALL TILE W/ SEALED GROUT
E = EXISTING
/ = NON APPLICABLE
S = 2 COATS CLEAR WOOD SEALER
P = PAINT

1

ROOM FINISH NOTES

1. VERIFY ALL FINISH MATERIALS W/ TENANT BEFORE ORDERING MATERIALS.
2. IN TOILET AND BATHROOMS: WALLS, FLOORS AND PARTITION SURFACES SHALL BE FINISHED W/ SMOOTH, HARD, NONABSORBENT SURFACE, WITH FLOORS EXTENDING UPWARD ONTO THE WALLS A MINIMUM 4", AND WALLS TO A HEIGHT OF NOT LESS THAN 48" ABOVE FINISH FLOOR AS PER CBC 1210.2.1 & CBC 1210.2.2.
3. ALL FINISHES SHALL COMPLY WITH 2016 CALIFORNIA GREEN BUILDING STANDARDS DIVISION 5.504.4 FINISH MATERIAL POLLUTANT CONTROL. MATERIALS GOVERNED INCLUDE, BUT ARE NOT LIMITED TO: ADHESIVES, SEALANT, CAULKS, PAINTS & COATINGS, AEROSOL PAINTS AND COATINGS, CARPET SYSTEMS, CARPET CUSHION, CARPET ADHESIVE, COMPOSITE WOOD PRODUCTS, AND RESILIENT FLOORING SYSTEMS. REFER TO GREEN BUILDING TABLES 5.504.4.1, 5.504.4.2 AND 5.504.4.3 FOR SPECIFIC MATERIAL VOC LIMITS.

DOOR HARDWARE SCHEDULE

DOOR 101:
6 - HINGES
2 - CLOSERS
1 - BARRIER FREE THRESHOLD
1 - ASTRAGAL
1 - WEATHER STRIPPING
1 - PAIR AUTOMATIC FLUSH BOLTS
2 - PANIC HARDWARE
1 - COORDINATOR
2 - DOOR HOLDERS

DOOR 103A & 103B:
3 - HINGES
1 - LEVER OPERATED PASSAGE LATCH
1 - WALL DOOR STOP

DOOR 105:
3 - HINGES
1 - LEVER OPERATED OFFICE LOCK
1 - FLOOR DOOR STOP
1 - CYLINDER W/ THUMB TURN

DOOR 108 & 109:
3 - HINGES
1 - PUSH PLATE
1 - PULL & PLATE
1 - FLOOR DOOR STOP
1 - CLOSER
1 - 30" x 14" KICK PLATE

DOOR HARDWARE NOTES

1. USE SCHLAGE AL SERIES LEVER HARDWARE WITH STANDARD FINISH - DARK BRONZE OR SATIN CHROME.

1

MATERIAL VOC LIMIT TABLES

TABLE 5.504.4.1
ADHESIVE VOC LIMIT[1,2]
Less Water and Less Exempt Compounds in Grams Per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesive not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168. http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural:	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

TABLE 5.504.4.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,2,3]
Grams of VOC Per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY	CURENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High-temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellac:	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

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

DOOR & FRAME + ROOM FINISH SCHEDULE

DATE 5/21/21
JOB #2113

REVISIONS
1 BIDDING REVISIONS 01/17/23

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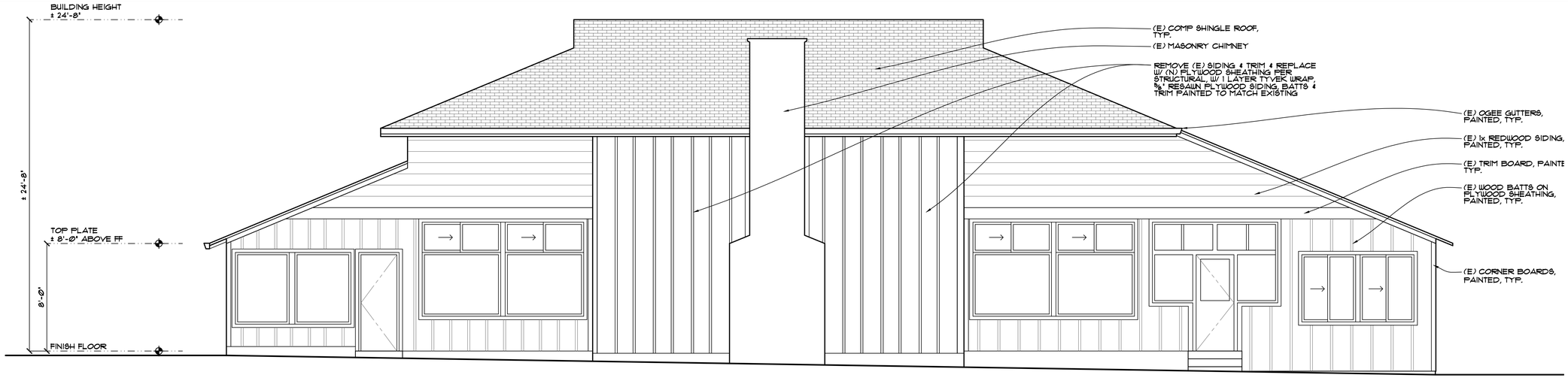
OF

Peter Bagnall, William Bagnall Architects 1/18/2023 1:00 PM 2113-A3.dwg



NORTHWEST ELEVATION 1

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

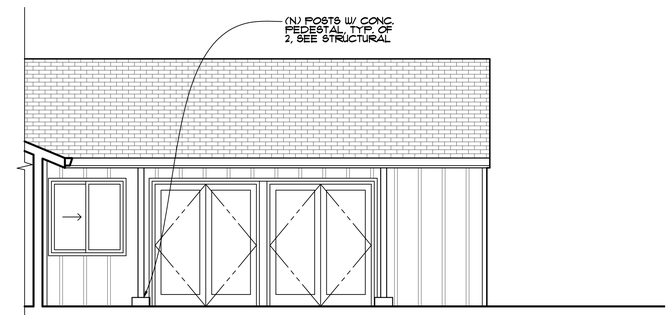
EXTERIOR NOTES:

1. REPAINT ENTIRE EXTERIOR OF BUILDING. PREP, CAULK & PRIME ALL REQUIRED AREAS BEFORE REPAINTING.

1

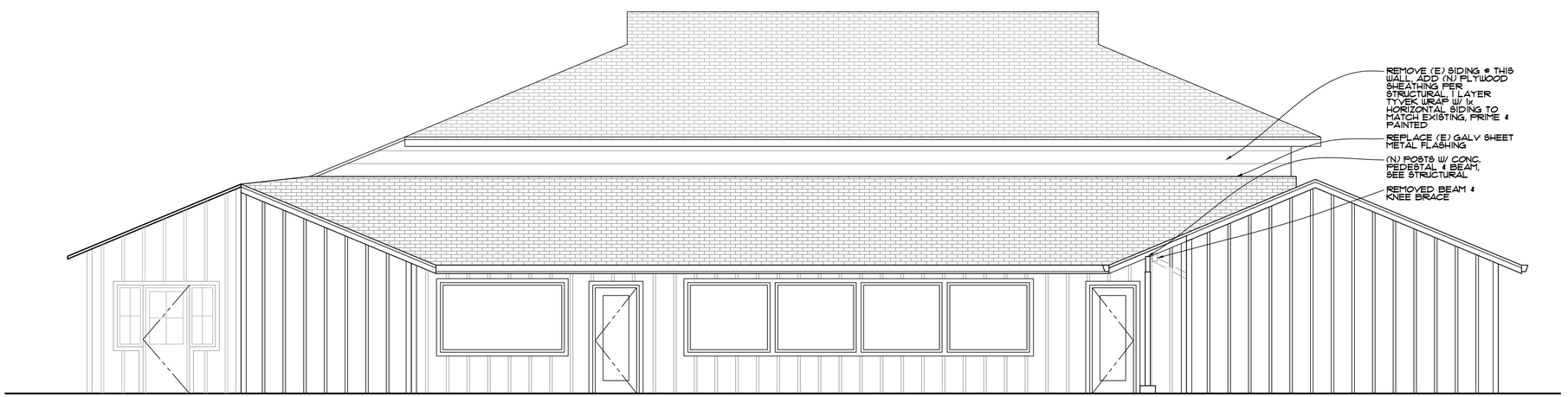
SOUTHWEST ELEVATION 2

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



NORTHEAST COURTYARD ELEVATION 2

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



SOUTHEAST ELEVATION 4

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

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

EXTERIOR ELEVATIONS

DATE
5/21/21

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1 BIDDING REVISIONS 01/17/23

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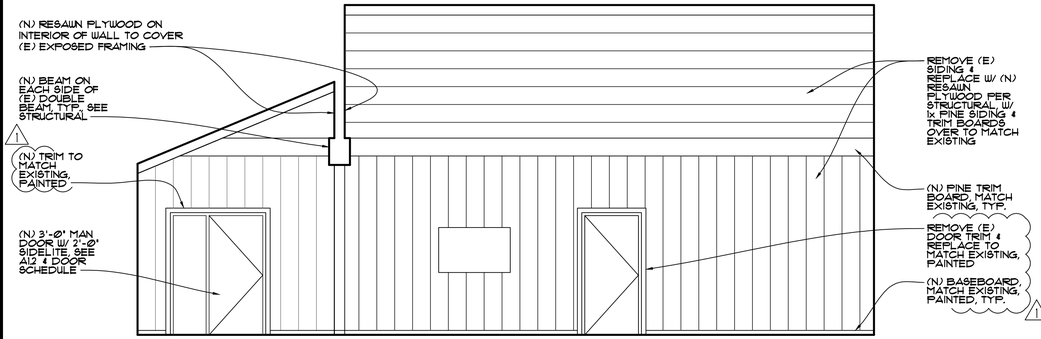
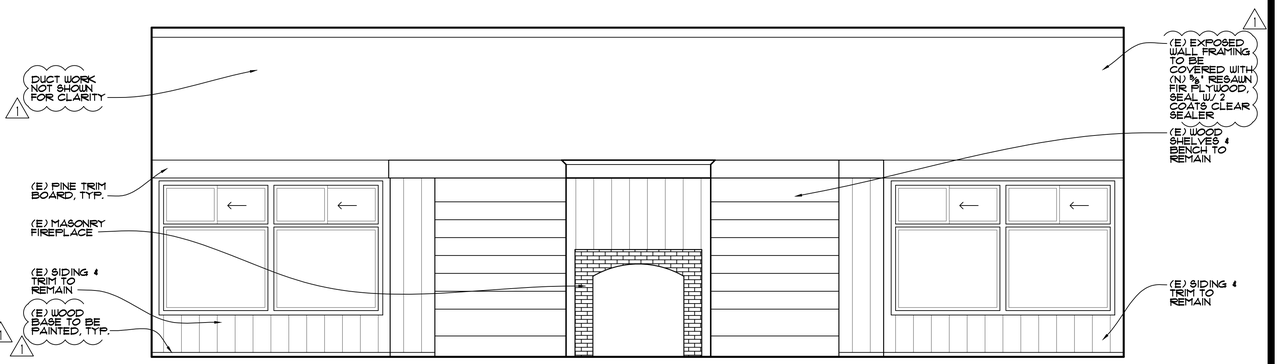
OF



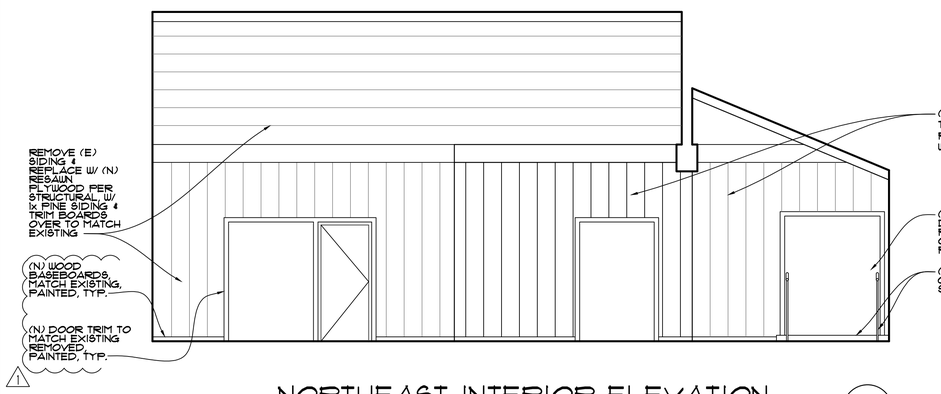
SOUTHWEST INTERIOR ELEVATION (1)

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



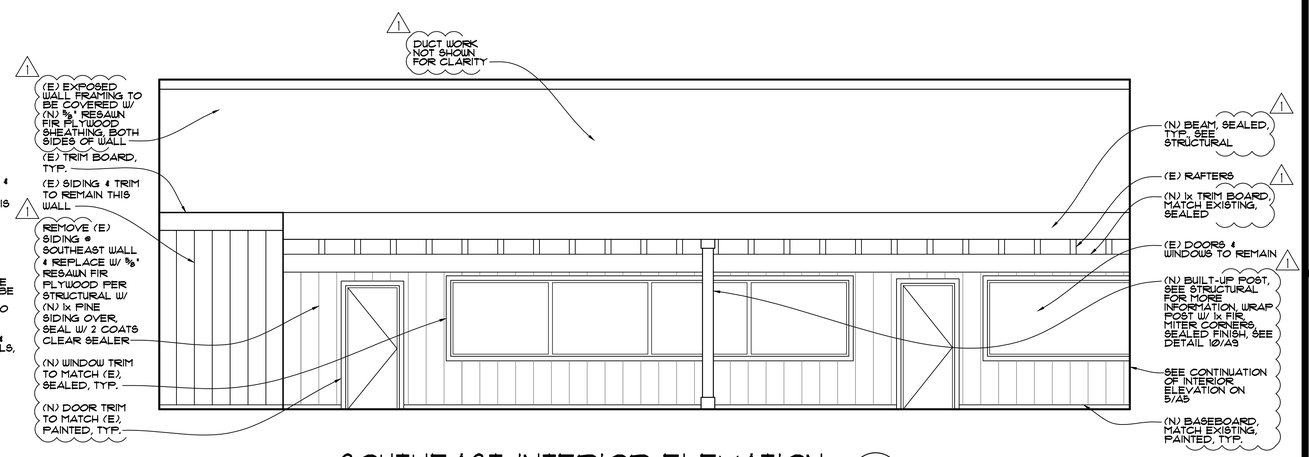
NORTHWEST INTERIOR ELEVATION (2)

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



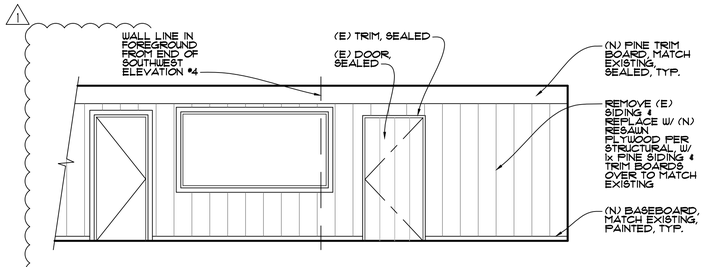
NORTHEAST INTERIOR ELEVATION (3)

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



SOUTHEAST INTERIOR ELEVATION (4)

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



SOUTHEAST INTERIOR ELEVATION (5)

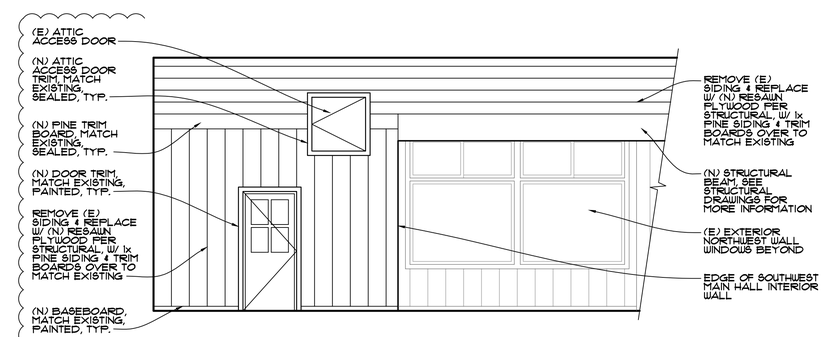
SCALE: 1/4" = 1'-0"

1

MAIN HALL NOTES:

1. REPAINT ALL EXISTING TO REMAIN BASE & DOOR TRIM.
2. LIGHTLY SAND & RESEAL WITH 2 COATS OF CLEAR COAT SEALER TO ALL EXISTING PINE SIDING & TRIM TO REMAIN.
3. SEE ROOM FINISH SCHEDULE FOR NEW FOR NEW WALL FINISHED IN ADJACENT ROOMS.
4. ALL NEW SIDING, TRIM & EXPOSED STRUCTURAL MEMBERS TO BE SEALED WITH 2 COATS WOOD SEALER, UNLESS OTHERWISE NOTED.
5. ADDED PLYWOOD, TYPE A & B, TO RUN CONTINUOUS ABOVE & BELOW EXISTING OPENINGS AS REQUIRED TO CREATE A FLUSH WALL SURFACE ALONG THE FULL LENGTH OF THE WALL.

1



NORTHWEST INTERIOR ELEVATION (6)

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

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MAIN HALL INTERIOR ELEVATIONS

DATE 5/21/21

JOB #2113

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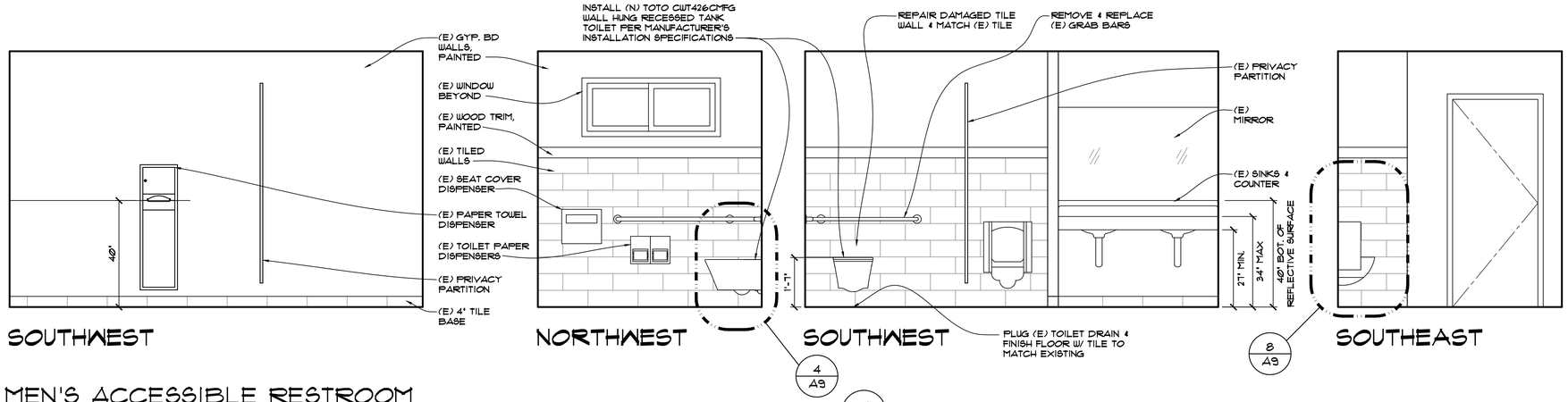


MEN'S ACCESSIBLE RESTROOM 4

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

NOTE: PER CBC 11B-703

EDGES OF SIGNS SHALL BE ROUNDED, CHAMFERED OR EASED. CORNERS OF SIGNS SHALL HAVE A MIN. RADIUS OF 1/8"

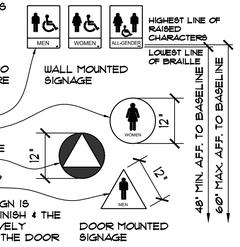
WHEN PROVIDED, PERMANENT SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. THE CHARACTER & BACKGROUND OF THE SIGN TO BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH & THE COLOR & CONTRAST OF THE SIGN SHALL CONTRAST W/ THE COLOR AND CONTRAST OF THE WALL

12" ϕ CIRCLE 1/4" THICK

12" ϕ CIRCLE 1/4" THICK W/ 1/4" THICK TRIANGLE SUPERIMPOSED WITHIN THE CIRCLE

EQUILATERAL TRIANGLE 1/4" THICK W/ EDGES 12" LONG & A VERTEX POINTING UPWARDS

THE CHARACTER & BACKGROUND OF THE SIGN IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH & THE COLOR & CONTRAST OF THE SIGN DISTINCTIVELY CONTRASTS W/ THE COLOR & CONTRAST OF THE DOOR



ACCESSIBLE RESTROOM SIGNAGE 2

SCALE: N.T.S. 2019 ACCSIGN01

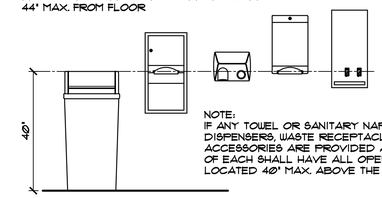
OPERABLE PARTS OF ALL FIXTURES OR ACCESSORIES LOCATED 40" ABOVE FLOOR

CONTROLS TO BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST

THE FORCE TO OPERATE CONTROLS IS 5 FT/LBS. MAX.

IF MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL HAVE A SHELF LOCATED 44" MAX. FROM FLOOR

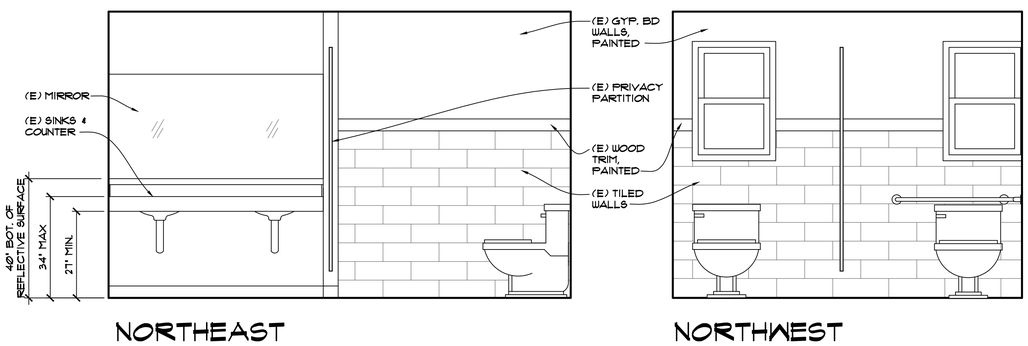
COAT HOOKS AND SHELVING LOCATED 48" MAX. ABOVE FLOOR



NOTE:
IF ANY TOWEL OR SANITARY NAPKIN DISPENSERS, WASTE RECEPTACLES, OR OTHER ACCESSORIES ARE PROVIDED AT LEAST ONE OF EACH SHALL HAVE ALL OPERABLE PARTS LOCATED 40" MAX. ABOVE THE FINISH FLOOR.

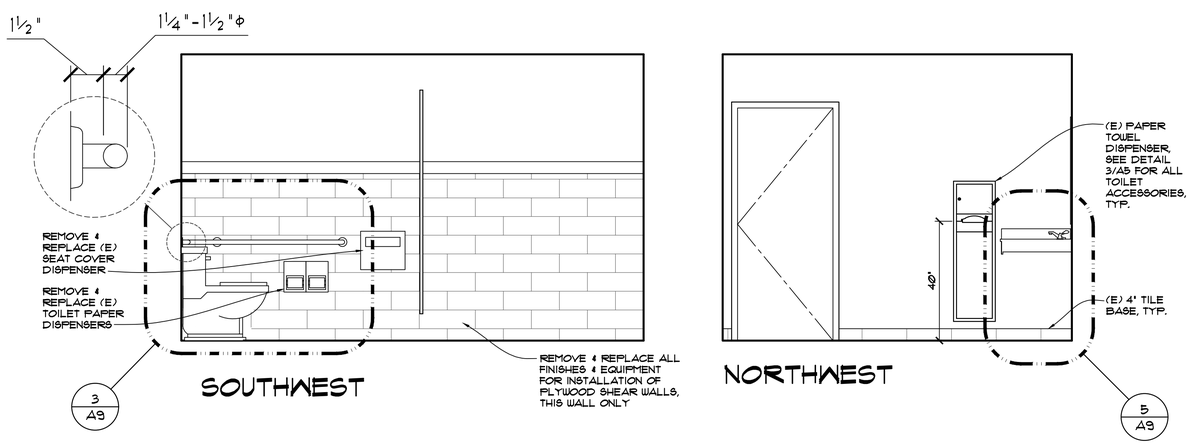
ACCESSIBLE TOILET ACCESSORIES 3

SCALE: 1/2" = 1'-0" ACCTACC01



WOMEN'S ACCESSIBLE RESTROOM 5

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



WOMEN'S ACCESSIBLE RESTROOM 5

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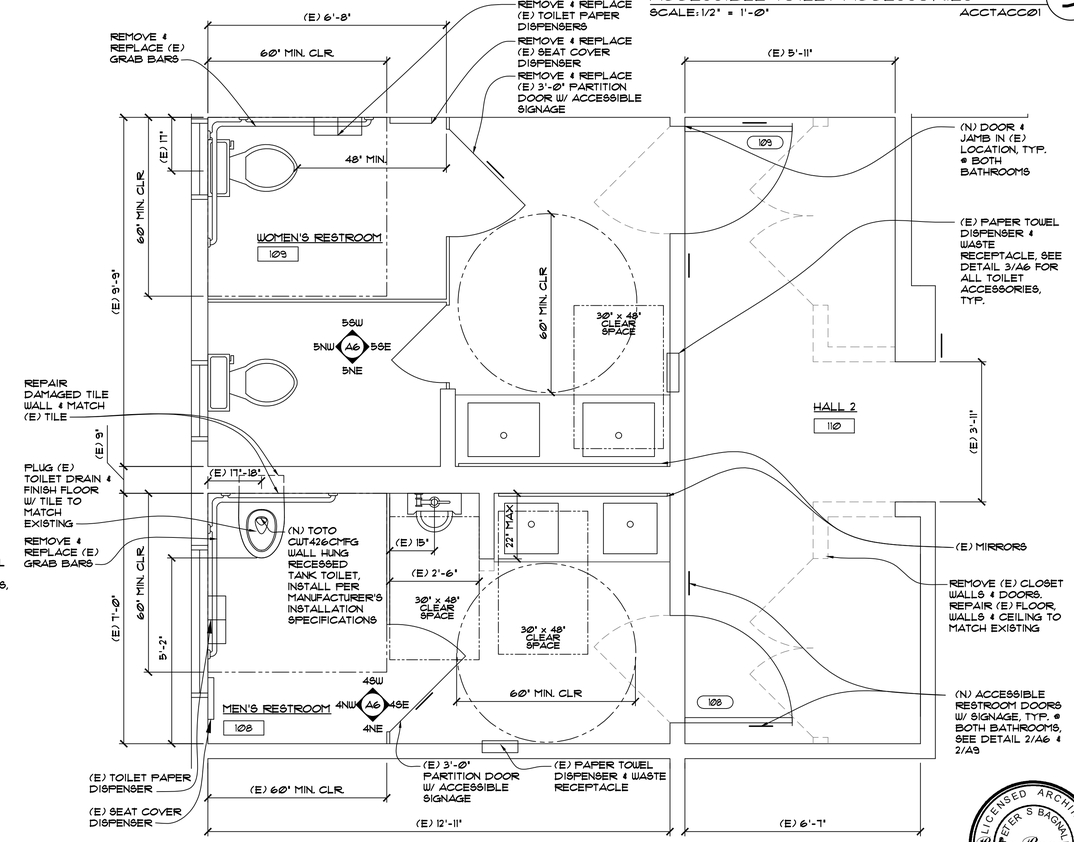

ACCESSIBILITY PLAN 1

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

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ACCESSIBILITY PLANS & DETAILS

DATE 5/21/21

JOB #2113

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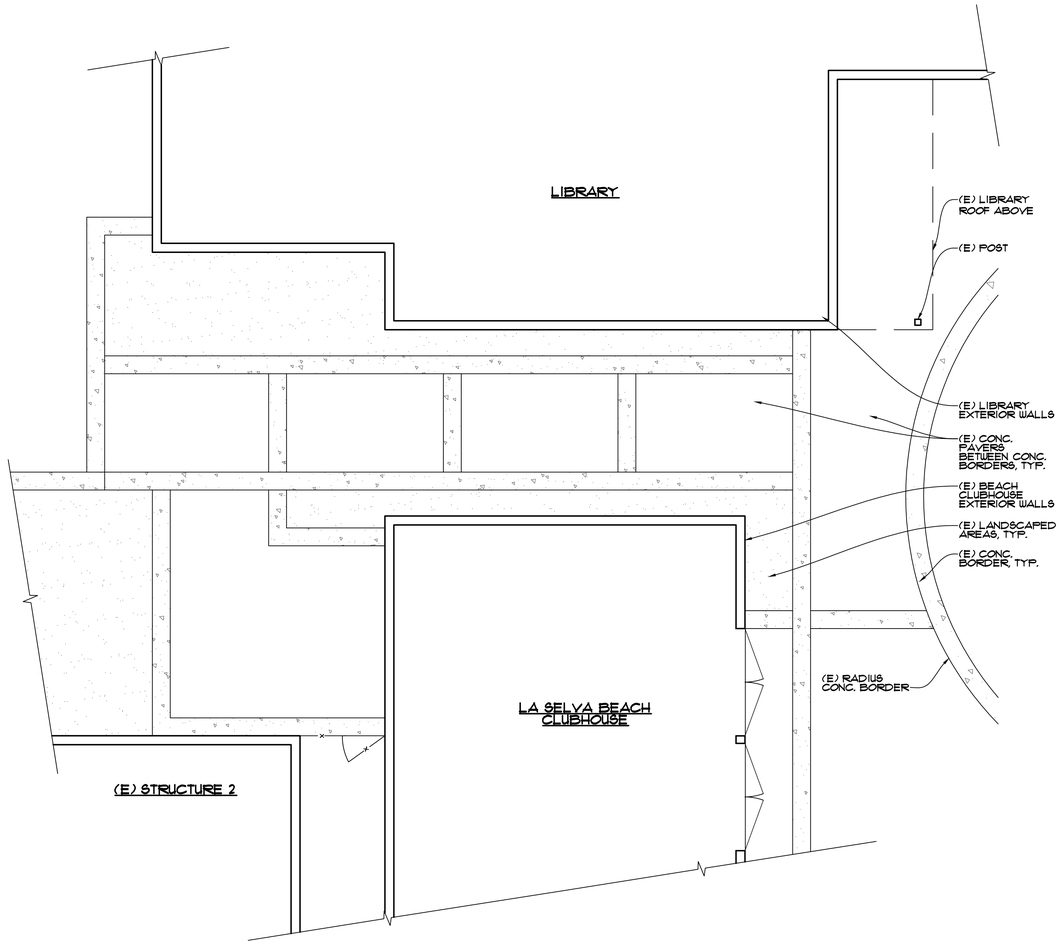
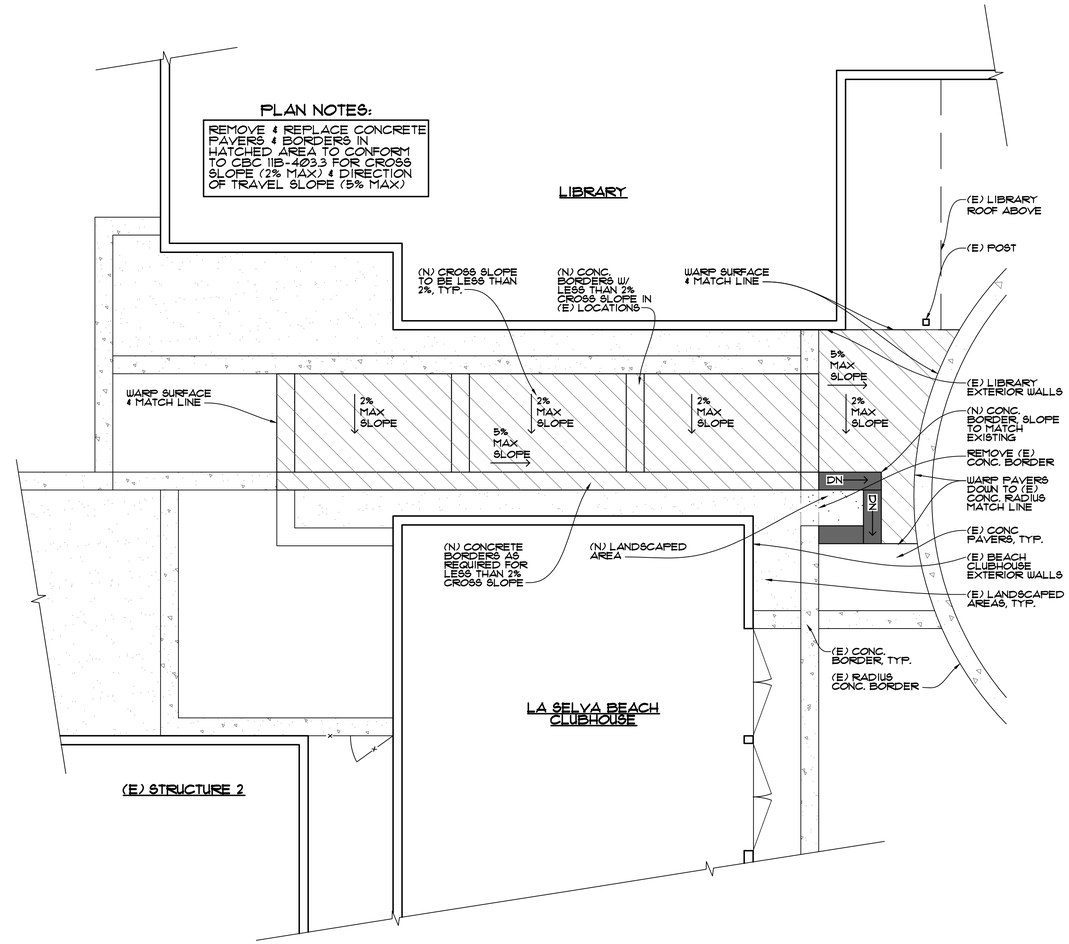


EXISTING WALKWAY PLAN

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

NORTH



PROPOSED ACCESSIBLE WALKWAY PLAN

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

NORTH

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WALKWAY ACCESSIBILITY PLAN

DATE
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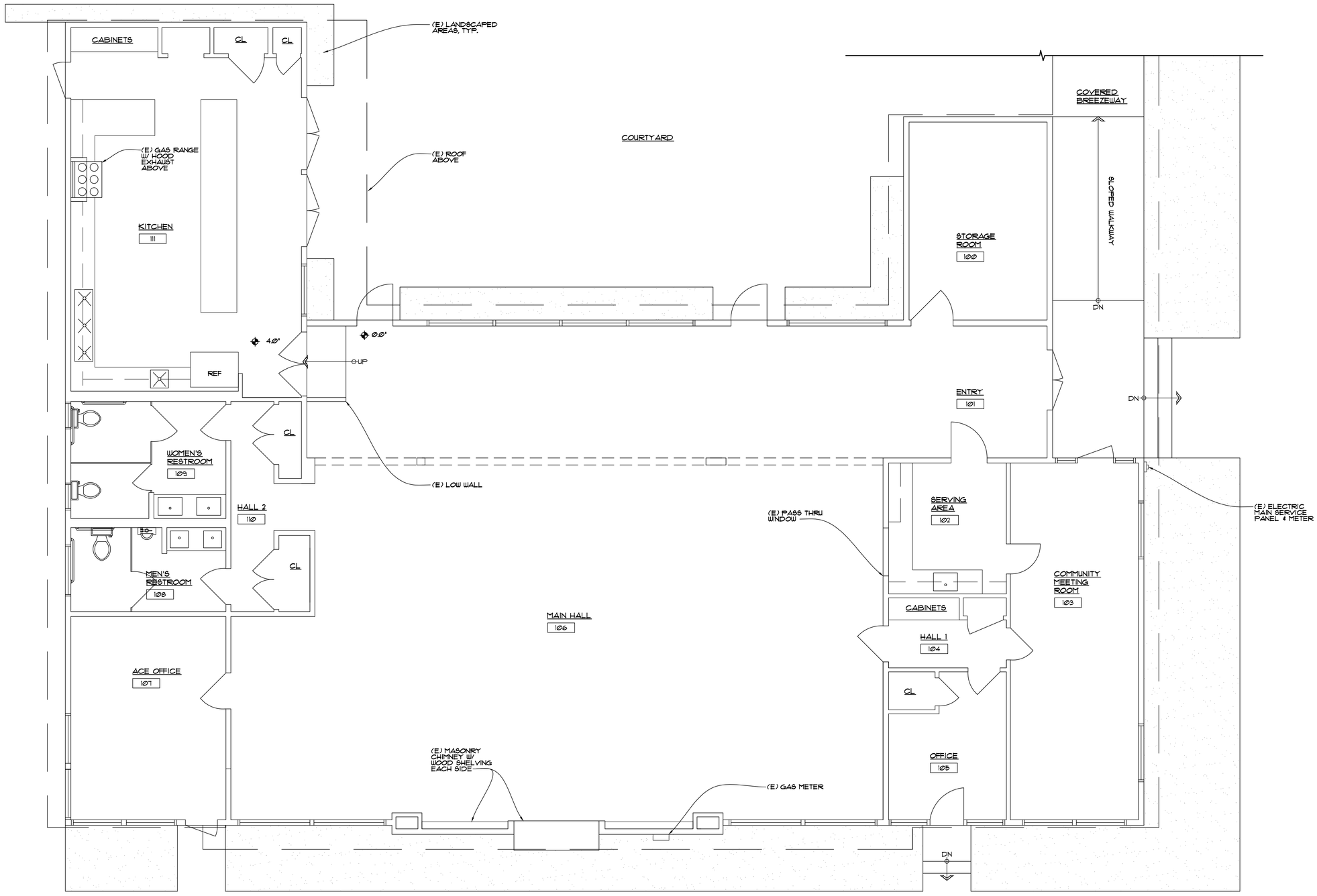

EXISTING FIRST FLOOR PLAN

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

HUSON

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EXISTING FIRST FLOOR PLAN

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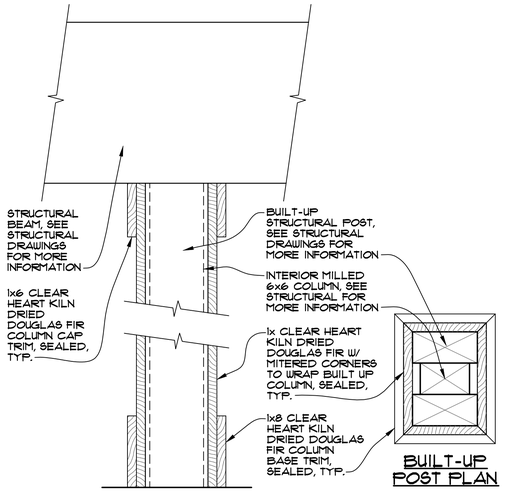
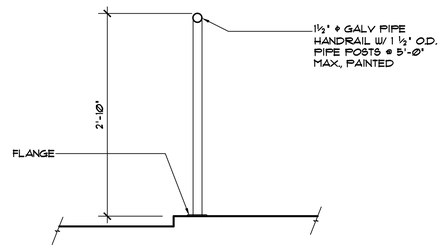
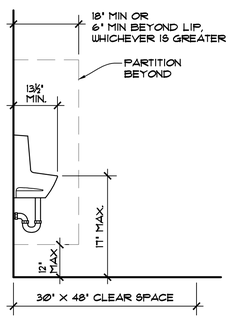


BUILT-UP POST DETAIL 10
SCALE: 1 1/2" = 1'-0" PPD01



HANDRAIL @ HANDICAP RAMP 7
SCALE: 1" = 1'-0" HNDRL01



AVERAGE WATER CONSUMPTION NOT TO EXCEED 0.5 GALLONS PER FLUSH.

ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE ADJOINING OR OVERLAPS AN ACCESSIBLE ROUTE OR ADJOINS ANOTHER WHEELCHAIR CLEAR FLOOR SPACE

FLOOR SURFACES ARE SMOOTH, HARD AND NON-ABSORBENT, EXTENDING UPWARD A MIN OF 5' ONTO WALLS.

WALLS WITHIN 24" OF FRONT AND SIDES OF URINAL ARE SMOOTH, HARD AND NON-ABSORBENT TO 48" IN HEIGHT, AND ARE NOT ADVERSELY AFFECTED BY MOISTURE.

5LBS MAX. PRESSURE TO OPERATE FLUSH VALVE.

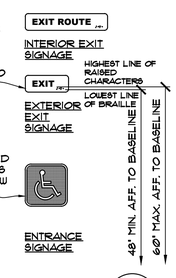
ACCESSIBLE URINAL REQUIREMENTS 8
SCALE: N.T.S. 1-ACCURN01

PERMANENT SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE II BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2" AS PER CBC 11B-703.5

5 INCH SIZE WITH 3/4 INCH STROKE CORRESFONDING GRADE II BRAILLE TO BE LOCATED DIRECTLY UNDER OR ADJACENT TO SIGNAGE INFORMATION

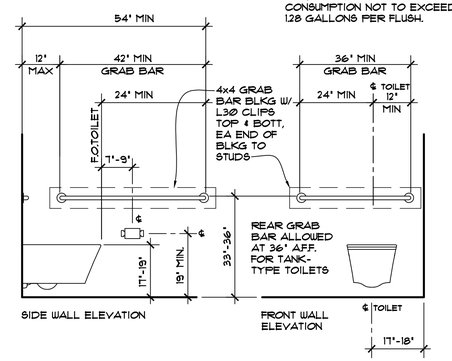
INTERNATIONAL SYMBOL OF ACCESSIBILITY LOCATED AT EVERY PRIMARY ENTRANCE OF THE BUILDING, AS PER CBC 11B-216.6. PROVIDE A DIRECTIONAL ARROW WHEN REQ'D AT NON-COMPLIANT ENTRANCES

NOTE: SIGNS SHALL HAVE CHARACTER AND BACKGROUND WITH NON-GLARE FINISH AND SHALL CONTRAST EACH OTHER, EITHER LIGHT ON DARK OR DARK ON LIGHT AS PER CBC 11B-703.5.1 AND 11B-703.7.1



ACCESSIBLE BUILDING SIGNAGE 9
SCALE: N.T.S. 2017 ACCSIGN03

NOTE: AVERAGE WATER CONSUMPTION NOT TO EXCEED 1.28 GALLONS PER FLUSH.



ACCESSIBLE REQUIREMENTS FOR WALL HUNG WATER CLOSET (DETAIL MIRRORED) 4
SCALE: N.T.S. 2020 ADA-WC-WH

NOTE: GRAB BARS SHALL BE 1-1/4" TO 1-1/2" DIA. AND BE LOCATED 1-1/2" FROM ADJACENT WALL. BARS ARE SMOOTH WITH A MINIMUM RADIUS OF 1/8". MIN. STRUCTURAL STRENGTH OF BARS TO SUPPORT 250 # POINT LOAD. BARS NOT TO ROTATE IN THEIR FITTINGS.

AVERAGE WATER CONSUMPTION NOT TO EXCEED 0.5 GPM @ 60 PSI.

LAVATORIES ADJACENT TO SIDE WALL SHALL BE LOCATED 18" MIN TO CENTER OF FIXTURE, AS PER CBC 11B-606.6

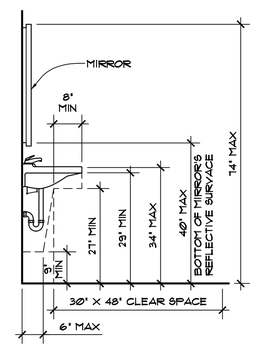
KNEE CLEARANCE UNDER FRONT LIP MIN 27" HIGH, 30" WIDE, AND EXTENDS A MIN OF 8" IN DEPTH FROM THE FRONT OF THE LAVATORY, AS PER CBC 11B-306.3.

TOE CLEARANCE UNDER LAVATORY IS A MIN 9" HIGH, 30" WIDE, AND EXTENDS 17" MIN & 19" MAX IN DEPTH FROM THE FRONT OF THE LAVATORY, AS PER CBC 11B-306.2.

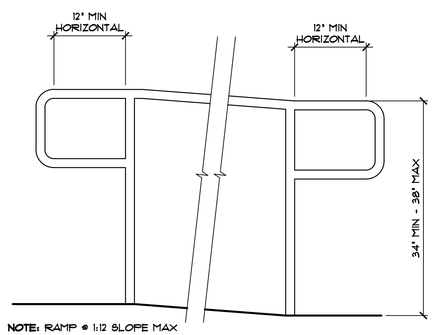
WATER SUPPLY & DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE ELEMENTS UNDER LAVATORY, AS PER CBC 11B-606.5.

FAUCETS ARE LEVER TYPE, ELECT. ACTIVATED, OR APPROVED SELF-CLOSING.

FAUCETS TO BE OPERABLE WITH ONE HAND & NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, & FORCE TO ACTIVATE OPERABLE PART SHALL BE 5 LBS MAX, AS PER CBC 11B-309.4.



ACCESSIBLE LAVATORY REQUIREMENTS 5
SCALE: N.T.S. 2019 ACCLAV01



NOTE: RAMP @ 1:12 SLOPE MAX

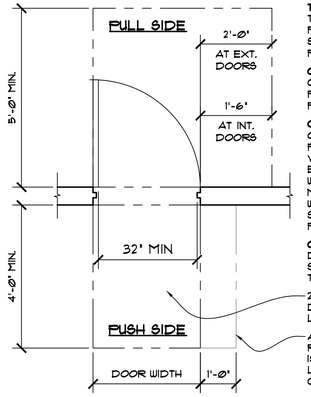
TYP HANDRAIL AT RAMP 6
SCALE: 1" = 1'-0" HNDRL01

TOP AND BOTTOM EXTENSION AT RAMPS, AS PER CBC 11B-505.10.1
RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12" MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.

HANDRAILS @ RAMP
HANDRAIL HEIGHT 34" MIN. TO 38" MAX, AS PER CBC 11B-505.4

1¼"ϕ MIN TO 2"ϕ MAX HANDRAILS AS PER CBC 11B-505.7

EXTEND HORIZ. 12" MIN. BEYOND THE TOP & BOT OF RAMP RUN & RETURN EXTENSION TO GUARD, AS PER CBC 11B-505.10.1



THRESHOLDS
THRESHOLDS WHERE PROVIDED AT DOORWAYS, SHALL BE ½" HIGH MAX., PER CBC 11B-404.2.5

CARPETS
CARPETS SHALL HAVE A PILE HEIGHT ½" MAX, PER CBC 11B-302.2

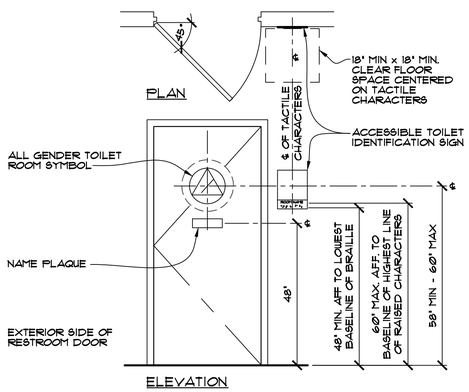
CHANGES IN LEVEL
OF ¼" MAX SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT, AND WHEN BETWEEN ¼" AND ½" MAX, SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2, PER CBC 11B-303

CLEARANCE
DOORWAY CLEAR WIDTH SHALL BE 32" MIN. WHEN THE DOOR IS 90° OPEN

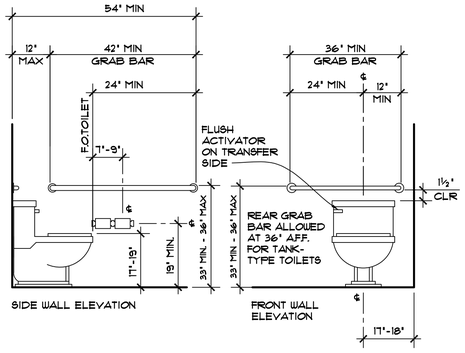
2% MAX. SLOPE IN ANY DIRECTION AT EXTERIOR LANDINGS

ADDITIONAL CLEARANCE REQUIRED WHEN DOOR IS EQUIPPED W/ BOTH A LATCH & A CLOSER CBC 11B 404.2.4.1

TYPICAL ADA DOOR LANDING 1
SCALE: ½"=1'-0" ADADRLNDG



ACCESSIBLE RESTROOM SIGNAGE 2
SCALE: 1/2" = 1'-0" 5-ACCSIGN05



ACCESSIBLE REQUIREMENTS FOR TANK TYPE WATER CLOSET 3
SCALE: N.T.S. 2019 ADA-WC-FM

NOTE: GRAB BARS SHALL BE 1-1/4" TO 1-1/2" DIA. AND BE LOCATED 1-1/2" FROM ADJACENT WALL. BARS ARE SMOOTH WITH A MINIMUM RADIUS OF 1/8". MIN. STRUCTURAL STRENGTH OF BARS TO SUPPORT 250 # POINT LOAD. BARS NOT TO ROTATE IN THEIR FITTINGS.

LICENSED ARCHITECT PETER S BAGNALL STATE OF CALIFORNIA NO.C 26768 REN.

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

ARCHITECTURAL DETAILS

DATE 5/21/21
JOB #2113

REVISIONS
1 BIDDING REVISIONS 01/17/23

SHEET A9
OF

Peter Bagnall, William Bagnall Architects 1/18/2023 10:26 AM 2113-A9.dwg

GENERAL NOTES

Scope of Work: These drawings detail strengthening of the existing roof framing and a voluntary seismic upgrade to improve the lateral bracing of the building to resist seismic and wind loads.

Site Condition: The Contractor shall examine and check all existing conditions, dimensions, levels and material and notify the Architect of discrepancies.

Footings: Footings are proportioned for an allowable soil pressure of 1500 psf for dead plus live loads per CBC Table 1806.2

Lumber: Lumber shall be Douglas Fir No. 1 S4S or better for 4x and smaller and Douglas Fir No.1 for 6x and larger unless otherwise shown. Pieces with serious defects shall be discarded. All joists and beams shall be yard seasoned and the maximum moisture content at time of installation shall be 18% or less. Kiln dried lumber, where noted on the drawings, shall have a maximum moisture content of 15% when brought to the job site and when installed. Plywood shall be APA STRUCT I in accordance with U.S. Commercial Standard PS1.

Glulaminated Beams: Glulaminated beams shall be Douglas Fir, 1½" laminations, combination 24F-V4 for simple span beams and 24F-V8 for multi-span or cantilever beams, with exterior glue. Fabricate in accordance with ANSI/ALTC A190.1 Standards for wood products - glued laminated timber. All beams shall be Architectural appearance grade, , unless noted otherwise. Submit Certificate of Inspection by an approved agency certifying that the beams were manufactured in accordance with the drawings and specifications. 1

Nailing: Nailing shall be common wire nails, galvanized when exposed to the exterior. Subdrill when fastening to existing lumber and where there is danger of splitting. Size and spacing shall be as as noted on the drwings and per Table 2304.10.1 of the California Building Code, 2019 Edition and NDS Chapter 7: Mechanical Fasteners

Bolts: Bolt holes in wood shall be 1/16 inch oversize. Washers shall be used on all bearings of heads and nuts against wood. Washers shall be standard plain washers except as otherwise noted. Bolts shall conform to ASTM A-307. Bolts, nuts and washers shall be galvanized where exposed to the weather.

Screw Anchors: Screw anchors shall be Simpson Titen HD screw anchors; Install per manufacturer's recommendations and ICC ESR-2713, reissued Sept. 2019, revised July 2020.

Epoxy Adhesive: Reinforcing dowels and threaded rods set in epoxy adhesive shall have 100 percent of the dowels/ rods proof tested in tension to twice the allowable tension load. Epoxy adhesive to be Simpson SET-XP adhesive per ICBO Report No. 2508, reissued 07/2019 or approved equal.

Minimum Proof Load Tests Values and Embedments

Bar Size	Concrete Direct Pull-Out Tension	Embedments
#3 bar	4200#	6" min.*
#4 bar	7500#	6" min.*
1/2" dia. thrd rod	4100#	6" min.*
5/8" dia. thrd rod	9400#	6" min.*

* Unless noted otherwise

Bolt Tightening: All nuts shall be tightened when placed and retightened at completion of project or immediately before finishing construction work which will make them inaccessible.

Wood Sills: Wood sills resting on concrete shall be pressure preservative treated Douglas Fir. Unless otherwise noted, anchor bolts shall be 1/2 inch diameter by 12 inches spaced no greater than 32" o.c. with at least two bolts per piece of sill. All sills shall have plate washers 3"x3"x1/4". All connectors (nails, bolts, washers, framing anchors, etc) in contact with preservation treated sills shall be hot dipped galvanized.

Holes: Holes in wood sills or plates of shear and bearing walls shall be placed neatly in the center of piece and shall be no larger in diameter than one-third the width of sill or plate. Notching will not be allowed. Holes larger than noted above may be bored in the sills providing the sill is considered cut in two and anchor bolts placed accordingly.

Stud Walls: Horizontal bridging shall be installed in all walls and partitions where studs are greater than 8' in height. Stud walls supporting beams shall have posts under bearing unless otherwise noted

Cutting: Cutting of joists and beams for pipes shall not be permitted without the approval of the Engineer. 1

Framing Anchors: Joist hangers, sheet metal framing clips and angles shall be as manufactured by Simpson Company or equal, hot dipped galvinized.

Existing Structures: These drawings detail certain revisions to an existing building. Such revisions are intended to strengthen the existing roof framing and improve the lateral bracing of the existing building. The Engineer was not engaged to and therefore has not made a structural analysis of the existing building and assumes no responsibility for the structural integrity of the building as a whole or for any of its component parts not specifically detailed on these drawings. Wherever new work is shown to join and be attached to the existing structures, such attachment has been designed on the basis of information obtained from field observation where possible. If during construction it becomes evident that existing construction is not as indicated on these plans, the Engineer should be notified prior to any further work.

Special Inspections: The following special inspections, as required by Section 1705 of the California Building Code, 2019 Edition, shall be provided during construction on the following types of work. The Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner. The Owner shall bear costs of the test and/or inspections.

A. Post Installed Anchors, per Section 1705.3 and Table 1705.3.

General Design Criteria:

Seismic:

Risk Category = II; I = 1.0
Seismic Design Category = "D"; Site Class "D"
Ss = 1.906g; S1 = 0.751g
Fa = 1.2; Fv = null
Sms = FaSs = 2.383g
Sm1 = FvS1 = null
Sds = ⅔ Sms = 1.589g
Sd1 = ⅔ Sm1 = null
R = 6.5 (Plywood Shear Walls)
V = Sds W x 0.7 = 0.17W (Working Stress)
(R/I)

Wind:

Wind Exposure "D"
92 mph wind speed

Live Loads

Roof Live Load = 20 psf
Floor Live Load = 100 psf

Longitude & Latitude

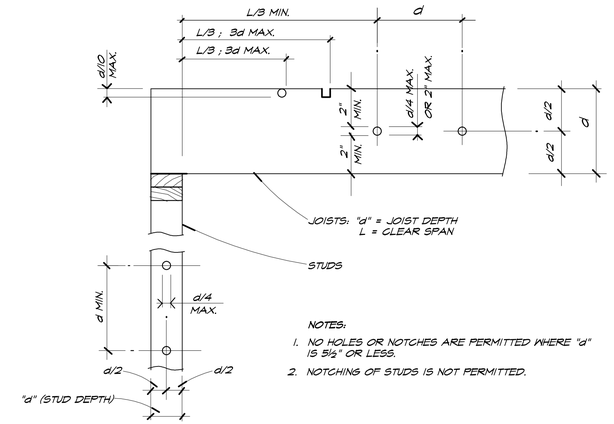
Long: -121.86342
Lat: 36.93762

Structural Observation: During the construction the owner shall employ the structural engineer responsible for the structural design to make visits to the site to observe general compliance with the approved structural plans, specifications and change orders. The engineer shall submit a statement in writing to the building official stating the site visits have been made and that any deficiencies noted have been corrected.

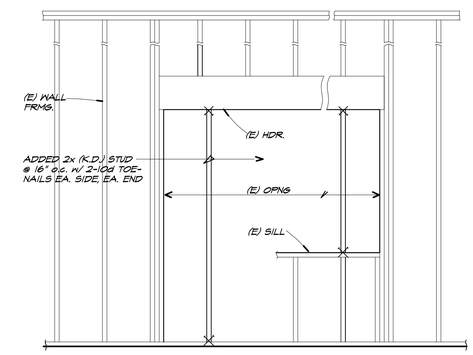
Note: All construction not specifically detailed shall be built to conform with similar construction shown and the requirements of the California Building Code, 2019 Edition.

ABBREVIATIONS

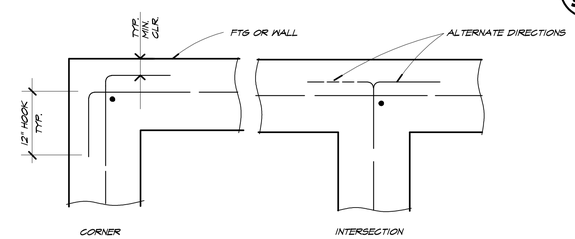
A.B.	= Anchor Bolt	Frmg.	= Framing	Perf.	= Performed
Arch. Dwgs.	= Architectural Drawings	Ft.	= Foot, Feet	Ply.	= Plywood
Blk.	= Block	Ftg.	= Footing	PL	= Plate
Blkg.	= Blocking	Ga.	= Gauge	Reinf.	= Reinforcing
Bm.	= Beam	Galv.	= Galvanized	Ret.	= Retaining
Bott.	= Bottom	GL	= Glulam beam	Req.	= Requirements
Cant.	= Cantilever	GSM	= Galvanized Sheet Metal	Rf.	= Roof
℄	= Center Line	Hdr.	= Header	Rm.	= Room
Clr.	= Clear	Ht.	= Height	Rdw.	= Redwood
Col.	= Column	Horiz.	= Horizontal	S.B.	= Solid Blocking
Compl. Pen.	= Complete Penetration	Jst.	= Joist	Shtg.	= Sheathing
Conc.	= Concrete	Max.	= Maximum	Sim.	= Similar
Cont.	= Continuous	M.B.	= Machine Bolt	Sq.	= Square
Dbl.	= Double	M.B.M.	= Metal Bldg Manufacturer	Std.	= Standard
D.F.	= Douglas Fir	Mech.	= Mechanical	T.E.N.	= Typical Edge Nailing
Dia.	= Diameter	Min.	= Minimum	T&G	= Tongue and Groove
(E)	= Existing	(N)	= New	TS	= Structural Steel Tube
Ea.	= Each	N.T.S.	= Not to Scale	Typ.	= Typical
Flr.	= Floor	O.C.	= On Center	U.N.	= Unless Noted
Fnd.	= Foundation	O.H.	= Opposite Hand	Vert.	= Vertical
F.O.C.	= Face of Concrete	P.M.P.	= Perforated Metal Pipe	W.W.F.	= Welded Wire Fabric
F.O.S.	= Face of Studs	P.T.D.F.	= Pressure Treated Douglas Fir	W.	= Steel Beam
				W.A.	= Wedge Anchor



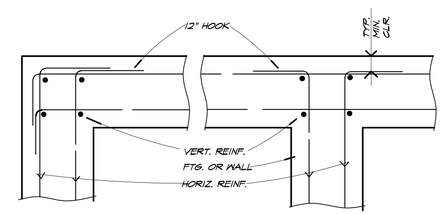
HOLES & NOTCHES in SAWN JOISTS, STUDS AND PLATES — 1 / S1.1



INFILL FRAMING — 2 / S1.1



PLAN SECTION @ SINGLE CURTAIN REINF.



PLAN SECTION @ DBL. CURTAIN REINF.

TYP. WALL & FTG. REINF. @ CORNERS and INTERSECTIONS — 3 / S1.1

REGISTERED PROFESSIONAL ENGINEER KAREN WIINIKKA No. 5056 EXPIRATION: JUNE 30, 2023 STRUCTURAL STATE OF CALIFORNIA

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

GENERAL NOTES AND TYPICAL DETAILS

DATE 3/14/22
JOB

REVISIONS
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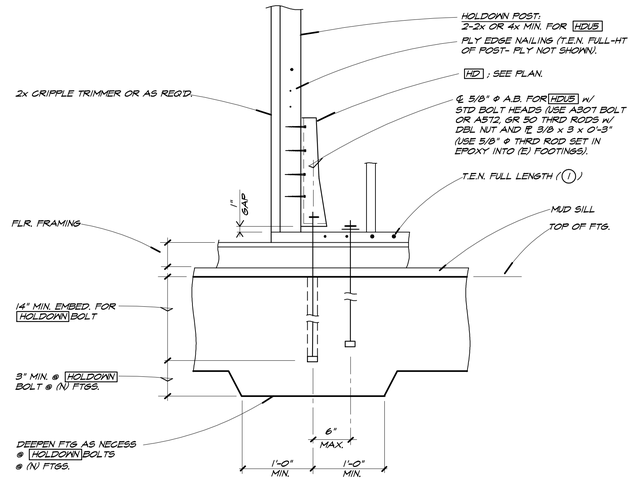
NAILING SCHEDULE

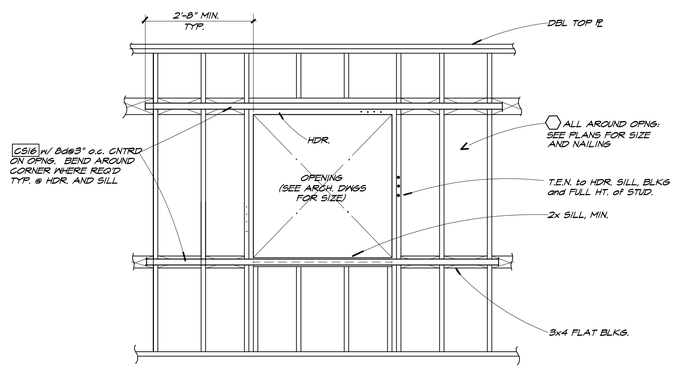
CONNECTION	COMMON WIRE NAILS
Joists or rafters to sides of studs:	
Eight (8) inch joists or less	3- 16d
For each additional four (4) inches in depth of joist	1- 16d
Joists or rafters at all bearings:	
Toe nails, each side	2- 10d*
Ceiling joists, laps over partitions, face nail	3- 16d
Ceiling joists to parallel rafters, face nail	3- 16d
Blocking between joists or rafters:	
To joist or rafters - Toe nails each side each end	2- 10d*
To joist or rafters - Toe nails, each side	2- 10d*
Blocking between studs, each end	2- 10d toe nails or 2-16d
Bridging to joist, toe nail, each end	2- 8d
Sole plate to joist or blocking, face nail	16d @ 16" o.c.
Top plate to studs, end nail	
2x6 Studs and Smaller	2- 16d unless noted
2x8 Studs and Larger	3- 16d
Stud to sole plate	
2x6 Studs and Smaller	2-16d Endnails or 4-10d Toe-nails, U.N.
2x8 Studs and Larger	3-16d Endnails or 4-10d Toe-nails, U.N.
Doubled studs, face nail	16d @ 24" o.c.
Top plates laps and intersections, face nail	2-16d
Double top plates, face nail	16d @ 16" o.c. unless noted
Built-up corner studs	16d @ 24" o.c.
Continuous header to stud, toe nail	4-8d
Built-up girder and beams	20d @ 32" o.c. at top and bottom and staggered; 2-20d at ends and at each splice; 2-20d at each bearing.

NOTES: *When possible, nails driven perpendicular to the grain shall be used instead of toe nails.



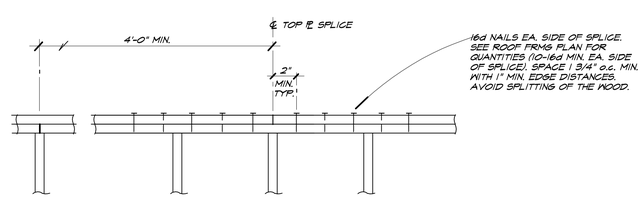
TYPICAL HOLDOWN (HD)

4 / S1.2



OPENING STRAPS @ SHEAR WALLS

5 / S1.2



NOTES: 1. TYPICAL PLATE FASTENERS NOT SHOWN FOR CLARITY; SEE NAILING SCHEDULE
2. UNLESS NOTED OTHERWISE, SPLICE TOP ℄'s USING 4d/S1.2

TOP PLATE SPLICE DETAIL

6 / S1.2

PLYWOOD SHEAR SCHEDULE (3) (5) (7) (8) (9) (11)

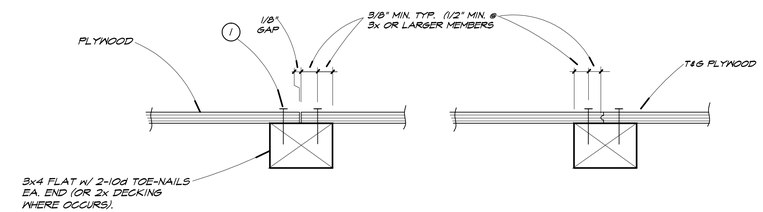
SYMBOL	MATERIAL	BLKG (2) (6)	SHEET EDGE NAILING (1) (1), (2), (9)	DIAPHRAGM BOUNDARIES CHORDS, COLLECTORS AND CONT. PANEL EDGES (T.E.N.) (1a) (1), (2), (9)	INTERMED. NAILING (2) (1)	BLOCK NAILING (3) (1), (9)	SILL BOLTS (4) (9), (10)	REMARKS		
(1)	5/8" STRUCT I	NO	10d @ 6	10d @ 6	10d @ 12	16d @ 6			320	ROOF SHEATHING
(2)	1/2" STRUCT I	YES	10d @ 6	10d @ 6	10d @ 12	16d @ 6	1/2" ø @32" o.c.	(12)	340	WALL SHEATHING
(3)	1/2" STRUCT I	YES	10d @ 4	10d @ 4	10d @ 12	16d @ 4	1/2" ø @32" o.c.	(4) (12)	510	WALL SHEATHING

NOTES:

(1) USE COMMON NAILS UNLESS NOTED.
(2) 3x4 @ FLAT BLOCKING @ UNSUPPORTED EDGES, U.N.
(3) (3) ETC., INDICATES NAILING, SILL BOLTING ETC., AS INDICATED ON DETAILS
(4) FRAMING @ ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE PLYWOOD OCCUR BOTH SIDES.
(5) FOR TYPICAL SHEAR WALL DETAILS, SEE SHEET S1.2
(6) FOR TYPICAL BLOCKING DETAIL, SEE 2/ S1.2
(7) DO NOT USE PANELS LESS THAN 12" WIDE FOR VERTICAL DIAPHRAGMS AND 24" WIDE FOR HORIZONTAL DIAPHRAGMS, TYP., U.N.
(8) SEE 3/ S1.2 FOR PLYWOOD BOUNDARIES, CHORDS, COLLECTORS, CONTINUOUS PANEL EDGE NAILING VS. SHEET EDGE NAILING.
(9) ALL FASTENERS AND HARDWARE IN CONTACT w/ PTDF LUMBER (E.G. NAILS, CLIPS, A.B's) TO BE HOT-DIPPED GALV.
(10) USE ℄ 1/4 x 3 x 0'-3" WASHERS AT ALL SILL BOLTS (HOT-DIPPED GALV.)
(11) PRE-DRILL FOR ALL FASTENERS TO (E) FRAMING AND HAND NAIL.
(12) 5/8" ROUGH SAWN PLYWOOD MAY BE USED IN LIEU OF 1/2" STRUCT I PLY. WHERE EXPOSED TO VIEW

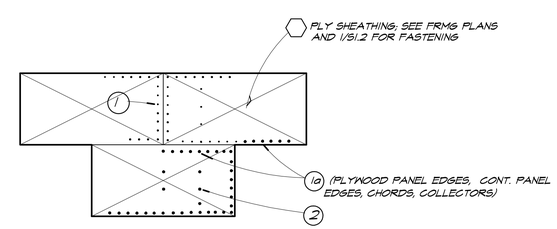
PLYWOOD SHEAR SCHEDULE

1 / S1.2



TYP. BLKG FOR PLYWOOD WHERE OCCURS

2 / S1.2



PLYWOOD NAILING SCHEMATIC

3 / S1.2

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

PLYWOOD SHEAR SCHEDULE & DETAILS

DATE 3/14/22
JOB

REVISIONS
1 BIDDING REVISIONS 01/17/23

REGISTERED PROFESSIONAL ENGINEER
KAREN WILNITKA
No. 5056
EXPIRATION: JUNE 30, 2023
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SHEET S1.2
OF

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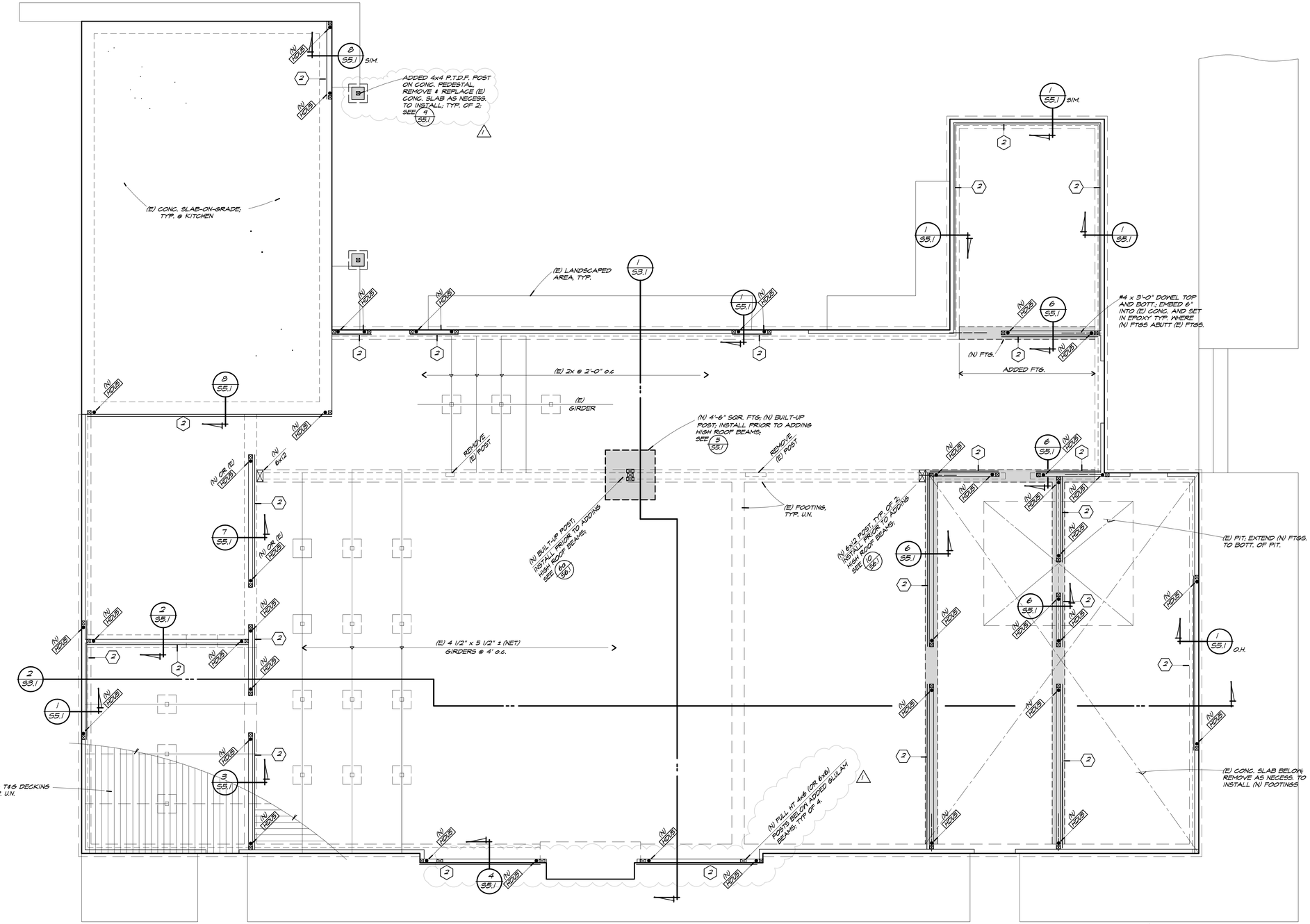

FOUNDATION PLAN

1/4" = 1'-0"

FOUNDATION NOTES

1. SEE ARCH. DRAWINGS FOR DIMENSIONS.
2. CENTER FOOTINGS ON WALLS AND COLUMNS UNLESS NOTED OR SHOWN OTHERWISE.
3. ☒● INDICATES HOLDOWN. PLACE HOLDOWNS AT THE END OF SHEAR WALLS. SEE ARCH PLANS FOR DIMENSIONS. SEE FND. PLAN FOR SIZE AND DETAIL 4/S1.2
4. [ ] INDICATES (N) FOOTINGS
5. (2) ETC. INDICATES ADDED PLY SHEAR WALLS; SEE 1/S1.2

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

FOUNDATION PLAN

DATE
3/14/22

JOB

REVISIONS
1 BIDDING REVISIONS 01/17/23

SHEET
S2.1
OF

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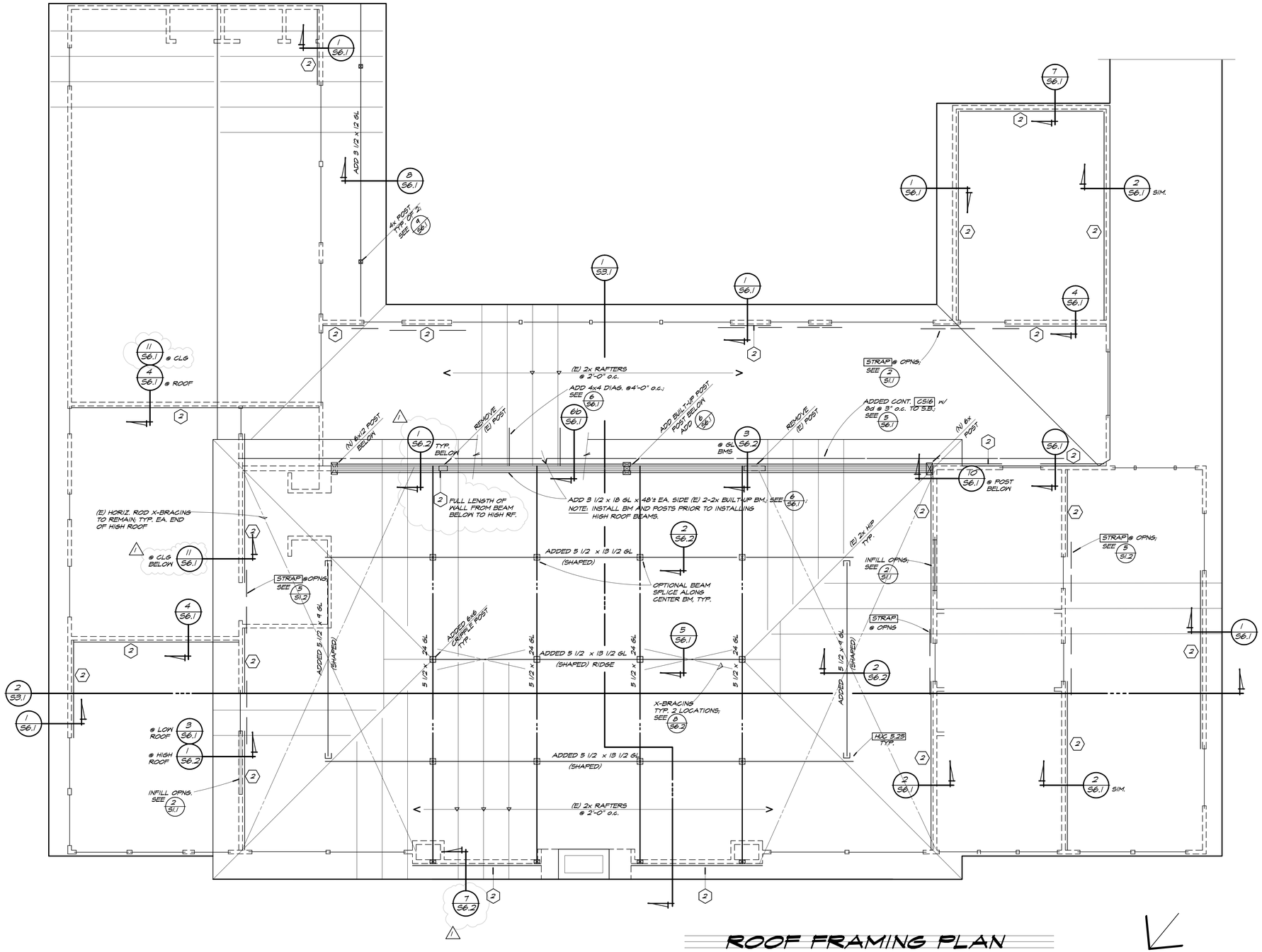

ROOF FRAMING PLAN

1/4" = 1'-0"

NORTH

FRAMING NOTES

1. U26 ETC., SPECIFIES MODEL NUMBER OF FRMG CONNECTORS MANUFACTURED BY SIMPSON CO., SAN LEANDRO, CA., AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND THESE DRAWINGS.
2. SHEAR WALL ARE INDICATED BY ◯ - ON THE FRAMING PLANS. SEE PLYWOOD SHEAR SCHEDULE, 1/S1.2
3. SEE 2/S1.1 FOR TYPICAL FRAMING AROUND DOOR AND WINDOW OPENINGS., U.N.
4. PRIOR TO COMMENCING WITH (N) CONSTRUCTION, DETERMINE LEVEL OF (E) ROOF FRAMING; DISCUSS AND COORDINATE ANY JACKING UP OF RF. FRMG PRIOR TO (N) FRAMING INSTALLATION.

REGISTERED PROFESSIONAL ENGINEER
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EXPIRATION: JUNE 30, 2023
STRUCTURAL
STATE OF CALIFORNIA

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

ROOF FRAMING PLAN

DATE 3/14/22

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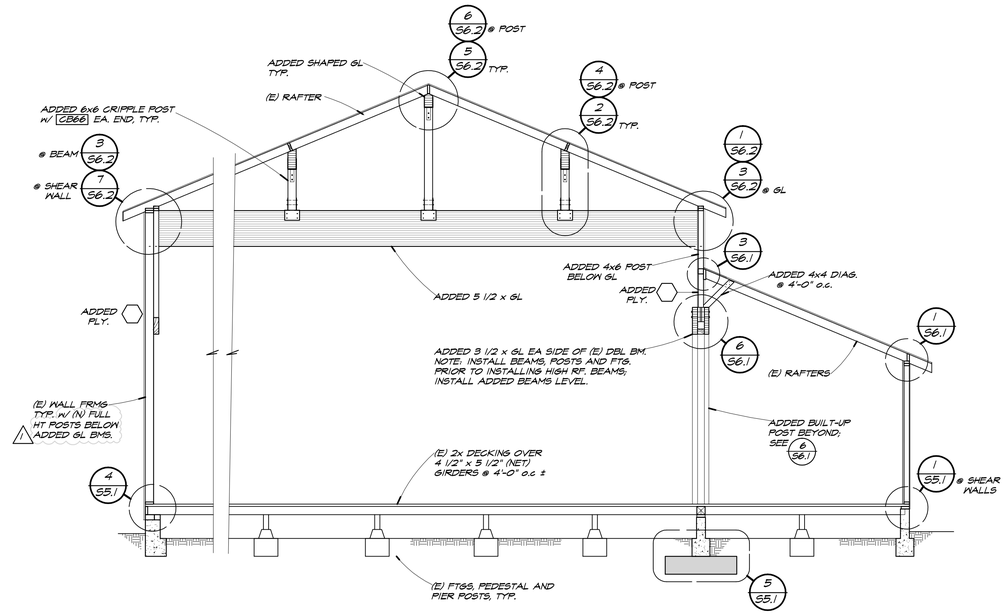
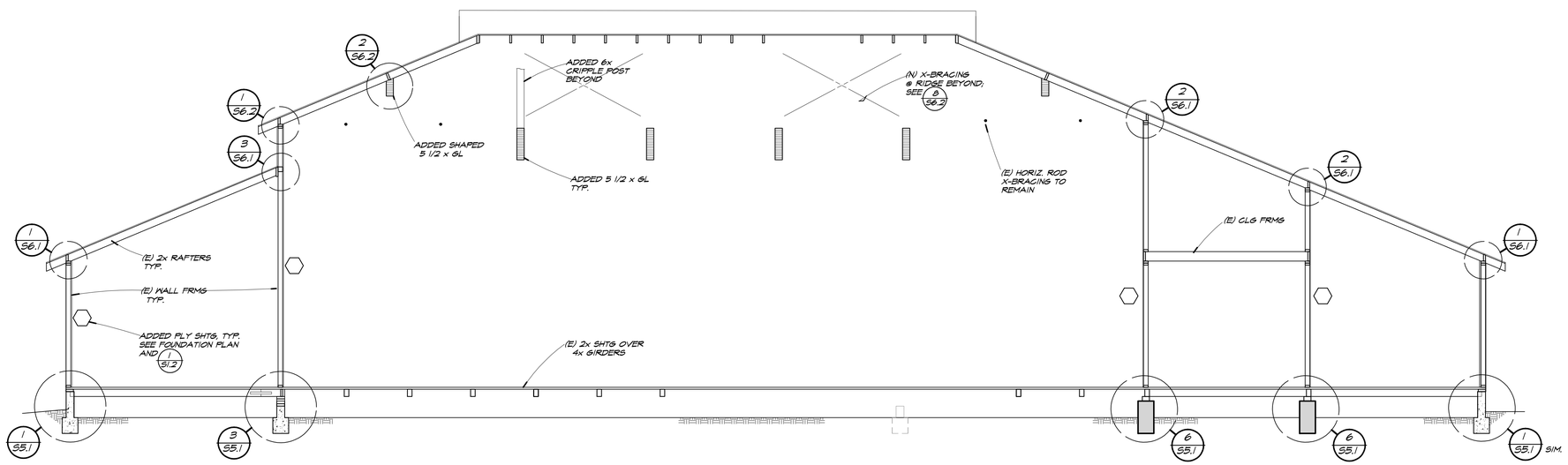


NOTE:
SHORE HIGH ROOF AS NECESSARY WHEN INSTALLING HIGH ROOF BEAMS.

SECTION 1 / S3.1

1/4"=1'-0"



SECTION 2 / S3.1

1/4"=1'-0"

REGISTERED PROFESSIONAL ENGINEER
KAREN WIINIKKA
No. 5056
EXPIRATION: JUNE 30, 2023
STRUCTURAL
STATE OF CALIFORNIA

DONALD C. URFER AND ASSOC. INC.
CIVIL AND STRUCTURAL ENGINEERS
2715 PORTER STREET SOQUEL CA 95073
831.476.3691

WILLIAM S. BAGNALL ARCHITECTS INC.
AMERICAN INSTITUTE OF ARCHITECTS
ARCHITECTURE & PLANNING
125 Mission Street, Santa Cruz, California (831) 426-4977

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

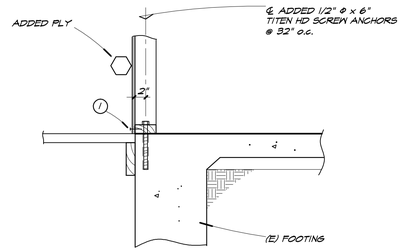
SECTIONS

DATE 3/14/22
JOB

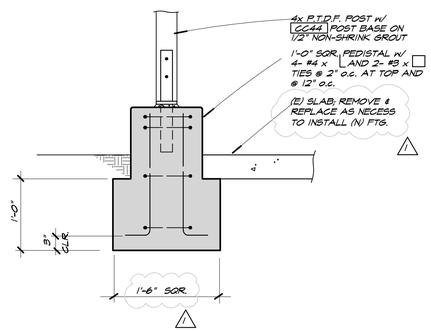
REVISIONS
1 BIDDING REVISIONS 01/17/23

SHEET S3.1
OF

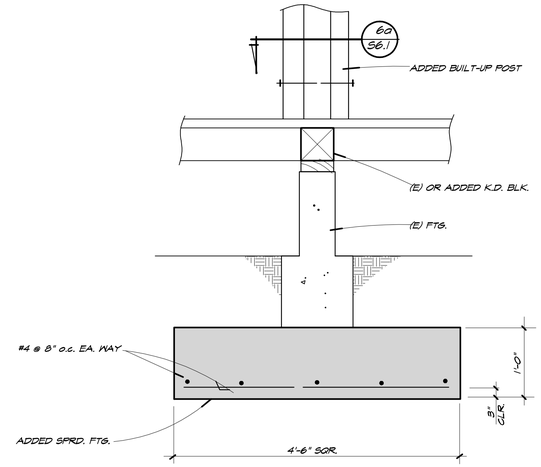
14 FEB 23 10:30 S.H.



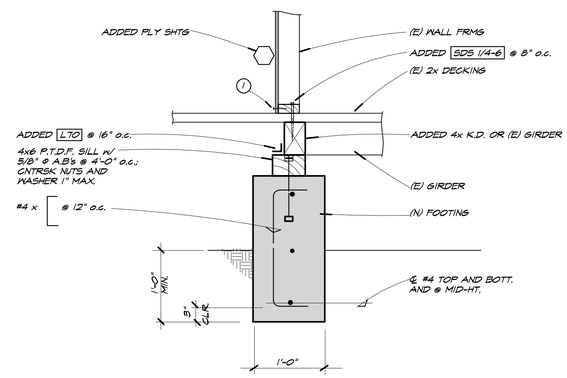
DETAIL 8 / S5.1
1"=1'-0"



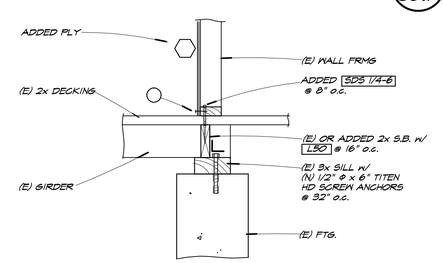
DETAIL 9 / S5.1
1"=1'-0"



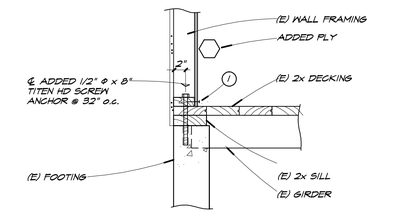
DETAIL 5 / S5.1
1"=1'-0"



DETAIL 6 / S5.1
1"=1'-0"



DETAIL 7 / S5.1
1"=1'-0"



DETAIL 1 / S5.1
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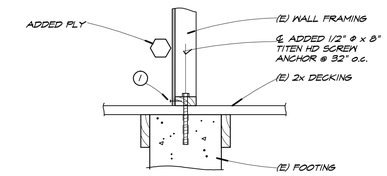
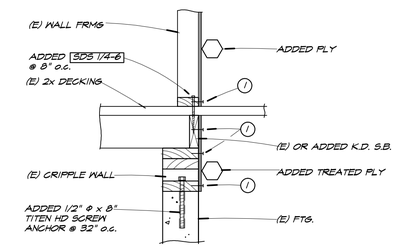


DETAIL 2 / S5.1
1"=1'-0"



DETAIL 3 / S5.1
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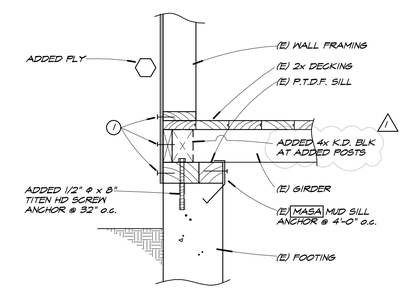

DETAIL 4 / S5.1
1"=1'-0"

DONALD C. URFER AND ASSOC. INC.
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RENOVATION
LA SELVA BEACH CLUB HOUSE
314 ESTRELLA AVE, WATSONVILLE, CALIFORNIA

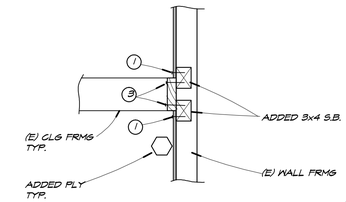
FOUNDATION DETAILS

DATE
3/14/22
JOB

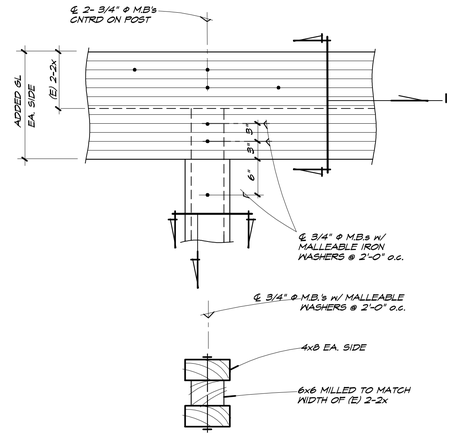
REVISIONS
1 BIDDING REVISIONS 01/11/23

SHEET
S5.1
OF

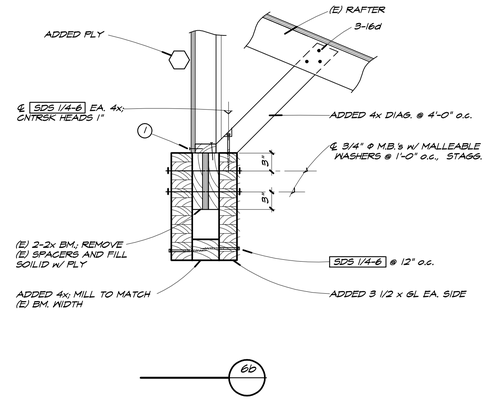
14 FEB 23 10:55 S.H.

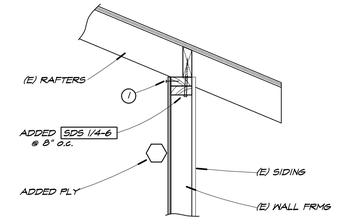


DETAIL 11 / S6.1
1"=1'-0"

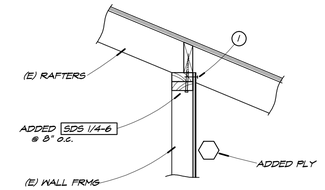


DETAIL 6 / S6.1
1"=1'-0"

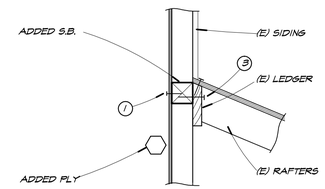




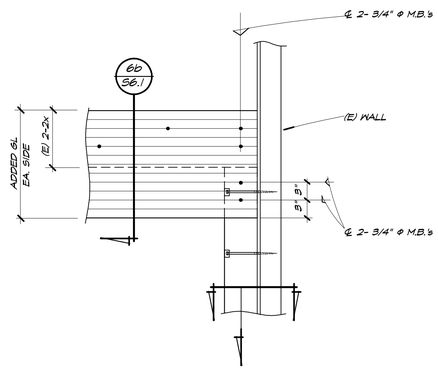
DETAIL 1 / S6.1
1"=1'-0"

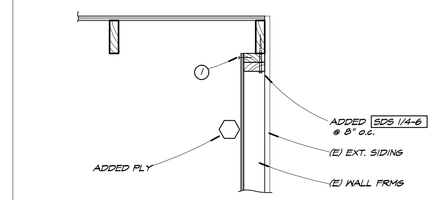


DETAIL 2 / S6.1
1"=1'-0"

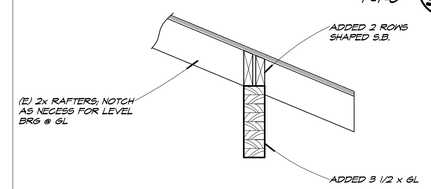


DETAIL 3 / S6.1
1"=1'-0"

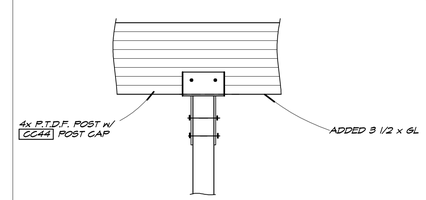




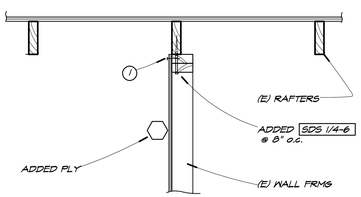
DETAIL 7 / S6.1
1"=1'-0"



DETAIL 8 / S6.1
1"=1'-0"



DETAIL 9 / S6.1
1"=1'-0"



DETAIL 4 / S6.1
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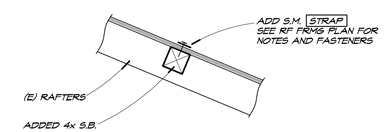
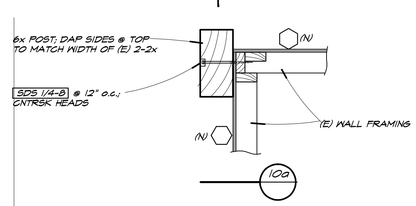
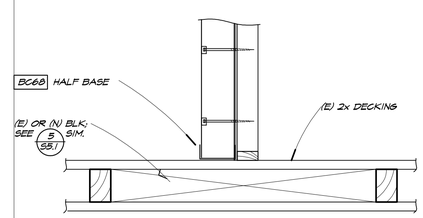


DETAIL 5 / S6.1
1"=1'-0"





DETAIL 10 / S6.1
1"=1'-0"

REGISTERED PROFESSIONAL ENGINEER
KAREN WIINIKKA
No. 5056
STRUCTURAL
STATE OF CALIFORNIA

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

ROOF FRAMING DETAILS

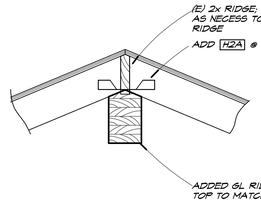
DATE 3/14/22

JOB

REVISIONS
1 BIDDING REVISIONS 01/11/23

SHEET S6.1
OF

14 FEB 23 11:15 S.H.



DETAIL 5 S6.2
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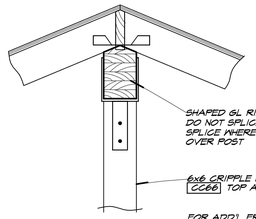
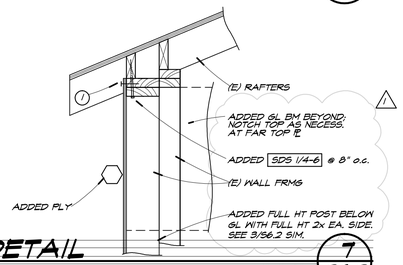


DETAIL 6 S6.2
1"=1'-0"



DETAIL 7 S6.2
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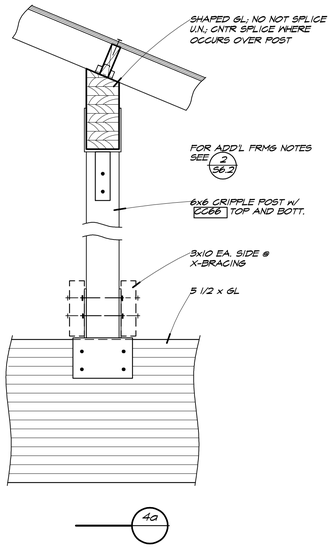

DETAIL 4 S6.2
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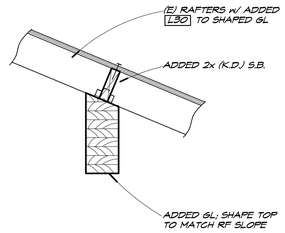

DETAIL 2 S6.2
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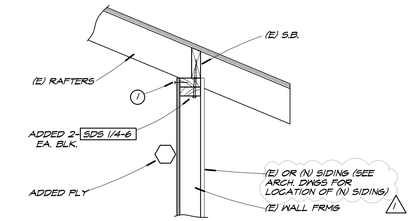

DETAIL 1 S6.2
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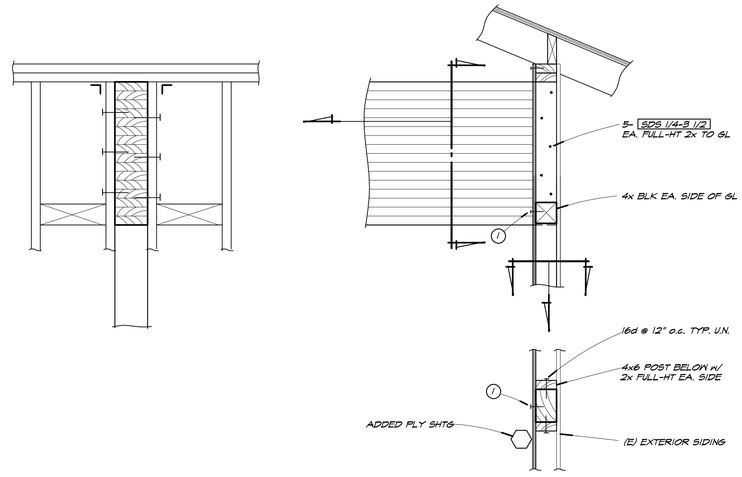

DETAIL 3 S6.2
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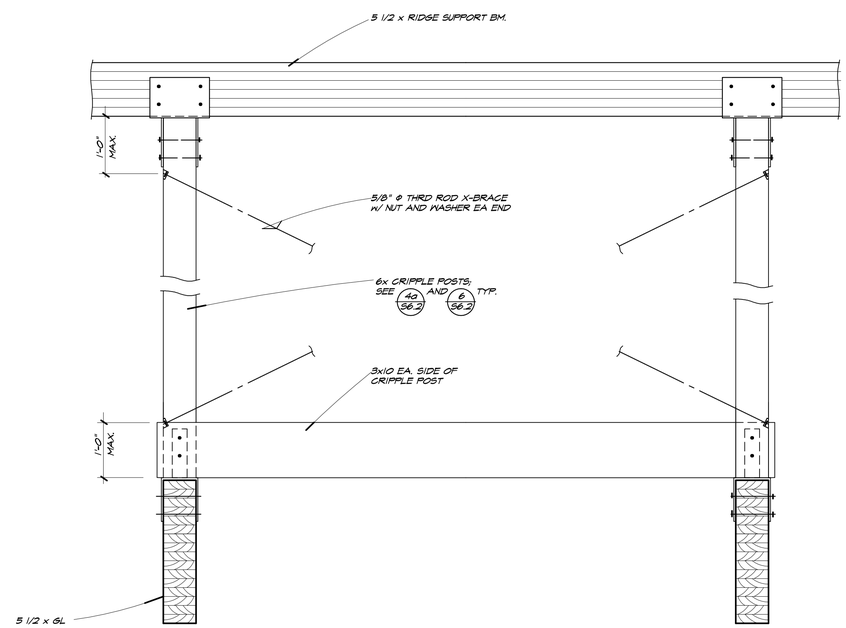

DETAIL 8 S6.2
1"=1'-0"

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ROOF FRAMING DETAILS

DATE
3/14/22

JOB

REVISIONS
1 BIDDING REVISIONS 01/17/23

SHEET
S6.2
OF

1 MAR 23 4:40 S.H.