

A.C.	Center line
A.C.T.	Diameter
A.C.P.	Number or kind
A.D.	Asphalt Concrete
A.D.U.	Adjustable
A.D.R.	Asphalt
A.F.R.	Asphalt Panel
A.L.	Area Drain
A.P.	Adjuster
A.P.R.	Aggregate
A.N.B. or A.A.P.P.R.O.X.	Above Finished Floor
A.K.H.	Aluminum
A.S.H.	And
B.K.S.	Access Panel
B.T.U.M.	Angle
B.L.D.G.	Approximate
B.M.	Architectural
B.O.	Asymmetrical
B.O.T.	Asymmetrical
B.U.	Asymmetrical
C.A.B.	Asymmetrical
C.B.A.	Asymmetrical
C.S.	Asymmetrical
C.E.M.	Asymmetrical
C.E.R.	Asymmetrical
C.I.	Asymmetrical
C.L.	Asymmetrical
C.O.	Asymmetrical
C.O.S.	Asymmetrical
C.O.D.	Asymmetrical
C.O.C.	Asymmetrical
C.O.N.C.	Asymmetrical
C.O.N.V.	Asymmetrical
C.O.N.S.T.	Asymmetrical
C.O.N.T.	Asymmetrical
C.O.N.T.R.	Asymmetrical
C.O.N.L.	Asymmetrical
C.P.T.	Asymmetrical
C.P.	Asymmetrical
C.B.G.	Asymmetrical
C.S.K.	Asymmetrical
C.S.L.	Asymmetrical
C.S.U.	Asymmetrical
C.N.T.R.	Asymmetrical
C.T.	Asymmetrical
C.T.R.	Asymmetrical
C.W.	Asymmetrical
D.A.T.	Asymmetrical
D.B.L.	Asymmetrical
D.E.P.T.	Asymmetrical
D.F.	Asymmetrical
D.E.T.	Asymmetrical
D.A.	Asymmetrical
D.M.	Asymmetrical
D.B.P.	Asymmetrical
D.S.R.	Asymmetrical
D.S.	Asymmetrical
D.B.P.	Asymmetrical
D.W.G.	Asymmetrical
E.D.	Asymmetrical
E.A.	Asymmetrical
E.L.	Asymmetrical
E.L.E.C.	Asymmetrical
E.L.V.	Asymmetrical
E.M.E.R.	Asymmetrical
E.N.C.L.	Asymmetrical
E.P.	Asymmetrical
E.Q.	Asymmetrical
E.Q.P.T.	Asymmetrical
E.W.C.	Asymmetrical
E.N.P.	Asymmetrical
E.N.T.	Asymmetrical
F.A.	Asymmetrical
F.B.O.	Asymmetrical
F.D.	Asymmetrical
F.O.N.D.	Asymmetrical
F.E.	Asymmetrical
F.F.	Asymmetrical
F.G.	Asymmetrical
F.H.C.	Asymmetrical
F.H.V.B.	Asymmetrical
F.N.	Asymmetrical
F.L.	Asymmetrical
F.L.A.S.H.	Asymmetrical
F.L.U.O.R.	Asymmetrical
F.O.C.	Asymmetrical
F.O.P.	Asymmetrical
F.O.H.	Asymmetrical
F.O.S.	Asymmetrical
F.R.P.	Asymmetrical
F.R.P.	Asymmetrical
F.R.	Asymmetrical
F.R.S.	Asymmetrical
F.S.	Asymmetrical
F.T.	Asymmetrical
F.T.S.	Asymmetrical
F.U.R.R.	Asymmetrical
F.U.T.	Asymmetrical
G.A.	Asymmetrical
G.A.L.V.	Asymmetrical
G.B.	Asymmetrical
G.C.O.N.C.	Asymmetrical
G.L.	Asymmetrical
G.N.D.	Asymmetrical
G.R.	Asymmetrical
G.Y.P.	Asymmetrical
H.B.	Asymmetrical
H.C.	Asymmetrical
H.D.	Asymmetrical
H.O.C.P.	Asymmetrical
H.O.V.D.	Asymmetrical
H.W.R.	Asymmetrical
H.V.	Asymmetrical
H.O.R.Z.	Asymmetrical
H.R.	Asymmetrical
H.P.T.	Asymmetrical
H.V.A.C.	Asymmetrical
I.D.	Asymmetrical
I.W.	Asymmetrical
I.N.C.L.	Asymmetrical
I.N.S.U.L.	Asymmetrical
I.N.T.	Asymmetrical
I.V.	Asymmetrical
J.A.N.	Asymmetrical
J.T.	Asymmetrical
K.U.T.	Asymmetrical
L.A.B.	Laboratory
L.A.M.	Laminar
L.A.V.	Laminar
L.B.	Laminar
L.F.	Laminar
L.H.R.	Laminar
L.T.	Laminar
L.G.	Laminar
L.P.	Laminar
M.A.T.	Material
M.A.X.	Maximum
M.B.	Machine Bolt
M.C.	Mechanical
M.E.C.H.	Mechanical
M.E.M.B.	Membrane
M.E.T.	Met
M.F.R.	Manufacturer
M.H.	Manhole
M.N.	Minimum
M.R.	Minor
M.S.C.	Miscellaneous
M.O.	Moisture Opening
M.T.D.	Mounted
M.U.L.	Mullen
N.	New
N.C.	Not in Contract
N.C. or N.	Number
N.O.M.	Noted
N.T.S.	Not to Scale
O.	Over
O.A.	Overall
O.C.	On Center
O.D.	Outside Diameter (Dim.)
O.H.	Opposite Hand
O.F.D.	Overflow Drain
O.B.S.	Opaque
O.P.C.	Owner Furnished, Contractor Installed
O.P.F.	Office
O.P.N.G.	Opening
O.P.P.	Opposite
P.C.	Painted Concrete
P.G.B.	Painted Gypsum Board
P.K.S.	Parking
P.R.C.B.T.	PreCast
P.L.	Plastic
P.L.A.M.	Plastic Laminar
P.L.A.S.	Plaster
P.L.Y.W.O.D.	Plaster
P.R.	Plaster
P.T.	Paper
P.T.D.	Paper Tapered Diaphragm
P.T.D.R.	Composite Paper Tapered Diaphragm & Resealable
P.T.N.	Paper
P.T.R.	Paper Tapered Resealable
Q.T.Y.	Quantity
Q.T.	Quarry Tile
R.	Riser
R.A.D.	Radius
R.B.-4	4" Rubber Top Bar Base
R.B.-6	6" Rubber Top Bar Base
R.D.	Roof Drain
R.E.F.	Reference
R.E.F.R.	Refrigerator
R.E.N.F.	Reinforced
R.E.G.	Reinforced
R.E.S.L.	Reinforced
R.F.	Reinforced
R.F.S.	Roofing
R.F.T.R.	Reinforced
R.H.V.S.	Round Head Wood Screw
R.H.	Round
R.N.D.	Round
R.O.	Roof Opening
R.W.D.	Reinforced
R.W.L.	Rain Water Leader
S.C.	Solid Core
S.C.D.	Seat Cover Diaphragm
S.C.O.N.C.	Sealed Concrete
S.C.H.E.D.	Schedule
S.D.	Shop Diaphragm
S.E.C.T.	Section
S.H.	Shelf
S.H.R.	Shower
S.H.T.	Shower
S.H.M.	Shower
S.H.T. M.B.T.	Shower Mat
S.H.	Shower
S.N.R.	Stainless Nipple Resealable
S.D.I.N.S.U.L.	Sound Insulation
S.P.E.C.	Specification
S.G.	Stair
S.S.K.	Stainless Steel
S.S.T.	Stainless Steel
S.T.A.	Staircase
S.T.D.	Standard
S.T.L.	Stair
S.T.O.R.	Storage
S.T.R.	Structural
S.U.B.P.	Submerged
S.V.	Sheet Vinyl
S.Y.M.	Symmetrical
S.Y.S.	System
T.R.O.	Tread
T.B.	Towel Bar
T.C.	Top of Curb
T.E.L.	Telephone
T.E.M.P.	Temporary
T.E.R.	Terrace
T.E.S.	Tongue & Groove
T.S.B.	Tongue & Groove Board
T.H.S.	Trick
T.O.	Top Of
T.O.C.	Top of Concrete
T.P.D.	Tapered Diaphragm
T.V.	Television
T.W.	Top of Wall
T.Y.P.	Typical
U.N.F.	Unfinished
U.O.N.	Unless Otherwise Noted
U.R.	Unit
V.C.R.	Vinyl Carpet Reducer
V.C.T.	Vinyl Composition Tile
V.E.R.T.	Vertical
V.E.S.T.	Vertical
V.I.F.	Verify In Field
V.T.	Vinyl Tile
V.W.G.	Vinyl Wall Covering
W.	Wm
W.C.	Water Closet
W.D.	Window
W.D.W.	Window
W.F.	Wall Fabric
W.H.	Water Heater
W.I.D.	Window
W.P.	Waterproof
W.S.C.T.	Water Stop
W.B.P.	Water Brand Pipe
W.T.	Wagon
Y.D.	Yard

EARTH / COMPACT FIL	
POROUS FILL / GRAVEL	
CONCRETE	
CONCRETE BLOCK	
BRICK	
SAND / MORTAR	
STEEL	
FINISH WOOD	
ROUGH WOOD	
WOOD BLOCKING	
PLYWOOD	
GLASS	
BATT INSULATION	
RIGID INSULATION	
GYPSUM WALL BOARD	
CERAMIC TILE	
ACOUSTICAL TILE	
CARPET and PAD	
LATH and PLASTER	
FLASHING / WATERPROOFING	
NEW POINT ELEVATION	
EXISTING POINT ELEVATION	
CONTROL POINT / DATUM	
BUILDING LAYOUT POINT	
KEY NOTE	
REVISION	
WINDOW IDENTIFICATION NUMBER	
DOOR IDENTIFICATION NUMBER	
DETAIL REFERENCE DRAWING NUMBER	
SECTION REFERENCE DRAWING NUMBER	
ROOM NUMBER	
DIMENSION TO FACE OF STRUCTURE	
DIMENSION TO CENTERLINE	
DIMENSION TO FACE OF FINISH	
PROPERTY LINE	
CENTER LINE	
COLUMN / REFERENCE GRID	
REFERENCE (PLAN) NORTH	
TRUE NORTH	

1. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE DESIGN PROFESSIONAL AND SHALL NOT BE USED ON ANY OTHER PROJECT EXCEPT BY WRITTEN CONSENT OF THE DESIGN PROFESSIONAL.

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND BEING PRESENT FOR ALL INSPECTIONS.

3. CONTRACTOR SHALL NOT SCALE DIMENSIONS OFF DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND GRADE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY OF ANY DISCREPANCY ON THESE PLANS AND SPECIFICATIONS.

4. SHOULD AN ERROR APPEAR IN THE DRAWINGS OR SPECIFICATIONS, OR IN WORK DONE BY OTHERS AFFECTING THIS WORK, NOTIFY THE DESIGN PROFESSIONAL AT ONCE FOR INSTRUCTIONS AS TO PROCEDURE. IF CONTRACTOR PROCEEDS WITH WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE DESIGN PROFESSIONAL, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT.

5. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS OR WHERE DETAIL REFERENCES ON CONSTRUCTION DOCUMENTS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION INVOLVED UNLESS HE SHALL HAVE ASKED OR OBTAINED WRITTEN DECISION FROM DESIGN PROFESSIONAL AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.

6. THE CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF THE WORK ON THE PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

7. THE CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH, OR AS REQUIRED BY, THE 2013 CALIFORNIA BUILDING CODE (CBC), 2013 CALIFORNIA ELECTRICAL CODE (CEC), 2013 CALIFORNIA MECHANICAL CODE (CMC), 2013 CALIFORNIA PLUMBING CODE (CPC), 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS, 2013 CALIFORNIA GREEN BUILDING STANDARDS, 2013 CALIFORNIA FIRE CODE AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. THIS PROJECT SHALL COMPLY WITH THE ACCESSIBILITY PROVISIONS OF CBC 11B. THE TOWN OF AHERTON DOES NOT REVIEW FOR OR APPROVE ADA PROVISIONS.

8. THE GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. EACH SUBCONTRACTOR, IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK, SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.

9. THE CONTRACTOR SHALL CONFINED OPERATIONS TO THE SITE AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS AND SHALL NOT UNREASONABLY ENCLUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT. ALL MATERIALS STORED ON SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

10. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION (PER THE REQUEST OF THE OWNER, GENERAL CONTRACTOR OR DESIGN PROFESSIONAL) SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE GOVERNING PARTY. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND SAMPLES.

11. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, GRAB BARS AND ALL OTHER ITEMS REQUIRING SAME.

12. WORK HOURS: CONSTRUCTION, DELIVERIES AND/OR SERVICING OF ANY ITEM ON SITE SHALL BE PROHIBITED BEFORE 8:00 AM AND AFTER 5:00 PM WEEKDAYS, ALL DAY SATURDAY, SUNDAY AND HOLIDAYS.

13. CONSTRUCTION PARKING IS PERMITTED ONLY ON THE SITE AND ONLY ON THE SIDE OF THE STREET FRONTING THE PROPERTY FOR WHICH THE PERMIT IS ISSUED.

14. TOWN OF AHERTON MUNICIPAL CODE SECTION 16.030, EXCEPT AS OTHERWISE PERMITTED UNDER THIS CHAPTER, NO PERSON SHALL CAUSE AND NO PROPERTY OWNER SHALL PERMIT ON SUCH OWNERS' PROPERTY, A NOISE PRODUCED BY ANY PERSON, MACHINE, ANIMAL OR DEVICE, OR ANY COMBINATION THEREOF, IN EXCESS OF THE SOUND LEVEL LIMITS SET FORTH IN THIS SECTION TO EMANATE FROM ANY PROPERTY, PUBLIC OR PRIVATE, BEYOND THE PROPERTY LINE. ANY SOUND IN EXCESS OF THE SOUND LEVEL LIMITS SET FORTH IN THIS SECTION SHALL CONSTITUTE A NOISE DISTURBANCE. FOR PURPOSES OF DETERMINING SOUND LEVELS, SOUND LEVEL MEASUREMENTS SHALL BE MADE AT ANY LOCATION ON THE RECEIVING PROPERTY. PROFESSIONAL CERTIFICATION OF MEETING THIS REQUIREMENT MAY BE REQUIRED PRIOR TO FINAL INSPECTION.

SOUND LEVEL LIMITS: 7 A.M. TO 10 P.M. 60 DBA / 10 P.M. TO 7 A.M. 50 DBA

GENERAL NOTES

SITE DATA	
PARCEL NUMBER	061310100
OCCUPANCY	A-5 / U-MISC
BUILDING TYPE	V-B
ZONE	P08
FLOOD ZONE	X
BUILDING SETBACKS:	
	60 FT
MAX. HEIGHTS:	MAIN STRUCTURE 30 FT
	SIDE WALL 22 FT

PROJECT DATA	
A. NEW COVERED SEATING STRUCTURE	1,160 SF
B. STORAGE	545 SF
C. RESTROOMS	300 SF
D. TWO NEW DUGOUTS (860 SF EACH)	760 SF

TABULATION

VICINITY MAP	
HOLBROOK PALMER PARK ATHERTON, CA 94027	

ABBREVIATIONS AND SYMBOLS

VICINITY MAP	
HOLBROOK PALMER PARK ATHERTON, CA 94027	

CLIENT:
MENLO-ATHERTON LITTLE LEAGUE

ARCHITECT:
SQUARE THREE DESIGN STUDIOS
900 HIGH STREET, SUITE 3
PALO ALTO, CA 94301
PH: 650.326.9360 X111
FX: 650.326.8861
CONTACT: CARL HESSE
PEARL RENAKER

LANDSCAPE ARCHITECT:
CALLANDER ASSOCIATES
371 SEVENTH AVENUE
SAN MATEO, CA 94401
PH: 408.275.0565
SAN MATEO, CA 94402
PH: 408.275.8047
CONTACT: DAVID RUBIN

CIVIL ENGINEER:
MACLEOD AND ASSOCIATES
285 CENTER STREET
SAN CARLOS, CA 94070
PH: 650.593.8580
CONTACT: DAN MACLEOD

STRUCTURAL ENGINEER:
MORRIS ENGINEERS
1390 INDUSTRIAL ROAD, SUITE 14
SAN CARLOS, CA 94070
PH: 650.595.2973
FX: 650.595.2880
CONTACT: RON MORRIS

GEOTECHNICAL ENGINEER:
ROMIG ENGINEERS, INC.
1390 EL CAMINO REAL, 2ND FLR.
SAN CARLOS, CA 94070
PH: 650.591.5224
CONTACT: TOM PORTER
GLENN ROMIG

MEP ENGINEER:
PETER KOGAN ASSOCIATES
1777 BOREL PLACE, SUITE 578
SAN MATEO, CA 94402
PH: 650.574.2000
CONTACT: PETER KOGAN

PROJECT DIRECTORY

THIS PROJECT INVOLVES THE FOLLOWING:	
1. CONSTRUCTION OF A NEW 1:60 SF SINGLE-STORY COVERED SEATING STRUCTURE WITH 845 SF OF ATTACHED ENCLOSED RESTROOM / STORAGE AREAS.	1
2. CONSTRUCTION OF TWO NEW COVERED PLAYER DUGOUTS, 760 SF TOTAL.	
3. BASEBALL FIELD, HARDSCAPE & LANDSCAPE IMPROVEMENTS.	
4. INSTALLATION OF A FIRE SPRINKLER SYSTEM AT THE RESTROOM AND STORAGE AREAS, UNDER A SEPARATE BUILDING PERMIT.	

PROJECT DESCRIPTION

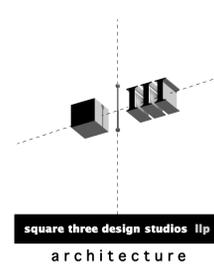
A0.01	COVER SHEET PROJECT DATA
C-2	TOPOGRAPHIC SURVEY PLAN
C-3	UTILITY PLAN
A1.01	OVERALL PARK PLAN
A1.02	BALLPARK PLAN
A1.03	SITE MOBILIZATION PLAN
A2.01	FLOOR PLAN
A2.02	ROOF PLAN
A3.01	FRONT & REAR EXTERIOR ELEVATIONS
A3.02	SIDE EXTERIOR ELEVATIONS & SECTIONS
A3.03	DUGOUT PLANS & ELEVATIONS
A4.01	CODE COMPLIANCE NOTES
A4.02	SCHEDULES
A6.01	ENLARGED RESTROOM PLANS & INTERIOR ELEVATIONS
A6.01 - A6.03	DETAILS
S1.0	STRUCTURAL NOTES & SCHEDULES
S1.1	STRUCTURAL NOTES & SCHEDULES
S2.1	DETAILS
S2.2	DETAILS
S2.3	FRAME ELEVATIONS
S3.1	FOUNDATION PLAN
S4.1	ROOF FRAMING PLAN
S5.1	DUGOUT PLANS
S6.1	LANDSCAPE STRUCTURES
ME1.0	OVERALL SITE PLAN
ME1.1	PLUMBING NOTES & SCHEDULES
ME1.2	PLUMBING NOTES & SCHEDULES
ME1.3	ELECTRICAL GENERAL
ME2.1	PLUMBING - FLOOR PLAN
ME2.2	ELECTRICAL - FLOOR PLAN
T24.1	TITLE 24 ENERGY COMPLIANCE
T24.2	TITLE 24 ENERGY COMPLIANCE / LTG, OLTG
T24.3	TITLE 24 ENERGY COMPLIANCE / OLTG
L-1	DEMOLITION PLAN
L-2	EROSION CONTROL PLAN
L-3	EROSION CONTROL DETAILS
WPP-1	CONSTRUCTION BEST MANAGEMENT PRACTICES
L-4	GRADING & DRAINAGE PLAN
L-5	SITE CONSTRUCTION PLAN
L-6	IRRIGATION PLAN
L-7	IRRIGATION DOCUMENTATION
L-8	PLANTING PLAN
L-9 - L-15	LANDSCAPE DETAILS

SHEET INDEX

SEAT	LENGTH	OCCUPANCY
A	1'-6"	1
B	6'-0"	4
C	7'-6"	5
D	16'-6"	11
E	18'-0"	12
F	19'-6"	13
G	7'-6"	5
H	9'-0"	6
I	13'-6"	9
J	15'-0"	10
K	16'-6"	11
L	7'-6"	5
M	9'-0"	6
N	13'-6"	9
O	15'-0"	10
P	16'-6"	11
Q	9'-0"	6
R	10'-6"	7
S	16'-6"	11
T	18'-0"	12
U	19'-6"	13
ADA ACCESSIBLE		182
SPECTATOR TOTAL		182
DUGOUT 1	21'-0"	14
DUGOUT 1	ACCESSIBLE	1
DUGOUT 2	21'-0"	14
DUGOUT 2	ACCESSIBLE	1
TOTAL		210

PER CPC SEC. 422, TABLE A, OCCUPANT LOAD FACTOR, FOR GROUP A ASSEMBLY OCCUPANCIES, PLUMBING FIXTURE COUNT IS BASED ON 1/2 THE NUMBER OF FIXED SEATS. ASSUME 50% MALE (53) AND 50% FEMALE (53).
PER CPC TABLE 422.1, A-5 OCCUPANCY REQUIRES 1 MALE WATER CLOSET, 3 FEMALE WATER CLOSETS, 1 MALE URINAL, 1 MALE LAVATORY, 1 FEMALE LAVATORY, AND 1 DRINKING FOUNTAIN.
SEE SHEET A2.01 FOR SEATING LAYOUT.

OCCUPANCY CALCULATIONS



900 high street suite 3
palo alto, ca 94301
650 • 326 • 3860

A PROJECT FOR:
MENLO-ATHERTON LITTLE LEAGUE
HOLBROOK PALMER PARK
ATHERTON, CA 94027



revision	date
PLAN CHECK COMMENTS	10/07/14

sheet title

PROJECT DIRECTORY
SHEET INDEX
VICINITY MAP
TABULATION
ABBREVIATIONS & SYMBOLS

date 10.07.14
job no. 1108

scale 1 INCH AT FULL SCALE, IF NOT 1 INCH THIS DRAWING HAS BEEN REPRODUCED (NOT TO SCALE SHOWN)

P.D. 10.07.14

A0.01

FILE: 1108.CDR1.notes.scheds.vwx

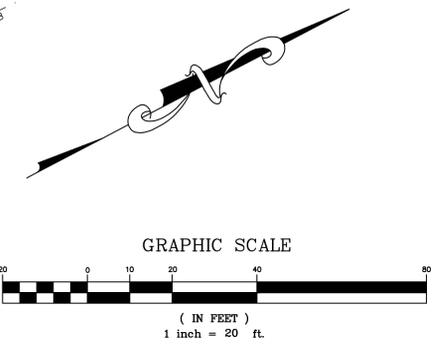


LEGEND

- PROPERTY LINE
- AC PAVE ASPHALT CONCRETE PAVEMENT
- AD AREA DRAIN
- CB CATCH BASIN
- DF DRINKING FOUNTAIN
- ELP ELECTRIC PANEL
- F.O.D. FULL OF DEBRIS
- GB GRADE BREAK
- ICP IRRIGATION CONTROL PANEL
- ICV IRRIGATION CONTROL VALVE
- INV. INVERT
- TG TOP OF GRATE
- 12" TREE
- X--- FENCE
- SD--- STORM DRAIN LINE

TEMPORARY BENCHMARK
FR NAIL & SHINER IN AC PAVE WALK
ELEV. = 102.69
(ASSUMED DATUM)

APPROXIMATE DRIFLINE
(TYPICAL)



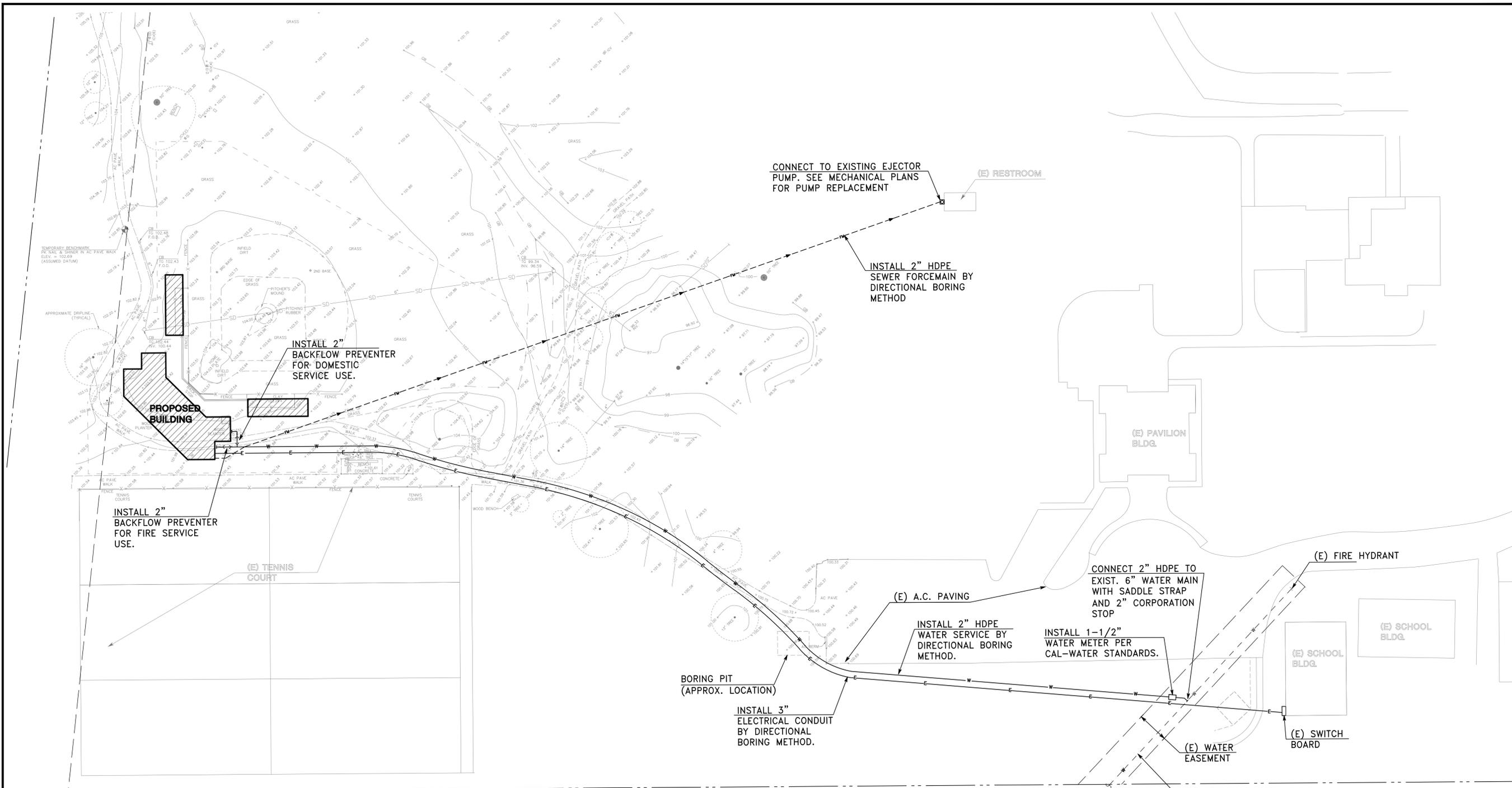
REV.	DESCRIPTION	BY:	DATE:
---	ADD ADDITIONAL TOPO AREA	DGM	08-06-14
---	ADD ADDITIONAL SD INFO	DGM	04-09-14
---	ADD ADDITIONAL TOPO AREA	DGM	03-19-14

MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560

PREPARED FOR:
MENLO ATHERTON
LITTLE LEAGUE

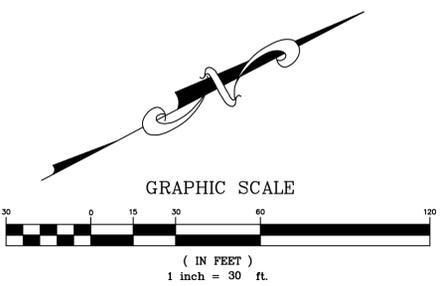
TOPOGRAPHIC SURVEY PLAN
A PORTION OF HOLBROOK PALMER PARK
ATHERTON SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=20'
DATE:	04-12-13
DRAWING NO.	3799-TOPO
SHEET	2 OF 20



LEGEND

—	PROPERTY LINE
—	AC PAVE
—	AD
—	CB
—	DF
—	(E)
—	ELP
—	F.O.D.
—	GB
—	ICP
—	ICV
—	INV.
—	TG
●	12" TREE
—X—X—	FENCE
—SD—	STORM DRAIN LINE
—W—	WATER LINE
—E—	ELECTRIC LINE
—FM—	FORCEMAIN LINE



REV.	DESCRIPTION	BY:	DATE:



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PREPARED FOR:
 MENLO ATHERTON
 LITTLE LEAGUE

UTILITY PLAN
 A PORTION OF HOLBROOK PALMER PARK
 ATHERTON SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	AAP
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	1"=30'
DATE:	10-07-14
DRAWING NO.	3799-UTIL
SHEET	3 OF 20



revision date

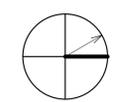
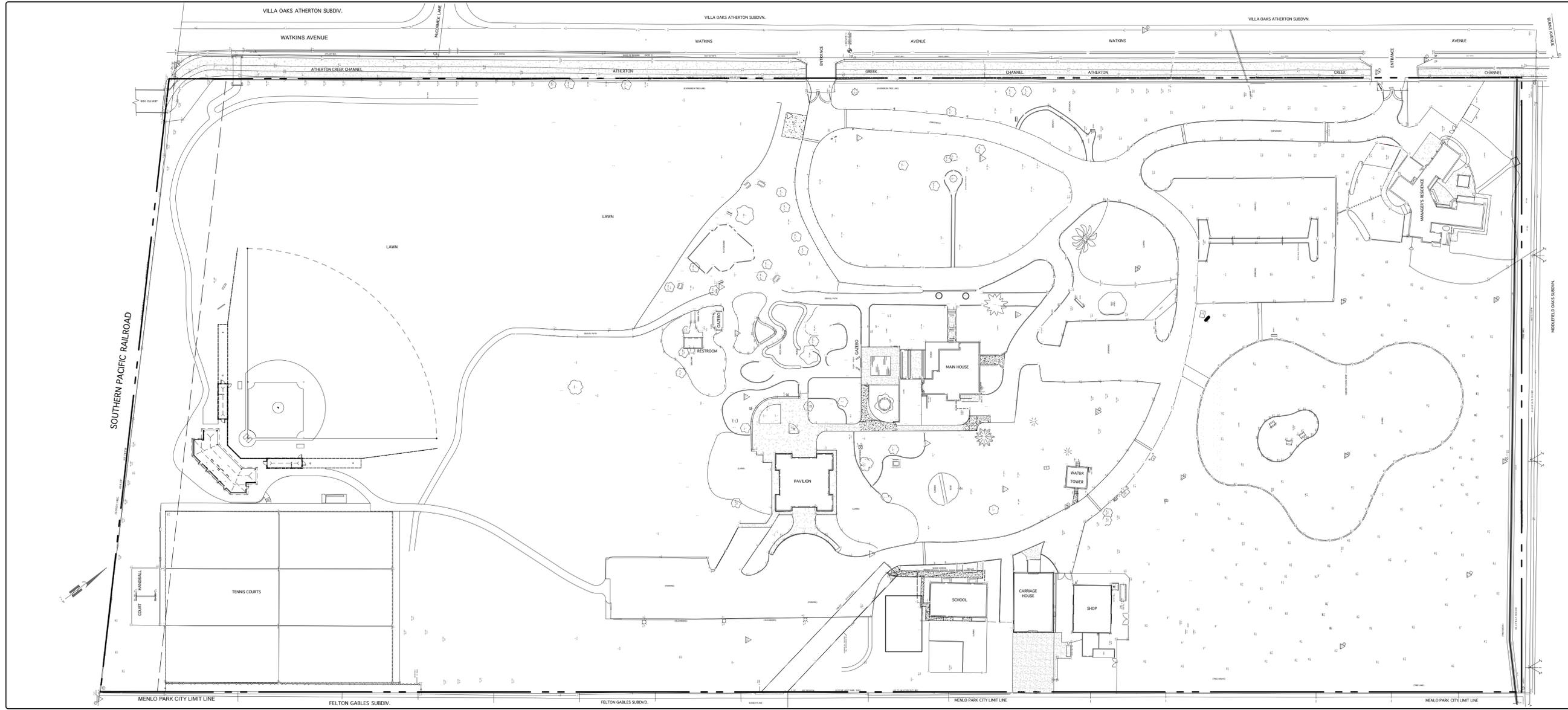
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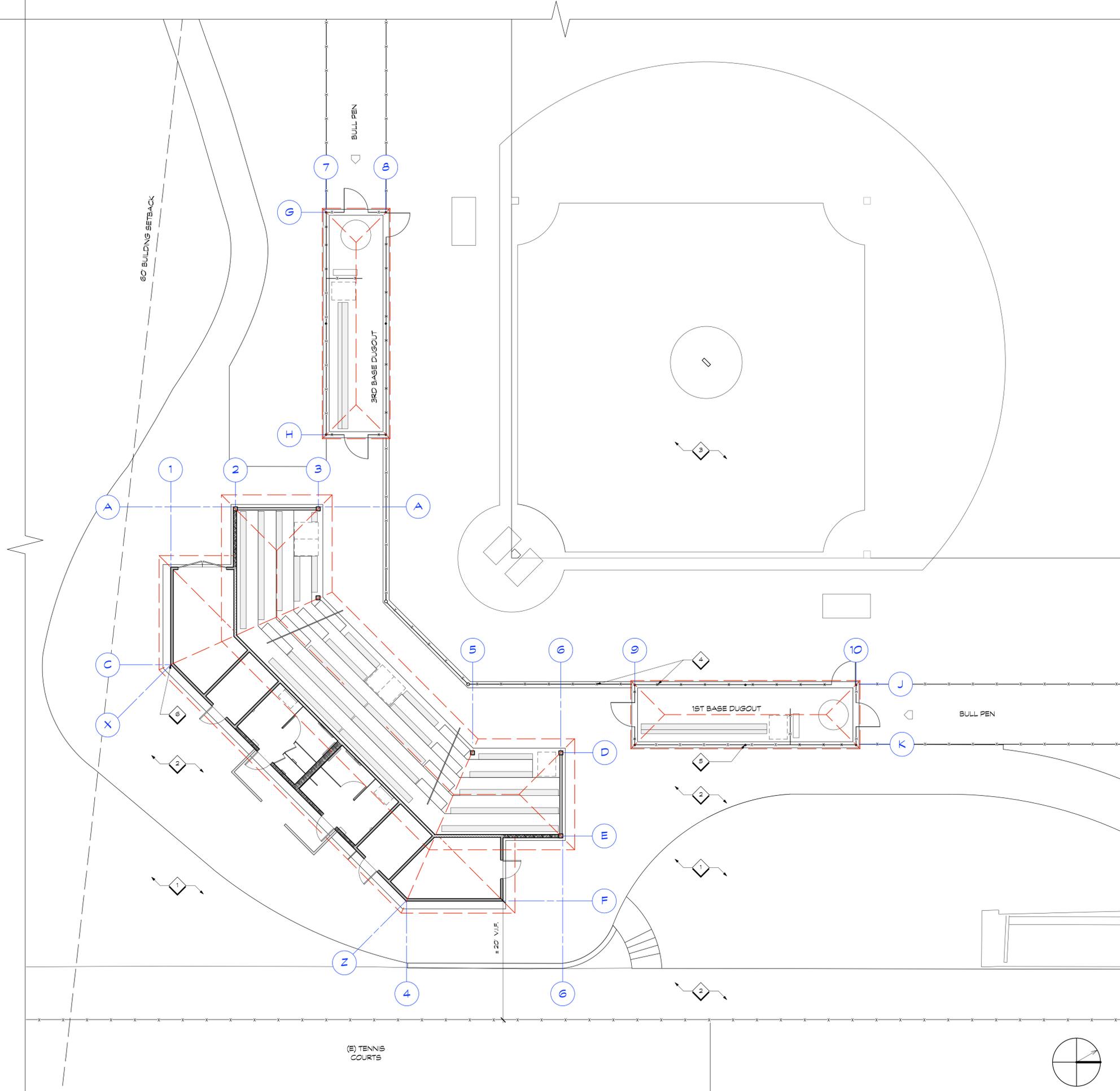
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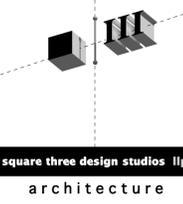
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1. PLANTING AREA PER LANDSCAPE DRAWINGS.
2. HARDSCAPE PER LANDSCAPE DRAWINGS.
3. SEE LANDSCAPE DRAWINGS FOR INFIELD LAYOUT.
4. SEE LANDSCAPE DRAWINGS FOR FENCING DETAILS & DIMENSIONS.
5. NEW COVERED PLAYER DUGOUT, TYR. OF 2. SEE LANDSCAPE SITE CONSTRUCTION PLAN L-5 FOR DUGOUT LOCATIONS ON SITE.
6. NEW COVERED SEATING STRUCTURE WITH ATTACHED RESTROOMS AND STORAGE. SEE LANDSCAPE SITE CONSTRUCTION PLAN L-5 FOR LOCATION ON SITE.



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BALLPARK PLAN

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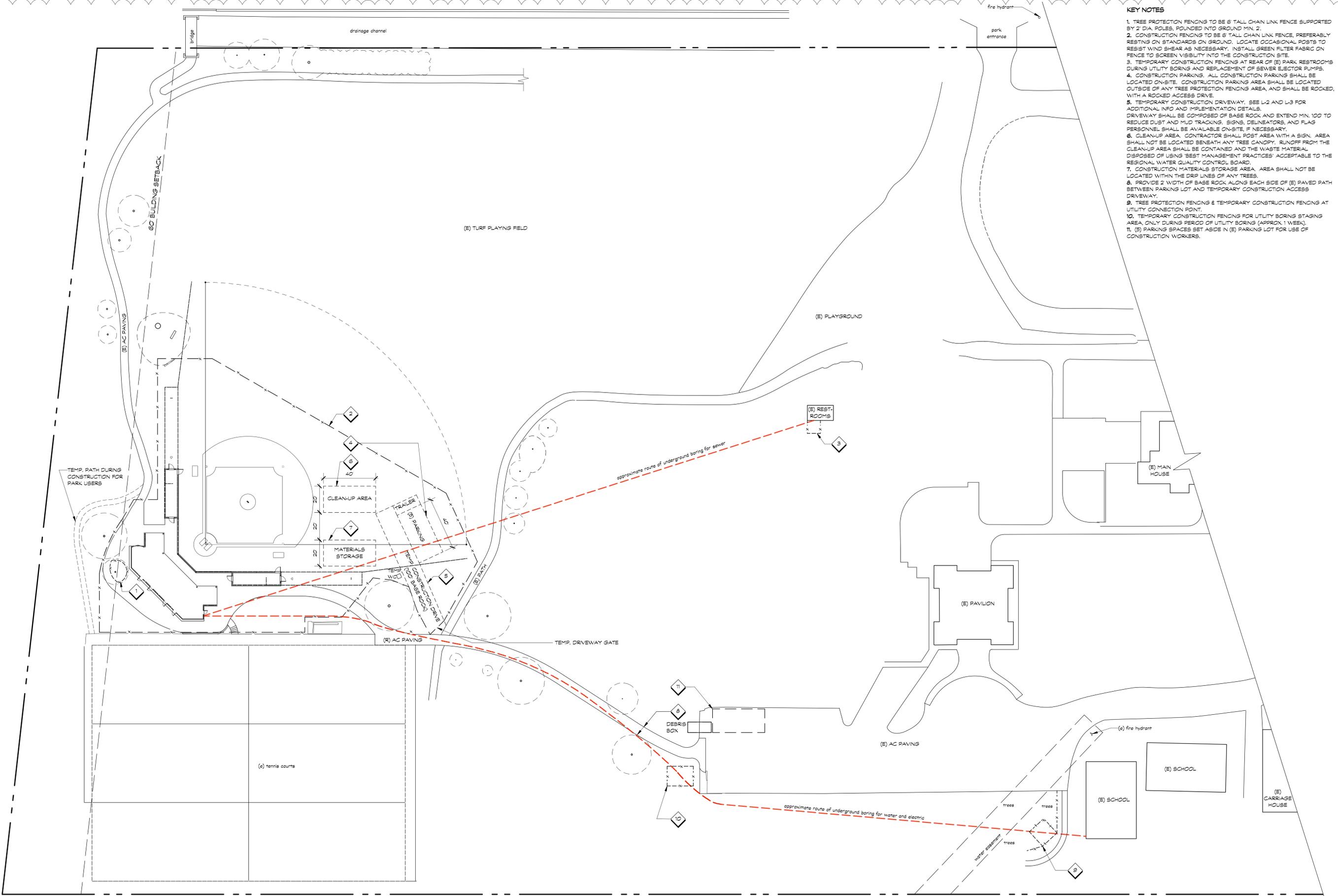
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- KEY NOTES**
1. TREE PROTECTION FENCING TO BE 6 TALL CHAIN LINK FENCE SUPPORTED BY 2" DIA. POLES, POUNDED INTO GROUND MIN. 2.
 2. CONSTRUCTION FENCING TO BE 6 TALL CHAIN LINK FENCE, PREFERABLY RESTING ON STANDARDS ON GROUND. LOCATE OCCASIONAL POSTS TO RESIST WIND SHEAR AS NECESSARY. INSTALL GREEN FILTER FABRIC ON FENCE TO SCREEN VISIBILITY INTO THE CONSTRUCTION SITE.
 3. TEMPORARY CONSTRUCTION FENCING AT REAR OF (E) PARK RESTROOMS DURING UTILITY BORING AND REPLACEMENT OF SEWER EJECTOR PUMPS.
 4. CONSTRUCTION PARKING. ALL CONSTRUCTION PARKING SHALL BE LOCATED ON-SITE. CONSTRUCTION PARKING AREA SHALL BE LOCATED OUTSIDE OF ANY TREE PROTECTION FENCING AREA, AND SHALL BE ROCKED, WITH A ROCKED ACCESS DRIVE.
 5. TEMPORARY CONSTRUCTION DRIVEWAY. SEE L-2 AND L-3 FOR ADDITIONAL INFO AND IMPLEMENTATION DETAILS. DRIVEWAY SHALL BE COMPOSED OF BASE ROCK AND EXTEND MIN. 100' TO REDUCE DUST AND MUD TRACKING. SIGNS, DELINEATORS, AND FLAG PERSONNEL SHALL BE AVAILABLE ON-SITE, IF NECESSARY.
 6. CLEAN-UP AREA. CONTRACTOR SHALL POST AREA WITH A SIGN. AREA SHALL NOT BE LOCATED BENEATH ANY TREE CANOPY. RUNOFF FROM THE CLEAN-UP AREA SHALL BE CONTAINED AND THE WASTE MATERIAL DISPOSED OF USING 'BEST MANAGEMENT PRACTICES' ACCEPTABLE TO THE REGIONAL WATER QUALITY CONTROL BOARD.
 7. CONSTRUCTION MATERIALS STORAGE AREA. AREA SHALL NOT BE LOCATED WITHIN THE DRIP LINES OF ANY TREES.
 8. PROVIDE 2' WIDTH OF BASE ROCK ALONG EACH SIDE OF (E) PAVED PATH BETWEEN PARKING LOT AND TEMPORARY CONSTRUCTION ACCESS DRIVEWAY.
 9. TREE PROTECTION FENCING & TEMPORARY CONSTRUCTION FENCING AT UTILITY CONNECTION POINT.
 10. TEMPORARY CONSTRUCTION FENCING FOR UTILITY BORING STAGING AREA, ONLY DURING PERIOD OF UTILITY BORING (APPROX. 1 WEEK).
 11. (E) PARKING SPACES SET ASIDE IN (E) PARKING LOT FOR USE OF CONSTRUCTION WORKERS.

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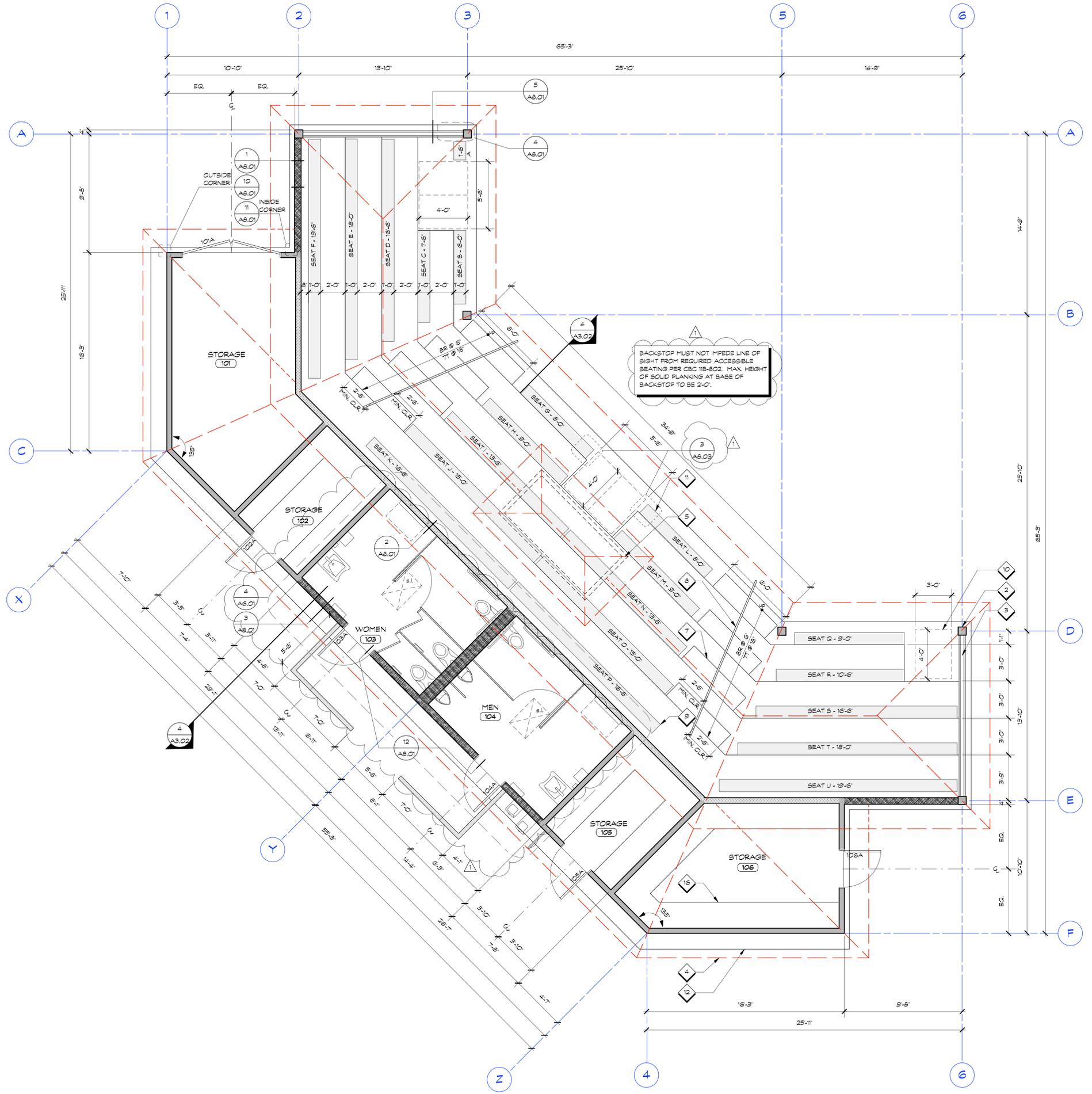
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SCHEMATIC SITE MOBILIZATION PLAN

date 10.07.14
job no. 11108
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FILE: 11108.CDR\1st.pln.vwk



- FULL HEIGHT WALLS - 2 X 4S @ 16' O.C., U.O.N.
 - FULL HEIGHT WALLS - 2 X 6S @ 16' O.C., U.O.N.
 - ONE HOUR FIRE SEPARATION: ONE LAYER OF 5/8" TYPE X GYP. BC. ON EACH SIDE OF 2 X 4 STUD WALLS SEPARATING RESTROOMS / STORAGE AREAS FROM SEATING STRUCTURE.
1. RESTROOM INTERIOR WALL SURFACES TO BE SHEATHED W/ MIN. | 1 LAYER 5/8" GYPSUM BOARD.
 2. STORAGE ROOM INTERIOR WALL SURFACES TO BE UNFINISHED.

WALL LEGEND

1. PER CBC 1028.6.1, THE CLEAR WIDTH OF THE MEANS OF EGRESS MUST BE 0.3' PER OCCUPANT SERVED. ASLE 2 SERVES 79 OCCUPANTS (14.5' x R-1), 79' x 0.3' = 23.7'.
2. PER CBC 1029.9.3, THERE MUST BE 23 INCHES BETWEEN AN AISLE STAIR HANDRAIL OR GUARD AND SEATING WHERE THE AISLE IS SUBDIVIDED BY A HANDRAIL.
3. PER CBC 1028.13, AISLE STAIRS SHALL BE PROVIDED WITH A HANDRAIL COMPLYING WITH CBC SEC. 1012, LOCATED EITHER AT ONE OR BOTH SIDES OF THE AISLE OR WITHIN THE AISLE WIDTH. EXCEPTION 3: HANDRAIL EXTENSIONS ARE NOT REQUIRED AT THE TOP AND BOTTOM OF AISLE STAIR AND AISLE RAMP RUNS TO PERMIT CROSSOVERS WITHIN THE AISLES. WHERE HANDRAILS ARE PROVIDED IN THE MIDDLE OF AISLE STAIRS, THERE SHALL BE AN ADDITIONAL INTERMEDIATE HANDRAIL LOCATED APPROXIMATELY 12' BELOW THE MAIN HANDRAIL.

CODE COMPLIANCE NOTES

1. NOT USED.
2. PAINTED TUBE STEEL STRUCTURAL COLUMN. GRIND AND SAND ALL EXPOSED SURFACES SMOOTH PRIOR TO FINISHING.
3. PAINTED TUBE STEEL GUARDRAIL ABOVE SLOPED CONCRETE PARTIAL HEIGHT WALL, MIN. 3'-6" ABOVE ADJACENT WALKING SURFACE.
4. DASHED LINE INDICATES ROOF LINE ABOVE.
5. DASHED LINES OF WALLS AND ROOF OF CUPOLA ABOVE.
6. LIGHT SHADED WALL SYMBOL INDICATES 26" HIGH SCREEN WALL (OPEN AT BOTTOM) AT RESTROOMS.
7. BLEACHER STEPS INTEGRAL WITH STEPPED FOUNDATION OF COVERED SEATING STRUCTURE. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION. PROVIDE MAX. 1/48 SLOPE AT STEPS AND STEPPED FOUNDATION TO PREVENT WATER POOLING.
8. 3'-0" TALL STAINLESS STEEL HANDRAIL AT BLEACHER SEATING AISLE STEPS. SEE DETAIL 1/AS.03 FOR ADDITIONAL INFORMATION.
9. PREFABRICATED ALUMINUM BLEACHER SEATING. INSTALL PER MFRS INSTRUCTIONS.
10. ACCESSIBLE WHEELCHAIR SPACE PER CBC 11B-802.2 TYP. OF 5 AT SEATING STRUCTURE.
11. COMPANION SEAT PER CBC 11B-802.3 AT SECTION OF BLEACHERS NEXT TO ACCESSIBLE WHEELCHAIR SPACE, TYP. OF 5 AT SEATING STRUCTURE. SEE 3/AS.03 FOR REQUIRED SIGNAGE.
12. OUTLINE OF CONCRETE HARDSCAPE INSET WITH DONOR BRICKS PER LANDSCAPE DWGS AND DETAIL 3/AS.01.
13. NOT USED.
14. PAINTED STEEL GUARD AT SIDE OF WATER FOUNTAIN, SECURED TO CONCRETE FOUNDATION AND BUILDING WALL. SEE DETAIL 2/AS.03 FOR ADDITIONAL INFORMATION.
15. HIGH/LOW ACCESSIBLE DRINKING FOUNTAINS. SEE ENLARGED AREA PLAN AS.01 AND DETAIL 2/AS.03 FOR ADDITIONAL INFORMATION.
16. SCHEMATIC LOCATION OF BUILT-IN WOOD STORAGE SHELVING. FIELD VERIFY EXACT CONFIGURATION W/ ARCHITECT & CLIENT.

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FLOOR PLAN

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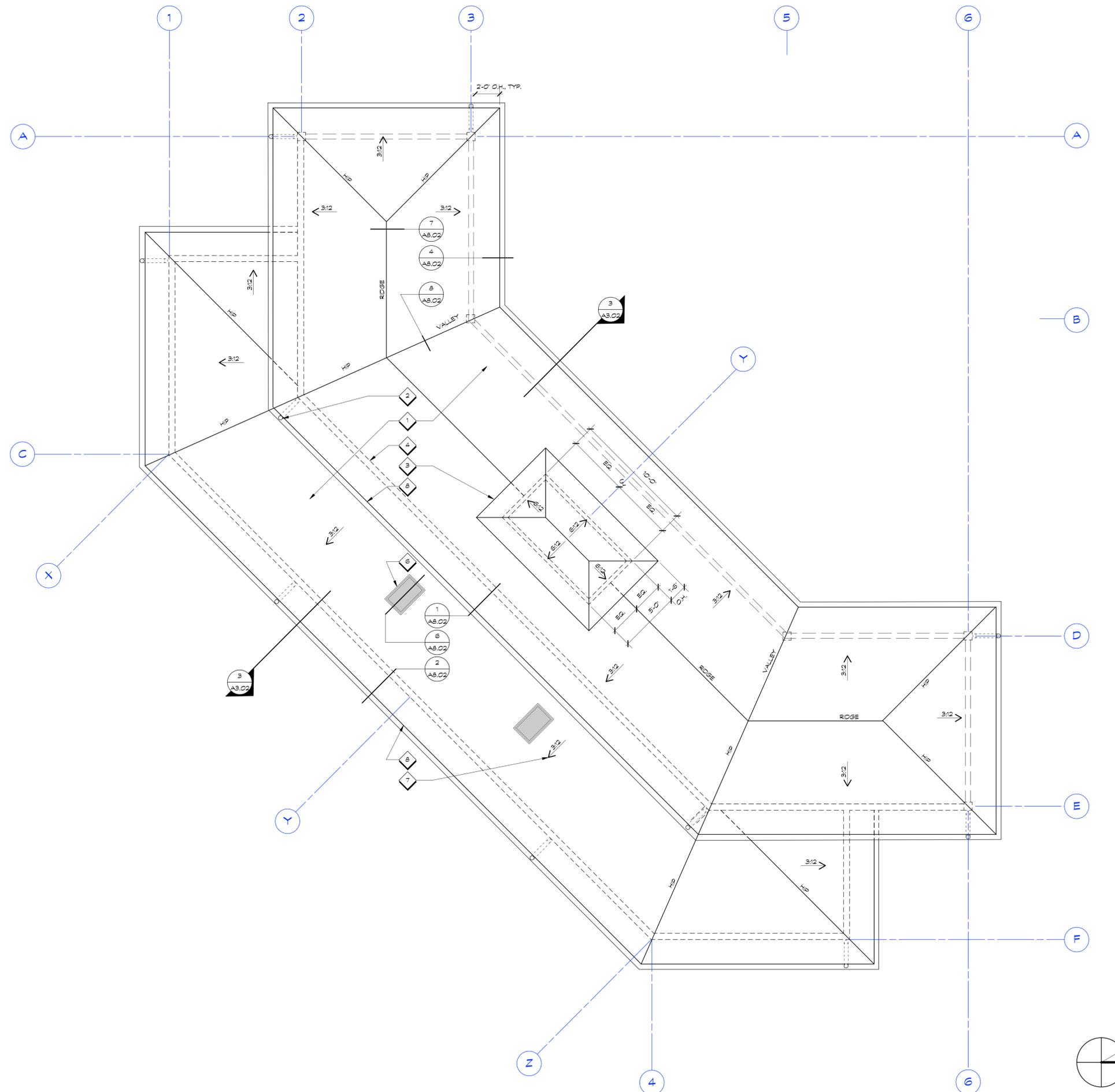
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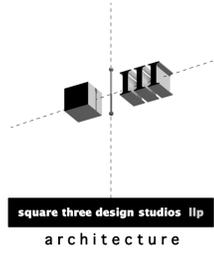
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A2.01

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1. DIMENSIONAL ASPHALT COMPOSITION SHINGLE ROOF, TYP., PER FINISH SCHEDULE, 2/A4.C2.
2. GUTTER AND SCHEMATIC LOCATION OF DOWNSPOUT PER FINISH SCHEDULE 2/A4.C2. ROOFING CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE OF DOWNSPOUTS, AND EXACT SPECIFICATION OF GUTTERS IN FIELD W/ ARCHITECT. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFO.
3. DASHED LINE OF CUPOLA ROOF OVERHEAD.
4. SHORTER DOUBLE DASHED LINES INDICATE PERIMETER WALLS BELOW.
5. LONGER DOUBLE DASHED LINES INDICATE BEAMS BELOW.
6. SCHEMATIC LOCATION OF SKYLIGHT, TYPICAL. CONTRACTOR TO FIELD COORDINATE FINAL LOCATION AND EXACT CONFIGURATION OF SHAFT AND SIZE OF CEILING OPENING W/ ARCHITECT PRIOR TO FRAMING. SEE WINDOW SCHEDULE 3/A4.C2 FOR ADDITIONAL INFO.
7. ARROW INDICATES DIRECTION OF DOWNWARD SLOPE OF ROOF, AT INDICATED PITCH, TYPICAL.
8. HEAVY SOLID LINE INDICATES ROOF LINE, TYPICAL.



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ROOF PLAN

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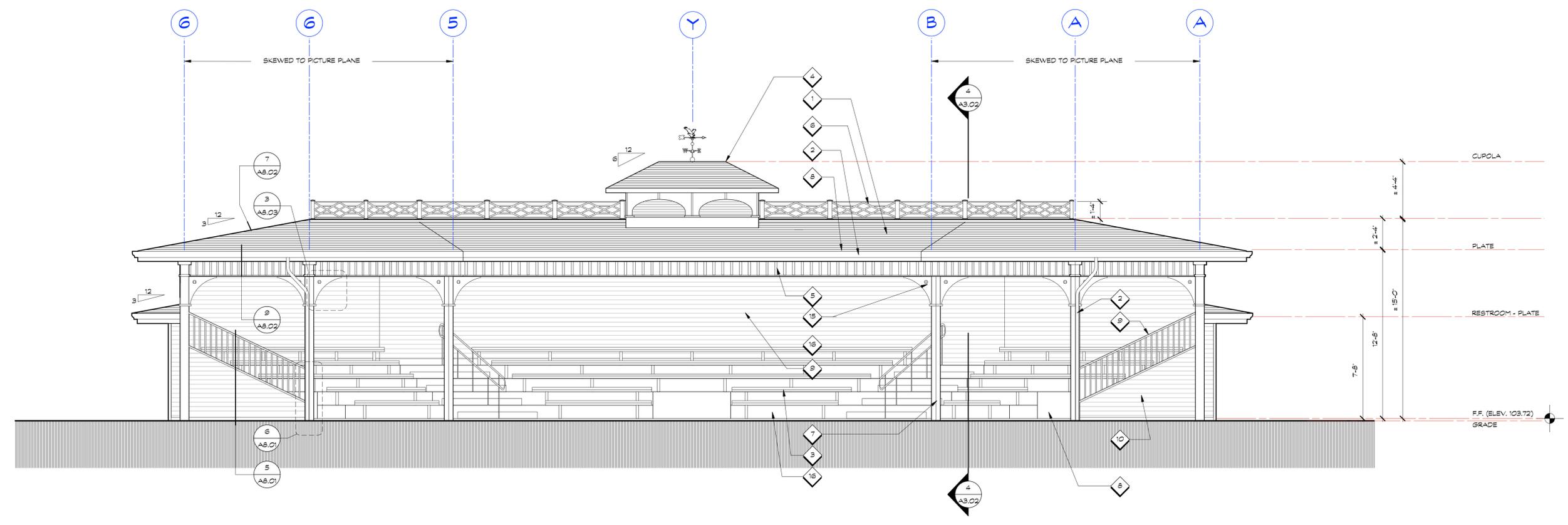
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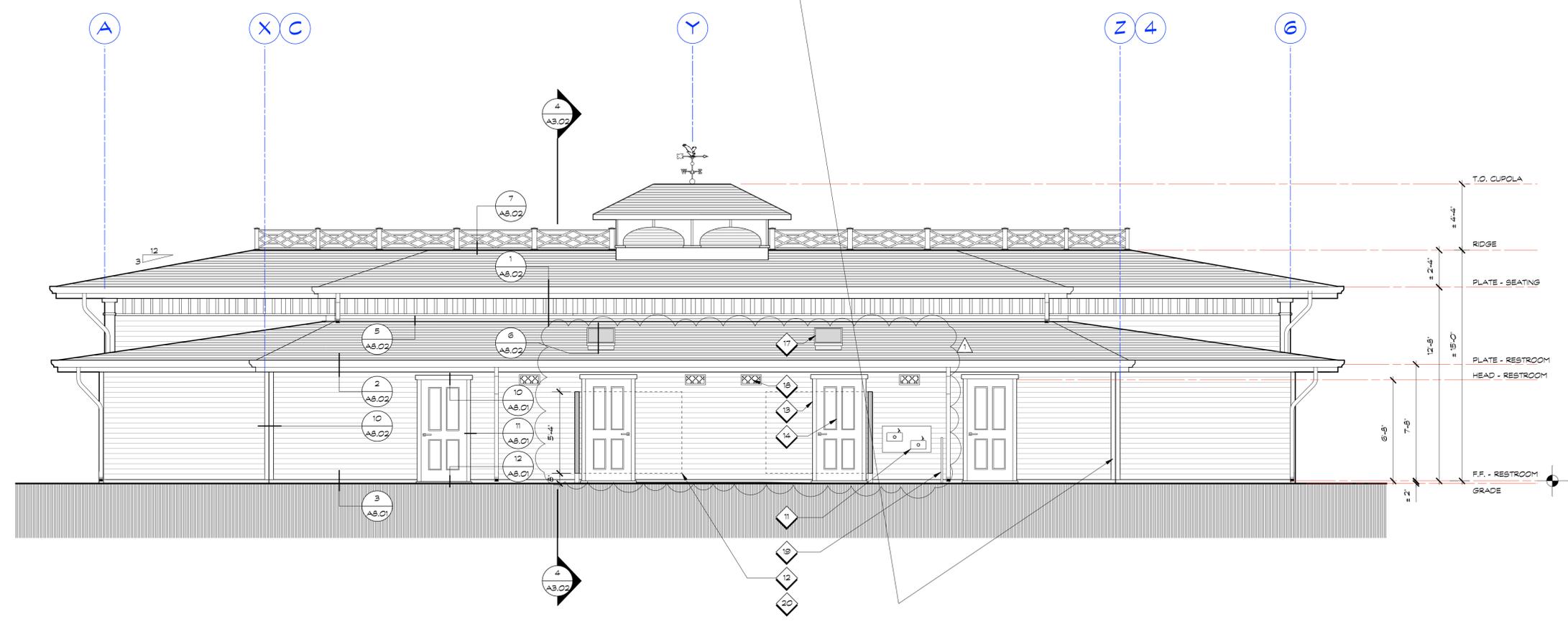
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FRONT ELEVATION 1/4" 1



1. DIMENSIONAL ASPHALT COMPOSITION SHINGLE ROOF, TYP., PER EXTERIOR FINISH SCHEDULE, 2/A4.02.
2. PAINTED GALVANIZED SHEET METAL GUTTERS AND DOWNSPOUTS PER EXTERIOR FINISH SCHEDULE, 2/A4.02. SEE GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFORMATION.
3. PREFABRICATED CLEAR ANODIZED ALUMINUM BLEACHER SEATING, INSTALL PER MFRS INSTRUCTIONS.
4. DECORATIVE CUPOLA WITH WEATHERVANE ON TOP.
5. DECORATIVE PAINTED STEEL PICKETS.
6. PREFABRICATED ALUMINUM PAINTED 'WIDOWS WALK' RAILING.
7. PAINTED STEEL POST PER STRUCTURAL DRAWINGS.
8. ADA ACCESSIBLE SEATING AREA.
9. PAINTED STEEL GUARDRAIL SYSTEM. TOP OF RAIL MUST BE AT LEAST 42" ABOVE WALKING SURFACE IMMEDIATELY ADJACENT.
10. PAINTED FIBER CEMENT SIDING PER EXTERIOR FINISH SCHEDULE.
11. HIGH/LOW ACCESSIBLE DRINKING FOUNTAIN. SEE A6.01 AND 2/A8.03 FOR ADDITIONAL INFO.
12. DASHED LINE INDICATES OUTLINE OF PRIVACY SCREEN IN FRONT.
13. DOOR TRIM PER EXT. FINISH SCHEDULE.
14. MANUFACTURED FIBERGLASS DOOR PER DOOR SCHEDULE A4.02.
15. DECORATIVE PAINTED STEEL TRIM.
16. PIP CONCRETE RISERS PER STRUCTURAL DRAWINGS.
17. SKYLIGHT, TYP OF 2.
18. VENTILATION OPENING IN RESTROOM WALL, TYP. OF 4.
19. GUARD FOR DRINKING FOUNTAIN. SEE 2/A8.03 FOR ADDITIONAL INFO.
20. CORNER TRIM PER EXTERIOR FINISH SCHEDULE.



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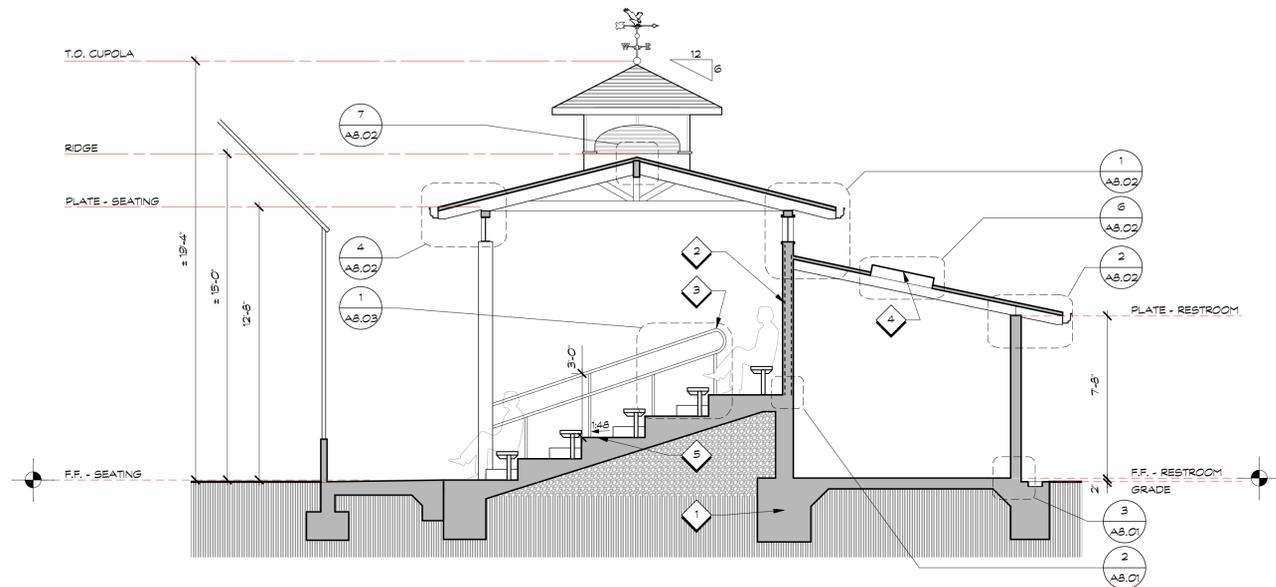
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ELEVATIONS

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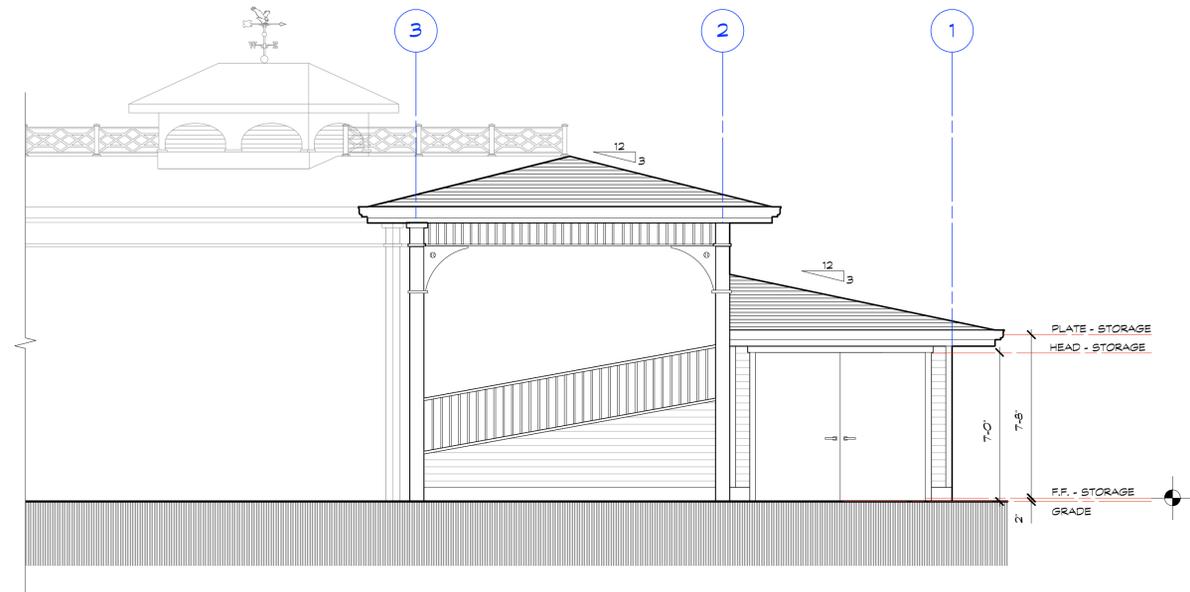
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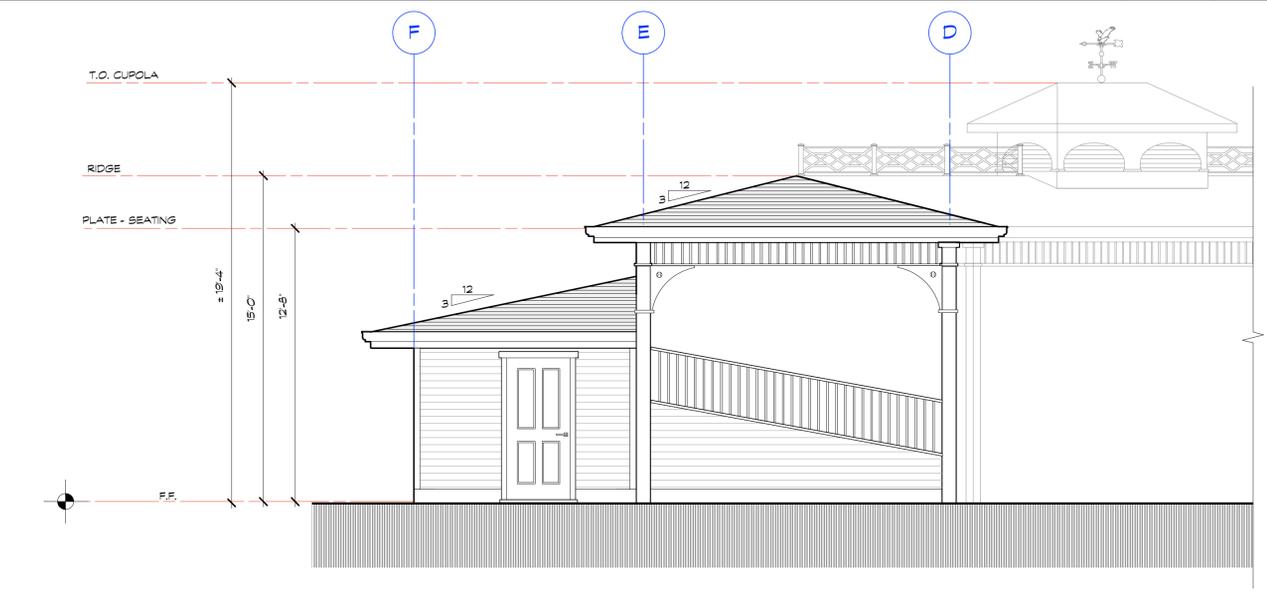
1/4" 4



SIDE (WEST) ELEVATION

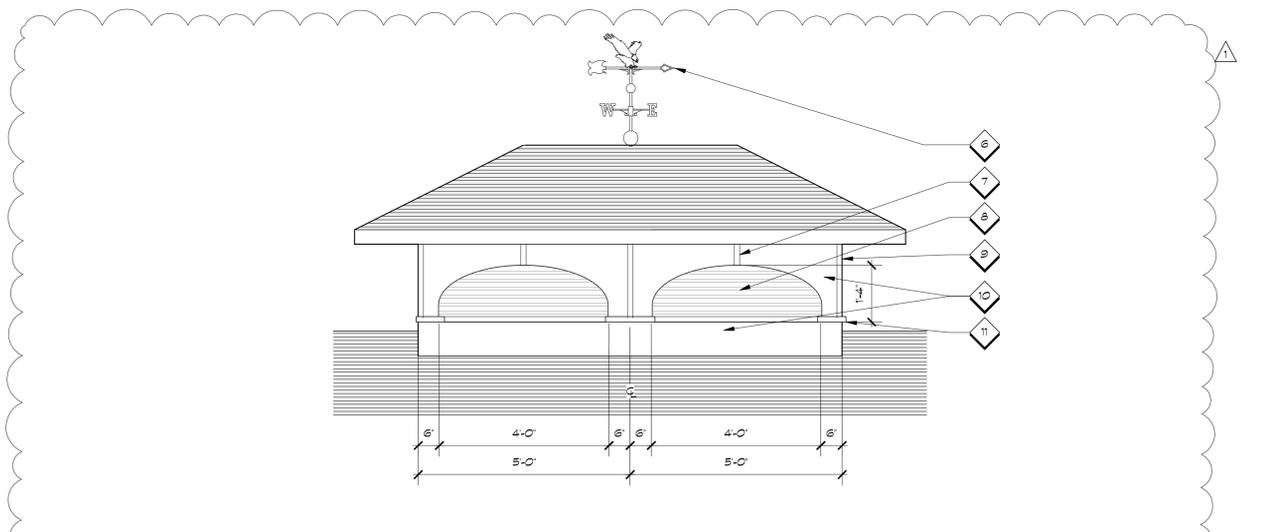
1/4" 1

1. SHADED AREA INDICATES EXTENT OF STRUCTURE (WOOD FRAMING AND/OR P.I.P. CONC. FDN. PER STRUCT. DWGS.)
2. DASHED LINE INDICATES 5/8" TYPE 'X' GYPSUM BOARD TO PROVIDE 1-HOUR FIRE RATINGS, INSTALLED ON BOTH SIDES OF STUD WALL SEPARATING RESTROOM / STORAGE AREAS FROM SEATING STRUCTURE.
3. PAINTED STEEL HANDRAIL AT STEPS.
4. SCHEMATIC LOCATION OF SKYLIGHT. SEE WINDOW SCHEDULE 3/A4.02 FOR ADDITIONAL INFO.
5. SLOPE STEPS AND STEPPED FOUNDATION MAX. 1/48 TO DRAIN.
6. PREFABRICATED METAL WEATHER VANE.
7. 1 X 2 WHITE AZEK PVC 'BATTEN', FASTEN PER MFRS INSTRUCTIONS.
8. PREFABRICATED PAINTED WHITE METAL LOUVERS OR WHITE AZEK SLATS, 1.5" WIDE WITH 3/4" SPACING, BACK WITH METAL SCREEN TO PREVENT INSECT PENETRATION.
9. 1 X 2 WHITE AZEK PVC CORNER TRIM, FASTEN PER MFRS INSTRUCTIONS.
10. 3/4" THICK WHITE AZEK PVC SHEET, FASTEN PER MFRS INSTRUCTIONS.
11. 2 X WHITE AZEK PVC TRIM, FASTEN PER MFRS INSTRUCTIONS.



SIDE (EAST) ELEVATION

1/4" 2



ENLARGED CUPOLA ELEVATION

1/2" 3

NOT USED 6

KEY NOTES 5



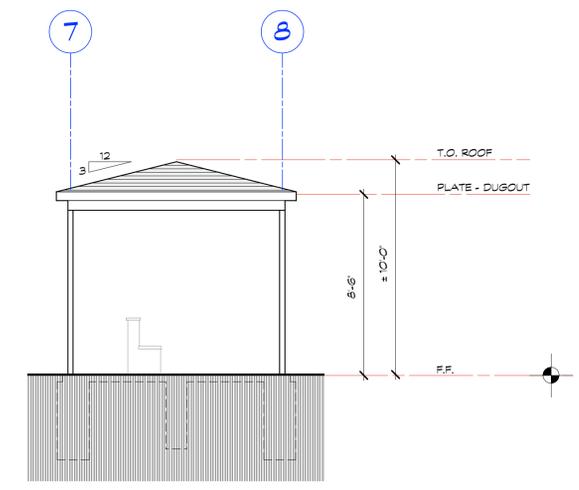
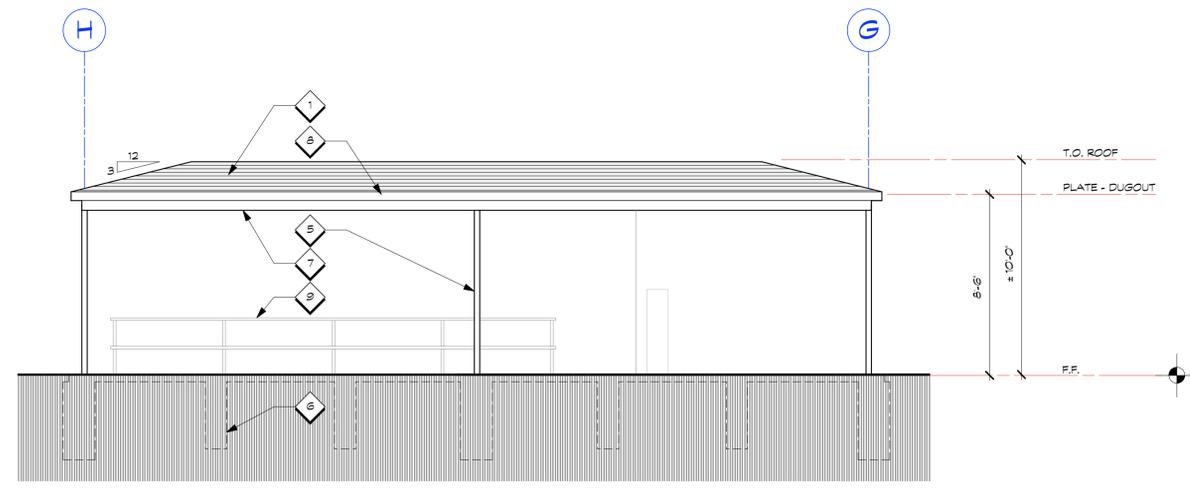
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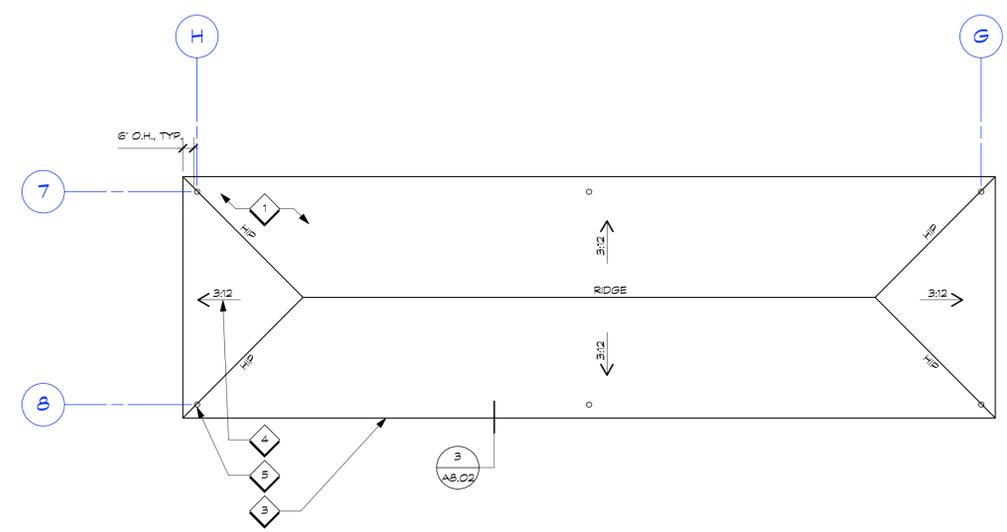
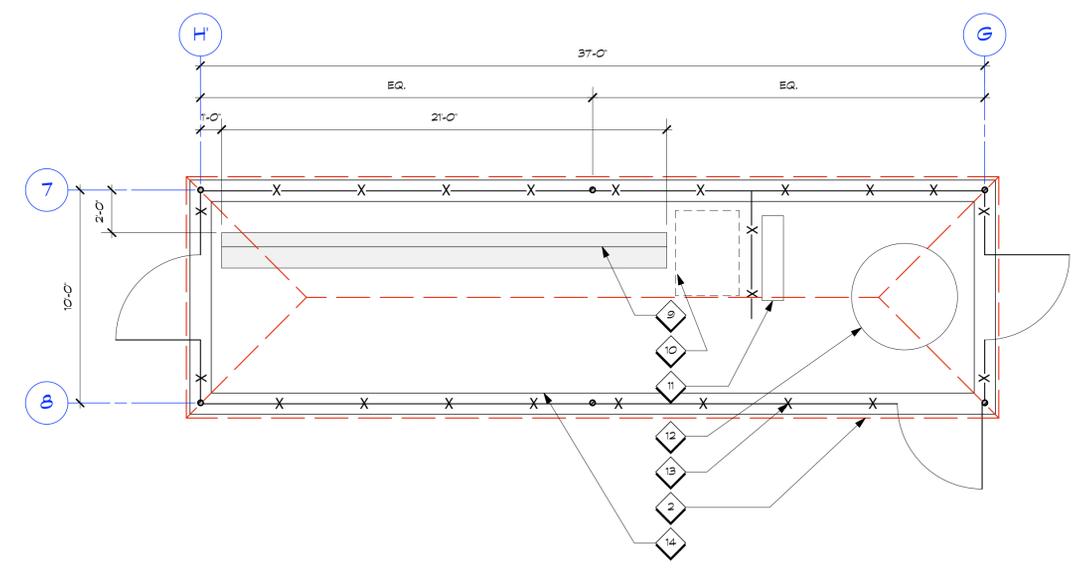
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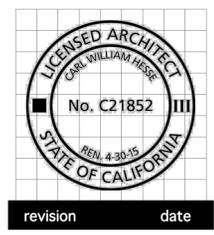
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2. DASHED LINE OF ROOF OVERHEAD.
3. HEAVY SOLID LINE INDICATES ROOF LINE, TYPICAL.
4. ARROW INDICATES DIRECTION OF DOWNWARD SLOPE OF ROOF, AT INDICATED PITCH, TYPICAL.
5. PAINTED STEEL POST PER STRUCTURAL DRAWINGS.
6. OUTLINE OF P.I.P. CONCRETE FOUNDATION PER STRUCTURAL DRAWINGS.
7. PAINTED TRIM PER FINISH SCHEDULE WRAPPING BEAM PER STRUCTURAL DRAWINGS.
8. PAINTED WOOD FASCIA PER FINISH SCHEDULE 2/A4.02.
9. PREFABRICATED CLEAR ANODIZED ALUMINUM BLEACHER PLAYER SEATING WITH BAG SHELF AT REAR. INSTALL PER MFR'S INSTRUCTIONS.
10. 36" X 48" ADA WHEELCHAIR SEATING AREA, NEXT TO COMPANION SEATING ON BENCH.
11. BAT STORAGE RACK PER LANDSCAPE DRAWINGS.
12. ON-DECK BATTERS CIRCLE PER LANDSCAPE DRAWINGS.
13. SEE LANDSCAPE DRAWINGS FOR LOCATIONS OF DUGOUT FENCING AND GATES.
14. CONCRETE BAND SURROUNDING ASPHALT FLOOR OF DUGOUT PER LANDSCAPE DRAWINGS.



DUGOUT - FRONT ELEVATION (REAR SIM.)	1/4"	4	DUGOUT - SIDE ELEVATION	1/4"	3	KEY NOTES	1
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3RD BASE DUGOUT - FLOOR PLAN (1ST BASE DUGOUT MIRRORED)	1/4"	5	DUGOUT - ROOF PLAN	1/4"	2
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DUGOUT PLAN & ELEVATIONS

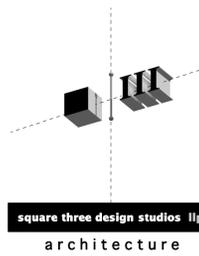
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GENERAL CODE COMPLIANCE NOTES
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FILE: 11018_CDR1_notes.scheds.rvt

1. ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA PLUMBING CODE (CPC) AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES & ORDINANCES.
2. VERIFY ALL FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
3. ALL FIXTURES TO BE SELECTED (OR APPROVED) BY OWNER.
4. ALL NEW WATER CLOSETS SHALL BE 1.28 GALLON/FLUSH MAXIMUM.
5. ALL NEW URINALS SHALL BE 0.5 GALLON/FLUSH MAXIMUM.
6. ALL NEW LAVATORIES SHALL HAVE A MAXIMUM FLOW RATE OF 1.5 GPM @ 60 PSI.
7. ALL HOSE BIBBS - PROVIDE BACKFLOW PREVENTION DEVICE.
8. CONTROLS FOR ACCESSIBLE WATER CLOSETS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING. CONTROLS FOR THE FLUSH VALVES SHALL BE LOCATED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. CBC 11B-309 & 11B-604.6.
9. CONTROLS FOR ACCESSIBLE URINALS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING. CONTROLS SHALL BE LOCATED NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. ELECTRONIC AUTOMATIC FLUSHING CONTROLS ARE ACCEPTABLE AND PREFERABLE. CBC 11B-309 & 11B-605.
10. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER-OPERATED PUSH-TYPES AND ELECTRONICALLY CONTROLLED MECHANISMS (PREFERABLE) ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. CBC 11B-309 & 11B-606.
11. 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.
12. LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34" MAX. ABOVE THE FINISH FLOOR. CBC 11B-606.3.
13. GRAB BARS SHALL COMPLY WITH CBC 11B-609. THE CROSS SECTION OF THE GRAB BAR SHALL BE A CIRCLE WITH AN OUTSIDE DIAMETER OF 1 1/4" MIN. AND 2" MAX. THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2". THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12" MIN. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2" MIN. GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
14. SOLID BLOCKING TO BE INSTALLED BEHIND ALL GRAB BARS TO ALLOW A 250 LB. STRENGTH CAPACITY. GRAB BARS SHALL NOT ROTATE IN THEIR FITTINGS. CBC 11B-609.
15. THE INSIDE AND OUTSIDE OF ALL DOORS TO ACCESSIBLE TOILET COMPARTMENTS SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING, OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST. CBC 11B-404.2.7.

1. ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA ELECTRICAL CODE (CEC), NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
2. PER CEC ARTICLE 210.8(4), ALL ELECTRICAL RECEPTACLES INSTALLED AT CRAWL SPACES AT OR BELOW GRADE, AND OUTDOORS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (G.F.I.) PROTECTION. ALL RECEPTACLES LOCATED IN BATHROOMS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (G.F.I.) PROTECTION.
3. ELECTRICAL OPENINGS (SWITCHES, RECEPTACLES, ETC.) ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE MAINTAINED AT LEAST 24 IN. APART.
4. PER CEC ARTICLE 210.82, RECEPTACLE SPACING SHALL NOT EXCEED 6 FEET MEASURED HORIZONTALLY ALONG THE WALL.
5. PER CEC ARTICLE 210.70, AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN RESTROOMS AND STORAGE ROOMS.
6. ELECTRICAL CONTRACTOR RESPONSIBLE FOR PROVIDING NECESSARY TEMPORARY POWER.
7. ELECTRICAL CONTRACTOR SHALL CONFIRM ADEQUACY OF EXISTING ELECTRICAL SERVICE TO PROPERTY.
8. ALL DECORATIVE, SURFACE MOUNTED ELECTRICAL FIXTURES TO BE SELECTED BY OWNER. VERIFY EXACT LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
9. THIS DRAWING IS FOR LAYOUT PURPOSES ONLY. NEW ELECTRICAL SHALL BE DESIGN-BUILD. NEW ELECTRICAL WORK SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND APPLICABLE CODES, STANDARDS AND REGULATIONS FOR BUILDING LIFE SAFETY, EMERGENCY, EGRESS AND NIGHT LIGHTING. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING SEPARATE PERMIT. ELECTRICAL CONTRACTOR TO PROVIDE COMPLETE DESIGN - BUILD ELECTRICAL SYSTEM AS REQUIRED TO PROVIDE THE (NEW) SERVICE SHOWN (SCHEMATICALLY) ON THE DRAWINGS.
10. WHERE SWITCHES ARE SHOWN ADJACENT TO EACH OTHER, THEY SHALL BE GANGED AND COVERED BY A SINGLE PLATE. THE COLOR OF SWITCH PLATES, RECEPTACLES, AND SWITCHES SHALL BE WHITE U.O.N.
11. ALL ELECTRICAL DEVICES (SWITCHES, OUTLETS, ETC.) SHALL BE THE SAME COLOR AS THE COVER PLATE (U.O.N.) AND SHALL MATCH EXISTING COLOR(S). COLOR TO BE WHITE U.O.N. OR APPROVED BY ARCHITECT.
12. ALL WIRING FOR ELECTRICAL OUTLETS, CONTROL DEVICES, OR OTHER ELECTRICAL DEVICES SHALL BE CERTIFIED U.L. COMMERCIAL APPROVED AND SHALL BE INSTALLED IN CONDUIT OR OTHER WIRING METHODS APPROVED BY THE CITY BUILDING OFFICIALS.
13. ALL STANDARD ELECTRICAL WALL OUTLETS SHALL BE MOUNTED AT STANDARD HEIGHT; 12" ABOVE UNFINISHED FLOOR TO THE CENTER LINE OF BOX, U.O.N. FOR OUTLETS INDICATED AT SPECIAL MOUNTING HEIGHTS, MOUNTING HEIGHT SHALL BE MEASURED FROM UNFINISHED FLOOR TO CENTERLINE OF BOX.
14. ALL OUTDOOR RECEPTACLES TO BE EQUIPPED W/ WATER PROOF COVER PER CEC ARTICLE 406.9.
15. PER CEC 210.11 (C) (3) & 210.52(D) A DEDICATED 20 AMP. CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CAN NOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION- WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.
16. PER CBC 11B-308, ACCESSIBLE OUTLETS AND FIXTURE CONTROL SWITCHES THAT HAVE AN UNOBSTRUCTED REACH MUST BE PLACED MAX. 48" ABOVE THE FLOOR (TO TOP OF OUTLET BOX) AND MIN. 15" ABOVE THE FLOOR (TO BOTTOM OF OUTLET BOX).

1. THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILING SHALL NOT EXCEED THE REQUIREMENTS SET FORTH IN CBC SECTION 803.
2. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
2. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN THE EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING LIKE SURFACES.
3. EGRESS STAIRS SHALL MEET THE REQUIREMENTS AS DESCRIBED WITHIN CBC SEC. 1009 AND SEC. 1028. STEP RISE SHALL NOT BE LESS THAN 4" NOR GREATER THAN 7". THE RUN SHALL NOT BE LESS THAN 11" AS MEASURED HORIZONTALLY BETWEEN VERTICAL PLANES OF THE FURTHERMOST PROJECTION OF ADJACENT TREADS. THE LARGEST RISER AND/OR TREAD SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
6. PER CBC SEC. 1009.5, EVERY STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 6'-8". SUCH CLEARANCES SHALL BE ESTABLISHED BY MEASURING VERTICALLY FROM A PLANE PARALLEL AND TANGENT TO THE STAIRWAY TREAD NOSING TO THE SOFFIT ABOVE AT ALL POINTS.
7. PER CBC SEC. 1012, HANDRAILS SHALL BE 34"-38" ABOVE THE NOSING OF TREADS. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A CLEAR SPACE OF NO LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION AND SHALL HAVE A SMOOTH GRIPPING SURFACE WITH NO SHARP CORNERS. SEE THE ABOVE MENTIONED CODE CHAPTER FOR ADDITIONAL INFORMATION REGARDING HANDRAIL REQUIREMENTS.
8. PER CBC SEC. 1013, GUARDRAILS SHALL BE A MINIMUM OF 42" IN HEIGHT. GUARD OR GUARDRAILS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, MEZZANINE EQUIP. PLATFORMS, STAIRWAYS, RAMPES AND LANDINGS THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6" IN DIAMETER CANNOT PASS THROUGH THE OPENING.

ELECTRICAL NOTES

5

GENERAL CODE COMPLIANCE NOTES

1

1. ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. MECHANICAL CONTRACTOR TO ACCEPT SOLE RESPONSIBILITY FOR PROPER DESIGN AND INSTALLATION OF MECHANICAL SYSTEM. SEE MECHANICAL DWGS. BY OTHERS FOR SPECIFIC INFORMATION.
3. MECHANICAL CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR TO DESIGN AND INSTALL SUITABLE DISTRIBUTION SYSTEM PER TITLE 24. MECHANICAL CONTRACTOR TO FIELD VERIFY AND DETERMINE SIZE AND CONFIGURATION OF DUCTS AND REGISTERS. SEE SHEET INDEX FOR LOCATION OF TITLE 24 CONFORMANCE WORKSHEETS AND ENERGY COMPLIANCE NOTES WITHIN THIS SET. HVAC DUCTS LOCATED IN ATTIC SPACE SHALL BE PLACED AS CLOSE TO PERIMETER AS POSSIBLE SO AS NOT TO INTERFERE WITH USEABLE ATTIC STORAGE SPACE.
4. MECHANICAL LAYOUT SHOWN IS SCHEMATIC AND IS SHOWN FOR DESIGN INTENT ONLY.
5. VERIFY ALL FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
6. ALL FIXTURES TO BE SELECTED (OR APPROVED) BY OWNER.

1. PER 2013 CALgreen 4.106.2, STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION SHALL BE REQUIRED FOR PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL DURING CONSTRUCTION. METHODS OF STORM WATER DRAINAGE SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE BY MEANS OF RETENTION BASINS, A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD BEFORE WHICH WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD, OR COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.
2. PER 2013 CALgreen SEC. 4.106.3, SURFACE WATER SHALL BE KEPT FROM ENTERING BUILDINGS BY MEANS OF SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, WATER RETENTION GARDENS OR OTHER APPROVED WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AIN GROUNDWATER RECHARGE.
3. THE PLUMBING CONTRACTOR SHALL PROVIDE A SCHEDULE OF PLUMBING FIXTURES & FIXTURE FITTING THAT WILL REDUCE THE OVERALL USE OF POTABLE WATER BY AT LEAST 20% PER 2013 CALgreen SEC. 4.503.
4. PER 2013 CALgreen SEC. 4.408.1, CONSTRUCTION WASTE SHALL BE REDUCED BY AT LEAST 50 PERCENT BY MEANS OF RECYCLING AND/OR SALVAGING FOR REUSE A MINIMUM OF 50 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. EXCAVATED SOILS AND LAND DEBRIS ARE NOT REGULATED BY THIS SECTION.
5. PER CALgreen SEC. 4.408.2, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED IF THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE. THE WASTE MANAGEMENT PLAN SHALL IDENTIFY THE MATERIALS TO BE DIVERTED FROM DISPOSAL, BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE, SPECIFY IF MATERIALS WILL BE SORTED ON-SITE OR MIXED FOR TRANSPORTATION TO A DIVERSION FACILITY, IDENTIFY THE DIVERSION FACILITY WHERE THE COLLECTED MATERIAL WILL BE TAKEN, IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF WASTE GENERATED AND SPECIFY THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
6. PER CALgreen SEC. 4.503.1, ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
7. PER CALgreen SEC. 4.506.1, MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM AND THE FANS HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ALL CABINERY FOR APPROVAL BY OWNER AND ARCHITECT. STAIN AND/OR PAINT SAMPLES SHALL ALSO BE SUBMITTED.
2. FINISH GYPSUM BOARD (AT WALLS) COMPLETELY TO FLOOR TO INSURE A SOLID WALL BASE INSTALLATION. PRIOR TO THE APPLICATION OF PAINT, ALL SURFACES SHALL BE PROPERLY PREPARED, TAPED, TEXTURED OR SANDED SMOOTH (PER FINISH SCHEDULE) AND PRIMED AS NECESSARY.
3. THE MAXIMUM HEIGHT BETWEEN INTERIOR FLOOR MATERIAL SURFACES SHALL BE 1/4".
4. ALL FINISH MATERIALS AND COLORS REQUIRE SUBMITTALS TO BE APPROVED BY ARCHITECT AND OWNERS PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL SUBMIT PAINT SAMPLES, APPLIED TO PIECE OF ACTUAL SURFACE TO BE PAINTED, TO BE REVIEWED AND APPROVED BY ARCHITECT AND OWNERS.
6. ALL FIXTURES AND FINISHES TO BE SELECTED AND APPROVED BY OWNER.
7. FIBER REINFORCED PLASTIC (FRP) PANELS TO BE ADHERED PER MANUFACTURERS INSTALLATION INSTRUCTIONS. USE HOLDINGS SUPPLIED BY MANUFACTURERS TO COVER ALL PANEL SEAMS AND TRANSITIONS BETWEEN PANELS AND OTHER MATERIALS.

FINISH NOTES

2

1. ALL DOORS, WINDOWS AND INSECT SCREENS TO MATCH IN COLOR UNLESS OTHERWISE REQUIRED WHERE INTERIOR SCREENS (CASHEMENT OR AWNING WINDOWS) MUST COMPLEMENT INTERIOR FINISHES SUCH AS STAINED SASH AND CASWORK. ALL OPERABLE UNITS TO BE EQUIPPED WITH REMOVABLE SCREENS.
2. WINDOW DETAILS PROVIDED ILLUSTRATE VARIOUS UNITS HOWEVER, DETAILING OF BUILDING UNITS, PICTURE UNITS, AWNING UNITS, HOPPER UNITS, TILT-TURN UNITS AND CASHEMENT UNITS ARE SIMILAR, IF NOT THE SAME, CONTRACTOR TO COORDINATE WITH ARCHITECT REGARDING ALTERNATIVE DETAILING (TRIM, ETC.) PRIOR TO COMMENCING WITH WORK.
3. CONTRACTOR TO REVIEW WINDOW SCHEDULE ALTERNATIVES AND PROVIDE OWNER AND ARCHITECT WITH RESPECTIVE MATERIAL/LABOR COSTS, DELIVERY TIMING, INSTALLATION ISSUES, ETC. UPON ANALYSIS OF THESE ITEMS, THE OWNER, ARCHITECT AND CONTRACTOR SHALL SELECT THE MOST FEASIBLE ALTERNATIVE.
4. ALL WINDOWS MUST BE CERTIFIED. SEE T-24 ENERGY COMPLIANCE DOCUMENTS FOR MAXIMUM U-FACTOR.
5. VERIFY ALL ROUGH OPENING DIMENSIONS WITH SELECTED MANUFACTURER PRIOR TO FRAMING OPENINGS. ALLOW MINIMUM REQUIRED TOLERANCE ON ALL MEASUREMENTS AS REQUIRED BY MFR'S SPECIFICATIONS.
6. ALL WINDOWS AND EXTERIOR DOORS TO BE WEATHER STRIPPED WITH HIGHEST QUALITY MATERIAL OFFERED BY SELECTED DOOR/WINDOW MANUFACTURER. ALL WINDOWS AND EXTERIOR GLAZED DOORS TO BE DOUBLE PANE UNLESS OTHERWISE NOTED IN RESPECTIVE SCHEDULES.
7. SEE BUILDING ELEVATIONS AND SCHEDULE FOR DESIGNATION AND ILLUSTRATION OF OPERABLE AND FIXED UNITS.
8. ALL INTERIOR WOOD WINDOW FRAMES, SASHES & TRIM WHICH MAY BE SUBJECT TO MOISTURE, DAMPNESS OR HUMIDITY, SUCH AS WINDOWS LOCATED AT BATHROOMS, SHALL BE PAINTED ON THE INTERIOR SURFACES WITH A HIGH QUALITY PRIMER & PAINT SUCH AS DUNN EDWARDS (SUPER V-365) INTERIOR ALKYD ENAMEL UNDERCOATER (BE 220) AND ARIKOSHEN HIGH PERFORMANCE INTERIOR ALKYD SEMI-GLOSS ENAMEL (RT-2) OR EQUAL TO BE APPROVED BY ARCHITECT. PRODUCT TO BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
9. VELUX FIXED (FS) AND VENTING (VS) SKYLIGHTS ARE WDMA HALLMARK CERTIFIED. SEE HALLMARK REPORT NO. 426. PER CBC SECTION 2405.5, ALL UNIT SKYLIGHTS SHALL BE TESTED AND LABELED TO SHOW COMPLIANCE WITH AAMA/WDMA/CSA 1011.5.2/1440.

PLUMBING / RESTROOM NOTES

7

MECHANICAL NOTES

6

CAL GREEN BUILDING NOTES

4

DOOR & WINDOW NOTES

3

NO.	LOCATION	NOMINAL SIZE	TYPE	OPERATION	GLAZING	COMMENTS	NO.	LOCATION	NOMINAL SIZE	TYPE	OPERATION	MATERIAL	GLAZING	THRESHOLD FINISH	HARDWARE FINISH	COMMENTS
1	103 - WOMEN'S RESTROOM	1932	FIXED	O	TEMPERED	VELUX FS C04	101A	101 - STORAGE	PR 4068	-	SWING BI-PART	FIBERGLASS	-	-	SATIN NICKEL	
2	104 - MEN'S RESTROOM	1932	FIXED	O	TEMPERED	VELUX FS C04	102A	102 - STORAGE	3068	-	SWING	FIBERGLASS	-	BRONZE	SATIN NICKEL	
							103A	103 - WOMEN'S RESTROOM	3068	-	SWING	FIBERGLASS	-	BRONZE	SATIN NICKEL	
							104A	104 - MEN'S RESTROOM	3068	-	SWING	FIBERGLASS	-	BRONZE	SATIN NICKEL	
							105A	105 - STORAGE	3068	-	SWING	FIBERGLASS	-	BRONZE	SATIN NICKEL	
							106A	106 - STORAGE	3068	-	SWING	FIBERGLASS	-	BRONZE	SATIN NICKEL	

TYPICAL DOOR SPECIFICATIONS

- ALL EXTERIOR DOORS TO BE FIBERGLASS 'THERMA-TRU' OR APPROVED EQUAL.
- NOMINAL SIZES INDICATED ON SCHEDULE ABOVE DO NOT NECESSARILY MATCH MANUFACTURER MODEL NUMBERS - SEE LEGEND ON RIGHT.
- ALL DOORS TO BE PREHUNG UNITS WHERE APPLICABLE.
- CONTRACTOR TO VERIFY IN FIELD HARDWARE OPTIONS AND FINISHES W/ ARCHITECT AND OWNER PRIOR TO ORDERING.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT.

LEGEND:

(3W) - THREE UNITS WIDE
2636 - 2'-6" WIDE X 3'-6" HIGH
PR - PAIR

WINDOW SCHEDULE

ROOFING: ROOFING TO BE 40 YEAR DIMENSIONAL ASPHALT COMPOSITION ROOF SHINGLES (CERTAINTED, LANDMARK TL OR APPROVED EQUAL), MEETING FEDERAL SPECIFICATIONS 95-S-001534 (GSA-F55), U.L. WIND RESISTANT AND CLASS 'A' FIRE RATINGS AND ASTM SPECIFICATIONS D3018, TYPE-1 D3161, TYPE-1 E108 D3482. COLOR TO BE 'SHENANDOAH.'

GUTTERS & DOWNSPOUTS: PAINTED 24 GA. MINIMUM GALVANIZED SHEET METAL GUTTERS AND DOWNSPOUTS. SUBMIT SAMPLE OF CGEE GUTTER PROFILE FOR ARCHITECT APPROVAL.

FASCIA: 2 X 6 PAINT GRADE WOOD. USE ADVANTAGE PLUS (FULLY TREATED/PRIMED PINE). ALL EXTERIOR TRIM BOARDS MUST BE PRIMED ON ALL SIDES & ENDS PRIOR TO INSTALLATION. ALL OUTSIDE MITERED JOINTS TO BE GLUED W/ EXTERIOR GRADE POLYURETHANE GLUE.

WEATHER-RESISTIVE BARRIERS: AT ROOFS: USE MINIMUM OF 2 LAYERS OF NO. 30 ASPHALT FELT UNDERLAYMENT, COMPLYING WITH ASTM D 226 TYPE II.
AT WALLS: USE MINIMUM 1 LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 TYPE I, AT ALL WEATHER-EXPOSED SURFACES. HOUSE WRAP TYPE BUILDING PAPER TO BE APPROVED BY ARCHITECT. BUILDING PAPER TO BE INSTALLED IN CONFORMANCE WITH SECTION 1404.2 OF THE 2013 CBC.

WALL SIDING: FIBER CEMENT SIDING, 7' EXPOSURE, 5/8" THICK, SMOOTH FINISH, V-RUSTIC PROFILE. USE JAMES HARDIE ARTISAN V-RUSTIC.

WINDOW/DOOR TRIM: FIBER CEMENT TRIM BOARDS, SMOOTH FINISH, 3.5" WIDE BY 5/4 OR 4/4 THICK (SEE DETAILS). USE JAMES HARDIE OR APPROVED EQUAL. ALL EXTERIOR TRIM BOARDS MUST BE PRIMED ON ALL SIDES & ENDS PRIOR TO INSTALLATION.

SEATING STRUCTURE CEILING & EAVE SOFFIT FINISH: 2X6 S4S V-RUSTIC T&G ROOF DECKING, PAINTED. PRIME ON ALL SIDES AND ENDS PRIOR TO INSTALLATION.

SEATING STRUCTURE EXPOSED RAFTERS & TRUSSES: 4X SELECT STRUCTURAL GRADE WOOD, PAINTED.

RESTROOM & DUGOUT EAVE SOFFIT FINISH: PAINTED T-11 V-GROOVE PLYWOOD, OR EQUAL TO BE APPROVED BY ARCHITECT.

WALL BODY PAINT: BENJAMIN MOORE HC-68 'MIDDLEBURY BROWN'. USE AT ALL V-RUSTIC WALL SIDING AND EXPOSED CONCRETE CURBS AT BASE OF WALLS.

TRIM PAINT: BENJAMIN MOORE OC-45 'SWISS COFFEE'. USE FOR ALL TRIM BOARDS, EXPOSED WOOD AND STEEL BEAMS, DECORATIVE PICKETS, GUTTERS & DOWNSPOUTS, FASCIA, CEILINGS, AND EAVE SOFFITS.

3 DOOR SCHEDULE

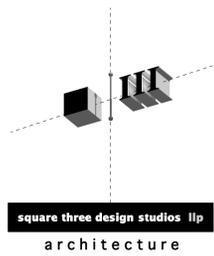
RESTROOM INTERIOR WALL FINISH: WALL FINISH TO BE FIBER REINFORCED PLASTIC (FRP) PANEL (CRANE COMPOSITES, GLASSBORO SMOOTH WHITE OR APPROVED EQUAL). ADHERE OVER UNPAINTED GYPSUM BOARD SUBSTRATE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

RESTROOM CEILING FINISH: GYPSUM BOARD, PAINTED.

RESTROOM CONCRETE FLOORS: REMOVE ALL IMPERFECTIONS (PIVOTS, ADHESIVES, ETC.), SEAL AND BUFF SMOOTH.

FINISH SCHEDULE

2



900 high street suite 3
palo alto, ca 94301
650 • 326 • 3860

A PROJECT FOR:
MENLO-ATHERTON LITTLE LEAGUE
HOLBROOK PALMER PARK
ATHERTON, CA 94027

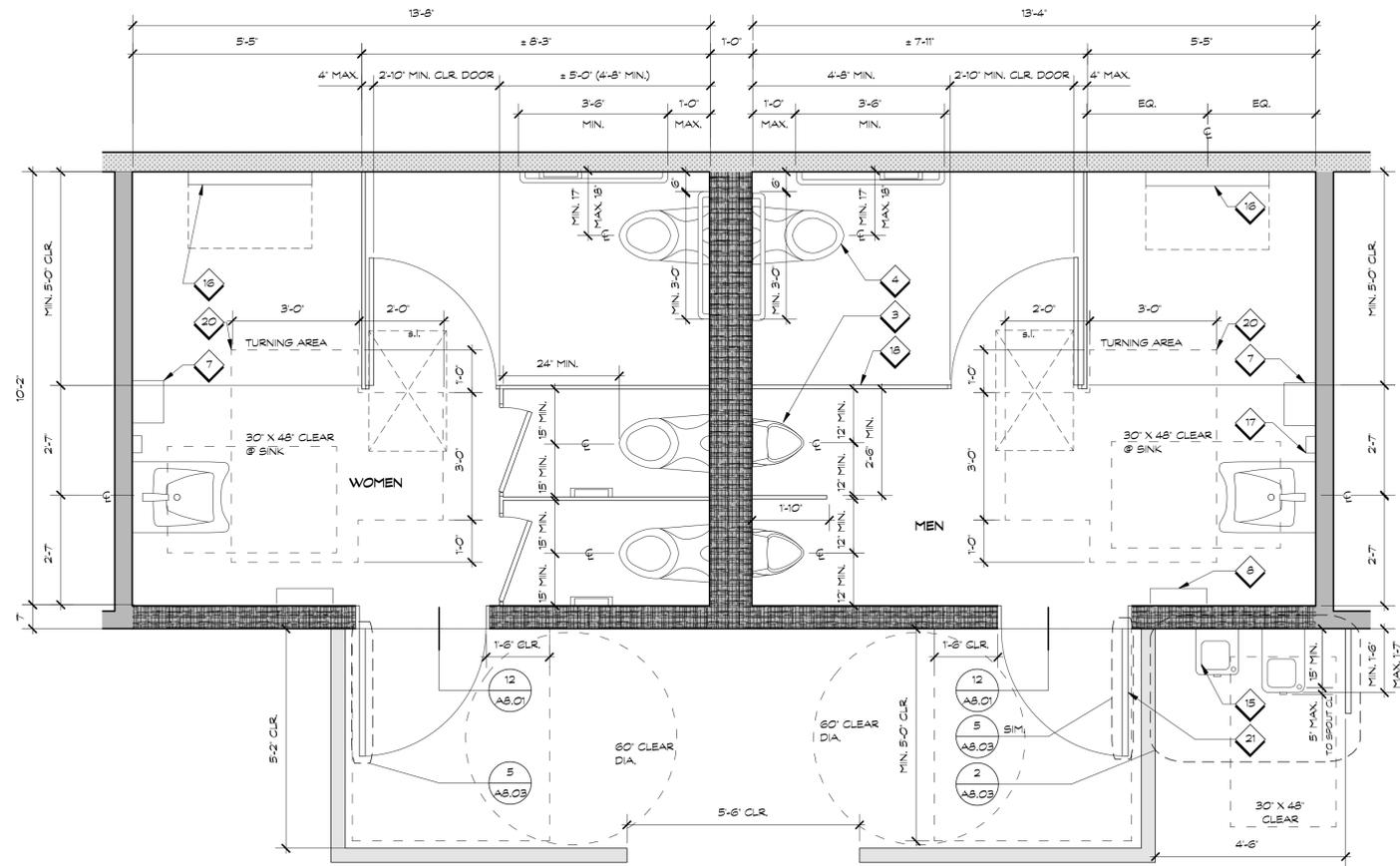


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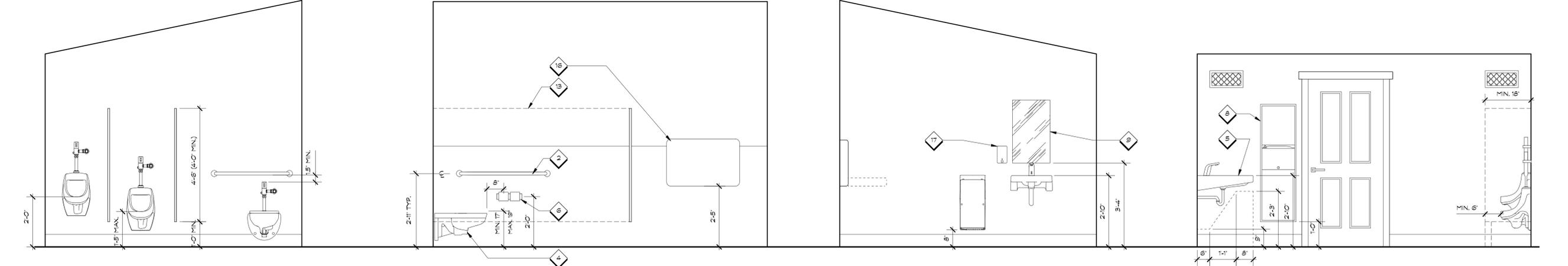
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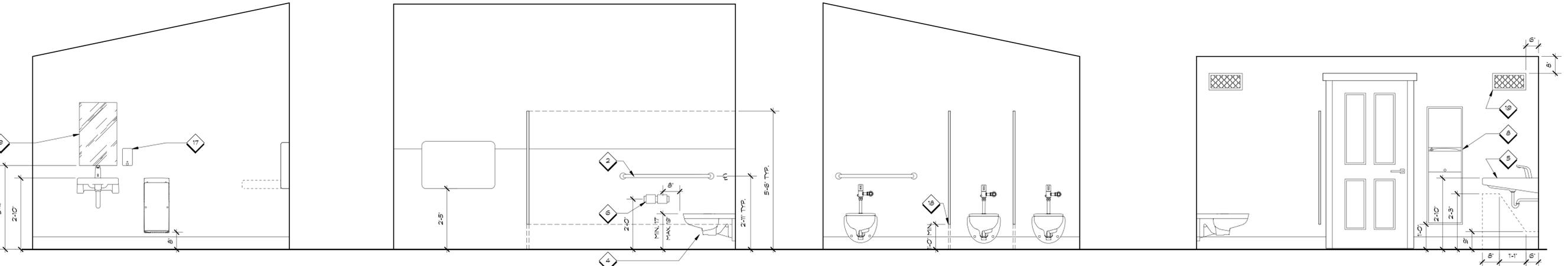


1. 36" GRAB BAR COMPLYING WITH CBC 11B-709 AND 11B-604.5. USE BOBRICK 'B-5806 X 36" OR APPROVED EQUAL. SEE RESTROOM CODE COMPLIANCE NOTES, 7/A4.01, FOR ADDITIONAL INFORMATION.
2. 42" GRAB BAR COMPLYING WITH CBC 11B-709 AND 11B-604.5. USE BOBRICK 'B-5806 X 42" OR APPROVED EQUAL.
3. URINAL COMPLYING WITH CBC 11B-605. MAX. 0.5 GPF. USE KOHLER 'DEXTER K-5016-ET' AND AUTOMATIC FLUSHOMETER 'TRIPPOINT K-10958' OR APPROVED EQUAL. FLUSH CONTROLS MUST COMPLY WITH CBC 11B-604.6. SEE MEP DRAWINGS FOR ADDITIONAL INFO. & SPECS.
4. WALL MOUNTED WATER CLOSET COMPLYING WITH CBC 11B-604, TYP. OF 4. MAX. 1.28 GPF. USE KOHLER 'KINGSTON K-4325' OR APPROVED EQUAL. PROVIDE AUTOMATIC FLUSHOMETER 'TRIPPOINT K-10958'. FLUSH CONTROLS MUST COMPLY WITH CBC 11B-604.6. SEE MEP DRAWINGS FOR ADDITIONAL INFO. & SPECS.
5. SINK COMPLYING WITH CBC 11B-606. MAX. FLOW RATE 1.5 GPM @ 60 PSI. USE KOHLER 'K-12638' SINK AND 'K-7514' AUTOMATIC FAUCET OR APPROVED EQUAL. SEE MEP DRAWINGS FOR ADDITIONAL INFO. & SPECS.
6. TOILET PAPER DISPENSER, TYP. USE BOBRICK 'B-27640' OR APPROVED EQUAL. TOILET PAPER DISPENSERS MUST COMPLY WITH CBC 11B-309.4 AND CBC 11B-604.7.
7. HAND DRYER. USE DYSON 'AIRBLADE 28' OR APPROVED EQUAL.
8. STAINLESS STEEL PAPER TOWEL DISPENSER AND WASTE RECEPTACLE, RECESSED INTO WALL USE BOBRICK 'B-3944' WITH '3944-134 LINERMATE' OR APPROVED EQUAL.
9. WALL MOUNTED MIRROR, 18" X 30", WITH TEMPERED GLASS. USE BOBRICK 'B-1658 1830' OR APPROVED EQUAL. INSTALL COMPLYING WITH CBC 11B-603.3.
10. STALL PARTITION. USE BOBRICK 'COMPACT LAMINATE DURALINE SERIES', FLOOR MOUNTED, OR APPROVED EQUAL.
11. LINE OF FURRING WALL BEHIND URINALS.
12. LINE OF WALL FINISH TRANSITION BETWEEN EXPOSED CONCRETE BELOW AND FRP PANEL ABOVE AT REAR RESTROOM WALL. FRP PANEL MOLDING TO COVER TRANSITION FROM CONCRETE TO FRP.
13. DASHED LINE OF STALL PARTITION IN FOREGROUND.
14. 6" HIGH EXPOSED CONCRETE CURB, TYP. AT RESTROOM WALLS. FRP PANEL MOLDING TO COVER TRANSITION FROM CONCRETE TO FRP.
15. HIGH / LOW DRINKING FOUNTAIN COMPLYING WITH CBC 11B-307 AND 11B-602. USE ELKAY 'EDFP217C' OR APPROVED EQUAL. SEE DETAIL 2/A8.03 FOR ADDITIONAL INFORMATION. FLOOR CLEARANCE MUST BE PROVIDED PER CBC 11B-305 AND KNEE AND TOE CLEARANCE PER CBC 11B-306.
16. BABY CHANGING STATION. USE BOBRICK 'K8200-00' OR APPROVED EQUAL.
17. SOAP DISPENSER. USE BOBRICK 'B-2111' OR APPROVED EQUAL.
18. PER CBC 11B-604.8.1.4, THE SIDE PARTITION OF THE ACCESSIBLE COMPARTMENT SHALL PROVIDE A TOE CLEARANCE OF 12" MIN. ABOVE THE FINISH FLOOR AND 6" DEEP MIN. BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES.
19. 5' X 15" VENTILATION GRILLE, PAINTED WHITE METAL.
20. WHEELCHAIR CLEAR TURNING SPACE COMPLYING WITH CBC 11B-304.
21. PREFABRICATED FIBERGLASS DOOR PER DOOR SCHEDULE 1/A4.02. OPERATING HARDWARE MUST COMPLY WITH CBC 11B-309.4.

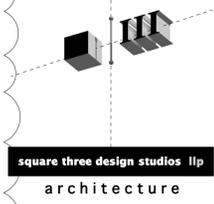
RESTROOMS - ENLARGED PLAN 1/2" 4 KEY NOTES 1



MEN'S RESTROOM - ELEVATIONS 1/2" 2



WOMEN'S RESTROOM - ELEVATIONS 1/2" 3



900 high street suite 3
palo alto, ca 94301
650 • 326 • 3860

A PROJECT FOR
MENLO-ATHERTON LITTLE LEAGUE
HOLBROOK PALMER PARK
ATHERTON, CA 94027

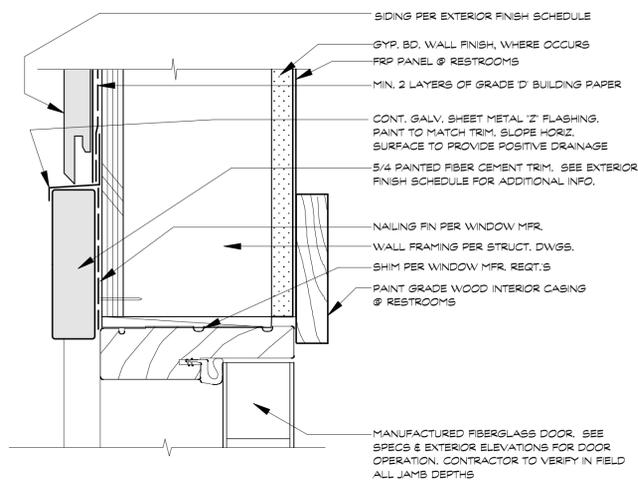


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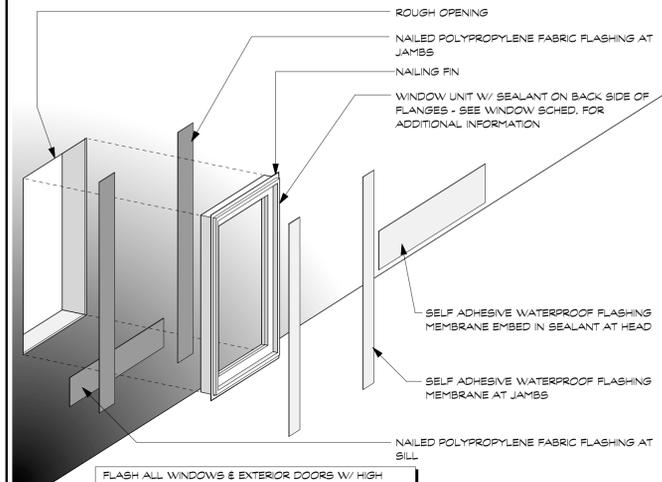
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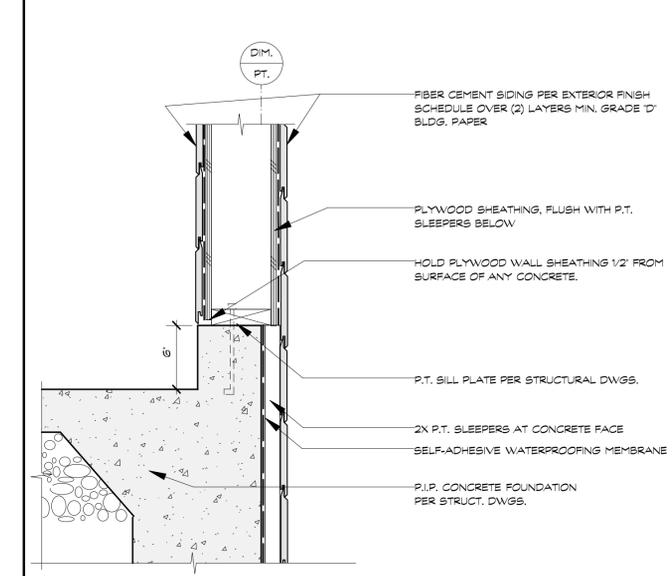
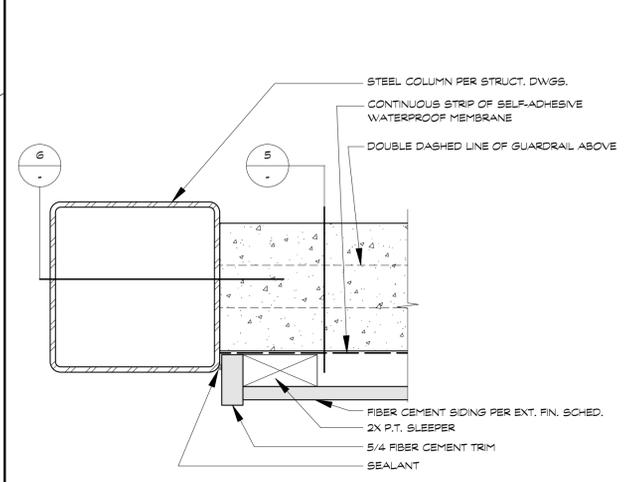
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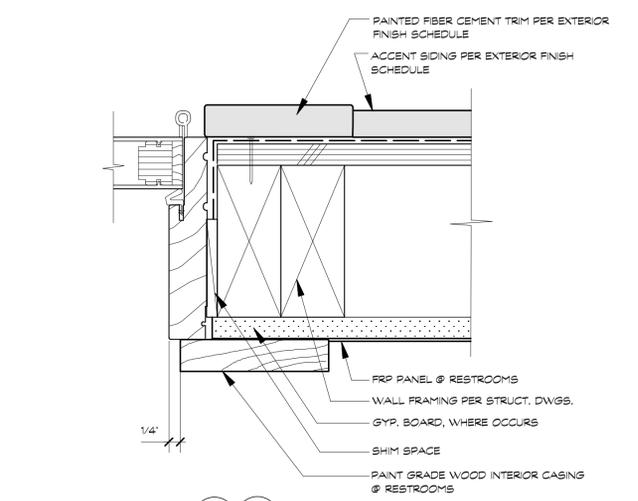
FOR ADDITIONAL INFO., SEE



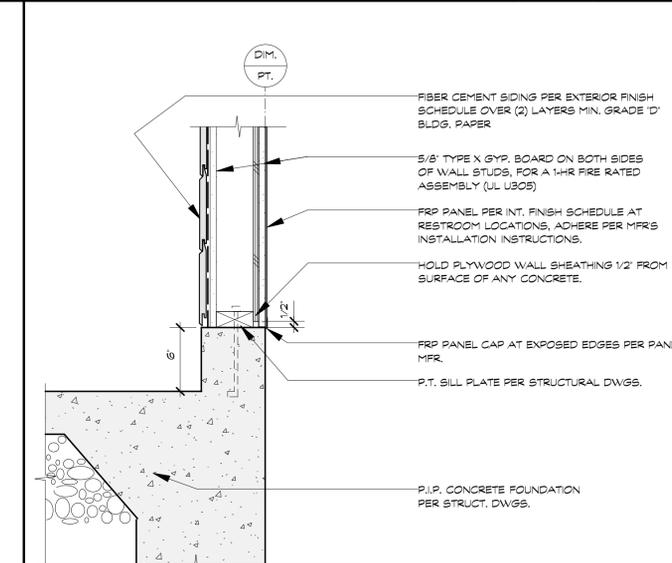
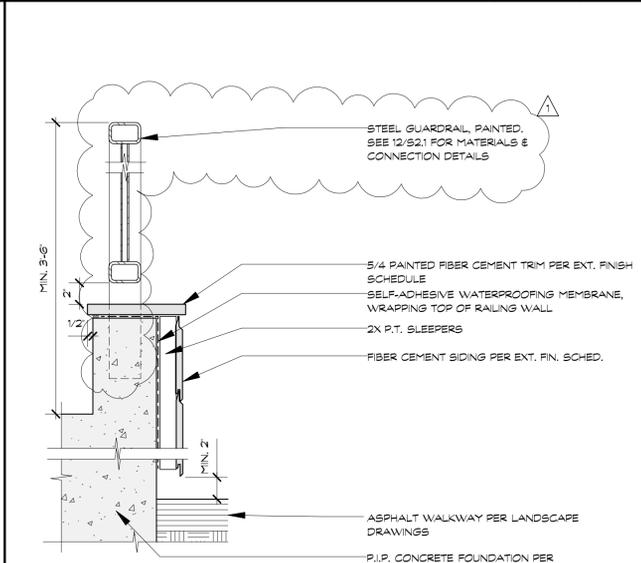
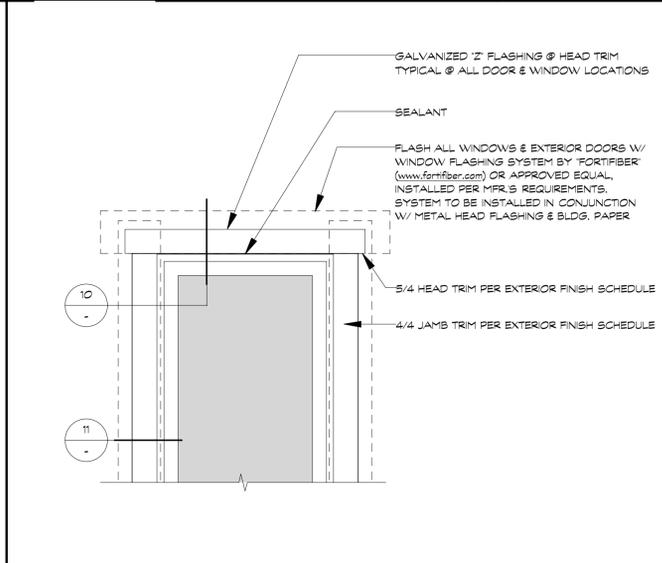
FLASH ALL WINDOWS & EXTERIOR DOORS W/ HIGH PERFORMANCE WINDOW FLASHING SYSTEM BY FORTIFIBER (www.fortifiber.com) OR APPROVED EQUAL. INSTALLED PER MFR'S REQUIREMENTS. SYSTEM TO BE INSTALLED IN CONJUNCTION W/ METAL HEAD FLASHING & BLDG. PAPER



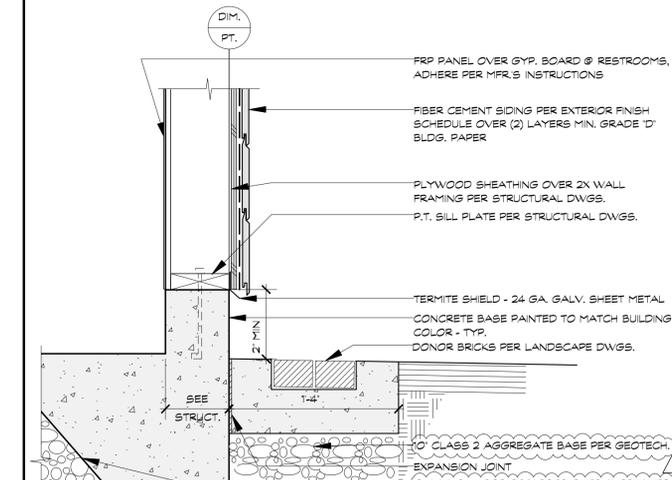
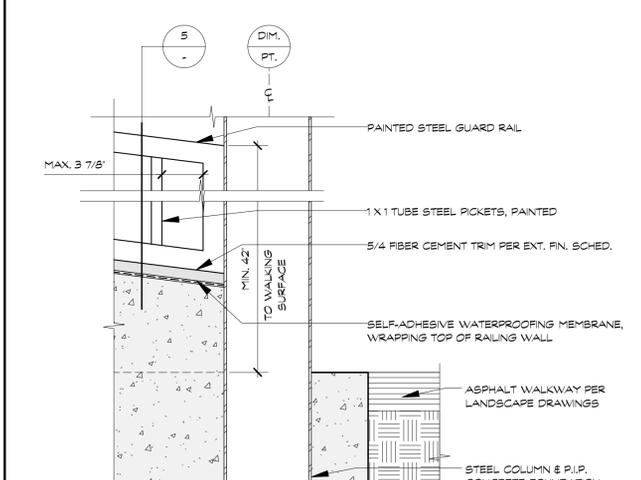
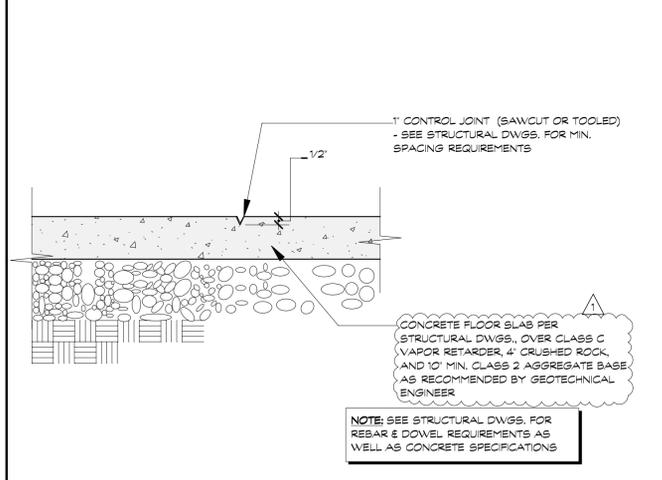
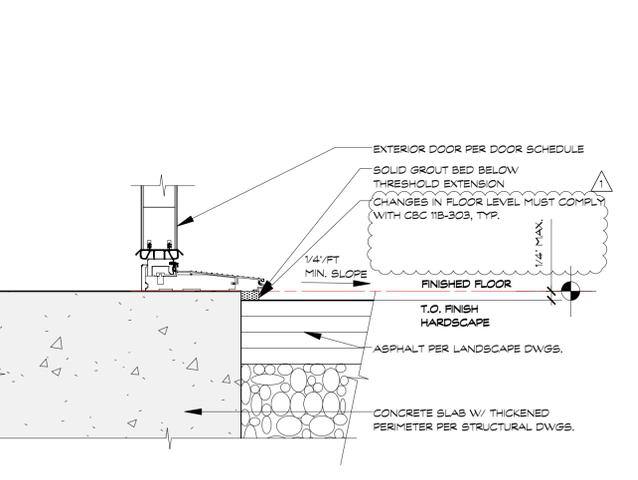
DOOR HEAD	1 1/2"	10	TYP. WINDOW & DOOR FLASHING	NTS	7	WALL @ GUARDRAIL - PLAN	3"	4	EXT. WALL @ SEATING REAR	1 1/2"	1
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FOR ADDITIONAL INFO., SEE



DOOR JAMB	1 1/2"	11	TYP. TRIM ELEVATION	NTS	8	WALL @ GUARDRAIL - CROSS SECT.	1-1/2"	5	INT. WALL @ SEATING REAR	1 1/2"	2
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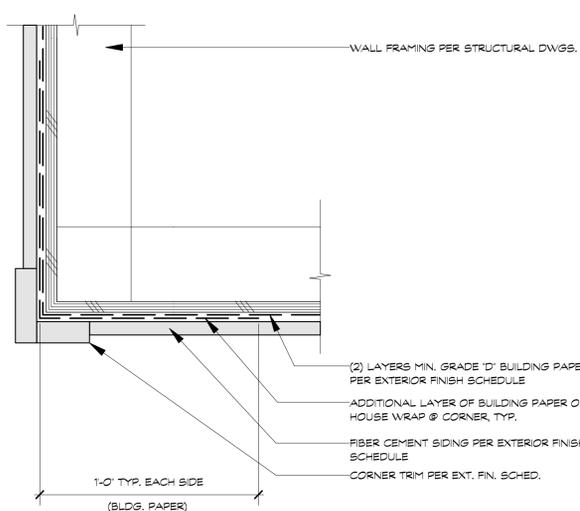
DOOR THRESHOLD	1 1/2"	12	CONC. FLOOR SLAB CONTROL JOINT	1 1/2"	9	WALL @ GUARDRAIL - SECTION	1 1/2"	6	FOUNDATION @ RESTROOMS	1-1/2"	3
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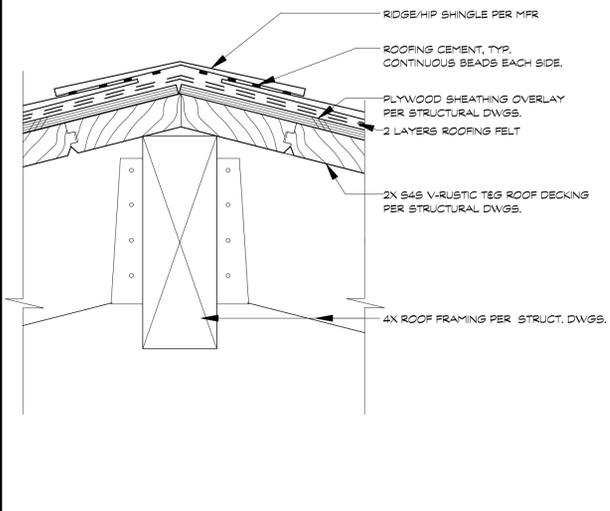
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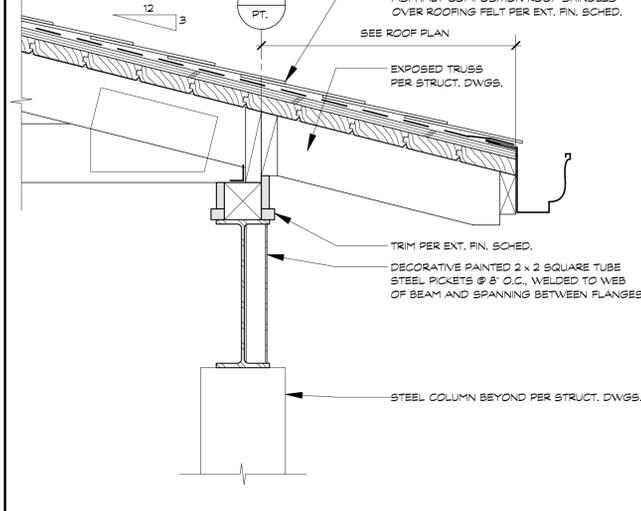
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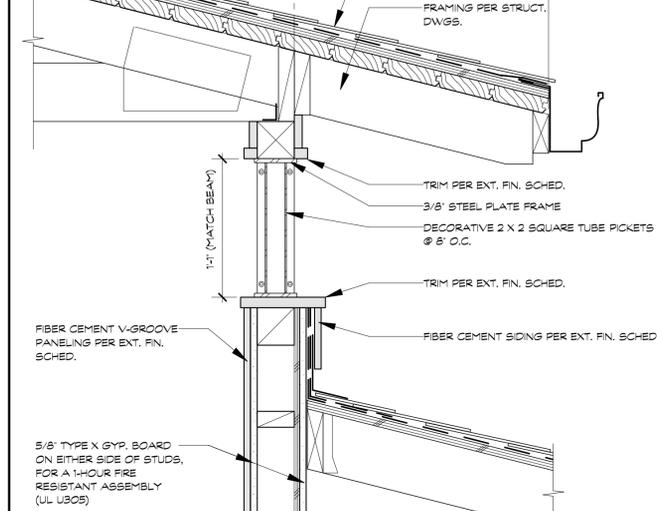
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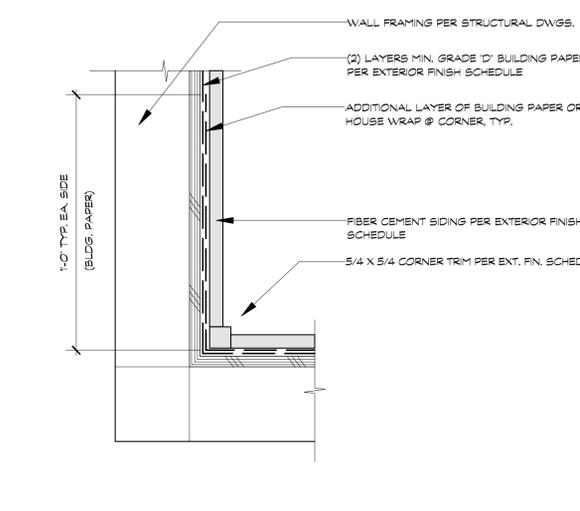
RIDGE @ SEATING STRUCTURE 3" 7



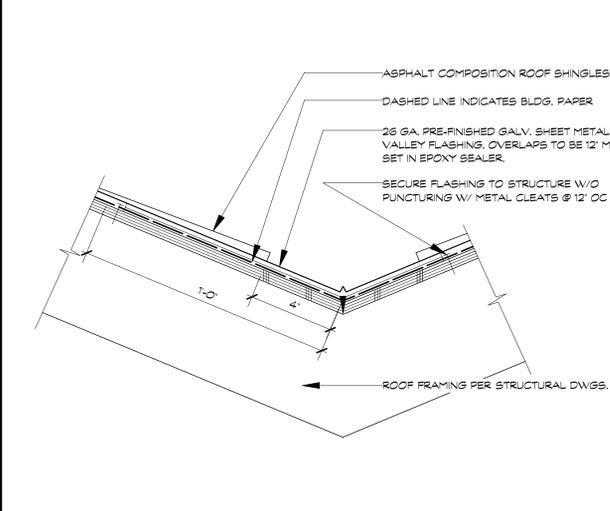
EAVE @ SEATING FRONT 1 1/2" 4



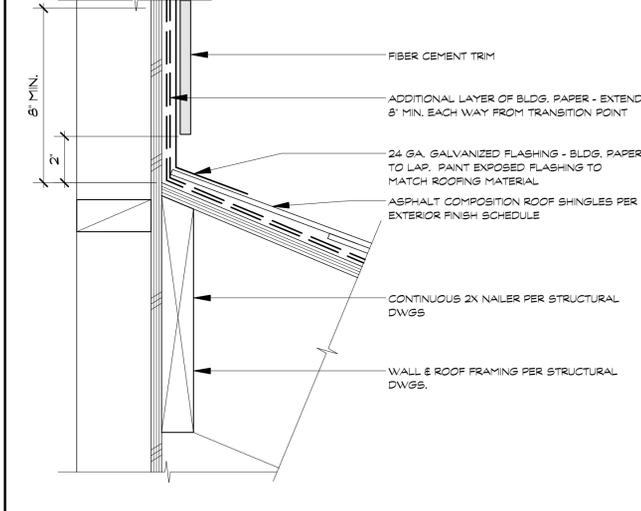
EAVE @ SEATING REAR 1 1/2" 1



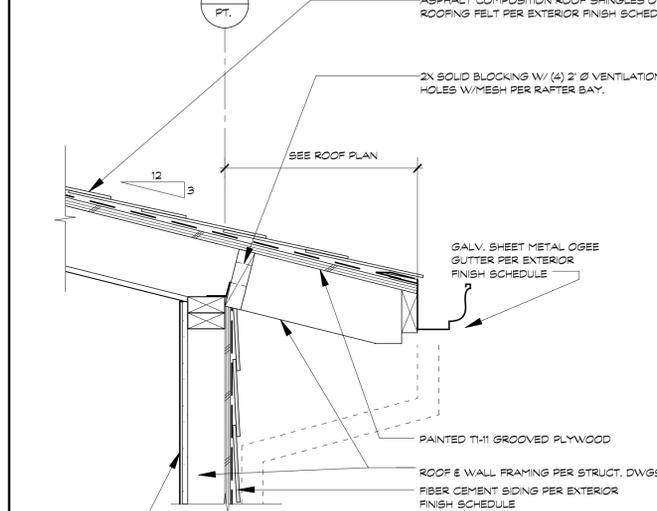
SIDING - INSIDE CORNER 3" 11



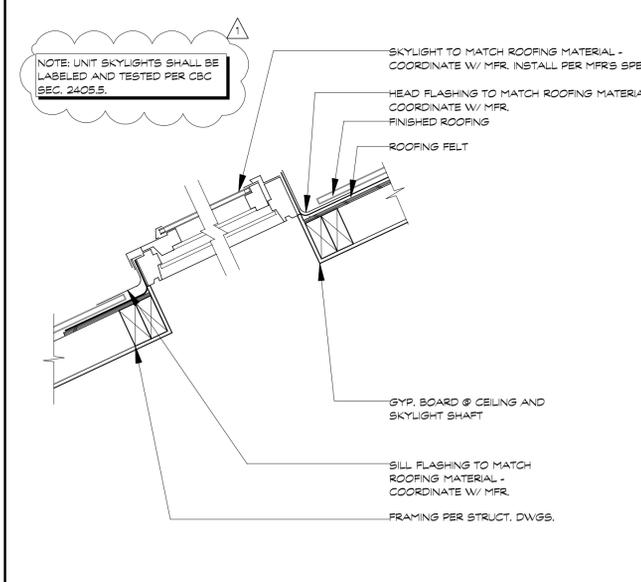
VALLEY 3" 8



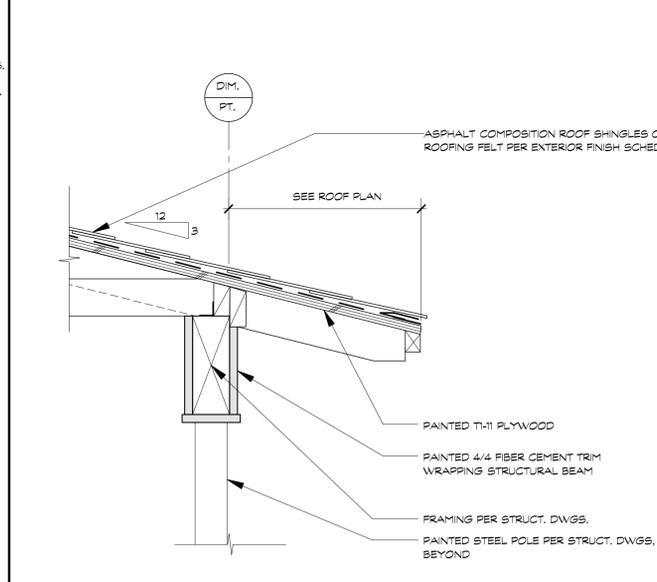
ROOF TO WALL - SLOPED 3" 5



EAVE @ RESTROOMS 1 1/2" 2



SKYLIGHT NTS 6



EAVE @ DUGOUTS 1 1/2" 3

NOT USED - 12

NOT USED - 9



revision	date
PLAN CHECK COMMENTS	10/07/14

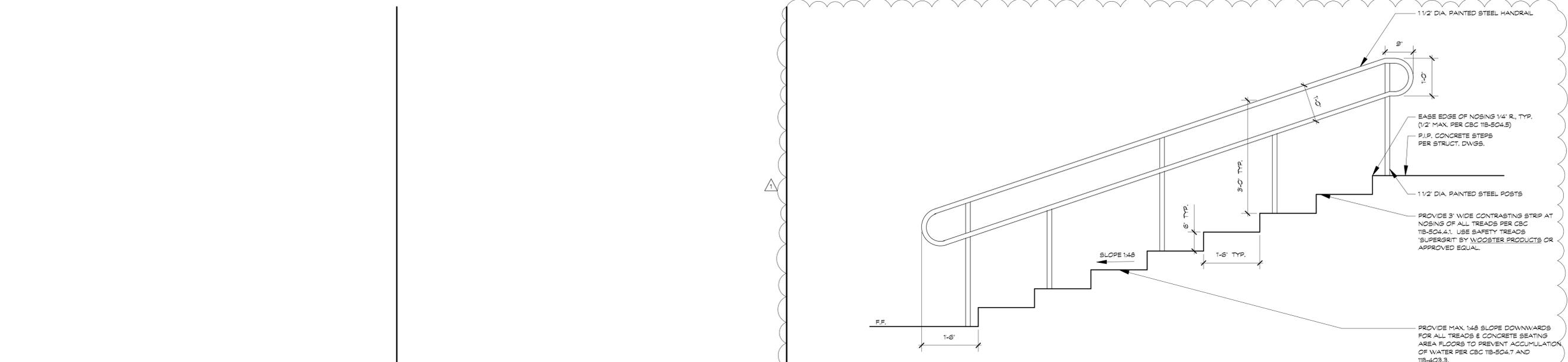
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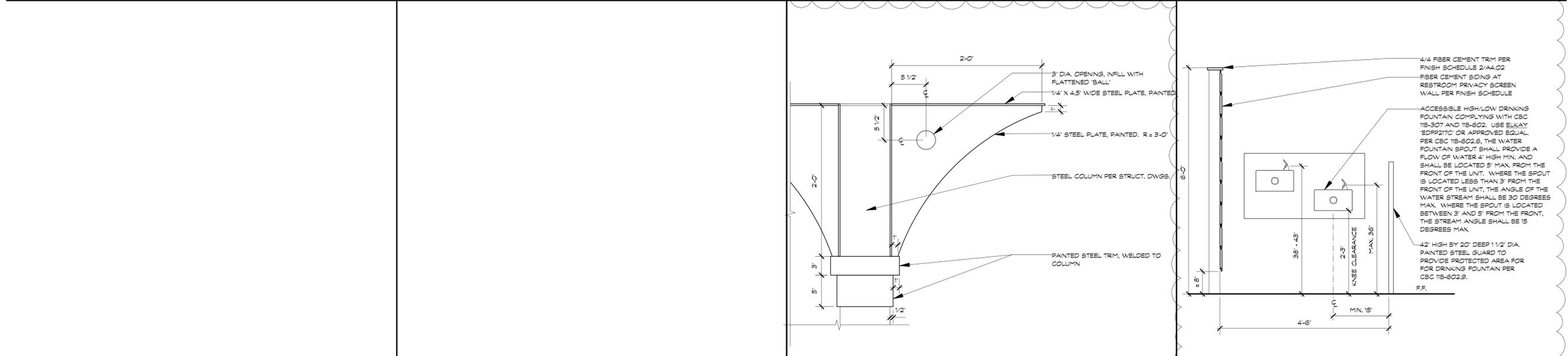
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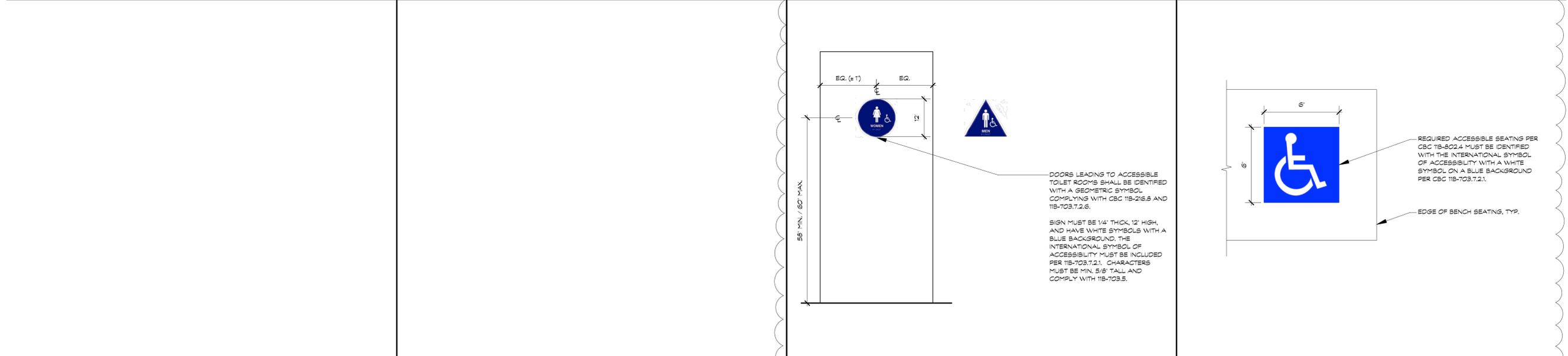
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PLAN CHECK COMMENTS	10/07/14



NOT USED	-	9	NOT USED	-	6	HANDRAIL	3/4"	1
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NOT USED	-	10	NOT USED	-	7	STEEL CORNER TRIM	1 1/2"	4
						DRINKING FOUNTAIN	1 1/2"	2



NOT USED	-	11	NOT USED	-	8	RESTROOM DOOR SIGN	NTS	5
						ACCESSIBLE SEATING SIGN	NTS	3

LOADING CRITERIA

DEAD/LIVE LOADS

Roof Load:
DL = 11.3 PSF
LL = 20 PSF

Seating Deck Load:
DL = 100 PSF
LL = 100 PSF

WIND LOADS

Design Wind Speed:
V = 110 mph

Wind Risk Category:
II

Wind Design Procedure:
Directional Procedure

Wind Exposure (N-S & E-W):
Kd = 0.85
Kzt = 1.0
Kz = Kh = 0.70
Exp Category = B

SEISMIC LOADS

Seismic Importance Factor:
Ie = 1.0

Mapped Spectral Response:
Ss = 1.592
S1 = 0.745

Site Class:
D

Spectral Response Coefficients:
Sds = 1.080
Sd1 = 0.745

Seismic Design Category:
D

Basic Seismic Force-Resisting Systems:
Wood Shear Walls and Cantilever Columns

Seismic Response Coefficient:
Cs = varies

Response Modification Factors:
Construction Type: Mixed Light-framed walls & steel
R = Varies

Analysis Procedure Used:
Equivalent Lateral Force Procedure

Base Shear:
V (Total E-W) = 4500 # V (Total N-S) = 4500 #

GENERAL

- The general notes contained within apply to all drawings.
- All work shall be in accordance with all Federal, State and local Building Codes and safety ordinances in effect at the place of building. ref.: 2013 C.B.C.
- It is the responsibility of the Contractor to notify the Engineer of any potential discrepancies or conflicts, including but not limited to inconsistencies within the Structural Drawings, inconsistencies between the Structural Drawings and other disciplines including architectural drawings, geotechnical recommendations, existing site conditions, etc.
- Portions of the construction not specifically detailed shall be constructed in similar fashion to provided details. These plans are intended for use by contractors experienced in light frame construction methods and techniques.
- It is the sole responsibility of the contractor to field verify all existing and new dimensions shown on these plans and to coordinate all dimensions between structural and architectural plans. The dimensions provided on structural plans are solely for the purpose of design.
- Any conflicts or discrepancies between the drawings and site conditions shall be immediately brought to the attention of the Engineer and corrected as directed by the Engineer.
- Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this Project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this Project, excepting for liability arising from the sole negligence of the Owner or the Engineer.
- Contractor acknowledges that he has thoroughly familiarized himself with the building site conditions, grades, etc., with the drawings and specifications, with the delivery facilities and all other matters and conditions which may affect the operation and completion of the work and assumes all risks therefrom.
- Contractor shall be responsible for locating all underground utilities. All damage shall be repaired at the contractor's expense.
- The drawings schematically indicate existing and new construction. Due to the nature of the work, adjustments will likely be required in the field to meet the design objectives. Such adjustments are part of the contract and shall be included in the lump sum bid.
- Contractor shall be responsible for all temporary shoring. Shoring shall be provided to support the existing structure until all work on the drawings is completed.
- Drainage systems and waterproofing are not a part of the Structural Plans and shall be designed by others as required.
- The Contractor shall be responsible for the coordination of all work and special inspection including, but not limited to that shown on these drawings.
- Any request for substitution or modification to these drawings shall be made in writing by contractor to the architect and engineer. Any design cost associated with such changes shall be absorbed by the contractor. Shop drawings do not constitute "IN WRITING" unless it is clearly noted that specific changes are being requested.

FOUNDATION

- The Engineer is not responsible for the adequacy of the founding soils. The foundation design is based upon a report by: Romig Engineers, Inc. 1390 El Camino Real, 2nd Floor, San Carlos, CA 94070 (650) 591-5224. Project # 3136-1 Titled: Geotechnical Investigation Holbrook Palmer Ballpark, Dated: April 4, 2014. Foundation excavation, earthwork, site placement of any concrete, and drainage shall be performed in accordance with the geotechnical report. Geotechnical construction observation shall be performed as required in the Geotechnical Report.
- Allowable bearing pressure of foundations a minimum of 32" deep and 15" wide is 2500 psf. Lateral loads may be resisted by friction between the bottom of the footing and the soil. Coefficient of friction of 0.25
- Excavations shall be clear of any loose soil or debris. Do not allow water to stand in trenches.
- Notify the Engineer and the Owner's Representative 48 hours prior to the placement of concrete for the foundation. All excavations, forms, and reinforcing are to be inspected by the Engineer and Building Inspector prior to placement of concrete/

INSPECTIONS

INSPECTIONS

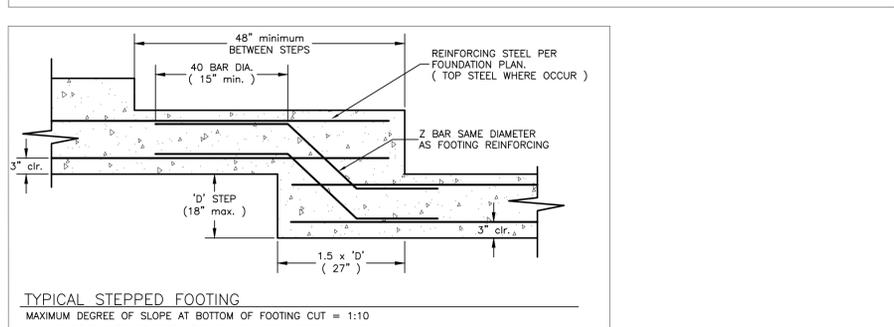
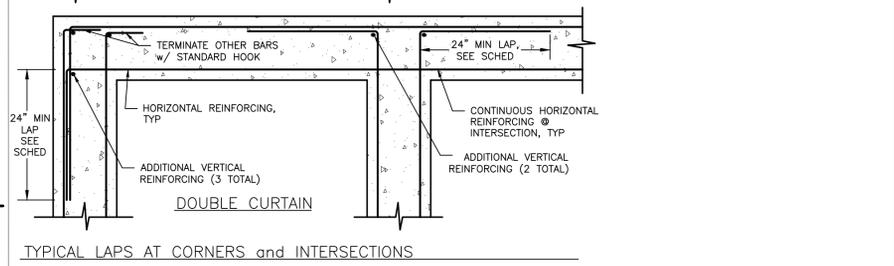
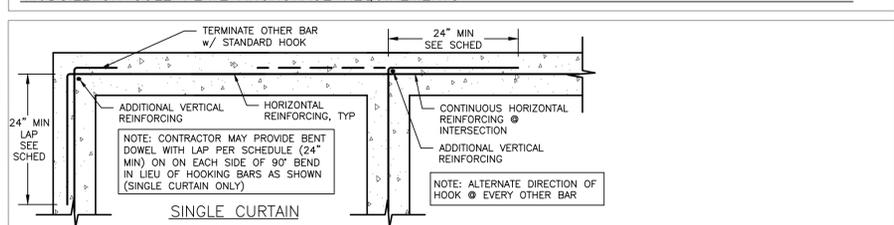
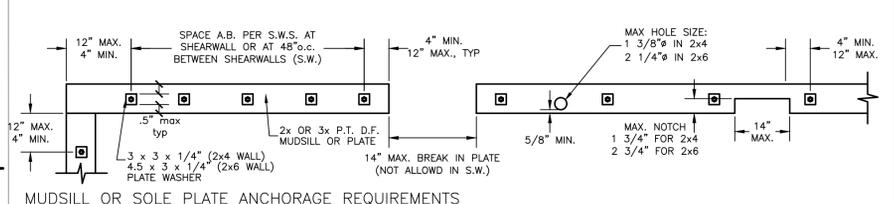
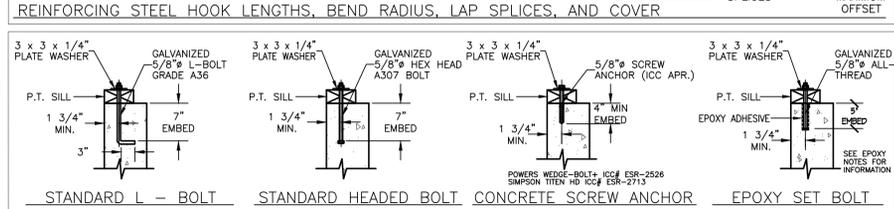
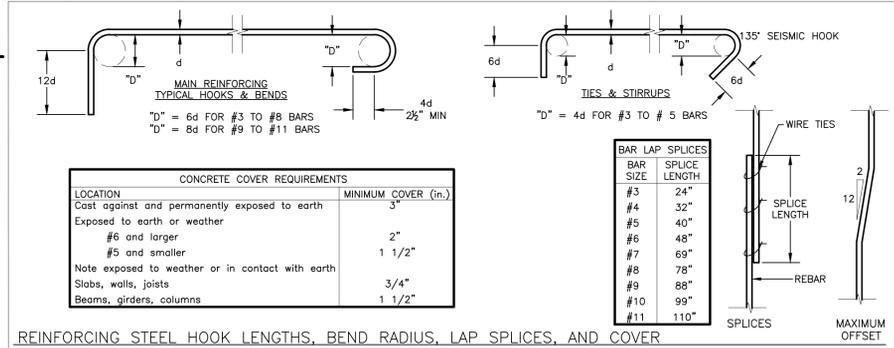
The Contractor is responsible for notifying the appropriate inspection authority 48 hours in advance of the need for inspection. These plans are distributed with the understanding that conventional framing is an integral part of the structure and that if the Engineer does not inspect the construction the validity of these plans could be jeopardized. It is recommended that additional inspections be requested at regular intervals during the course of construction as these regular inspections could reduce the amount of demolition and reworking required by possible mistakes, omissions or misinterpretations. These inspections in no way relieves the Contractor from his responsibility to conform to the plans, specifications, the California Building Code and any other local ordinances in effect. One copy of any and all inspection reports prepared by an independent testing laboratory, building department, and/or Geotechnical Engineer shall be submitted to the Engineer.

ITEM	TESTING	SPECIAL INSPECTION	ENGINEERS OBSERVATION
GRADING AND COMPACTION			X (2)
FOOTING EXCAVATION			X (2)
DRILLED PIER EXCAVATION			X (2)
CONCRETE STRENGTH			
CONCRETE PLACEMENT			
CONCRETE REINFORCING			X (1)
SHEAR WALL NAILING AND HARDWARE			X (1)
EPOXY INSTALLATION (TENSION ONLY)			
WELDING		X (3)	

(1) ENGINEERING OBSERVATION SHALL BE DONE BY THE ENGINEER OF RECORD (E.O.R.)
(2) ENGINEERING OBSERVATION SHALL BE DONE BY A GEOTECHNICAL ENGINEER
(3) ENGINEERING OBSERVATION SHALL BE DONE BY AN INDEPENDENT TESTING LAB

REINFORCED CONCRETE

- All concrete shall contain a minimum of 5 sacks of cement per cubic yard, 3/4" aggregate, "Hard Rock" mix and shall have a minimum ultimate compressive strength of 3,000 psi (Special Inspection not required) @ 28 days, UNO. 3/8" aggregate pump mixes may be used if prior approval is obtained from the Engineer prior to placing concrete. All cement used in concrete shall conform to ASTM C150, Type I or II. All aggregate shall conform to ASTM C33. All concrete to be "Ready-Mix" and shall be mixed and delivered to the site in conformance with ASTM C94. The w/c ratio shall not exceed 0.50. Entrained air content shall be below 3% where a trowel finish will be applied. All water shall be potable, clean, and not detrimental to the concrete.
- Concrete used in foundations, drilled piers and foundation walls shall have a maximum slump of 3". All other concrete shall have a maximum slump of 4". Contractor shall take necessary measures to consolidate concrete such as mechanical vibration.
- Reinforcing steel shall be ASTM A615 Grade 60 except #3 bars and dowels may be Grade 40. Hold reinforcement in its position with devices and/or ties sufficiently numerous to prevent displacement during placing of concrete. See tables for hook lengths and lap splices.
- Concrete shall be mixed and delivered in accordance with ASTM-C94.
- All reinforcing bars and dowels, straps, anchor bolts, post bases, and any other element embedded in concrete shall be accurately placed and secured to form work, metal chairs, dories or other devices to hold items securely in place during placement of concrete.
- All wood in contact with concrete or masonry shall be pressure treated (P.T.) or be of foundation grade Redwood. Wood shall be separated from earth by 8" for continuous plates and 10" for individual posts exposed to weather or water splash. Posts on concrete slabs shall be elevated 1" above concrete surface.
- Cast-in-place anchor bolts (A.B.) shall be a minimum of 5/8"Ø x 12" w/ 7" embedment and spaced no more than 48" o.c. Anchor bolts shall be no more than 12" from the end nor less than 4" with a minimum of 2 bolts per piece. At designated shear walls, space anchors per shear wall schedule. All anchors bolts shall have a 3"x3"x1/4" thick washer. Anchor bolt grade shall be ASTM F1554 Gr. 36.



WOOD

- All framing lumber shall conform to the "American Softwood Lumber Standard, DOC PS 20-10".
- Horizontal framing lumber shall be Douglas Fir (DF) grade #2 except members 4 inches and wider shall be Douglas Fir (DF) grade #1 FOHC, unless otherwise noted on plans. All lumber shall have a maximum moisture content of 19% at time of use. All 4x and larger posts shall be DF grade #1.
- Glued laminated timber shall comply with ASTM D 3737, and ANSI/AITC A190.1-07, 24F, exterior glue, industrial appearance. Combination V3 or V5 shall be used at simple spans and V8 or V10 at cantilevers. Camber shall be from 1600 foot radius, UNO.
- All structural wood connectors (joist hangers, post caps, framing clips etc.) shall be manufactured by Simpson Strong-Tie Company. Other brands may be used provided they have an equal or better ICC approved load value. Use Z-MAX or hot-dip finish hardware when hardware will be in contact with pressure treated lumber.
- All mudsills shall be 2x or 3x pressure treated Douglas Fir.
- Double floor joists under all partitions parallel to floor joists. Separate double joists with 2x blocks at 4' o.c. at plumbing walls.
- Stitch multiple joists together with staggered 2 - 16d @ 16" o.c. through each joist.
- All floor and ceiling joists shall be installed crown up, level end to end.
- 2x solid blocking shall be placed between joists and rafters over all supports and under all perpendicular bearing walls. Joists deeper than 10" shall have full depth blocking or bridging at 8 feet maximum on center.
- A minimum of three studs are required at all wall corners and intersections. The three studs shall be stitched together with 16d nails at the same spacing as the shearnail edge nailing (EN) where shearnails occur. Specified corner posts supersede this minimum.
- All wood framing shall be built according to CBC section 2308 "Conventional Light Frame Construction," UNO.
- Where upper floor cantilevers out beyond floor below, add two joists directly below all window jacks (dbl 2x). Provide continuous 2x rim joist with A35 clip to each joist plus 3- 16d face nails thru rim into freeze blocking. Solid block joists at bearing wall.
- All nails specified on these plans are common nails. Refer to table 2304.9.1 (2013 CBC) for minimum nailing requirements.
- All nails, bolts, screws and lags in contact with pressure treated (P.T.) lumber shall be hot-dip galvanized or have an approved corrosion-resistant finish.

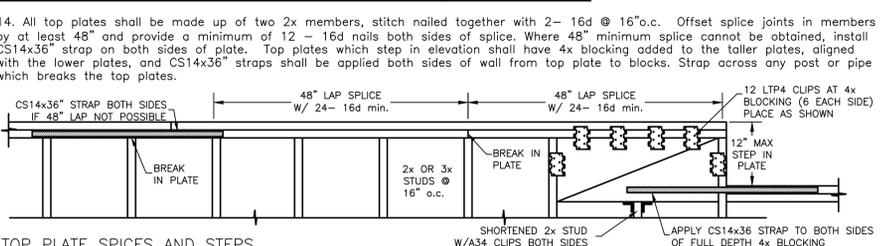
Portions of TABLE 2304.9.1

CONNECTION	COMMON NAILING ^{1,2}	GUN NAILING EQUIVALENT ³
1. Joist to sill or girder, toenail	3-8d	3- 3" x .131"Ø
2. Bridging to joists, toenail each end	2-8d	2- 3" x .131"Ø
6. Sole plate to joist or blocking, face nail Sole plate to joist or blocking, at braced wall panels	16d at 16" o.c. 3-16d per 16"	3" x .131"Ø @ 8" o.c. 4- 3" x .131"Ø per 16"
7. Top plate to stud, end nail	2-16d	3- 3" x .131"Ø
8. Stud to sole plate	4-8d, toenails or 2-16d, end nail	4- 3" x .131"Ø toenails 3- 3" x .131"Ø endnails
9. Double studs, face nail	16d at 24" o.c.	3" x .131"Ø @ 8" o.c.
10. Double top plates, face nail Double top plates, lap splice	16d at 24" o.c. 24-16d, ea. side	3" x .131"Ø at 12" o.c. 36- 3" x .131"Ø
11. Blocking between joists or rafters to top plate	3- 8d toenails	3- 3" x .131"Ø
12. Rim joist to top plate, toenail	8d at 6" o.c.	3" x .131"Ø @ 6" o.c.
13. Top plates, laps and intersections, face nail	2-16d	3- 3" x .131"Ø
14. Continuous Header, Two pieces	16d @ 16" o.c. ea. edge	
15. Ceiling joist to plate, toenail	3-8d	5- 3" x .131"Ø toenails
16. Continuous header to stud, toenail	4-8d	
17. Ceiling joists, laps over partitions, face nail	3-16d	4- 3" x .131"Ø
18. Ceiling joists to parallel rafters, face nail	3-16d	4- 3" x .131"Ø
19. Rafter to plate, toenail	3-8d	5- 3" x .131"Ø toenails
23. Built-up corner studs (except @ hold downs)	16d at 24" o.c.	3" x .131"Ø @ 16" o.c.

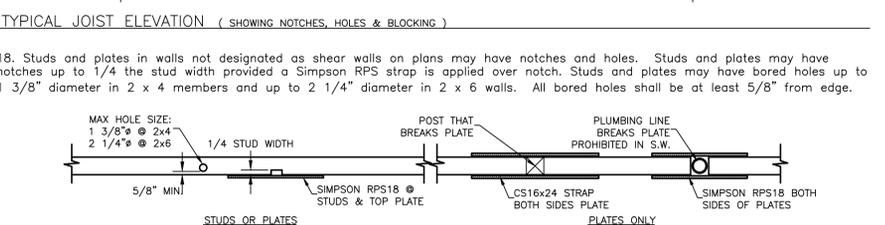
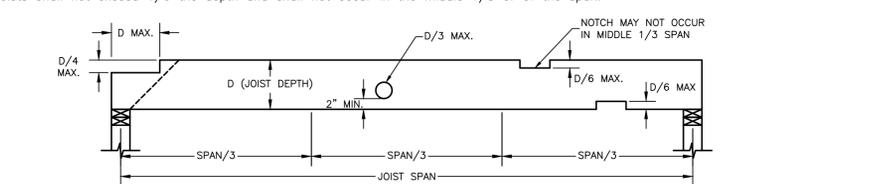
Allowable Stud Wall Ht.

STUD HT.	WALL FRAMING ^{(a)(b)}
0 - 10'	2 x 4 @ 16" o.c. 4 x 4 @ 32" o.c. ^(b)
10' - 12'	2 x 6 @ 16" o.c. 4 x 4 @ 16" o.c.
12' - 15'	2 x 6 @ 16" o.c.
15' - 16'	2 x 6 @ 16" o.c.
16' - 20'	2 x 8 @ 16" o.c.

- With 2x4 between each 4x4 @ 16" o.c.
- All 2x4 are minimum cnstr. gr. or DF #3.
- All 4x4 and 2x6 are grade DF #2



- All beams shall be supported at the ends to prevent rotation of beam with either steel hardware, blocks, straps or bolts as detailed on plans and specified in notes and schedules.
- Cutting, boring or notching structural beams shall not be permitted unless first approved by the Engineer.
- Notches on the ends of joists shall not exceed 1/4 of the joist depth. Holes bored in joists shall not be within 2" of the top or bottom of the joist and the diameter of any such hole shall not exceed 1/3 the depth of the joist. Notches in the top or bottom of joists shall not exceed 1/6 the depth and shall not occur in the middle 1/3 of the span.



- Studs and plates in walls not designated as shear walls on plans may have notches and holes. Stud and plates may have notches up to 1/4 the stud width provided a Simpson RPS strap is applied over notch. Studs and plates may have bored holes up to 1 3/8" diameter in 2 x 4 members and up to 2 1/4" diameter in 2 x 6 walls. All bored holes shall be at least 5/8" from edge.
- Existing wall framing may remain provided that the following conditions are met; wood must be in good condition free of any visual signs of decay, pests or damage, the sizes and spacing meet the minimum required, the completed wall shall have all blocks, clips and nailing as shown on details, plans and noted hereon.
- At areas of new construction, all exterior walls not designated on the plans as shear walls shall be sheathed with 15/32" CDX STRUCTURAL I APA rated plywood and nailed with a minimum of 10d nails @ 6" oc along edges, and 12" oc field nailing.

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BALLPARK PLAN

STRUCTURAL NOTES & SCHEDULES

MENLO-ATHERTON LITTLE LEAGUE

HOLBROOK PARK

ATHERTON, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
RONALD G. MORRIS
No. 039237
CIVIL
STATE OF CALIFORNIA

SCALE: AS NOTED
DRAWN BY: RHS
JOB: 14052
REVISIONS:
PC COMMENTS
CHNG BY DESIGN TEAM
GEOLOGIST
ISSUED: OCT 8, 2014
SHEET:

S1.0

STRUCTURAL COMPOSITE LUMBER (LVL, PSL and LSL)

- All structural composite lumber shall conform to ICC Report number ESR-1387. All Microlam (LVL) framing members shall have a minimum E = 1,900,000 psi, Fv = 285 psi, and Fb = 2600 psi. All Parallel Strand Lumber (PSL) framing members shall have a minimum E = 2,000,000 psi, Fv = 290 psi, and Fb = 2900 psi. All Laminated Strand Lumber (LSL) framing members shall have a minimum E = 1,550,000 psi, Fv = 310 psi, and Fb = 2325 psi.
- All beams shall be designated on the plans as LSL 1.55E, LVL 1.9E or PSL 2.0E defining the minimum modulus of elasticity (MOE) per ICC report ESR-1387. The size specified on the plans is the NOMINAL size of beam and the actual beam dimensions may be less.
- All 4x and larger beams shall be supported at the ends to prevent rotation of beam with either steel hardware, blocks, straps or bolts as detailed on plans and specified in notes and schedules.
- LVL 1.9E beams are composed of built-up 1 3/4" wide beams x specified depth w/ 16d face nails spaced at 16" o.c., staggered.
- The closest on-center spacing of nails in a row in the narrow face is given in the tables below. When additional nailing is required, a second staggered row of nails may be added provided that there is at least 3/4" spacing between rows.

PSL PARALLAM		LSL TIMBERSTRAND		LVL MICROLAM	
NAIL SIZE	CLOSEST ON-CENTER NAILING	NAIL SIZE	CLOSEST ON-CENTER NAILING	NAIL SIZE	CLOSEST ON-CENTER NAILING
8d	3" o.c.	8d	3" o.c.	8d	3" o.c.
10d	4" o.c.	10d	4" o.c.	10d	4" o.c.
16d	6" o.c.	16d	6" o.c.	16d	8" o.c.

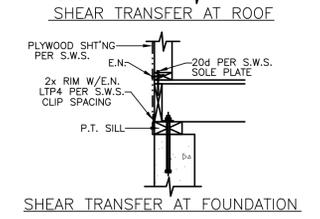
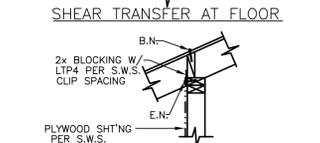
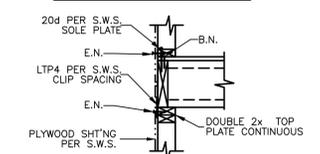
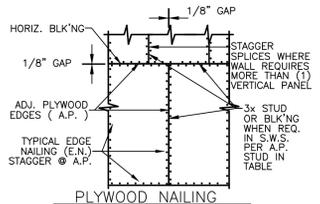
- All beams shall be wrapped for shipping. Contractor shall keep beams wrapped and protected from the weather until they are incorporated into the structure.
- No notching or cutting of beams is allowed without written approval by engineer. A maximum of a 2" diameter hole may be drilled in the middle of the beam depth and within the middle 1/3 of the beam span.

SHEAR WALLS

SHEAR WALL SCHEDULE (S.W.S.) NOTES:

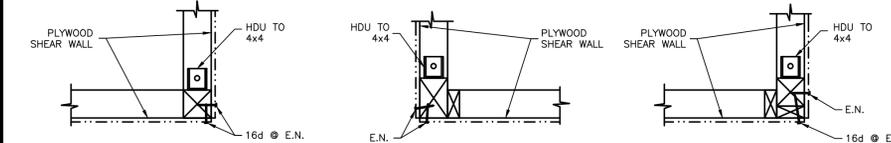
- Specified edge nailing is req'd along all panel edges, top and bottom plates. All nails shall be located at least 3/8" from the panel edges.
- All Plywood or (OSB) Strand Board used in shear walls shall be APA Rated Sheathing Structural 1 UNO - AND comply with "Structural Plywood, DOC PS 1-07" and "Performance Standard for Wood-based Structural-Use Panels, DOC PS 2-10". Verify suitability of OSB with architect prior to ordering material.
- All nails are to be full headed common nails unless otherwise noted (UNO). Nails exposed to the exterior or pressure treated wood shall be galvanized - hot dipped or tumbled conforming to ASTM A153.
- Where plywood is applied to both faces of the wall, the panel joints shall be offset such that an adjoining panel edge occurs only on one side of any 3x stud.
- Where specified on the shearwall schedule (SWS), framing and blocking at Adjoining Plywood (A.P.) edges shall be 3x or wider and nailing should be staggered on either side of plywood joint. Where 3x or wider blocking requires two rows of nails at plywood edge, stagger 1/2" between rows. Replace any studs which split due to nailing, pre drill if req'd.
- For existing walls which require 3x members at adjoining plywood (A.P.) edges, a second 2x stud may be stitched to the existing stud with 16d nails per S.W. edge nail spacing. Align Plywood edge with center of double stud and both studs shall have only one row of nailing.
- Panel joints shall not be less than 4'x8', except at boundaries and changes in framing.
- Hold downs, Clips, and Anchors as specified on the foundation and framing plans supercede the Shear Wall Schedule (SWS).
- Remove all shiners prior to inspection by the building department or engineer.
- No holes greater than 3/4" may be installed in a designated Shear Wall with 2x4 studs. Use 2x6 studs for Shear Walls with plumbing pipes up to 3" in diameter max. Provide a secondary furring wall to conceal pipes which do not meet this criteria.
- Sill attachment not required where wall plywood transfers directly to rim joist or mud sill in such cases 2x sill should be attached per table 2304.9.1 on sheet S0.1
- SET-XP Epoxy Set Anchors (ESR-2508), Simpson Titen HD (ESR-2713), or Hilti KH-EZ (ESR-3027) may be used in lieu of anchor bolts listed in S.W.S. for existing foundations. Expansion anchors shall not be used in new construction, except for minor repairs. See the subsection "mudfill or sole plate anchorage requirements" under section "reinforced concrete" on sheet S0.1 for installation requirements.

SHEAR WALL SCHEDULE (S.W.S.)		EXAMPLE - SEE PLANS FOR EXPANDED S.W.S.	
SYMBOL	MATERIAL	SYMBOL	MATERIAL
[2]	15/32 CDX (310 #/ft)	[1]	2x SILL
[3]	10d @ 6" o.c.	[2]	48" o.c.
[4]	20d @ 9" o.c.	[3]	N/A
[5]	A35 @ 12"	[4]	
[6]	2x	[5]	
[7]	4x8	[6]	
[8]	4x4	[7]	



HOLD DOWNS

- All hold downs shall conform to ICC Report Numbers ESR-2330 and ESR-2611.
- Retighten all hold down bolts to wood members just prior to covering with finishes.
- All hold downs specified shall be installed as near to the end of the shear wall as possible.
- The specified shear wall edge nailing shall be applied to the hold down post for the full wall height, regardless of plywood edge location.
- All floor to floor hold down straps may be applied to the studs or over the plywood sheathing. MST or CMST straps shall be nailed with 16d common nails, MSTI or CS straps shall be nailed with 10d common nails, fill all nail holes in the portion of strap attached to post. Align posts of the same size above and below floor level at hold down strap and provide edge nailing full height of both posts to foundation.
- A single hold down may be used at the intersection or corner of two shear walls provided that the corner studs or channels are stitched together with 16d nails spaced at the shear wall edge nailing. Install the larger of the two hold downs specified in the Shear Wall Schedule.



FRAMING OPTIONS @ ENDS OF SHEAR WALLS (BOUNDARY FRAMING)

- At raised floor and platform framed construction provide 4x or double 2x block below all hold down posts in floor cavity.
- When hold down anchor occurs in foundation cripple walls less than 24" in height locate hold down in wall above and extend foundation anchor with all-thread bolt and couple nuts. Where cripple walls exceed 24" install hold down in cripple wall and strap to level above.

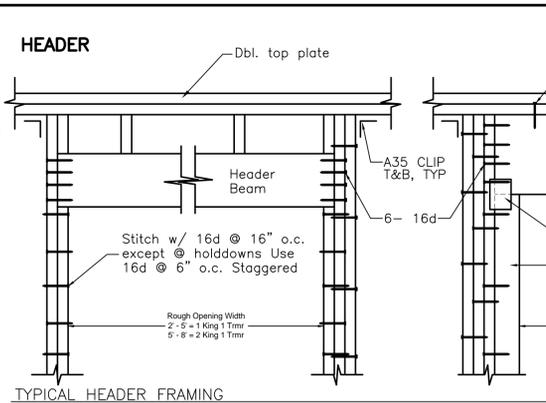
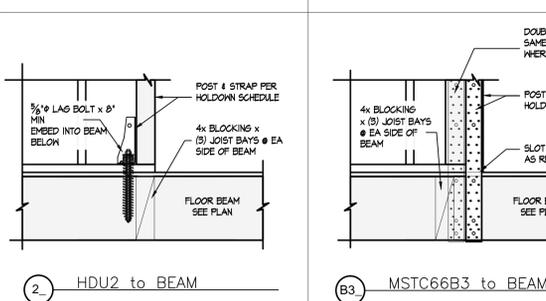
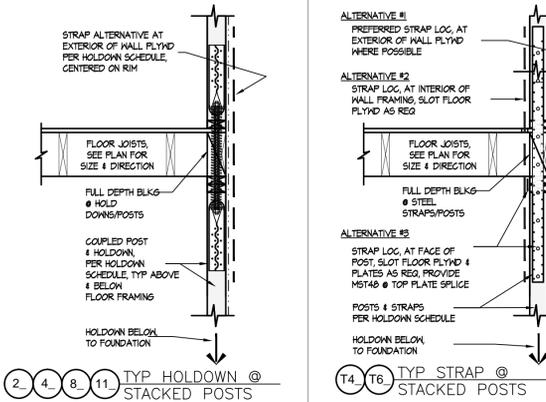
HOLDOWN SCHEDULE

SYMBOL	TYPE	ANCHOR IN NEW CONC. FOUNDATION	ANCHOR IN EPOXY GROUTED HOLES	STRAP ALTERNATIVE @ STACKED WALLS	"L" EMBEDMENT DEPTH FROM TOP OF CONCRETE
(2)	HD NOT REQUIRED	N/A	N/A	N/A	N/A
(3)	HDU2 (3075#)	5/8" SBS/8x24	5/8" ALL-THREAD W/ 15" EMBED	MST48	18"
(4)	HDU4 (4565#)	5/8" SBS/8x24	N/A	MST60	18"
(5)	HDU5 (5645#)	5/8" SBS/8x24	N/A	MST60	18"
(6)	HDU8 (6970#)	7/8" SBT/8x24	N/A	CMST12	18"
(7)	HDU11 (8535#)	1" SBT/8x24	N/A	N/A	24"
(8)	HDU14 (9215#)	SEE DETAILS WHERE OCCURS	SEE DETAILS WHERE OCCURS	SEE DETAILS WHERE OCCURS	SEE DETAILS WHERE OCCURS
(9)	HDU10 (8135#)	N/A	N/A	N/A	N/A
(10)	MSTC66B3 (4400#)	N/A	N/A	N/A	N/A
(11)	MST48 (3695#)	N/A	N/A	N/A	N/A
(12)	MST60 (6730#)	N/A	N/A	N/A	N/A

SYMBOL	POST
(2)	(2)-2x
(3)	4x4
(4)	4x6
(5)	4x8
(6)	6x6
(7)	5 1/2 x 7 PSL POST
(8)	5 1/2 x 11 1/2 PSL POST

EXAMPLES:

- (3) = HDU8 with 4x8 POST
- (4) = MST48 with 4x6 POST
- (5) = HDU4 with 6x8 POST



TYPICAL HEADER FRAMING

NOTES:

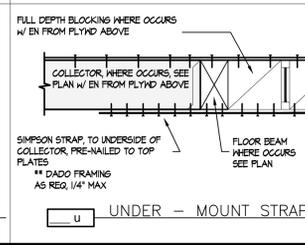
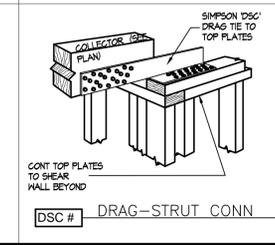
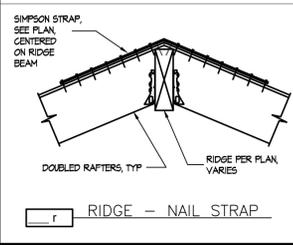
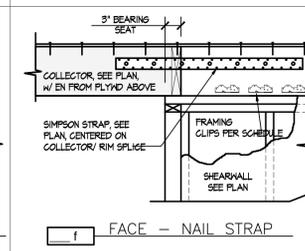
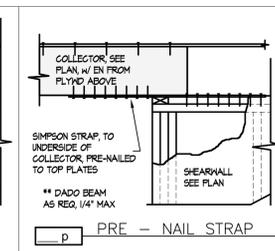
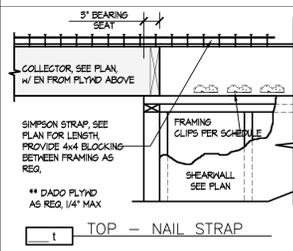
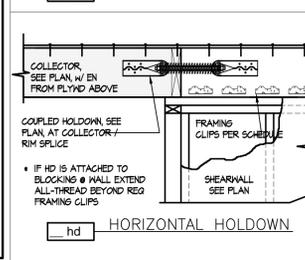
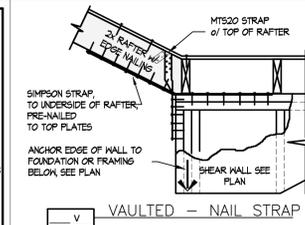
- SEE MANUFACTURER FOR INSTALLATION INSTRUCTIONS
- ALL HOLD DOWNS SHALL BE INSTALLED AS NEAR TO THE ENDS OF SHEARWALLS AS IS PRACTICAL.
- ANCHOR NUTS SHOULD BE HAND-TIGHT PLUS 1/2 TURN
- RE-TIGHTEN ANCHOR NUTS JUST PRIOR TO SHEET ROCK TO TAKE UP SHRINKAGE
- WHERE (2) - HOLD DOWNS ARE INSTALLED ON OPPOSITE SIDES OF A SINGLE POST EITHER INCREASE THE SIZE OF THE POSTS TO PREVENT OPPOSING SCREW INTERFERENCE, OR STAGGER THE HOLD DOWNS VERTICALLY TO PREVENT SCREW INTERFERENCE
- INDICATES HOLDOWN or STRAP (SEE TABLE TO UPPER-LEFT)
- INDICATES POST / SHEAR WALL (SEE TABLE TO LEFT)
- SEE TYPICAL DETAILS ABOVE FOR APPROVED INSTALLATION METHODS FOR HOLD DOWNS.
- SPECIAL INSPECTION REQUIRED FOR EPOXY HOLDDOWN INSTALLATION INTO EXISTING FOUNDATIONS.

STRAP SCHEDULE

SYMBOL	TYPE	FRAMING ATTACHMENT (min)	FRAMING CLIPS (where required)
LS24	LSTA24 (1235#)	2x	(3)-A35 or (3)-LTP4
C16	CS16 (1705#)	2x	(4)-A35 or (4)-LTP4
CM16	CMSTC16 (4585#)	(2)-2x	(10)-A35 or (10)-LTP4
CM14	CMST14 (6490#)	4x	(15)-A35 or (15)-LTP4
CM12	CMST12 (9215#)	4x	(20)-A35 or (20)-LTP4
M36	MSTA36 (2050#)	2x	(5)-A35 or (5)-LTP4
M27	MST27 (3700#)	(2)-2x	(9)-A35 or (9)-LTP4
M48	MST48 (5310#)	(2)-2x	(12)-A35 or (12)-LTP4
M60	MST60 (6730#)	4x	(15)-A35 or (15)-LTP4
M72	MST72 (6730#)	4x	(15)-A35 or (15)-LTP4
U2 hd	HDU2 (3075#)	(2)-2x	(7)-A35 or (7)-LTP4
U4 hd	HDU4 (4565#)	4x	(10)-A35 or (10)-LTP4
U8 hd	HDU8 (6970#)	4x	(16)-A35 or (16)-LTP4

NOTES:

- REQUESTS FOR SUBSTITUTION / MODIFICATION SHALL BE MADE IN WRITING TO THE ENGINEER OF RECORD (EOR)
- SEE MANUFACTURER FOR INSTALLATION INSTRUCTIONS
- SEE PLAN FOR MINIMUM COIL STRAP DEVELOPMENT LENGTHS INTO FRAMING
- COIL STRAPS SHOULD BE LONG ENOUGH TO DEVELOP THE FULL STRAP CAPACITY INTO EACH ADJOINING FRAMING MEMBER. THE MINIMUM LENGTHS FOR COIL STRAPS ARE AS FOLLOWS:
CS16 - 13" EA END / 26" TOTAL
CMST16 - 20" EA END / 40" TOTAL
CMST14 - 30" EA END / 60" TOTAL
CMST12 - 39" EA END / 78" TOTAL
- INDICATES STRAP or HOLDOWN (SEE TABLE TO UPPER-LEFT)
- INDICATES INTENDED INSTALLATION PROCEDURE (SEE TYPICAL DETAILS)
- SEE TYPICAL DETAILS ABOVE & TO RIGHT FOR APPROVED INSTALLATION METHODS
- DETAILS SPECIFICALLY NOTED ON THE DRAWINGS SUPERSEDE SCHEDULE AND ACCOMPANYING TYPICAL DETAILS



METAL

- Bolts shall comply with ASTM A307, nuts shall comply with ASTM A563, and washers shall comply with ASTM F844 UNO. All bolts bearing directly on wood shall have standard malleable iron or cut plate washers. Threads shall not bear on wood.
- All miscellaneous steel shall comply with ASTM A36. All work shall be in accordance with AISC 360-05 and AISC 303-05. Structural steel pipe shall meet ASTM A-53, Grade B. Structural steel HSS sections shall meet ASTM A-500, Grade B. Structural steel Wide Flange sections shall meet A992, Grade 50.
- Welder qualification requirements, welding procedures, etc., shall be according to AWS D1.1 except as modified in AISC 360-05. All welding shall be done by AWS certified welders. All butt welds shall be full penetration welds unless otherwise noted on plans. Electrodes shall be E-70 at all structural connections. All structural shop and field welding shall be observed by Special Inspector per CBC 1704 & AWS D1.1.
- All HWS (headed welded studs) called out on plans shall be in accordance with Nelson Stud welding - using H4L 5/8 x req'd length. See ESR-2614 for specifications, installation instructions, and special inspection requirements.
- All anchor rods shall comply with ASTM F1554 Gr. 36 UNO.

LEGEND:

[Symbol]	CONTINUOUS WOOD	EN	=	EDGE NAILING	REIN	=	REINFORCED(ING)
[Symbol]	DISCONTINUOUS WOOD (BLOCKING)	EW	=	EACH WAY	REQ	=	REQUIRED
[Symbol]	ADJOINING PANEL (@ STUDS)	(E)	=	EXISTING	SIM	=	SIMILAR
[Symbol]	ANCHOR BOLTS	FS	=	FAR SIDE	SAD	=	SEE ARCHITECTURAL DRAWINGS
[Symbol]	BOUNDARY NAILING	MB	=	MACHINE BOLTS	SOG	=	SLAB ON GRADE
[Symbol]	BLOCK(ING)	MAX	=	MAXIMUM	SYM	=	SYMMETRICAL
[Symbol]	CLEAR	MIN	=	MINIMUM	TYP	=	TYPICAL
[Symbol]	CONCRETE	(N)	=	NEW	UNO	=	UNLESS NOTED OTHERWISE
[Symbol]	CONCRETE MASONRY UNIT	NS	=	NEAR SIDE	WWF	=	WELDED WIRE FABRIC
[Symbol]	DIAMETER	oc	=	ON CENTER	W/	=	WITH
[Symbol]	EACH FACE	PLY	=	PLYWOOD			
[Symbol]		PAF	=	POWDER ACTUATED FASTENER			



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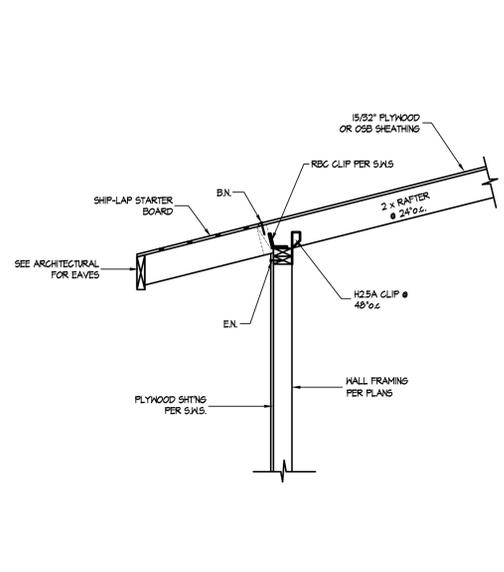
BALLPARK PLAN
STRUCTURAL NOTES & SCHEDULES

MENLO-ATHERTON LITTLE LEAGUE
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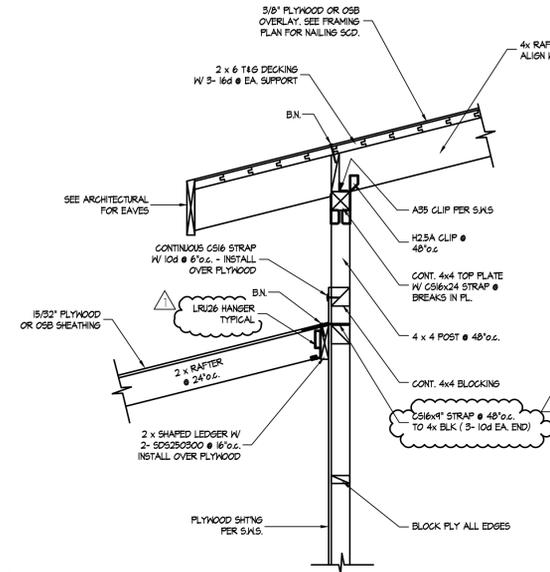


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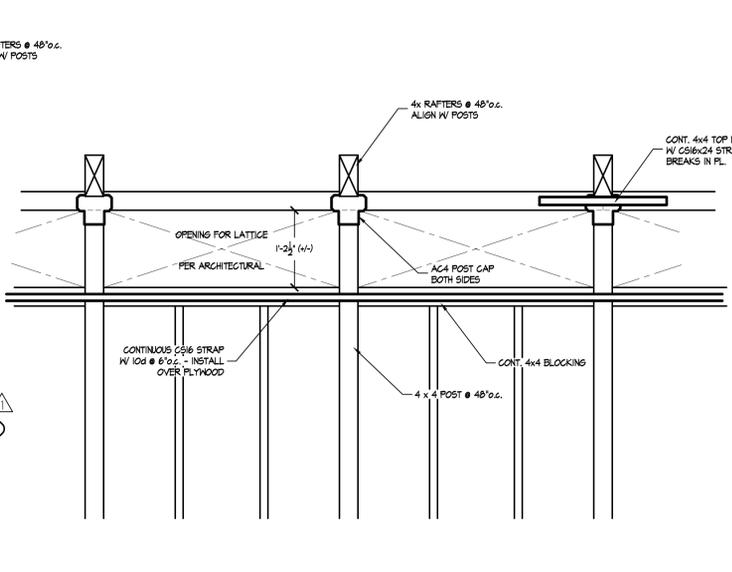
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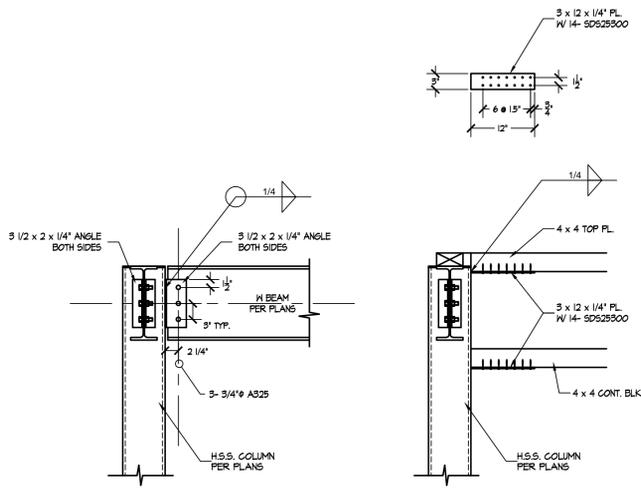
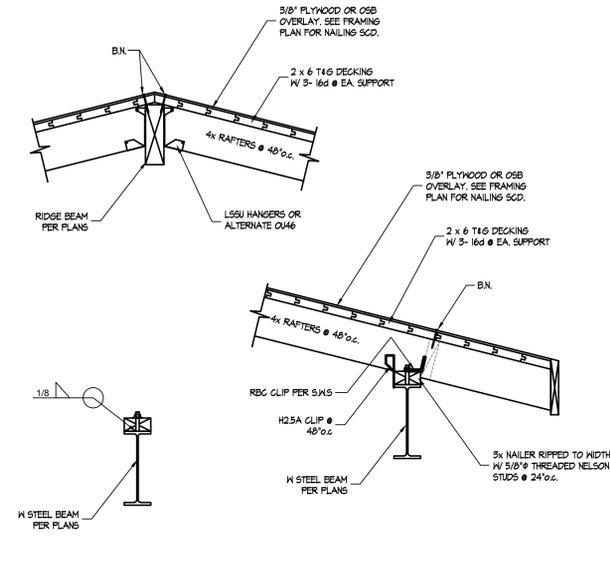
1 S2.2 EAVE SECTION



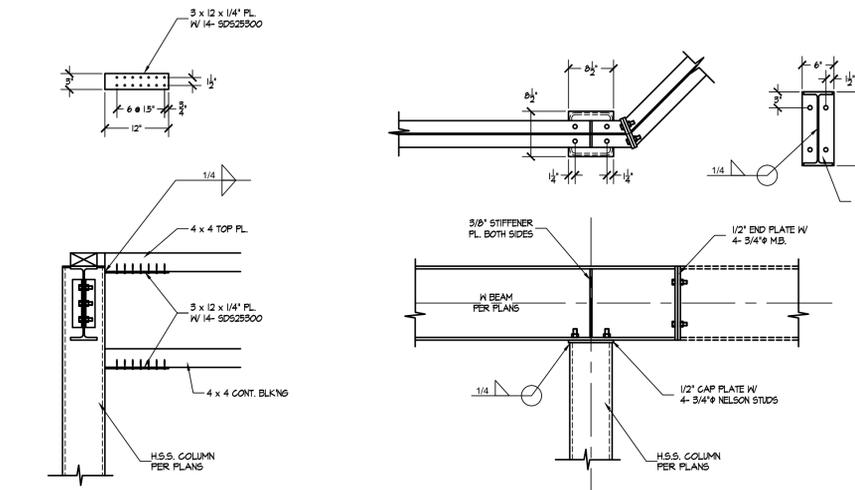
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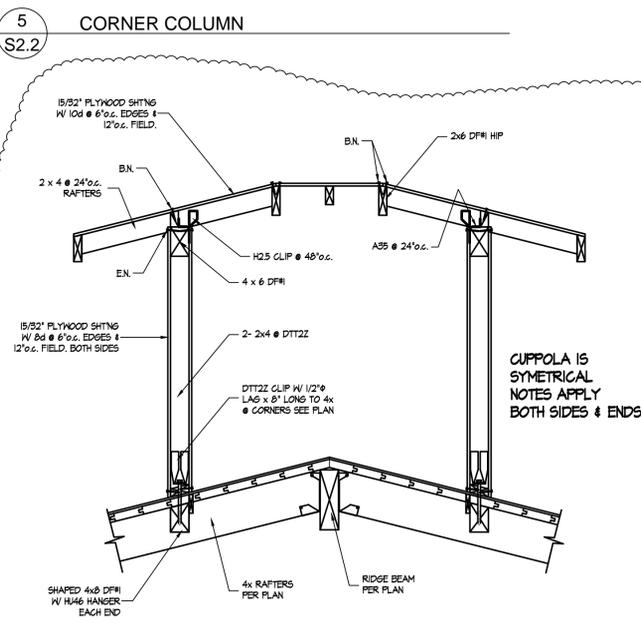
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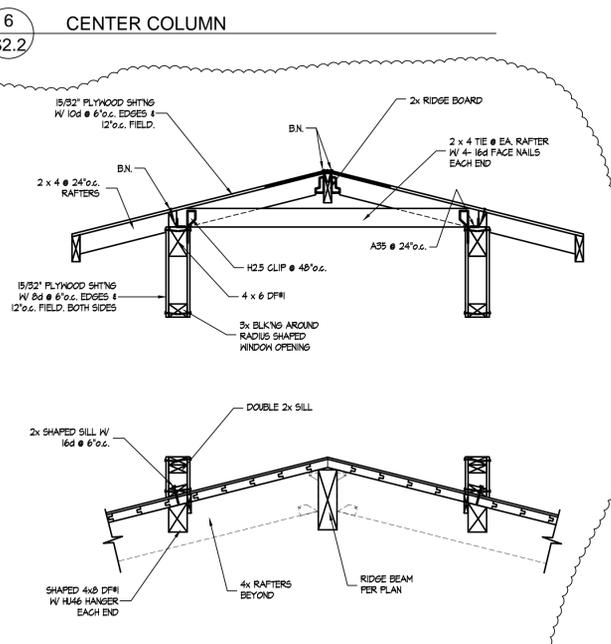
A S2.2 STEEL / STEEL CORNER



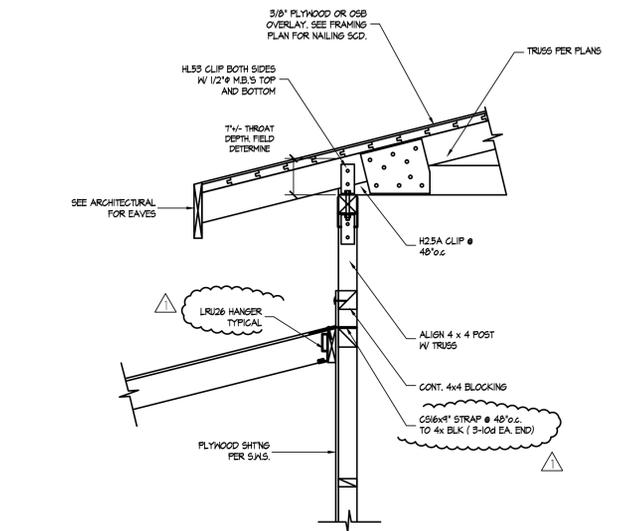
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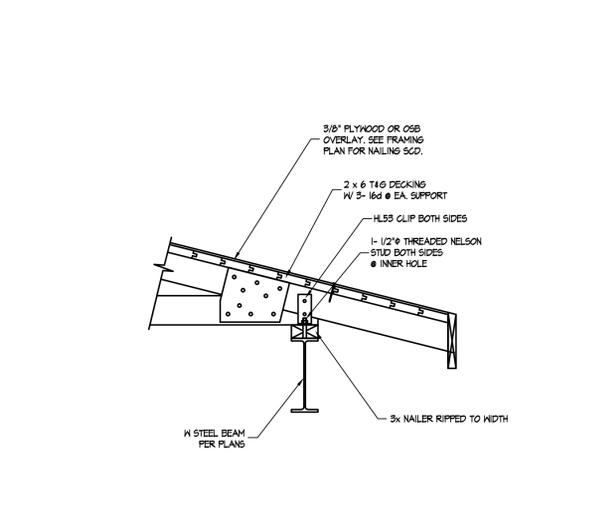
9 S2.2 CUPPOLA SECTION



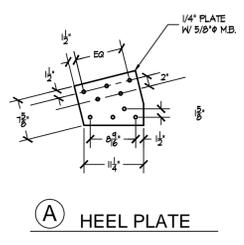
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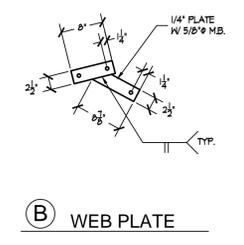
7 S2.2 TRUSS SUPPORT



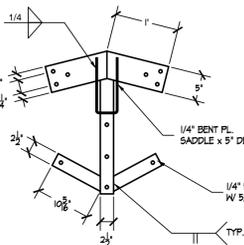
8 S2.2 TRUSS SUPPORT



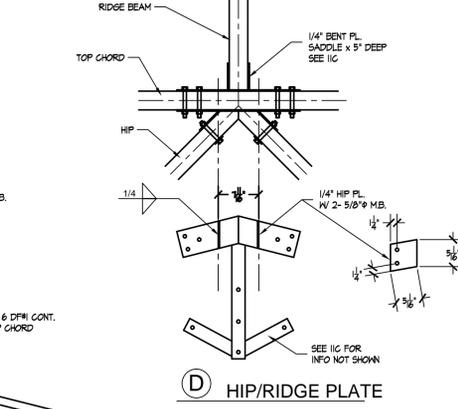
A S2.2 HEEL PLATE



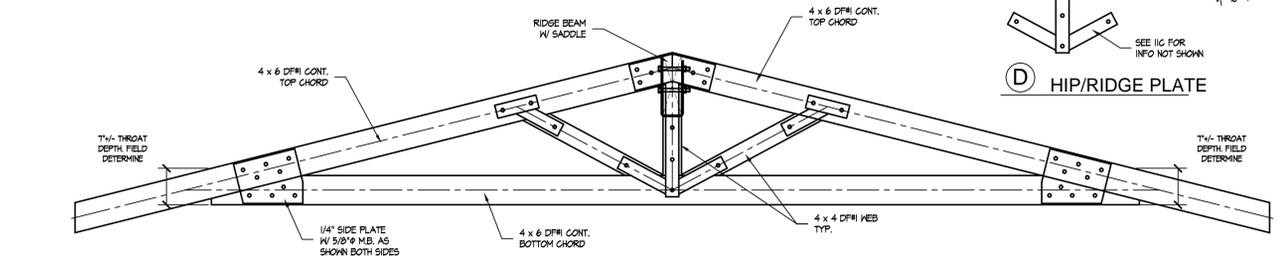
B S2.2 WEB PLATE



C S2.2 RIDGE PLATE



D S2.2 HIP/RIDGE PLATE

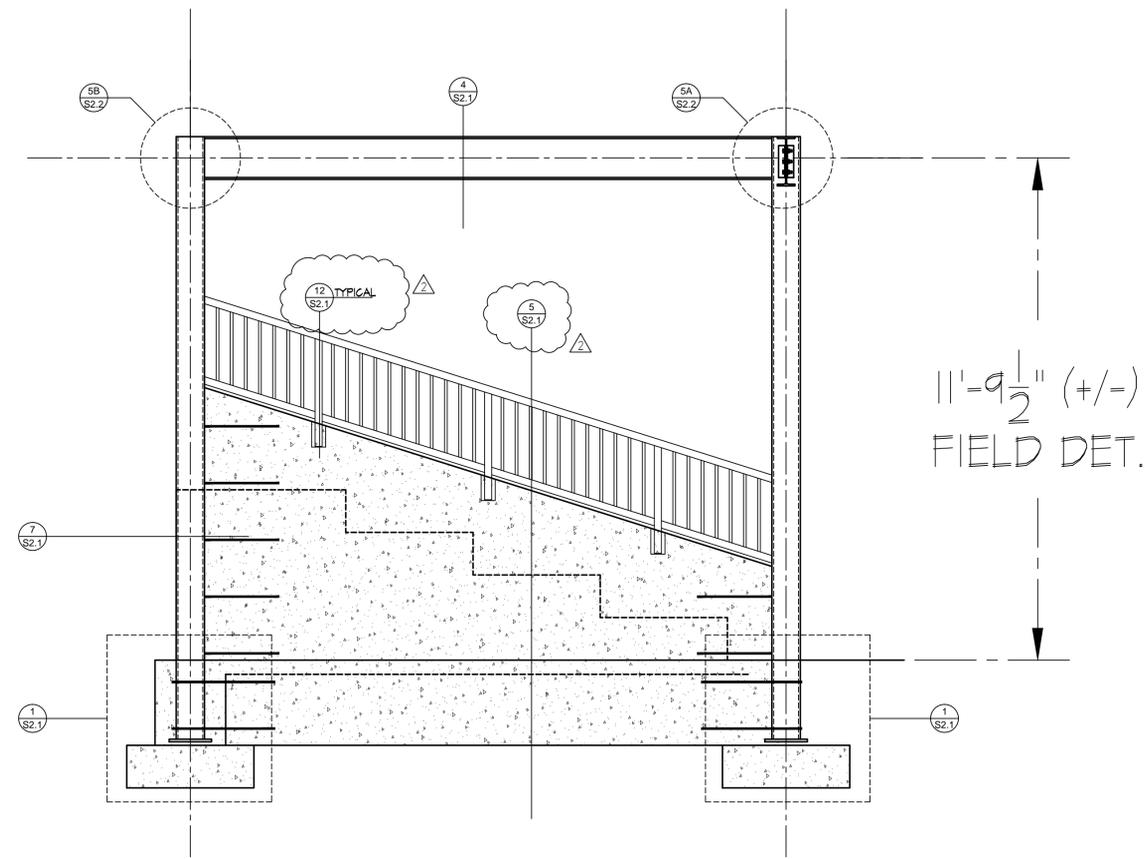


11 S2.2 TRUSS



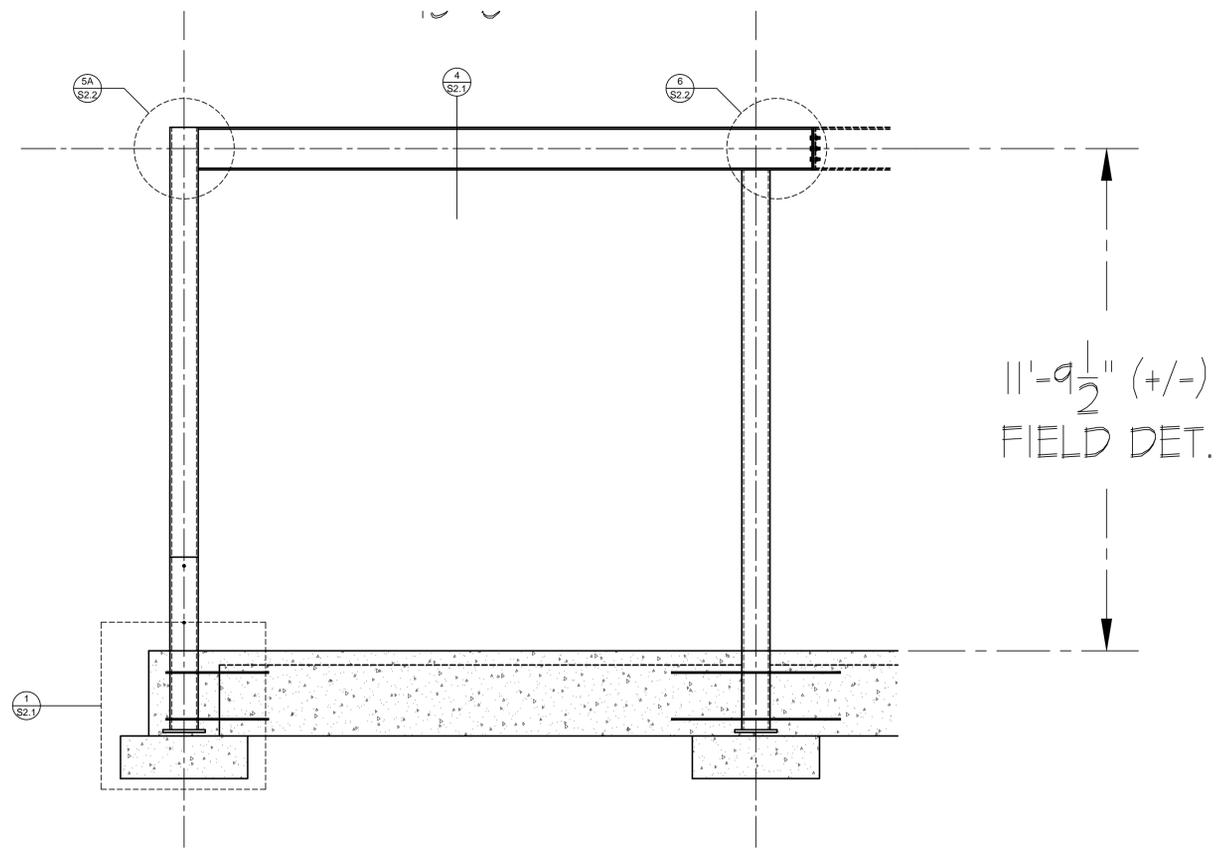
SCALE:	AS NOTED
DRAWN BY:	RHS
JOB:	14052
REVISIONS:	
▲	PC COMMENTS
▲	CHNG BY DESIGN TEAM
▲	GEOLOGIST

ISSUED: OCT 8, 2014
 SHEET:



FRAME A - ELEVATION

SCALE: 1/2" = 1'-0"
 DO NOT SCALE DRAWINGS



FRAME B - ELEVATION

SCALE: 1/2" = 1'-0"
 DO NOT SCALE DRAWINGS

FOUNDATION NOTES:

ALL STRUCTURAL CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF $f_c = 2500$ psi. HARD ROCK MIX WITH 5 SACKS CEMENT PER YARD.
REFER TO THE GENERAL NOTES AND SCHEDULES SHEET OF THIS SET OF PLANS. CAREFULLY READ ALL NOTES AS THERE IS IMPORTANT INFORMATION REGARDING THE GENERAL CONDITIONS, MATERIALS, WORKMANSHIP, AND INSPECTIONS REQUIRED.
REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS AND HEIGHTS.
ALL GRADING, PIER DRILLING AND BACKFILLING REQUIRE ON-SITE OBSERVATION BY ROMIG ENGINEERS, INC. GEOTECHNICAL CONSULTANT SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO OBSERVED ACTIVITIES. THE REQUIREMENTS OF THE GEOTECHNICAL REPORT SHALL BE CONSIDERED AS A PART OF THESE PLANS AND SPECIFICATIONS AND BE INCLUDED IN THE CONTRACTORS SCOPE OF WORK.

LEGEND

- INDICATES SHEARWALL AND MINIMUM LENGTH REFER TO SHEAR WALL SCHEDULE
- INDICATES POST
- INDICATES POST WITH HOLD DOWN ANCHOR
-

FOUNDATION SCHEDULE

SYMBOL	LENGTH	WIDTH	THICK	DEPTH	REBAR	REMARKS
GRBM1	CONT.	18"	24"	32"	2- #5 TOP & BOTTOM	#3 STIRRUPS @ 9"o.c.
GRBM2	CONT.	24"	24"	32"	2- #5 TOP & BOTTOM	#3 STIRRUPS @ 9"o.c.
FTG1	CONT.	18"		32"	2- #5 TOP & BOTTOM	
FTG2	CONT.	24"	32"	32"	3- #5 TOP & BOTTOM	W/ 8" C.I.P. WALL TO 48" +/-
FTG3	CONT.	12"	32"	32"	2- #5 TOP & BOTTOM	W/ 6" CURB @ PERIMETER
PAD1	32"	32"	12"	44" +/-	#5 BARS @ 9"o.c. E.W.	MOMENT FRAME PAD W/ 8x8x1/4" H.S.S.
PAD2	18"	18"	32"	32"	#5 BARS @ 9"o.c. E.W.	BATHROOM SCREEN WALL
PAD3	49"	39"	32"	32"	#5 BARS @ 9"o.c. E.W.	HARDY FRAME FOOTING

SHEAR WALL SCHEDULE (S.W.S.)

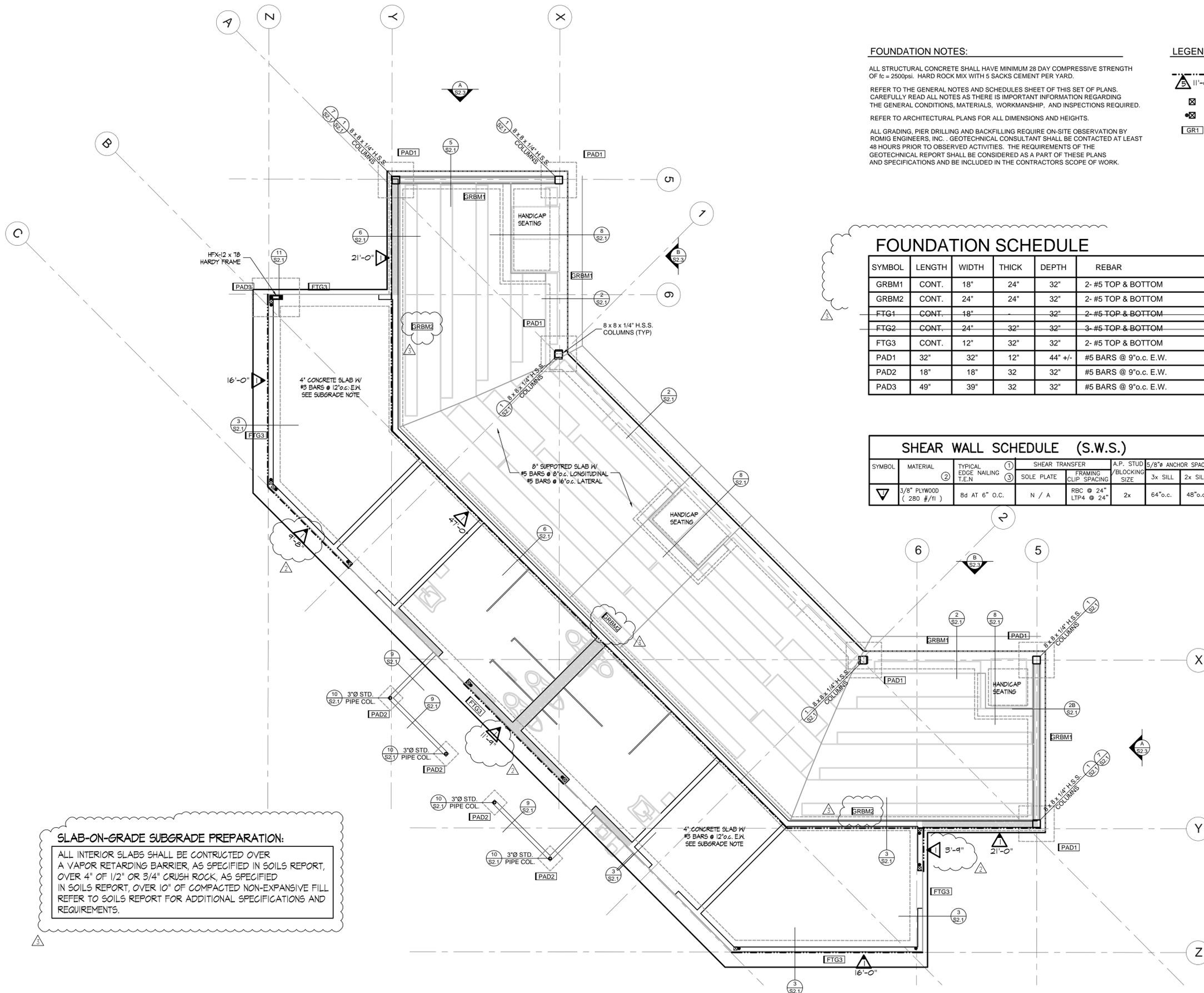
SYMBOL	MATERIAL	TYPICAL EDGE NAILING T.E.N	SHEAR TRANSFER		A.P. STUD /BLOCKING SIZE		5/8" ANCHOR SPACING		MINIMUM HOLD DOWN
			SOLE PLATE	FRAMING CLIP SPACING	3x SILL	2x SILL			
	3/8" PLYWOOD (280 #/ft)	8d AT 6" O.C.	N / A	RBC @ 24" LTP4 @ 24"	2x	64"o.c.	48"o.c.	HDU2	

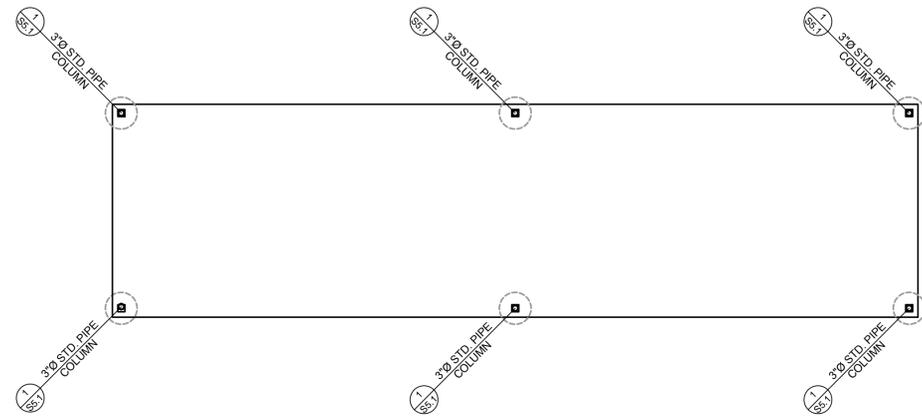
SLAB-ON-GRADE SUBGRADE PREPARATION:

ALL INTERIOR SLABS SHALL BE CONSTRUCTED OVER A VAPOR RETARDING BARRIER, AS SPECIFIED IN SOILS REPORT, OVER 4" OF 1/2" OR 3/4" CRUSH ROCK, AS SPECIFIED IN SOILS REPORT, OVER 10" OF COMPACTED NON-EXPANSIVE FILL. REFER TO SOILS REPORT FOR ADDITIONAL SPECIFICATIONS AND REQUIREMENTS.

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
DO NOT SCALE DRAWINGS





DUG-OUT FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
DO NOT SCALE DRAWINGS

FOUNDATION NOTES:

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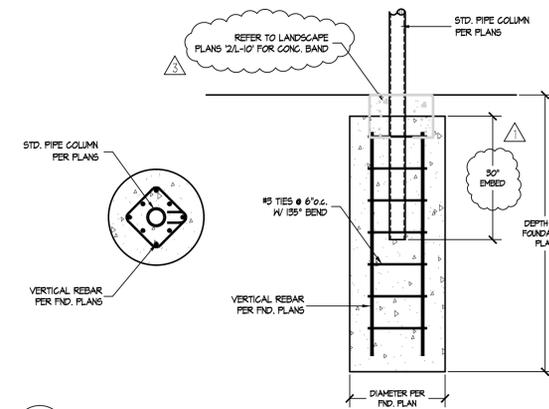
REFER TO THE GENERAL NOTES AND SCHEDULES SHEET OF THIS SET OF PLANS. CAREFULLY READ ALL NOTES AS THERE IS IMPORTANT INFORMATION REGARDING THE GENERAL CONDITIONS, MATERIALS, WORKMANSHIP, AND INSPECTIONS REQUIRED.

REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS AND HEIGHTS.

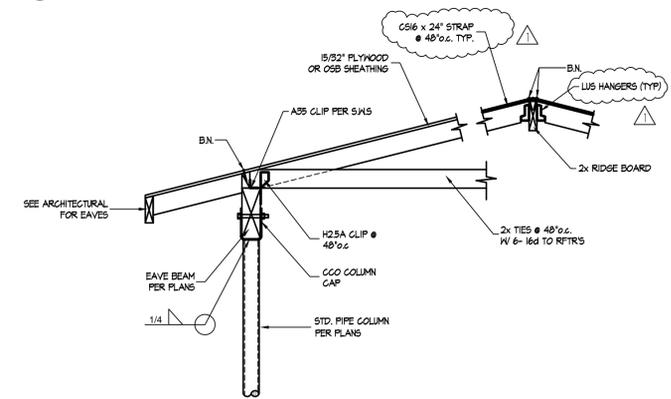
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FOUNDATION SCHEDULE

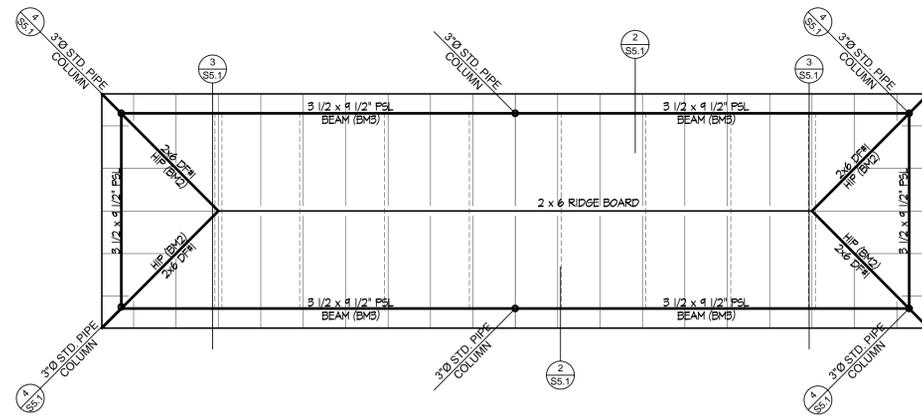
SYMBOL	LENGTH	WIDTH	THICK	DEPTH	REBAR	REMARKS
PIER1	N/A	24"Ø	N/A	52"	6- #5 BARS VERTICAL	STD. 3"Ø PIPE COL.



1 DUG-OUT COLUMN



2 DUG-OUT EAVE & COLUMN



DUG-OUT ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"
DO NOT SCALE DRAWINGS

FRAMING NOTES:

ALL NEW ROOF RAFTERS SHALL BE 2 x 4 @ 24"o.c. UNLESS OTHERWISE SPECIFIED W/ 2 x 4 TIES @ 48"o.c.

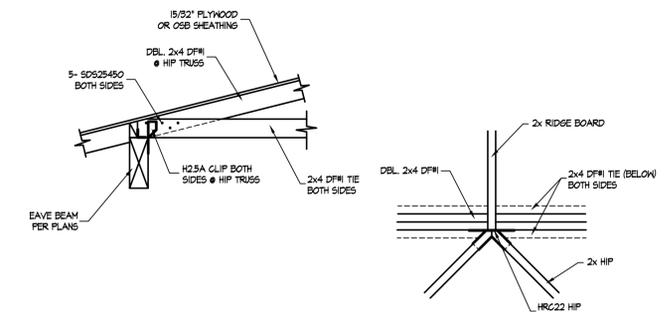
ALL WALLS ON GRID LINES SHALL HAVE CONTINUOUS TOP PLATES WHERE SPLICES ARE NOT POSSIBLE A STRAP IS REQUIRED

REFER TO THE GENERAL NOTES AND SCHEDULES SHEET OF THIS SET OF PLANS. CAREFULLY READ ALL NOTES AS THERE IS IMPORTANT INFORMATION REGARDING THE GENERAL CONDITIONS, MATERIALS, WORKMANSHIP, AND INSPECTIONS REQUIRED.

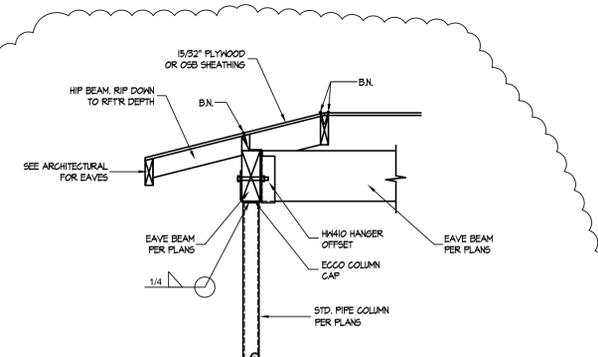
GRID LINES ARE ALIGNED WITH THE FACE OF STUD (F.O.S.), DIMENSIONS ARE APPROXIMATE AND ARE NOT ADJUSTED FOR VARYING FINISH THICKNESSES AND ARE PROVIDED FOR DESIGN. DIMENSIONS AND LAYOUTS PROVIDED ON ARCHITECTURAL PLANS SUPERCEDE THOSE SHOWN HERE.

ROOF SHEATHING :

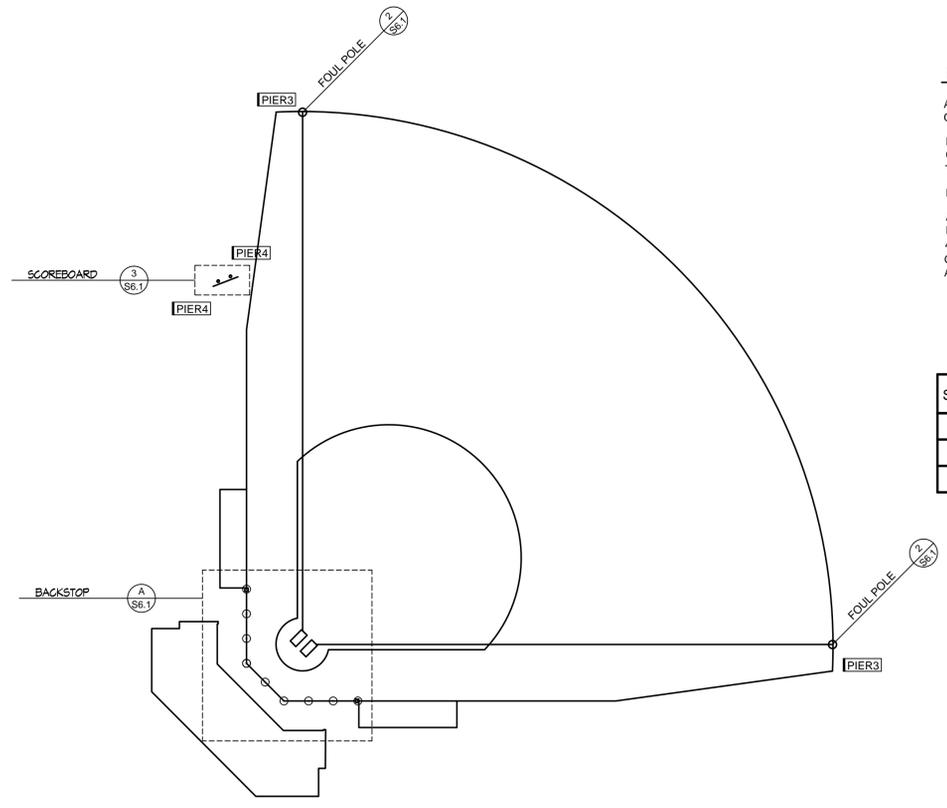
15/32" CD-INT PLYWOOD OVERLAY W/ EXT. GLUE, EXP. 1
@ CONT. EDGES & BOUNDARIES (BN) 8d @ 6"o.c.
OTHER SUPPORTED EDGES 8d @ 6"o.c.
FIELD NAILING 8d @ 12"o.c.



3 DUG-OUT HIP

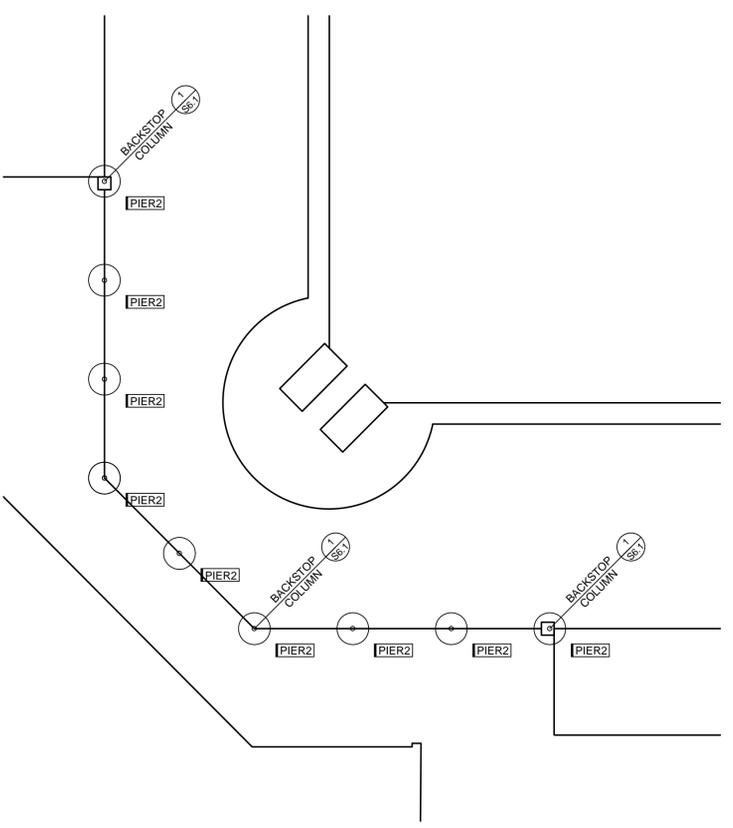


4 CORNER COLUMN



SITE STRUCTURES KEY PLAN

SCALE: 1/4" = 1'-0"
 DO NOT SCALE DRAWINGS



A **BACKSTOP FOUNDATION**

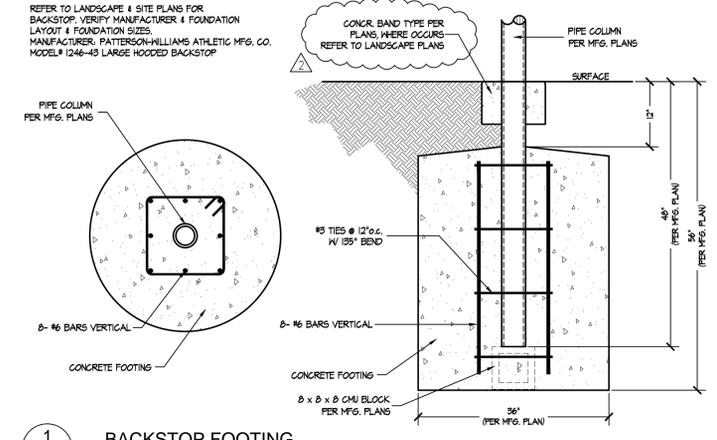
SCALE: 1/4" = 1'-0"
 DO NOT SCALE DRAWINGS

FOUNDATION NOTES:

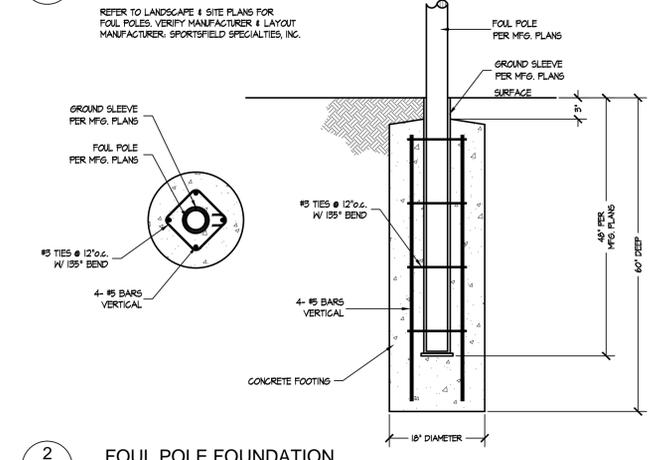
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FOUNDATION SCHEDULE

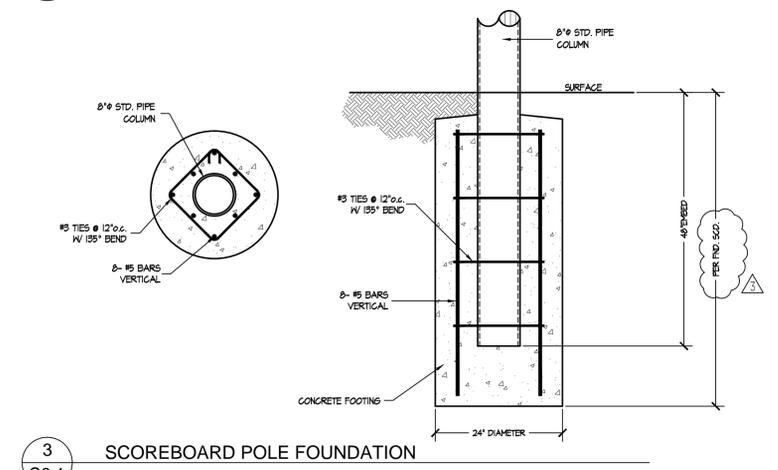
SYMBOL	LENGTH	WIDTH	THICK	DEPTH	REBAR	REMARKS
PIER2	N/A	36"Ø	N/A	56"	8- #6 BARS VERTICAL	BACKSTOP COLUMNS
PIER3	N/A	18"Ø	N/A	60"	4- #5 BARS VERTICAL	FOUL POLE
PIER4	N/A	24"Ø	N/A	96"	4- #5 BARS VERTICAL	SCOREBOARD POLES



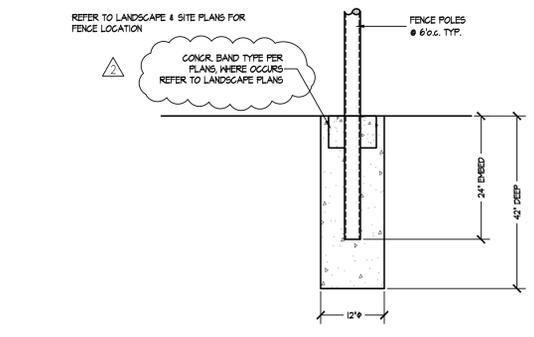
1 **S6.1** **BACKSTOP FOOTING**



2 **S6.1** **FOUL POLE FOUNDATION**



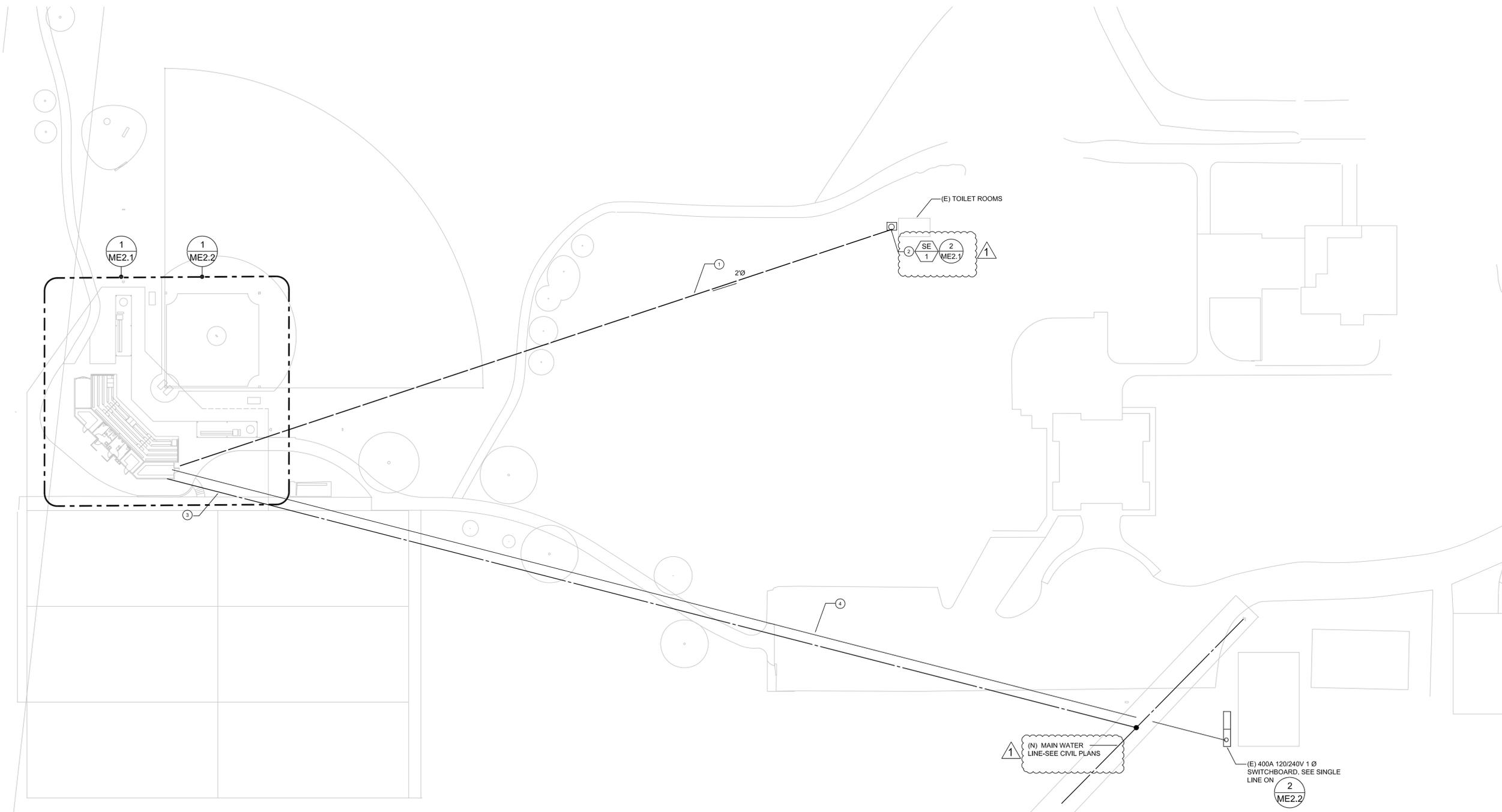
3 **S6.1** **SCOREBOARD POLE FOUNDATION**



4 **S6.1** **CHAINLINK FENCE FOOTINGS**



MENLO-ATHERTON LITTLE LEAGUE
 HOLBROOK PALMER PARK
 ATHERTON CA 94027



SITE PLAN

SCALE: 1/32"=1'-0"



KEYED NOTES	
1	PUMPED 2" SEWER DISCHARGE LINE. REFER TO PLAN ME2.1 FOR DETAILS AND TO SCHEDULE ON ME1.1. COORDINATE WITH CIVIL PLANS, SHOWING EXACT PIPING ROUTES.
2	REPLACE EXISTING SEWAGE EJECTOR PUMP AND BASIN (IN PIT, OUTSIDE EXISTING TOILET ROOMS) WITH NEW SE-1 SYSTEM, AS SPECIFIED ON SCHEDULE ON SHEET ME1.1. REFER TO DETAIL 2/ME2.1. RECONNECT TO EXISTING POWER AND DISCHARGE PIPE. CONNECT NEW 2" INLET PIPE FROM NEW TOILET ROOMS (SEE ME2.1) INTO NEW BASIN OF SE-1 SYSTEM. RE-CONNECT EXISTING WASTE PIPE FROM EXISTING TOILET ROOMS TO NEW BASIN.
3	NEW COLD WATER LINE PROVIDED BY OTHERS. COORDINATE WITH G.C. AND PROVIDE 2" COLD WATER BRANCH (OFF MAIN LINE) TO SERVE NEW TOILET ROOMS - SEE PLAN ME2.1. COORDINATE WITH CIVIL PLANS, SHOWING EXACT PIPING ROUTES.
4	NEW 2-1/2" C. UNDERGROUND CONDUIT TO FEED NEW POWER PANEL "L" - SEE PLAN ME2.2. COORDINATE WITH CIVIL PLANS, SHOWING EXACT PIPING ROUTES.

JOB NUMBER:
 DRAWN:
 CHECKED:

DATE: 08.04.14 ISSUED FOR PERMIT
 10.08.14 PLAN CHECK COMMENTS

SHEET TITLE:
**OVERALL
 SITE PLAN**

SHEET NUMBER:
ME1.0

GENERAL PLUMBING NOTES

- PLUMBING SUB-CONTRACTOR SHALL COMPLY WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, ORDINANCES, RULES AND REGULATIONS INCLUDING ALL REQUIREMENTS OF SERVING AGENCIES. PLUMBING SUB-CONTRACTOR SHALL PAY ALL COSTS REQUIRED FOR INSTALLATION.
- REFER TO THE SPECIFICATIONS AND PROJECT MANUAL FOR STANDARD DETAILS AND ALL INFORMATION NOT SHOWN ON THE DRAWINGS. SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE OR PLANS REQUIREMENTS.
- PLUMBING SUB-CONTRACTOR TO REFER TO ALL SHEETS AND SPECIFICATIONS PRIOR TO ANY BIDDING. ANY DISCREPANCIES IN DRAWING OR JOB SITE CONDITIONS SHALL BE NOTED AND INDICATED ON THE BID SUBMITTAL.
- REFER TO MECHANICAL PLANS FOR DRAINS, COLD WATER SUPPLY, ETC., TO/FROM EQUIPMENT. COORDINATE AND INSTALL TRAPPED CONDENSATE DRAIN PIPING TO THE AIR CONDITIONING UNITS PER LOCAL CODE REQUIREMENTS.
- REFER TO MECHANICAL, ELECTRICAL, AND SITE WORK PLANS FOR COORDINATION OF PLUMBING UTILITIES WITH OTHER TRADES.
- PLUMBING SUB-CONTRACTOR TO REVIEW EXISTING CONDITIONS AND DETERMINE IF EXISTING SEWER/DRAINAGE SYSTEM WILL ALLOW FOR PROPER DRAIN PIPE SLOPE AND CONNECTIONS TO NEW FIXTURES. IF NOT, PLUMBING BID SHALL INCLUDE COST FOR NEW PIPING AND CONNECTION TO MAIN UTILITY LINES.
- COORDINATE ALL PLUMBING WORK WITH ALL OTHER WORK TO AVOID CONFLICTS. PIPING SHALL BE ROUTED TO AVOID ARCHITECTURAL OPENINGS, STRUCTURAL MEMBERS, FIXTURES AND/OR ANY OTHER OBSTRUCTIONS. DRAWINGS ARE SCHEMATIC IN NATURE AND MAY NOT SHOW THE ACTUAL ROUTING, OFFSET PIPING WHERE REQUIRED.
- REFER TO PLANS OF KITCHEN CONSULTANT FOR EXACT LOCATION OF FLOOR DRAINS, FLOOR SINKS, ROUGH-INS, STUB-UPS, STUB-OUTS, ETC. AS NEEDED TO PROVIDE A COMPLETE JOB REQUIRED BY OWNER.
- PLUMBING SUB-CONTRACTOR SHALL PROVIDE ALL WATER, SEWER, VENT LINES, ETC. INSIDE DEMISED PREMISE AND TO CONNECTION POINTS OUTSIDE THE SPACE. ALL LINES SHALL RUN BELOW FLOORS, IN WALLS OR ABOVE CEILING.
- PLUMBING SUB-CONTRACTOR TO VERIFY SIZE, DEPTH, LOCATION AND ADEQUACY OF ALL UTILITIES, INCLUDING LOCATIONS OF ALL PIPING, SEWER INVERTS, ETC., BEFORE START OF WORK.
- PLUMBING SUB-CONTRACTOR/G.C. TO COORDINATE FLOOR, WALL AND CEILING PENETRATIONS WITH OTHER TRADES. WORK TO AVOID CONFLICTING ROUGH-IN INSTALLATIONS. REVIEW WITH PROJECT COORDINATOR.
- PLUMBING SUB-CONTRACTOR TO PROVIDE WATER CONNECTIONS, FLOOR SINKS, DRAINS AND CLEAN-OUTS FOR ALL FIXTURES AS REQUIRED. PLUMBING SUB-CONTRACTOR TO CONNECT ALL WATER LINES AND DRAINS TO EQUIPMENT AND FIXTURES.
- PLUMBING SUB-CONTRACTOR TO PROVIDE VALVES AND FITTINGS NECESSARY TO CONNECT ALL LINES EVEN IF THEY ARE NOT PROVIDED WITH EQUIPMENT.
- PLUMBING CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILLING, REPAVING, AND RESTORATION OF EXISTING SURFACES DUE TO THE PLUMBING WORK SPECIFIED.
- PLUMBING CONTRACTOR IS RESPONSIBLE FOR CONDENSATE PIPING CONNECTIONS TO MECHANICAL EQUIPMENT.
- ALL PLUMBING FIXTURES SHALL BE CERTIFIED TO COMPLY WITH CAC TITLE 24 STANDARDS.
- WHEN IN DOUBT ON ITEMS UNKNOWN OR NOT CALLED OUT ON DRAWINGS OR SPECIFICATIONS, CONTACT OWNER. WORK NOT CORRESPONDING TO DESIGN DRAWINGS OR CODE REQUIREMENTS SHALL BE REDONE AS REQUIRED, WITHOUT EXTRA PAYMENT.
- THE LOCATION OF EXISTING UTILITIES WAS ESTABLISHED FROM BEST AVAILABLE INFORMATION. ASSUME THAT THIS INFORMATION IS APPROXIMATE. CONTRACTOR SHOULD VERIFY EXACT LOCATION BEFORE STARTING WORK. SHOULD, DURING THE COURSE OF CONSTRUCTION CONDITIONS ARISE THAT INDICATE LOCATIONS OTHER THAN SHOWN, NOTIFY OWNER/ARCHITECT IMMEDIATELY.
- PRIOR TO SUBMISSION OF BID, VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS IN RESPECT TO EXISTING UTILITIES, CONNECTION POINTS, ELEVATIONS, CLEARANCES, ETC. NO EXTRA PAYMENT WILL BE ALLOWED FOR WORK RESULTING FROM LACK OF PROPER APPRAISAL OF EXISTING CONDITIONS. AS IN ALL CONSTRUCTION, SOME EXPLORATION WILL BE REQUIRED TO LOCATE EXACT CONNECTION POINTS AND OPTIMUM ROUTES FOR PIPING. THIS IS CONTRACTOR'S RESPONSIBILITY.
- NON-METALLIC DWV AND WATER PIPES (PVC OR ABS) INSIDE BUILDING, AND TYPE "M" COPPER TUBING, ARE NOT PERMITTED ON THE PROJECT, UNLESS ALLOWED BY LOCAL CODES AND THE LANDLORD.

PIPE MATERIAL SCHEDULE

SERVICE	UNDERGROUND	ABOVE GROUND
COLD & HOT WATER	HARD DRAWN COPPER TUBE TYPE "K"	HARD DRAWN COPPER TUBE TYPE "L"
SANITARY WASTE	"NO-HUB" CAST IRON	"NO-HUB" CAST IRON
SANITARY VENT	"NO-HUB" CAST IRON	GALV. STEEL, SCHEDULE 40/"NO-HUB" CAST IRON
CONDENSATE DRAIN	—	DWV COPPER WITH SOLDERED FITTINGS

LEGEND

	POC	POINT OF CONNECTION
	W	WASTE LINE
	V	VENT LINE
	CW	COLD WATER LINE
	HW	HOT WATER LINE
	(E)	EXISTING PIPE
	FD	FLOOR DRAIN
	B/F	BELOW FLOOR
	DN	DOWN
	DWG.	DRAWING
	(E)	EXISTING
	LF	LINER FOOT
	(N)	NEW
	SOV	SHUT-OFF VALVE
	WCO	WALL CLEANOUT
	VTR	VENT THRU ROOF
	WH	WATER HEATER

COLD WATER/WASTE DEMAND

FIXTURES	QTY	COLD WATER		WASTE/VENT	
		EACH	TOTAL F.U.	EACH	TOTAL F.U.
WATER CLOSET	4	—	105	4	16
LAVATORY	2	1	2	1	2
URINAL	2	—	35	2	4
HOSE BIBB	1	2	2	—	—
DRINK. FOUNTAIN	1	1	1	2	2
TOTAL UNITS	1	TOTAL	21.5	TOTAL	24

TOTAL FIXTURE UNITS FOR CW — 145 — 68 GPM, 2" CW PIPE
TOTAL FIXTURE UNITS FOR WASTE — 26 — 4" PIPE

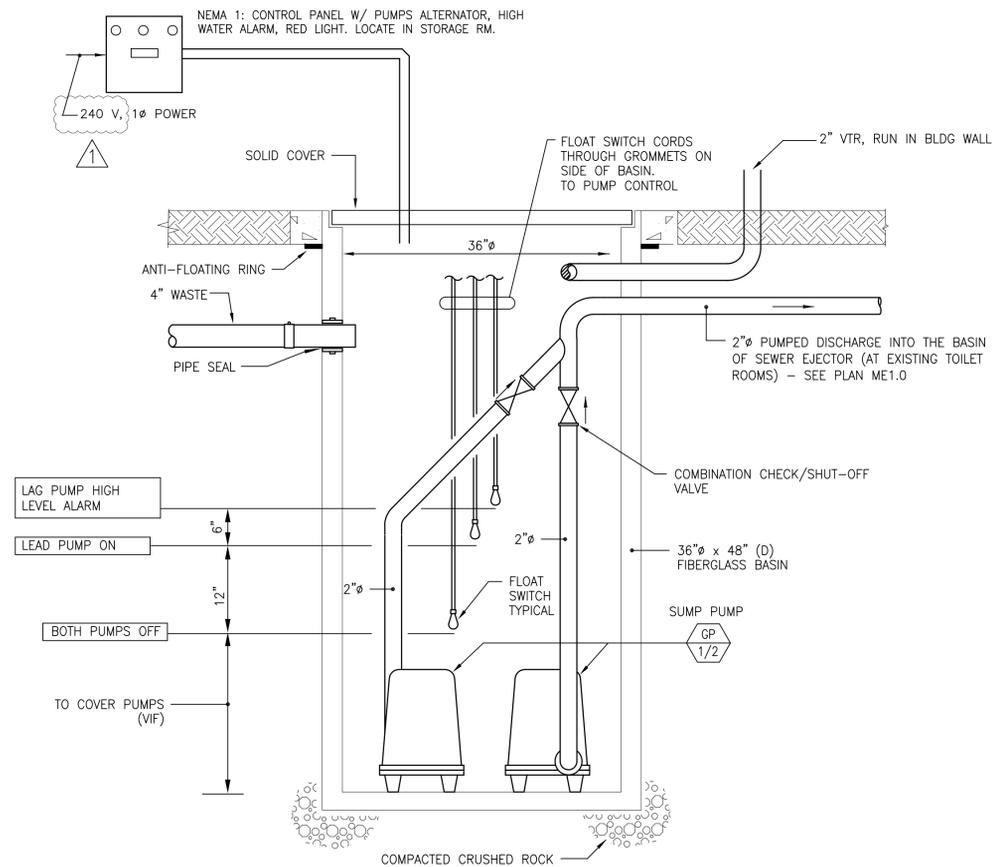
EQUIPMENT SCHEDULE

MARK	DESCRIPTION
	<p>GRINDER SEWAGE EJECTOR SYSTEM</p> <p>MIN. REQUIRED PUMP CAPACITY IS 1 GPM PER 2 DRAIN FIXTURE UNITS. TOTAL DRAINAGE F.U. = 24. PUMP CAPACITY REQUIRED IS MIN. 12 GPM. PROVIDED PUMP CAPACITY IS 50 GPM.</p> <p>DUPLEX SYSTEM, SUBMERSIBLE SEWAGE PUMP PACKAGE. "LIBERTY" MODEL D3648LSS, 1-1/4" NPT DISCHARGE. GR20 GUIDE RAIL. CONTROL PANEL AE SERIES, WITH BREAKERS, HOA SWITCHES, LIGHTS, OPERATION INDICATOR(S), BELL ALARM AND FLASHING RED ALARM LIGHT. FURNISH WITH AUTOMATIC PUMPS ALTERNATOR AND THREE (3) FLOAT LEVEL CONTROLS, 2" CHECK VALVE, PIPE SEALS.</p> <p>CAPACITY: 50 GPM @ 40-FT. TDH (MIN). MOTOR: 2 HP, 1750 RPM, 15 FLA AT 240/1 PHASE, 25-FT. LONG POWER CORD.</p> <p>BASIN: WOUND FIBERGLASS, 36" DIAMETER, 48" DEEP BASIN W/ ANTI-FLOAT FLANGE, 36" SOLID FIBERGLASS COVER.</p>
	<p>SEWER EJECTOR SIMPLEX PUMP ASSEMBLY</p> <p>PUMP: "ZOELLER" CAST IRON "292" SERIES "WASTE MATE" 1/2H.P., 115V, 1Ø, NON-AUTOMATIC UL LISTED PUMP, WITH FLOAT SWITCH, 2" NPT DISCHARGE, 30 GPM AT 35-FT. TDH.</p> <p>BASIN: PUMP BASIN: 24" x 36" L, POLYETHYLENE STRUCTURAL FOAM OR FIBERGLASS BASIN WITH ANTI-FLOATATION FLANGE.</p> <p>UNICHECK: 30-0101, 2" CAST IRON SLIP x SLIP UNIONS INCLUDING STAINLESS STEEL FASTENERS AND CLAMPS.</p> <p>CONTROL: FURNISH SIMPLEX CONTROL PANEL WITH ALARMS. VERIFY IN FIELD EXACT LOCATION.</p>

PLUMBING SCHEDULE

MARK	DESCRIPTION	FIXTURE		VALVE/FAUCET		CONNECTIONS				REMARKS
		MFR	MODEL	MFR	MODEL	WASTE	VENT	CW	HW	
WC	WALL-MOUNT WATER CLOSET	KOHLER	KINGSTON K-4325 (1.28 GPF)	-	SENSOR ACTIVATED TRIPPOINT K-10956	4"	2"	1"	-	1.4
UR	URINAL	KOHLER	DEXTER K-5016-ET	KOHLER	SENSOR ACTIVATED TRIPPOINT K-10960	2"	1-1/2"	3/4"	-	4
LV	LAVATORY	KOHLER	MORNINGSIDE K-12638	KOHLER	ELECTRONIC FAUCET K-7514	1-1/2"	1-1/2"	1/2"	1/2"	2.3
AP	WALL ACCESS PANEL	ZURN	ZANB-1460-11 11" x 11"	-	-	-	-	-	-	-
FCO	FLOOR CLEAN OUT	J.R. SMITH	SERIES 4000 TO SUIT FLOOR FINISH	-	-	-	-	-	-	7
DF	DRINKING FOUNTAIN	ELKAY	EDFP237C TWO LEVEL	-	-	1-1/2"	1-1/2"	1/2"	-	6
HB	HOSE BIBB	CHICAGO FAUCET	#952CP	-	-	-	-	3/4"	-	5

REMARKS:
1 PROVIDE WITH BEMIS MANUFACTURING MODEL 1955SSC STANDARD WHITE OPEN FRONT SEAT LESS COVER.
2 PROVIDE WITH JR SMITH #0700 FLOOR MOUNT LAVATORY CARRIER.
3 PROVIDE WITH TRUEBRO LAV GUARD MODEL #102 FOR TRAP AND SUPPLY PROTECTION.
4 FURNISH MFR STANDARD WALL CARRIERS
5 OUTDOOR, KEY LESS STYLE
6 PROVIDE WITH DEARBORN 17GA. TRAP, TRAP ADAPTER AND ANGLE STOP.
7 STAINLESS STEEL COVER



GRINDER SUMP PUMP DETAIL

NOT TO SCALE

1
ME1.1



MENLO-ATHERTON LITTLE LEAGUE
HOLBROOK PALMER PARK
ATHERTON CA 94027

JOB NUMBER: _____
DRAWN: _____
CHECKED: _____
DATE: 08.04.14 ISSUED: _____
10.08.14 PLAN CHECK COMMENTS

SHEET TITLE:
**PLUMBING
NOTES
SCHEDULES**

SHEET NUMBER:

ME1.1



MENLO-ATHERTON LITTLE LEAGUE
 HOLBROOK PALMER PARK
 ATHERTON CA 94027

GENERAL NOTES

- INSTALL ALL MECHANICAL WORK TO AVOID ARCHITECTURAL FRAMING, STRUCTURAL MEMBERS, AND OTHER OBSTRUCTIONS. COORDINATE EQUIPMENT LOCATION WITH ALL APPLICABLE CONTRACT DRAWINGS PRIOR TO INSTALLATION.
- INSTALL ALL DUCTWORK TO BEST SUIT FIELD CONDITIONS AND COORDINATE WITH THE INSTALLATION WORK OF OTHER TRADES. DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION OF MECHANICAL WORK.
- INSTALL ALL DUCTS CONCEALED IN THE FURRED CEILING, UNLESS OTHERWISE INDICATED.
- PROVIDE ACCESS PANELS AT ALL CONCEALED VOLUME DAMPERS AND CONTROLS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL LOUVERS AND DOOR GRILLES. MECHANICAL CONTRACTOR TO FURNISH ACCESS PANELS AND DOORS AND COORDINATE WITH OTHER TRADES.
- ALL CEILING DIFFUSERS, REGISTERS AND OUTLETS SHALL BE COORDINATED WITH THE ARCHITECTURAL REFLECTED CEILING PLAN.
- ALL DIFFUSER SIZES AND DUCT SIZES SHOWN ARE NET DIMENSIONS UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL REFER TO THE ELECTRICAL CONTRACT DOCUMENTS TO OBTAIN THE INFORMATION OF STARTERS, VOLTAGE PHASE, INTERLOCKING CONTROLS, AND MISCELLANEOUS EQUIPMENT SUCH AS RELAYS, STARTERS, ETC. SO THAT ALL ELECTRICAL APPARATUS SERVING MECHANICAL EQUIPMENT SHALL FULLY COMPLY WITH ELECTRICAL AND CONTROL REQUIREMENTS.
- ALL SQUARE ELBOW TURNS IN LOW PRESSURE DUCTWORK SHALL HAVE TURNING VALVES.
- ALL SUPPLY DUCTS SHALL BE TAPED WITH SPECIAL DUCT SEALER OR DUCT MASTIC. DUCT TAPE NOT ALLOWED.
- ALL INTERNAL LININGS, FLEX DUCTS AND ADHESIVES SHALL BE LABELED IN ACCORDANCE WITH U.L. 181 STANDARD FOR SAFETY.
- ALL DUCTWORK SHALL BE SUPPORTED AND BRACED IN ACCORDANCE WITH THE GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL, PLUMBING AND PIPING SYSTEMS AS PUBLISHED BY SMACNA.
- ALL MECHANICAL EQUIPMENT SHALL BE SECURELY FASTENED IN PLACE PER CMC CODE REQUIREMENTS. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR EQUIPMENT INSTALLATION.
- ALL HVAC EQUIPMENT SHALL BE CERTIFIED BY ITS MANUFACTURER TO COMPLY WITH THE APPLICABLE ENERGY EFFICIENCY STANDARDS.
- THERMOSTATS SHALL BE ABLE TO:
 - MAINTAIN SPACE TEMPERATURE SET POINT FROM 55°F TO 85°F.
 - SEQUENCE HEATING AND COOLING TO ASSURE THAT HEATING AND COOLING ARE NOT PROVIDED TO THE SPACE SIMULTANEOUSLY.
- LOCATIONS FOR NEW DUCTWORK AND PIPING WERE ESTABLISHED FROM BEST AVAILABLE INFORMATION. ASSUME THAT THIS INFORMATION IS APPROXIMATE. VERIFY EXACT LOCATION IN FIELD, BEFORE STARTING WORK. SHOULD, DURING THE COURSE OF CONSTRUCTION, CONDITIONS ARISE THAT INDICATE LOCATIONS OTHER THAN SHOWN, NOTIFY ARCHITECT IMMEDIATELY.

ABBREVIATIONS

AC	AIR CONDITIONING	KW	THOUSAND WATTS
AP	ACCESS PANEL	LB.	POUND
BDD	BACK DRAFT DAMPER	LRA	LOCKED ROTOR AMPS
BOD	BOTTOM OF DUCT	MBH	THOUSAND BRITISH UNITS
BTUH	BRITISH THERMAL UNITS PER HOUR	MFR	MANUFACTURER
CD	CEILING DIFFUSER	MFS	MAXIMUM FUSE SIZE
CFM	CUBIC FEET PER MINUTE	MCA	MINIMUM CIRCUIT AMPACITY
CLG.	CEILING	MIN.	MINIMUM
CONN.	CONNECTION (CONNECT)	N/A	NOT APPLICABLE
DL	DOOR LOUVER	NIC	NOT IN CONTRACT
DB	DRY BULB	(N)	NEW
DN	DOWN	O.A.	OUTSIDE AIR
DWG.	DRAWING	O.A.I.	OUTSIDE AIR INTAKE
EF	EXHAUST FAN	O.C.	ON CENTERS
EA	EACH	OB	OPPOSED BLADE DAMPER
(E)	EXISTING	R.A.	RETURN AIR
ER	EXHAUST REGISTER	RPM	REVOLUTIONS PER MINUTE
EXH.	EXHAUST	RLA	RATED LOAD AMPS
E.S.P.	EXTERNAL STATIC PRESSURE	RR	RETURN REGISTER
F/A	FROM ABOVE	S.A.	SUPPLY AIR
F/B	FROM BELOW	S.M.	SHEET METAL
F.D.	FIRE DAMPER	S.P.	STATIC PRESSURE
FLA	FULL LOAD AMPS	SR	SUPPLY REGISTER
FLR.	FLOOR	TEMP.	TEMPERATURE
FLEX.	FLEXIBLE	T'STAT	THERMOSTAT
FT.	FOOT	T.S.P.	TOTAL STATIC PRESSURE
GA.	GAUGE	TYP.	TYPICAL
G.C.	GENERAL CONTRACTOR	V.D.	VOLUME DAMPER
GF	GAS FURNACE	UON	UNLESS OTHERWISE NOTED
HP	HORSE POWER	W/	WITH
HZ	HERTZ		
IN.	INCH		

NOT ALL ABBREVIATIONS SHOWN ABOVE MAY BE APPLICABLE TO THE DESIGN DOCUMENTS OF THIS PROJECT

HEATING, VENTILATING AND AIR CONDITIONING SPECIFICATIONS

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|---|---|
| <p>PART 1 - GENERAL</p> <p>1.01 SCOPE OF WORK:
 WORK INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:</p> <ol style="list-style-type: none"> PROVIDE NEW EXHAUST FANS AND CONTROLS FOR TOILET ROOMS. EXHAUST AIR DISTRIBUTION SYSTEMS. HVAC CONTROLS, LINE AND LOW VOLTAGE CONTROL WIRING. ALL NECESSARY COORDINATION, RE-ROUTING, AND RELOCATION OF WORK BY OTHER TRADES, AS REQUIRED TO AVOID INTERFERENCE WITH NEW CONSTRUCTION, WHETHER SHOWN OR NOT ON THE DRAWINGS. AIR TESTING AND BALANCING. <p>1.02 COORDINATION WITH OTHER WORK: UNDER THE WORK IN THIS SECTION BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS FOR WORK IN OTHER SECTIONS AND ADJUST THE WORK TO CONFORM WITH THE CONDITIONS SHOWN ON THESE DRAWINGS TO PROVIDE THE BEST POSSIBLE ASSEMBLY OF THE COMBINED WORK. OBTAIN ALL NECESSARY INFORMATION FROM THE OTHER TRADES REGARDING LOCATION OF THEIR WORK IN ORDER THAT THE WORK IN THIS SECTION MAY BE PLACED IN CORRECT POSITION.</p> <p>1.03 MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.</p> <p>PART 2 - PRODUCTS</p> <p>2.01 EXHAUST FANS:</p> <ol style="list-style-type: none"> PROVIDE NEW FANS, AS SCHEDULED ON THE PLANS. <p>2.02 DUCTWORK AND ACCESSORIES:</p> <ol style="list-style-type: none"> FOR RECTANGULAR AND ROUND DUCTWORK, THE GAUGE OF METAL, TYPE OF JOINTS, HANGING, REINFORCING, AND OTHER DETAILS OF CONSTRUCTION SHALL CONFORM TO SMACNA'S "LOW PRESSURE DUCT CONSTRUCTION" STANDARDS, FIRST EDITION - 1985. UNLESS OTHERWISE NOTED, MINIMUM CONSTRUCTION REQUIREMENTS OF DUCTWORK FOR THE HVAC SYSTEMS SHALL BE FABRICATED FROM THE GALVANIZED STEEL, NOT LESS THAN 24 GAUGE IN THICKNESS. LOW PRESSURE FLEXIBLE DUCT SHALL BE LISTED IN ACCORDANCE WITH UL-181, CLASS I AIR DUCT. FLEXIBLE DUCT USED ON SUPPLY AIR SYSTEM. THERMAFLEX, MKC, OR EQUAL FLEXIBLE DUCT. FLEXIBLE DUCTS, USED ONLY FOR CONNECTIONS TO THE AIR TERMINALS. MAXIMUM FLEXIBLE DUCT LENGTH SHALL NOT EXCEED FIVE FEET, AND BENDS GREATER THAN 90 DEGREES WILL NOT BE ALLOWED. | <p>PART 3 - EXECUTION</p> <p>3.02 PAINTING: PAINT INTERIOR OF SHEET METAL DUCTWORK AT AIR OUTLETS WITH ONE (1) COAT OF FLAT BLACK PAINT. PAINT ALL BLACK IRON HANGERS, ANCHORS, ETC., AS WELL AS UNINSULATED BLACK STEEL PIPE INSTALLED IN EXPOSED LOCATIONS, WITH ONE (1) COAT OF RUST RESISTING PRIMER.</p> <p>3.03 TESTING AND BALANCING AIR DISTRIBUTION SYSTEMS:</p> <ol style="list-style-type: none"> HVAC WORK INCLUDES TESTING AND BALANCING BY AN INDEPENDENT TEST AND BALANCE AGENCY THAT SPECIALIZES IN AND WHOSE BUSINESS IS LIMITED TO THE TESTING AND BALANCING OF AIR CONDITIONING SYSTEMS. THE AGENCY SELECTED SHALL BE FULLY CERTIFIED BY THE ASSOCIATED AIR BALANCE COUNCIL OR EQUAL AGENCY. AT LEAST ONE (1) MEMBER OF THE AGENCY SHALL BE QUALIFIED AS A CERTIFIED TEST AND BALANCE ENGINEER. ALL FINAL REPORTS SHALL BE SIGNED BY THIS CERTIFIED TEST AND BALANCE ENGINEER AND SHALL INCLUDE HIS OFFICIAL STAMP. INSTRUMENTS USED FOR TESTING AND BALANCING OF AIR SYSTEMS MUST HAVE BEEN CALIBRATED WITHIN A PERIOD OF SIX (6) MONTHS AND CHECKED FOR ACCURACY PRIOR TO THE START OF THE WORK. HVAC WORK INCLUDES MAKING CHANGES IN THE SHEAVES, PULLEYS, BELTS AND DAMPERS REQUIRED FOR CORRECT BALANCE AS DIRECTED BY THE AIR BALANCE AGENCY AT NO ADDITIONAL COST TO THE OWNER. UPON SATISFACTORY COMPLETION OF BALANCE AND OPERATIONAL TEST, AND PRIOR TO FINAL ACCEPTANCE, SUBMIT THREE (3) SETS OF THE REPORTS ON FINAL READINGS TO THE OWNER'S REPRESENTATIVE. ALL SYSTEM FLOWS SHALL BE BALANCED TO WITHIN 10% OF THE DESIGN QUANTITIES SHOWN ON DRAWINGS. <p>3.04 ADJUSTMENTS: BEFORE COMPLETION AND ACCEPTANCE OF WORK, PUT ALL HVAC SYSTEMS INTO OPERATION AND ADJUST ALL CONTROLS AND EQUIPMENT TO SECURE NORMAL OPERATING CONDITIONS. ADJUST ALL HVAC EQUIPMENT, AIR TERMINALS, AIR DISTRIBUTION SYSTEMS, IF REQUESTED AND DIRECTED BY THE OWNER'S REPRESENTATIVE TO PROVIDE DESIRABLE HUMAN COMFORT LEVELS IN OCCUPIED SPACES. THESE ADJUSTMENTS SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.</p> |
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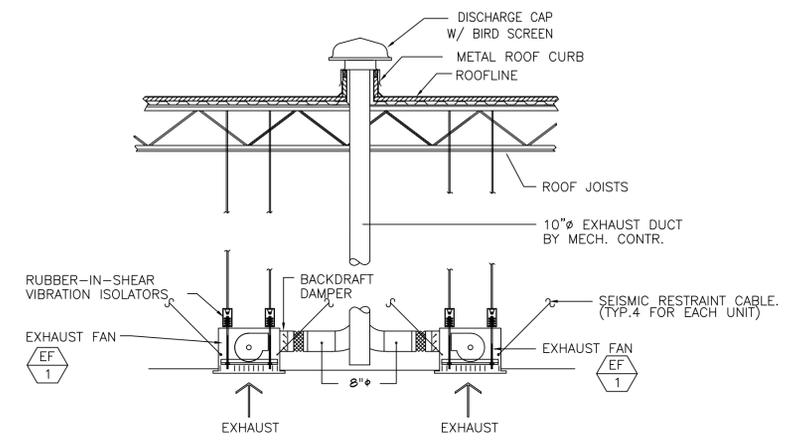
EXHAUST FAN SCHEDULE

MARK	MFR	MODEL	CFM	S.P. IN.W.G.	RPM	SONES	MOTOR			WEIGHT LB'S	REMARKS
							HP	VOLT	PHASE		
EF 1	GREENHECK	SP-A200	200	0.25	900	3.0	48 WATTS	120	1	10	① ② ③

- CEILING-MOUNTED EXHAUST FAN
- INTERLOCK WITH LIGHT SWITCH/MOTION SENSOR
- BACKDRAFT DAMPER AT DISCHARGE OPENING

LEGEND

- NEW DUCTWORK
- EXISTING DUCTWORK
- ☒ SUPPLY DUCT - SECTION
- ☒ RETURN DUCT - SECTION
- ☒ EXHAUST DUCT - SECTION
- ↻ DUCT TURNING VANES
- FC DUCT FLEXIBLE CONNECTION
- VD MANUAL VOLUME DAMPER
- ↔ ROUND TO RECTANGULAR TRANSITION
- ☒ SR SUPPLY REGISTER
- ☒ RR RETURN REGISTER
- ↔ DUCT SIZE CHANGE
- ~ FLEXIBLE DUCT
- AC 1 EQUIPMENT MARK
- CR 500 DIFFUSER MARK CFM
- ⊕ POC POINT OF CONNECTION
- Ⓜ T'STAT ROOM THERMOSTAT



EXHAUST FANS INSTALLATION DETAIL
 NOT TO SCALE

JOB NUMBER:	
DRAWN:	
CHECKED:	
DATE:	ISSUED:
08.04.14	ISSUED FOR PERMIT
10.08.14	PLAN CHECK COMMENTS

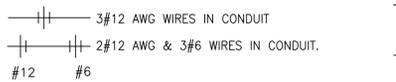
SHEET TITLE:
 PLUMBING
 NOTES
 SCHEDULES
 SHEET NUMBER:

ME1.2

ELECTRICAL NOTES

- ELECTRICAL SUB-CONTRACTOR TO FURNISH AND INSTALL, INCLUDING LABOR, SUPERVISION, MATERIALS, TOOLS, SERVICES, TRANSPORTATION, OVERHEAD COSTS, FEES, PLANCHECK FEES, INSPECTION CHARGES, ROYALTIES, ETC. A COMPLETE ELECTRICAL INSTALLATION AS SPECIFIED HEREIN AND INDICATED ON ALL ELECTRICAL AND OTHER DRAWINGS, I.E. CONTROL WIRING FOR MECHANICAL SYSTEMS, IN AN APPROVED, NEAT, FIRST CLASS, FINISHED, SAFE, WORKMANSHIP-LIKE MANNER. MUST COMPLY WITH ALL LOCAL ELECTRICAL, GAS, AND TELEPHONE UTILITIES, STATE, FEDERAL, ETC. CODES, ORDINANCES, RULES, REGULATION, STANDARDS, ETC. INCLUDING CURRENT ADDENDA AND ERRATA. THE ENTIRE ELECTRICAL INSTALLATION SHALL COMPLY OR SURPASS THE MOST RECENT EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) PER OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
- REFER TO ALL SHEETS AND SPECIFICATIONS PRIOR TO ANY BIDDING. ANY DISCREPANCIES IN DRAWINGS OR JOBSITE CONDITIONS SHALL BE NOTED AND INDICATED ON THE BID SUBMITTAL.
- ELECTRICAL SUB-CONTRACTOR SHALL COMPLETE ANY DEMOLITION WORK AS REQUIRED FOR NEW WORK SUCH AS REMOVING EXISTING DRYWALL, PLASTER, STUDS; RELOCATING EXISTING UTILITIES AS REQUIRED.
- ELECTRICAL SUB-CONTRACTOR TO LABEL ALL PANELS AND CIRCUIT BREAKERS IN PANELS FOR EASE OF IDENTIFICATION.
- ALL WIRING MUST BE IN RIGID CONDUIT OR EMI (ELECTRIC METALLIC CONDUIT) OR FLEX METAL CONDUIT (PICALTS) TO UNITS ON DIRECT CONNECTIONS).
- ELECTRICAL SUB-CONTRACTOR TO CONNECT AND PROVIDE POWER TO ALL FIXTURES BY ELECTRICAL CONTRACTOR, EQUIPMENT SUPPLIER, OR OWNER. WHERE NECESSARY, ELECTRICAL CONTRACTOR SHALL DRILL THROUGH FLOOR TO ITEMS OR GENERAL AREA FEEDS.
- ELECTRICAL SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ELEC. CHARACTERISTICS AND ADDITIONAL REQUIREMENTS OF ALL THE ELEC. FOOD SERVICE EQUIPMENT PRIOR TO HOOK-UP. EQUIPMENT CUT SHEETS SHALL BE PROVIDED BY ERD. VERIFY AND COORDINATE WITH ERD AND COMPLY AS REQUIRED. INCLUDING OUTLETS, PLUGS AND ANY EXTERNAL OR INTERNAL WIRING (FLEXIBLE CONDUIT DIRECT CONNECTIONS FROM J-BOX TO UNITS).
- ELECTRICAL SUB-CONTRACTOR SHALL VERIFY AND COORDINATE WITH THE MECHANICAL CONTRACTOR ON THE LOCATION AND REQUIREMENTS FOR THE MECHANICAL EQUIPMENT, I.E. VOLTAGE, PHASE AMPERAGE, H.P., CONTROL WIRING, ETC. AND COMPLY AS REQUIRED.
- ALL HORIZONTAL DIMENSIONS ARE TAKEN FROM FACE OF STUD (F.O.S.) OR FACE OF WALL (F.O.W.) TO CENTER LINE OF OUTLET, UNLESS OTHERWISE NOTED.
- ALL OUTLETS NOTED PLUS 16" (UP 16") OR +45" (UP 45") TO BE PLACED IN WALL AT HEIGHT GIVEN; HEIGHT IS MEASURED FROM FINISHED FLOOR (NOT FROM CONCRETE SLAB, WOOD SUB-FLOOR OR TOP OF EQUIPMENT BASE) TO CENTERLINE OF OUTLET.
- INSTALL OUTLETS WHERE DIMENSIONED; IF NECESSARY, INSTALL BLOCKING OR FRAMING BRACKETS BETWEEN STUDS.
- ANY OUTDOOR ELEC. OUTLETS, SWITCHES OR CONNECTIONS SHALL BE WEATHER-PROOF. ELECTRICAL SUB-CONTRACTOR TO CONNECT ALL COMPRESSORS AND FAN MOTORS WITH DISCONNECT, MAGNETIC STARTER, CONTROL SWITCHES WHERE NECESSARY. PROVIDE OVERCURRENT PROTECTION FOR MOTORS NOT FURNISHED WITH INTEGRAL ITEM. PROVIDE CONTRACTORS/RELAYS FOR ELEC. COOKING EQUIPMENT WHICH MUST SHUT DOWN WHEN FIRE SUPPRESSION SYSTEM IS ACTIVATED.
- PROVIDE PLUGS AND CORDS FOR MOVEABLE EQUIPMENT WHERE THEY ARE NOT STANDARD WITH MANUFACTURER; SHORTEN CORDS IF REQUESTED BY EQUIPMENT SUPPLIER OR OWNER.
- ELECTRICAL SUB-CONTRACTOR TO INSTALL METAL CHASE CONDUIT FOR CASH REGISTER COMPUTER CABLE BETWEEN EACH UNIT (IF APPLICABLE). PROVIDE FULL CORD FOR FUTURE CASH REGISTER CABLE (SHIELDED 4 WIRE, TWISTED PAIRS WITH SEPARATE GROUND WIRE) OR INSTALL CABLE IF PROVIDED BY OWNER OR CASH REGISTER SUPPLIER.
- ELECTRICAL SUB-CONTRACTOR/G.C. TO COORDINATE FLOOR, WALL AND CEILING PENETRATIONS WITH OTHER TRADES/WORK TO AVOID CONFLICTING ROUGH-IN INSTALLATIONS; REVIEW WITH ARCHITECT OR ERD.
- ALL CONDUIT PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS OR CEILINGS SHALL BE SEALED TO MAINTAIN THE FIRE SEPARATION.
- IN ALL KITCHEN SERVING AREAS, PROVIDE STAINLESS STEEL OUTLET COVER PLATES. IN OTHER AREAS, PROVIDE STANDARD WHITE, IVORY, OR BROWN ONES AS DIRECTED OR MATCH ADJACENT FINISH COLOR.
- ALL LIGHTING CIRCUITS TO BE RESPONSIBILITY OF THE ELECTRICAL SUB-CONTRACTOR. IF ANY DISCREPANCIES WITH SWITCHING OR FIXTURE LAYOUT, VERIFY WITH ARCHITECT. SWITCHING SHALL MEET TITLE 24 ENERGY REQUIREMENTS.
- ALL LIGHT FIXTURES SHALL CONTAIN NEW LAMPS OF POWER, TYPE AND SIZE AND SHALL BE FURNISHED BY ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED.
- ELECTRICAL SUB-CONTRACTOR SHALL VERIFY ALL FIXTURE LOCATIONS PRIOR TO INSTALLATION OR CUTTING HOLES IN CEILING.
- ALL LIGHT SWITCHES AT +48" UNLESS OTHERWISE NOTED.
- IF ANY EXPOSED FLUORESCENT TUBES ARE INSTALLED, THEY SHALL BE PROVIDED WITH SAFETY "TOOB-GARD" UNBREAKABLE PLASTIC SLEEVES.
- ELECTRICAL SUB-CONTRACTOR SHALL REVIEW OPERATION OF EQUIPMENT CIRCUIT BREAKERS, ETC. WITH OWNER AND/OR THEIR REPRESENTATIVE AT COMPLETION OF THE PROJECT.

GENERAL ELECTRICAL NOTES

- ALL BRANCH CIRCUIT WIRING SHALL BE #12 AWG CONDUCTORS IN 1/2" MIN. ELECTRICAL METALLIC TUBING (EMT) U.O.N. EXCEPT THAT RIGID STEEL CONDUIT (RSC) SHALL BE USED IN WET LOCATIONS AND FOR OUTDOOR INSTALLATION AND WHERE SUBJECT TO MECHANICAL DAMAGE. UNLESS OTHERWISE NOTED, SUCH AS THE FOLLOWING:


CONDUIT SHALL BE AS PER N.E.C. REQUIREMENTS OR AS NOTED, WHICHEVER IS GREATER.
- ALL CONDUIT RUNS LOCATED IN FINISHED AREAS SHALL BE CONCEALED. ALL CONDUIT RUNS LOCATED IN UNFINISHED AREAS (I.E. MECH., ELEC., & FAN ROOM ETC.) SHALL BE RUN EXPOSED PARALLEL OR PERPENDICULAR TO BUILDING LINES.
- ALL CONDUIT PENETRATIONS THRU AIR PLENUMS SHALL BE SEALED AIRTIGHT.
- ALL CONDUIT PENETRATIONS THRU EXTERIOR WALLS, ROOFS & FLOORS SHALL BE SEALED WATERTIGHT.
- IN ADDITION TO MAIN & BRANCH CIRCUIT FEEDER CONDUCTORS, PROVIDE A GREEN INSULATED CONDUCTOR IN ALL AC POWER RACEWAY OR CABLES, SIZED IN CONFORMANCE WITH N.E.C. ARTICLE 250.
- COORDINATE ELEVATION OF LIGHTING FIXTURES & ELECTRICAL OUTLETS ON WALL WITH ARCHITECTURAL.
- ITEMS NOT IDENTIFIED AS EXISTING ARE NEW.
- PROVIDE COVER PLATES TO ALL OUTLET BOXES.
- RUN ALL CONDUITS CONCEALED IN WALL OR CEILING IF POSSIBLE. (PAINT & PATCH AS REQUIRED) PAINT ALL EXPOSED CONDUITS & WIREWAY TO MATCH.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE EXACT CONDITIONS RELATING TO THE WORK AND SHALL OBTAIN SUCH INFORMATION AS MAY BE NECESSARY TO PRESENT AN INTELLIGENT AND CONCLUSIVE BID. NO ALLOWANCE WILL BE MADE FOR ANY EXTRA EXPENSE DUE TO FAILURE OF THE CONTRACTOR TO MAKE SUCH A VISIT. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS WITH ACTUAL FIELD CONDITIONS. IN THE EVENT OF A CONFLICT, CONTRACTOR SHALL PERFORM THE NECESSARY WORK TO CONFORM TO THE INTENT OF THE DRAWINGS.
- PROVIDE NEW LAMPS TO ALL LIGHTING FIXTURES. NEW AND EXISTING. CLEAN, REPAIR OR REPLACE EXISTING LENS.
- ALL EXPOSED WALL MOUNTED WIREWAY TO BE WIREMOLD TYPE. PAINT TO MATCH.
- CONTRACTOR TO LABEL/TAG/TEST ALL COMMUNICATION CABLES.
- CONTRACTOR TO PROVIDE CONDUIT AND CABLES FOR ALL COMMUNICATION SYSTEMS (PROVIDE EXTRA LENGTH), AND CONNECT TO DEVICES.
- CIRCUIT CONNECTION FOR OUTLETS ARE INDICATED BY NUMBER'S ADJACENT TO EACH DEVICE OR FIXTURE. PROVIDE BRANCH CIRCUIT CONDUCTORS (#12 AWG MINIMUM) IN CODE-SIZED RACEWAYS TO SUITE THE CIRCUITING INDICATED (UNLESS OTHERWISE NOTED) TO THE POINT DESIGNATED TO COMMENCE THEIR "HOME-RUN", AND CONTINUE FROM THERE TO THE CIRCUIT SOURCE INDICATED. PROVIDE JUNCTION BOXES AND PULL BOXES REQUIRED BY CODES OR NEEDED IN THE FIELD TO FACILITATE INSTALLATION. INSTALL RACEWAYS AND BOXES ONLY IN CONCEALED LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE, WITH BOXES COVERED AND PROPERLY ACCESSIBLE UNLESS INDICATED OTHERWISE. WIRING METHODS AND INSTALLATION OF CONDUCTORS AND RACEWAYS SHALL COMPLY WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS AND APPLICABLE CODES.
- CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT FOR ALL WORK AND SCHEDULE PRIOR TO START OF WORK.
- REFER TO ARCHITECTURAL PLANS AND DRAWINGS OF OTHER TRADES FOR LOCATIONS AND KINDS OF ELECTRICALLY OPERATED EQUIPMENT INDICATED THEREON. PROVIDE POWER FOR AND MAKE FINAL CONNECTIONS TO THAT EQUIPMENT, AS PER MANUFACTURER'S REQUIREMENTS, WHETHER SHOWN OR NOT.
- ALL UTILITY SERVICE FOR HAND HELD APPLIANCES TO BE GFI.
- FIXED APPLIANCES SHALL BE HARD-WIRED.
- ALL METAL SURFACES SHALL BE BONDED.

(N) PANELBOARD A		NEMA ENCLOSURE 1				AIC RATING 22,000						
PANEL TYPE AQ		MOUNTING RECESSED				NOTES TOP FEED						
CCT NO.	LOAD DESCRIPTION	BKR SIZE	BKR OPT	NEC KW	ACTUAL KW	PHASE	ACTUAL KW	NEC KW	BKR OPT	BKR SIZE	LOAD DESCRIPTION	CCT NO.
1	LIGHTING STORAGE/TOILETS	20/1		0.360	0.360	A	0.300	0.300		20/1	OUTSIDE LIGHTING	2
3	LIGHTING SEATING AREA	20/1	PC	0.300	0.300	B	1.500	1.500		20/1	HAND DRYER	4
5	RECEPT. - GENERAL	20/1		0.540	0.540	A	1.950	1.950		20/2	DUPLEX GRINDER PUMP	6
7	RECEPT. - TOILET RMS	20/1	G	0.360	0.360	B	1.950	1.950				8
9	HAND DRYER	20/1	G	1.500	1.500	A	0.600	0.600		20/1	SCOREBOARD	10
11	OUTSIDE RECEPTACLE	20/1	G	0.360	0.360	B	0.360	0.360	G	20/1	OUTSIDE RECEPTACLE	12
13	SPARE	20/1		0.000	0.000	A	0.000	0.000		20/1	SPARE	14
15	SPACE					B	0.000	0.000		20/1	SPARE	16
17	SPACE					A					SPACE	18
19	SPACE					B					SPACE	20
21	SPACE					A					SPACE	22
23	SPACE					B					SPACE	24
25	SPACE					A					SPACE	26
27	SPACE					B					SPACE	28
29	SPACE					A					SPACE	30
31	SPACE					B					SPACE	32
33	SPACE					A					SPACE	34
35	SPACE					B					SPACE	36

MAIN BREAKER	VOLTAGE 240/120 MAINS 200A MCB	PHASE 1 WIRE 3	PANEL MAX AMPS 225 OPTIONS
N.E.C. CONNECTED			
	PHASE A	5.250 KW	42 AMPS
	PHASE B	4.830 KW	
	TOTAL	10.080 KW	

LIGHT FIXTURE SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	CATALOG NO.	LAMPS
A 1/29	OUTDOOR, SURFACE WALL-MOUNT OR EQUAL	SEA GULL LIGHTING	PRODUCT # 89806BLE-12	26W CFL
B 2/32	4' SURFACE FLUORESCENT	LITHONIA, OR EQUAL	LB2-3-MVOLT-GEB10	ELECTRONIC BALLAST (2) T8 32W
C 1/29	OUTDOOR, SURFACE CEILING-MOUNT	SEA GULL LIGHTING OR EQUAL	PRODUCT # 89806BLE-12	26W CFL

PANEL SCHEDULE LEGEND	
BREAKER OPTIONS	
PC	TORK MODEL #2001 PHOTOCELL, 120VAC RATED N.C. CONTACT. INSTALL PHOTOCELL FACING NORTH AND AWAY FROM ANY LIGHTING SOURCE.
LO	HANDLE - LOCK-ON DEVICE
G	GROUND FAULT CIRCUIT INTERRUPTER BREAKER

LEGEND

-  HOMERUN TO PANELBOARD, 1/2" C. 2#12 MINIMUM. CROSSLINES INDICATE NUMBER OF WIRES AND SIZE OTHER THAN 2#12
-  CONDUIT CONCEALED IN WALLS OR CEILING
-  2'x4' RECESSED FLUORESCENT LIGHT FIXTURE
-  SURFACE OR PENDANT MOUNTED FLUORESCENT FIXTURE
-  EXIT LIGHT FIXTURE CEILING OR WALL MOUNTED (W/ EMERGENCY BATTERY UNIT) WITH ARROWS AS SHOWN
-  INDICATES SINGLE FACE
-  INDICATES CEILING-MOUNT EXIT SIGN WITH DUAL HEADS EMERGENCY LIGHTS
-  INDICATES DOUBLE FACE
-  LIGHT SWITCH, MH +48" AFF
-  DUPLEX RECEPTACLE, NEMA 5-15R, MH +18" U.O.N.
-  DUPLEX RECEPTACLE, NEMA 5-20R M.H. +18" U.O.N. D = ON DEDICATED CIRCUIT.
-  DOUBLE DUPLEX RECEPTACLE, MH +18" U.O.N.
-  DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTING TYPE
-  EMERGENCY POWER UNIT WITH DUAL HEADS, 120 V EMERGI-LITE PRO-6 +7'-6" U.O.N.
-  DATA/TELEPHONE OUTLET WITH 1" C AND CABLES TO TEL. COMM. RM.
-  SMOKE DETECTOR, BUILDING STANDARD
-  PANELBOARD
-  DISCONNECT SWITCH, (F-FUSED)
-  COMBINATION MAGNETIC MOTOR STARTER
-  MANUAL MOTOR STARTER WITH THERMAL OVERLOAD
-  MOTOR OUTLET
-  KEYED NOTES
-  FIXTURE MARK
-  WATTS/LAMPS
-  AFF ABOVE FINISH FLOOR
-  D DEDICATED CIRCUIT
-  NL NIGHT LIGHT
-  (E) EXISTING
-  GFI GROUND FAULT INTERRUPTER
-  MH MOUNTING HEIGHT
-  (N) NEW
- TYP. TYPICAL
- U.O.N. UNLESS OTHERWISE NOTED
- WP WEATHERPROOF
- AC 1 AC UNIT # 1
- MS MOTION SENSOR

NOT ALL LEGEND SHOWN ABOVE MAY BE APPLICABLE FOR THIS PROJECT



MENLO-ATHERTON LITTLE LEAGUE
 HOLBROOK PALMER PARK
 ATHERTON CA 94027

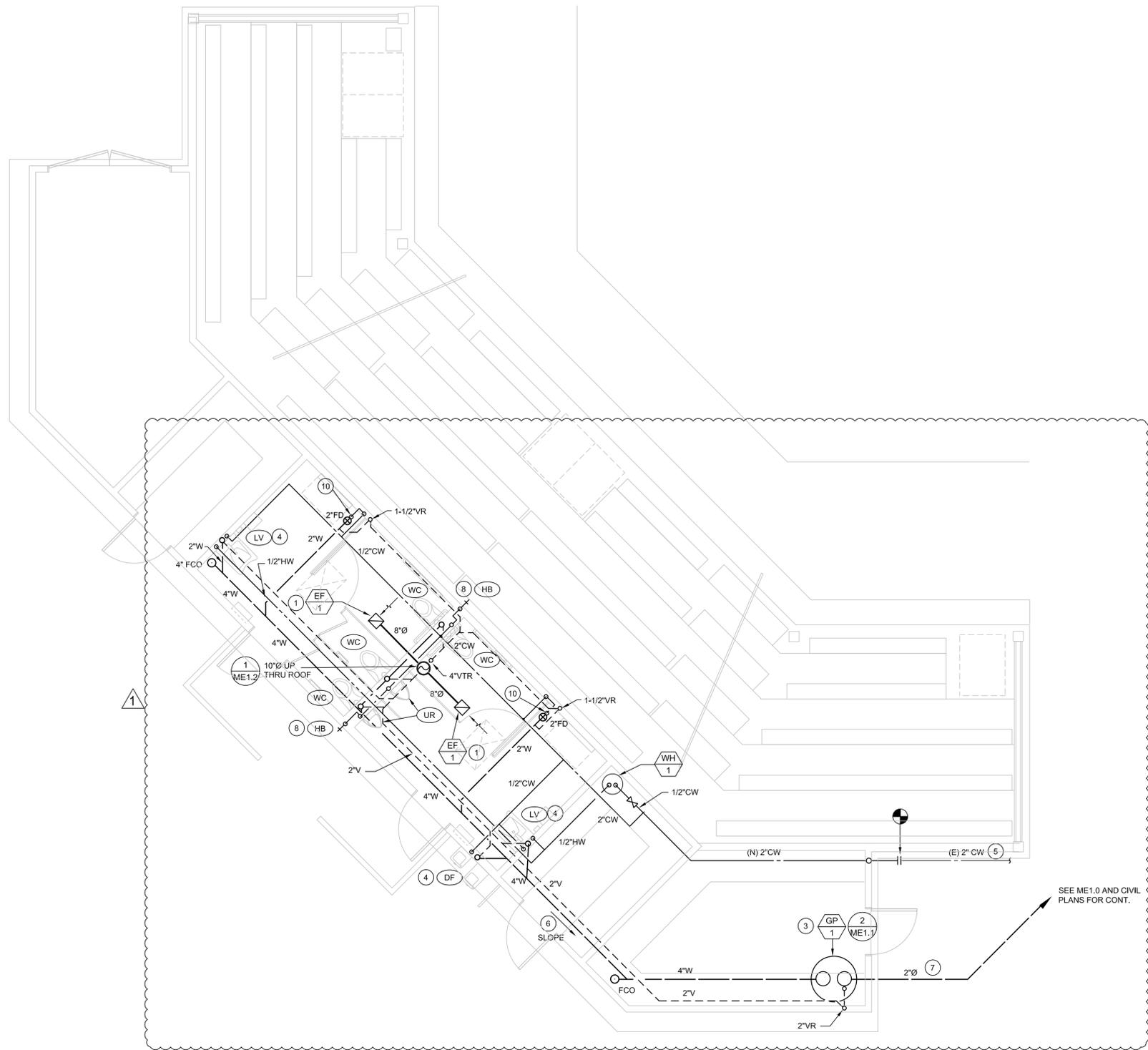
JOB NUMBER: _____
 DRAWN: _____
 CHECKED: _____
 DATE: 08.04.14 ISSUED FOR PERMIT
 10.08.14 PLAN CHECK COMMENTS

SHEET TITLE:

**ELECTRICAL
GENERAL**

SHEET NUMBER:

ME1.3

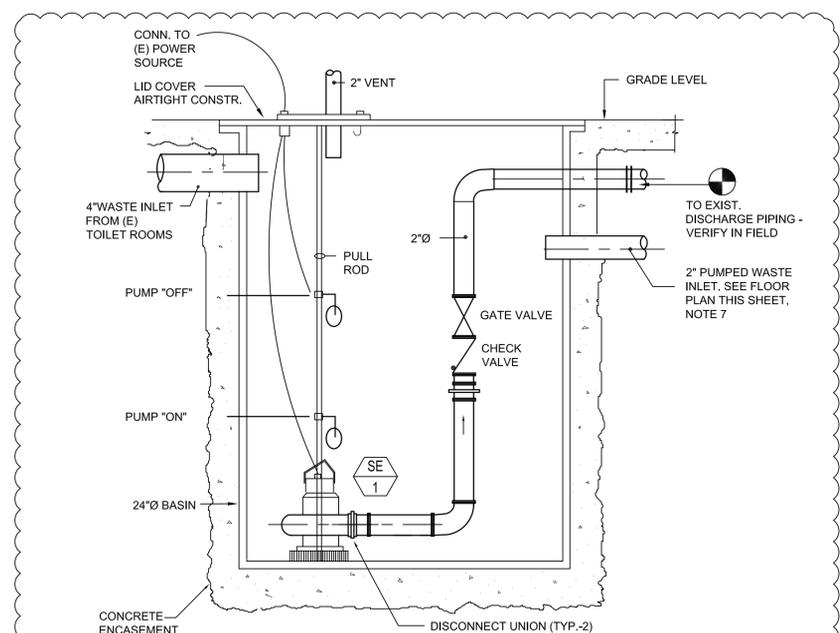


FLOOR PLAN - PLUMBING
NOT TO SCALE

1

KEYED NOTES

- 1 NEW TOILET EXHAUST FAN, CEILING-MOUNTED, CONNECTED TO MOTION SENSOR/LIGHTING SWITCH.
- 2 NOT USED.
- 3 NEW UNDERGROUND SEWAGE GRINDER PUMP ASSEMBLY - SEE SCHEDULE AND DETAIL ON ME1.1.
- 4 PLUMBING FIXTURE MOUNTED FOR HANDICAPPED ACCESS. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATION, HEIGHT, ETC.
- 5 COORDINATE WITH CIVIL WORK AND G.C. FOR PROVISION OF THE NEW COLD WATER LINE, TO SERVE NEW TOILET ROOMS AS SHOWN ON THE PLAN.
- 6 SLOPE NEW WASTE LINE AT 1/4"LF. VERIFY IN FIELD EXACT LOCATION OF EXISTING LINE AND EXACT SLOPE, AS REQUIRED TO MAKE CONNECTION TO EXISTING WASTE LINE.
- 7 2" PUMPED SEWER DISCHARGE TOWARD EXISTING SUMP AT EXISTING TOILET ROOMS - SEE SITE PLAN ME1.0 AND DETAIL #2 BELOW. COORDINATE WITH G.C. AND CIVIL WORK.
- 8 OUTDOOR HOSE BIBB, KEYLESS AND WITH INTEGRAL VACUUM BREAKER. MOUNT AT 18" AFF.
- 9 NOT USED.
- 10 1-1/2" VENT LINE BELOW FLOOR, OFF FLOOR DRAIN, UP IN WALL, PROVIDE 1/2" COLD WATER TO FLOOR DRAIN'S TRAP PRIMER - TYPICAL.



NOTE: PUMP ASSEMBLY IS A REPLACEMENT OF EXISTING BASIN AND PUMP. INSTALL AT PRESENT LOCATION.

PUMP SIZE CALCULATIONS

A. DRAINAGE F.U. FROM EXISTING TOILET ROOMS = 10.
 B. DRAINAGE F.U. FROM NEW TOILET ROOMS = 24.
 TOTAL DRAINAGE F.U. FROM BOTH TOILET FACILITIES = 34.
 MIN. REQUIRED PUMP CAPACITY IS 1 GPM PER 2 DRAIN FIXTURE UNITS. PUMP CAPACITY REQUIRED IS MIN. 17 GPM.
 PROVIDED SE-1 PUMP CAPACITY IS 30 GPM.

SEWER EJECTOR PUMP
NOT TO SCALE

2



MENLO-ATHERTON LITTLE LEAGUE
 HOLBROOK PALMER PARK
 ATHERTON CA 94027

JOB NUMBER:	
DRAWN:	
CHECKED:	
DATE:	ISSUED:
08.04.14	ISSUED FOR PERMIT
10.08.14	PLAN CHECK COMMENTS

SHEET TITLE:
PLUMBING NOTES SCHEDULES

SHEET NUMBER:
ME2.1



MENLO-ATHERTON LITTLE LEAGUE
 HOLBROOK PALMER PARK
 ATHERTON CA 94027

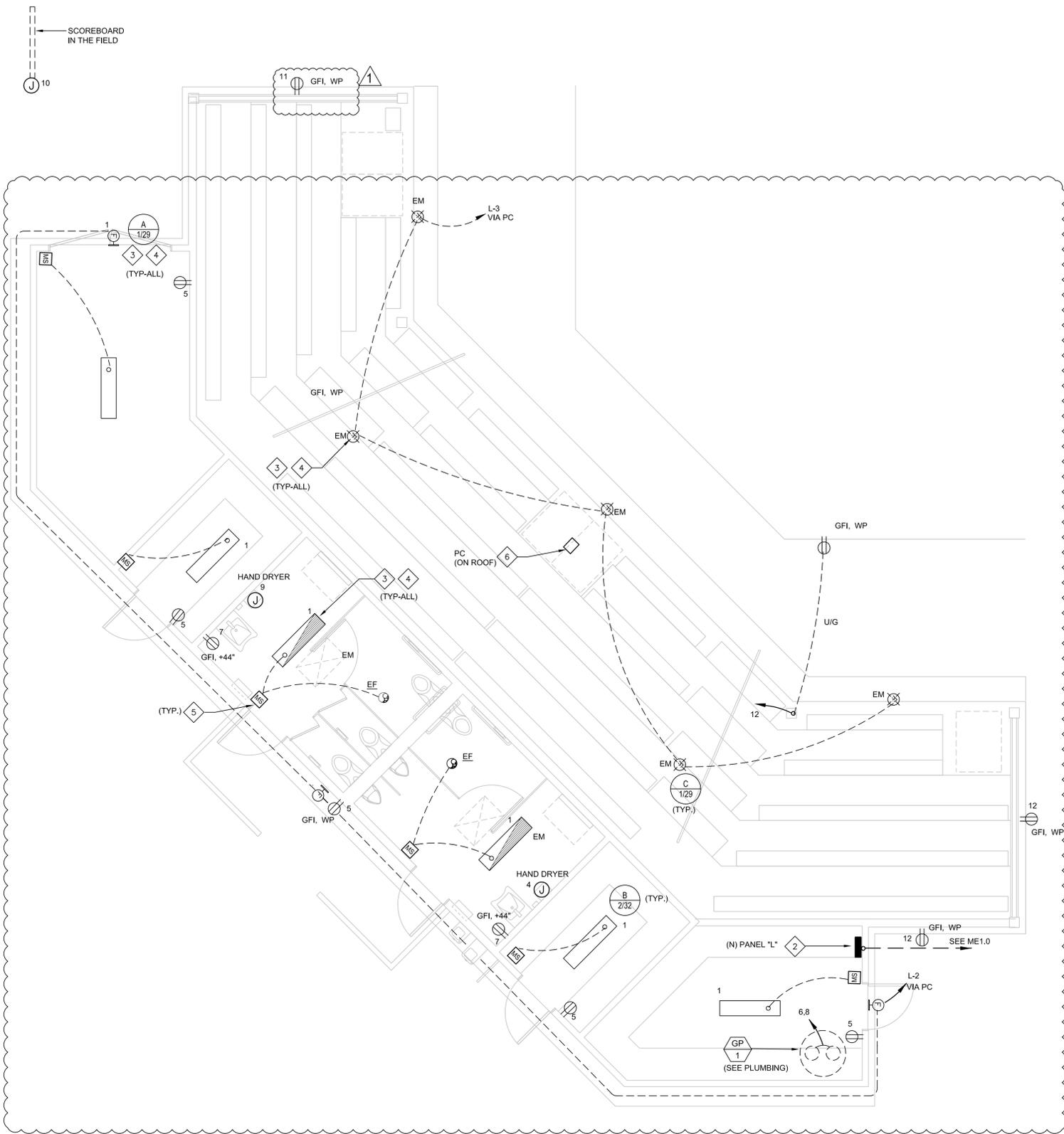
ELECTRICAL FLOOR PLAN DIAGRAMS

JOB NUMBER: _____
 DRAWN: _____
 CHECKED: _____
 DATE: 08.04.14 ISSUED FOR PERMIT
 10.08.14 PLAN CHECK COMMENTS

SHEET TITLE:

SHEET NUMBER:

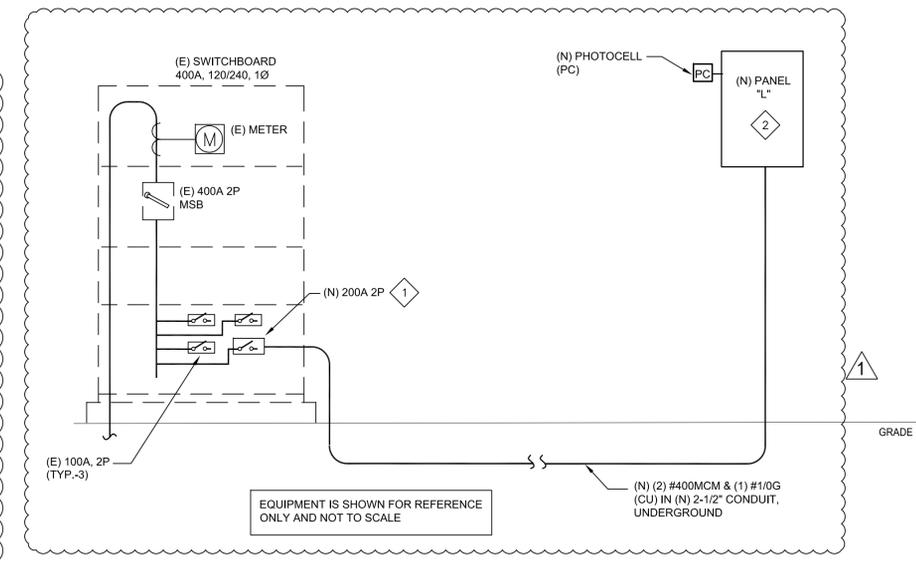
ME2.2



FLOOR PLAN

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

1



SINGLE LINE DIAGRAM

NOT TO SCALE

2

LOAD CALCULATIONS	
EXISTING 400A 120/240V 1Ø 3 WIRE SYSTEM	
(E) PANEL "A"	37 A (PER AS-BUILD)
(E) PANEL "B"	66 A (PER AS-BUILD)
(E) PANEL "C"	91 A (PER AS-BUILD)
(N) PANEL "L"	160 A (ESTIMATED MAX LOAD)
TOTAL CONNECTED:	354 A
TOTAL AVAILABLE:	400 A

- KEYED NOTES**
- 1 PROVIDE NEW 200A 2P DISCONNECT SWITCH, INSTALLED IN PLACE OF EXISTING SPARE SOCKET.
 - 2 PROVIDE NEW PANEL "L". VERIFY EXACT LOCATION IN FIELD WITH G.C.
 - 3 PROVIDE EMERGENCY BACK-UP POWER BATTERY (BODINE B70), 90 MINUTES MIN., TO LIGHT FIXTURE INDICATED AS "EM". EMERGENCY LIGHT FIXTURE TO BE PROVIDED WITH AN ADDITIONAL UNSWITCHED HOT LEG FOR CONTINUOUS CHARGING OF BACK-UP BATTERY, WHEN FIXTURE IS SWITCHED OFF.
 - 4 CONNECT EXIT, EMERGENCY AND NIGHT LIGHT FIXTURES AHEAD OF LIGHT SWITCHES (UNSWITCHED), PROVIDE LOCKING DEVICE ON THE CIRCUIT BREAKER.
 - 5 OCCUPANCY SENSOR FOR BI-LEVEL CONTROL OF ROOM LIGHTING. OCCUPANCY SWITCH SHALL BE A WATT STOPPER WA-300. SET SWITCH FOR MAXIMUM SENSITIVITY. CONTROL AND ADJUST TO MAINTAIN LIGHTS ON FOR 15 MINUTES AFTER LAST MOTION IS DETECTED. SWITCH SHALL BE ADJUSTED TO OVERRIDE THE LIGHT LEVEL ENERGY SAVING FEATURE.
 - 6 WEATHERPROOF PHOTOCELL MOUNTED ON ROOF. FOR CONTROL OF EXTERIOR BUILDING LIGHTING AND COVERED SEATING LIGHTING. PROVIDE TORK MODEL #2001 PHOTOCELL, OR EQUAL, 120VAC RATED N.C. CONTACT. INSTALL PHOTOCELL FACING NORTH AND AWAY FROM ANY LIGHTING SOURCE.



MENLO-ATHERTON LITTLE LEAGUE
 HOLBROOK PALMER PARK
 ATHERTON CA 94027

STATE OF CALIFORNIA
INDOOR LIGHTING
 CEC-NRCC-LTI-01-E (Revised 09/13) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS NRCC-LTI-01-E
 Indoor Lighting (Page 1 of 5)
 Project Name: Menlo-Atherton Little League Date Prepared: 8/1/2014

Climate Zone: 3 Conditioned Floor Area: 0
 Unconditioned Floor Area: 818

General Information

Building Type: Nonresidential High-Rise Residential Hotel/Motel
 Schools Relocatable Public Schools Conditioned Spaces Unconditioned Spaces

Phase of Construction: New Construction Addition Alteration
 Method of Compliance: Complete Building Area Category Tailored

LIGHTING COMPLIANCE DOCUMENTS (select yes for each document included)

For detailed instructions on the use of this and all Energy Efficiency Standards compliance documents, refer to the Nonresidential Manual published by the California Energy Commission.

YES	NO	FORM	TITLE
YES		NRCC-LTI-01-E	Certificate of Compliance. All Pages required on plans for all submittals.
	NO	NRCC-LTI-02-E	Lighting Controls, Certificate of Compliance, and PAF Calculation. All Pages required on plans for all submittals.
YES		NRCC-LTI-03-E	Indoor Lighting Power Allowance
	NO	NRCC-LTI-04-E	Tailored Method Worksheets
	NO	NRCC-LTI-05-E	Line Voltage Track Lighting Worksheets

Summary of Allowed Lighting Power

Conditioned and Unconditioned space Lighting must not be combined for compliance

Indoor Lighting Power for Conditioned Spaces		Indoor Lighting Power for Unconditioned Spaces	
	Watts		Watts
1.	Installed Lighting NRCC-LTI-01-E, page 4 + 0	Installed Lighting NRCC-LTI-01-E, page 4 +	390
2.	PORTABLE ONLY FOR OFFICES NRCC-LTI-01-E, page 3 +		
3.	Minus Lighting Control Credits NRCC-LTI-01-E, page 2 - 0	Minus Lighting Control Credits NRCC-LTI-01-E, page 2 -	117
4.	Adjusted Installed Lighting Power (row 1 plus row 2 minus row 3) = 0	Adjusted Installed Lighting Power (row 1 minus row 3) =	273

STATE OF CALIFORNIA
INDOOR LIGHTING
 CEC-NRCC-LTI-01-E (Revised 09/13) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS NRCC-LTI-01-E
 Indoor Lighting (Page 2 of 5)
 Project Name: Menlo-Atherton Little League Date Prepared: 8/1/2014

5.	Complies ONLY if Installed ≤ Allowed	Complies ONLY if Installed ≤ Allowed
6.	Allowed Lighting Power Conditioned NRCC-LTI-03-E, page 1 0	Allowed Lighting Power Unconditioned NRCC-LTI-03-E, page 1 654

Declaration of Required Installation Certificates – Declare by selecting yes for all Installation Certificates that will be submitted. (Retain copies and verify forms are completed and signed.)

YES	NO	Form/Title	Field Inspector
		NRCC-LTI-01-E - Must be submitted for all buildings	<input type="checkbox"/> Field Inspector
		NRCC-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/> Field Inspector
		NRCC-LTI-03-E - Must be submitted for a line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting, to be recognized for compliance.	<input type="checkbox"/> Field Inspector
		NRCC-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	<input type="checkbox"/> Field Inspector
		NRCC-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	<input type="checkbox"/> Field Inspector
		NRCC-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	<input type="checkbox"/> Field Inspector

Declaration of Required Certificates of Acceptance – Declare by checking all of the Certificates of Acceptance that will be submitted. (Retain copies and verify forms are completed and signed.)

YES	NO	Form/Title	Field Inspector
		NRCA-LTI-02-E - Must be submitted for occupancy sensors and automatic time switch controls.	<input type="checkbox"/> Field Inspector
		NRCA-LTI-03-E - Must be submitted for automatic daylight controls.	<input type="checkbox"/> Field Inspector
		NRCA-LTI-04-E - Must be submitted for demand responsive lighting controls.	<input type="checkbox"/> Field Inspector

STATE OF CALIFORNIA
INDOOR LIGHTING
 CEC-NRCC-LTI-01-E (Revised 09/13) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS NRCC-LTI-01-E
 Indoor Lighting (Page 3 of 5)
 Project Name: Menlo-Atherton Little League Date Prepared: 8/1/2014

A separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for:

CONDITIONED SPACE UNCONDITIONED SPACE

A. INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST

The actual indoor lighting power listed on this page and on the next page includes all installed permanent and planned portable lighting systems.
 When Complete Building Method is used for compliance, list each different type of luminaire on separate lines.
 When Area Category Method or Tailored Method is used for compliance, list each different type of luminaire by each different function area on separate lines
 Also include track lighting in schedule, and submit the track lighting compliance form (LTG-5C) when line-voltage track lighting is installed.

B. Installed Portable Luminaires in Offices – Exception to Section 140.6(a)

This section shall be filled out ONLY for portable luminaires in offices (As defined in §100.1). All other planned portable luminaires shall be documented on next page of this compliance form.
 This section is used to determine if greater than 0.3 watts of portable lighting is planned for any office
 Fill out a separate line for each different office. Small offices that are typical (having the same general and portable lighting) may be grouped together. This allowance shall not be traded between offices having different lighting systems.

Office Portable Luminaire Schedule	Office Installed Portable Luminaire Watts Per Square Foot					Accountable Watts	Office Location	Field Inspector		
A	B	C	D	E	F	G	H	I	J	
Complete Luminaire Description (i.e., LED, under cabinet, furniture mounted direct/indirect)	Watts per Luminaire	Number of Luminaires	Installed portable luminaire watts in this office (B x C)	Square foot of this office	Watts per square foot (D / E)	If F ≤ 0.3, enter zero; If F > 0.3, (F-0.3)	E x G	Identify Office area in which these portable luminaires are installed	Pass	Fail
									<input type="checkbox"/>	<input type="checkbox"/>
									<input type="checkbox"/>	<input type="checkbox"/>
									<input type="checkbox"/>	<input type="checkbox"/>
									<input type="checkbox"/>	<input type="checkbox"/>
Total installed portable luminaire watts that are greater than 0.3 watts per square foot per office:								Enter sum total of all pages into NRCC-LTI-01-E, Page 2	<input type="checkbox"/>	<input type="checkbox"/>

STATE OF CALIFORNIA
INDOOR LIGHTING
 CEC-NRCC-LTI-01-E (Revised 09/13) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS NRCC-LTI-01-E
 Indoor Lighting (Page 4 of 5)
 Project Name: Menlo-Atherton Little League Date Prepared: 8/1/2014

A separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for:

CONDITIONED SPACE UNCONDITIONED SPACE

C. INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST

A	B	C	D		E	F	G	H	
			How wattage was determined	Accounting to §100.1(d) from NAEL					
(2) 4 ft Fluorescent T8 ElecTL	65.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	390	Corridor/Restroom/Support	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	
INSTALLED WATTS PAGE TOTAL:						390	Enter sum total of all pages into NRCC-LTI-01-E, Page 2	<input type="checkbox"/>	<input type="checkbox"/>

STATE OF CALIFORNIA
INDOOR LIGHTING
 CEC-NRCC-LTI-01-E (Revised 09/13) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS NRCC-LTI-01-E
 Indoor Lighting (Page 3 of 5)
 Project Name: Menlo-Atherton Little League Date Prepared: 8/1/2014

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									<input type="checkbox"/>	<input type="checkbox"/>
									<input type="checkbox"/>	<input type="checkbox"/>
									<input type="checkbox"/>	<input type="checkbox"/>
									<input type="checkbox"/>	<input type="checkbox"/>
Total installed portable luminaire watts that are greater than 0.3 watts per square foot per office:								Enter sum total of all pages into NRCC-LTI-01-E, Page 2	<input type="checkbox"/>	<input type="checkbox"/>

STATE OF CALIFORNIA
INDOOR LIGHTING
 CEC-NRCC-LTI-01-E (Revised 09/13) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS NRCC-LTI-01-E
 Indoor Lighting (Page 5 of 5)
 Project Name: Menlo-Atherton Little League Date Prepared: 8/1/2014

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: PKA ENGINEERS
 Signature Date: 8/1/2014

Address: 900 High Street
 City/State/Zip: Palo Alto, CA

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Square Three Design Studio
 Responsible Designer Signature: [Signature]
 Date Signed: 8/1/2014
 License: [Blank]
 Phone: [Blank]

JOB NUMBER:
 DRAWN:
 CHECKED:
 DATE: 08.04.14 ISSUED:
 ISSUED FOR PERMIT

SHEET TITLE:

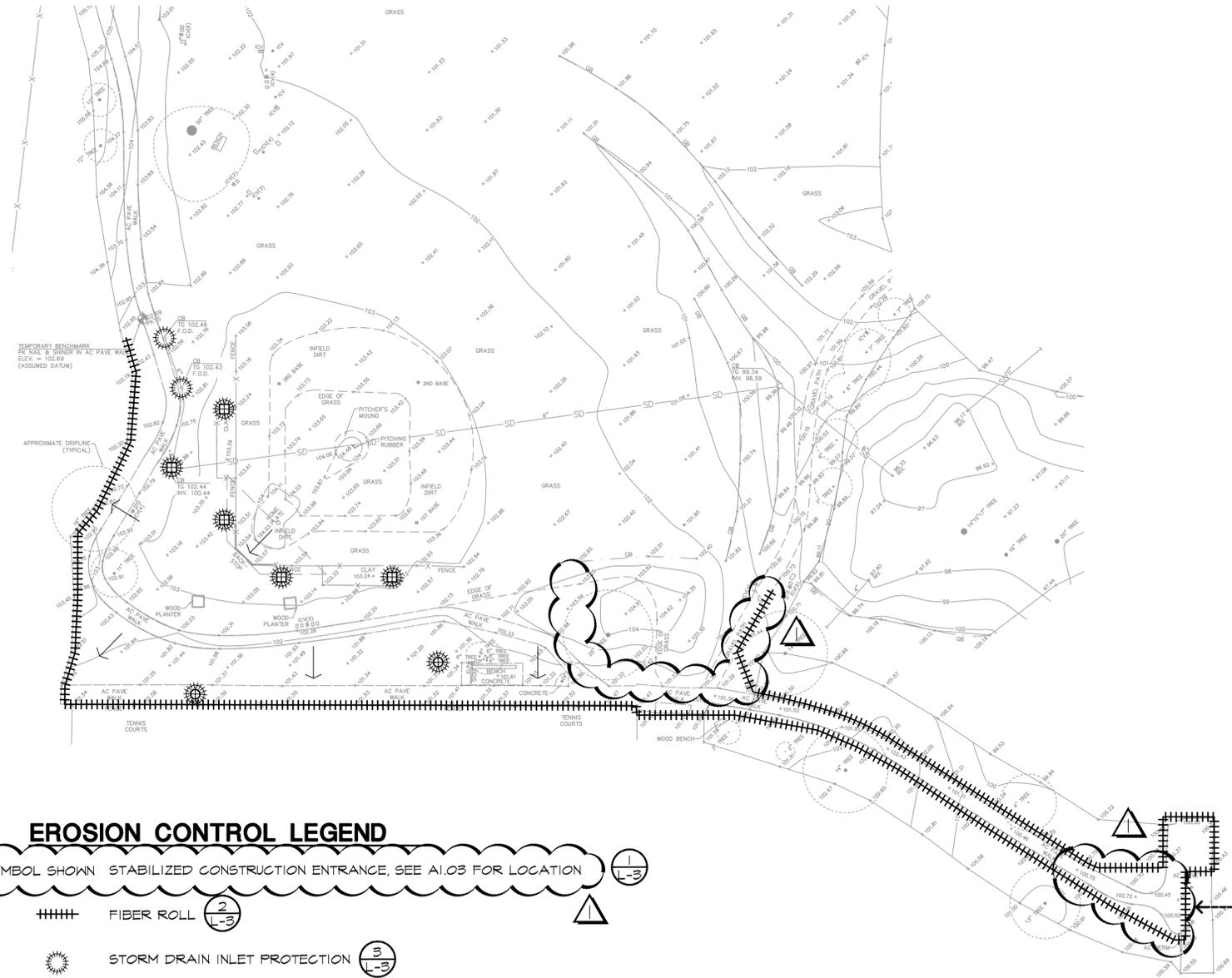
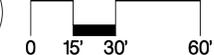
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 ENERGY
 COMPLIANCE

SHEET NUMBER:

T24.1

EROSION CONTROL NOTES

1. **COORDINATE STAGING AND LAY DOWN LOCATIONS WITH TOWN PRIOR TO COMMENCING CONSTRUCTION.**
2. **EROSION CONTROL OBJECTIVES:** THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STORM SEDIMENT RUN OFF FROM LEAVING THE SITE. ALL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO PREVENT SEDIMENT LADEN WATER FROM LEAVING THE SITE. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE STORM WATER INTO THE STORM DRAIN SYSTEM. DESIGN OF THESE FACILITIES MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. ADDITIONAL MEASURES SHALL BE AS PRESCRIBED IN THE STORMWATER BEST MANAGEMENT PRACTICE - CONSTRUCTION, PREPARED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION.
3. **CONTACT INFORMATION:** THE CONTRACTOR SHALL FILE THE NAME OF THE PERSON RESPONSIBLE FOR THE MAINTENANCE OF THESE FACILITIES WITH THE OWNER ALONG WITH A PHONE NUMBER WHERE THEY CAN BE REACHED 24 HOURS A DAY.
4. **SUB-CONTRACTOR OVERSIGHT:** THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND WILL IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS AND/OR A PROJECT STOP ORDER.
5. **CONSTRUCTION CONSIDERATIONS:** CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. THE CONTRACTOR SHALL COMPLY WITH STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT. ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE SITE.
6. **EROSION CONTROL IMPLEMENTATION:** THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. WHENEVER RAIN IS FORECAST, AT THE END OF THE LAST DAY OF A WORK WEEK OR BEFORE ANY EXTENDED SUSPENSION OF WORK, THE CONTRACTOR SHALL ENSURE THAT MEASURES ARE IN PLACE AND SATISFACTORILY INSTALLED TO PROVIDE THE INTENDED PROTECTION. IF IT IS DETERMINED THAT A PARTICULAR MEASURE IS NOT PROVIDING THE INTENDED PROTECTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO DETERMINE ALTERNATIVE MEASURES. ALTERNATIVE DESIGNS WILL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO IMPLEMENTATION. THE CONTRACTOR SHALL KEEP ADEQUATE SUPPLIES ON SITE TO PROVIDE EMERGENCY REPAIRS AS REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL FILTER FABRIC, BAGS AND TARPS.
7. **STOCKPILES:** STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, FIBER ROLLS, SILT FENCES, ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.
8. **CONSTRUCTION SITE:** THE CONTRACTOR MUST ENSURE THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. THE CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
9. **FIELD CONDITIONS:** THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
10. **CONTROL MEASURES:** ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
11. **STABILIZED CONSTRUCTION ENTRANCE:** THE CONTRACTOR SHALL INSTALL ONE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. FOR LOCATION OF CONSTRUCTION ENTRANCE AND STAGING AREA REFER TO THE EROSION CONTROL PLAN. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST FIRST CROSS THE STABILIZED CONSTRUCTION ENTRANCE.
12. **SEDIMENT DEPOSITS:** ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY.
13. **TEMPORARY EROSION CONTROL:** INSTALL TEMPORARY EROSION CONTROL OVER DISTURBED AREAS UTILIZING STRAW MULCH.
14. **PERMANENT EROSION CONTROL:** PERMANENT EROSION CONTROL IS ACCOMPLISHED WITH FINAL LANDSCAPING. THIS INCLUDES LAWN AREAS AND OTHER GROUND COVER AND SHRUB AREAS.



EROSION CONTROL LEGEND

- NO SYMBOL SHOWN STABILIZED CONSTRUCTION ENTRANCE, SEE A1.03 FOR LOCATION
- ||||| FIBER ROLL
- ☀ STORM DRAIN INLET PROTECTION
- ⊕ DRAINAGE STRUCTURE, SEE GRADING AND DRAINAGE PLAN
- ← CONTRACTOR ACCESS
- DIRECTION OF SURFACE FLOW



Callander Associates
Landscape Architecture
Urban Design
Land Planning
Park and Recreation Planning
Environmental Planning

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Ca. Lic. #1308

Revisions

△ 09/26/2014

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Callander Associates
Landscape Architecture, Inc.



EROSION CONTROL PLAN
 HOLBROOK PALMER PARK - MENLO ATHERTON LITTLE LEAGUE
 Atherton, CA

Date 08/29/14

Scale AS SHOWN

Drawn By TW

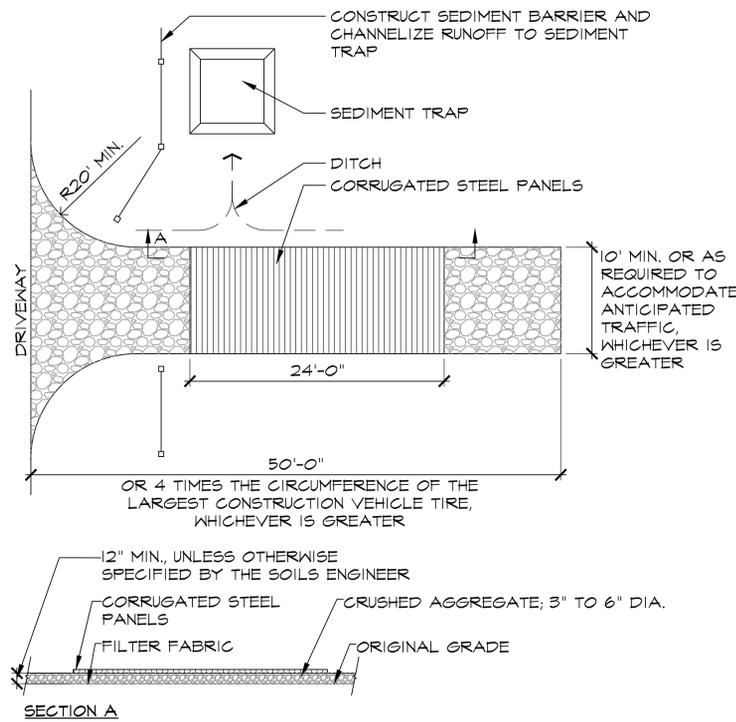
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Project No. 13018

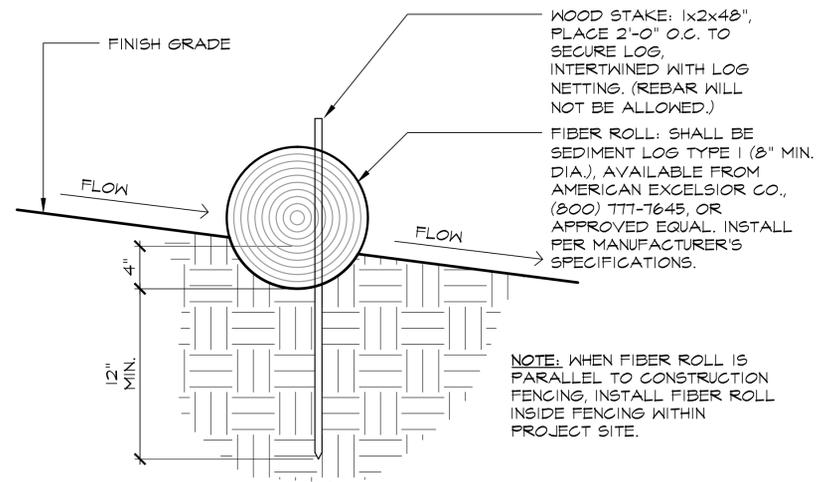
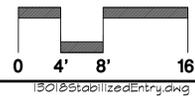
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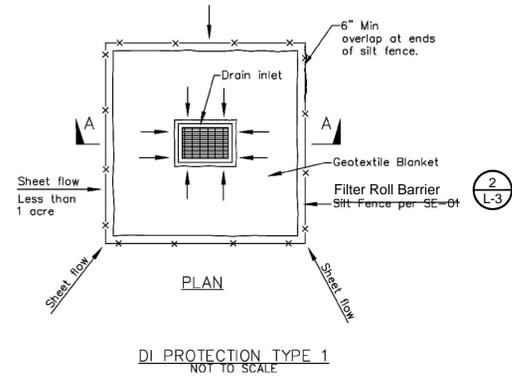
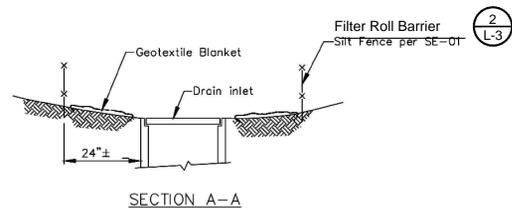
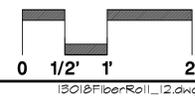
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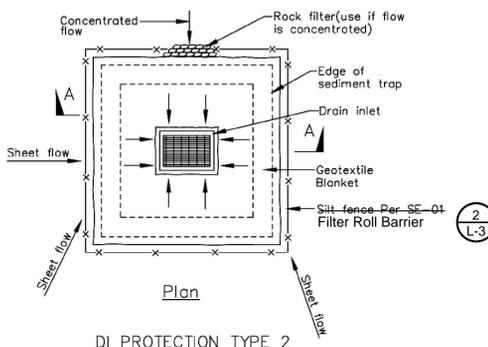
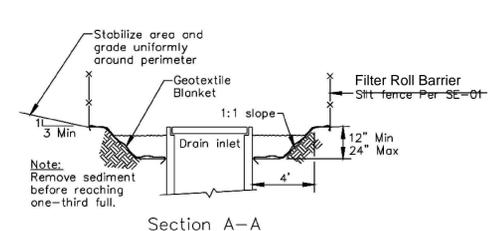
1
L3 STABILIZED CONSTRUCTION ENTRANCE
PLAN AND SECTION



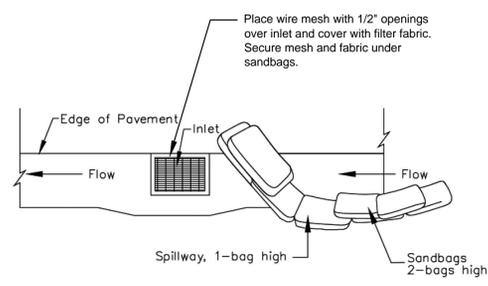
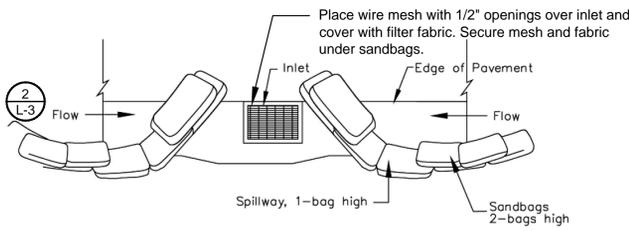
2
L3 FIBER ROLL SECTION



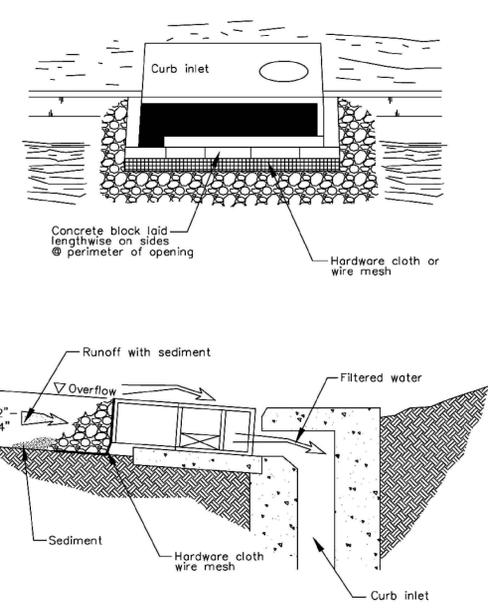
- NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
 2. Not applicable in paved areas.
 3. Not applicable with concentrated flows.



- NOTES:
1. For use in cleared and grubbed and in graded areas.
 2. Shape basin so that longest inflow area faces longest length of trap.
 3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.



- NOTES:
1. Intended for short-term use.
 2. Use to inhibit non-storm water flow.
 3. Allow for proper maintenance and cleanup.
 4. Bags must be removed after adjacent operation is completed.
 5. Not applicable in areas with high silts and clays without filter fabric.



3
L3 STORM DRAIN INLET PROTECTION

FOR EROSION CONTROL PLAN, LEGEND, AND NOTES, SEE SHEET L2

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Revisions	
Δ	09/26/2014

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EROSION CONTROL DETAILS
 HOLBROOK PALMER PARK - MENLO ATHERTON LITTLE LEAGUE
 Atherton, CA

Date	08/29/14
Scale	AS SHOWN
Drawn By	TW
Checked	DR
Project No.	13018
Cadd File	13018ec
Sheet No.	L-3



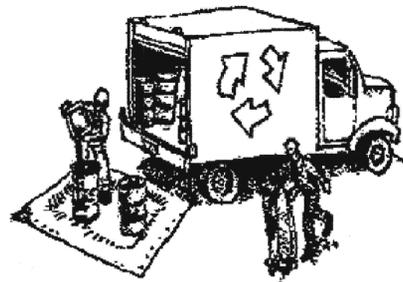
SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



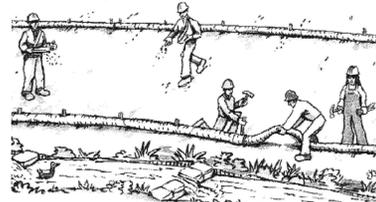
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
 - If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

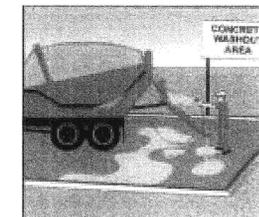


- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

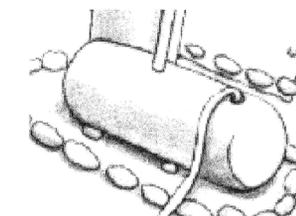
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



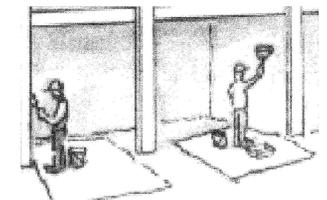
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



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Revisions

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GRADING & DRAINAGE PLAN
HOLBROOK PALMER PARK - MENLO ATHERTON LITTLE LEAGUE
Atherton, CA

Date 08/29/14

Scale AS SHOWN

Drawn By TW

Checked DR

Project No. 13018

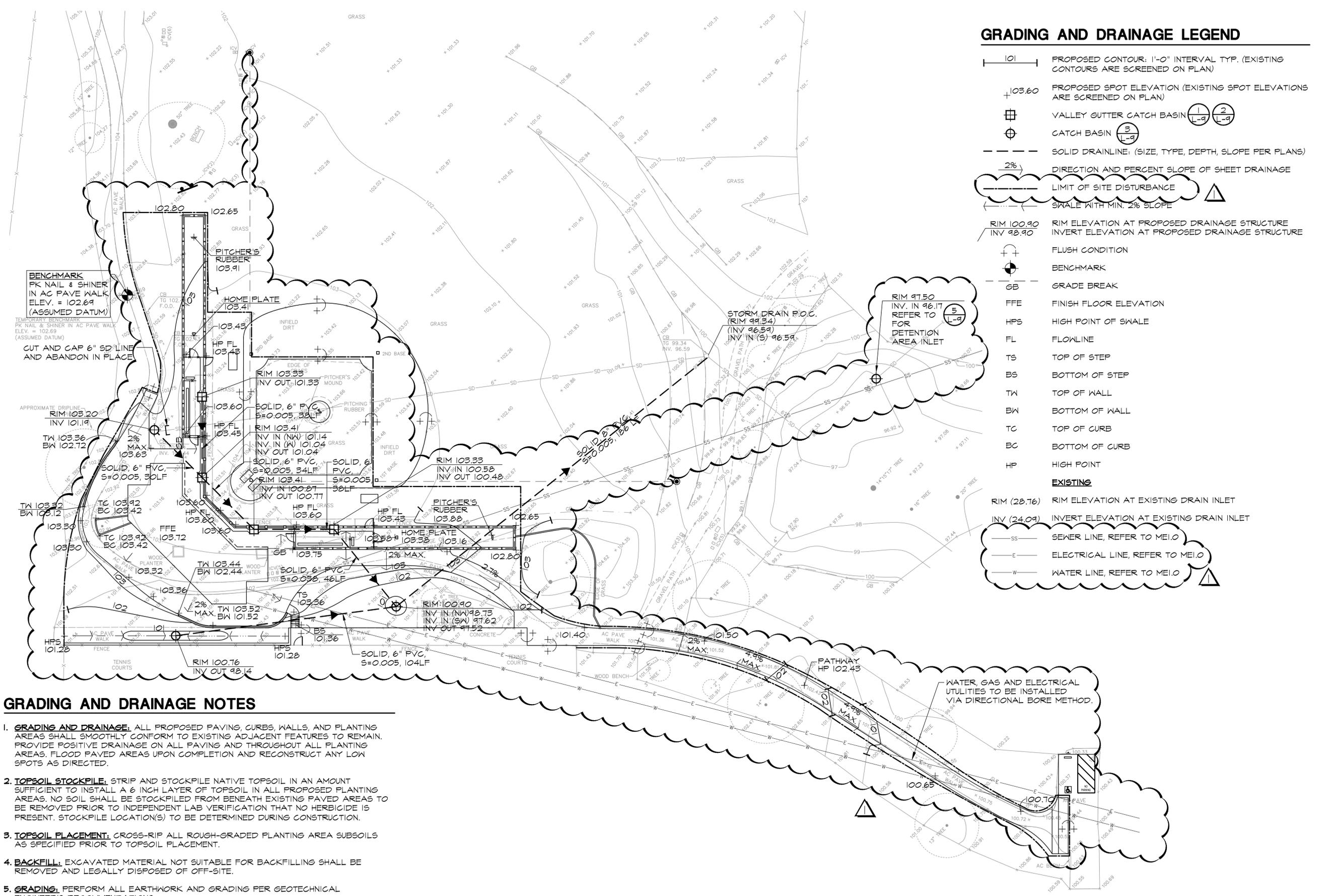
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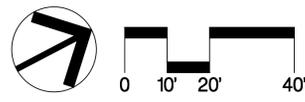
GRADING AND DRAINAGE LEGEND

- 101 PROPOSED CONTOUR: 1'-0" INTERVAL TYP. (EXISTING CONTOURS ARE SCREENED ON PLAN)
- 103.60 PROPOSED SPOT ELEVATION (EXISTING SPOT ELEVATIONS ARE SCREENED ON PLAN)
- VALLEY GUTTER CATCH BASIN (1/1-g) (2/2-g)
- CATCH BASIN (3/3-g)
- SOLID DRAINLINE: (SIZE, TYPE, DEPTH, SLOPE PER PLANS)
- 2% DIRECTION AND PERCENT SLOPE OF SHEET DRAINAGE
- LIMIT OF SITE DISTURBANCE
- SWALE WITH MIN. 2% SLOPE
- RIM 100.90
INV 98.90 RIM ELEVATION AT PROPOSED DRAINAGE STRUCTURE
INVERT ELEVATION AT PROPOSED DRAINAGE STRUCTURE
- FLUSH CONDITION
- BENCHMARK
- GB GRADE BREAK
- FFE FINISH FLOOR ELEVATION
- HPS HIGH POINT OF SWALE
- FL FLOWLINE
- TS TOP OF STEP
- BS BOTTOM OF STEP
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TC TOP OF CURB
- BC BOTTOM OF CURB
- HP HIGH POINT
- EXISTING
- RIM (28.76) RIM ELEVATION AT EXISTING DRAIN INLET
- INV (24.09) INVERT ELEVATION AT EXISTING DRAIN INLET
- SS SEWER LINE, REFER TO ME1.0
- E ELECTRICAL LINE, REFER TO ME1.0
- W WATER LINE, REFER TO ME1.0



GRADING AND DRAINAGE NOTES

1. **GRADING AND DRAINAGE:** ALL PROPOSED PAVING, CURBS, WALLS, AND PLANTING AREAS SHALL SMOOTHLY CONFORM TO EXISTING ADJACENT FEATURES TO REMAIN. PROVIDE POSITIVE DRAINAGE ON ALL PAVING AND THROUGHOUT ALL PLANTING AREAS. FLOOD PAVED AREAS UPON COMPLETION AND RECONSTRUCT ANY LOW SPOTS AS DIRECTED.
2. **TOPSOIL STOCKPILE:** STRIP AND STOCKPILE NATIVE TOPSOIL IN AN AMOUNT SUFFICIENT TO INSTALL A 6 INCH LAYER OF TOPSOIL IN ALL PROPOSED PLANTING AREAS. NO SOIL SHALL BE STOCKPILED FROM BENEATH EXISTING PAVED AREAS TO BE REMOVED PRIOR TO INDEPENDENT LAB VERIFICATION THAT NO HERBICIDE IS PRESENT. STOCKPILE LOCATION(S) TO BE DETERMINED DURING CONSTRUCTION.
3. **TOPSOIL PLACEMENT:** CROSS-RIP ALL ROUGH-GRADED PLANTING AREA SUBSOILS AS SPECIFIED PRIOR TO TOPSOIL PLACEMENT.
4. **BACKFILL:** EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE.
5. **GRADING:** PERFORM ALL EARTHWORK AND GRADING PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
6. **ROOF DRAINAGE:** ALL ROOF LEADERS FROM SEATING STRUCTURE SHALL DISCHARGE ON TO HARDSCAPE AND FLOW TO PLANTING AREAS. SEE ARCHITECTURAL PLANS FOR ROOF LEADER LOCATIONS.



DRAWN BY: TW, CHECKED BY: DR, DATE: 08/29/14, PROJECT: HOLBROOK PALMER PARK - MENLO ATHERTON LITTLE LEAGUE, SHEET: L-4

Revisions	
△	09/26/2014

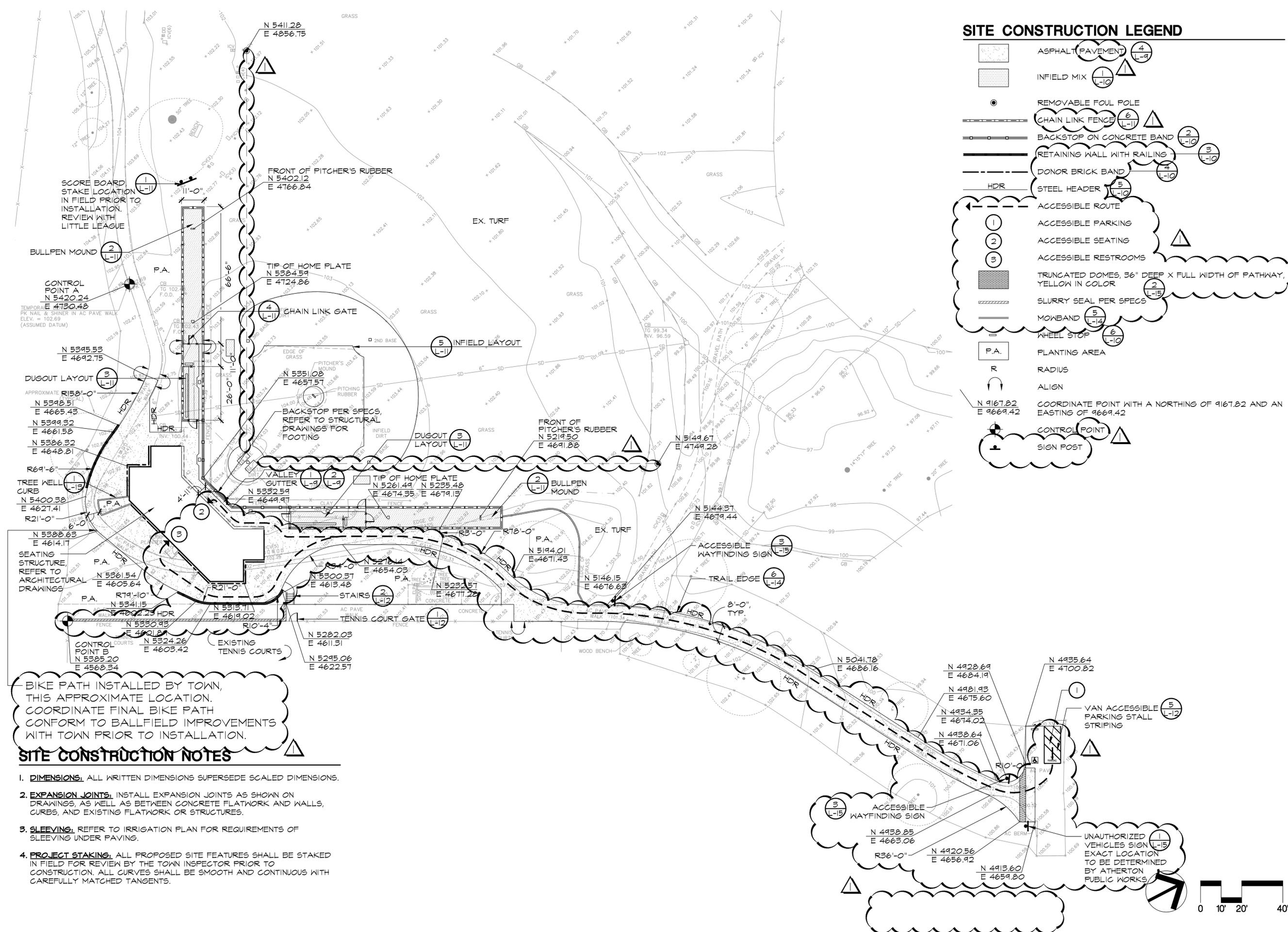
SITE CONSTRUCTION PLAN

HOLBROOK PALMER PARK - MENLO ATHERTON LITTLE LEAGUE
Atherton, CA

Date	08/29/14
Scale	AS SHOWN
Drawn By	TW
Checked	DR
Project No.	13018
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SITE CONSTRUCTION LEGEND

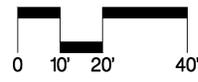
	ASPHALT PAVEMENT (4 L-9)
	INFIELD MIX (1 L-10)
	REMOVABLE FOUL POLE
	CHAIN LINK FENCE (6 L-11)
	BACKSTOP ON CONCRETE BAND (2 L-10)
	RETAINING WALL WITH RAILING (3 L-10)
	DONOR BRICK BAND (4 L-10)
	STEEL HEADER (5 L-10)
	ACCESSIBLE ROUTE
	ACCESSIBLE PARKING
	ACCESSIBLE SEATING
	ACCESSIBLE RESTROOMS
	TRUNCATED DOMES, 36" DEEP X FULL WIDTH OF PATHWAY, YELLOW IN COLOR (2 L-15)
	SLURRY SEAL PER SPECS
	MOWBAND (5 L-14)
	WHEEL STOP (6 L-10)
	PLANTING AREA
	RADIUS
	ALIGN
	COORDINATE POINT WITH A NORTHING OF 9167.82 AND AN EASTING OF 9669.42
	CONTROL POINT
	SIGN POST

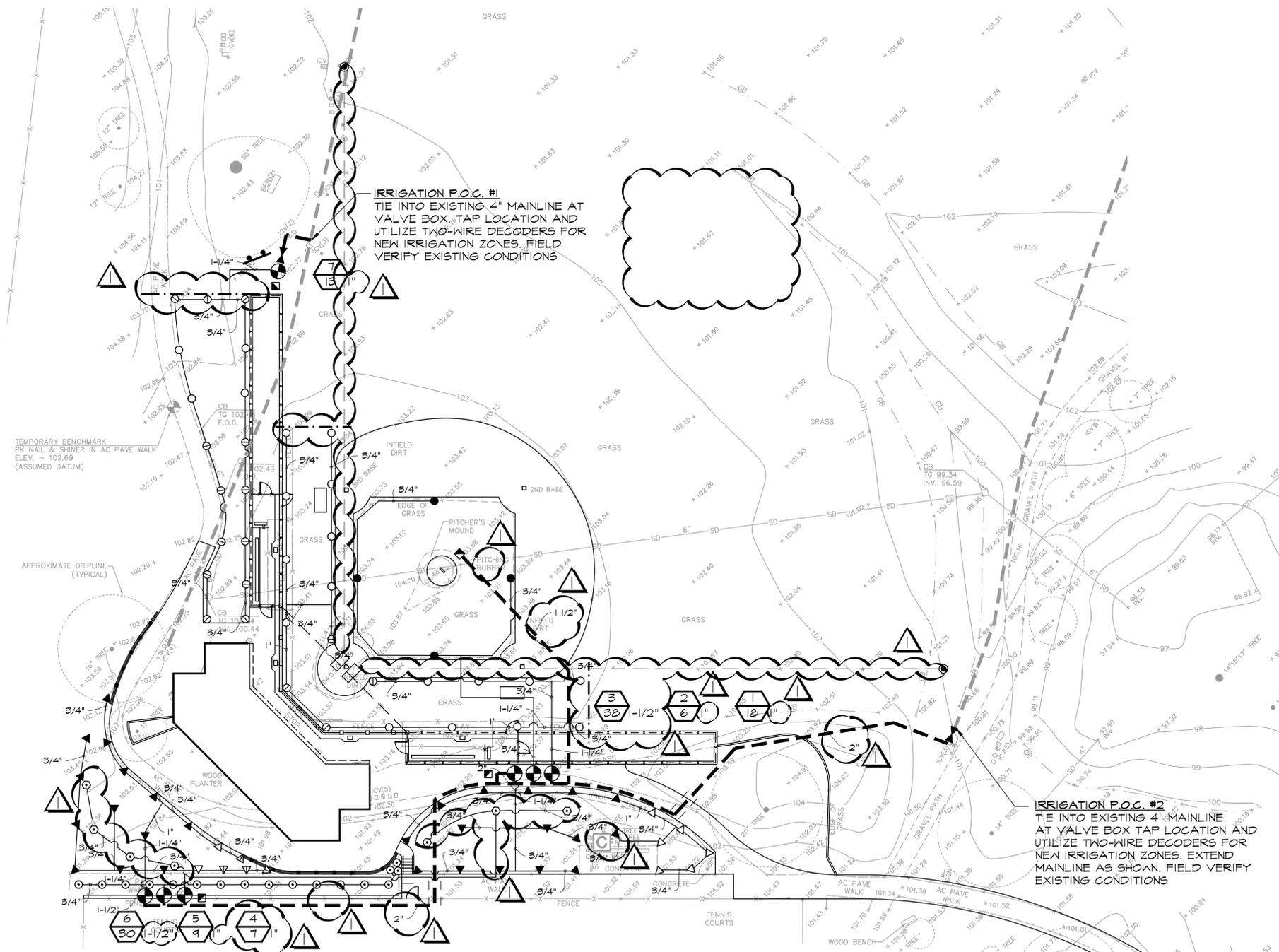


BIKE PATH INSTALLED BY TOWN, THIS APPROXIMATE LOCATION. COORDINATE FINAL BIKE PATH CONFORM TO BALLFIELD IMPROVEMENTS WITH TOWN PRIOR TO INSTALLATION.

SITE CONSTRUCTION NOTES

- DIMENSIONS:** ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- EXPANSION JOINTS:** INSTALL EXPANSION JOINTS AS SHOWN ON DRAWINGS, AS WELL AS BETWEEN CONCRETE FLATWORK AND WALLS, CURBS, AND EXISTING FLATWORK OR STRUCTURES.
- SLEEVING:** REFER TO IRRIGATION PLAN FOR REQUIREMENTS OF SLEEVING UNDER PAVING.
- PROJECT STAKING:** ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD FOR REVIEW BY THE TOWN INSPECTOR PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.





IRRIGATION NOTES

- SPECIFICATIONS:** SEE IRRIGATION SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- VERIFICATION:** SYSTEM DESIGN IS BASED ON 65 P.S.I. AND 40 G.P.M. AVAILABLE AT DISCHARGE OUTLET OF METER OR OTHER POINT OF CONNECTION. VERIFY SAME AND NOTIFY OWNER'S REPRESENTATIVE IF SUCH DATA ADVERSELY AFFECTS THE OPERATION OF THE SYSTEM. SUCH NOTICE SHALL BE MADE IN WRITING AND PRIOR TO COMMENCING ANY IRRIGATION WORK.
- UTILITIES:** VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- SCHEMATIC:** SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS WHENEVER POSSIBLE. ALL VALVES SHALL BE LOCATED IN GROUND COVER OR SHRUB AREAS WHENEVER POSSIBLE.
- CODES:** IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS. NOTIFY OWNER'S REPRESENTATIVE BY TELEPHONE AND IN WRITING OF ANY CONFLICTS PRIOR TO INSTALLATION.
- SLEEVING:** ADEQUATELY SIZE ALL SLEEVES SHOWN ON PLAN. SLEEVES SHALL BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION. SLEEVING SHALL EXTEND 1'-0" FROM EDGE OF PAVING INTO LAWN OR PLANTING AREA, AND SHALL HAVE ENDS CLEARLY MARKED ABOVE GRADE.
- QUICK COUPLING VALVES:** INSTALL ON TRIPLE SWING JOINT. LOCATE 12 INCHES AWAY FROM EDGE OF WALKS, WALLS, CURBS, AND HEADERBOARDS WITHIN PLANTING AREAS. PROVIDE OWNER WITH ONE OPERATING KEY, TWO SETS OF LOCKING COVER KEYS, AND ONE SWIVEL HOSE ELL.
- HEAD ALLOWANCE:** ALLOW IN BID PRICE AN AMOUNT SUFFICIENT TO PROVIDE AND INSTALL AN ADDITIONAL 5 SPRINKLER HEADS OF EACH TYPE SPECIFIED ON PLAN TO ACCOMMODATE FIELD CHANGES. THESE HEADS SHALL BE LOCATED AS DIRECTED BY THE OWNER'S REPRESENTATIVE. DELIVER TO THE OWNER ANY UN-USED ADDITIONAL HEADS AT THE END OF THE MAINTENANCE PERIOD.
- MAINLINE BREAK:** SHOULD THE EXISTING MAINLINE BREAK OR BE SHUT OFF FOR ANY REASON DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR SHALL HAND WATER ALL TREES, SHRUBS, TURF, AND GROUND COVER THAT THE EXISTING IRRIGATION SYSTEM WATERS. CONTINUE TO DO SO UNTIL THE IRRIGATION SYSTEM IS OPERABLE.
- EXISTING IRRIGATION TO REMAIN:** NO DRAWINGS OF THE EXISTING IRRIGATION SYSTEM WERE FURNISHED TO THE LANDSCAPE ARCHITECT RESPONSIBLE FOR THE PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL INCLUDE IN THEIR PRICE THE FOLLOWING:
 - OPERATE EXISTING IRRIGATION SYSTEM WITH TOWN REPRESENTATIVE PRESENT TO FIELD-LOCATE EXISTING HEADS AND VALVES AFFECTED BY NEW IRRIGATION.
 - SUBMIT, FOR THE TOWN AND LANDSCAPE ARCHITECT'S REVIEW, THE PLAN OF PROPOSED MODIFICATIONS TO THE EXISTING AND PROPOSED IRRIGATION SYSTEMS FOR APPROVAL.

IRRIGATION P.O.C. #1
TIE INTO EXISTING 4" MAINLINE AT VALVE BOX, TAP LOCATION AND UTILIZE TWO-WIRE DECODERS FOR NEW IRRIGATION ZONES. FIELD VERIFY EXISTING CONDITIONS

IRRIGATION P.O.C. #2
TIE INTO EXISTING 4" MAINLINE AT VALVE BOX TAP LOCATION AND UTILIZE TWO-WIRE DECODERS FOR NEW IRRIGATION ZONES. EXTEND MAINLINE AS SHOWN. FIELD VERIFY EXISTING CONDITIONS

IRRIGATION LEGEND

- LATERAL LINE, SCH 40 PVC, SIZE PER PLAN, 12" MIN. BURIAL
- - - MAINLINE, SCH 40 PVC (SIZE PER PLAN) 24" MINIMUM BURIAL DEPTH
- - - SLEEVE, SCH 40 PVC, SIZE AS REQUIRED
- QUICK COUPLING VALVE, RAINBIRD MODEL 44LRC
- ⊠ GATE VALVE, NIBCO, T-113, LINE SIZE, INSTALL IN VALVE BOX
- ⊗ VALVE # APPROXIMATE GPM THROUGH VALVE VALVE SIZE
- ROTOR, RAINBIRD, 5004 SERIES, NOZZLE 1.5, 34' RADIUS
- ROTOR, RAINBIRD, 3504 SERIES, NOZZLE 1.0, 21' RADIUS
- ⊙ ROTOR, RAINBIRD 3504 SERIES, NOZZLE 0.75, 17' RADIUS
- △ SPRAY, RAINBIRD 1812-SAM-FRS, 8 SERIES, ARC AS REQUIRED
- ▲ SPRAY, RAINBIRD 1812-SAM-FRS, 10 SERIES, ARC AS REQUIRED
- △ SPRAY, RAINBIRD 1812-SAM-FRS, 12 SERIES, ARC AS REQUIRED
- ▲ SPRAY, RAINBIRD 1812-SAM-FRS, 15 SERIES, ARC AS REQUIRED
- ⊙ BUBBLER, RAINBIRD 1402, 1 BUBBLER PER SHRUB
- ⊙ BUBBLER, RAINBIRD 1404, 1 BUBBLER PER TREE
- ⊕ REMOTE CONTROL VALVE, RAINBIRD FEB SERIES, SIZE AS SHOWN ON PLANS
- - - EDGE BETWEEN NEW AND EXISTING IRRIGATION TO REMAIN, SEE NOTE #10, THIS SHEET.
- - - EXISTING MAINLINE, 4" SCH 40 PVC, 24" DEPTH. NOTE: LOCATION IS APPROXIMATE
- ⓐ EXISTING CONTROLLER, FIELD VERIFY NUMBER OF AVAILABLE STATIONS FOR USE. ADDITIONAL PARK CONTROLLER LOCATED AT CARRIAGE HOUSE.

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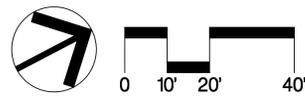
Revisions

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IRRIGATION PLAN
HOLBROOK PALMER PARK - MENLO ATHERTON LITTLE LEAGUE
Atherton, CA

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Checked	DR
Project No.	13018
Cadd File	13018ir
Sheet No.	L-6



PROJECT NAME: HOLBROOK PALMER PARK - MENLO ATHERTON LITTLE LEAGUE
 PROJECT NO.: 13018
 SHEET NO.: L-6
 DATE: 08/29/14
 DRAWN BY: TW
 CHECKED BY: DR

PROJECT INFORMATION

- DATE: 9/26/14
- PROJECT APPLICANT: CALLANDER ASSOCIATES FOR THE MENLO ATHERTON LITTLE LEAGUE
- PROJECT ADDRESS: 50 WATKINS AVE, ATHERTON, CA
- TOTAL IRRIGATED LANDSCAPE AREA: 12,550 SF
- PROJECT TYPE: RENOVATED BASEBALL FIELD
- WATER SUPPLY TYPE: POTABLE SOURCE FROM WELLS WITHIN PARK.
- PROJECT CONTACTS:
 MENLO ATHERTON LITTLE LEAGUE
 680 RINGWOOD AVE.,
 MENLO PARK, CA 94026
 PHONE: (650) 283-6392
 LANDSCAPE ARCHITECT:
 DAVE RUBIN, CALLANDER ASSOCIATES
 LANDSCAPE ARCHITECTURE, INC.
 300 S. FIRST STREET, SUITE 232
 SAN JOSE, CA 95113
 PHONE: (408) 275-0565
 FAX: (408) 275-8047

HYDROZONE INFORMATION TABLE

HYDROZONE*	VALVE ZONE	IRRIGATION METHOD**	AREA (SQ. FT.)	% OF LANDSCAPE AREA
H	1	R	3010	24.0%
H	2	R	2830	22.5%
M	3	SP	2220	17.7%
M	4	BU	60	0.5%
M	5	BU	960	7.7%
L	6	SP	1600	12.7%
H	7	R	1870	14.9%
TOTAL			12550	100%

* HYDROZONE
 L = LOW WATER USE PLANTS
 M = MODERATE WATER USE PLANTS
 H = HIGH WATER USE PLANTS

** IRRIGATION METHOD
 BU = BUBBLERS
 SP = SPRAY IRRIGATION
 R = ROTOR IRRIGATION

IRRIGATION SCHEDULE

VALVE NUMBERS	SYSTEM	SPRING	SUMMER	AUTUMN	WINTER
1 (18 GPM) 2 (6 GPM) 7 (13)	R HIGH WATER USE				
3 (40 GPM)	SP MODERATE WATER USE				
4 (4 GPM) 5 (9 GPM)	BU MODERATE WATER USE				
6 (30 GPM)	SP LOW WATER USE				
APPROX. HOURS OF OPERATION PER DAY					

SYSTEM TYPE:

R -- ROTOR
 BU -- BUBBLER
 SP -- SPRAY

SYSTEM RUN TIMES BY SEASON ARE GIVEN USING THE FOLLOWING METHOD:

20 -- RUN TIME IN MINUTES
 4 -- CYCLES PER DAY
 80 -- DAYS PER WEEK
 -- SOAK TIME PER WEEK IN MINUTES

THIS IRRIGATION SCHEDULE IS BASED ON AN 8 HOUR WATERING WINDOW WITH 5 DAYS OF OPERATION PER WEEK.

DURING THE LANDSCAPE ESTABLISHMENT PERIOD, INCREASE THE OPERATION RUN TIME BY 20% AND DAYS OF OPERATION BY ONE DAY PER WEEK.

DUE TO VARIABLE AND UNFORESEEN SITE CONDITIONS, THE IRRIGATION SYSTEM RUN TIMES MAY NEED TO BE ADJUSTED TO ENSURE THAT PROPER MOISTURE IS MAINTAINED IN THE LANDSCAPE.

WATER BUDGET CALCULATION

1. MAWA
 $MAWA = (ET_o)(0.62)[(0.7*LA) + (0.3*SLA)]$
 WHERE:
 MAWA = MAXIMUM APPLIED WATER ALLOWANCE
 ET_o = REFERENCE EVAPOTRANSPIRATION
 0.7 = ET ADJUSTMENT FACTOR
 LA = TOTAL LANDSCAPED AREA
 0.62 = CONVERSION FACTOR
 SLA = SPECIAL LANDSCAPED AREA
 0.3 = ADDITION ET ADJUSTMENT FACTOR

$MAWA = (42.8)(0.62)[(0.7*12,550) + (0.3*5,855)]$
 $MAWA = (42.8)(0.62)[8,785 + 1,757]$
MAWA = 279,129 GALLONS

2. ETWU
 $ETWU = (ET_o)(0.62)[(PF*HA)/IE] + SLA$
 WHERE:
 ETWU = ESTIMATED TOTAL WATER USE PER YEAR (GALLONS PER YEAR)
 ET_o = REFERENCE EVAPOTRANSPIRATION
 PF = PLANT FACTOR FROM WUCOLS (SEE DEFINITIONS)
 HA = HYDROZONE AREA [HIGH, MEDIUM, & LOW WATER USE AREAS] (SQ. FT.)
 SLA = SPECIAL LANDSCAPED AREA (SQ. FT.)
 0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)
 IE = IRRIGATION EFFICIENCY (MINIMUM 0.71)

HYDROZONE TABLE FOR CALCULATING ETWU

HYDROZONE	PLANT WATER USE TYPE(S)	PLANT FACTOR (PF)	AREA (HA) (SQ. FT.)	PF * HA (SQ. FT.)
1	HIGH	0.7	7,729	5,410
2	MEDIUM	0.5	2,832	1,416
3	LOW	0.2	1,989	398
TOTAL			SUM	7,224
	SLA		5,855	5,855

$ETWU = (42.8)(0.62)[(7,224/0.71) + 5,855]$
 $ETWU = (42.8)(0.62)(5,678 + 5,855)$
ETWU = 269,994 GALLONS



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Revisions
09/26/2014

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IRRIGATION DOCUMENTATION
 HOLBROOK PALMER PARK - MENLO ATHERTON LITTLE LEAGUE
 Atherton, CA

Date	08/29/14
Scale	AS SHOWN
Drawn By	TW
Checked	DR
Project No.	13018
Cadd File	13018ir
Sheet No.	L-7

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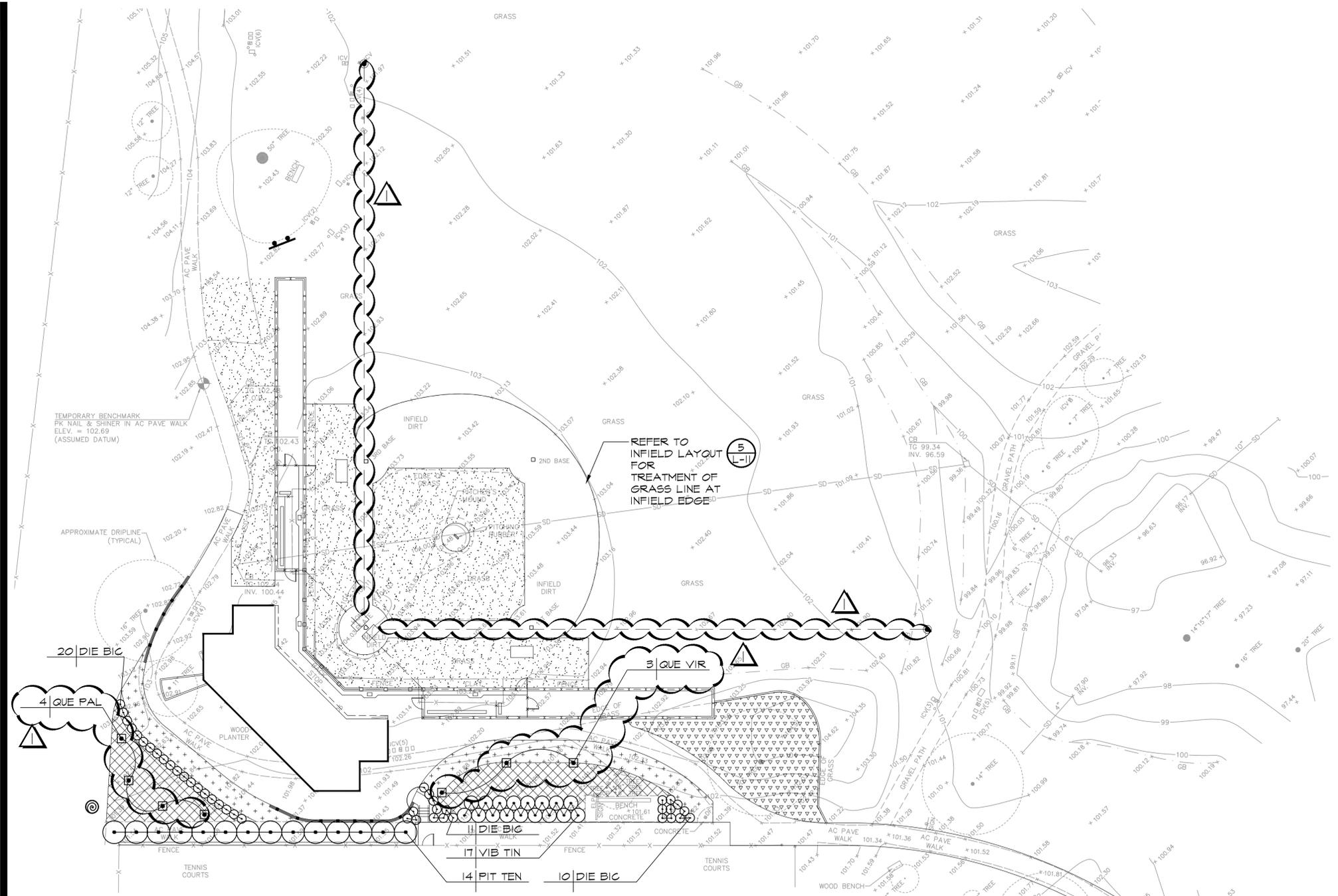
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△	09/26/2014

PLANTING NOTES

- MULCH:** INSTALL A UNIFORM TWO INCH COVERING OF SMALL DECORATIVE BARK, 3/4 INCH TO 1/8 INCH PARTICLE SIZE, IN ALL AREAS TO BE PLANTED. MATERIAL AVAILABLE FROM LYNSSO GARDEN MATERIALS, INC., (650) 364-1730.
- EXISTING PLANT MATERIAL:** PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN. REPAIR ANY DAMAGES INCURRED AS A DIRECT RESULT OF THIS CONTRACT TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST.
- GROUNDCOVER:** PROVIDE GROUNDCOVER AT INDICATED ON-CENTER SPACING THROUGHOUT ALL AREAS TO BE PLANTED. GROUNDCOVER SHALL BE PROVIDED UP TO THE WATERING BASIN OF ALL TREES AND SHRUBS.
- QUANTITIES:** THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.
- TOPSOIL:** ALL PLANTING AREAS TO RECEIVE A SIX INCH LAYER OF AMENDED NATIVE TOPSOIL PER SPECIFICATIONS.
- SOILS TESTING:** SEE SPECIFICATIONS FOR TESTING OF TOPSOIL AND AMENDMENTS.

PLANT LEGEND

-  TREE 2
L-14
-  SHRUB MASS 3
L-14
-  MULCH ONLY, 3" DEPTH



PLANT LIST

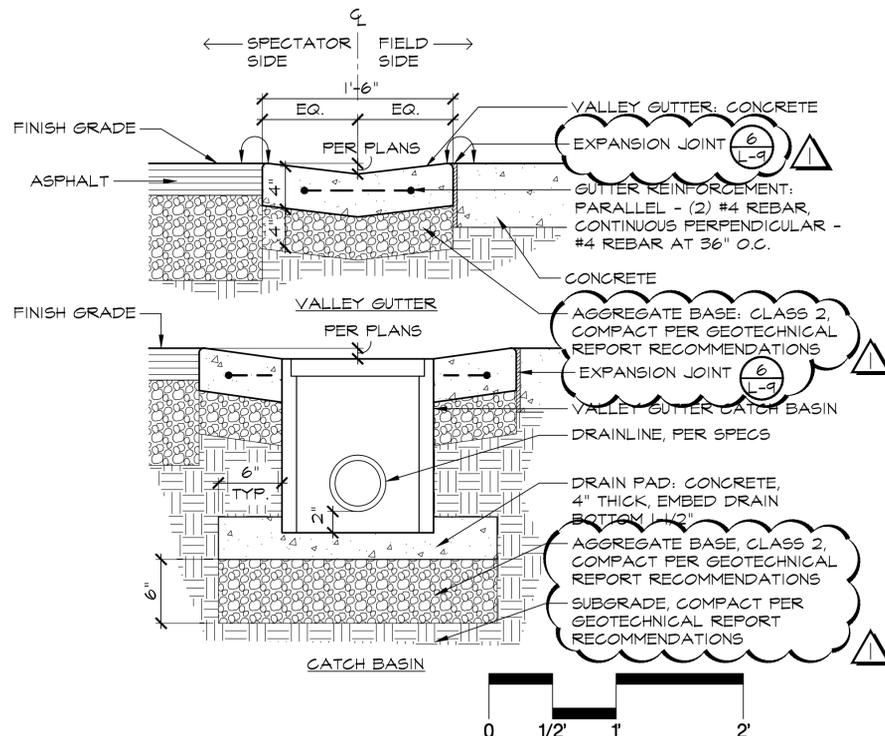
ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
QUE PAL	QUERCUS PALUSTRIS	PIN OAK	24" BOX	AS SHOWN
QUE VIR	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	AS SHOWN
SHRUBS				
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	3'-0"
PIT TEN	PITTOSPORUM TENUIFOLIUM	NEW ZEALAND PITTOSPORUM	5 GALLON	8'-0"
VIB TIN	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURUSTINUS	5 GALLON	5'-0"
GROUNDCOVERS AND SOD				
	MYOPORUM PARVIFOLIUM	N.C.N.	1 GALLON	5'-0" O.C. 4 L-14
	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY	1 GALLON	1'-0" O.C.
	TURF FROM SOD, PENNBLUE SPORTS TURF, AVAILABLE FROM PACIFIC SOD, 180 FLINT RD, SAN JUAN BAUTISTA, CA 95045, (925) 651-1661			



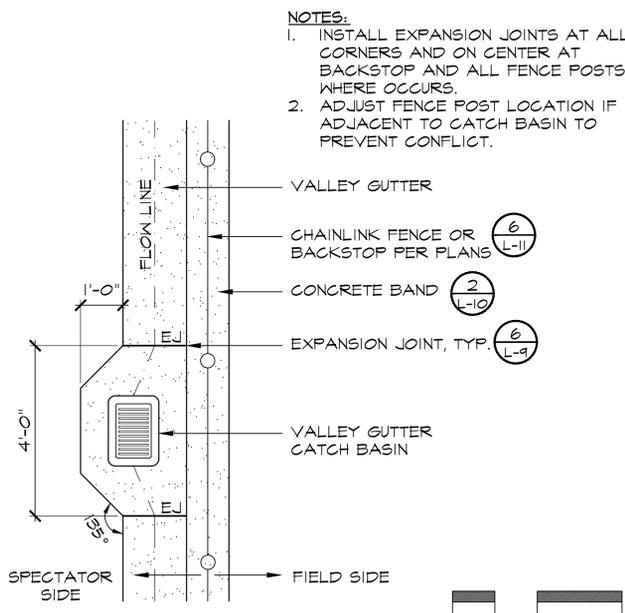
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CHECKED BY: DR

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Cadd File	13018dt
Sheet No.	L-9

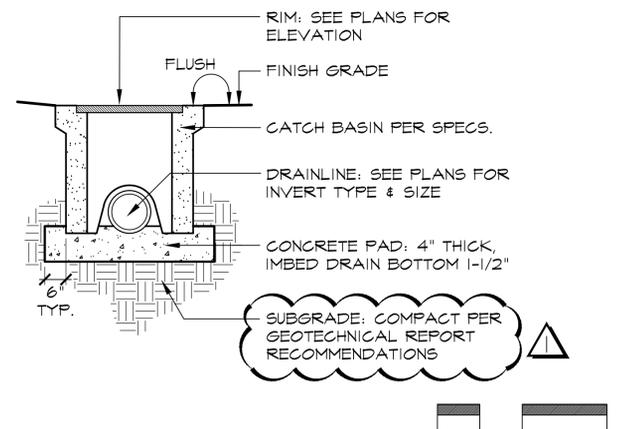


1
L-9 VALLEY GUTTER CATCH BASIN SECTION
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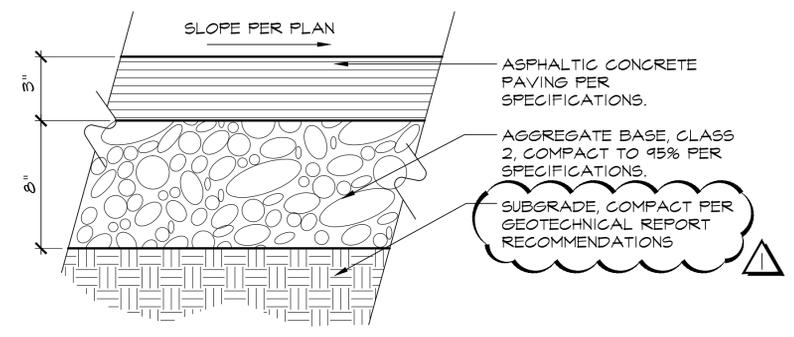


2
L-9 VALLEY GUTTER CATCH BASIN PLAN
 13018_valleydrainplan.dwg

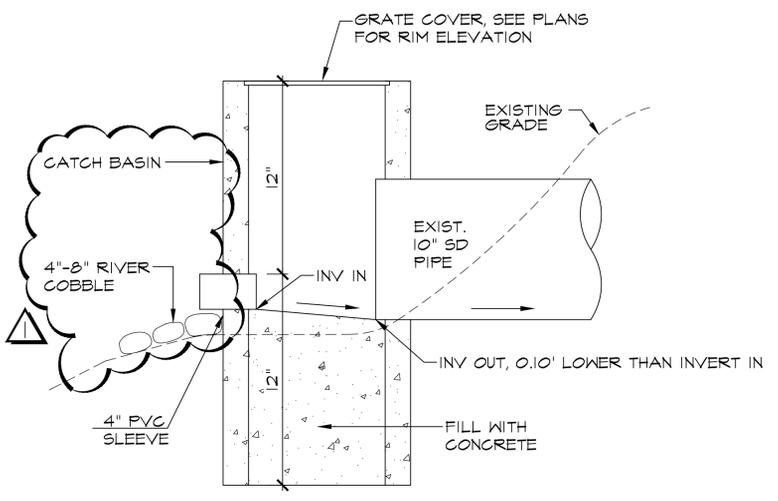
NOTES:
 1. INSTALL EXPANSION JOINTS AT ALL CORNERS AND ON CENTER AT BACKSTOP AND ALL FENCE POSTS, WHERE OCCURS.
 2. ADJUST FENCE POST LOCATION IF ADJACENT TO CATCH BASIN TO PREVENT CONFLICT.



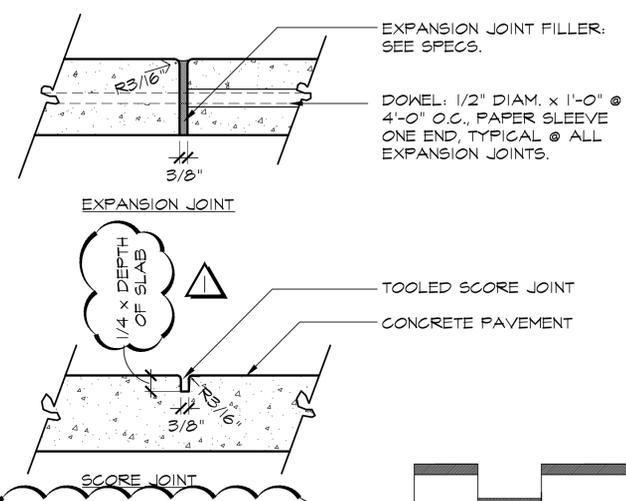
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L-9 CATCH BASIN SECTION
 13018_CatchBasin_24.dwg



4
L-9 ASPHALT PAVEMENT SECTION
 13018_AspaltPavement_4.dwg



5
L-9 DETENTION AREA INLET SECTION
 13018detentionarea_1.dwg



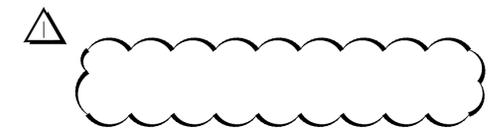
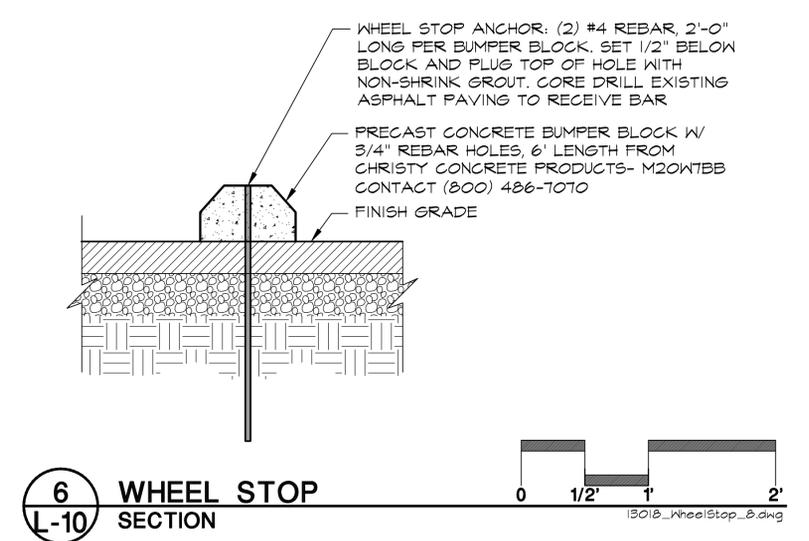
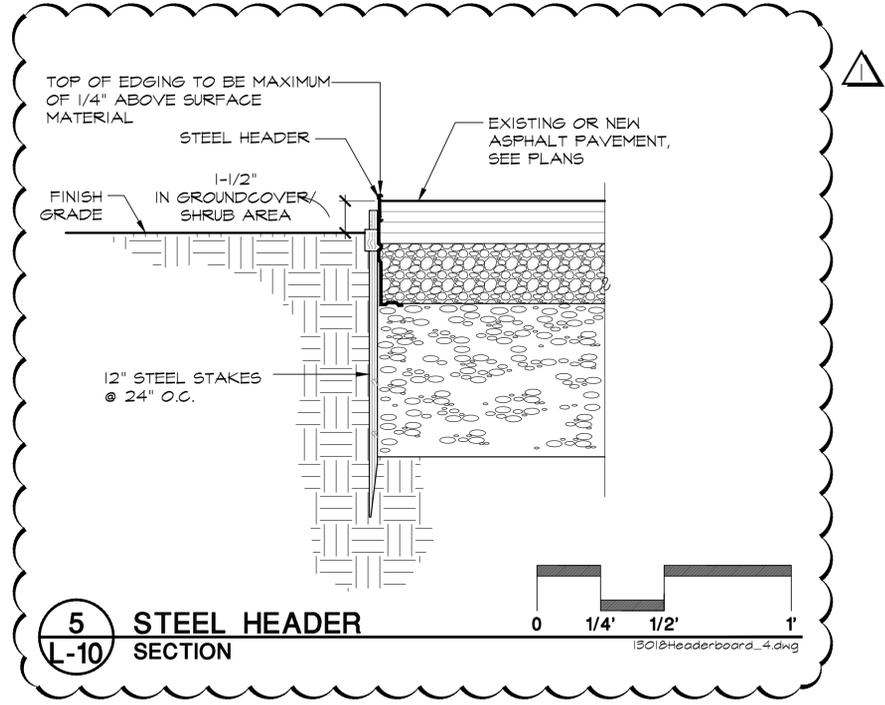
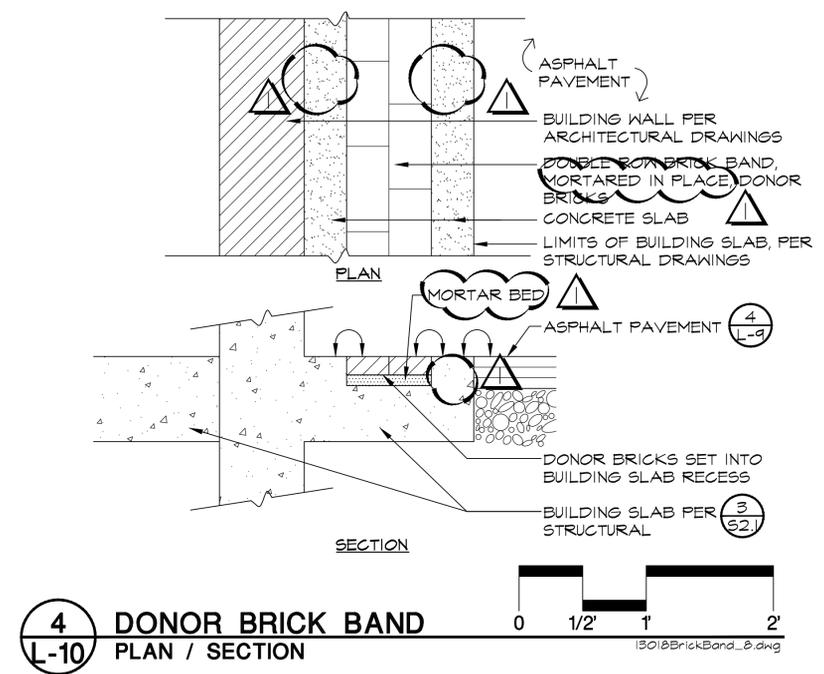
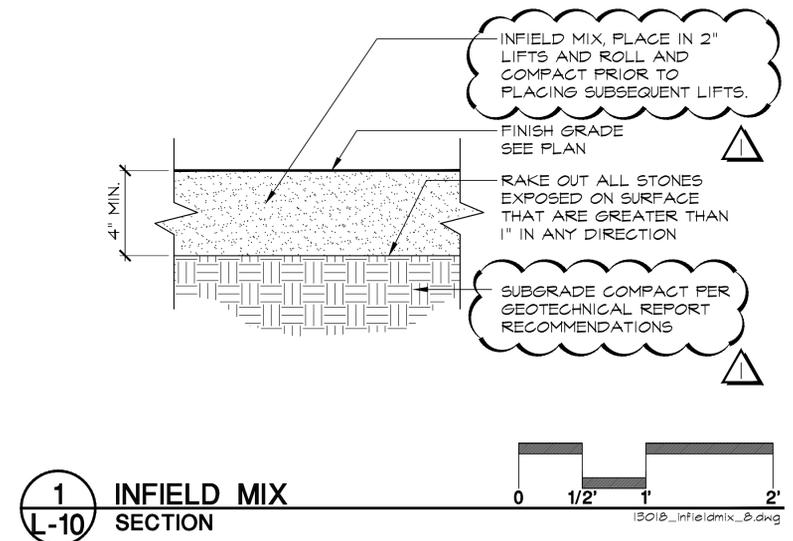
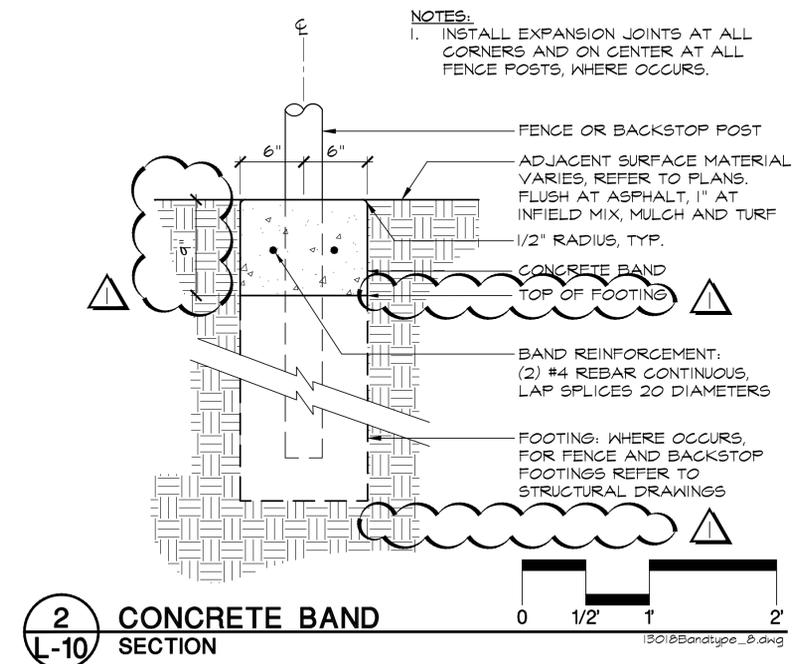
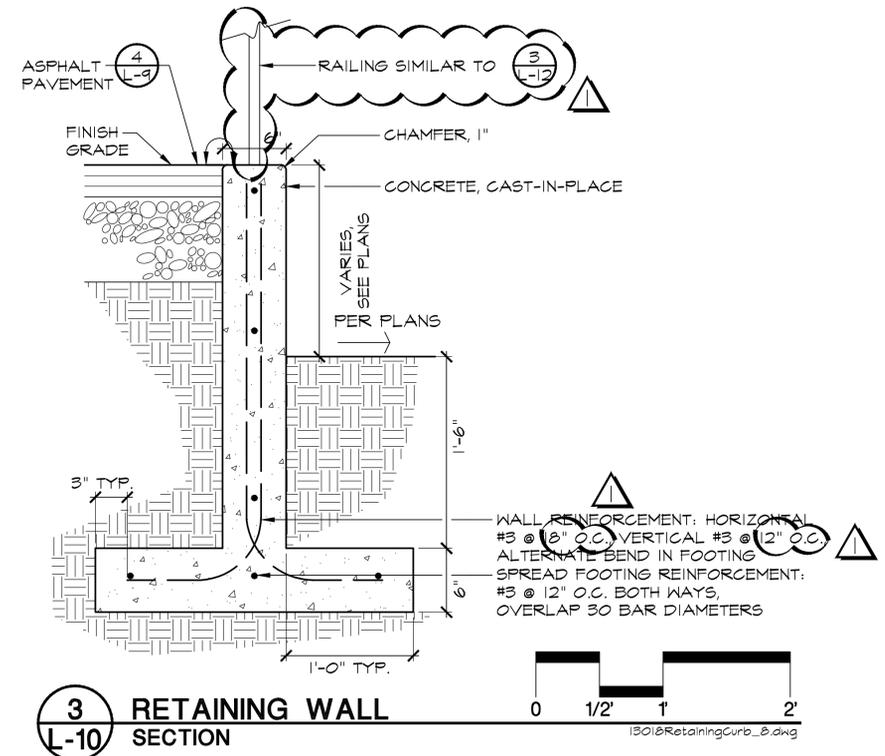
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L-9 CONCRETE JOINTS SECTION
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 SHEET: L-9

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Sheet No.	L-10



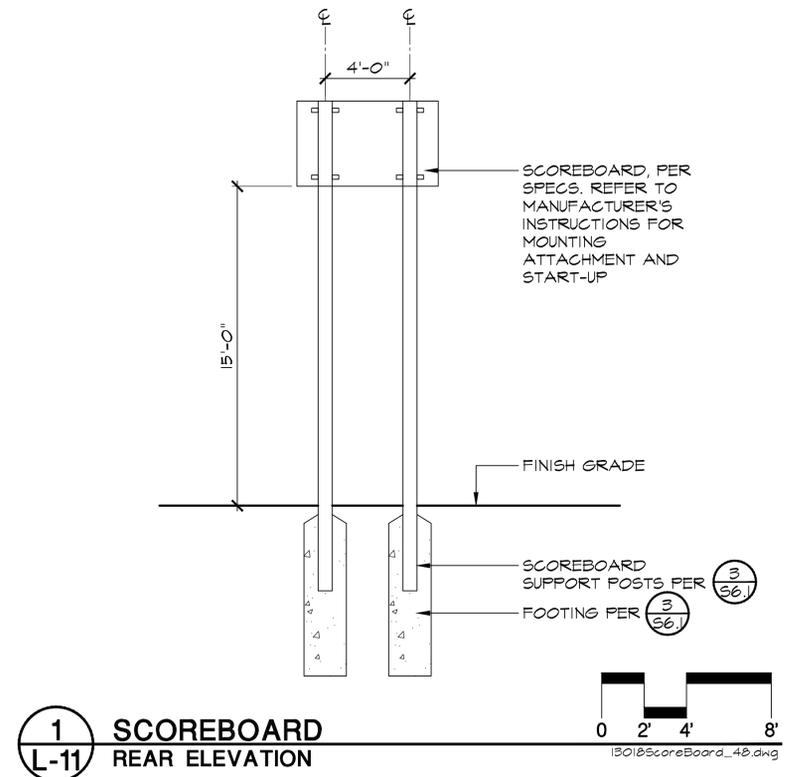
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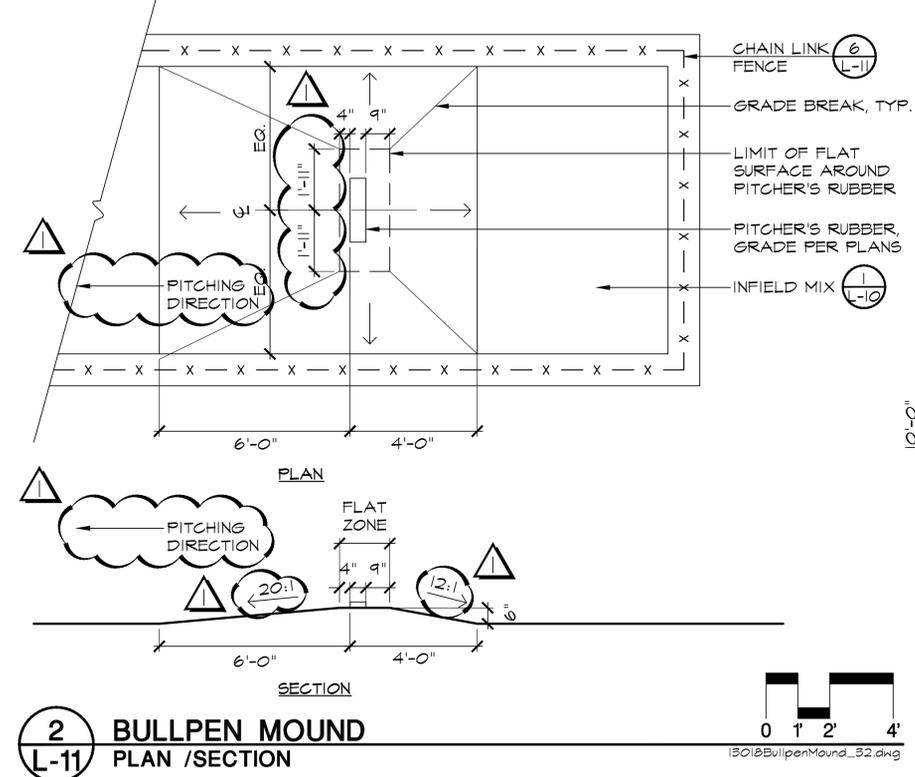


LANDSCAPE DETAILS
HOLBROOK PALMER PARK - MENLO ATHERTON LITTLE LEAGUE
Atherton, CA

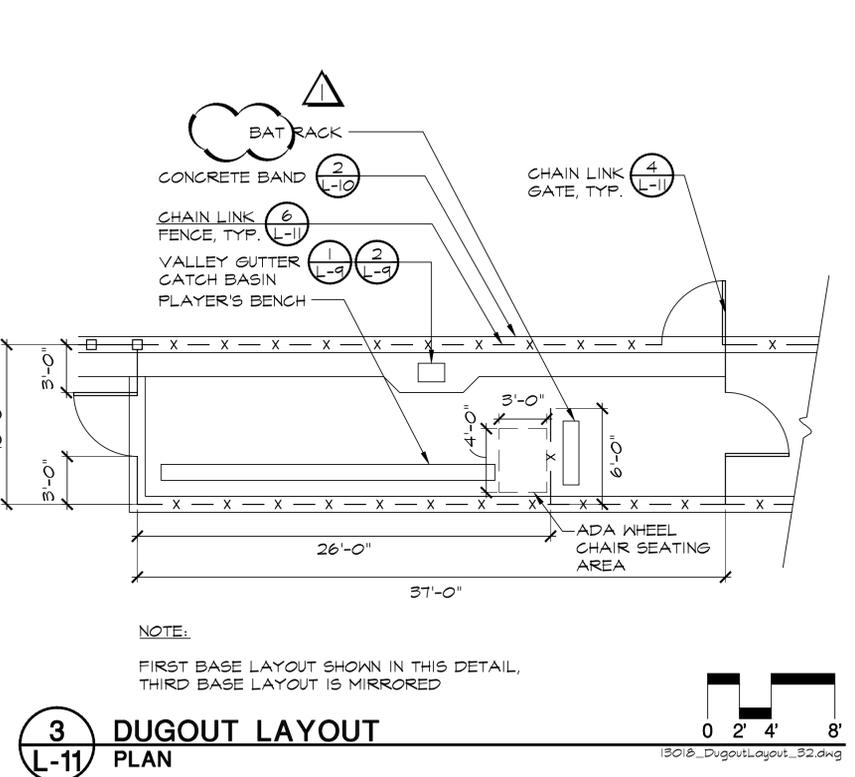
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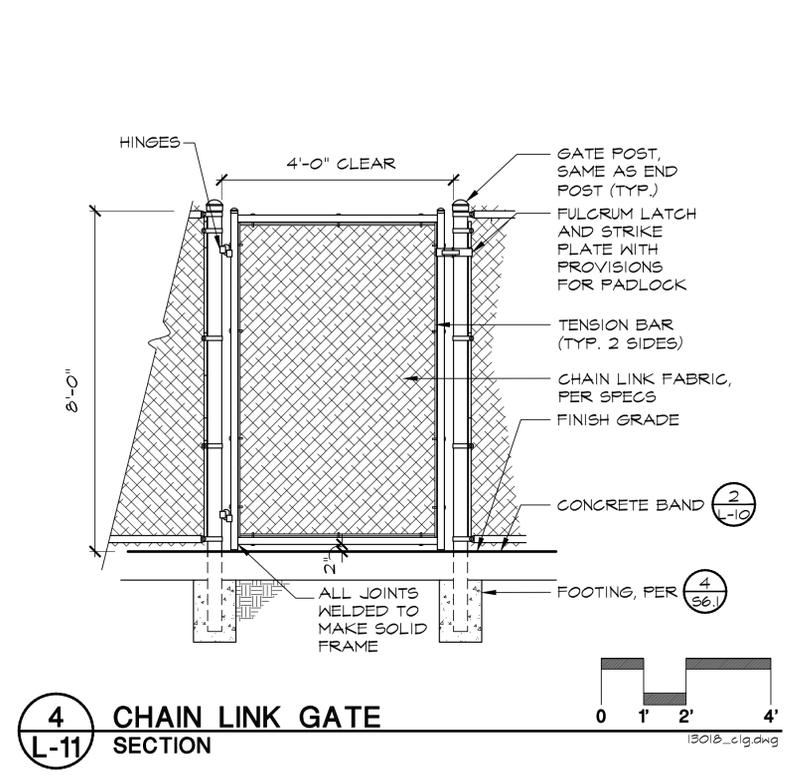
1
L-11 SCOREBOARD
REAR ELEVATION



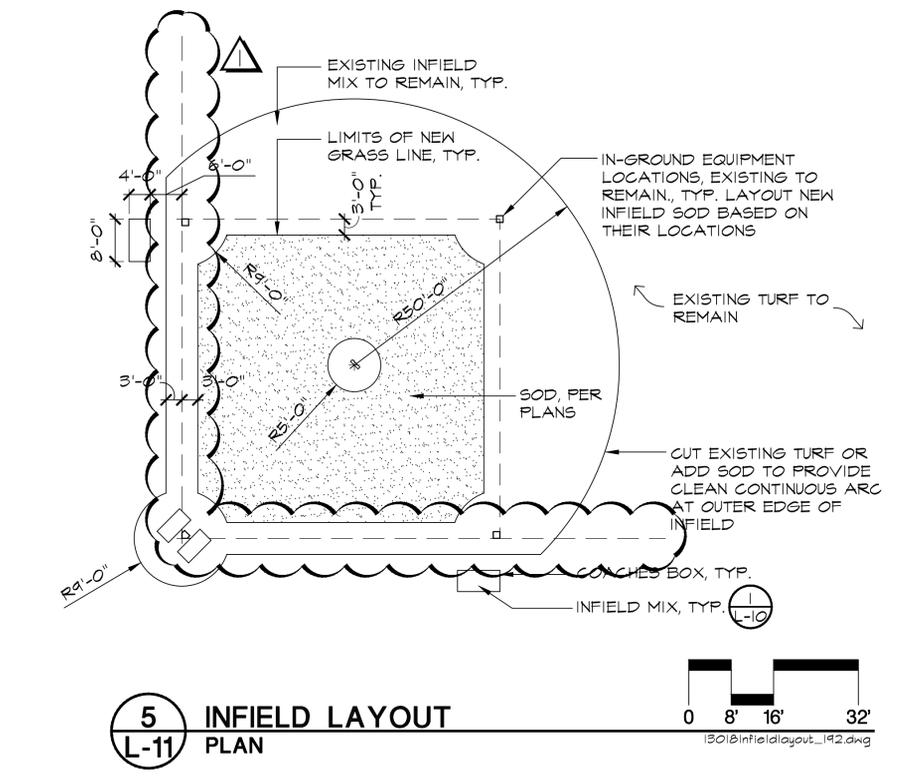
2
L-11 BULLPEN MOUND
PLAN /SECTION



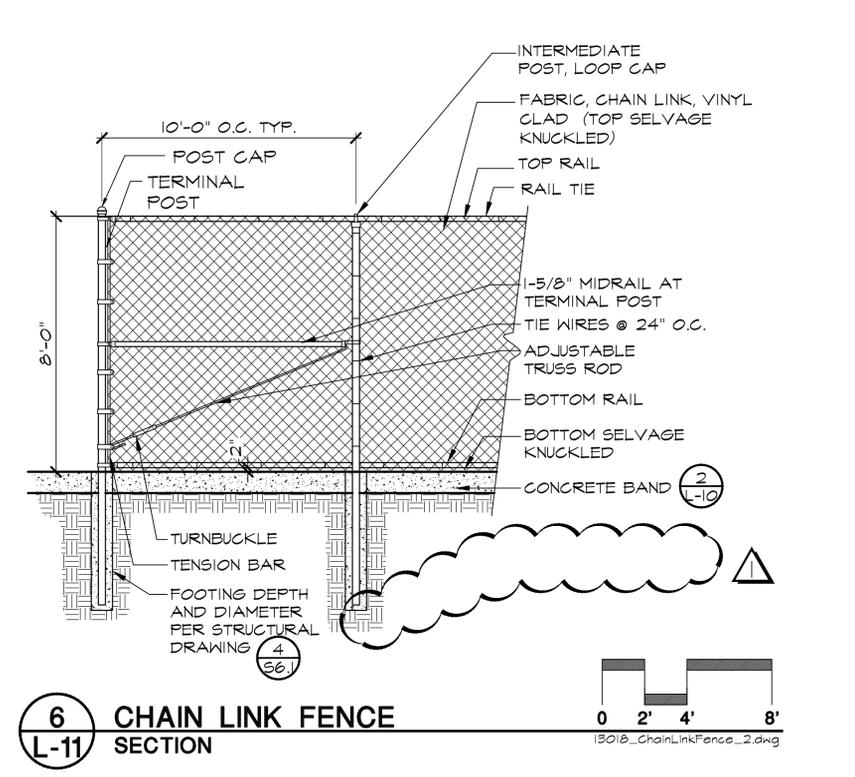
3
L-11 DUGOUT LAYOUT
PLAN



4
L-11 CHAIN LINK GATE
SECTION



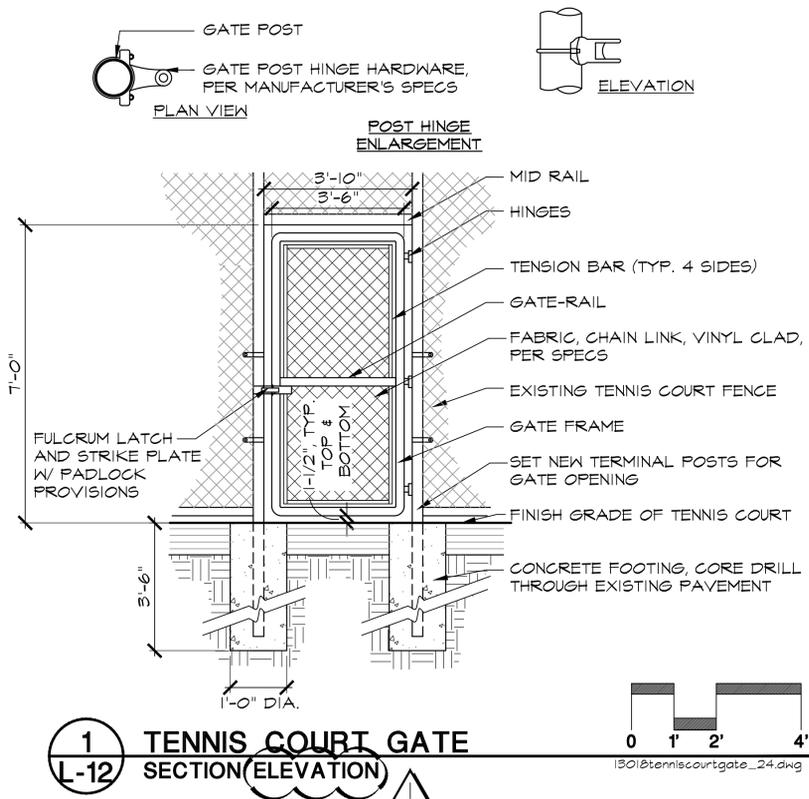
5
L-11 INFIELD LAYOUT
PLAN



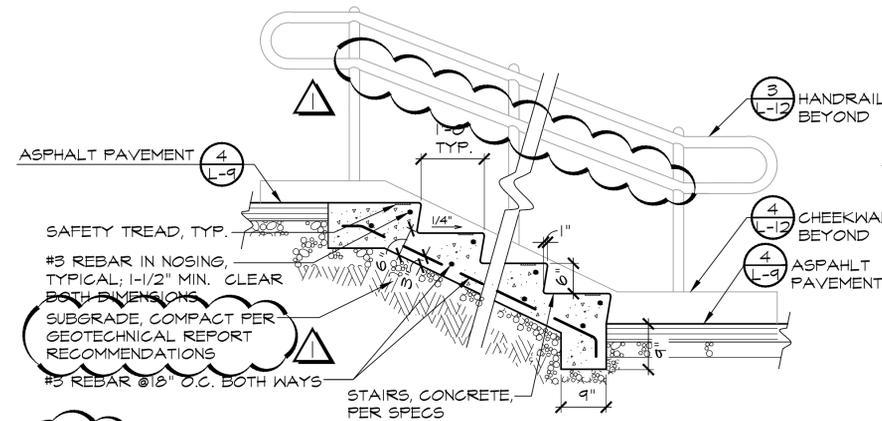
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L-11 CHAIN LINK FENCE
SECTION



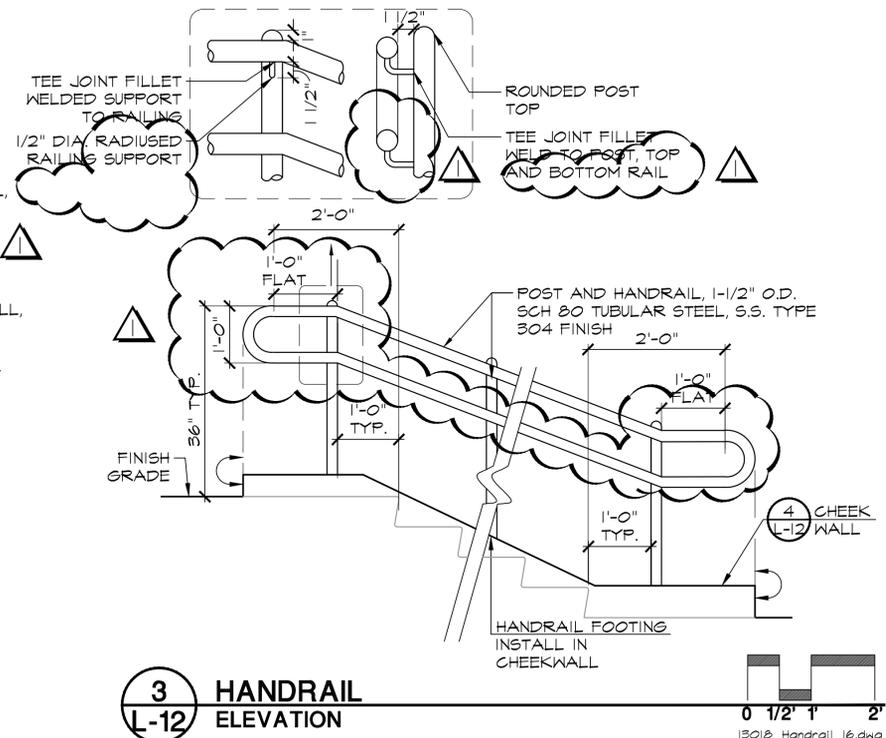
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DATE: 08/29/14
DRAWN BY: JLD
CHECKED BY: JLD



1 TENNIS COURT GATE SECTION (ELEVATION)

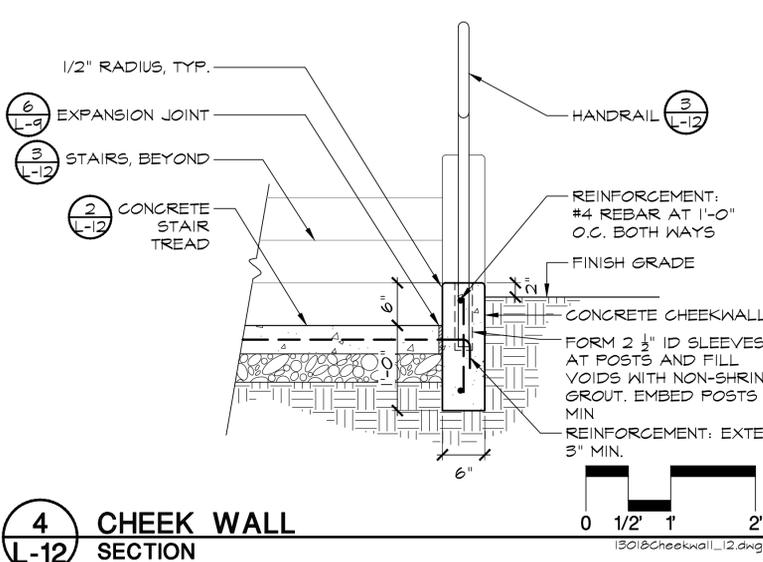


2 STAIRS SECTION

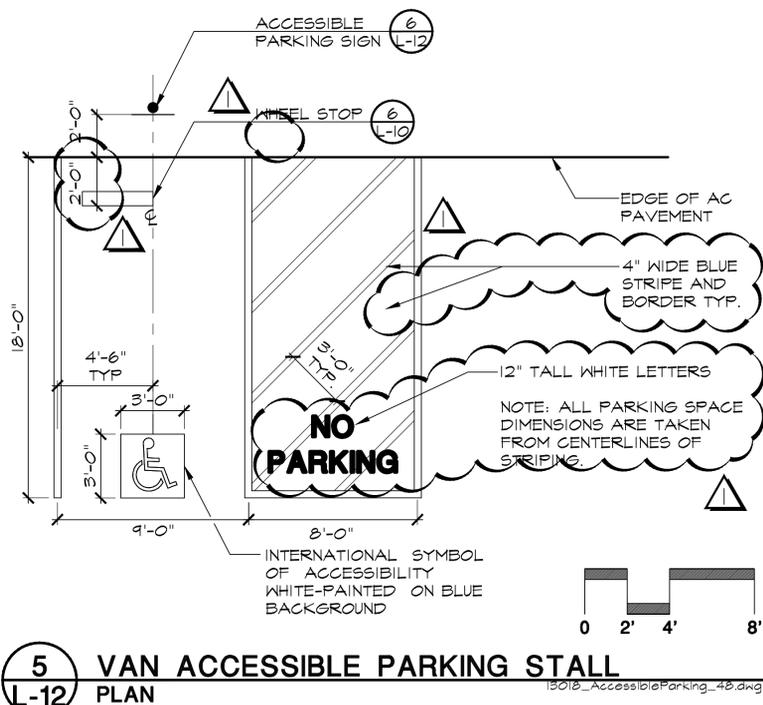


3 HANDRAIL ELEVATION

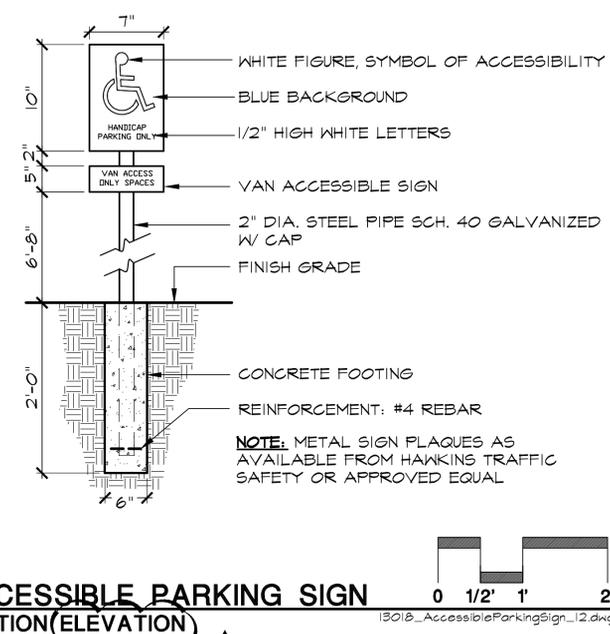
NOTE:
 1. SAFETY TREADS "SUPERGRIT" BY WOOSTER PRODUCTS, INC., PHONE: 1-800-321-4936 OR APPROVED EQUAL. USE CONTRASTING COLOR TO BE APPROVED BY TOWN, TYPE 630, 3" WIDE, 1/32" THICK, INSTALLED WITH "TIME SAVER" ANCHOR METHOD PER MANUFACTURER'S SPECIFICATIONS. MATERIAL SHALL CONFORM TO CBC 11B-504.4.1.



4 CHEEK WALL SECTION



5 VAN ACCESSIBLE PARKING STALL PLAN



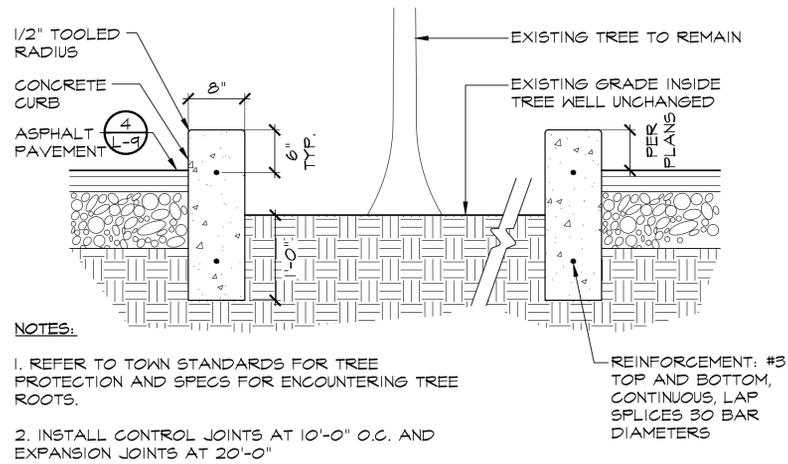
6 ACCESSIBLE PARKING SIGN SECTION (ELEVATION)

Revisions

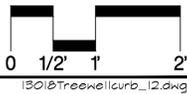
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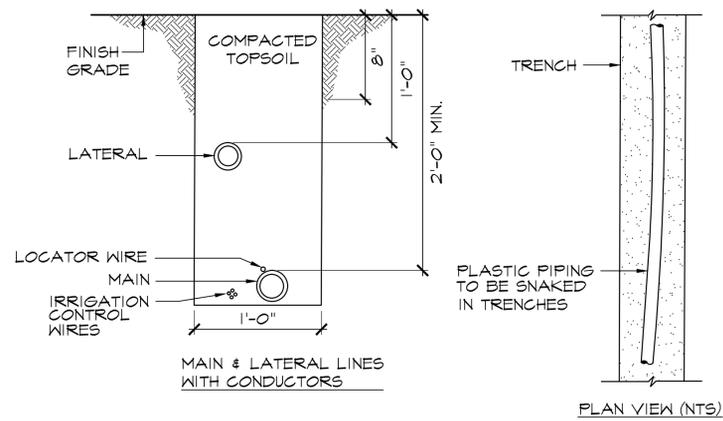
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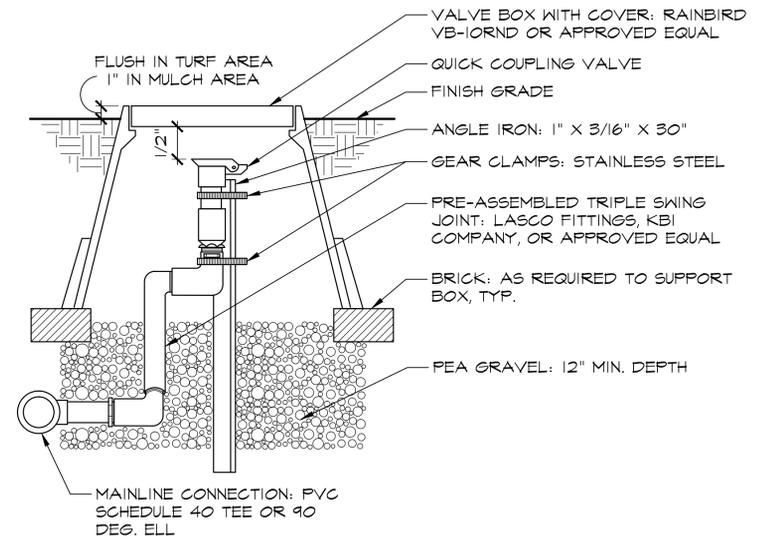
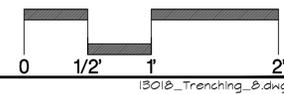
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L-13 TREE WELL CURB SECTION



NOTE:
TAPE AND BUNDLE WIRING AT 10'-0" INTERVALS.

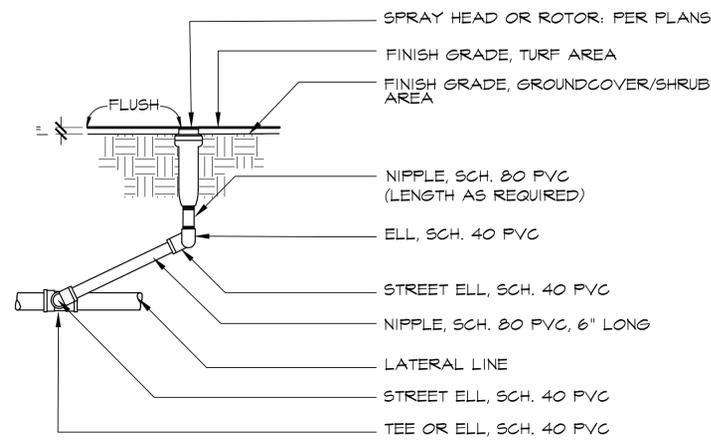


2
L-13 TRENCHING SECTION / PLAN

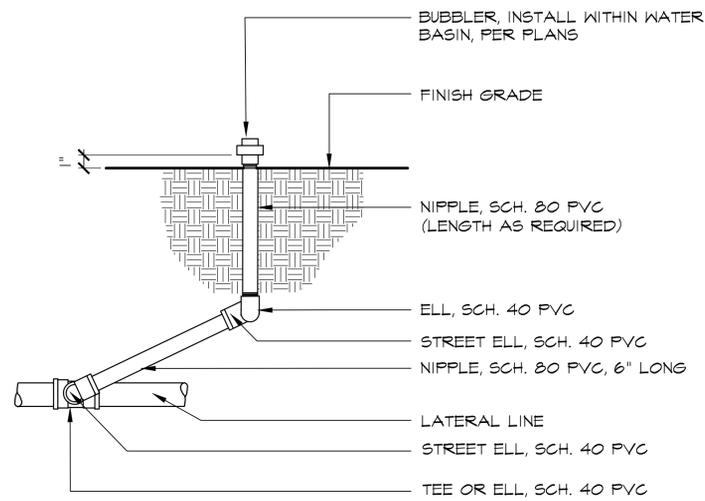
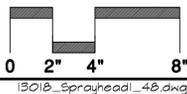


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L-13 QUICK COUPLING VALVE SECTION

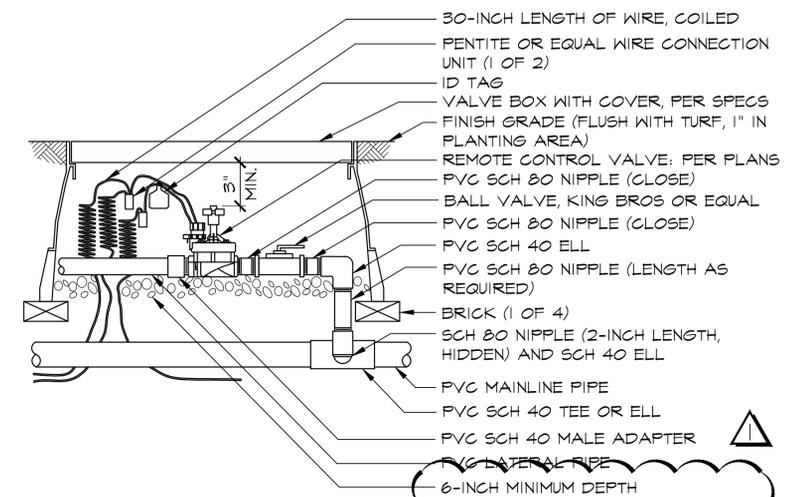
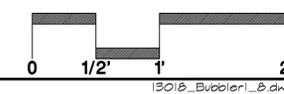
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13018QuickCouplingValve_4.dwg



4
L-13 IRRIGATION HEAD SECTION



5
L-13 BUBBLER SECTION



6
L-13 REMOTE CONTROL VALVE SECTION

N.T.S.
13018_RemoteControlValve2_12.dwg

NOTE: ASSEMBLE ENTIRE UNIT AS TRIPLE SWING JOINT. AS AN ALTERNATIVE TO THE ABOVE MATERIALS, "MARLEX" POLYETHYLENE FITTINGS OR A PRE-MANUFACTURED PRODUCT MAY BE SUBSTITUTED.

NOTE: ASSEMBLE ENTIRE UNIT AS TRIPLE SWING JOINT

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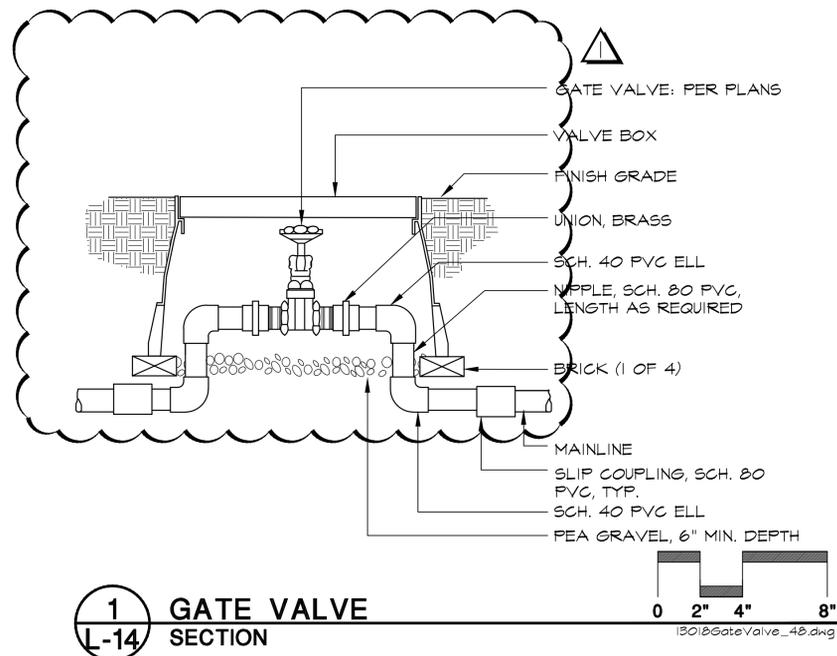
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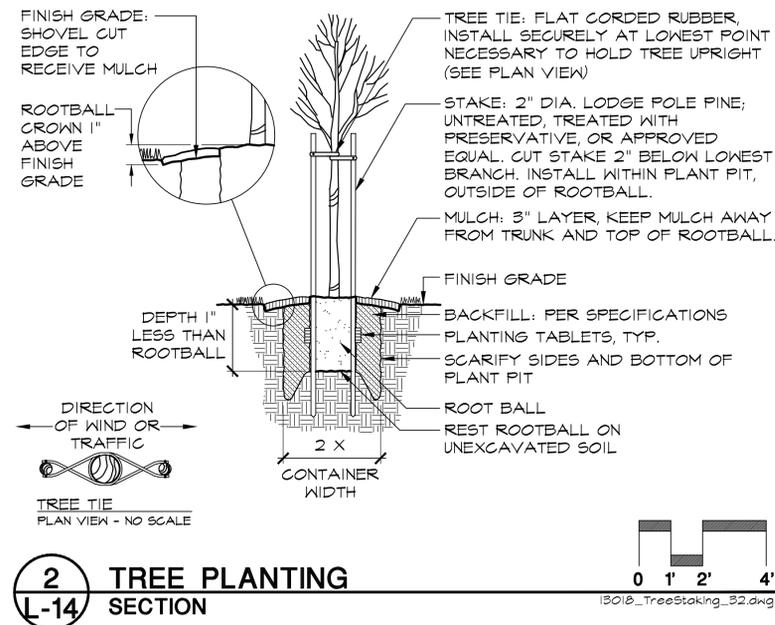
LANDSCAPE DETAILS
HOLBROOK PALMER PARK - MENLO ATHERTON LITTLE LEAGUE
Atherton, CA

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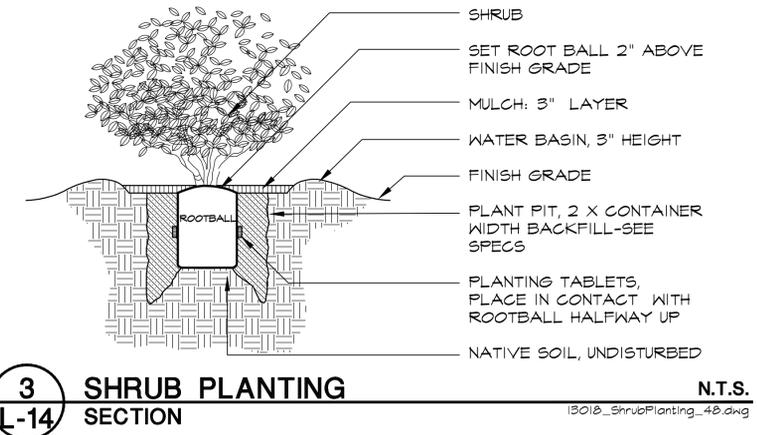
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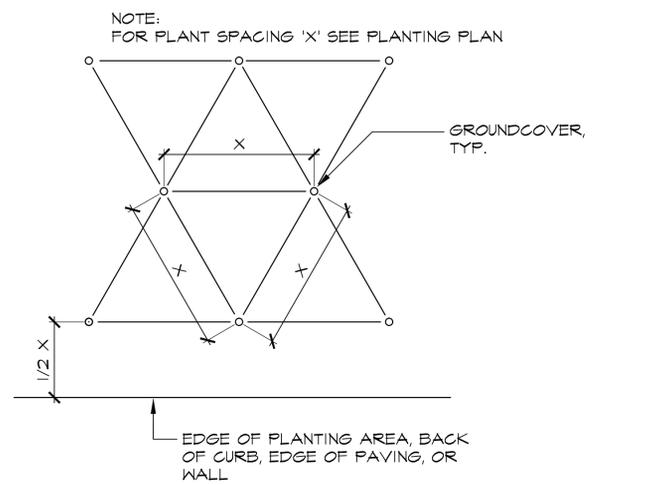
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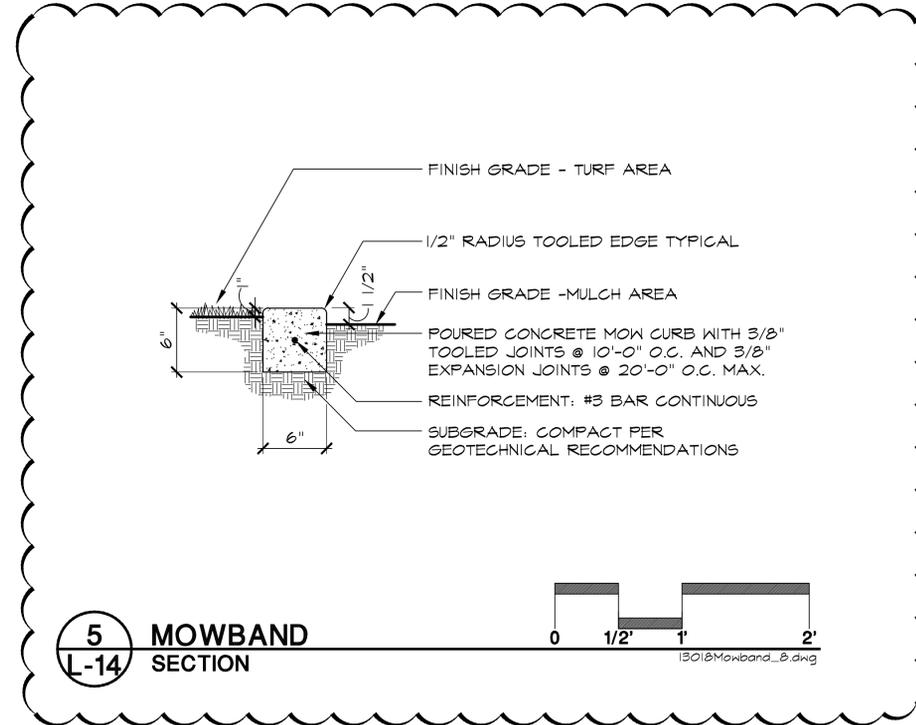
2
L-14 TREE PLANTING SECTION



3
L-14 SHRUB PLANTING SECTION N.T.S.



4
L-14 GROUND COVER SPACING PLAN N.T.S.



5
L-14 MOWBAND SECTION

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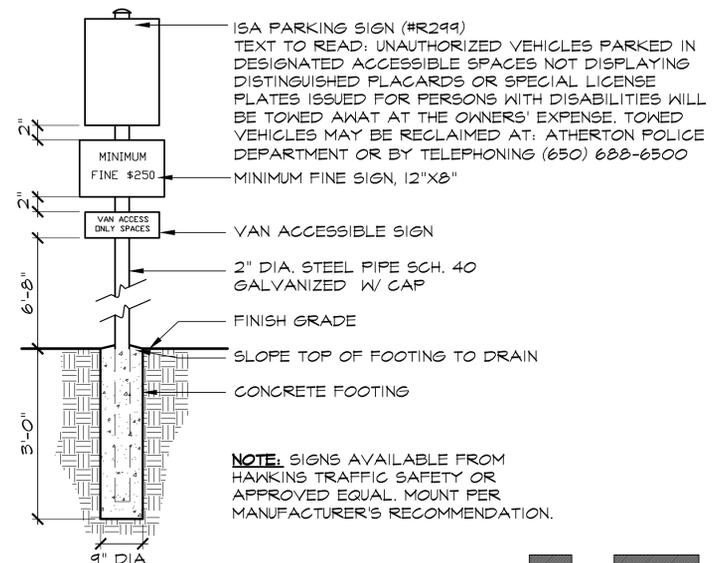
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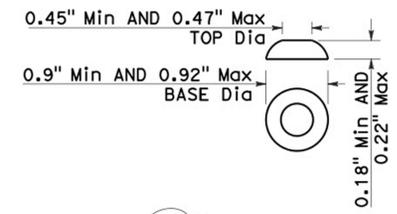
LANDSCAPE DETAILS
HOLBROOK PALMER PARK - MENLO ATHERTON LITTLE LEAGUE
Atherton, CA

Date	08/29/14
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CHECKED BY: J. Callander



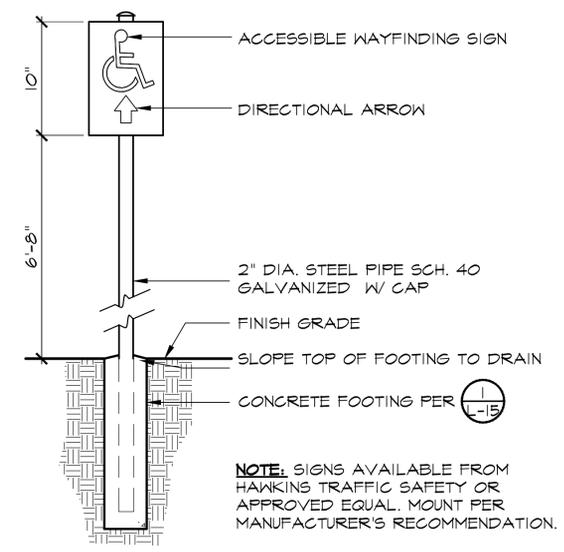
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L-15 UNAUTHORIZED VEHICLES SIGN
SECTION ELEVATION
1301B AccessibleParkingSign_12.dwg



2.3" Min AND 2.4" Max
CENTER TO CENTER
SPACING

**RAISED TRUNCATED DOME PATTERN (IN-LINE)
DETECTABLE WARNING SURFACE**

2
L-15 TRUNCATED DOMES (CALTRANS A88A)
PLAN AND SECTION
N.T.S.



3
L-15 ACCESSIBLE WAYFINDING SIGN
SECTION ELEVATION
1301B AccessibleWayfindingSign_12.dwg

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Revisions	
△	09/26/2014

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LANDSCAPE DETAILS
HOLBROOK PALMER PARK - MENLO ATHERTON LITTLE LEAGUE
Atherton, CA

Date	08/29/14
Scale	AS SHOWN
Drawn By	
Checked	
Project No.	13018
Cadd File	13018dt
Sheet No.	L-15

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DATE: 08/29/14
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