

BUILDING INFORMATION						
DESCRIPTION	BUILDING HEIGHT	STORIES	BLDG. AREA ACTUAL UNIT AREA	OCCUPANCY	CONSTRUCTION TYPE	SPRINKLER
CLUB HOUSE	29'-0"	2	9,164 SF	A-2, M, B	VB	
DRIVING RANGE	24'-3"	2	9,959 SF	S-2, B	VB	

PARKING LOT - MAIN ANALYSIS					
Parking Lot	Parking Stall Total	NUMBER OF ACC. STALLS REQUIRED	NUMBER OF ACC. STALLS PROVIDED	NUMBER OF VAN ACC. STALLS REQUIRED	NUMBER OF VAN ACC. STALLS PROVIDED
A: 144	144	5	5	1	3
Grand total: 144					

KEYNOTES

- 01.41.A (E) ACCESSIBLE GENDER NEUTRAL RESTROOM. SEE CITY OF SANTA CRUZ PERMIT # B16-0520 DETAILS 386/A2.1
- 01.41.D NEW SITE ARRIVAL POINT PER CBC 11B-206.2.1
- 03.00.A (E) CONCRETE PLATFORM AT BASE OF STAIRS TO REMAIN.
- 10.19.A UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING LICENSE PLATES OR PLACARDS ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT THE OWNER'S EXPENSE.

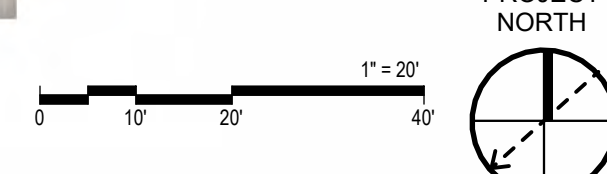


CODE SITE GENERAL NOTES

1. ALL NEW CONCRETE AND AC PAVING IN P.O.T. SHALL HAVE 2% MAX. SLOPE IN ALL DIRECTIONS UNO, AND SHALL HAVE FLUSH TRANSITIONS TO ALL ADJACENT NEW AND EXISTING WALK SURFACES IN P.O.T.
2. ALL LANDSCAPE EDGES ALONG ALL NEW OR EXISTING WALK SURFACES IN P.O.T. SHALL BE PER CIVIL DRAWINGS.
3. FOR GRATINGS OR STRAINERS LOCATED IN THE SURFACE OF ANY PEDESTRIAN WAY OR IN P.O.T., THE MAXIMUM GRATE OR STRAINER OPENINGS SHALL NOT EXCEED 1/2" IN THE DIRECTION OF TRAFFIC FLOW.
4. THE P.O.T. IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR THE PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS, AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE P.O.T. WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DETERMINED TO BE NON-COMPLIANT 1) HAVE BEEN IDENTIFIED AND 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NON-COMPLIANT ELEMENTS, COMPONENTS, OR PORTIONS OF THE P.O.T. THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE SO INDICATED IN THESE CONSTRUCTION DOCUMENTS. DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NON-COMPLYING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.
5. THIS PROJECT DOES NOT PROPOSE THE REMOVAL OF A HERITAGE-SIZED TREE OR GROUND DISTURBANCE WITHIN 10'-0" OF A HERITAGE-SIZED TREE.

LEGEND - SITE PLAN

- ASSUMED PROPERTY LINE
- - - LIMITS OF WORK
- [Grey Box] PROJECT BUILDING
- [Patterned Box] (N) CONCRETE PAVING EXPANSION JOINT PER CONTROL JOINT PER
- [Patterned Box] (N) ASPHALT CONCRETE PAVING
- [White Box] (E) BUILDING
- [Dashed Line] PATH OF TRAVEL (P.O.T.)
 - AS INDICATED, IS A COMMON BARRIER FREE ACCESS ROUTE
 - IS AT LEAST 48" WIDE.
 - NO ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL.
 - THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH.
 - PASSING SPACES (11B-403.2) AT LEAST 60"x60" ARE LOCATED NOT MORE THAN 200' APART.
 - PARTS OF P.O.T. WITH CONTINUOUS GRADIENTS HAVE 60' LEVEL AREAS (11B-403.7) NOT MORE THAN 400' APART.
 - THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED.
 - (POT) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-307).
 - ARCHITECT SHALL VERIFY PATH OF TRAVEL CONFORMS WITH THE ABOVE.
- [GN Symbol] EXISTING GENDER NEUTRAL RESTROOM
- [DF Symbol] EXISTING DRINKING FOUNTAIN



CODE OVERALL SITE PLAN 1" = 20'-0" 1

ARCHITECT STAMP	CONSULTANT STAMP
REVISIONS	ORIGINAL ISSUE DATE: September 9, 2025
NO. DATE DESCRIPTION	

THE ARCHITECT DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS ARE SUITABLE FOR ANY SITE OTHER THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR THESE PLANS AND SPECIFICATIONS IF THEY ARE USED IN WHOLE OR IN PART AT ANY OTHER SITE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT OWNER & TITLE
CITY OF SANTA CRUZ
 DELAVEAGA GOLF COURSE - ROOF REPAIR
 401 Upper Park Road
 Santa Cruz, CA. 95060

SHEET TITLE
CODE SITE PLAN
 SHEET ISSUE DATE: 11/14/25
 DRAWN BY: KAN JOB NUMBER: 25034.01
 SHEET NO.
G-101

FILE LOCATION: Autocad Docs:\25034.01_City of Santa Cruz_Delaveaga Golf Course_Roof Repair_A24_knapup.rvt DATE PLOTTED: 11/14/2025 6:23:55 PM

CONSTRUCTION DOCUMENTS

SHEET NOTES

- 1 ADA VAN PARKING AND STRIPING PER DETAIL 3 / SHT C2
- 2 NEW CONCRETE WALK PER DET 1 / SHT C2, AND DETAILS 2-7 SHT A-111
- 3 SAW CUT AND CONFORM TO EXISTING AC PER DETAIL 2 / SHT C2, AND DETAIL 2 SHT A-111
- 4 RELOCATE EXISTING DUAL 3" CURB DRAIN, REPLACE WITH CURB-O-LET DRAIN AT EACH END PER DETAIL TCD35-NS SHT C2, MAINTAIN EXISTING FLOWLINES WITH NEW AC CONFORM
- 5 TERMINATE EXISTING AC DIKE AT WALKWAY
- 6 VEHICULAR CONCRETE PAD PER DETAIL 4 SHT C2
- 7 FLUSH WITH EXISTING CC
- 8 ADA PATH OF TRAVEL
- 9 CONCRETE EXPANSION JOINT PER DETAIL 1 SHT A-111
- 10 CONCRETE JOINT AT EX CONCRETE PER DETAIL 6 SHT A-111
- 11 CURB AT CONCRETE PAVEMENT PER DETAIL 7 SHT A-111
- 12 CONCRETE EDGE AT FINISHED GRADE PER DETAIL 3 SHT A-111
- 13 ADA PARKING SIGNAGE PER DETAIL 13 SHT A-111
- 14 TOOL JOINT PER DETAIL 5 SHT A-111, TYP
- 15 CURB AT AC PER DETAIL 5 SHT C2
- 16 REPLACE CURB TO MATCH EXISTING WITH NEW ELEVATIONS SIMILAR TO DETAILS 5 SHT C2
- 17 PROVIDE INLET PROTECTION PER CONSTRUCTION BMP NOTES
- 18 EX RAISED PLATFORM AT BASE OF STAIR SEE ARCHITECT DRAWINGS FOR DEMARCATION
- 19 REMOVE TREE



303 POTRERO STREET, SUITE 5
SANTA CRUZ, CA 95060
TEL (831) 440-7300

CONSULTANTS



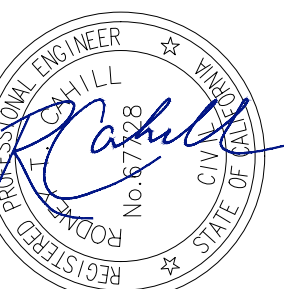
CIVIL+STRUCTURAL ENGINEERING
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ELECTRICAL ENGINEER
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ARCHITECT STAMP CONSULTANT STAMP



REVISIONS ORIGINAL ISSUE DATE

NO.	DATE	DESCRIPTION
0	08/25/2025	PERMIT SUBMITTAL

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PROJECT OWNER & TITLE
CITY OF SANTA CRUZ

DELAVEAGA GOLF COURSE - ROOF REPAIR

401 Upper Park Road
Santa Cruz, CA. 95060

SHEET TITLE
SITE & GRADING PLAN

SHEET ISSUE DATE: 04/02/25

DRAWN BY: JP JOB NUMBER: 25034.01

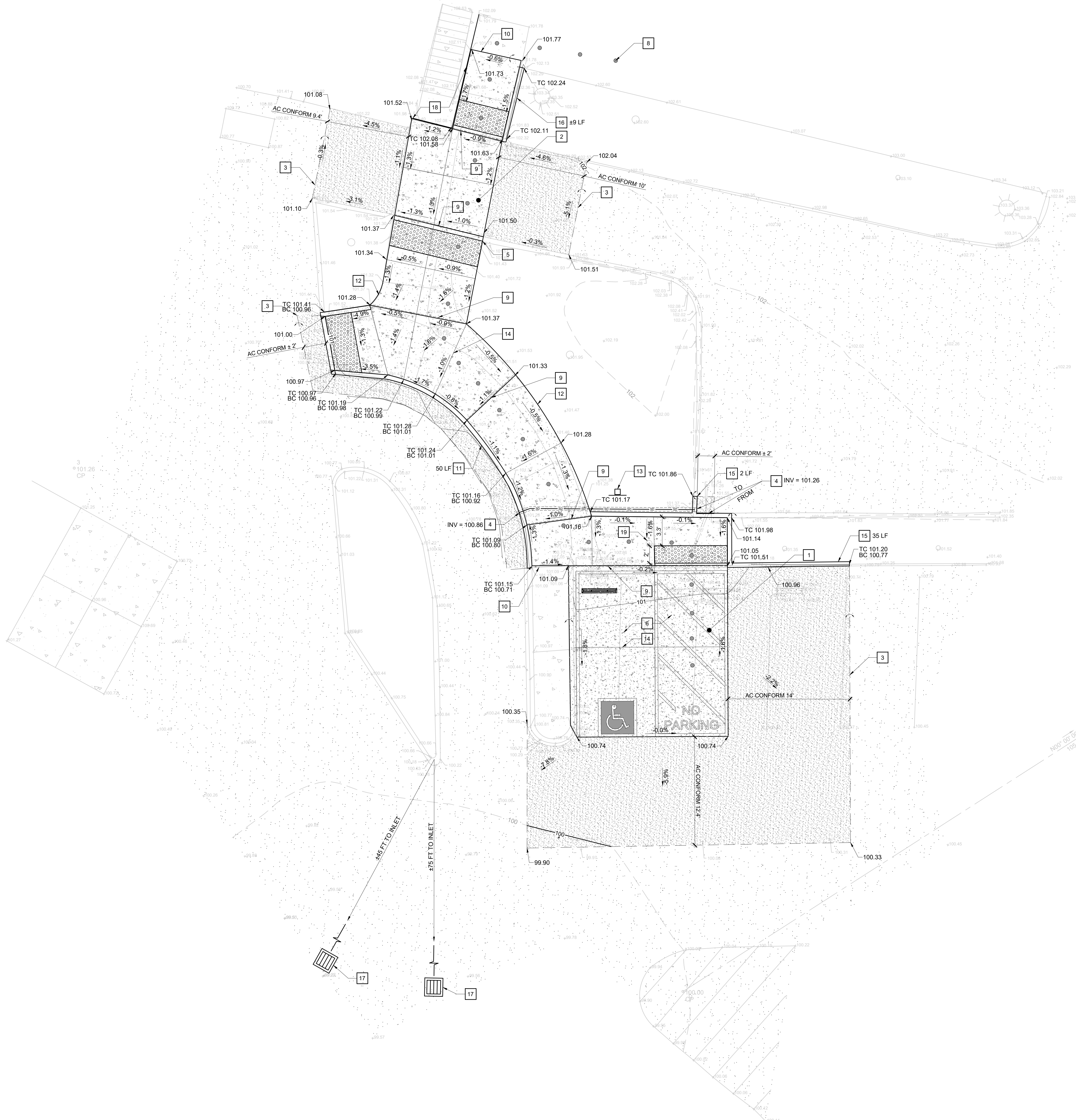
SHEET NO.

C1

PROGRESS SET

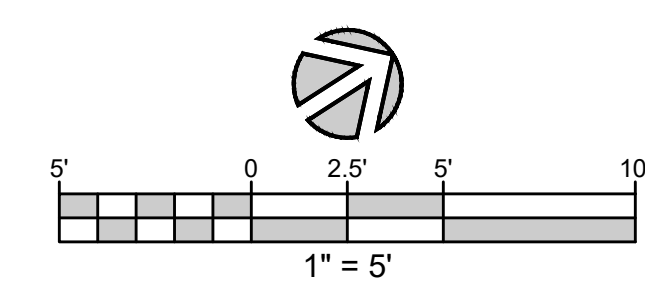
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- Construction Best Management Practices (BMP's):
- Project construction and demolition activities shall comply with the City's Storm Water Best Management Practices for Construction. See the City website at: <http://www.cityofsantacruz.com/home/showdocument?id=6031>
 - Erosion & sediment control BMP's, such as inlet protection, fiber rolls, or wattles, shall be inspected regularly during construction and after each significant rain event. Make needed repairs immediately.
 - Check the sidewalk and street daily during demolition and construction for soil drag-out, and sweep if needed. Routinely maintain the construction entrance/exit to ensure it remains effective at preventing drag-out.
 - Store open bags of particulate, granular or powder materials (such as plaster or concrete) indoors if possible. If stored outside, they must be kept covered or closed, and during the rainy season kept within secondary containment.
 - Dumpster lids must be kept closed and secured when not in use.
 - Soil & Material Stockpiles: soil shall be hauled off site at end of each day.
 - Construction Entrance/Exit: Use existing paved driveway/parking lot, ensure any drag out near the site is swept clean at the end of each day.
 - During the rainy season, ensure that sediment control measures are in place and effective at preventing sediment from leaving the site.
 - Storm Drain Inlet/Catch Basin Protection: Please use filter fabric or inserts for any adjacent street catch basins and BMP's for any onsite inlets. (Sand bags, gravel bags and straw wattles around storm drain inlets exposed to street traffic are not recommended). If using filter fabric, may use Filtrax 3' Sox with Mraff 140N fabric (or similar) underneath the grate. Ensure fabric extends a minimum of 6-inches beyond catch basin after placement of grate and secure properly. Contractor shall remove filter fabric upon project completion.
 - Concrete and Masonry Washout: Refer to Concrete and Masonry BMP's sheet C2

PLAN
SCALE: 1" = 5'



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GENERAL NOTES

- 1. QUALIFICATIONS
The Contractor shall possess a Class "A" General Engineering Contractor license under the provisions of the Business and Professions Code of the State of California to do the type of work contemplated and shall be skilled and regularly engaged in the general class or type of work called for under this contract.
2. CODES
Construction and materials shall be in accordance with Title 24 California Code of Regulations, California Building Code (CBC), the California Plumbing Code (CPC), the Caltrans Standard Plans and Specifications, Division of the State Architect requirements, State Fire Marshall Regulations, National Electrical Code, Americans with Disabilities Act, all other State and Federal laws, all locally enforced codes and authorities, and the County of Santa Cruz Design Criteria.
3. STANDARD SPECIFICATIONS
Construction and materials shall be as specified and as required by the latest editions of the Caltrans Standard Plans and Caltrans Standard Specifications.
4. PERMITS
Contractor shall inform themselves of, and fully adhere to the rules regulations and requirements of all governmental agencies having jurisdiction over the work, and all federal, state, and local laws, codes, and regulations regarding construction activity.
5. SITE SAFETY
The Contractor agrees that in accordance with generally accepted construction practices, Contractor will be required to assume sole and complete responsibility for job site conditions, construction means, methods and techniques, and for safety measures, precautions, and programs at the project site during the course of the project, including safety of all persons and property.
6. PUBLIC SAFETY
The Contractor shall provide for the safety of traffic and the public in accordance with the provisions of Section 7-1.09 of the Standard Specifications whenever the Contractor's operations create a hazardous condition including, but not limited to, fencing, railing, barricades, lights, signs, and other devices to prevent accidents, damage, or injury to the public.
7. SCOPE
The Contractor shall examine carefully the site of work contemplated and thoroughly review the Plans and Specifications.
8. INTENT
It is the intent of these Plans and General Notes/Specifications that the work shall result in complete, finished, operating, satisfactory, and functional systems and no extra compensation will be allowed for anything omitted but fairly implied for systems' function.
9. PRECEDENCE
All figured dimensions shall take precedence over scaled measurements.
10. ADDENDA
If discrepancies, apparent errors, or omissions are found in the Plans or Specifications, or any differences are found between the Plans and conditions in the field, the Contractor shall submit a written Request For Information (RFI).
11. VERIFICATION
The Contractor shall be responsible for field-verifying all existing conditions, dimensions, levels, and materials for all layout and construction work and shall submit a Request for Information (RFI) to the Owner's Representative to resolve any discrepancies before proceeding with the work.
12. NOTICE TO PROCEED
No work shall commence without an official notice to proceed from the Owner.
13. EXISTING FACILITIES
Contractor shall protect all existing facilities and shall repair all damaged areas to original or better condition.
14. HOUSEKEEPING
The job site shall be maintained daily in a neat, clean, orderly condition free of debris and litter, shall not be unreasonably encumbered with any materials or equipment.
15. WORKING HOURS
Normal working hours shall be between 7:00 am and 5:00 pm and no work shall be done on Sundays or legal holidays unless written permission is given.
16. SUBMITTALS
No work shall commence with unapproved materials.
17. OBSERVATION
Contractor shall notify the Owner's Representative 48 hours in advance for the following observations:
a. Utility pipes prior to backfill
b. Reinforcing steel prior to concrete placement
c. Utility pipe pressure and leakage testing
d. Path of travel form work and detectable domes prior to concrete placement

ASPHALT CONCRETE PAVEMENT

- 1. Aggregate Base, Class 2, shall be in accordance with Sections 26-1.02B, 26-1.03, 26-1.04 and 26-1.05 of the Caltrans Standard Specifications.
2. Hot Mix Asphalt (HMA) shall be "Type A", binder grade shall be "PG 64-10" and shall conform to the provisions in Section 39, "Asphalt Concrete," of the Standard Specifications and these special provisions.
3. HMA shall be produced from commercial quality asphalt and aggregates.
4. Aggregate shall conform to the grading specified in Section 39-2.02 of the Caltrans Standard Specifications.
5. Aggregate gradation for Type A HMA placed in a single lift shall comply with requirements shown in the following table:
HMA THICKNESS Maximum Aggregate
0.10' (1.2") 3/8"
>0.10' to <0.20' (>1.2" to <2.4") 1/2"
0.20' to <0.25' (2.4" to <3.0') 3/4"
>0.25' (>3.0') 3/4" or 1"
6. Where pavement is 0.30' (3.6") or greater, you may use multiple lifts not less than 0.15' (1.8") each.
7. The amount of asphalt binder to be mixed with the aggregate shall be between 4 percent and 7 percent, by weight, of the dry aggregate.
8. Spreading and compacting shall be performed by methods that will produce an HMA surfacing of uniform smoothness, texture and density.
9. A prime coat of liquid asphalt, SC-70, and a tack coat and fog seal coat of asphaltic emulsion shall be applied in accordance with the appropriate section of the Caltrans Standard Specifications.
10. Existing pavement shall be coated with asphaltic emulsion at all locations where new pavement joints existing pavement.
11. An approved soil sterilizer shall be used on all natural-ground subgrades when placing AC pavement directly on subgrade.
12. Paving contractor shall reset manhole rings 1/8" below grade after placement of AC pavement.
13. All areas which are to receive AC overlay shall be edge-ground for a smooth conform prior to the placement of the overlay.
14. All temporary patches shall be of the "hot mix" variety.
15. Pavement Reinforcement Mat shall be "Tencate Mirafi TruPave" or approved equal.
16. Installation Guidelines for TruPave Engineered Paving Mat Under Hot Mix Asphalt Concrete (HMAC), Owens Corning, 2005
17. "General Conditions and Special Provisions, Non-woven Fiberglass/polyester Interlayer Paving Mat", Owens Corning, 2005

SECTION 321313 - CONCRETE PAVING

- PART 1 - GENERAL
1.1 SUMMARY
A. Related Documents:
1. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
1.2 SUBMITTALS
A. Product Data: Submit data on mix design including water cement ratio and mix history verifying compressive strength, joint filler (including color), admixtures and curing compounds.
1.3 QUALITY ASSURANCE
A. Perform Work in accordance with ACI 301 and the requirements of Section 033000.
B. Perform Work in accordance with Caltrans Standard Plans and Specifications.
C. Perform Work in accordance with California Building Code 2010.
D. Obtain cementitious materials from same source throughout.
1.4 ENVIRONMENTAL REQUIREMENTS
B. Do not place concrete when base surface temperature is less than 40 degrees F, or surface is wet or frozen.
PART 2 - PRODUCTS
2.1 FORM MATERIALS
A. Form Materials: Conform to ACI 301.
B. Isolation Joint Filler: ASTM D1752 Preformed Sponge Rubber or Cork Expansion type.
2.2 REINFORCEMENT
A. Reinforcing Steel: Deformed Reinforcement: ASTM A615/A615M; 60 ksi yield strength, steel bars.
B. Dowel: 40 ksi smooth bar: ASTM A-9
2.3 CONCRETE MATERIALS
A. Cement: ASTM C150, Type II, Portland Cement Concrete.
B. Coarse Aggregates: ASTM C33 Type 7(1/4")
C. Water: Potable, clean and not detrimental to concrete.
D. Bonding Agent: Polymer resin emulsion.
E. Non-shrink Grout: Premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents.
2.4 ACCESSORIES
A. Curing Compound: ASTM C309, Type 1 or 1D, Class A or B.
2.5 CONCRETE MIX
A. Select proportions for normal weight concrete in accordance with ACI 301 Method 1.
B. Provide concrete to the following criteria:
1. Compressive Strength: 3000 psi at 28 days.
2. Slump: 4 inches
3. Maximum Water/Cement Ratio: 0.50
4. Drying Shrinkage Limit (@ 21 days): 0.40%
C. Addition of water to the mix after leaving the plant is not permitted.
2.6 SOURCE QUALITY CONTROL AND TESTS
A. Section 014000 - Quality Requirements: Provide mix design for review.
B. Submit proposed mix design of each class of concrete to appointed firm for review prior to commencement of Work.
C. Tests on cement, aggregates, and mixes will be performed to ensure conformance with specified requirements.
D. Test samples in accordance with ACI 301.
PART 3 - EXECUTION
3.1 EXAMINATION
A. Section 013000 - Administrative Requirements: Verification of existing conditions before starting work.
B. Verify compacted subgrade and base are in accordance with the Geotechnical Recommendations and are ready to support paving and imposed loads.
C. Verify gradients and elevations of base are correct.
3.2 SUBBASE
A. Aggregate Subbase: Install as specified in Section 320000 and in accordance with the Geotechnical Recommendations.
3.3 PREPARATION
A. Moisture base to minimize absorption of water from fresh concrete.
B. Coat surfaces of structures and frames with allowed bituminous agent to prevent bond with concrete pavement.
C. Notify Engineer minimum 48 hours prior to commencement of concreting operations.
3.4 FORMING
A. Place and secure forms to correct location, dimension, profile, and gradient.
B. Assemble formwork to permit easy stripping and dismantling without damaging concrete.
C. Place joint filler vertical in position, in straight lines.
3.5 REINFORCEMENT
A. Place reinforcement as indicated.
B. Interrupt reinforcement at expansion joints.
C. Place reinforcement to achieve pavement alignment as detailed.
3.6 PLACING CONCRETE
A. Place concrete in accordance with ACI 301.
3.7 JOINTS
A. Place isolation joints at maximum 20 foot intervals.
B. Place isolation joint with full depth joint filler between paving components and building, utility manholes, walls, foundations, drains, stairways, or other appurtenances.
C. Provide keyed crack control/contraction joints at 6 foot intervals, or as indicated on plans to a depth equal to 1/4 of the slab depth.
3.8 FINISHING
A. Sidewalk Paving:
1. Slopes less than 6 percent: Slip Resistant, medium broom finish.
2. Slopes greater than 6 percent: Slip resistant, heavy broom finish.
3. Radius to 1/4 inch radius.
4. Trowel joint edges.
5. Wood float.
B. Direction of Texturing: Transverse to direction of travel.
C. Place curing compound on exposed concrete surfaces immediately after finishing.
3.9 JOINT SEALING
A. Separate pavement from vertical surfaces with thick joint filler per manufacturer's recommendation.
B. Place joint filler in pavement pattern placement sequence.
C. Extend joint filler from bottom of pavement to within 1/2 inch of finished surface.
3.10 TOLERANCES
A. Section 014000 - Quality Requirements: Tolerances.
B. Maximum Variation of Surface Flatness: 1/8 inch in 10 ft.
C. Maximum Variation From True Position: 1/8 inch.
D. Maximum Cross Slope: 2%
E. Maximum Longitudinal Slope: 5%
F. Maximum Landing Slope in Any Direction: 2%
3.11 FIELD QUALITY CONTROL
A. Section 014000 - Quality Requirements and 017300 - Execution and Closeout Requirements: Field inspecting, testing, adjusting and balancing.
B. Testing firm will take cylinders and perform slump tests in accordance with ACI 301.
3.12 CURING AND PROTECTION
A. Immediately after placement, tool joints, cover and protect pavement from premature drying, excessive hot or cold temperatures, vandalism and mechanical injury.
B. Maintain moisture level by water curing, wet covering, plastic covering or curing compound for 7 days for regular concrete or 3 days for high-early-strength concrete per ACI 301.
C. Do not permit pedestrian or vehicular traffic over pavement until 80 percent design strength of concrete has been achieved.
END OF SECTION 321313

SECTION 024119 - SELECTIVE SITE DEMOLITION

- PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
1.2 SUMMARY
A. Section Includes:
1. Demolition or disconnecting and capping designated utilities.
2. Protecting items designated to remain.
3. Removal of demolished materials.
1.3 DEFINITIONS
A. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or removed and reinstalled.
B. Remove and Salvage: Carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse.
C. Remove and Reinstall: Detach items from existing construction, prepare for reuse, and reinstall where indicated.
D. Existing to Remain: Existing items of construction that are not to be permanently removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.
1.4 MATERIALS OWNERSHIP
A. Unless otherwise indicated, demolition waste becomes property of Contractor.
B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.
1.5 PREINSTALLATION MEETINGS
A. Pre-demolition Conference: Conduct conference at San Lorenzo Valley Elementary School.
1.6 INFORMATIONAL SUBMITTALS
A. Schedule of Selective Demolition Activities: Indicate the following:
1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity.
2. Ensure Owner's manager's and contacts on-site operations are uninterrupted.
3. Interruption of utility services. Indicate how long utility services will be interrupted.
3. Coordination for shutoff, capping, and continuation of utility services.
1.7 CLOSEOUT SUBMITTALS
A. Project Record Documents: Record actual locations of capped utilities.
1.8 FIELD CONDITIONS
A. Owner will occupy portions of building immediately adjacent to selective demolition area.
B. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
C. Storage or sale of removed items or materials on-site is not permitted.
D. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
PART 2 - EXECUTION
2.1 EXAMINATION
A. Verify that utilities have been disconnected and capped before starting selective demolition operations.
B. Review record documents of existing construction provided by Owner.
C. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
2.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS
A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.
B. Existing Services/Systems to be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.
2.3 PREPARATION
A. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
2.4 SELECTIVE DEMOLITION, GENERAL
A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated.
2.5 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS
A. Concrete: Demolish in sections.
2.6 DISPOSAL OF DEMOLISHED MATERIALS
A. General: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.
1. Do not allow demolished materials to accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
3. Comply with requirements specified in Division 01 Section "Construction Waste Management and Disposal."
B. Burning: Do not burn demolished materials.
C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.
2.7 CLEANING
A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations.
2.8 SELECTIVE DEMOLITION SCHEDULE
A. Reuse items designated as such on the plans, coordinate with San Lorenzo Valley School District.
END OF SECTION 024119
LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. THE EXISTING UTILITIES SHOWN WERE PLOTTED USING INCOMPLETE AND IMPRECISE RECORDS. IT SHOULD BE EXPRESSLY UNDERSTOOD THIS INFORMATION DOES NOT NECESSARILY REPRESENT ACTUAL OR COMPLETE SITE CONDITIONS OR SHOW DETAILS OF EXACT LOCATION, DEPTH OR OTHER CONSTRUCTION FEATURES OF THESE UTILITIES. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO THE COMPLETENESS OR ACCURACY OF THIS INFORMATION IS SET FORTH HEREIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THIS INFORMATION WITH THE AFFECTED UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" AT 1-800-642-2444 OR 8-1-1 FOR THE MARKING OF UNDERGROUND FACILITIES AT LEAST 2 DAYS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL HAND DIG AND LOCATE ALL UTILITIES THAT MAY BE AFFECTED BY THE NEW FACILITIES IN THIS CONTRACT TO VERIFY ACTUAL DEPTH AND LOCATION OF UTILITIES AND REPORT POTENTIAL CONFLICTS TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES WHETHER SHOWN OR NOT AND IS RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES.

AGENCY APPROVAL: BLDG XX-XXXXXXX



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CONSULTANTS

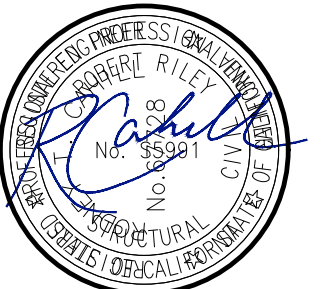


CIVIL-STRUCTURAL ENGINEERING
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ELECTRICAL ENGINEER
AURUM CONSULTING ENGINEERS
1798 Technology Drive, Suite 242, San Jose, CA. 95110
TEL (408) 564-7925 ext. 201

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REVISIONS ORIGINAL ISSUE DATE: MARCH 18, 2025

Table with 3 columns: NO., DATE, DESCRIPTION. Row 1: 0, 08/25/2025, PERMIT SUBMITTAL

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PROJECT OWNER & TITLE
CITY OF SANTA CRUZ

DELAVEAGA GOLF COURSE - ROOF REPAIR

401 Upper Park Road
Santa Cruz, CA. 95060

SHEET TITLE
CIVIL SPECIFICATIONS

SHEET ISSUE DATE: 04/02/25

DRAWN BY: JP JOB NUMBER: 25034.01

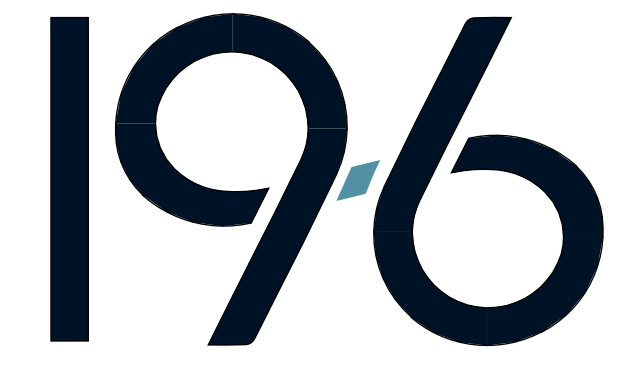
SHEET NO.



PROGRESS SET

KEYNOTES

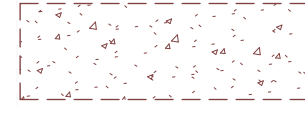
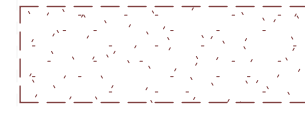
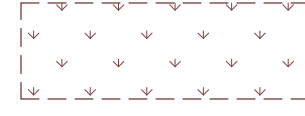
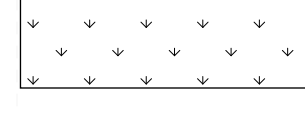
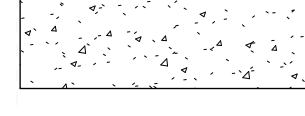

- 02.01.A EXISTING LANDSCAPE DEMOLITION
- 02.02.A EXISTING TREE TO BE REMOVED
- 02.03.A EXISTING CONCRETE FLATWORK DEMOLITION
- 02.04.A EXISTING CONCRETE CURB DEMOLITION
- 02.05.A EXISTING ASPHALT PAVING DEMOLITION
- 02.06.A EXISTING ASPHALT DIKE DEMOLITION

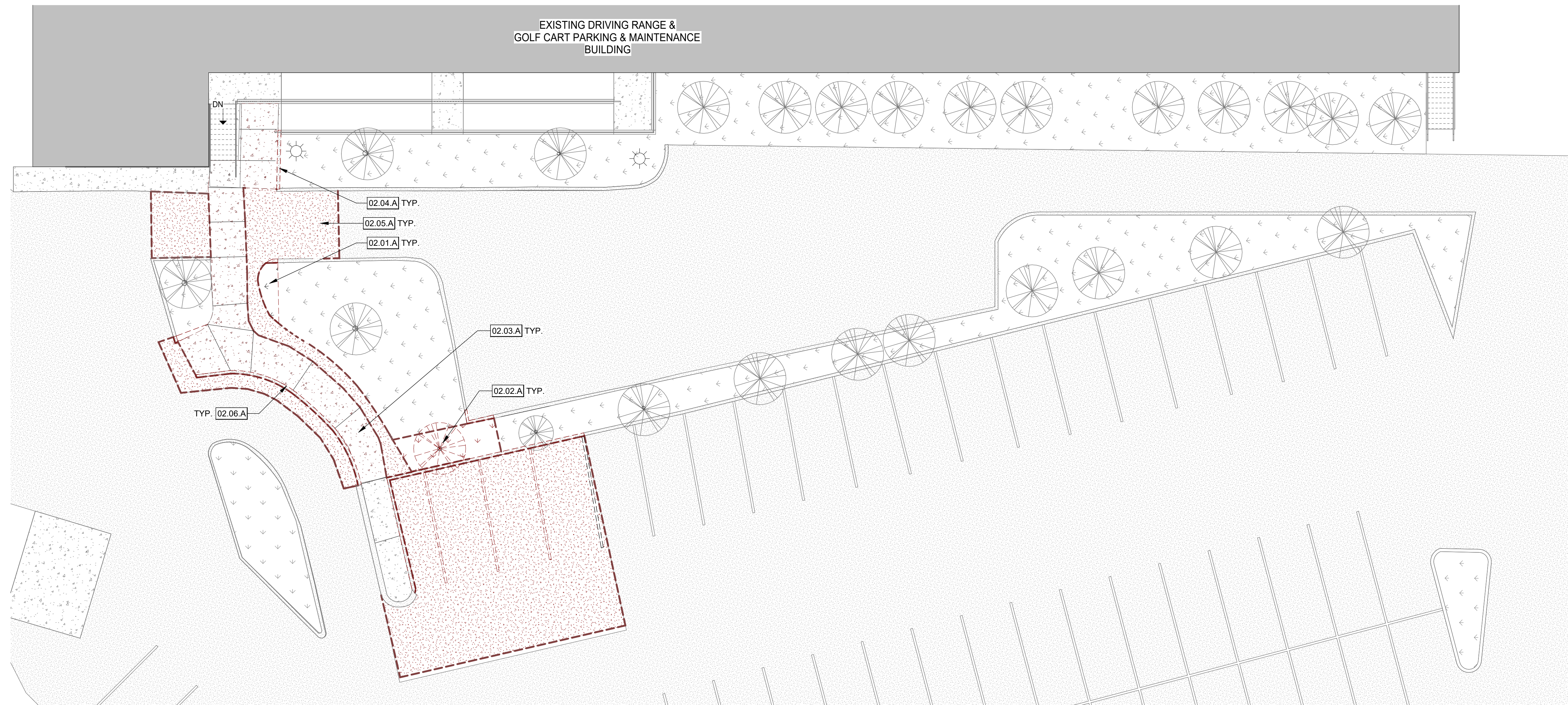


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LEGEND - DEMOLITION

-  (E) CONCRETE TO BE DEMOLISHED
-  (E) ASPHALT TO BE DEMOLISHED
-  (E) LANDSCAPE TO BE DEMOLISHED
-  (E) LANDSCAPE
-  (E) CONCRETE
-  (E) ASPHALT



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REVISIONS ORIGINAL ISSUE DATE
September 9, 2025

NO.	DATE	DESCRIPTION
1	10/15/2025	PLANNING COMMENTS

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PROJECT OWNER & TITLE
CITY OF SANTA CRUZ

DELAVEAGA GOLF COURSE - ROOF REPAIR

401 Upper Park Road
Santa Cruz, CA, 95060

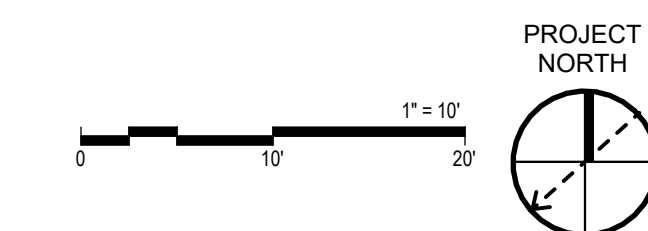
SHEET TITLE
DEMOLITION SITE PLAN

SHEET ISSUE DATE: 11/14/2025

DRAWN BY: KAN JOB NUMBER: 25034.01

SHEET NO.

A-021

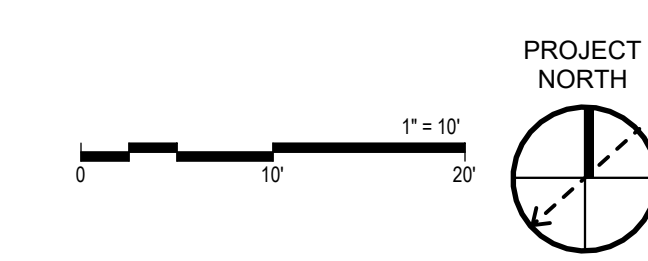
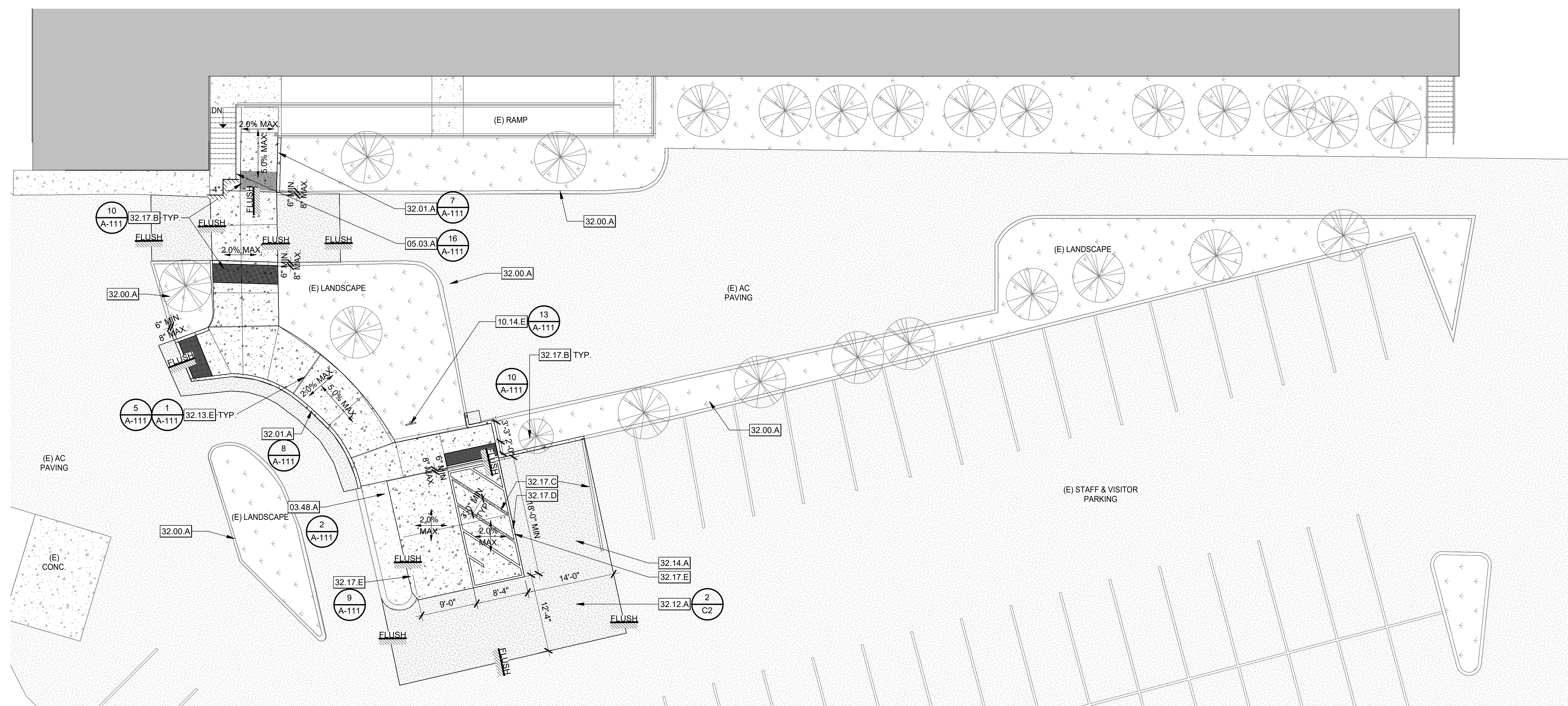
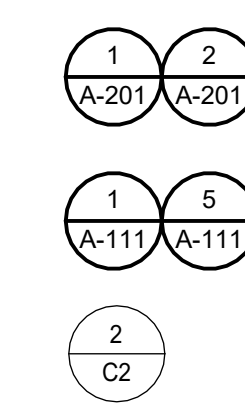


KEYNOTES

- 03.48.A NEW PRECAST CONCRETE WHEEL STOP
- 05.03.A (E) METAL HANDRAIL DAMAGED. REMOVE DAMAGED SECTION AND REPLACE PER DETAIL 20A-111. S.S.D.
- 10.14.E VAN ACCESSIBLE STALL SIGN
- 32.00.A EXISTING ASPHALT DIKE TO REMAIN
- 32.01.A NEW CONCRETE CURB. REFER TO CIVIL
- 32.12.A ASPHALT PAVING. REFER TO CIVIL
- 32.13.E CONCRETE FLATWORK. REFER TO CIVIL
- 32.14.A PARKING PER CITY STANDARDS
- 32.17.B 36" WIDE TRUNCATED DOMES BAND
- 32.17.C 4" WIDE WHITE STRIPING
- 32.17.D 4" WIDE BLUE STRIPING. BLUE 15090 FEDERAL STANDARD 595A
- 32.17.E 36" X 36" INTERNATIONAL SYMBOL OF ACCESSIBILITY

LEGEND - SITE PLAN

- ASSUMED PROPERTY LINE
- LIMITS OF WORK
- PROJECT BUILDING
- (N) CONCRETE PAVING
EXPANSION JOINT PER
CONTROL JOINT PER
- (N) ASPHALT CONCRETE PAVING
- (E) BUILDING



ENLARGED SITE PLAN 1" = 10'-0" 1

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CITY OF SANTA CRUZ

DELAVEAGA GOLF COURSE - ROOF REPAIR

401 Upper Park Road
Santa Cruz, CA, 95060

SHEET TITLE
ENLARGED SITE PLAN

SHEET ISSUE DATE: 11/14/2025

DRAWN BY: KAN JOB NUMBER: 25034.01

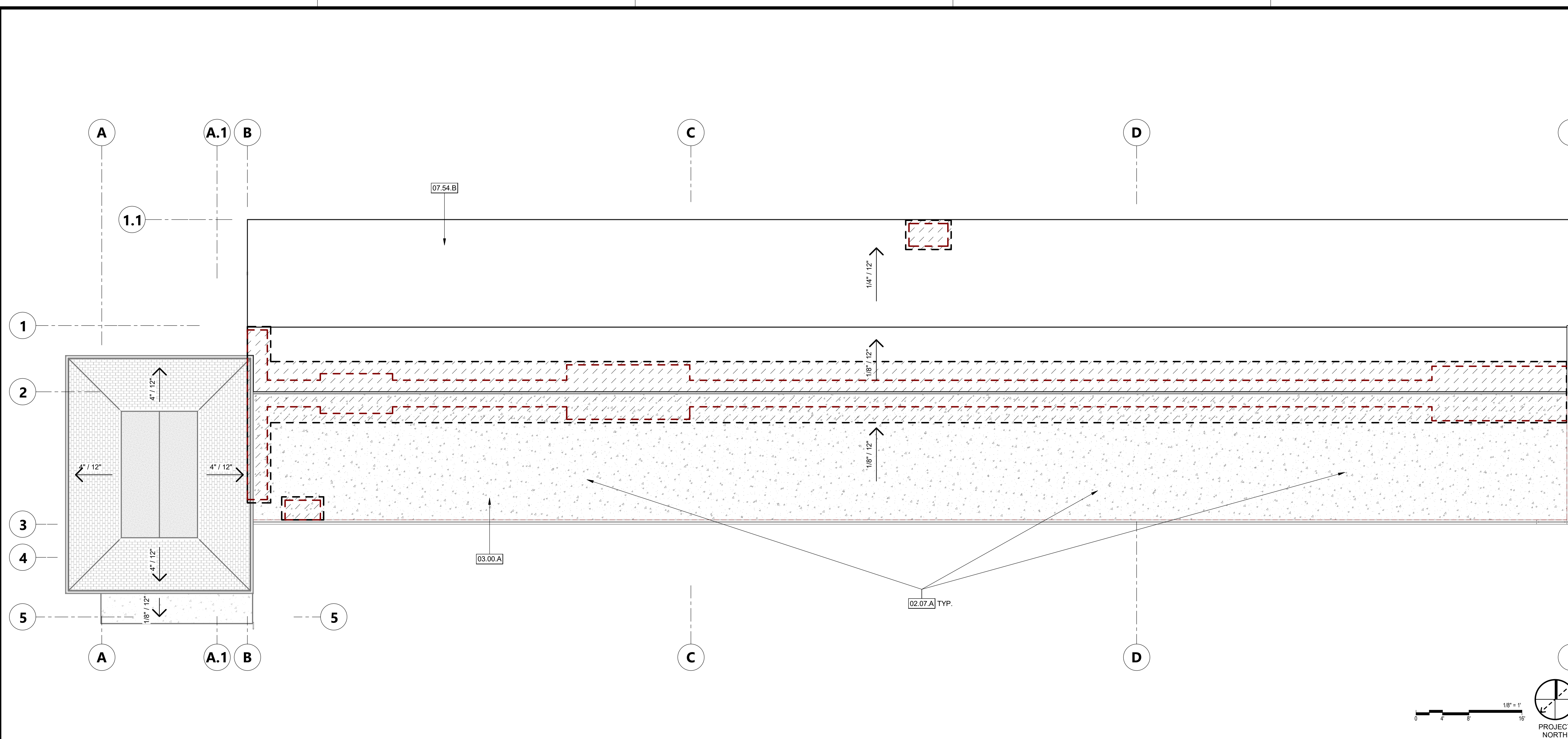
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CONSTRUCTION DOCUMENTS

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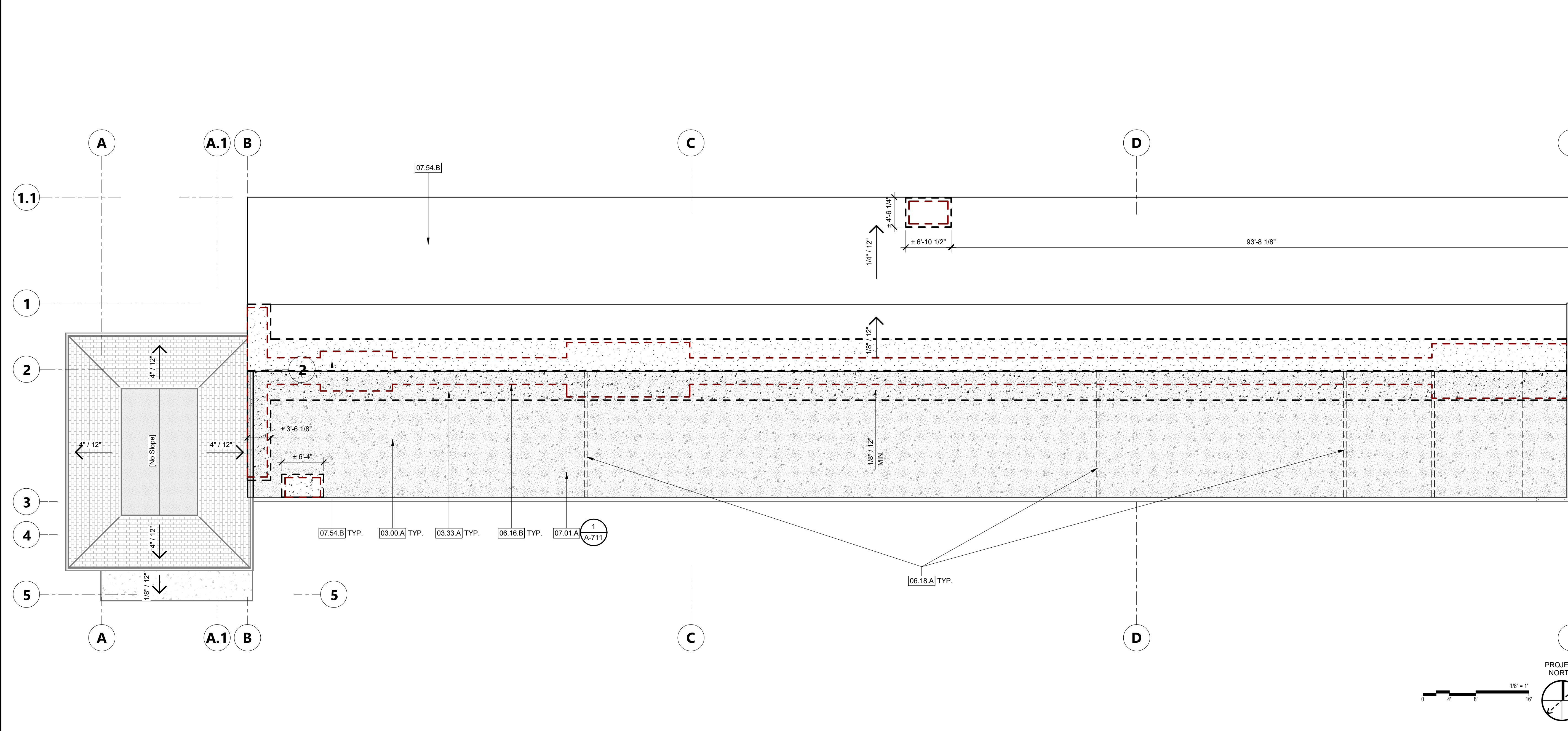


DEMOLITION ROOF PLAN 1/8" = 1'-0" 1

- KEYNOTES**
- 02.07.A EXISTING GLULAM BEAM DEMOLITION - S.S.D.
 - 03.00.A (E) CONCRETE PAD TO REMAIN
 - 03.33.A (N) 2" THICK CAST-IN-PLACE CONCRETE TOPPING
 - 06.16.B PLYWOOD SHEATHING PER STRUCTURE DRAWINGS
 - 06.18.A GLULAM BEAM PER STRUCTURE DRAWINGS
 - 07.01.A NEW CON DEK WATERPROOFING.
 - 07.54.B (E) THERMOPLASTIC (TPO) ROOFING TO REMAIN

- LEGEND - ROOF DEMOLITION**
- (E) TPO ROOFING (NO WORK TO BE DONE)
 - (E) 2" THICK CONC. TOPPING O/ PLYWOOD DECK (NO WORK TO BE DONE)
 - (E) ASPHALT ROOFING (NO WORK TO BE DONE)
 - (E) TPO ROOFING TO BE DEMOLISHED
 - (E) 2" THICK CONC. TOPPING O/ PLYWOOD DECK TO BE DEMOLISHED
 - (E) DAMAGED PLYWOOD TO BE DEMOLISHED

- DEMO ROOF PLAN GENERAL NOTES**
1. SEE CIVIL, LANDSCAPE, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
 - 2.



ROOF PLAN 1/8" = 1'-0" 2

- LEGEND - ROOF PLAN**
- ALL ROOFING SHALL BE CLASS 'A'
- (E) TPO ROOFING TO REMAIN
 - (E) 2" THICK CONC. TOPPING O/ PLYWOOD DECK TO REMAIN
 - (E) ASPHALT SHINGLE ROOF
 - AREA OF (E) DAMAGED PLYWOOD ROOF SHEATHING TO BE REPLACED PER STRUCTURAL DRAWINGS
 - (N) TPO ROOFING
 - (N) 2" THICK CONCRETE TOPPING
 - (N) CON DECK WATERPROOFING

- ROOF PLAN GENERAL NOTES**
1. REFER TO MECHANICAL SHEETS FOR MECHANICAL EQUIPMENT INFORMATION
 2. NOTE



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PROJECT OWNER & TITLE
CITY OF SANTA CRUZ

DELAVEAGA GOLF COURSE - ROOF REPAIR

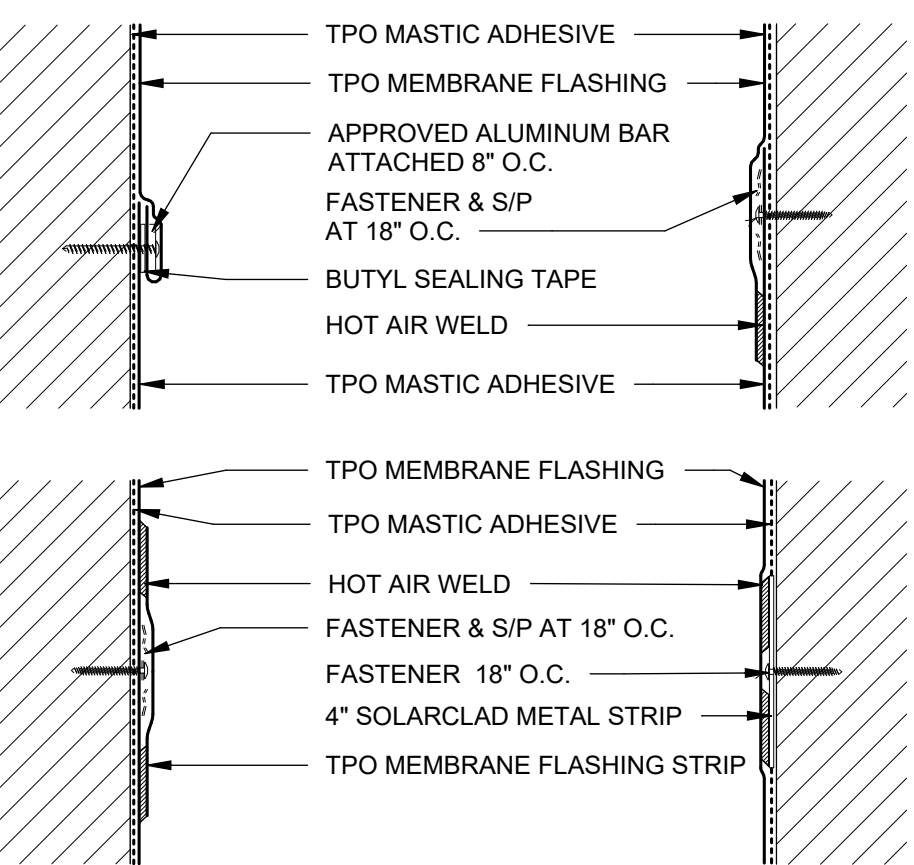
401 Upper Park Road
Santa Cruz, CA, 95060

SHEET TITLE
ROOF PLANS

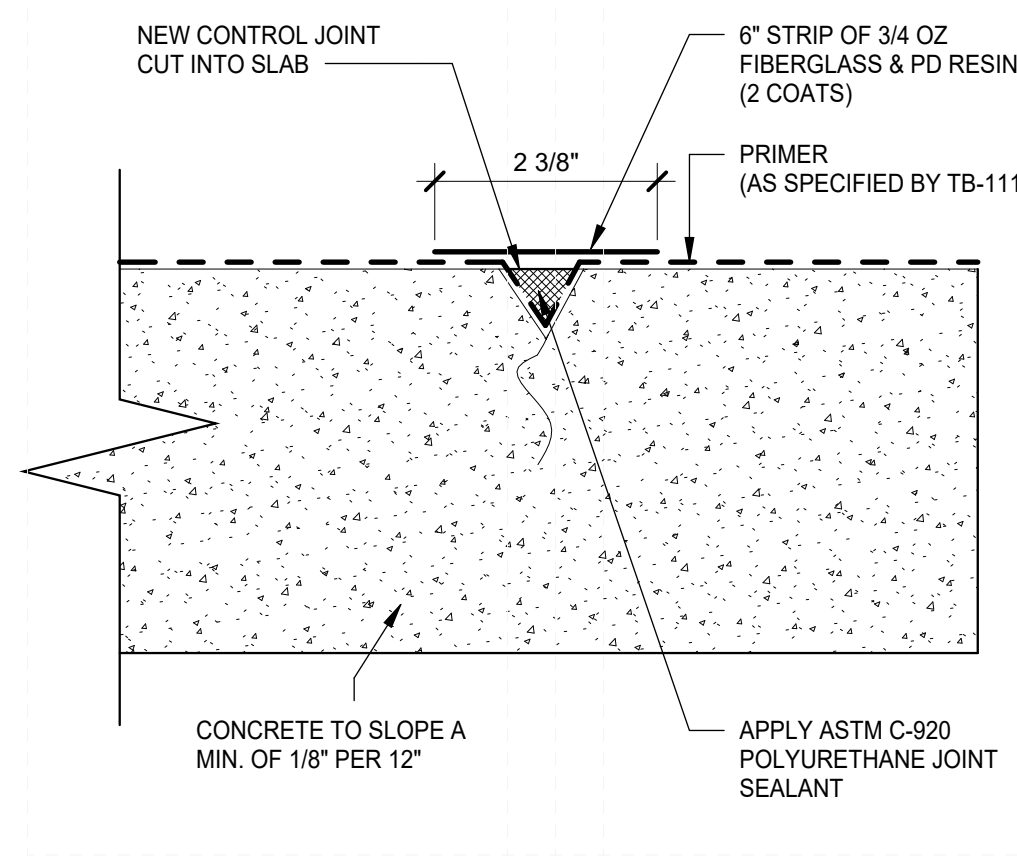
SHEET ISSUE DATE: 11/14/2025
DRAWN BY: KAN JOB NUMBER: 25034.01

SHEET NO.
A-221

CONSTRUCTION DOCUMENTS

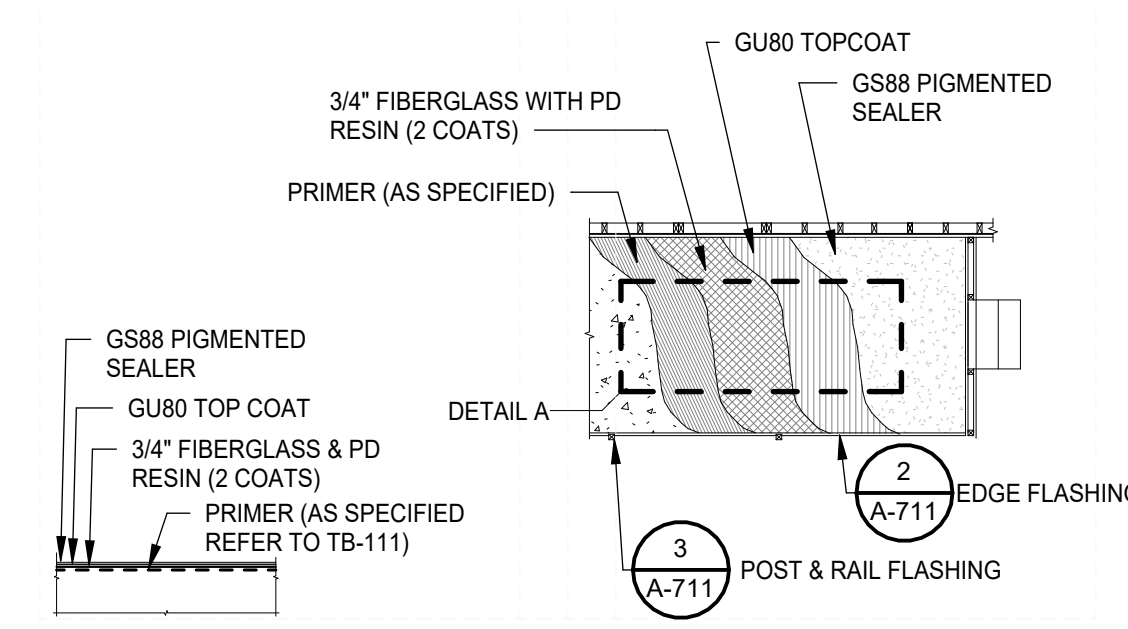


WALL FLASHING ATTACHMENT 6" = 1'-0" 12

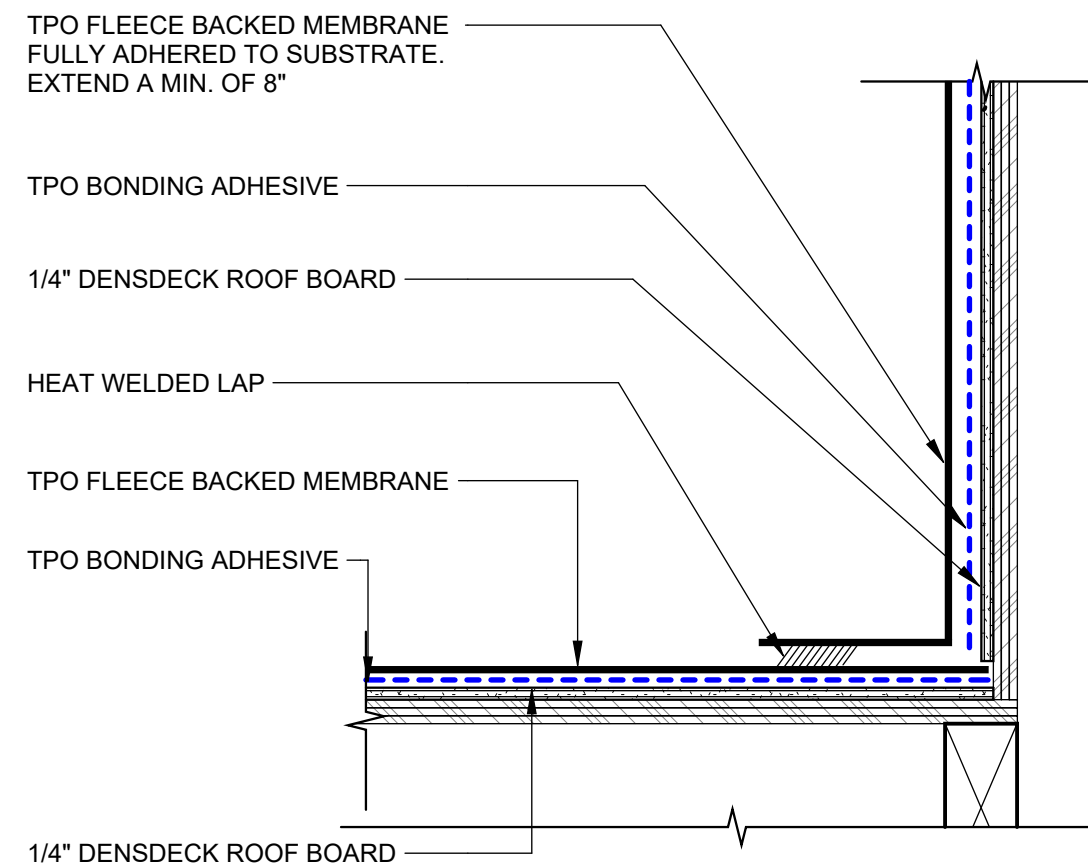


CRACK TREATMENT N.T.S. 6

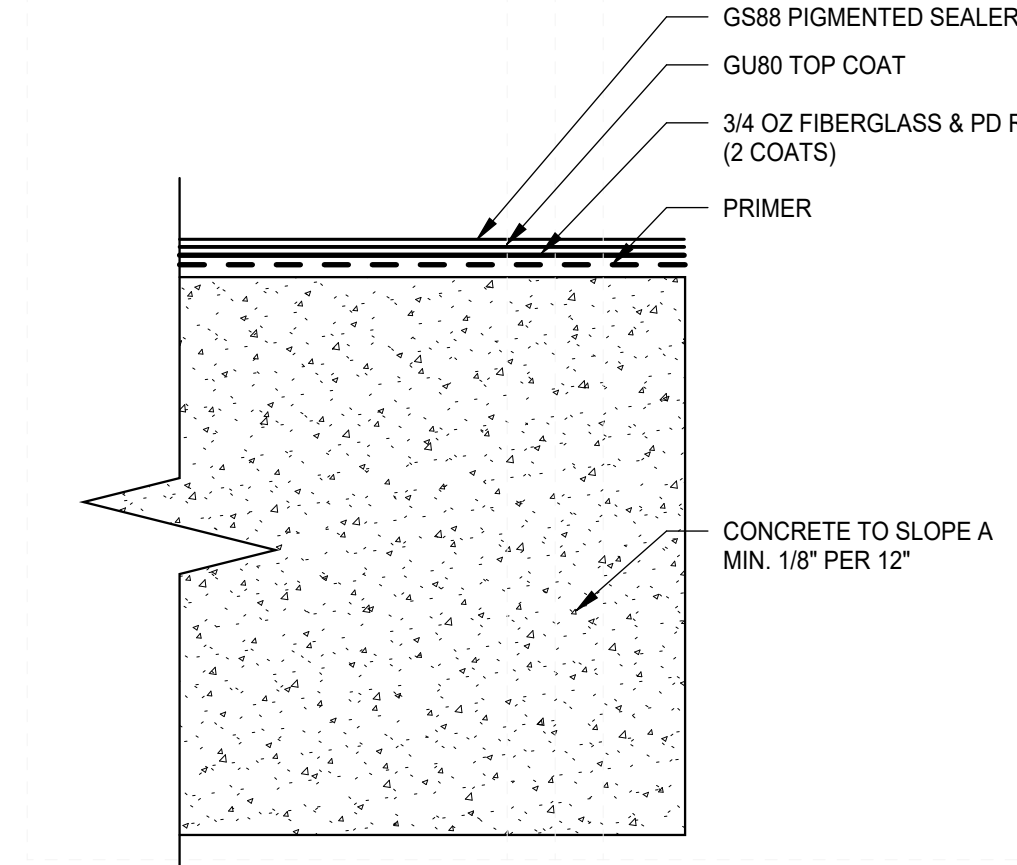
NOTE: ALL SYSTEMS MUST COMPLY WITH LOCAL BUILDING CODES AND STANDARDS. THIS DETAIL IS FOR GENERAL INFORMATION AND GUIDANCE ONLY AND PLI-DEK SPECIFICALLY DISCLAIMS ANY LIABILITY FOR THE USE OF THIS DETAIL AND FOR THE ARCHITECTURE, DESIGN, ENGINEERING OR WORKMANSHIP OF ANY PROJECT. THIS DETAIL IS SUBJECT TO CHANGE WITHOUT NOTICE. CONTACT PLI-DEK TO ENSURE YOU HAVE THE MOST RECENT VERSION. THIS DETAIL IS TO BE USED IN CONJUNCTION WITH CURRENT PLI-DEK SPECIFICATION & APPLICATION GUIDELINES.



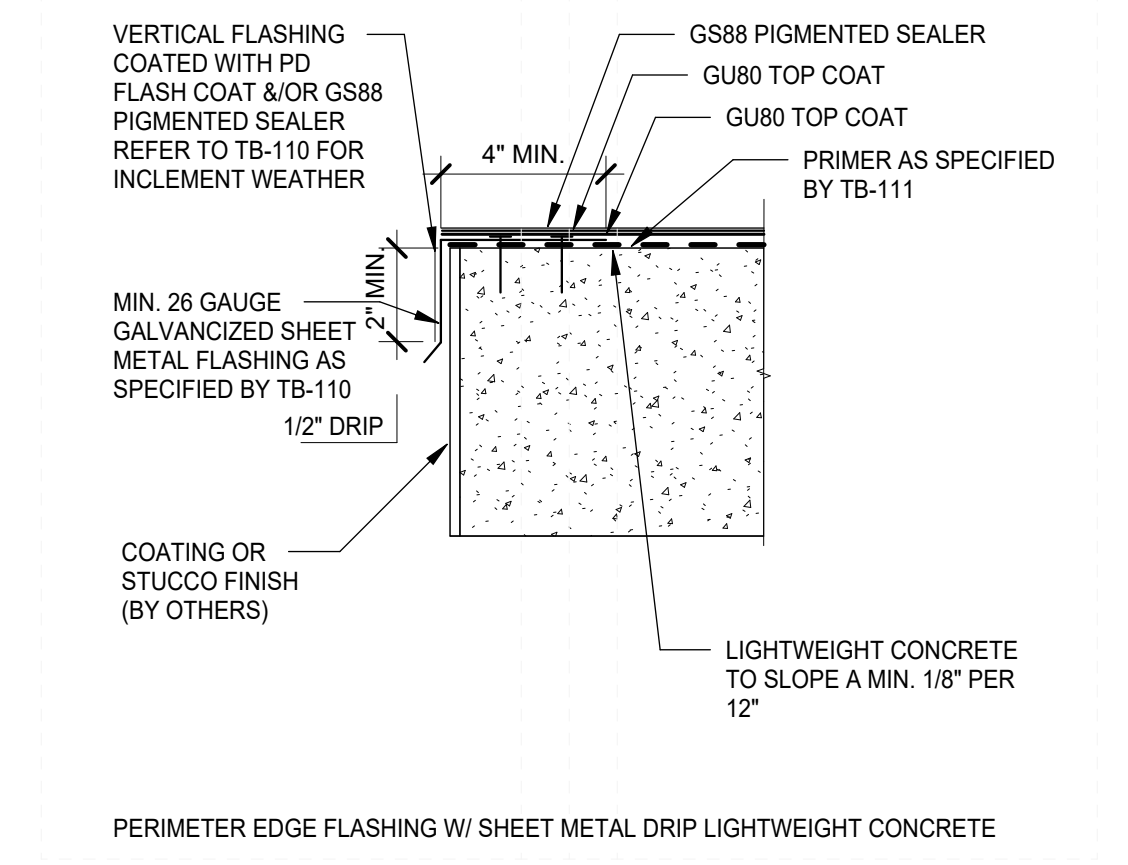
CON DEK -PLAN VIEW N.T.S. 1



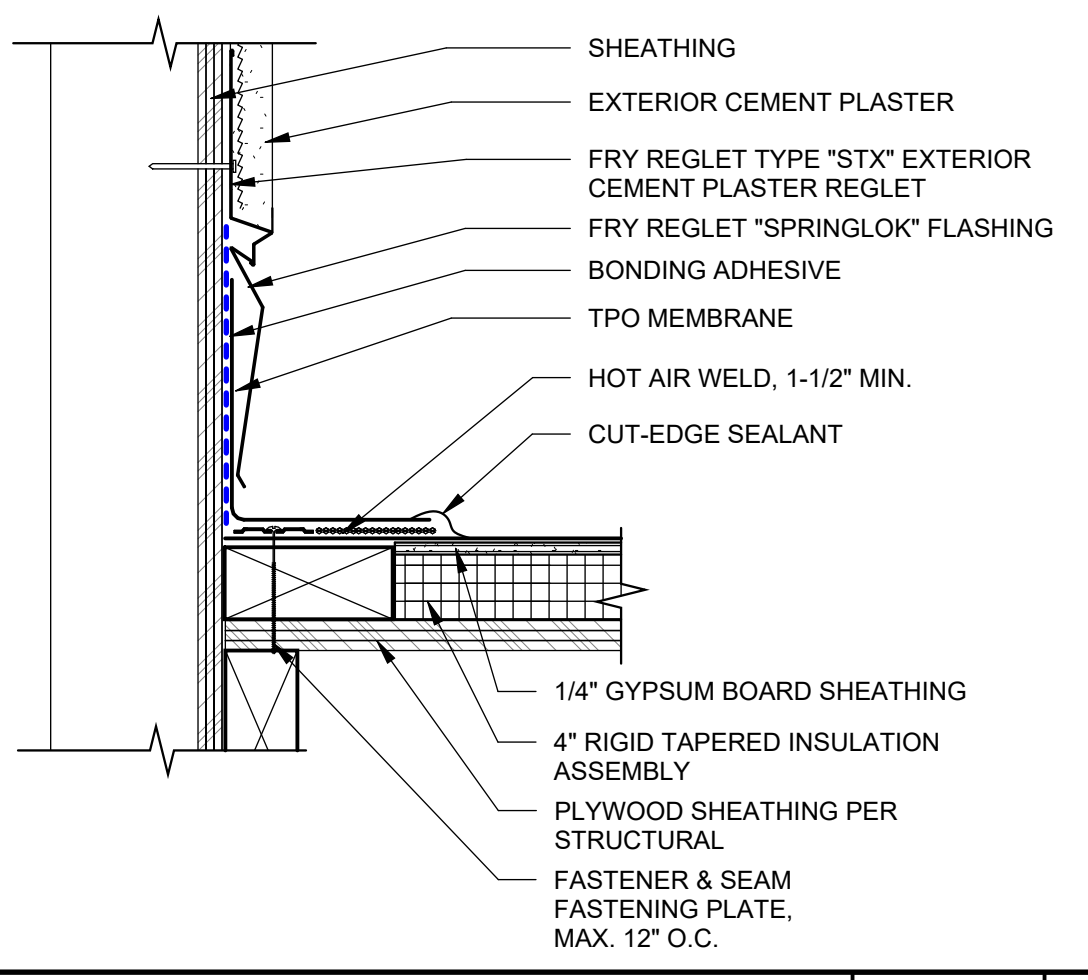
FLASHING DETAIL @ WALL 3" = 1'-0" 10



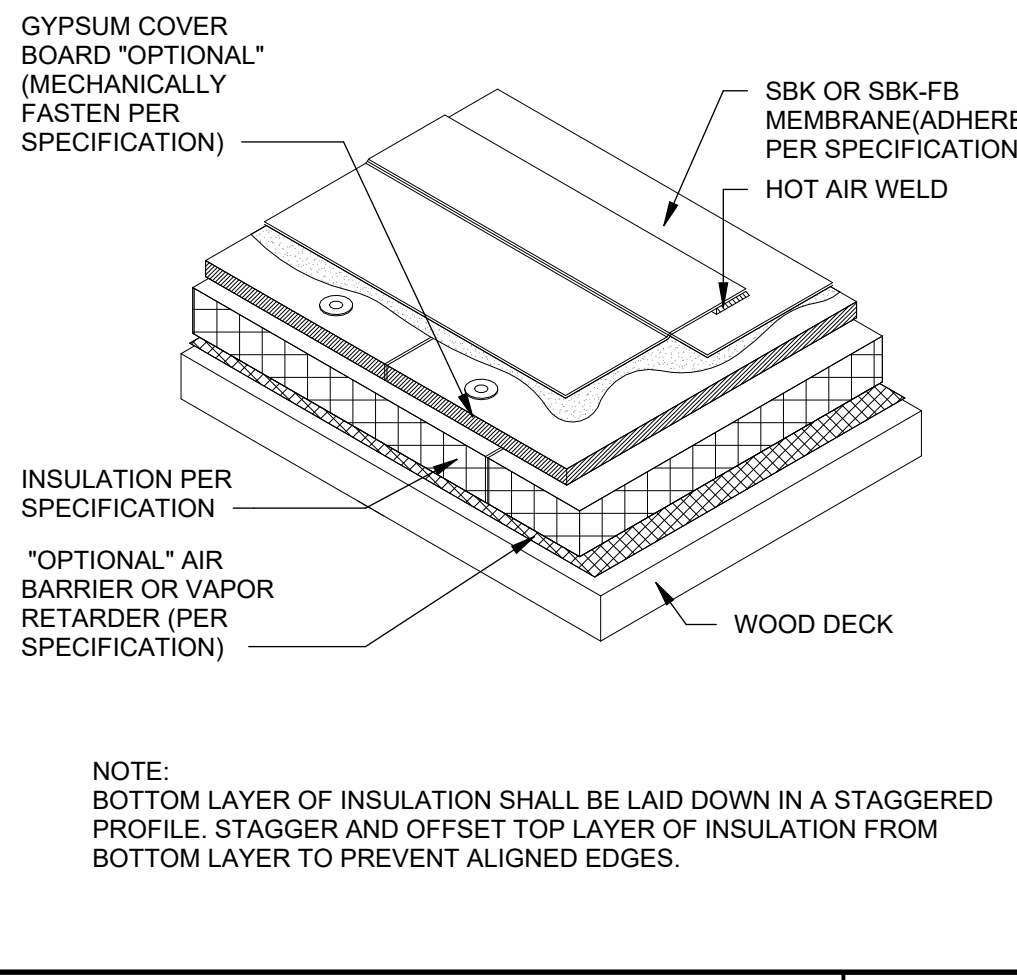
CON DEK PERIMETER EDGE N.T.S. 7



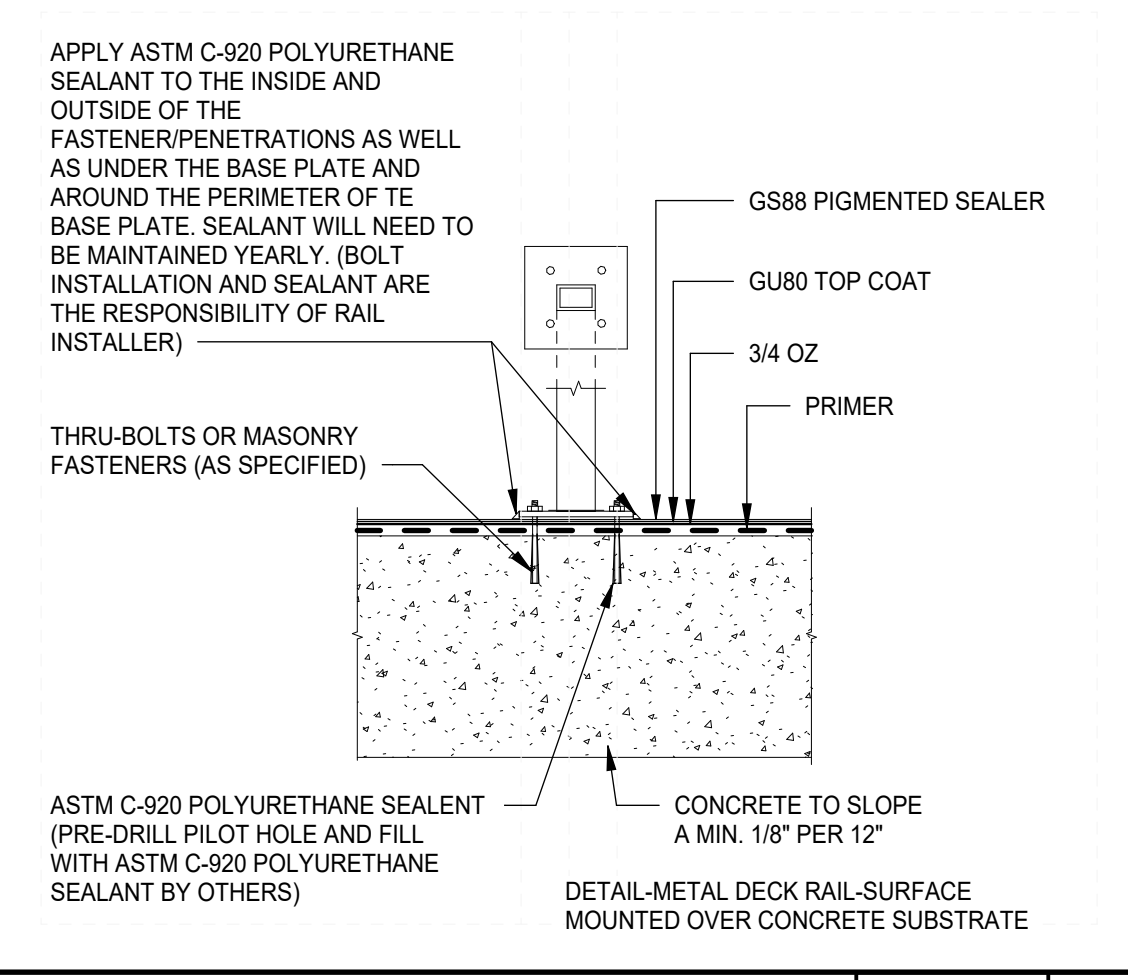
PERIMETER EDGE FLASHING N.T.S. 2



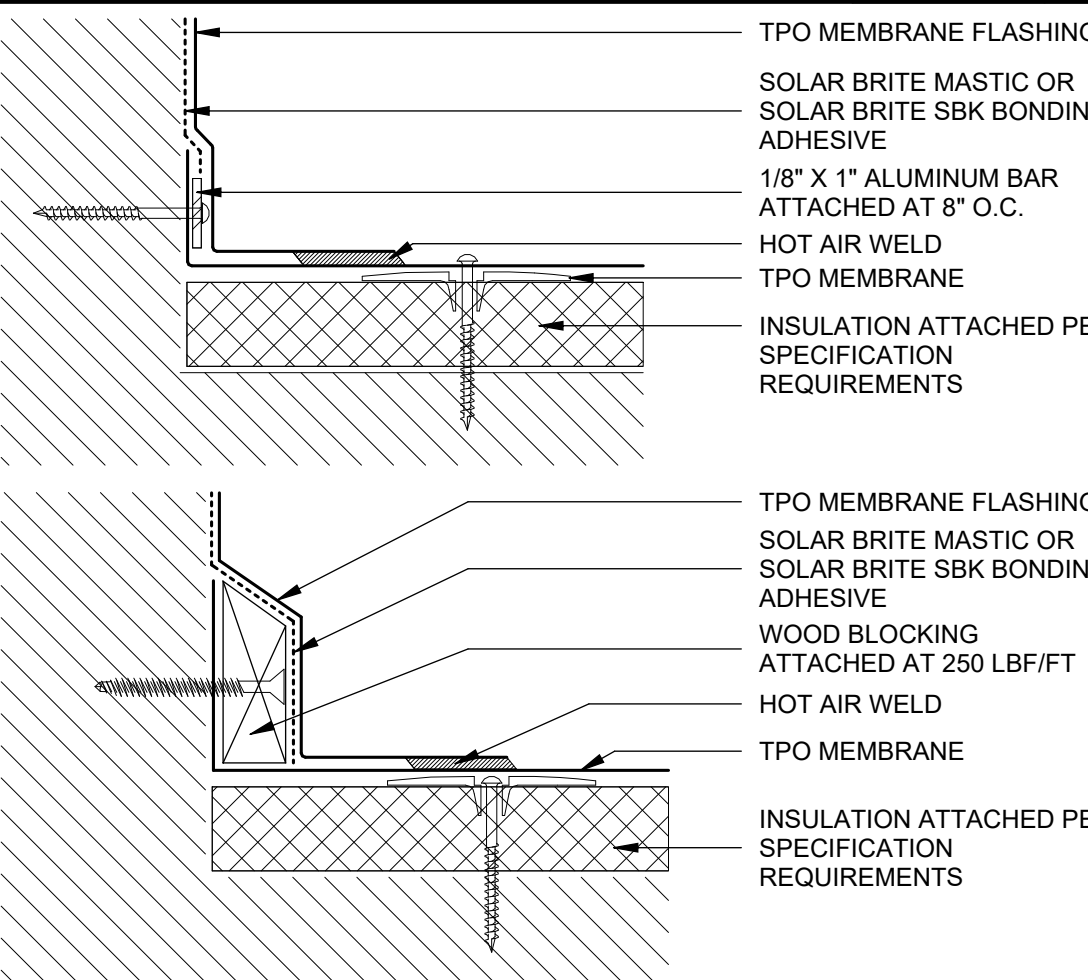
ADHERED WALL FLASH@PLASTER 3" = 1'-0" 11



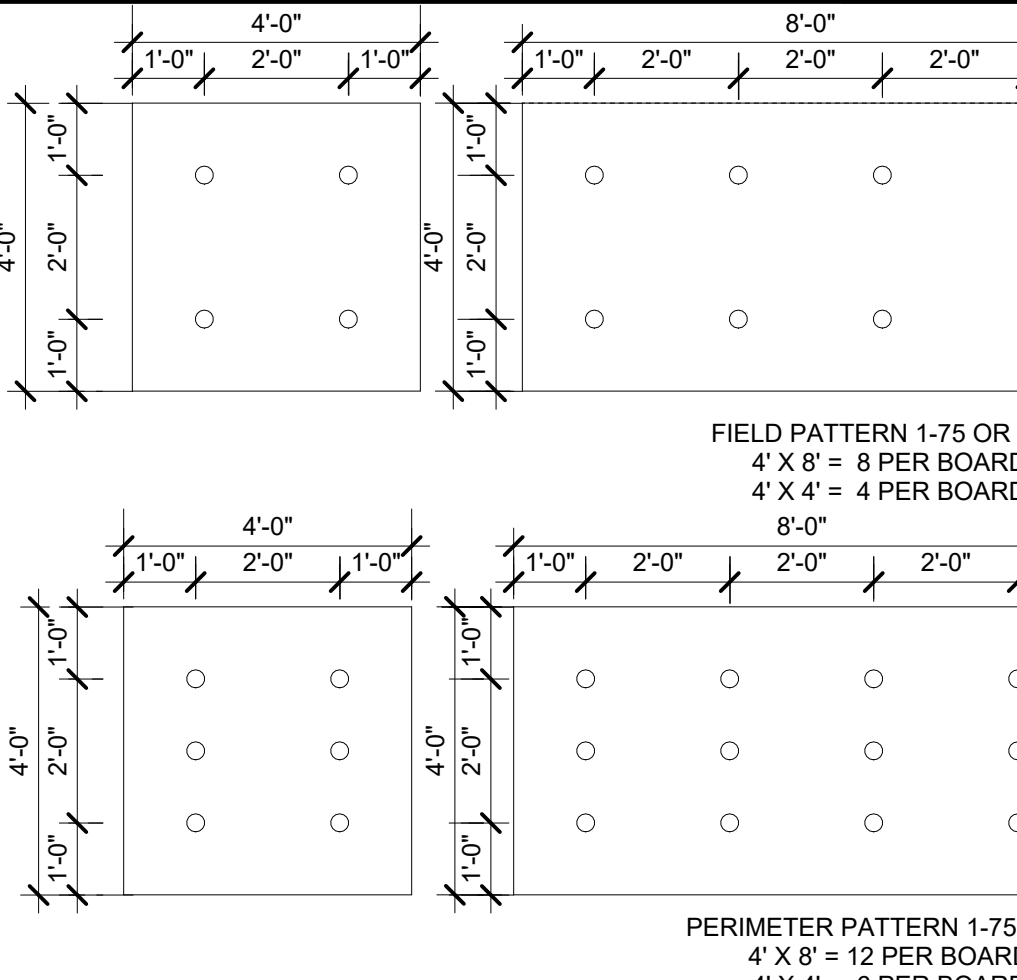
CROSS SECTION WOOD DECK 6" = 1'-0" 14



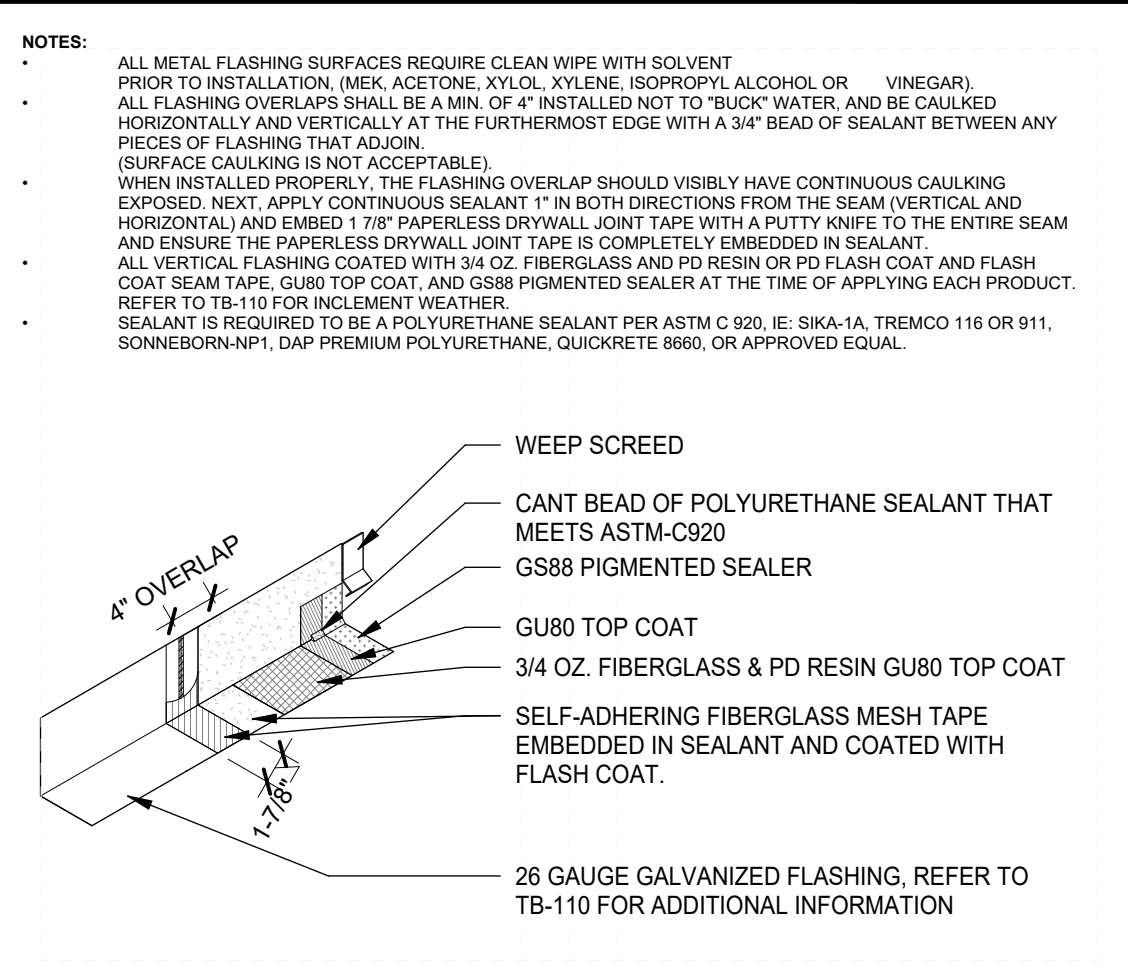
SURFACE MOUNTED DECK RAIL 1 1/2" = 1'-0" 3



WALL FLASHING ALT BASE 3" = 1'-0" 9



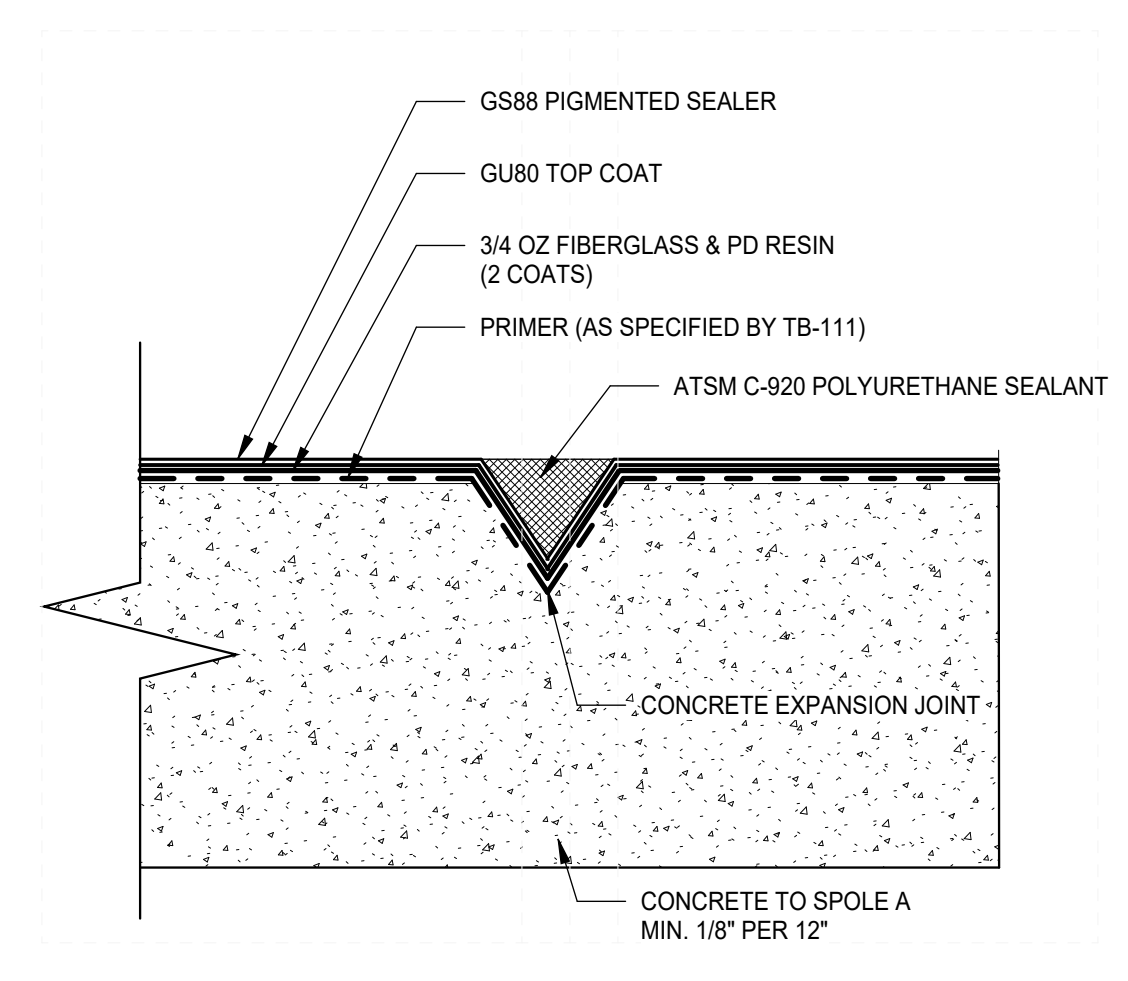
TPO MECHANICAL FASTENING 3/8" = 1'-0" 15



FLASHING OVERLAP N.T.S. 4



ADHERED WALL FLASH @ EDGE 3" = 1'-0" 13



CONCRETE EXPANSION JOINT N.T.S. 5

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REGISTERED ARCHITECT
AN GLEN ARROYO
C-22474
REN 10-31-21
STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION

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PROJECT OWNER & TITLE
CITY OF SANTA CRUZ

DELAVEAGA GOLF COURSE - ROOF REPAIR
401 Upper Park Road
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SHEET TITLE
ROOF DETAILS

SHEET ISSUE DATE: 11/14/2025
DRAWN BY: KAN JOB NUMBER: 25034.01
SHEET NO.
A-711

FILE LOCATION: Autocad Docs:\25034.01 City of Santa Cruz Delaveaga Golf Course Roof Repair\25034.01_City of Santa Cruz Delaveaga Golf Course_Roof Repair_A24_knapup.rvt
DATE PLOTTED: 11/14/2025 6:22:42 PM

CONSTRUCTION DOCUMENTS

STRUCTURAL NOTES & SPECIFICATIONS

GENERAL

The Contractor shall examine carefully the site of work contemplated, the Plans and Specifications thereon. The submission of a bid shall be conclusive evidence that the contractor has investigated and is satisfied as to the conditions to be encountered, as to the character, quality, and scope of work to be performed, the quantities of materials to be furnished and as to the requirements of the Plans and these Specifications.

The job site shall be maintained in a clean, orderly condition free of debris and litter, shall not be unreasonably encumbered with any materials or equipment and shall be cleaned at the end of each working day.

Construction and materials shall be as specified and as required by the latest edition of the California Building Code (CBC), the California Building Code Standards, locally enforced codes and authorities. All articles, materials and equipment shall be installed, applied and connected as directed by the manufacturer's latest written specifications except where otherwise noted. Material notes on the drawings shall take precedence over these Specifications.

In the event certain features of the construction are not fully shown, their construction shall be as shown for similar features. All dimensions shall take precedence over scale shown on the Plans.

It shall be the Contractor's sole responsibility to design and provide adequate shoring, bracing, formwork, etc., as required for the protection of life and property during construction.

The Contractor shall examine and check all existing conditions, dimensions, levels and materials and notify the Engineer of any discrepancies before proceeding with the work. Should a discrepancy appear in the Specifications or Drawings, or in the work done by others from the contract documents that affect any work, notify the Engineer or Engineer at once for instruction on how to proceed. If the Contractor proceeds with the work affected without instructions from the Engineer, the Contractor shall make good any resulting damage or defect to the satisfaction of the Engineer. Should a conflict occur in or between Drawings and Specifications, or where detail references on the Drawings have been omitted, the Contractor is deemed to have estimated the most expensive materials and construction method involved, unless a written decision of the Engineer has been obtained which describes an alternate method and/or materials.

Materials stored on the 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.

The Contractor shall do all cutting, fitting, or patching of his work that may be required to make its several parts fit together properly and shall not endanger any other work by cutting, or otherwise altering the total work or any part of it. Contractor shall exercise care to protect any existing construction so that integrity and finish are not impaired. All patching, repairing and replacing of materials and surfaces, cut or damaged in execution of work, shall be done with appropriate materials so the surfaces replaced will, upon completion match surrounding similar surfaces.

Provide all necessary blocking, backing and framing for accessories, equipment and all other items requiring support.

See architectural, electrical and mechanical drawings for size and location of pipe, vent, duct and other openings and details not shown on the structural drawings. Structural drawings, details, dimensions, etc. shall be checked and verified, by the Contractor, with the architectural drawings. Discrepancies shall be brought to the attention of the Engineer for resolution before proceeding with the work.

STRUCTURAL STEEL & MISCELLANEOUS IRON

Work done under this section shall conform to the requirements of the AISC Specifications and Code of Standard Practice, latest edition. Steel shall conform to the following requirements:

High Strength Bolts	SAE J429 Grade 1
Other Fasteners	Simpson Products specified on plans

All steel material, assemblies and fasteners exposed to earth or weather in the completed structure shall be hot dipped galvanized after fabrication or have Simpsons Double Barrier system. All steel elements to be painted per Architectural Specifications.

A fabricator approved by the Building Department shall perform all shop welds.

Welding shall be done by welders certified for the welds to be made using E70XX electrodes in conformance with the requirements of AISC Specifications and Code of Standard Practice or AWS "Structural Welding Code." Full penetration welds are to be inspected during welding by a special inspector approved by the building department having jurisdiction over this project.

To assure the proper amperage and voltage of the welding process, the use of a hand held calibrated amp and voltmeter shall be used. The fabricator, erector and the inspectors shall use this equipment. Amperage and voltage shall be measured at the arc with this equipment. Travel speed and electrode stick out shall be verified to be in compliance with the electrode manufacturer's recommendations.

Where minimum AISC fillet weld thickness requirement exceeds welds shown on details, provide minimum AISC weld.

After fabrication, all steel shall be cleaned free of rust, loose mill, scale and oil.

The Contractor shall be responsible for the control of all erection procedures and sequences with relation to temperature differentials and weld shrinkage.

Contractor shall submit shop drawings to the Engineer for approval prior to the fabrication of any parts or assemblies.

PLYWOOD

Plywood sheathing shall be APA rated, Exterior Exposure, conforming to US Product Standard PS 1 for Construction and Industrial Plywood. All plies shall be group 1 or 2 species, five plies minimum for panels greater than 3/8" thickness and three plies minimum for panels 3/8" or less in thickness. Space panel ends and edges with 1/8" minimum gap. Where wet or humid conditions prevail, double this spacing. Each sheet shall be stamped with the PS and/or APA grade mark:
a. Roof plywood shall be STRUC-1.

FIBER-REINFORCED CONCRETE

- Work done under this section shall conform with the applicable portions of ACI 318, "Building Code Requirements for Structural Concrete" latest edition.
- Concrete mix shall conform with the following specification:
Fiber Reinforced Concrete Strength: 2,500 psi at 28 days
Water Cement Ratio: 0.50 maximum
Coarse Aggregate: Normal Weight, Size 8 pea gravel conforming with ASTM C33
Cement: Type II Portland Cement conforming with ASTM C150
Slag or Fly Ash: Not to exceed 20% of the total cementitious materials by mass.
Micro-synthetic fibers: Dosage rate of 1.5 lb/yd³
- The use of any admixture in the concrete must be approved by the engineer.
- Newly placed concrete shall be cured in accordance with the provisions in ACI 308, "Standard Practice for Curing Concrete," latest edition. Method of curing shall be at the option of the Contractor with approval of the Owner and Engineer. Immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures, and mechanical injury.

CONCRETE REPAIR

- All concrete repair materials shall be manufactured by Sika or approved equal.
- Materials
Repair Mortar: Sikagard VCH
Bonding Agent: Sikadur 32 Hi-Mod
- Materials shall be stored, mixed, and installed in accordance with manufacturer's written instructions.

WOOD

Wood construction shall conform to Section 2304, "General Construction Requirements" of Chapter 23 of the CBC unless noted otherwise in the plans or these specifications.

No structural member shall be cut or notched unless specifically shown, noted, or approved by the Engineer. Holes in wood sills or plates of shear or bearing walls shall be placed in the center of the piece.

Parallam PSL Lumber products shall be manufactured by the Trus Joist Corporation or equal approved by the Engineer. Products shall be designed and manufactured to the standards set forth in the ESR-1387 report.

WOOD PRESERVATIVES

All new wood at exterior, except wood naturally resistant to decay, shall be pressure-treated with a water-borne preservative of the Contractor's choice subject to the Owner's approval. All treatment shall be in accordance with the latest edition of the American Wood Preservers Association standards for ground and human contact. Cutting, notching or boring of any wood to be buried in the earth is not permitted.

All field cuts, notches or holes in preservative treated wood shall receive at least three brush or dip applications of Jasco Termin-8 copper naphthenate wood preservative.

REMOVAL AND REPLACEMENT OF EX LUMBER AND PLYWOOD

All lumber and plywood exposed during selective demolition shall be observed by the Structural Engineer prior to removal or application of obscuring finishes.

Damaged or deteriorated wood framing or sheathing shall be replaced in kind, unless noted otherwise on the plans. Repair of existing framing will be at the discretion of the engineer.

Deteriorated structural framing to remain and be repaired in place shall be repaired with a borate/epoxy system (End Rot by System Three, pH: 800-333-5514) or equal with prior approval by the engineer. All deteriorated wood shall be removed to sound substrate. Dry rot inhibiting compounds and repair products shall be installed per manufacturer's recommendations.

Lumber and plywood shall be carefully removed in such a way as to not damage the adjacent framing to remain. Any beams, studs, plates, posts, plywood or other framing damaged during removal shall be replaced in like kind at the contractor's expense.

Contractor is required to provide additional nailing or removal and replacement of damaged plywood in areas of overdriven nails as directed by Structural Engineer.

Contractor is required to provide additional framing where existing framing does not match the expected framing as shown in details and plans or as directed by Structural Engineer.

Existing plywood nailing to be field verified and brought into conformance with similar adjacent nailing or 8d @ 1/2" as minimum.

Plywood shall be removed and replaced in sheets no smaller than 2' X 4'.

STRUCTURAL OBSERVATIONS

Structural observation is required by the Engineer at the following construction milestones:

- Wood & Steel fabrications: Repair of existing wood framing and installation of the steel connections as indicated on the plans
- Project Completion: At completion of all work indicated on the structural drawings, prior to placement of obscuring finishes.

SUBMITTALS

- Submittals shall be sent to the Engineer for review in the following areas of work:
 - For all substitutions
- Substitution of Alternative manufactured items shall be submitted to the Engineer and to the Authority Having Jurisdiction for approval prior to commencing work. The contractor shall prepare and provide the engineering design for all alternatives and substitutions.
- The submittal documents shall include calculations and drawings as required to verify the adequacy of the submittal item.
- Alternatives and substitution submittals shall be signed and sealed by a Professional Engineer who is licensed in the State of California.
- All submittals shall be reviewed and checked by the Contractor prior to submittal to Engineer for review. Contractor shall stamp and sign each submittal indicating they have reviewed, checked and approved the submittal for compliance with all the requirements of the plans and specifications.

STRUCTURAL DESIGN CRITERIA

CODES USED: ASCE 7-16, 2022 CBC

GRAVITY DESIGN CRITERIA

UPPER WALKWAY DECK	
DEAD LOAD	40 PSF
LIVE LOAD	100 PSF
UPPER ROOF DECK	
DEAD LOAD	12 PSF
ROOF LIVE LOAD	20 PSF

ABBREVIATIONS

AB	Anchor Bolt	HDR	Header
AGI	American Concrete Institute	HORIZ	Horizontal
AISC	American Institute of Steel Construction	ID	Inside Diameter
AITC	American Institute of Timber Constr.	IN	Inch
ALT	Alternate	JST(S)	Joist(s)
APA	American Plywood Association	KP	King Post
APPROX	Approximately	L	Angle
ARCH	Architect	LB	Pound
ASTM	American Society for Testing & Materials	LL	Line Load
AVG	Average	LTWT	Light Weight
BLDG	Building	MAX	Maximum
BLK(G)	Block(ing)	MB	Machine Bolt
BM	Beam	MECH	Mechanical
BN	Boundary nailing	MISC	Miscellaneous
BOT	Bottom	MIN	Minimum
BTWN	Between	MTL	Metal
BVL	Bevel	NS&FS	Near Side And Far Side
C	Channel	NTS	Not To Scale
CANT	Cantilever	OC	On Center
CB	Carriage Bolt	OD	Outside Diameter
CBC	California Building Code		Post
CC	Center to Center	PERT	Pre-Engineered Roof Truss
CJ	Control Joint	PJP	Partial Joint Penetration
CL	Center Line	PL	Plate
CLG	Ceiling	PLY	Plywood
CLR	Clear, Clearance	PMR	Per Manufacturers Recommendations
CMU	Concrete Masonry Unit	PSF	Pounds per Square Foot
COL	Column	PSI	Pounds per Square Inch
CJP	Complete Joint Penetration	PTDF	Preservative Treated Douglas Fir
CONC	Concrete	R	Radius
CONN	Connection	RC	Relative Compaction
CONT	Continuous	REINF	Reinforcement
CTR	Center	REQD	Required
CVR	Cover	RET	Retaining
DBL	Double	R&R	Remove And Replace
DEG	Degree	RR	Roof Rafter
DET	Detail	RS	Rough Sawn
DF	Douglas Fir	RWD	Redwood
DIA	Diameter	SAD	See Architectural Drawings
DIAG	Diagonal	SCH	Schedule
DIM	Dimension	SECT	Section
DL	Dead Load	SEL	Select
DN	Down	SF	Square Foot
DWG	Drawing	SHRWL	Shear wall
EK	Each	SHTG	Sheathing
EA	Each Face	SIM	Similar
EL	Elevation	SPEC	Specifications
ELEV	Elevation	SQR	Square
EN	Edge Nail	STD	Standard
ENGR	Engineer	STL	Steel
EOR	Engineer Of Record	STRUCT	Structural
ES	Each Side	T	Toe Section
EW	Each Way	T&G	Tongue And Groove
EX	Existing	T&B	Top And Bottom
EXT	Exterior	TN	Toe Nail
FG	Finish Grade	TOC	Top Of Concrete
FJ	Floor Joist	TOF	Top Of Footing
FLR	Floor	TOS	Top Of Steel
FLR	Field nailing	TOW	Top Of Wall
FDN	Foundation	TYP	Typical
FOC	Face Of Concrete	UNO	Unless Noted Otherwise
FOS	Face Of Steel/Stud	VERT	Vertical
FRMG	Framing	VIF	Verify in Field
FT	Foot or Feet	W	Wide flange steel beam
FTG	Footing	W/	With
GA	Gauge	W/O	Without
GALV	Galvanized	WP	Work Point
GLB	Glulam Beam	WWF	Welded Wire Fabric
HD	Holdown		

AGENCY APPROVAL: BLDG XX-XXXXXXXX

19.6

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PROJECT OWNER & TITLE
CITY OF SANTA CRUZ

DELAVEAGA GOLF COURSE - ROOF REPAIR

401 Upper Park Road
Santa Cruz, CA. 95060

SHEET TITLE
STRUCTURAL NOTES AND SPECIFICATIONS

SHEET ISSUE DATE: 04/02/25

DRAWN BY: NS JOB NUMBER: 25034.01

SHEET NO.

S1

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DELAVEAGA GOLF COURSE - ROOF REPAIR

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SHEET TITLE
**ROOF FRAMING PLAN
STAIR REPAIR PLAN**

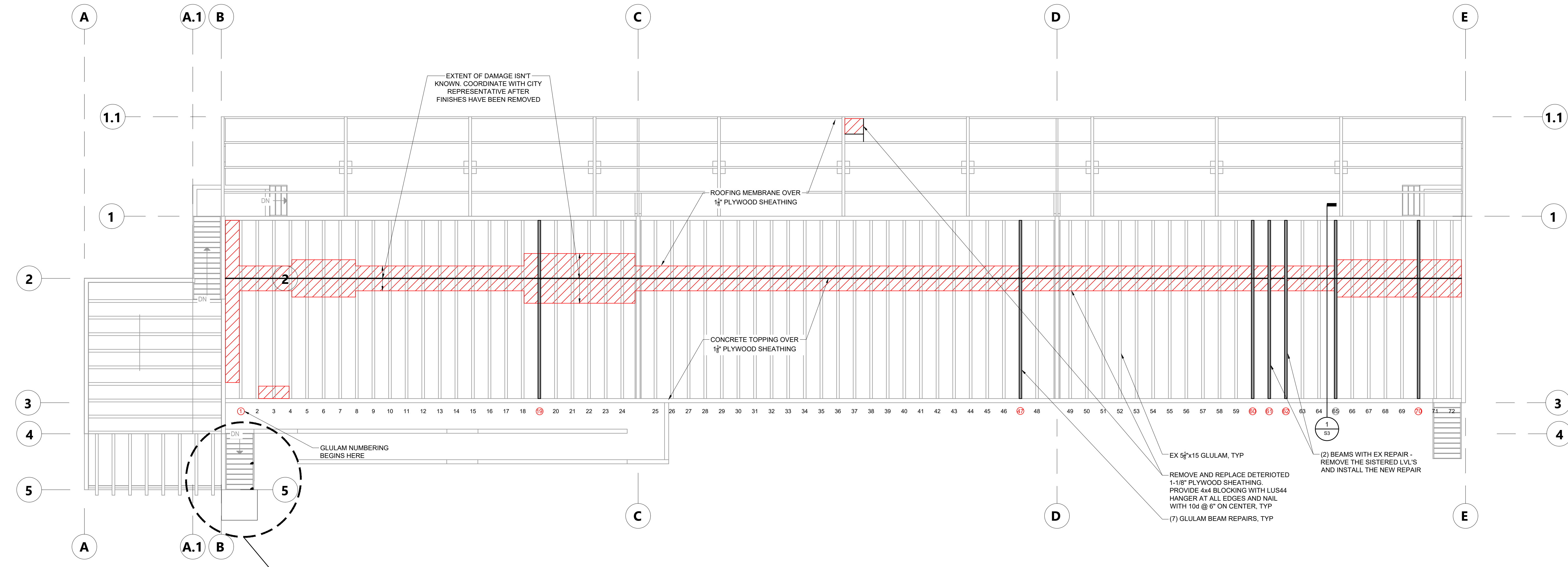
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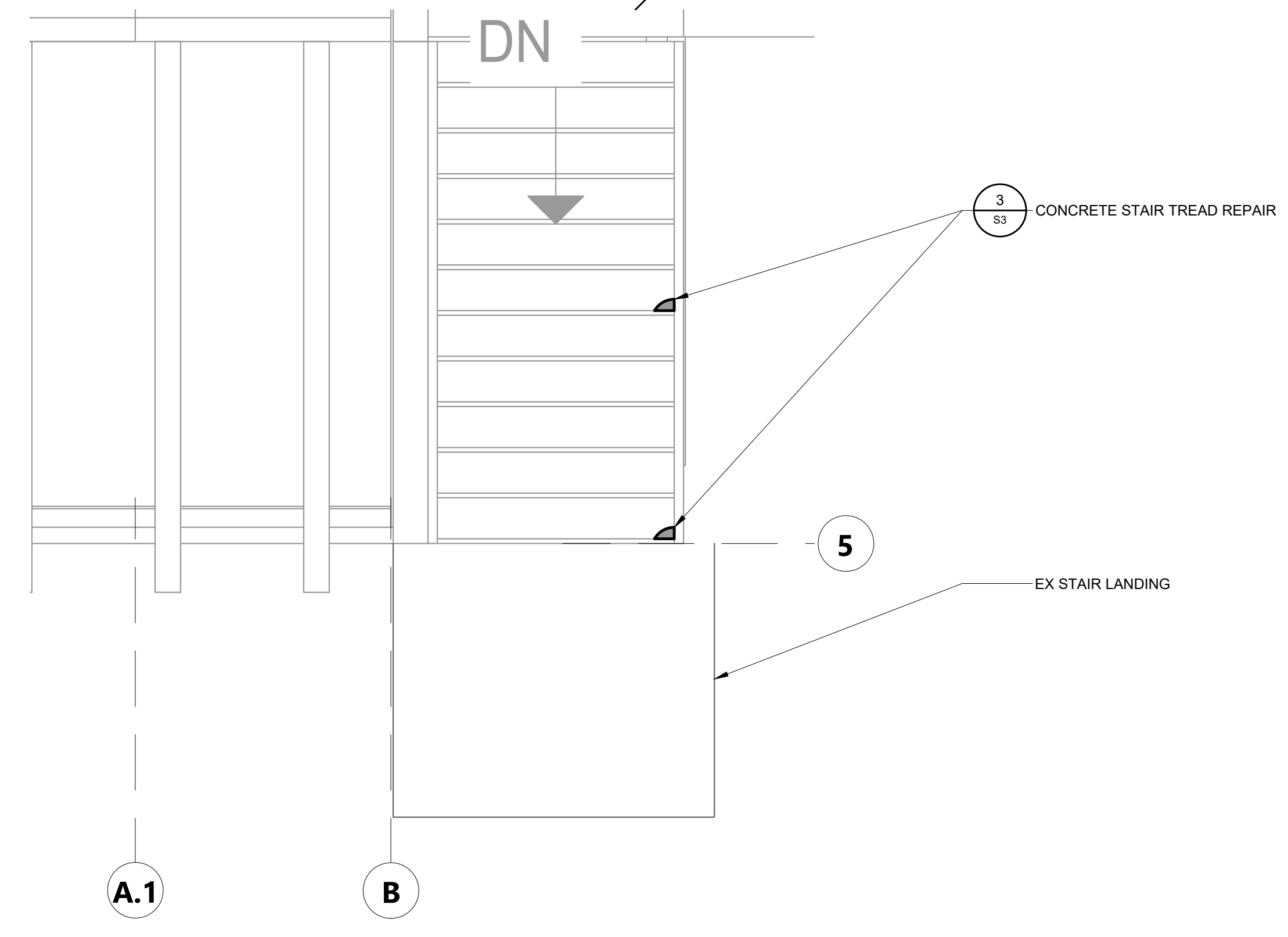
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ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"



STAIR REPAIR PLAN

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

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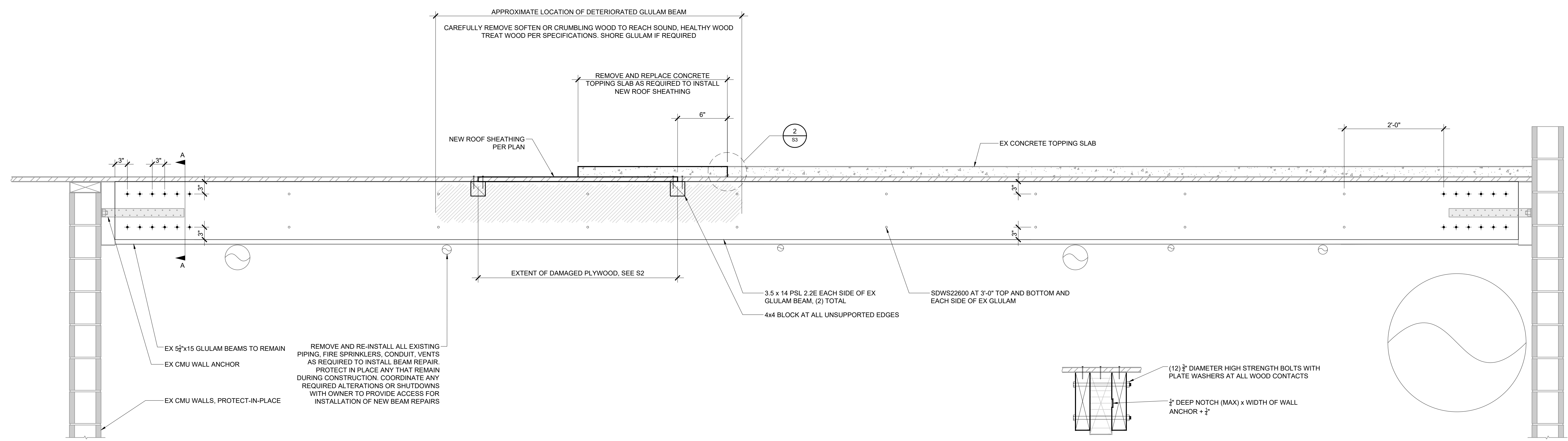
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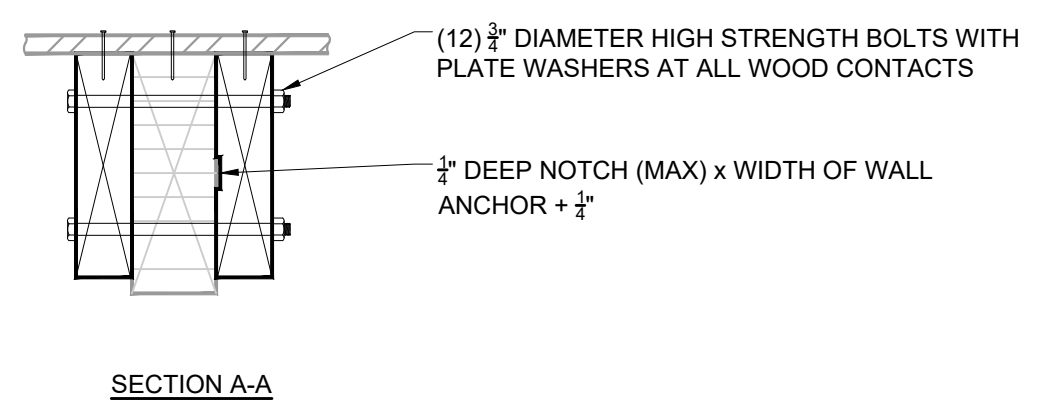
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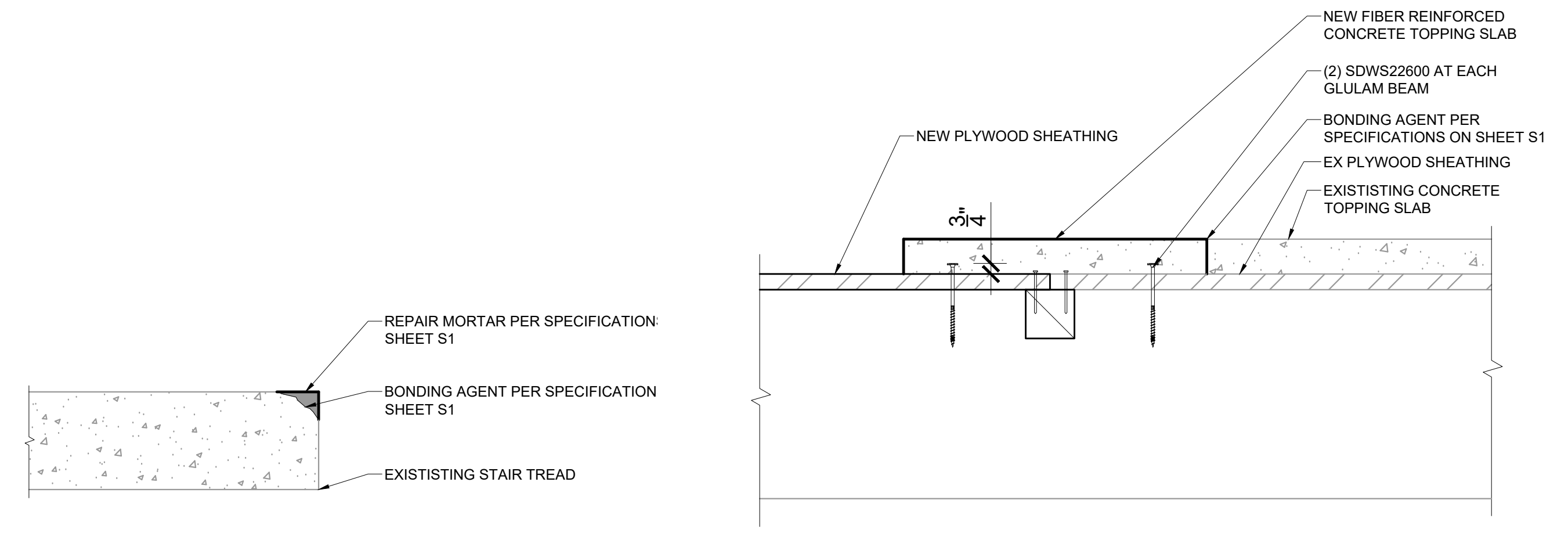


SECTION 1
SCALE: 1" = 1'-0"



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STAIR TREAD REPAIR 3
SCALE: 1 1/2" = 1'-0"

TOPPING SLAB COLD JOINT 2
SCALE: 1 1/2" = 1'-0"

NOTES:
1. CONTROL JOINT SPACING TO MATCH EXISTING
2. CONTROL DEPTH SHALL BE ONE-THIRD THE SLAB THICKNESS
3. SEE ARCHITECTURAL DRAWINGS FOR WATERPROOFING

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