CONEJO COMMUNITY PARK AND CENTER

1175 HENDRIX AVE, THOUSAND OAKS, CA 91360
APN: 5240090255

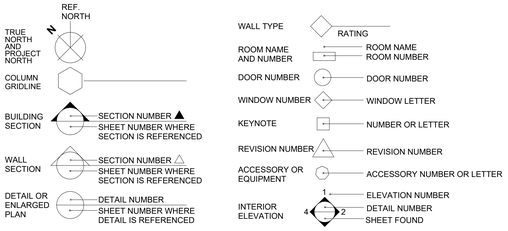
PARK LIMITED ADDITIONS

AGD
ARCHITECTURE | DESIGN

ANDREW GOODWIN DESIGNS
1238 MONTEREY ST
SAN LUIS OBISPO, CA 93401
t: (805) 439-1611
www.andrewgoodwin.us

architect: andrew goodwin, aia
andrew@andrewgoodwin.us

BLD-2025-01416



41 SYMBOLS

AB	ANCHOR BOLT
ABV	ABOVE
AC	ASPHALT CONCRETE
ACC	ACCESSIBLE
A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
ADD	ADDENDUM
ADJ	ADJUSTABLE/ADJACENT
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
AIB	AIR INFILTRATION BARRIER
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APC	ACOUSTIC PANEL CEILING
APPROX	APPROXIMATE
APVD	APPROVED
ARCH	ARCHITECT (URAL)
BB	BOTTOM OF BEAM
BD	BOARD
BEL	BELOW
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BRZ	BRONZE
BUR	BUILT UP ROOFING
C	CARPET
CAB	CABINET
CB	CATCH BASIN
CD	CEILING DIFFUSER
CEM	CEMENT
CER	CERAMIC
CF	CUBIC FOOT
CFL	COUNTERFLASHING
CFM	CUBIC FOOT PER MINUTE
CG	CORNER GUARD
CH	CEILING HEIGHT
CHAM	CHAMFER
CHBD	CHALKBOARD
CI	CAST IRON
CJ	JOINT
CL	CENTER LINE
CLG	CEILING
CLGJ	CEILING JOIST
CLR	CLEAR
CT	CERAMIC (TILE)
CMU	MASONRY UNIT
CNTR	COUNTER
CO	CLEAN OUT
COL	COLUMN
COMB	COMBINATION
COMP	(COMPOSITE)
CONC	CONCRETE
CONT	CONTINUOUS OR CONTINUE
CONST	CONSTRUCTION
CORR	CORRUGATED
COTF	CLEAN OUT THRU FLOOR
COTG	CLEAN OUT TO GRADE
COTW	CLEAN OUT THRU WALL
CR	CURB RETURN
CRTNW	CURTAIN WALL
CSK	COUNTERSINK
CSMT	CASEMENT
CTSK	COUNTERSUNK SCREW
CTR	CENTER
CVT	CONDUCTIVE VINYL TILE
CW	COLD WATER
D	DEPTH
DBL	DBL
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIV	DIVISION
DL	DEAD LOAD
DN	DOWN
DP	DAMP PROOFING
DPRS	DEPRESSED
DR	DOOR
DS	DOWNSPOUT
DSPR	DISPENSER
DWG	DRAWING
DWR	DRAWER
E	ENAMEL
EA	EACH
EC	ELECTRICAL CONTRACTOR
EDF	ELECTRIC DRINKING FOUNTAIN
EEW	EMERGENCY EYEWASH
EF	ELASTOMERIC FLASHING
EIFS	EXTERIOR INSULATED FIN. SYS.
EJ	EXPANSION JOINT
ELEV	ELEVATION
ELEC	ELECTRIC (AL)
EMER	EMERGENCY
ENAM	ENAMEL
ENCL	ENCLOSE (URE)
EQ	EQUAL
EQPT	EQUIPMENT
ER	EXHAUST REGISTER
EW	EACH WAY
EWC	ELECTRIC WATER HEATER
EXH	EXHAUST
EXIST	EXISTING
(E)	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
EXTING	EXTINGUISHER
FA	FIRE ALARM
FAB	FABRICATION
FAC	FACTORY
FAS	FASTEN, FASTENER
FBD	FIBERBOARD
FBGL	FIBERGLASS
FBLK	FIRE BLOCKING
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FG	FIXED GLASS
FHC	FIRE HOSE CABINET
FHMS	FLATHEAD MACHINE SCREW
FHWS	FLATHEAD WOOD SCREW
FIN	FINISH(ED)
FJ	FLOOR JOIST
FLR	FLOOR(ING)
FLSH	FLASHING
FLUOR	FLUORESCENT
FLX	FLEXIBLE
FND	FOUNDATION
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FR	FRAME (D), (ING)
FTG	FOOTING
FURR	FURRED (ING)
FUT	FUTURE
FWC	FABRIC WALL COVERING
GA	GAGE, GAUGE
GB	GYPSUM BOARD
GC	GENERAL CONTRACTOR
GD	GRADE. GRADING
GEN	GENERATOR
GI	GALVANIZED IRON
GKT	GASKET(ED)
GL	GLASS, GLAZING
GLV	GALVANIZED
GRG	GLASS REINFORCED GYPSUM
GVL	GRAVEL
GYP	GYPSUM
H	HIGH
HB	HOSE BIBB
HC	HOLLOW CORE
HDB	HARDBOARD
HDR	HEADER
HDW	HARDWOOD
HDWR	HARDWARE
HEX	HEXAGONAL
HM	HOLLOW METAL, STEEL
HOR	HORIZONTAL
HP	HIGH POINT
HS	HOSE STATION
HT	HEIGHT
HTG	HEATING
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
IMP	INSULATED METAL PANEL
INCAND	INCANDESCENT
INCL	INCLUDE (D), (ING)
INFO	INFORMATION
INSTR	INSTRUCTION(S)
INSUL	INSULATE (D), (ION)
INT	INTERIOR
INV	INVERT
JC	JANITORS CLOSET
JST	JOIST
JT	JOINT
KO	KNOCKOUT
LAD	LADDER
LAM	LAMINATE(D)
LAV	LAVATORY
LB	LAG BOLT
LBL	LABEL
LH	LEFT HAND
LNTL	LINTEL
LP	LOW POINT
LTG	LIGHTING
LVR	LOUVER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MBR	MODIFIED BITUMEN ROOFING
MC	MEDICINE CABINET
MECH	MECHANICAL)
MED	MEDIUM
MFG	MANUFACTURING
MFR	MANUFACTURE(R)
MGS	METAL GRAVEL STOP
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MKBD	MARKER BOARD
MLD	MOLDING, MOULDING
MMB	MEMBRANE
MO	MASONRY OPENING
MOD	MODULAR
MT	METAL THRESHOLD
MNT	MOUNT(ED), (ING)
MTL	METAL
MUL	MULLION
N	NORTH
(N)	NEW
NAT	NATURAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O/	OVER
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER(S)
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OH	OPPOSITE HAND
OPQ	OPAQUE
OPG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL
PBD	PARTICLE BOARD
PCPL	PORTLAND CEMENT PLASTER
PERIM	PERIMETER
PERF	PERFORATE(D)
PFB	PREFABRICATE(D)
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
(P)	PLATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT(ED)
POC	POINT OF CONNECTION
PR	PAIR
PRCST	PRECAST
PROJ	PROJECT
PRTD	PRESSURE TREATED
PT	POINT
PTD	PAINTED
PTN	PARTITION
PVA	POLYVINYL ACETATE
PVC	POLYVINYL CHLORIDE
QC	QUALITY CONTROL
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RAF	RAISED ACCESS FLOOR
RCP	REFLECTED CEILING PLAN
RCPT	RECEPTACLE
RD	ROOF DRAIN
RDWD	REDWOOD
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCE (D), (ING)
REM	REMOVE (ABLE)
REQ'D	REQUIRED
RES	RESILIENT
RET	RETURN
REV	REVISION (S), REVISED
RFG	ROOFING
RFL	REFLECT (ED), (IVE), (OR)
RFM	RECESSED FLOOR MAT
RG	RETURN GRILLE
RH	RIGHT HAND
RL	RIDGE LINE
RLF	RELIEF
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RR	RETURN REGISTER
RWL	RAINWATER LEADER
RWC	RAINWATER CONDUCTOR
S	SOUTH
SA	CONTINUOUS SHELF ANGLE
SAN	SANITARY
SC	SOLID CORE
SCH	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SF	SQUARE FOOT
SFM	STATE FIRE MARSHALL
SFFA	SQUARE FOOT FREE AREA
SGP	SPANDREL GLASS PANEL
SHLF	SHELF
SHLV	SHELVES (ING)
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SKL	SKYLIGHT
SLV	SLEEVE
S/P	SHELF & POLE
SO	STOREFRONT OPENING
SPR	SINGLE-PLY ROOFING
SPEC	SPECIFICATION(S)
SQ	SQUARE
SR	SUPPLY REGISTER
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STONE
STO	STORAGE
STRUCT	STRUCTURE (AL)
STW	STORM WATER
SUBSTA	SUBSTATION
SV	SHEET VINYL
SYS	SYSTEM
T	TREAD
TB	TOWEL BAR
T&B	TOP & BOTTOM
TELE	TELEPHONE
TEMP	TEMPERED
T&G	TONGUE AND GROOVE
THK	THICK(NESS)
THRU	THROUGH
TJ	TOOL JOINT
TKBD	TACKBOARD
TO	TOP OF
TOM	TOP OF MASONRY
TOB	TOP OF BEAM
TOC	TOP OF CURB or CONCRETE
TOS	TOP OF STEEL, SLAB or STRUCTURE
TOW	TOP OF WALL
TP	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TS	TOP OF SHEATHING
TSB	TOP SET BASE
TSL	TOP OF SLAB
T&T	T-BAR ACOUSTIC TILE
TV	TELEVISION
TYP	TYPICAL
U	UNIVERSAL
UON	UNLESS OTHERWISE NOTED
V	VINYL
VAR	VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VCTB	TACKBOARD
VERT	VERTICAL
VEST	VESTIBULE
VG	VERTICAL GRAIN
VGP	VISION GLASS PANEL
VNR	VENEER
VNT	VENT
VO	VENT OVER/OFFSET
VR	VENT RISER
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W/	WITH
WBL	WOOD BLOCKING
WC	WATER CLOSET
WD	WOOD
WG	WIRED GLASS
WHC	WALL HUNG CABINET
WI	WROUGHT IRON
WIN	WINDOW
WK	WORK
WM	WIRE MESH
WO	WINDOW OPENING
WO	WITHOUT
WP	WATERPROOFING
WR	WEATHER RESISTANT
WSCT	WAINSCOT
WST	WASTE
WTHP	WEATHERPROOF
WWF	WELDED WIRE FABRIC
&	AND
@	AT
℄	CENTER LINE
∅	DIAMETER
□	SQUARE FEET

44 ABBREVIATIONS



Example of Restroom Building. See plans for size and layout.

Pre-Fabricated Restroom with Drinking Fountain
Color approved by owner. Building color shall be Benjamim Moore: 'Tapestry Beige' (OC-32). Trim color shall be Benjamin Moore: 'Stampede' (979).

Tapestry Beige (OC-32)

Stampede (979)

CITY OF THOUSAND OAKS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPROVED

FOR BLD-2025-01416

BY *nharnon* **DATE** 11/02/2026

NOTES Conditions from 2021-70567-DPMN applicable for the life of the project

COMPLIES WITH PLANNING & ZONING REGULATIONS ONLY

1. DO NOT SCALE PLANS.

2. ALL CONSTRUCTION SHALL CONFORM WITH TITLE 24 AND THE 2016 CBC, CMC, CPC, AND 2016 CEC AMENDMENTS AND CITY OF VENTURA.

3. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD. ANY DISCREPANCIES ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. DO NOT PROCEED WITHOUT RESOLVING DISCREPANCIES.

4. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

5. REQUIRED SANITARY FACILITIES SHALL BE PROVIDED ON THE JOB.

6. OMISSIONS AND/OR CONFLICTS IN THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETING WORK WHICH IS NECESSARY TO CARRY OUT THE INTENT OF THE DRAWING AND/OR COMPLETE WORK TO STANDARDS REQUIRED BY CODE.

7. THESE NOTES INDICATE CONSTRUCTION FOR PROPOSED RESIDENCE UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT TO SIMILAR CONDITIONS. UNLESS NOTED OTHERWISE ALL VESTIBULES, CLOSETS, COLUMNS PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED AREAS SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.

8. ALL WORK, AND ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWING. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

9. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF FINISH.

10. CONTRACTOR SHALL ARRANGE AND PAY FOR ALL TEMPORARY UTILITY SERVICES AND CONNECTIONS DURING CONSTRUCTION.

11. ANY CHANGES IN CONSTRUCTION SHALL BE ACCOMPANIED BY A CHANGE ORDER ISSUED BY THE GENERAL CONTRACTOR AND APPROVED BY THE OWNER.

12. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED IMPROVEMENTS. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

13. CONTRACTOR HEREBY GUARANTEES TO THE OWNER THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED.

14. ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED TO THE ARCHITECT/OWNER. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES.

15. ANY MATERIAL STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE PROTECTED TO AVOID DAMAGE.

16. PRIOR TO FINAL INSPECTION, AS A DEFERRED SUBMITTAL ITEM, PROVIDE A FINAL COPY OF BUILDING OPERATION AND MAINTENANCE MANUAL TO BUILDING INSPECTOR. CALGREEN 4.410, 4.504.5.1

17. ANY DAMAGE, AS A RESULT OF CONSTRUCTION OPERATIONS FOR THIS PROJECT, TO CITY FACILITIES, I.E. CURB/BERM, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS SHALL BE REPAIRED AT NO COST TO THE CITY OF VENTURA.

33 GENERAL NOTES

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: BLD-2025-01416 DATE: 11/02/2026

REVIEWED FOR CODE COMPLIANCE.
The stamping of this plan shall not be an approval to violate any applicable code provisions. Approved construction documents shall not be changed, modified, or altered without written authorization from the City of Thousand Oaks.

When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided. [CBC 11B-202.4]
The five primary accessible path of travel elements shall include:

PROJECT SPECIFIC	COMPLIANCE WITH 2022 CBC
1. A primary entrance to the building	COMPLIES
2. Toilet and bathing facilities serving the area	COMPLIES
3. Drinking fountains serving the area	COMPLIES
4. Public telephones serving the area, and	DOES NOT APPLY
5. Signs.	COMPLIES

21 ACCESSIBILITY

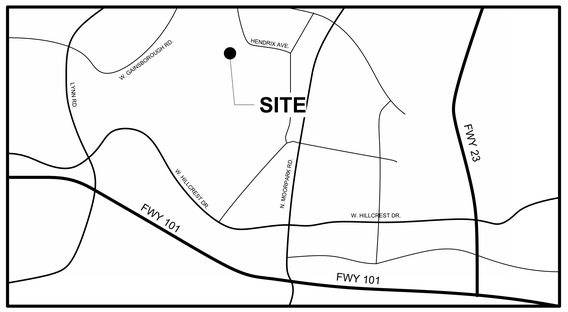
2022 CALIFORNIA BUILDING CODE, VOLS 1 & 2 (2021 IBC)
2022 CALIFORNIA ELECTRICAL CODE (2020 NEC)
2022 CALIFORNIA MECHANICAL CODE (2021 UMC)
2022 CALIFORNIA PLUMBING CODE (2021 UPC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE (2021 IFC)
2022 CALIFORNIA GREEN BUILDING CODE (2021 IBC)
2022 CALIFORNIA REFERENCE STANDARDS CODE
2022 CALIFORNIA RESIDENTIAL CODE (2021 IRC)
CITY OF THOUSAND OAKS MUNICIPAL CODE (TOMC)

22 APPLICABLE CODES

CONEJO COMMUNITY PARK LIMITED SCOPE OF SERVICES TO INCLUDE THE FOLLOWING:

1. WEST PARKING LOT RESURFACING
2. WEST PARKING LOT EXISTING RESTROOM DEMOLITION
3. WEST PARKING NEW PREFABRICATED RESTROOM AND UTILITY CONNECTION
4. WEST PARKING LOT LANDSCAPE MATERIAL STORAGE UNIT
5. WEST PARKING LOT NEW TRASH ENCLOSURE
6. NEW CONNECTING PEDESTRIAN PATHWAY FROM CENTRAL PARKING LOT

23 PROJECT DESCRIPTION



24 VICINITY MAP

PARCEL INFORMATION

ADDRESS:	1175 HENDRIX AVE., THOUSAND OAKS, CA 91360
APN:	5240090255
ZONING:	P-L PUBLIC, INSTITUTIONAL
SPACE AREA:	48.37 ACRES (2,106,931 SF)
RESTROOM BUILDING:	
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	U
BUILDING HEIGHT:	10'-0"
SPRINKERS:	NO
HIGH FIRE	YES

13 PROJECT INFORMATION

CLIENT:

CONEJO RECREATION & PARK DISTRICT
403 WEST HILLCREST DR.,
THOUSAND OAKS, CA 91360

EMAIL: TMCATEE@CRPD.ORG

PHONE: (805) 495-6471

CONTACT: TABITHA MCATEE, PARK PLANNER

ARCHITECT:

ANDREW GOODWIN DESIGNS
1238 MONTEREY STREET
SAN LUIS OBISPO, CA 93401

PHONE: (805) 439-1611

CONTACT:
ANDREW GOODWIN, AIA LEED AP

STRUCTURAL:

TAYLOR & SYFAN CONSULTING ENGINEERS
684 CLARION CT.,
SAN LUIS OBISPO, CA 93401

PHONE: (805) 579-3881

CONTACT: MICHELLE MCCOVEY-GOOD, PE

CIVIL:

JENSEN DESIGN & SURVEY, INC.
1672 DONLON STREET,
VENURA, CA 93003
PHONE: (805) 676-1916

CONTACT: SUSANNE COOPER, PE

ELECTRICAL:

GRAY ELECTRICAL CONSULTING + ENGINEERING, CORP
2529 PROFESSIONAL PARKWAY SUITE A,
SANTA MARIA, CA 93455
PHONE: (805) 569-9216

CONTACT: HEATHER GRAY, PE

14 PROJECT DIRECTORY

SHEET INDEX

Sheet Number	Sheet Name	Sheet Issue Date
G0.0	TITLE SHEET	10/03/2025
A1.0	MASTER & OVERALL SITE PLAN	10/03/2025
A1.1	ENLARGED RESTROOM SITE PLANS	10/03/2025
C1.0	GRADING PLAN - COVER SHEET	10/03/2025
C1.1	GRADING PLAN - PATHWAY CONNECTION	10/03/2025
C1.2	GRADING PLAN - TRASH ENCLOSURE & RESTROOM	10/03/2025
C1.3	GRADING PLAN - DETAILS	10/03/2025
A2.0	RESTROOM - FLOOR AND ROOF PLAN	10/03/2025
A2.1	LANDSCAPE STORAGE ENCLOSURE	10/03/2025
A3.1	RESTROOM SHOP DRAWINGS	10/03/2025
A3.2	RESTROOM SHOP DRAWINGS	10/03/2025
A3.3	RESTROOM SHOP DRAWINGS	10/03/2025
A3.4	RESTROOM SHOP DRAWINGS	10/03/2025
A3.5	RESTROOM SHOP DRAWINGS	10/03/2025
A3.6	RESTROOM SHOP DRAWINGS	10/03/2025
A3.7	RESTROOM SHOP DRAWINGS	10/03/2025
A3.8	RESTROOM SHOP DRAWINGS	10/03/2025
S0.1	STRUCTURAL TITLE SHEET	10/03/2025
S0.2	STRUCTURAL SPECIFICATIONS	10/03/2025
S1.1	TYP. STRUCTURAL DETAILS	10/03/2025
S2.1	SITE ELEMENTS FOUNDATION PLAN	10/03/2025
A5.0	TRASH ENCLOSURE - PLANS	10/03/2025
A5.1	TRASH ENCLOSURE - ELEVATIONS	10/03/2025
A5.2	TRASH ENCLOSURE - DETAILS	10/03/2025
S5.0	TRASH ENCLOSURE - STRUCTURAL NOTES	10/03/2025
S5.1	TRASH ENCLOSURE - STRUCTURAL PLANS	10/03/2025
S5.2	TRASH ENCLOSURE - STRUCTURAL DETAILS	10/03/2025
E-0.1	GENERAL NOTES, SYMBOLS AND ABBREVIATIONS	10/03/2025
E 3.0	ENLARGED PLANS	10/03/2025
E 6.0	ELECTRICAL DETAILS	10/03/2025

11 SHEET INDEX

Compliance with BIO-1, included in the Final MND MMRP: Within 48 hours prior to ground disturbance and vegetation removal, a qualified biologist shall conduct a pre-construction survey for potential rare, listed, or other special status wildlife species. The survey shall include all proposed work areas, access routes, and staging areas plus a 50-foot buffer where accessible. If special status species are observed during the survey, they shall be relocated by the qualified biologist to nearby suitable habitat but far enough where they will not re-enter the project site. If a threatened or endangered species is observed, however, further consultation with the appropriate regulatory agency shall be conducted prior to moving the species and work will not commence until approved by regulatory agency. If roosts of special status bat species are detected in trees or structures to be removed, the District shall work with CDFW to develop a plan for avoiding impacts to roosting bats. Avoidance strategies may include conducting work activities during a season when bats are not present, excluding bats from the roost sites prior to construction, or other avoidance methods.

Compliance with AQ-1, included in the Final MND MMRP: All diesel-fueled equipment with engine capacity of 50 horsepower or greater used during project construction shall be equipped with Tier 4 Final engines, as defined by the USEPA.

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
1	-	PLN CHECK #1
2	09/25/2025	PLN CHECK #2
3	07/31/2026	PLN CHECK #3

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN. 10/31/2027
STATE OF CALIFORNIA

PROJECT

CONEJO COMMUNITY PARK AND CENTER

1175 HENDRIX AVE, THOUSAND OAKS, CA 91360
APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

TITLE SHEET

DATE: 10/03/2025
TECHNICIAN: RT
PROJECT MANAGER: MD
JOB NUMBER: 725

SHEET NUMBER
G0.0

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

REVIEWED FOR CODE COMPLIANCE.
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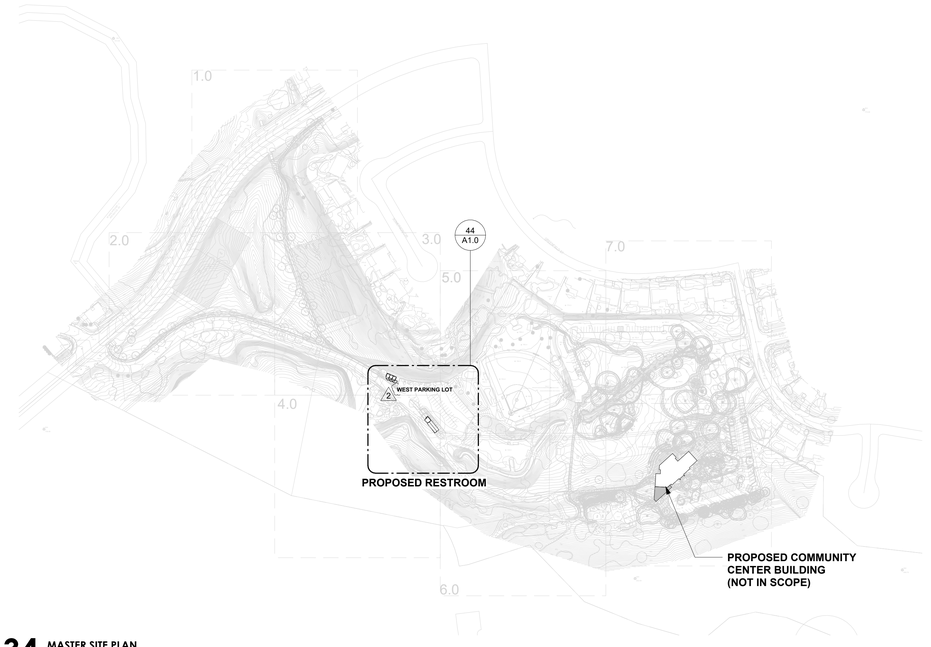
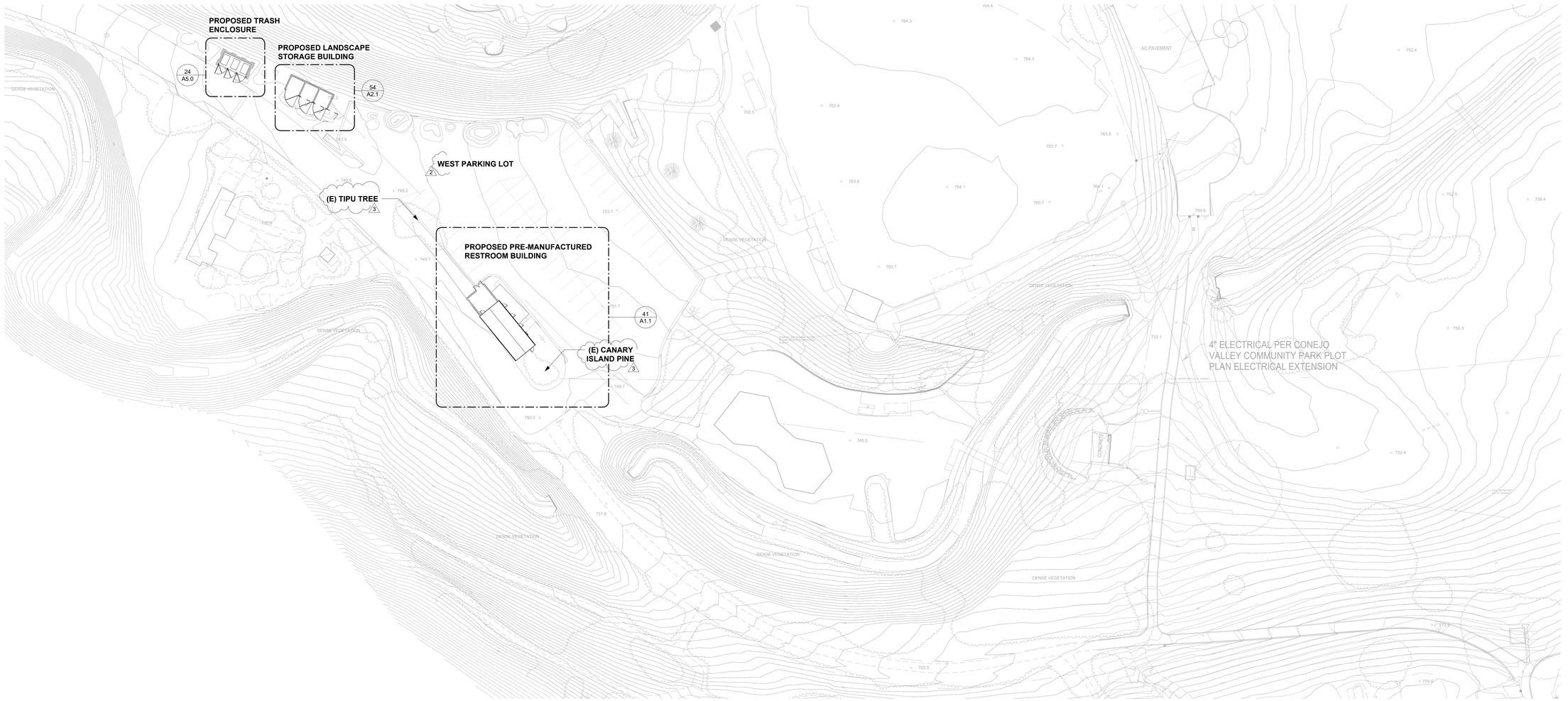


34 MASTER SITE PLAN
1" = 200'-0"



44 OVERALL SITE PLAN
1" = 30'-0"

GENERAL NOTES: SITE

1. SLOPE GRADE AWAY FROM BUILDING (VERANDA) AT 5% FOR 10' DISTANCE. EXISTING GRADE TO REMAIN UNLESS NOT ABLE TO MEET THIS REQUIREMENT. NOTIFY ARCHITECT IMMEDIATELY.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF WIND EROSION AND DUST WITHIN THE AREAS OF OPERATION. METHOD OF CONTROL SHALL BE SELECTED BY THE CONTRACTOR BUT SHALL SATISFY REQUIREMENTS.

3. HAY BALES WILL BE PLACED AS AN EROSION CONTROL MEASURE AS DIRECTED BY THE COUNTY PUBLIC WORKS DEPARTMENT IF THE CONSTRUCTION IS NOT COMPLETED PRIOR TO OCTOBER 15 OF THE YEAR OF CONSTRUCTION.

4. INFORMATION PERTAINING TO EXISTING UNDERGROUND FACILITIES AS SHOWN HEREIN IS FOR INFORMATION PURPOSES ONLY. UTILITIES SHOWN IN PLAN VIEW MAY NOT BE SHOWN IN PROFILE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT "UNDERGROUND SERVICE ALERT" AT 1-800-642-2444 FOR LOCATION OF ALL UNDERGROUND FACILITIES. ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE DELINEATED BASED ON THE BEST AS-BUILT INFORMATION AVAILABLE AT THE TIME. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL LOCATIONS OF THE CABLE TV., FIBER OPTIC, WATER, SEWER, DRAINAGE, OR OTHER UNDERGROUND FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT THAT POTENTIAL CONFLICTS OR INTERFACES ARE DISCOVERED.

5. ALL UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.

6. NEW ADDRESS IDENTIFICATION AT STREET GATE. PER CBC 501.2, PROVIDE ADDRESS LETTERS (MIN. 6" HIGH AND 1/2" WIDE). THEY SHALL BE INSTALLED ON A CONTRASTING BACKGROUND OR VISIBLE ENOUGH FROM THE STREET OR ROAD FRONTING THE PROPERTY.

7. GRADING PERMIT HAS ALREADY BEEN ISSUED. REFERENCE GP-18-0105 FOR GRADING INFORMATION.

8. SOIL ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

9. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

10. A CERTIFICATION FOR 90% COMPACTION OF BACKFILL FROM A GEOTECHNICAL ENGINEER SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL SIGN OFF AND ACCEPTANCE OF RETAINING WALL.

11 General Notes-Site

AGD
ARCHITECTURE | DESIGN

ANDREW GOODWIN DESIGNS
1238 MONTEREY ST.
SAN LUIS OBISPO, CA 93401
t: (805) 439-1611
www.andrewgoodwin.us

architect: andrew goodwin, aia
andrew@andrewgoodwin.us

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
2	09/25/2025	PLN CHECK #2
3	07/31/2026	PLN CHECK #3

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2023
STATE OF CALIFORNIA

PROJECT

CONEJO COMMUNITY PARK AND CENTER

1175 HENDRIX AVE, THOUSAND OAKS, CA 91360
APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

MASTER & OVERALL SITE PLAN

DATE: 10/03/2025

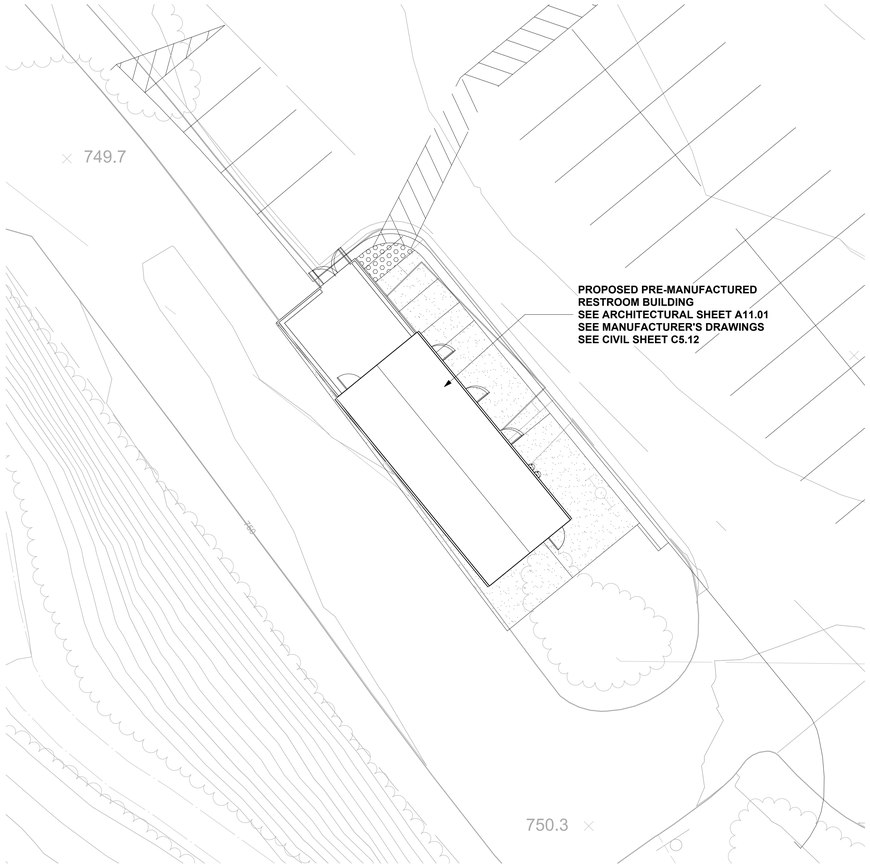
TECHNICIAN: RT

PROJECT MANAGER: MD

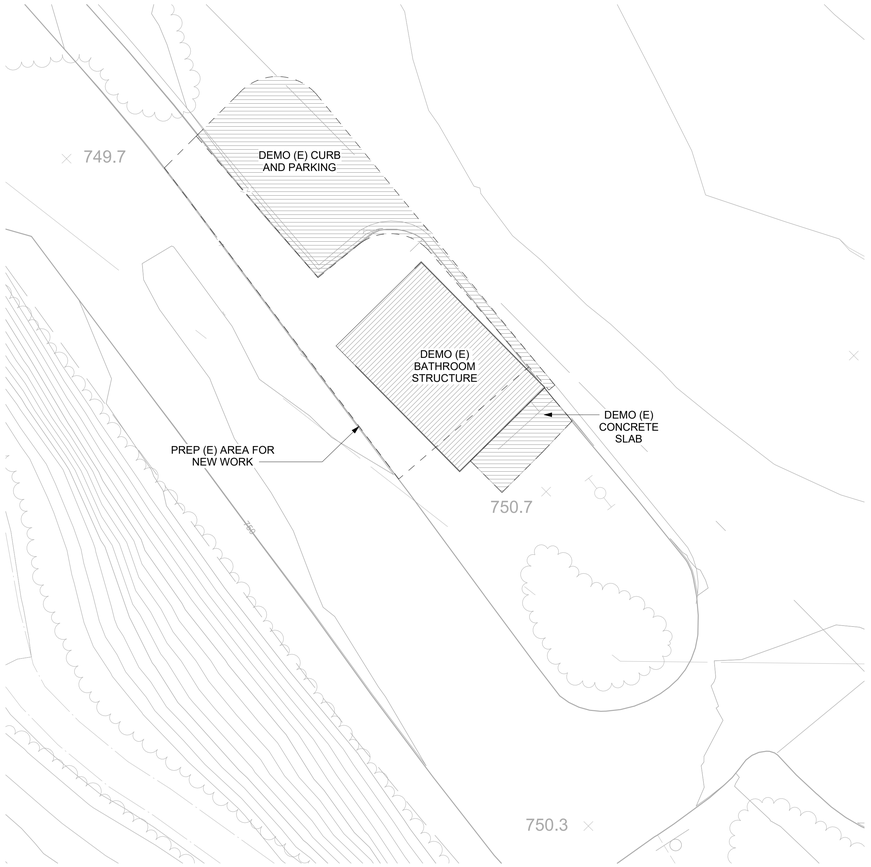
JOB NUMBER: 725

SHEET NUMBER

A1.0



41 RESTROOM SITE PLAN
1" = 10'-0"



31 RESTROOM SITE PLAN- DEMO
1" = 10'-0"

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

REVIEWED FOR CODE COMPLIANCE.
The stamping of this plan shall not be an approval to violate any applicable code provisions. Approved construction documents shall not be changed, modified, or altered without written authorization from the City of Thousand Oaks.

AGD
ARCHITECTURE | DESIGN

ANDREW GOODWIN DESIGNS
1238 MONTEREY ST.
SAN LUIS OBISPO, CA 93401
t: (805) 439-1611
www.andrewgoodwin.us

architect: andrew goodwin, aia
andrew@andrewgoodwin.us

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Copyright 2022

REVISIONS

REV #	REV DATE	REV DESCRIPTION

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2027
STATE OF CALIFORNIA

PROJECT

CONEJO COMMUNITY PARK AND CENTER

1175 HENDRIX AVE, THOUSAND OAKS, CA 91360
APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

ENLARGED RESTROOM SITE PLANS

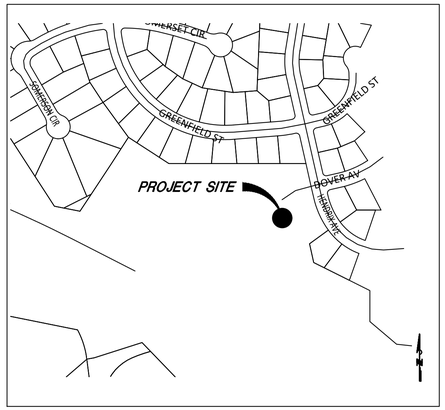
DATE: 10/03/2025

TECHNICIAN: RT

PROJECT MANAGER: MD

JOB NUMBER: 725

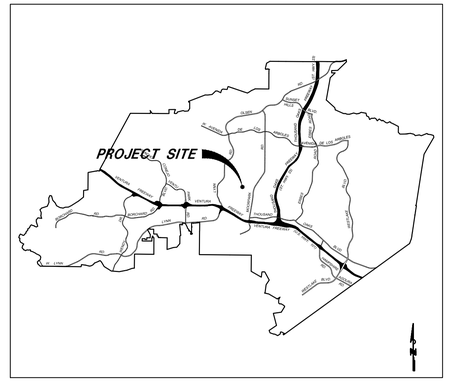
SHEET NUMBER
A1.1



LOCATION MAP
SCALE: 1" = 300'

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

PAVING AND ON-SITE IMPROVEMENT PLAN
CONEJO PARK
1175 HENDRIX AVE
2021-70567-DPMN



VICINITY MAP
SCALE: N.T.S.

BENCHMARK:
COUNTY OF VENTURA BENCHMARK DESIGNATED 88-2 RM 1 X, LOCATED AT THE NORTH CORNER OF THE INTERSECTION OF HILLCREST DRIVE AND MARIN STREET, SET INTO THE CURB IS A BRASS DISK.

ELEV = 216.846 M (NAVD 88)

Sheet List Table	
Sheet Number	Sheet Title
1	GRADING COVER SHEET
2	GRADING PLAN
3	GRADING PLAN
4	STANDARD DETAILS

PUBLIC UTILITY AUTHORIZATION FOR OPERATION

WATER:	CALIFORNIA-AMERICAN WATER COMPANY 2439 WEST HILLCREST NEWBURY PARK, CA 91320 805-498-1266
SEWAGE DISPOSAL::	CITY OF THOUSAND OAKS 2100 THOUSAND OAKS BLVD 805-449-2100
TELEPHONE:	AT&T 855-591-1612
ELECTRIC:	SOUTHERN CALIFORNIA EDISON 714-973-5735
GAS:	SOUTHERN CALIFORNIA GAS P.O. BOX 2300 CHATSWORTH, CA 91313
CABLE TV:	

DEVELOPER:	
NAME:	CONEJO PARK & REC DISTRICT
ADDRESS:	403 W. HILLCREST DRIVE
REPRESENTATIVE:	REBECCA CHRISTY
TELEPHONE:	805-495-6471
DEVELOPER'S ENGINEER:	
NAME:	JENSEN DESIGN & SURVEY, INC
ADDRESS:	1672 DONLON STREET VENTURA, CA 93003
REPRESENTATIVE:	ROBERT HARVEY
TELEPHONE:	805-633-2224
SOILS ENGINEER:	
NAME:	ADVANCED GEOTECHNICAL SERVICES, INC.
ADDRESS:	5251 VERDUGO WAY, SUITE L CAMARILLO, CA 93012
REPRESENTATIVE:	SCOTT MOORE
TELEPHONE:	805-388-6162
DATES OF REPORTS:	JANUARY 28, 2021

LEGEND & ABBREVIATIONS:

PROPOSED	EXISTING
BLOCK WALL	BLOCK WALL
CATCH BASIN	(10) CONTOUR LINE
CUT/FILL	FIRE HYDRANT
DAYLIGHT	G GAS
EASEMENT LINE	O/H E OVERHEAD ELEC.
X FENCE	S SEWER
FIRE HYDRANT	STREET LIGHT
FLOWLINE/SWALE	STREET SIGN
RETAINING WALL	STORM DRAIN
SAWCUT LINE	W WATER
SURFACE DRAIN	WATER VALVE
STREET LIGHT	T TELEPHONE
STREET SIGN	X FENCE
SD STORM DRAIN	SEWER MANHOLE
S SEWER	
SLOPE	
W WATER	
WATER VALVE	
THRUST BLOCK	
GRADE BREAK	
ADA PATH OF TRAVEL	
BUILDING OVERHANG	
CONCRETE	

NOTE: NOTIFY PUBLIC WORKS INSPECTOR A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

NOTE: CONTRACTOR SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) 8 1 1 OR 1(800) 422-4133 A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

THIS PLAN HAS BEEN REVIEWED BY _____ AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE GEOTECHNICAL RECOMMENDATIONS IN OUR REPORT(S) DATED _____. _____ MAKES NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN OTHER THAN GEOTECHNICAL.

REGISTERED GEOLOGIST NO. DATE SOILS ENGINEER NO. DATE

CERTIFICATE OF "RECORD DRAWINGS"

I _____ HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION OR INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTORS THAT THE WORK ON SHEET NO'S _____ THROUGH _____ MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS, SPECIFICATIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGES.

REGISTERED CIVIL ENGINEER (SIGNATURE) RCE NUMBER EXP. DATE

DATE

REVIEWED BY:
VENTURA COUNTY FIRE DEPARTMENT

DATE

REVIEWED FOR PERMIT ISSUANCE BY:
CITY OF THOUSAND OAKS

DEVELOPMENT ENGINEER DATE

PLANNING DIVISION DATE

<TRAFFIC ENGINEER> DATE

<BLDG. DIVISION – ADA COMPLIANCE> DATE

<COSCA> DATE

PERMIT NUMBERS :

1. ENTITLEMENT PERMIT NO. 2021-70567-DPMN
2. GRADING PERMIT NO. N/A
3. ENCROACHMENT PERMIT NO. N/A
4. ON-SITE PAVING PERMIT NO. PMP-2025-90012
5. VENTURA COUNTY WATERSHED PROTECTION DISTRICT (V.C.W.P.D.) ENCROACHMENT PERMIT NO. N/A
6. CALTRANS ENCROACHMENT PERMIT NO. N/A
7. OAK/LANDMARK TREE PERMIT NO. 2021-70523-PTP
8. BUILDING PERMIT NO. BLD-2025-01416

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE

REGISTERED PROFESSIONAL ENGINEER ROBERT R. HARVEY No. C 90478 CIVIL STATE OF CALIFORNIA
ENGINEER'S SEAL

PREPARED BY:
sanbell Intelligent Infrastructure Enduring Communities
1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
WEB www.sanbell.com

REGISTERED ENGINEER C 90478 RCE NUMBER

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

COVER SHEET

CONEJO PARK & REC CENTER
1175 HENDRIX AVE

CITY OF THOUSAND OAKS DWG. NO. N/A

SHEET 1 OF 4

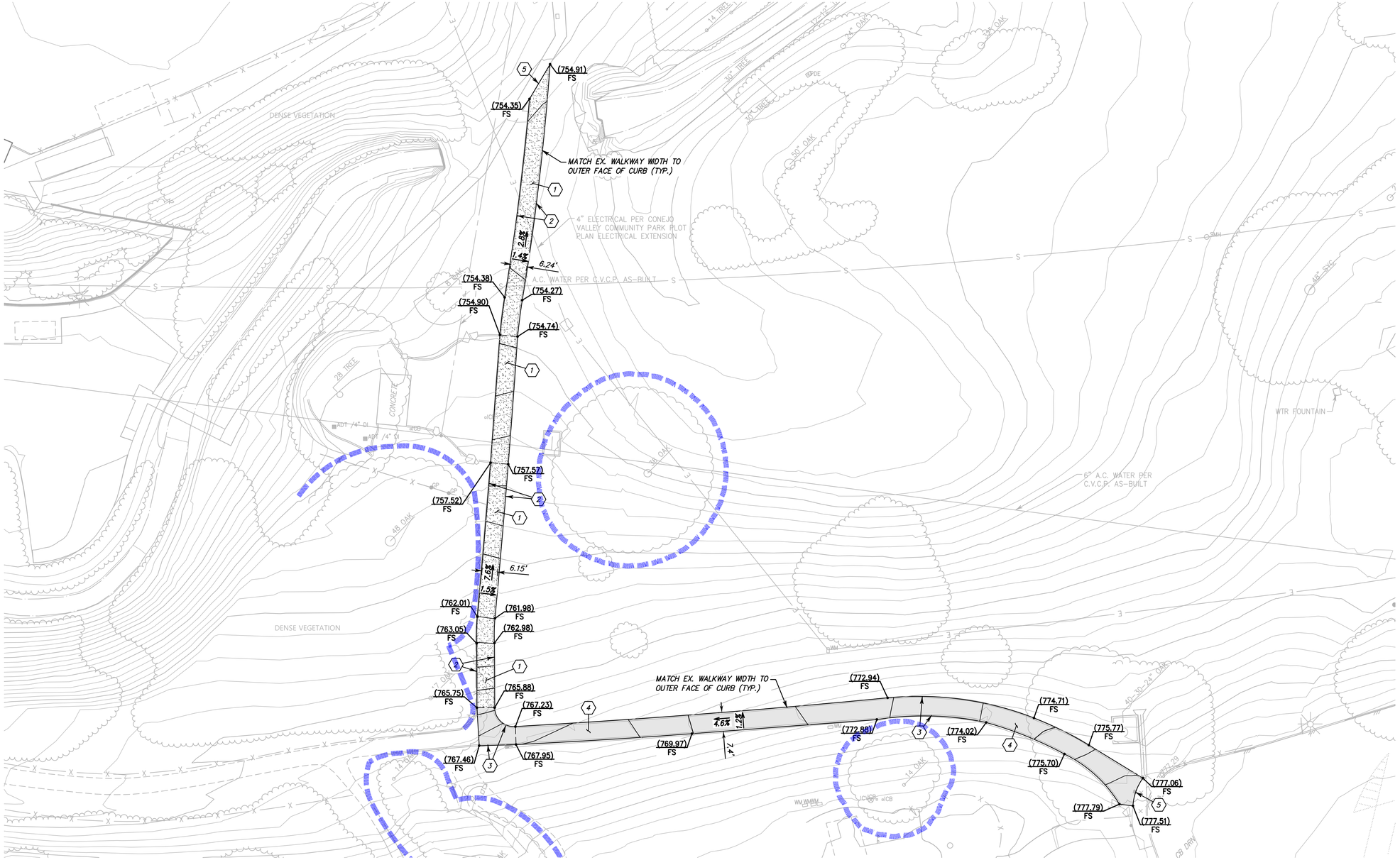
Aug 18, 2026

C:\Users\rharvey\Documents\Projects\2025\25029 Conejo Park\Improvement Plans\PHASE 1\25029 P1 GRADING COVER SHEET.dwg Aug 18, 2026, 3:59pm rharvey

CONSTRUCTION NOTES (THIS SHEET ONLY)

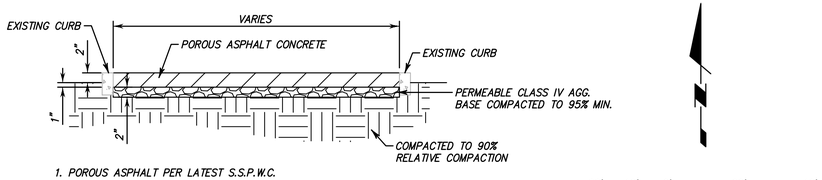
1. CONSTRUCT 5" CONCRETE WALK REINFORCED WITH #4 @ 16" O.C. EACH WAY PER AGS SOILS REPORT NO. 10728 AND SCORING PER CITY OF THOUSAND OAKS PLATE NO. 8-3.
2. DEMO AND REMOVE EXISTING CONCRETE CURB.
3. EXISTING CURB TO REMAIN FOR ASPHALT HEADER. DG TO BE REMOVED.
4. INSTALL POROUS ASPHALT PER DETAIL A ON THIS SHEET.
5. JOIN EXISTING. MATCH EXISTING ELEVATION.

TREE PROTECTION ZONE PER ARBORIST REPORT



NOTICE TO THE CONTRACTOR

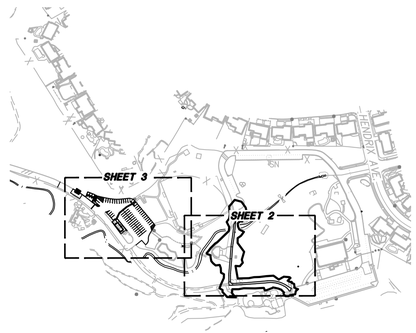
THE EARTHWORK SUMMARY IS PROVIDED AS A COURTESY AND CONVENIENCE TO THE CONTRACTOR. QUANTITIES SHOWN ARE APPROXIMATE, BASED ON THE DIFFERENCES BETWEEN EXISTING GROUND ELEVATIONS AND ROUGH GRADE ELEVATIONS. QUANTITIES PROVIDED MAKE NO PROVISIONS FOR STRIPPING, OR OVEREXCAVATION. VARIABLES SUCH AS COMPACTION, SHRINKAGE AND THE CONTRACTORS METHOD OF OPERATION, WILL CAUSE THE VOLUME OF DIRT MOVED IN THE FIELD TO DEVIATE FROM THE CALCULATED QUANTITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EARTHWORK REQUIREMENTS TO ROUGH GRADE THIS JOB.



1. POROUS ASPHALT PER LATEST S.S.P.W.C.

A — POROUS ASPHALT
NOT TO SCALE

20' 10' 0' 20' 40'
GRAPHIC SCALE: 1"=20'



VICINITY MAP
1" = 300'

REVIEWED BY:
VENTURA COUNTY FIRE DEPARTMENT
DATE

REVIEWED FOR PERMIT ISSUANCE BY:
CITY OF THOUSAND OAKS

DEVELOPMENT ENGINEER	DATE
PLANNING DIVISION	DATE
<TRAFFIC ENGINEER>	DATE
<BLDG. DIVISION – ADA COMPLIANCE>	DATE
<COSCA>	DATE

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

GRADING PLAN

CONEJO PARK & REC CENTER
1175 HENDRIX AVE

CITY OF THOUSAND OAKS DWG. NO. N/A

SHEET 2 OF 4

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

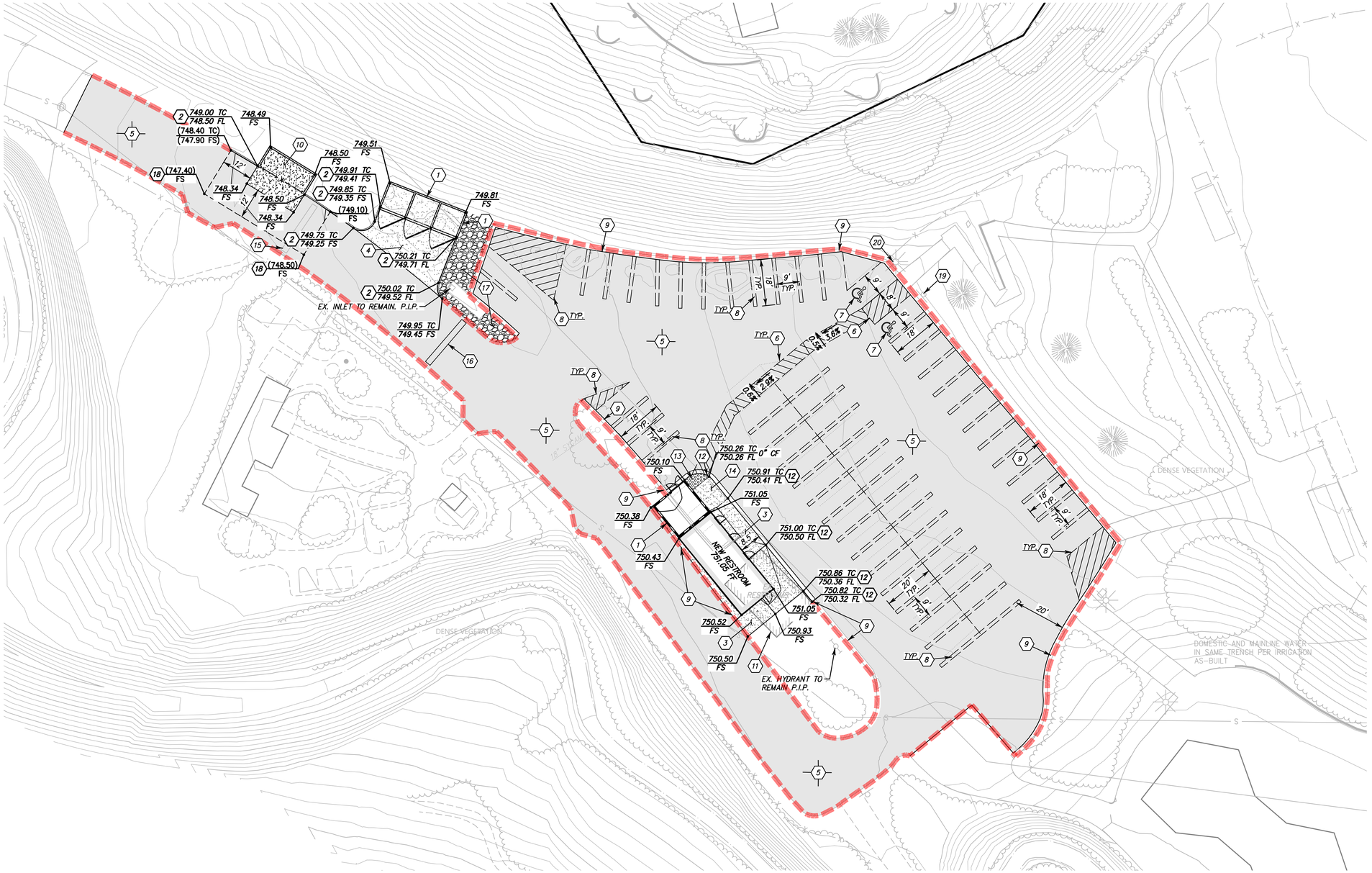
REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
3		07/31/2026 PLN CHECK #3				

8/18/26 DATE
DRAWN BY: 8/18/26 DATE
CHECKED BY: 8/18/26 DATE

REGISTERED PROFESSIONAL ENGINEER ROBERT R. HARVEY No. C 90478 CIVIL STATE OF CALIFORNIA
ENGINEER'S SEAL

PREPARED BY:
sanbell intelligent infrastructure Tailoring Communities
1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
WEB www.sanbell.com
ROBERT R. HARVEY R.C.E. C-90478
8/18/26 DATE

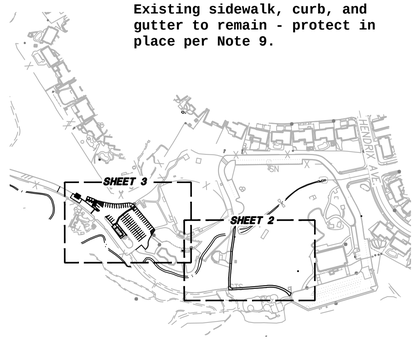
Aug 18, 2026 GRADING
J:\AD\2024\Cvg Improvement Plans\PHASE 1\2024 PT GP.dwg Aug 18, 2026, 1:52pm rharvey



CONSTRUCTION NOTES (THIS SHEET ONLY)

1. MATERIAL STORAGE ENCLOSURE PER ARCHITECTURAL PLANS.
2. CONSTRUCT 6" CURB ONLY PER CITY OF THOUSAND OAKS PLATE NO. B-2, TYPE A. REINFORCE CURB WITH CONTINUOUS #4 REBAR CENTERED THROUGHOUT.
3. CONSTRUCT 5" CONCRETE WALK REINFORCED WITH #4 @ 16" O.C. EACH WAY PER AGS SOILS REPORT NO. 10728 AND SCORING PER CITY OF THOUSAND OAKS PLATE NO. B-3.
4. CONSTRUCT 6" CONCRETE DRIVE UNDERLAIN BY 6" OF BASE AND REINFORCED WITH #4 @ 16" O.C. EACH WAY PER AGS SOILS REPORT NO. 10728 AND SCORING PER CITY OF THOUSAND OAKS PLATE NO. B-3.
5. DEMO AND REMOVE EXISTING ASPHALT SECTION. REPLACE WITH 4" AC OVER EXISTING 8" OF BASE PER DETAIL C ON SHEET 3 AND CITY OF T.O. STD. PLATE 1-5, SECTION 4. EXISTING BASE TO REMAIN.
6. INSTALL 3M ALL WEATHER THERMOPLASTIC, BLUE, 4" THICK ACCESS AISLE AND LANE STRIPING, SPACED 36" O.C. OR APPROVED EQUAL, PER MANUFACTURER'S SPECIFICATIONS.
7. INSTALL 3M ALL WEATHER THERMOPLASTIC ISA SYMBOL PER CALTRANS STD. PLAN A24C, OR APPROVED EQUAL, PER MANUFACTURER'S SPECIFICATIONS.
8. INSTALL 3M ALL WEATHER THERMOPLASTIC WHITE DOUBLE STRIPING, OR APPROVED EQUAL, PER MANUFACTURER'S SPECIFICATIONS. 4" WIDE STRIPES AT 16" O.C.
9. EXISTING SIDEWALK, CURB, AND/OR GUTTER TO REMAIN, PROTECT IN PLACE.
10. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
11. DEMO AND REMOVE EXISTING RESTROOMS. CONTRACTOR TO POTHOLE AND LOCATE EXISTING SEWER AND WATER LATERALS PRIOR TO DEMO. EXISTING LATERALS TO BE CAPPED DURING CONSTRUCTION AND TIED INTO NEW RESTROOM.
12. CONSTRUCT 6" CURB AND 18" GUTTER PER CITY OF THOUSAND OAKS PLATE NO. B-2, TYPE A-2, AND CONTINUOUS #4 REBAR CENTERED THROUGHOUT.
13. INSTALL CAST IN PLACE ARMOR-TILE DETECTABLE WARNING SURFACE, OR APPROVED EQUAL, PER MANUFACTURER'S SPECIFICATIONS.
14. CONSTRUCT ADA RAMP PER SPPWC STD. PLAN 111-5, CASE D, TYPE 2. SLOPE ALONG RAMP NOT TO EXCEED 8.3%
15. REMOVE EXISTING SPEED BUMP.
16. INSTALL NEW SPEED BUMP PER DETAIL B ON SHEET 3.
17. INSTALL 4"-6" COBBLE SET IN CONCRETE.
18. SAWCUT EXISTING ASPHALT. DEMO AND REMOVE ASPHALT AND BASE SECTION WITHIN SAWCUT LIMITS. OVER-EX TOP 12" OF SUBGRADE. REGRADE PER ELEVATIONS SHOWN AND INSTALL 4" AC OVER 8" OF COMPACTED BASE TO 95% RELATIVE DENSITY PER SOILS REPORT RECOMMENDATIONS AND CITY OF T.O. STD. PLATE 1-5, SECTION 4.
19. INSTALL ISA PARKING AND MIN. FINE SIGN PER CALTRANS STD. PLAN A90A, MIN. 60" ABOVE GRADE.
20. INSTALL ISA VAN PARKING AND MIN. FINE SIGN PER CALTRANS STD. PLAN A90A, MIN. 60" ABOVE GRADE.

5-ft high chain-link temporary fence for construction; Existing sidewalk, curb, and gutter to remain - protect in place per Note 9.



VICINITY MAP
1" = 300'

NOTICE TO THE CONTRACTOR

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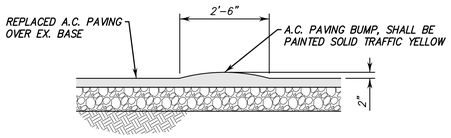
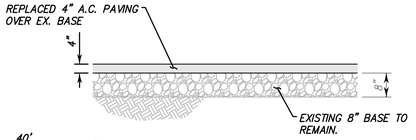


B SPEED BUMP
NOT TO SCALE

20' 10' 0' 20' 40'
GRAPHIC SCALE: 1"=20'



C AC PAVING REPLACEMENT DETAIL
NOT TO SCALE

REVIEWED BY:
VENTURA COUNTY FIRE DEPARTMENT
DATE

REVIEWED FOR PERMIT ISSUANCE BY:
CITY OF THOUSAND OAKS

DEVELOPMENT ENGINEER	DATE
PLANNING DIVISION	DATE
<TRAFFIC ENGINEER>	DATE
<BLDG. DIVISION – ADA COMPLIANCE>	DATE
<COSCA>	DATE

Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
3		07/31/2026 PLN CHECK #3				

8/18/26 DATE
DRAWN BY: 8/18/26 DATE
CHECKED BY: 8/18/26 DATE

REGISTERED PROFESSIONAL ENGINEER ROBERT R. HARVEY No. C 90478 CIVIL STATE OF CALIFORNIA
ENGINEER'S SEAL

PREPARED BY:
sanbell
Intelligent Infrastructure Engineering Communities
1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
WEB www.sanbell.com
ROBERT R. HARVEY R.C.E.C. 90478
8/18/26 DATE

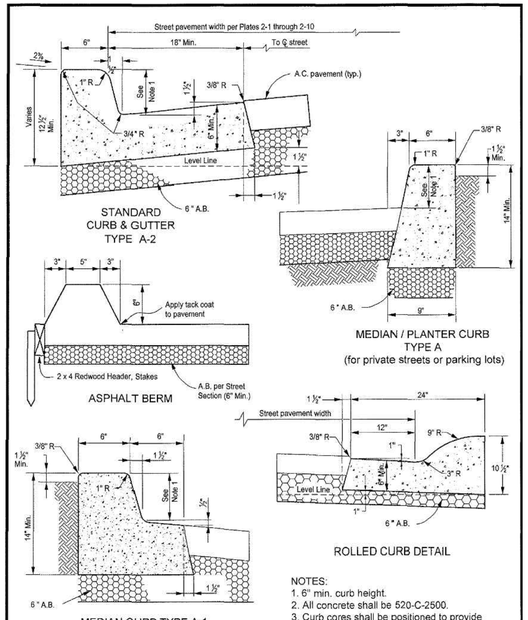
CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

GRADING PLAN

CONEJO PARK & REC CENTER
1175 HENDRIX AVE

CITY OF THOUSAND OAKS DWG. NO. N/A
SHEET 3 OF 4

Aug 18, 2026 GRADING
Aug 18, 2026, 3:52pm mcarey
J:\ADI\2024 Proj\Improvement Plans\PHASE 1\2024 PP GP.dwg



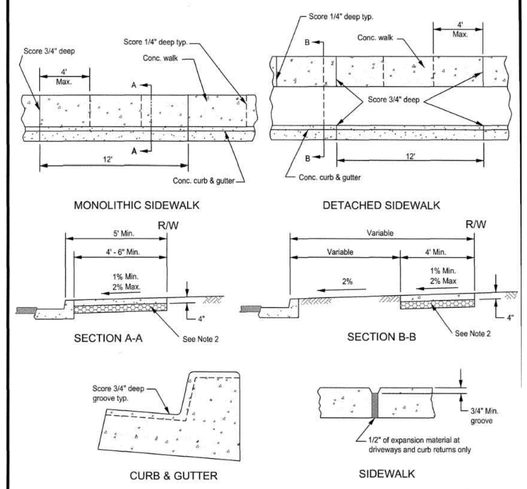
5	Add Dimension for Median Curb	10-22-08	MAF
4	Clarify AB Section	12-15-04	JTS
CHG	DESCRIPTION	DATE	INITIAL

APPROVED _____ CITY ENGINEER _____ DATE

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

STANDARD
CONCRETE CURB & GUTTER, MEDIAN CURB, A.C. BERM

PLATE NO. 8-2



NOTES:

1. Provide full expansion joints in curbs and sidewalks at each side of driveways and at both ends of any curb return.
2. 4" A.B. to be placed under sidewalk and compacted to 95 % relative compaction.
3. Removal of curb, gutter or sidewalk shall be to saw cut edges. Do not leave floating pieces < 8' long.
4. All concrete shall be 520-C-2500.
5. An accessible pathway of 4' min. width must be provided at all times. If an object (i.e., fire hydrant, utility, etc.) is to be placed on the sidewalk, provide a sidewalk extension per Plate Nos. 8-8 or 8-9.

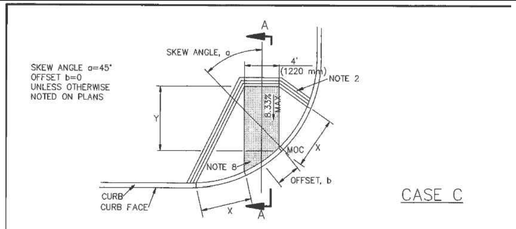
CHG	DESCRIPTION	DATE	INITIAL

APPROVED _____ CITY ENGINEER _____ DATE

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

STANDARD
SIDEWALK CONSTRUCTION, SCORING, CROSS SLOPES

PLATE NO 8-3



STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

CURB RAMP

STANDARD PLAN 111-5
SHEET 5 OF 10

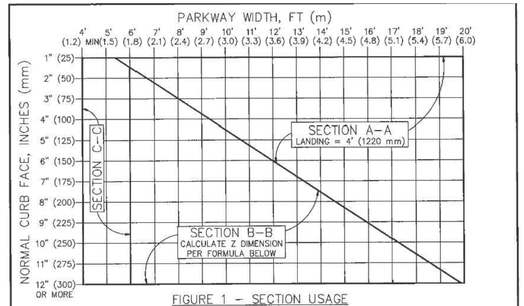


FIGURE 1 – SECTION USAGE

NORMAL CURB FACE, INCHES (mm)	X, FT (mm)	SECTION Y–Y Y, FT (mm)
2" (50)	4.00' (1220) MIN	2.63' (790)
3" (75)	4.00' (1220) MIN	3.95' (1185)
4" (100)	4.00' (1220) MIN	5.26' (1580)
5" (125)	4.17' (1275)	6.58' (1975)
6" (150)	5.00' (1525)	7.90' (2370)
7" (175)	5.83' (1775)	9.21' (2765)
8" (200)	6.67' (2035)	10.53' (3160)
9" (225)	7.50' (2285)	11.84' (3555)
10" (250)	8.33' (2540)	13.16' (3950)
11" (275)	9.17' (2795)	14.47' (4340)
12" (300)	10.00' (3050)	15.79' (4735)

SEE SHEET 9 FOR STREET SLOPE ADJUSTMENT FACTORS, ALL STREETS

TABLE 1 – X AND Y VALUES

WHERE FIGURE 1 SHOWS USE OF SECTION B–B, FIGURE Z DIMENSION AS FOLLOWS:

W = PARKWAY WIDTH
L = LANDING WIDTH, 4' (1220 mm) TYP
Z = [(Y+L)–W] x 0.760

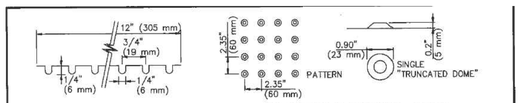
IF (Y+L) < W, THEN Z = 0

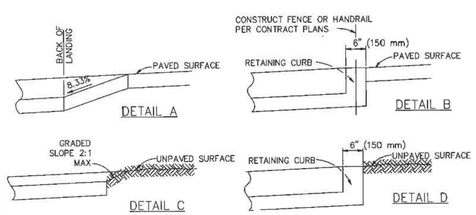
TABLE 1 REFERENCE FORMULAS:
X = CF / 8.333%
Y = CF / (8.333% – 2% WALK CROSS SLOPE)

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

CURB RAMP

STANDARD PLAN 111-5
SHEET 8 OF 10





GENERAL NOTES:

1. CONCRETE SHALL BE CLASS 520-C-2500 (310-C-17) CONFORMING TO SSPWC 201-1.1.2 AND SHALL BE 4" (100 mm) THICK.
2. THE RAMP SHALL HAVE A 12" (305 mm) WIDE BORDER WITH 1/4" (6 mm) GROOVES APPROXIMATELY 3/4" (19 mm) OC. SEE GROOVING DETAIL.
3. THE RAMP SURFACE SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE CONFORMING TO SSPWC 303-1.9.
4. USE DETAIL "A" OR "B" IF EXISTING SURFACE BEHIND LANDING IS PAVED.
5. USE DETAIL "C" OR "D" IF EXISTING SURFACE BEHIND LANDING IS UNPAVED.
6. R = 3' (900 mm) UNLESS OTHERWISE SHOWN ON PLAN. SEE SHEET 7.
7. ANGLE = 4½ UNLESS OTHERWISE SHOWN ON PLAN.
8. CONSTRUCT DETECTABLE WARNING SURFACE PER DETAIL THIS SHEET. MATERIALS SHALL BE PER CONTRACT DOCUMENTS.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

CURB RAMP

STANDARD PLAN 111-5
SHEET 10 OF 10

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE

8/18/26 DATE
DRAWN BY: 8/18/26 DATE
CHECKED BY: 8/18/26 DATE

REGISTERED PROFESSIONAL ENGINEER ROBERT R. HARVEY No. C 90478 CIVIL STATE OF CALIFORNIA
ENGINEER'S SEAL

PREPARED BY:
sanbell intelligent infrastructure Tailoring Communities
ROBERT R. HARVEY R.C.E.C.90478
1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
WEB www.sanbell.com
8/18/26 DATE

REVIEWED BY:
VENTURA COUNTY FIRE DEPARTMENT
DATE

REVIEWED FOR PERMIT ISSUANCE BY:
CITY OF THOUSAND OAKS

DEVELOPMENT ENGINEER	DATE
PLANNING DIVISION	DATE
<TRAFFIC ENGINEER>	DATE
<BLDG. DIVISION – ADA COMPLIANCE>	DATE
<COSCA>	DATE

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

GRADING PLAN

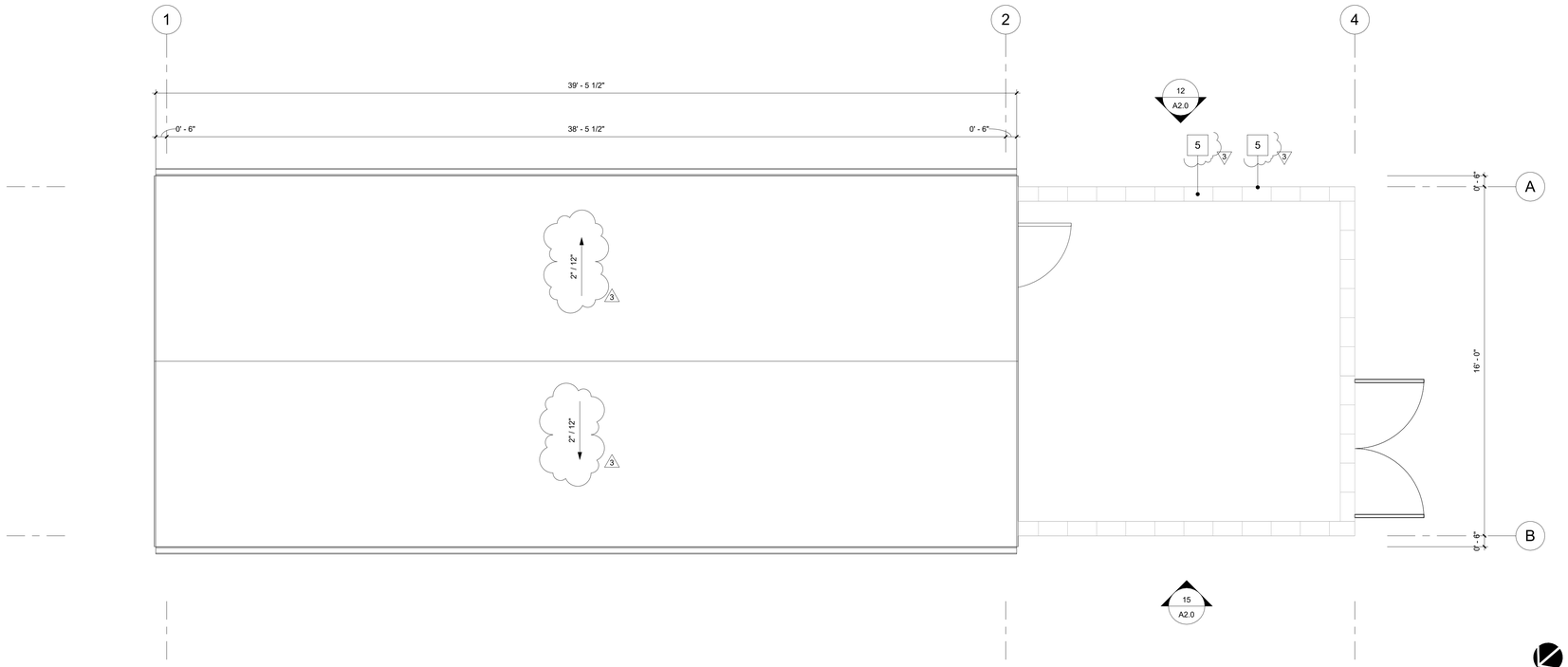
CONEJO PARK & REC CENTER
1175 HENDRIX AVE

CITY OF THOUSAND OAKS DWG. NO. N/A

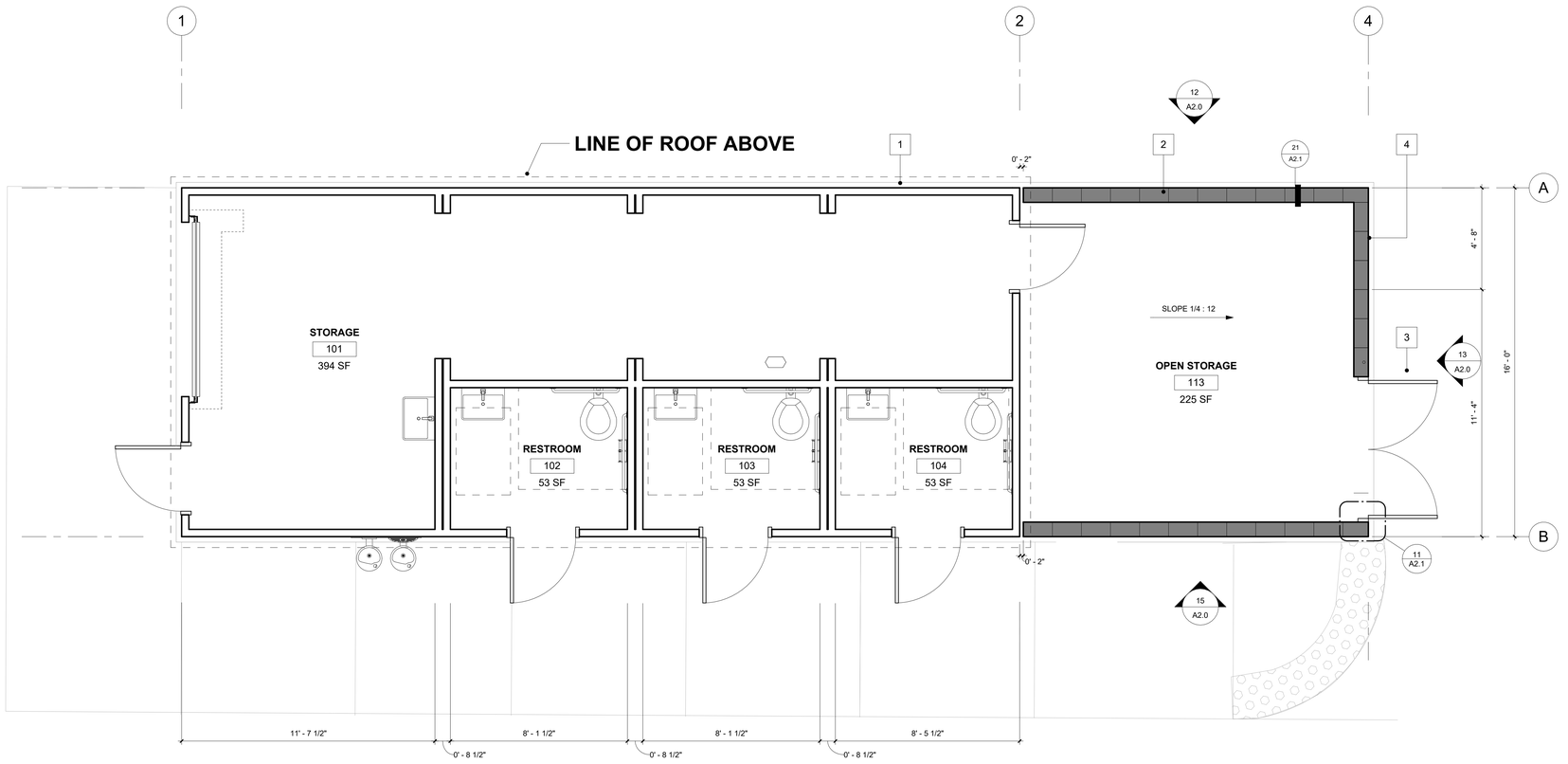
SHEET 4 OF 4

Aug 18, 2026
GRADING

J:\2026\2026 [City]\Improvement Plans\PHASE 1\CGA Pl 26.dwg Aug 18, 2026, 3:52pm mcrey



53 RESTROOM ROOF PLAN
3/8" = 1'-0"



55 RESTROOM FLOOR PLAN
3/8" = 1'-0"

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

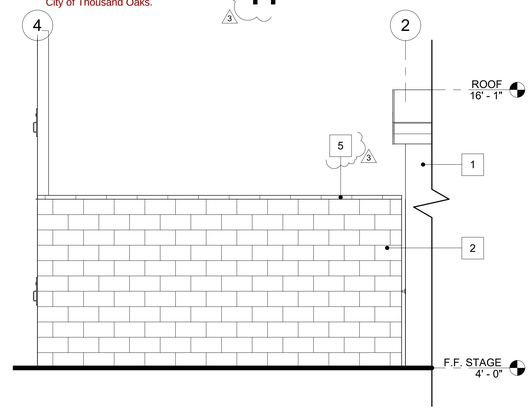
PERMIT #: _____ DATE: 11/02/2026

REVIEWED FOR CODE COMPLIANCE.
The stamping of this plan shall not be an approval to violate any applicable code provisions. Approved construction documents shall not be changed, modified, or altered without written authorization from the City of Thousand Oaks.

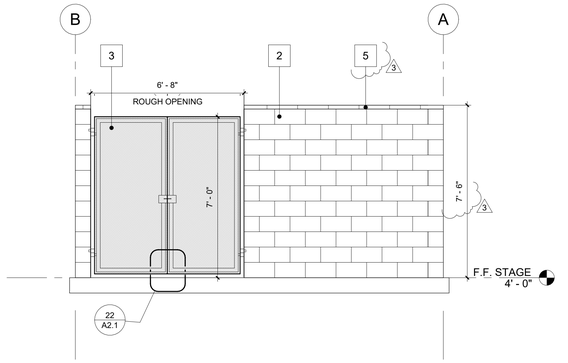
KEYNOTES:

1. PRE-MANUFACTURED RESTROOM BUILDING BY OTHERS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER. SEPARATE CONTRACT. SEE MANUFACTUERES DRAWINGS PROVIDED ON A11.2 - A11.6- EXTERIOR PLASTER COLOR: BENJAMIN MOORE, TAPESTRY BEIGE OC32 EXTERIOR ROOF DOORS, AND TRIM: BENJAMIN MOORE, STAMPEDE 979
2. 8" CMU WALL COLOR TO MATCH EXISTING SPLIT FACE WALL, BENJAMIN MOORE TAPESTRY BEIGE (0C-32), SEE STRUCTURAL
3. STEEL GATE, RE: A11.1 COLOR: BENJAMIN MOORE, STAMPEDE 979
4. PROVIDE WHEEP HOLES AT BLOCK BASE THIS SIDE.
5. SPLIT FACE CAP
6. SPLIT FACE EXTERIOR / SMOOTH FACE INTERIOR CMU BLOCK

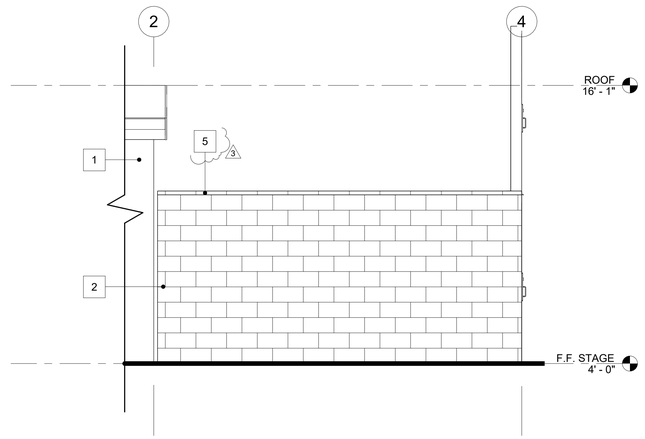
11 KEYNOTES - FLOOR PLAN
3



12 ELEVATION - SOUTH EAST
3/8" = 1'-0"



13 ELEVATION - SOUTH WEST
3/8" = 1'-0"



15 ELEVATION - NORTH WEST
3/8" = 1'-0"

AGD
ARCHITECTURE | DESIGN

ANDREW GOODWIN DESIGNS
1238 MONTEREY ST.
SAN LUIS OBISPO, CA 93401
t: (805) 439-1611
www.andrewgoodwin.us

architect: andrew goodwin, aia
andrew@andrewgoodwin.us

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
3	12/16/2025	PLN CHECK #3

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2023
STATE OF CALIFORNIA

PROJECT

CONEJO COMMUNITY PARK AND CENTER

1175 HENDRIX AVE, THOUSAND OAKS, CA 91360
APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

RESTROOM - FLOOR AND ROOF PLAN

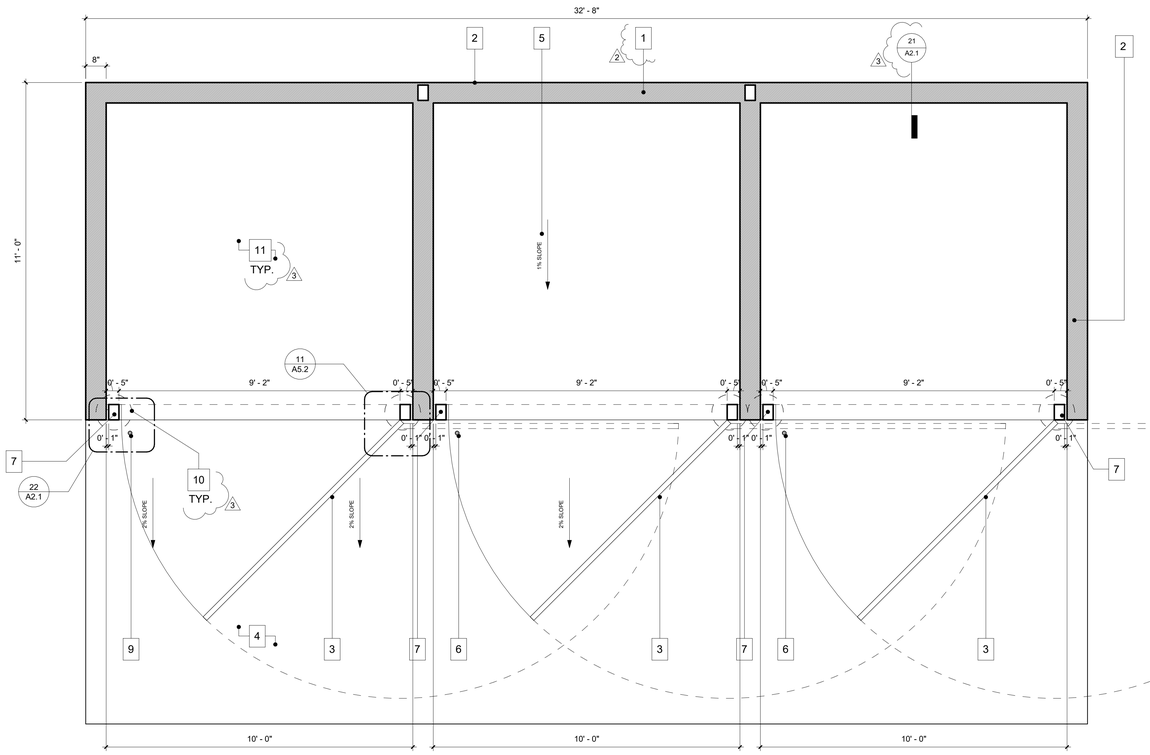
DATE: 10/03/2025

TECHNICIAN: TN

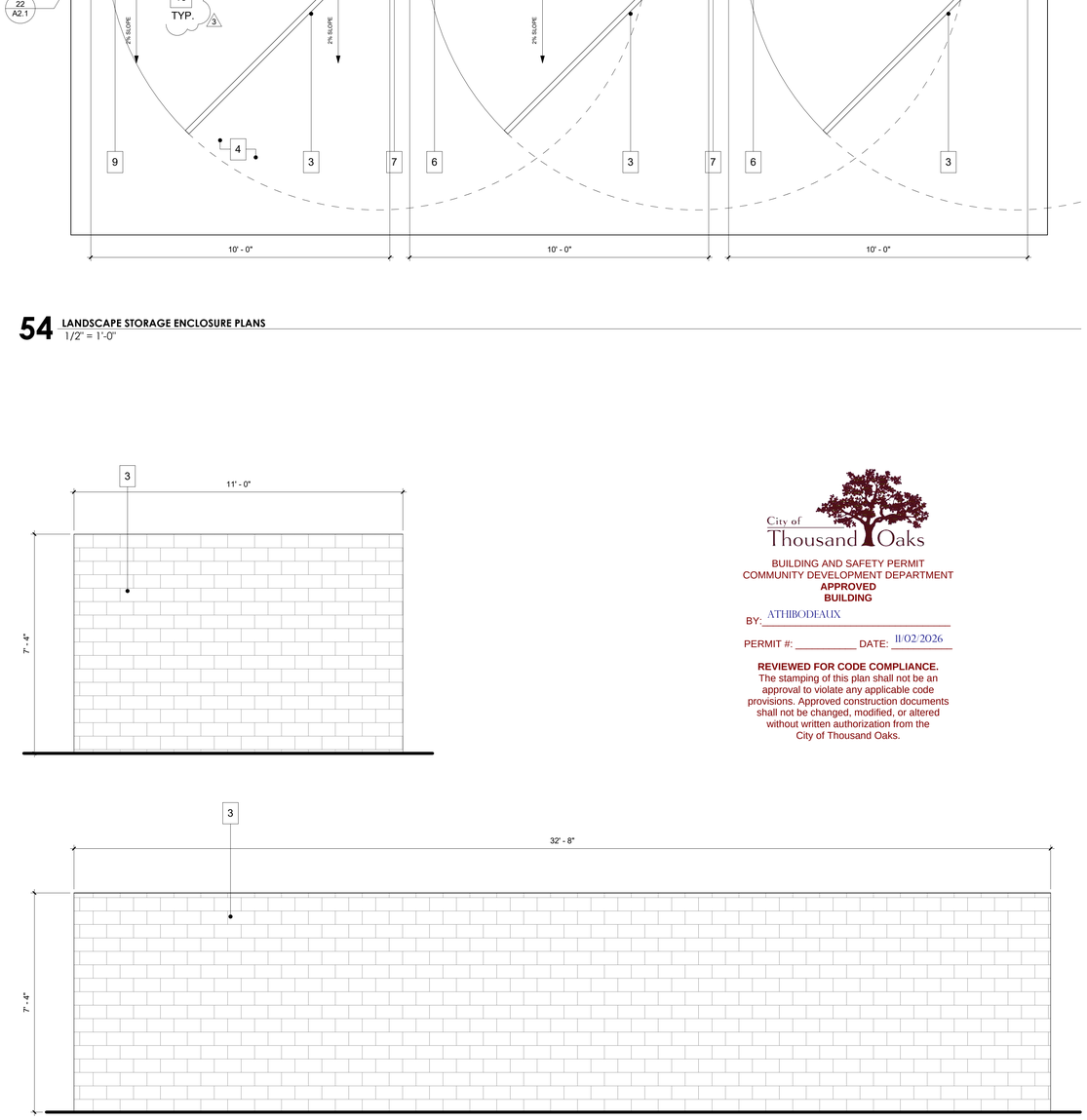
PROJECT MANAGER: MD

JOB NUMBER: 725

SHEET NUMBER
A2.0



54 LANDSCAPE STORAGE ENCLOSURE PLANS
1/2" = 1'-0"



55 ELEVATIONS - LANDSCAPE STORAGE
1/2" = 1'-0"

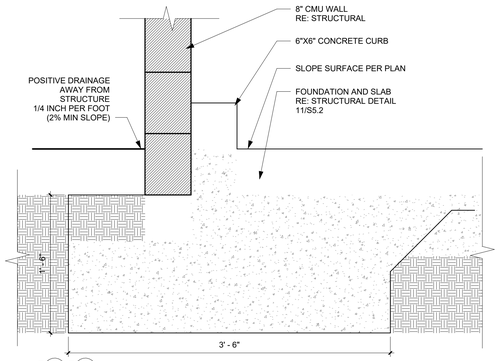
City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

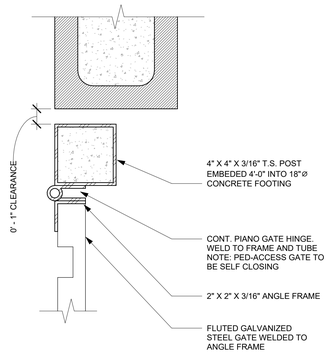
BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

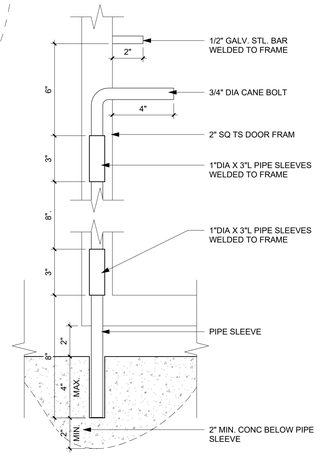
REVIEWED FOR CODE COMPLIANCE.
The stamping of this plan shall not be an approval to violate any applicable code provisions. Approved construction documents shall not be changed, modified, or altered without written authorization from the City of Thousand Oaks.



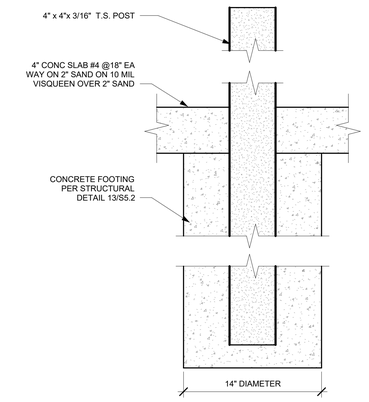
21 CMU WALL SECTION
1 1/2" = 1'-0"



11 GATE CONNECTION DETAILL
3" = 1'-0"



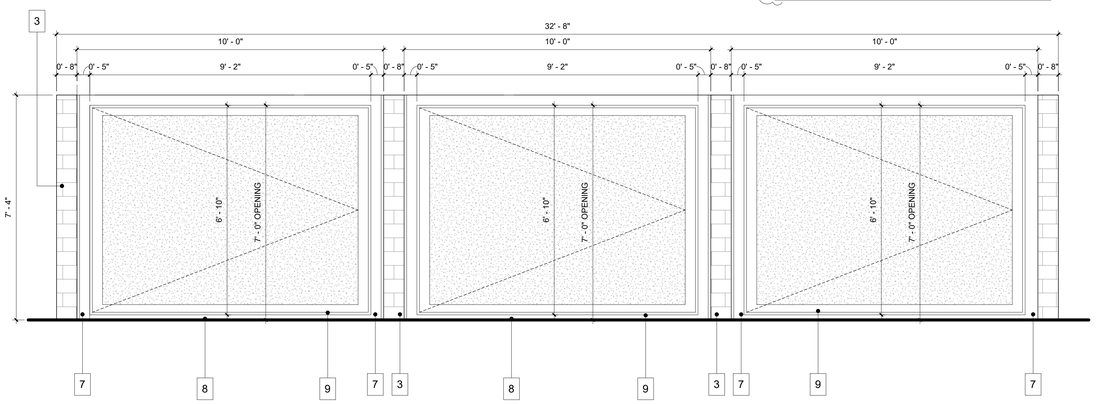
22 CANE BOLT DETAIL
3" = 1'-0"



12 GATE POST INDEPENDENT FOOTING
1 1/2" = 1'-0"

KEYNOTES: FLOOR PLANS & ELEVATIONS

1. SPLIT FACE EXTERIOR, SMOOTH FACE INTERIOR
2. 8" CMU WALL COLOR TO MATCH BENJAMIN MOORE TAPESTRY BEIGE (0C-32).
3. 9'-0" 180 DEGREE OPENING.
4. 6" THICK REINF. CONCRETE APRON. PER CIVIL
5. 1% UNIFORM SLOPE TO DRAIN.
6. 1" DIA x 3 1/2" DEEP HOLE IN CONC. FOR 3/4" CANE BOLT
7. 4x6 TS DOOR FRAME.
8. 4" SLAB ON GRADE.
9. 2" TS FRAME STEEL PLATE DOOR.
10. GATE POST FOOTING SEE DETAIL 12/A2.1. SEE STRUCTURAL DETAIL 13/S5.2
11. CONC SLAB #4 @18" EA WAY ON 2" SAND ON 10 MIL VISQUEEN OVER 2" SAND



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REVISIONS

REV #	REV DATE	REV DESCRIPTION
2	09/25/2025	PLN CHECK #2
3	07/31/2026	PLN CHECK #3

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2027
STATE OF CALIFORNIA

PROJECT

CONEJO COMMUNITY PARK AND CENTER

1175 HENDRIX AVE,
THOUSAND OAKS, CA
91360
APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

LANDSCAPE STORAGE ENCLOSURE

DATE: 10/03/2025

TECHNICIAN: RT

PROJECT MANAGER: MD

JOB NUMBER: 725

SHEET NUMBER

A2.1

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

REVIEWED FOR CODE COMPLIANCE.
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MANUFACTURED COMFORT STATION
WALCON® MODEL NO.
3S - CW - 4L - RC - GR - ADA, W/STORAGE ROOM
SER. NO. 20240005 A, B, C & D

JOB NAME :

CONEJO COMMUNITY PARK
RESTROOM BUILDING
CONEJO RECREATION & PARK DISTRICT

JOBSITE ADDRESS :

1175 HENDRIX AVE
THOUSAND OAKS, CALIFORNIA 91360

NOTE: THIS BUILDING IS NOT LOCATED IN A WUI ZONE.

SHEET INDEX :

S1 PLANS, SECTIONS & GENERAL INFORMATION
S2 ELEVATIONS & ACCESSIBILITY DETAILS
S3 PLUMBING PLANS
S4 FIXTURE PLAN
S5 ELECTRICAL PLAN, ONE LINE DIAGRAM & LOAD ANALYSIS
S6 STRUCTURAL DETAILS
S5 ROOF & FLOOR SLAB PLANS & PANEL ELEVATIONS
S5 PANEL ELEVATIONS & SITE WORK NOTES

APPLICABLE CODES

2022 California Building Code
2022 California Plumbing Code
2022 California Mechanical Code
2022 California Electrical Code
2022 California Energy Code
2022 California Green Building Code

ADA National Accessibility Standards
Any Other Code Applicable to Local Jurisdiction
Dark Sky Compliance 1112. thru to 1113.

RISK FACTOR II

ALLOWABLE AREA	= 8,000 S.F.
ACTUAL AREA	= 539 S.F.
OCCUPANCY	= GROUP "B"
TYPE OF CONSTRUCTION	= TYPE V B (NON RATED)
OCCUPANCY LOAD (RESTROOM)	= 2 = 53 S. F. / 50 (OCC. LOAD FACTOR)
OCCUPANCY LOAD (STORAGE)	= 2 = 375 S. F. / 300 (OCC. LOAD FACTOR)
FLOOR LIVE LOAD RESTROOM	= 50 P.S.F.
FLOOR LIVE LOAD STORAGE	= 125 P.S.F. LIGHT
ROOF LIVE LOAD	= 20 P.S.F.
SNOW LOAD	= 5 P.S.F.
WIND	= 110 MPH – (EXP. 'C') VULT (85 MPH VASD)
SEISMIC	= 0.2 Sec Response 240% Gravity
SEISMIC	= 1.0 Sec Response 90% Gravity

COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)

SUBSTITUTIONS :

THE MANUFACTURER RESERVES THE RIGHT TO CHANGE CONSTRUCTION AS MAY BE REQUIRED. SUBSTITUTION OF DOORS, HARDWARE, SKYLIGHTS, IF USED, TOILET ACCESSORIES, AND ELECTRICAL FIXTURE MAY BE ALLOWED IF THEY ARE OF EQUAL QUALITY. ALL SUBSTITUTIONS AND REASONS FOR SUCH MUST BE SUBMITTED IN WRITING FOR APPROVAL PRIOR TO INSTALLATION.

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONNECTION TO THE WATER SUPPLY, WASTE DISCHARGE LINES, AND ELECTRICAL SERVICE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPING AROUND THE BUILDING AND FOUNDATION PAD.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PREPARING THE BUILDING PAD WITH THE FULL KNOWLEDGE OF THE BUILDING WEIGHT AS IT PERTAINS TO THE BEARING PRESSURE ON THE GROUND SURFACE, PLUS THE ABILITY OF THE SOIL TO SUPPORT THE BUILDING WEIGHT. THE GENERAL CONTRACTOR IS TO SUPPLY A CRANE TO SAFELY SET THE BUILDING. SPECIAL ATTENTION SHOULD BE GIVEN TO THE OVERHEAD CLEARANCE WHERE THE BUILDING IS TO BE PLACED AND TO CONSIDER OVERSIZED TRUCKS AND EQUIPMENT WHICH MUST MOVE UNDER THEIR OWN POWER IN A NONDESTRUCTIVE MANNER TO THE POINT OF UNLOADING. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR A SAFE ROUTE TO THE POINT OF UNLOADING .
3. BUILDING MANUFACTURE WILL BE RESPONSIBLE FOR SUPPLYING THE MENS AND WOMENS SIGNAGE AND THAT THEY BE PLACED ACCORDING TO ADA REQUIREMENTS
4. BUILDING MANUFACTURE WILL BE RESPONSIBLE FOR SUPPLYING THE RESTROOM BUILDING WHICH WILL BE MANUFACTURED AT WALLIS CONCRETE MANUFACTURING FACILITY. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR UNLOADING THE BUILDING AND PLACING IT ON THE JOBSITE FOUNDATION. ALL UTILITIES WILL BE CONNECTED AT THE JOBSITE.

FOUNDATION :
THE BUILDING PAD MUST BE CAPABLE OF SUPPORTING A BEARING PRESSURE OF 1000 PSF. WE RECOMMEND A A MAX. OF 2" OF LOOSE GRANULAR MATERIALS BE LEVELED OVER THE PAD AREA TO ASSIST IN WEIGHT DISTRIBUTION

CONCRETE :
5000 PSI AT 28 DAYS. A.C.I. CODES RECOMMENDATIONS AND PRACTICES APPLY. MAXIMUM SLUMP 4".

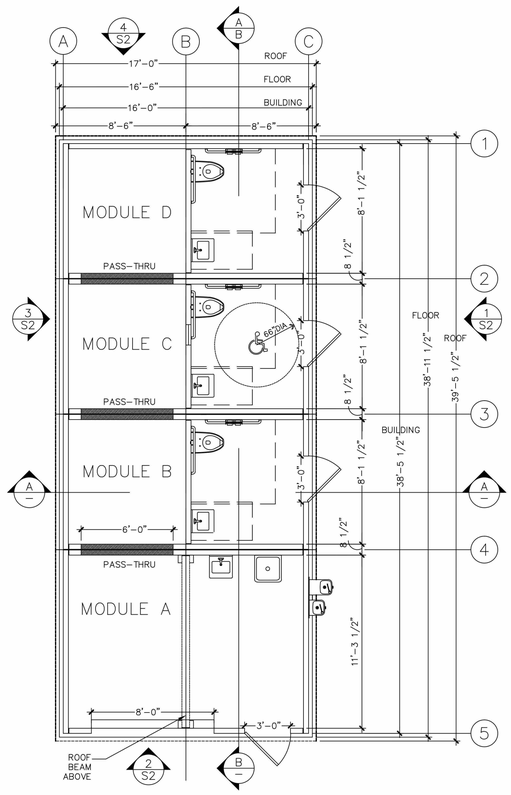
REINFORCING :
ASTM A-615 GRADE 60. CRSI AND ACI MANUALS APPLY. CLEAR CONCRETE COVERAGES PER DETAILS. LAP SPLICES IN CONCRETE 40 DIAMETERS.

SUPPLEMENTARY NOTES :
PROVIDE ALL TEMPORARY SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD ELEMENTS IN PLACE DURING. FABRICATION, TRANSPORTATION AND PLACEMENT OF THE BUILDING.

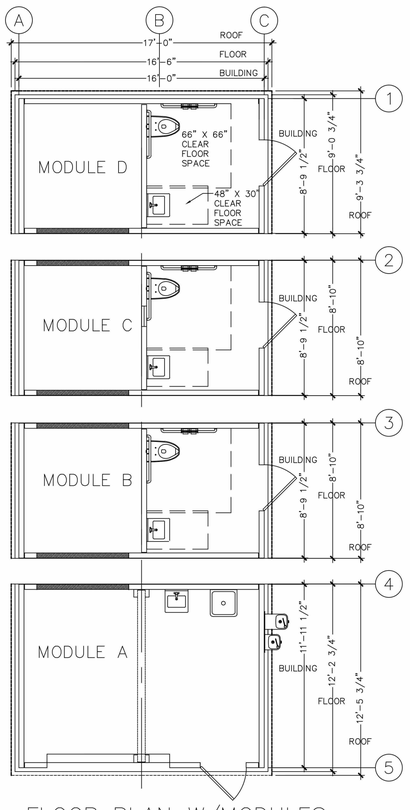
THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE MANUFACTURER, CONTRACTOR, SUBCONTRACTORS OF ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

APPROVED
By TI-RADCO a CA Department of Housing and Community Development approved third party design approval agency
DM920272
APPROVAL DATE: May 7,2024
EXPIRATION DATE: Aug 30,2025
APPROVAL NO.
RAD-16741

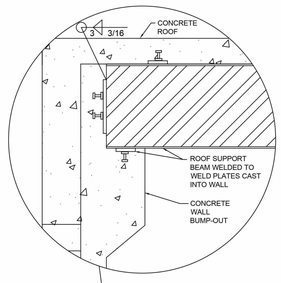
CONSULTANTS :

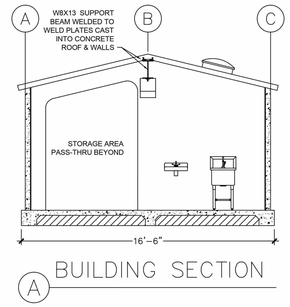


FLOOR PLAN



FLOOR PLAN W/MODULES SHOWN SEPARATED

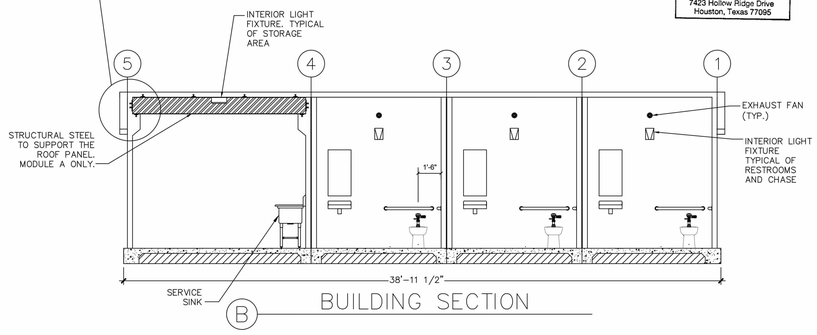




A BUILDING SECTION

CIVIL STRUCTURAL ONLY
REGISTERED PROFESSIONAL ENGINEER
ROBERT V. NANGIA
81063
EXP. 06-30-2024
CIVIL
STATE OF CALIFORNIA

Robert V. Nangia P.E.
7423 Hollow Ridge Drive
Houston, Texas 77095



B BUILDING SECTION

WALLIS CONCRETE, LLC.
646 WALLIS CONCRETE ROAD * P.O. BOX 789
WALLIS, TEXAS 77485
PH (800) 852-7880
FAX (979) 478-6753

REVISIONS NO.	DATE	DESCRIPTION

DESIGNED	RCF
DRAWN	RCF
CHECKED	RCF
DATE	09/03/20
SCALE	
PROJECT	CONEJO
FILE NAME	COMMUNITYPARK

CONEJO COMMUNITY PARK RESTROOM BUILDING
THOUSAND OAKS, CALIFORNIA

MODEL NO. 3S-CW-4L-RC-GR-ADA, W/STORAGE ROOM
SERIAL NO. 20240005 A, B, C & D

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SHEET S1 OF 8

AGD
ARCHITECTURE | DESIGN

ANDREW GOODWIN DESIGNS
1238 MONTEREY ST.
SAN LUIS OBISPO, CA 93401
t: (805) 439-1611
www.andrewgoodwin.us

architect: andrew goodwin, aia
andrew@andrewgoodwin.us

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REVISIONS

REV #	REV DATE	REV DESCRIPTION

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2023
STATE OF CALIFORNIA

PROJECT

CONEJO COMMUNITY PARK AND CENTER

1175 HENDRIX AVE.
THOUSAND OAKS, CA 91360
APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

RESTROOM SHOP DRAWINGS

DATE: 10/03/2025
TECHNICIAN: RT
PROJECT MANAGER: MD
JOB NUMBER: 725
SHEET NUMBER
A3.1

Tube Architectural Outdoor LED Wall Sconce

By: WAC Lighting

LUMENS

Call Us (877) 445-4486



Product Options

Finish: Graphite
Size: 6
Color Temperature: 2700
CRI: 90
Beam Spread: Narrow

Dimensions

6 Inch Option Backplate; Width 4.88", Height 4.88", Depth 0.5"
6 Inch Option Fixture; Width 6.38", Height 9.5", Depth 9.13", Weight 21.64Lbs

Lighting

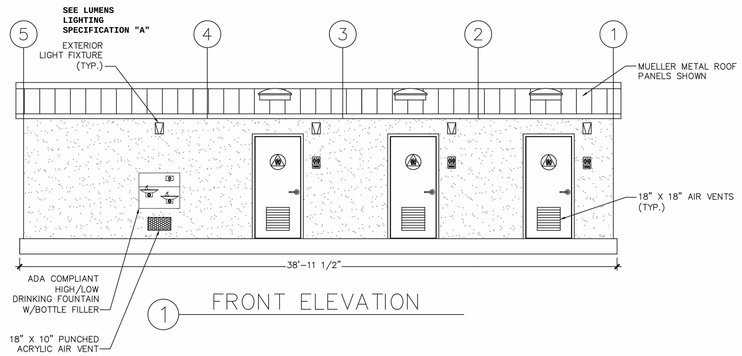
Light Source:	Integrated LED Module	Lumens:	2800.0
Total Wattage:	35.00	Voltage:	120/240/277
Color Temperature:	2700 (Warm)	Cri:	90
Other Bulbs Compatible:	No	Average Life:	60,000
Energy Star Qualified:	Yes	Bulb Requirements:	Bulb Integrated
Integrated:	true		

Additional Details

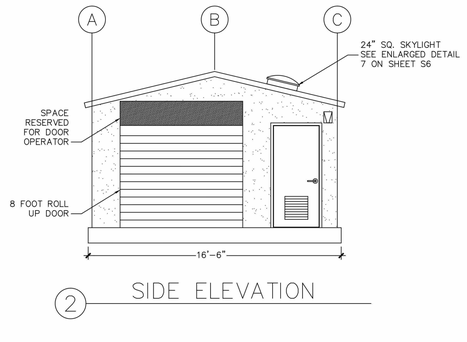
Product URL: https://www.lumens.com/tube-architectural-outdoor-led-wall-sconce-by-wac-lighting-WAC1831802.html
Rating: ETL Listed-Wet

ITEM#: WAC1831802

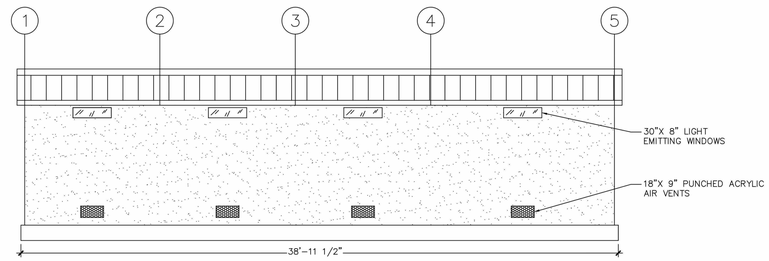
A



1 FRONT ELEVATION



2 SIDE ELEVATION



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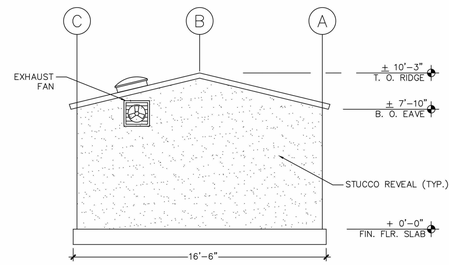
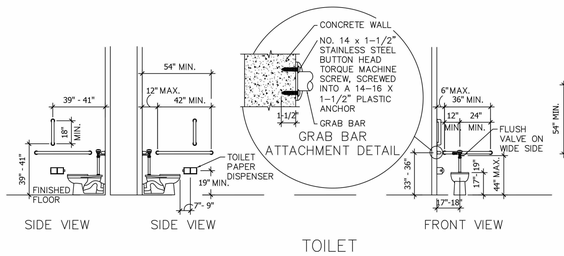
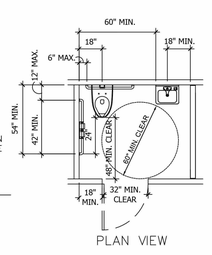
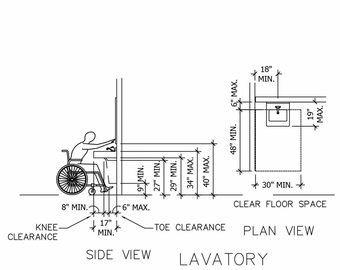


4 SIDE ELEVATION

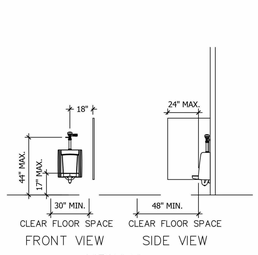


TOILET

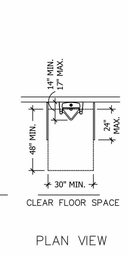


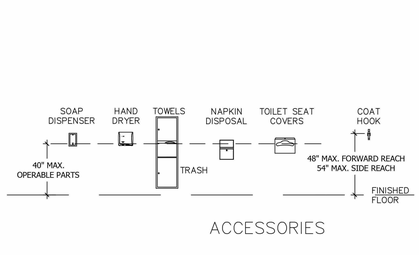


LAVATORY



URINAL





ACCESSORIES

NOTE:

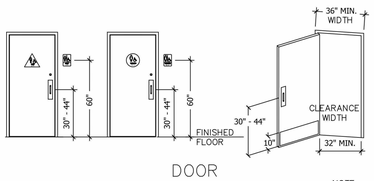
TOILET FACILITIES SHALL COMPLY THE ACCESSIBILITY REQUIREMENTS OF THE CALIFORNIA BUILDING CODE. CBC 11B-603

THE OPERATING PART OF ALL ACCESSORIES SHALL BE INSTALLED AT 40" MAXIMUM TO THE CENTERLINE OF THE OPERATING PART FROM FINISHED FLOOR SURFACE. CBC 11B-213.3

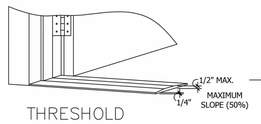
GRAB BARS – STRUCTURAL STRENGTH: PROVIDED ATTACHMENT DETAIL FOR GRAB BARS IN ACCESSIBLE TOILET FACILITIES. THE GRAB BAR AND THE NECESSARY BACKING SUPPORT SHALL BE SUFFICIENT TO SUPPORT THE 250 POUND POINT LOAD. PROVIDE CLEARANCES AND EXTENSIONS PER CBC SECTION 11B-604.5.1 & 11B-605.5.2.

THE WATER CLOSET SHALL HAVE AN ELONGATED BOWL TYPE. THE TOP OF THE ACCESSIBLE TOILET SEAT SHALL BE 17"-19" ABOVE FINISHED FLOOR. THE WATER CLOSET SHALL BE LOCATED 17"-18" FROM THE CENTERLINE OF THE BOWL TO THE FINISHED SURFACE OF THE ADJACENT WALL. THE WATER CLOSET SHALL BE IN A CLEAR SPACE MEASURING 60" FROM THE ADJACENT WALL AND 56" FROM THE BACK WALL FOR WALL MOUNTED WATER CLOSETS AND 59" FROM THE BACK WALL FOR FLOOR MOUNTED WATER CLOSETS. CPC 411.1, CBC 11B-604

PROVIDE 48" MINIMUM CLEAR IN FRONT OF THE TOILET BOWL TO THE WALL FINISHED SURFACE. CBC SECTION 11B-604



DOOR

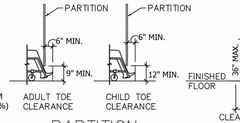


THRESHOLD

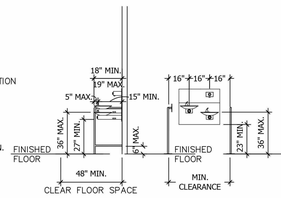
NOTE:
CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT.

CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" MUST BE BEVELED, AT A MAXIMUM GRADIENT OF 1:2 (1 UNIT RISE TO 2 UNITS RUN).

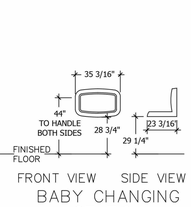
FOR CHANGES GREATER THAN 1/2", YOU MUST USE A RAMP.



PARTITION



DRINKING FOUNTAIN



BABY CHANGING STATION

STATE OF CALIFORNIA ACCESSIBILITY DETAILS

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

REVIEWED FOR CODE COMPLIANCE.
The stamping of this plan shall not be an approval to violate any applicable code provisions. Approved construction documents shall not be changed, modified, or altered without written authorization from the City of Thousand Oaks.

APPROVED
By TI-RADCO a CA Department of Housing and Community Development approved third party design approval agency
DM920272
APPROVAL DATE: May 7,2024
EXPIRATION DATE: Aug 30,2025
APPROVAL NO.
RAD-16741

AGD
ARCHITECTURE | DESIGN

ANDREW GOODWIN DESIGNS
1238 MONTEREY ST.
SAN LUIS OBISPO, CA 93401
t: (805) 439-1611
www.andrewgoodwin.us

architect: andrew goodwin, aia
andrew@andrewgoodwin.us

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REVISIONS

REV #	REV DATE	REV DESCRIPTION

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2023
STATE OF CALIFORNIA

CIVIL STRUCTURAL ONLY
REGISTERED PROFESSIONAL ENGINEER
ROBERT V. NANDA
81063
EXP. 6/30/2024
3/9/24
CIVIL
STATE OF CALIFORNIA

WALLIS CONCRETE, LLC.
646 WALLIS CONCRETE ROAD * P.O. BOX 789
WALLIS, TEXAS 77485
PH (800) 852-7880
FAX (979) 478-6753

REVISIONS NO.	DATE	DESCRIPTION

DESIGNED	RCF
DRAWN	RCF
CHECKED	RCF
DATE	09/03/20
SCALE	
PROJECT	CONEJO
FILE NAME	COMMUNITYPARK

PROJECT

CONEJO COMMUNITY PARK AND CENTER

1175 HENDRIX AVE.
THOUSAND OAKS, CA
91360
APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

CONEJO COMMUNITY PARK RESTROOM BUILDING
THOUSAND OAKS, CALIFORNIA

MODEL NO. 3S-CW-4L-RC-GR-ADA, W/STORAGE ROOM
SERIAL NO. 20240005 A, B, C & D

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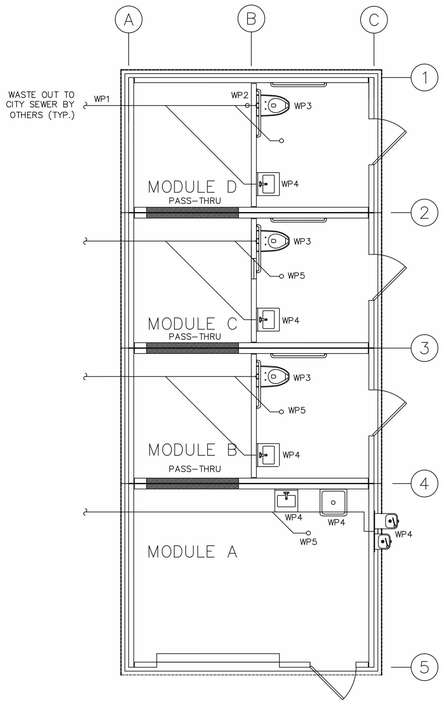
SHEET
S2 OF 8

SHEET TITLE
RESTROOM SHOP DRAWINGS

DATE: 10/03/2025
TECHNICIAN: RT
PROJECT MANAGER: MD
JOB NUMBER: 725

SHEET NUMBER
A3.2



PLAN VIEW WASTE PLUMBING

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

WP1 4" SCH. 40 PVC PLASTIC PIPE DISCHARGE TO CONTRACTOR SUPPLIED SEWER TAP

WP2 3" SCH. 40 PVC PLUMBING TREE WITH CLEAN OUT AND VENT THRU ROOF

WP3 3" SCH. 40 PVC WITH 3" CLEAN OUT ATTACHED TO ACCESSIBLE TOILET

WP4 1-1/2" SCH. 40 PVC WYE ATTACHED LAVATORY (LAVATORIES TO HAVE "P" TRAPS) AND FOUNTAIN

WP5 2" SCH. 40 PVC FLOOR DRAIN WITH "P" TRAPS

NOTE : MANUFACTURER RESERVES THE RIGHT TO SUBSTITUTE FIXTURES WHEN SUPPLY AND DEMAND CAUSE AN UNNECESSARY DELAY. FIXTURES MUST BE OF EQUAL QUALITY AND MUST BE APPROVED BY BUILDING PURCHASER.

ALL CHANGES SHALL BE APPROVED BY APPROPRIATE CALIFORNIA AGENCY.

DRAINAGE FIXTURE UNIT SUMMARY

FIXTURE	FIXTURE QUANTITIES		FIXTURE UNITS		TOTAL FU
	PRIVATE	PUBLIC	PRIVATE	PUBLIC	
NEW FIXTURES					
WATER CLOSET (FV)	--	3	--	4.0	12.0
LAVATORY	1	3	2.0	2.0	8.0
SERVICE SINK	1	--	2.0	--	2.0
DRINKING FOUNTAIN	--	1	--	.50	.50
FLOOR DRAIN		3		2.0	8.0
TOTAL					30.50

NOTE: DRAINAGE FIXTURE UNITS TAKEN FROM INTERNATIONAL PLUMBING CODE TABLE 709.1

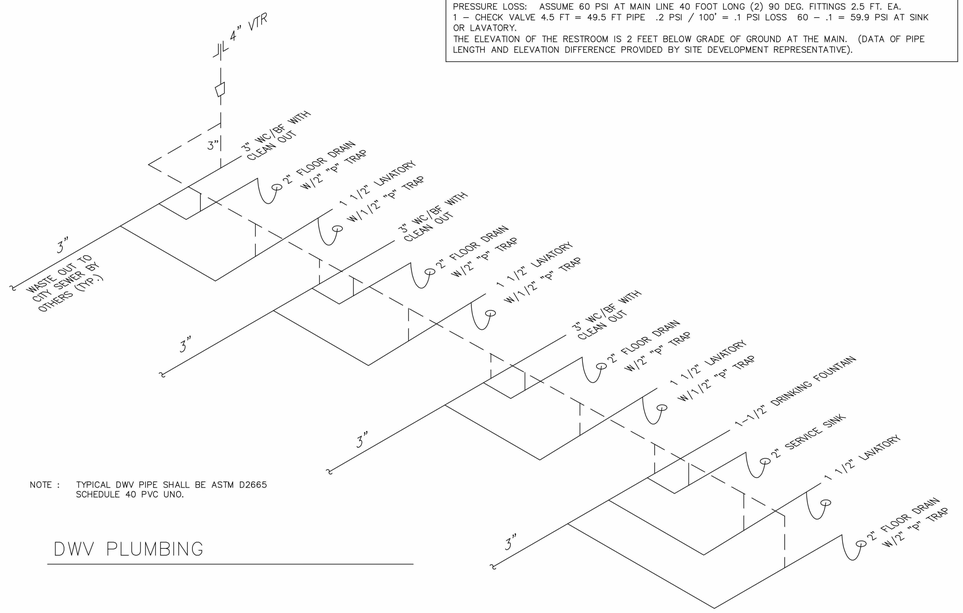
WATER REQUIREMENT / PRESSURE DROP CALCULATION

DESCRIPTION OF INSTALLED FIXTURES:

FIXTURE UNITS REFERENCE

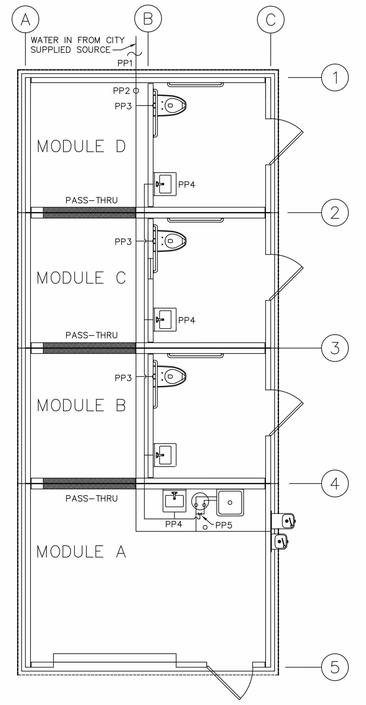
THREE WATER CLOSETS (FV)	12.0	INTERNATIONAL PLUMBING CODE TABLE E 103.3(2)
FOUR LAVATORIES	8.0	
ONE SERVICE SINK	2.0	
ONE DRINKING FOUNTAIN	.50	
FOUR FLOOR DRAINS	8.0	
TOTAL:	30.50	50 GALLONS PER MINUTE (192.5 CU. IN./SEC.)
DISTRIBUTION PIPE SIZE:		2" PEX AREA = 3.14 SQ. IN. V = 61.4 " / SEC. 5.1 FPS

PRESSURE LOSS: ASSUME 60 PSI AT MAIN LINE 40 FOOT LONG (2) 90 DEG. FITTINGS 2.5 FT. EA. 1 - CHECK VALVE 4.5 FT = 49.5 FT PIPE .2 PSI / 100' = .1 PSI LOSS 60 - .1 = 59.9 PSI AT SINK OR LAVATORY.
THE ELEVATION OF THE RESTROOM IS 2 FEET BELOW GRADE OF GROUND AT THE MAIN. (DATA OF PIPE LENGTH AND ELEVATION DIFFERENCE PROVIDED BY SITE DEVELOPMENT REPRESENTATIVE).



NOTE : TYPICAL DWV PIPE SHALL BE ASTM D2665 SCHEDULE 40 PVC UNO.

DWV PLUMBING



PLAN VIEW SUPPLY PLUMBING

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

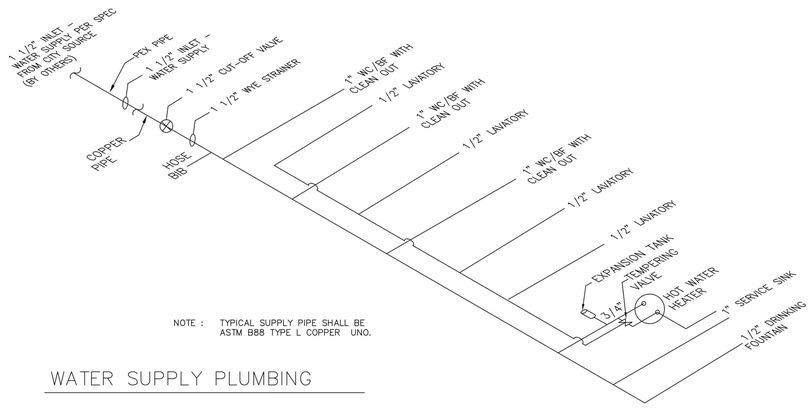
PP1 1 1/2" PEX PIPE INTO THE BUILDING FROM CONNECTION TO CONTRACTOR WATER SUPPLY

PP2 END BALL VALVE AT POINT OF ENTRY INTO THE BUILDING AND A VALVE LOCATED AT EACH FIXTURE

PP3 1-1/2" TYPE "L" COPPER COLD WATER LINE CONNECTIONS MADE WITH PRO PRESS FITTINGS. ALL PLUMBING TO BE INSTALLED ACCORDING TO THE INTERNATIONAL PLUMBING CODE

PP4 3/4" TYPE "L" COPPER COLD WATER LINE FOR CONNECTION TO THE HOT WATER HEATER. THE HOT WATER LINE TO BE 3/4 INCH AND THE TEMPERED WATER TO THE LAVATORIES WILL BE REDUCED TO 1/2"

PP5 TACO MODEL 5123-N2 (OR EQUAL) TEMPERATURE MIXING VALVE (APPROVED BY AND CONFORMS TO THE REQUIREMENTS OF ASSE 1070)



NOTE : TYPICAL SUPPLY PIPE SHALL BE ASTM B88 TYPE L COPPER UNO.

WATER SUPPLY PLUMBING

LICENSED PROFESSIONAL ENGINEER
SW P. NANDA
E 15542
EXP. 09/30/25
ELECTRICAL
STATE OF CALIFORNIA

APPROVED
By TI-RADCO a CA Department of Housing and Community Development approved third party design approval agency
DM920272
APPROVAL DATE May 7,2024
EXPIRATION DATE Aug 30,2025
APPROVAL NO. RAD-16741

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING
BY: ATHIBODEAUX
PERMIT #: _____ DATE: 11/02/2026

REVIEWED FOR CODE COMPLIANCE.
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WALLIS CONCRETE, LLC.
646 WALLIS CONCRETE ROAD * P.O. BOX 789
WALLIS, TEXAS 77485
PH (800) 852-7880
FAX (979) 478-6753

REVISIONS

NO.	DATE	DESCRIPTION
1	4-24-2024	ADDED DRAINAGE FIXTURE UNITS & WATER REQUIREMENT-PRESSURE DROP

DESIGNED	RCF
DRAWN	RCF
CHECKED	RCF
DATE	09/03/20
SCALE	
PROJECT	CONEJO
FILE NAME	COMMUNITYPARK

CONEJO COMMUNITY PARK RESTROOM BUILDING
THOUSAND OAKS, CALIFORNIA
MODEL NO. 3S-CW-4L-RC-GR-ADA, W/STORAGE ROOM
SERIAL NO. 20240005 A, B, C & D

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SHEET S3 OF 8

AGD
ARCHITECTURE | DESIGN
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architect: andrew goodwin, aia
andrew@andrewgoodwin.us

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SEAL

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No. C-34213
REN. 10/31/2023
STATE OF CALIFORNIA

PROJECT

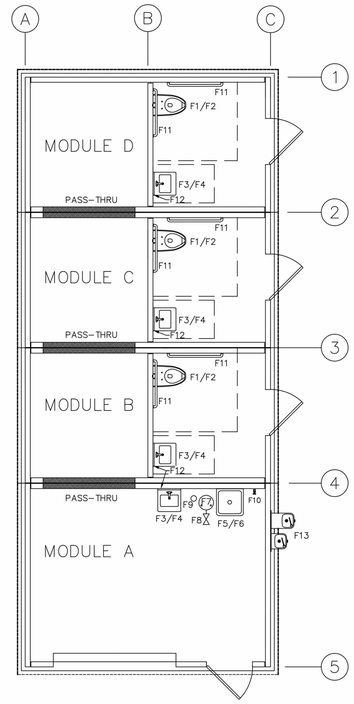
CONEJO COMMUNITY PARK AND CENTER
1175 HENDRIX AVE, THOUSAND OAKS, CA 91360
APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE
RESTROOM SHOP DRAWINGS

DATE: 10/03/2025
TECHNICIAN: RT
PROJECT MANAGER: MD
JOB NUMBER: 725
SHEET NUMBER
A3.3



PLAN VIEW FIXTURES

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

FIXTURE SCHEDULE

NO.	FIXTURE	MANUFACTURE	MODEL NUMBER	QTY.
F1	WATER CLOSET	AMERICAN STANDARD	MODEL 3043.001	3
F2	WC FLUSH VALVE	ZURN	MODEL Z6000	3
F3	ADA LAVATORY	AMERICAN STANDARD	MODEL 4869.001	3
F4	LAVATORY FAUCET	SYMMONS	MODEL SLS-7000 SERIES	3
F5	SERVICE SINK	BLUE AIR	MODEL CS-1105	1
F6	SERVICE SINK FAUCET	T&S	MODEL B-0665-BSTR	1
F7	WATER HEATER	EEMAX	MODEL EMT4	1
F8	MIXING VALVE	TACO	MODEL 5120-2	1
F9	EXPANSION TANK	HYDRAPRO	MODEL HPTET2	1
F10	HOSE BIB, 3/4" MIP X 3/4" HOSE	EVERFLOW	MODEL 4634-NL	1
F11	GRAB BARS W/SAFETY GRIP FINISH	BRADLEY	MODEL 832 SERIES	3 SETS
F12	MIRROR, 18"X 30"	SENTRY	MODEL 18" X 30"	3
F13	DRINKING FOUNTAIN W/BOTTLE FILLER	HAWS	MODEL 1011 W/1920	1

WATER SUPPLY FIXTURE UNIT SUMMARY

FIXTURE	FIXTURE QUANTITIES		FIXTURE UNITS		TOTAL FU
	PRIVATE	PUBLIC	PRIVATE	PUBLIC	
NEW FIXTURES:					
WATER CLOSET (FV)	--	3	--	10.0	30.0
LAVATORY	--	4	--	2.0	8.0
HOSE BIB	--	1	--	2.5	2.5
DRINKING FOUNTAIN	--	1	--	.25	.25
SERVICE SINK	--	1	--	3.0	3.0
TOTAL					43.75

NOTE: WATER SUPPLY FIXTURE UNITS (WSFU) TAKEN FROM INTERNATIONAL PLUMBING CODE TABLE E103.3(2).

NOTE: WATER SUPPLY FIXTURE UNITS (WSFU) TAKEN FROM INTERNATIONAL PLUMBING CODE TABLE E103.3(2).

APPROVED
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COMMUNITY DEVELOPMENT DEPARTMENT
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BY: ATHIBODEAUX
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LICENSED PROFESSIONAL ENGINEER
JOHN F. MANDEL
E 15542
EXP. 09/30/25
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STATE OF CALIFORNIA
3/5/24

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NO. | DATE | DESCRIPTION

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CHECKED	RCF
DATE	09/03/20
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PROJECT	CONEJO
FILE NAME	COMMUNITYPARK

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MODEL NO. 3S-CW-4L-RC-GR-ADA, W/STORAGE ROOM
SERIAL NO. 20240005 A, B, C & D

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SHEET
S4 OF 8

AGD
ARCHITECTURE | DESIGN

ANDREW GOODWIN DESIGNS
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architect: andrew goodwin, aia
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REVISIONS
REV # | REV DATE | REV DESCRIPTION

SEAL
LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2023
STATE OF CALIFORNIA

PROJECT
CONEJO COMMUNITY PARK AND CENTER
1175 HENDRIX AVE, THOUSAND OAKS, CA 91360
APN: 5240090255

CLIENT
CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE
RESTROOM SHOP DRAWINGS

DATE: 10/03/2025
TECHNICIAN: RT
PROJECT MANAGER: MD
JOB NUMBER: 725
SHEET NUMBER
A3.4

City of Thousand Oaks

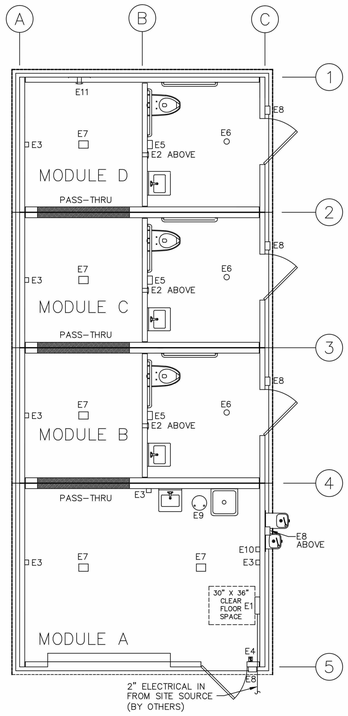
BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

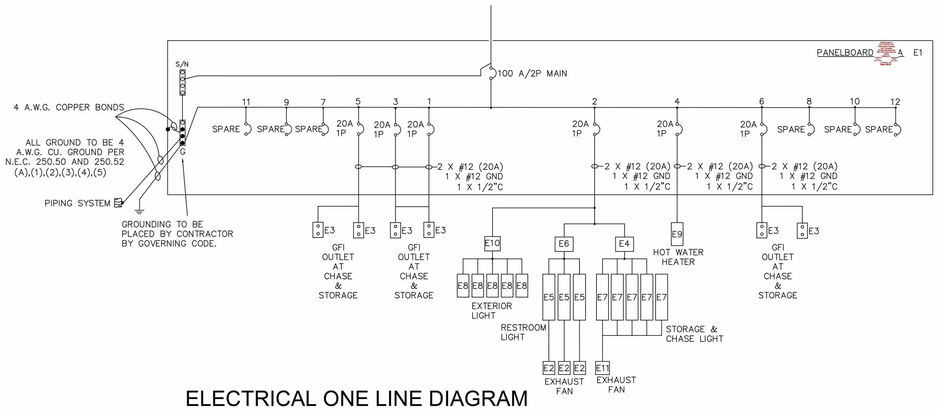
REVIEWED FOR CODE COMPLIANCE.
The stamping of this plan shall not be an approval to violate any applicable code provisions. Approved construction documents shall not be changed, modified, or altered without written authorization from the City of Thousand Oaks.

APPROVED
By TI-RADCO a CA Department of Housing and Community Development approved third party design approval agency
DM920272
APPROVAL DATE: May 7,2024
EXPIRATION DATE: Aug 30,2025
APPROVAL NO.
RAD-16741



PLAN VIEW ELECTRICAL

E1	SQUARE D 100A 120/240V 1 PHASE PANEL W/12 SPACES AND DISCONNECT, NEMA TYPE 3R
E2	FANTECH EXHAUST FAN – MODEL RVF-4 (17.7W, .15A)
E3	LEVITON DUPLEX RECEPTACLE, GFI (2500W, 20A)
E4	LEVITON WALL SWITCH FOR LIGHTING IN PLUMBING CHASE (2400W, 20A),
E5	INTERIOR RESTROOM LIGHT FIXTURE – RAB SLIM17FA LED (30W, .25A)
E6	MOTION SENSOR MODEL CMR PDT 9 FOR INTERIOR LIGHTING (AUTO ON/AUTO OFF) – PUBLIC ACCESS (800W, 6.6A)
E7	INTERIOR STORAGE & CHASE LIGHT FIXTURE RAB VANLED20Y (20W, .30A) OR EQUAL
E8	EXTERIOR LIGHT FIXTURE – RAB MODEL SLIM 17FA (30W, .25A) "DARK SKY COMPLIANT"
E9	HOT WATER HEATER – EEMAX EMT4 (1440W, 12A)
E10	INTERMATIC MODEL ET1105CR 24-HOUR PROGRAMMABLE TIME SWITCH FOR EXTERIOR LIGHTS
E11	FANTECH EXHAUST FAN – MODEL 2SHE1621 (112W, 1.5A), 1070 CFM



ELECTRICAL ONE LINE DIAGRAM

NON CONTINUOUS	1.00
CONTINUOUS	1.25
NONCOINCIDENT	0.00

DESCRIPTION	AMPS	QTY.	CONNECTED AMPS	OPS. MODE	FACTOR	ADJUSTED AMPS	VOLTAGE	PHASE	VA PHASE	VA NEUTRAL
INTERIOR LIGHT FIXTURES STORAGE & CHASE (20W, .30A)	.30	3	.9	CONTINUOUS	1.25	1.125	120	1	135	135
INTERIOR LIGHT FIXTURES RESTROOMS (30W, .25A)	.25	5	1.25	CONTINUOUS	1.25	1.56	120	1	187.2	187.2
EXTERIOR LIGHT FIXTURES (30W, .25A)	.25	5	1.25	CONTINUOUS	1.25	1.56	120	1	187.2	187.2
HOT WATER HEATER EMT4 (1440W, 12A)	12	1	12	NON CONTINUOUS	1.00	12	120	1	1440	1440
GENERAL PURPOSE RECEPTACLE (GFI)	1.5	6	9	NON CONTINUOUS	1.00	9	120	1	1080	1080
POWER RELAY (1800W, 15A)	15	1	15	CONTINUOUS	1.25	18.75	120	1	2250	2250
FANTECH EXHAUST FAN - RVF-4 (17.7W, .15A)	.15	3	.45	NON CONTINUOUS	1.00	.45	120	1	54	54
FANTECH EXHAUST FAN - 2SHE1621 (112W, 1.5A)	1.5	1	1.5	NON CONTINUOUS	1.00	1.5	120	1	180	180
MOTION SENSOR MODEL CMR PDT 9 (800W, 6.6A)	6.67	3	20.01	CONTINUOUS	1.25	25.01	120	1	3001.5	3001.5

ELECTRICAL LOAD ANALYSIS

LOADS :

LIGHTING	509.4 VA
RECEPTACLES	1080 VA
POWER RELAY	2250 VA
HWH	1440 VA
EXHAUST FANS	234 VA
MOTION SENSOR	3001.5 VA
Total	8,514.9

8514.9 VA / 120 V = 70.95 A
Total 70 A

LICENSED PROFESSIONAL ENGINEER — GIN T. NANDA — E 15542 — EXP. 09/30/25 — ELECTRICAL — STATE OF CALIFORNIA

3/5/24

NOTES:

ALL WORK SHALL COMPLY WITH THE LATEST LOCALLY ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (2022).

ALL CONDUCTORS TO BE 600V., COPPER (98% CONDUCTIVITY).

ALL FITTINGS MUST BE STEEL COMPRESSION TYPE; OR STEEL SET SCREW TYPE.

MAINTAIN CLEARANCES ABOUT ELECTRICAL EQUIPMENT PER NEC 110.26

DIAGRAM INDICATES PANEL SERVED FROM A SEPARATE OWNER SERVICE. IF PANEL IS SERVED DIRECTLY FROM UTILITY, MAIN BONDING JUMPER SIZED PER (2022) NEC ARTICLE 250.28 IS REQUIRED.

WALLIS CONCRETE, LLC.
646 WALLIS CONCRETE ROAD * P.O. BOX 789
WALLIS, TEXAS 77485
PH (800) 852-7880
FAX (979) 478-6753

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED	RCF
DRAWN	RCF
CHECKED	RCF
DATE	09/03/20
SCALE	
PROJECT	CONEJO
FILE NAME	COMMUNITYPARK

CONEJO COMMUNITY PARK RESTROOM BUILDING
THOUSAND OAKS, CALIFORNIA

MODEL NO. 3S-CW-4L-RC-GR-ADA, W/STORAGE ROOM
SERIAL NO. 20240005 A, B, C & D

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1175 HENDRIX AVE.
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91360
APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

RESTROOM SHOP DRAWINGS

DATE: 10/03/2025
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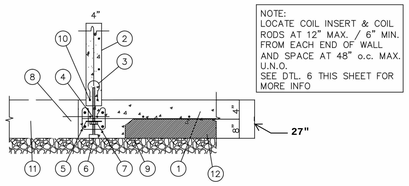
A3.5

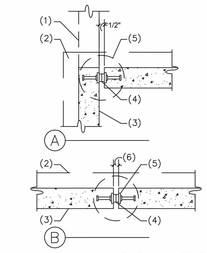


1 BAR BENDS



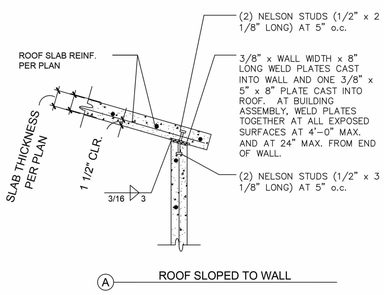
2 FOUNDATION DETAIL

3 TYP. WALL DETAIL

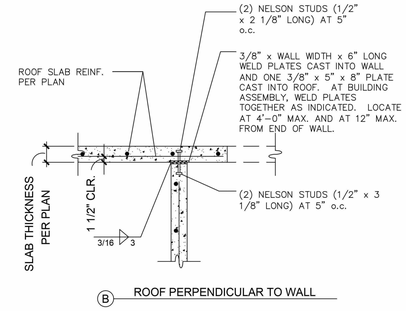


NOTES:
1. PANEL CONTINUOUS WHERE OCCURS.
2. PER FOUNDATION PLAN.
3. 4" WALL.
4. 1/4"x1 1/2"x7" LONG FLAT BAR WELDED TO EACH EMBED PLATE W/ 3/16" FILLET WELD.
5. 2 1/2"x3/8"x10" STEEL WELD PLATES W/ 1/2"x2 7/8" NELSON STUDS AT 8" O.C. CAST INTO EACH WALL SECTION – THEN WELDED TOGETHER. WALL JOINT IS THEN SEALED BY URETHANE CAULK. LOCATE AT THREE LOCATIONS PER JOINT. 12" FROM TOP AND BOTTOM AND AT MID HEIGHT.
6. 1/2" ± 3/16" TYP. GAP.

4 WALL CONNECTION DETAIL

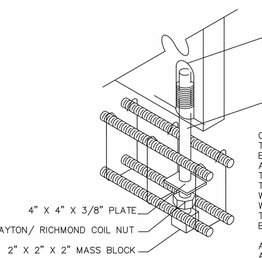


A ROOF SLOPED TO WALL



B ROOF PERPENDICULAR TO WALL

5 ROOF TO WALL

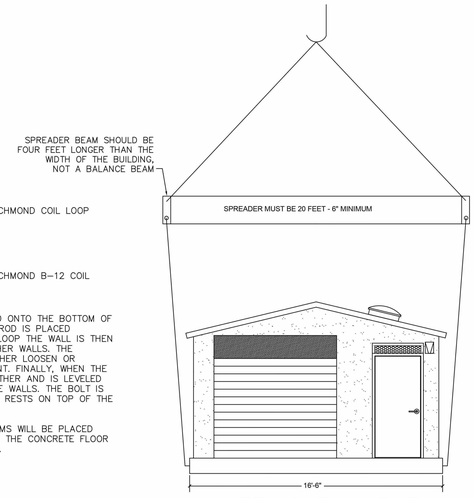


COIL ROD IS THREADED ONTO THE BOTTOM OF THE WALL. ONCE THE ROD IS PLACED BETWEEN THE REBAR LOOP THE WALL IS THEN ALIGNED WITH THE OTHER WALLS. THE THREADED BOLT IS EITHER LOOSEN OR TIGHTEN FOR ALIGNMENT. FINALLY, WHEN THE WALL IS WELDED TOGETHER AND IS LEVELED WITH THE REST OF THE WALLS. THE BOLT IS TIGHTEN AND THE NUT RESTS ON TOP OF THE BOTTOM REBAR.

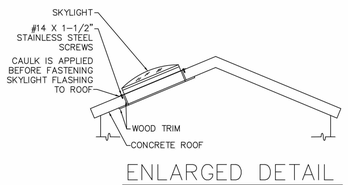
AFTER, CONCRETE FORMS WILL BE PLACED AROUND BUILDING AND THE CONCRETE FLOOR SLAB WILL BE POURED.

6 COIL ROD DETAIL

SCALE N.T.S

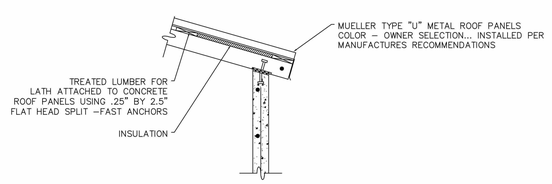


LIFTING EXAMPLE



7 ENLARGED DETAIL OF SKYLIGHT

SCALE N.T.S



8 METAL ROOF PANELS OVER CONCRETE

WALL, FLOOR, AND ROOF FINISH SCHEDULE

NAME	FLOOR	INTERIOR WALLS MATERIAL	EXTERIOR WALL MATERIAL	EXTERIOR ROOF MATERIAL	EXTERIOR ROOF COVERING	REMARKS
RESTROOM	CONCRETE SEALED W/COROTECH WATERBORNE AMINE EPOXY V440 TO COMPLY W/CBC 1210 OR PAINTED PER OWNERS CHOICE	CONCRETE PAINTED W/BENJAMIN MOORE INTERIOR SEMI-GLOSS OR EQUAL TO COMPLY W/ CGBC 5.504.4.3	CONCRETE PAINTED W/BENJAMIN MOORE EXTERIOR FLAT HOUSE PAINT OR EQUAL TO COMPLY W/ CGBC 5.504.4.3	CONCRETE PAINTED W/BENJAMIN MOORE EXTERIOR FLAT HOUSE PAINT OR EQUAL TO COMPLY W/ CGBC 5.504.4.3	TO BE DETERMINED BY OWNER	COLOR SELECTED BY OWNER. WE RECOMMEND THE INTERIOR SURFACES BE PAINTED AN OFF-WHITE COLOR, "CYLINDER CREAM"
STORAGE	CONCRETE SEALED W/COROTECH WATERBORNE AMINE EPOXY V440 TO COMPLY W/CBC 1210	CONCRETE PAINTED W/BENJAMIN MOORE INTERIOR SEMI-GLOSS OR EQUAL TO COMPLY W/ CGBC 5.504.4.3	CONCRETE PAINTED W/BENJAMIN MOORE EXTERIOR FLAT HOUSE PAINT OR EQUAL TO COMPLY W/ CGBC 5.504.4.3	CONCRETE PAINTED W/BENJAMIN MOORE EXTERIOR FLAT HOUSE PAINT OR EQUAL TO COMPLY W/ CGBC 5.504.4.3	TO BE DETERMINED BY OWNER	COLOR SELECTED BY OWNER. WE RECOMMEND THE INTERIOR SURFACES BE PAINTED AN OFF-WHITE COLOR, "CYLINDER CREAM"

DOOR AND HARDWARE SCHEDULE

NAME	DOOR			THRESHOLD	FRAME	REMARKS
	SIZE	THICK	MATERIAL	MATERIAL	MATERIAL	
RESTROOM	3/0 X 6/8	1-3/4"	HEAVY DUTY HOLLOW METAL GALVANIZED	NONE	HOLLOW METAL	YALE CYLINDER 5400 SERIES LEVER LOCKSET HYD CLOSURE, KICK PLATE, DOOR SWEEP
STORAGE	3/0 X 6/8	1-3/4"	HEAVY DUTY HOLLOW METAL GALVANIZED	NONE	HOLLOW METAL	YALE 3500 SERIES CYLINDRICAL DEAD BOLT HYD CLOSURE, KICK PLATE, DOOR SWEEP
ROLL UP DOOR	8' X 6'-8"		HEAVY DUTY METAL SLATS GALVANIZED	NONE	GALV. TRACK	INTERNAL LOCK-ACCESS THRU STORAGE MAN DOOR

EXTERIOR FINISH

FINISH
STUCCO REVEAL

CHASE DOOR SPECIFICATIONS:
1. HOLLOW 2. STEEL WITH POLYSTYRENE CORE 3. Uo = 0.35 4. ALLOWABLE AIR LEAKAGE RATES 0.5 CFM PER SQ. FT. OF DOOR AREA

GREEN BUILDING REQUIREMENTS

ADHESIVES, SEALANTS AND CAULKS: ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS:

A. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.2. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS AS LISTED IN B BELOW.

B. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507. CGBC 5.504.4.1.

PAINTS AND COATINGS: ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 5.504.4.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALITY COATINGS CATEGORIES LISTED IN TABLE 5.504.4.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT–HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36 AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT–HIGH GLOSS VOC LIMIT IN TABLE 5.504.4.3 SHALL APPLY. CGBC 5.504.4.3.

AEROSOL PAINTS AND COATINGS: AEROSOL PAINTS AND COATINGS SHALL MEET THE PWMIR LIMITS FOR ROC IN SECTION 94522(a)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(c)(2) AND (d)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520. CGBC 5.504.4.3.1.

APPROVED
By TI-RADCO a CA Department of Housing and Community Development approved third party design approval agency
DM920272
APPROVAL DATE: May 7,2024
EXPIRATION DATE: Aug 30,2025
APPROVAL NO.
RAD-16741

CIVIL STRUCTURAL ONLY
REGISTERED PROFESSIONAL ENGINEER
ROBERT V. NANCA
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA

City of Thousand Oaks
BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING
BY: ATHIBODEAUX
PERMIT #: _____ DATE: 11/02/2026

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No. C-34213
REN: 10/31/2023
STATE OF CALIFORNIA

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APN: 5240090255
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CONEJO RECREATION AND PARK DISTRICT

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646 WALLIS CONCRETE ROAD * P.O. BOX 789
WALLIS, TEXAS 77485
PH (800) 852-7880
FAX (979) 478-6753

NO.	DATE	DESCRIPTION

DESIGNED	RCF
DRAWN	RCF
CHECKED	RCF
DATE	09/03/20
SCALE	
PROJECT	CONEJO
FILE NAME	COMMUNITYPARK

CONEJO COMMUNITY PARK RESTROOM BUILDING
THOUSAND OAKS, CALIFORNIA
MODEL NO. 3S-CW-4L-RC-GR-ADA, W/STORAGE ROOM
SERIAL NO. 2024005 A, B, C & D

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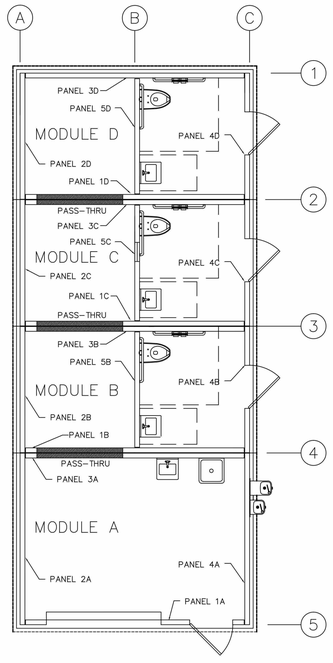
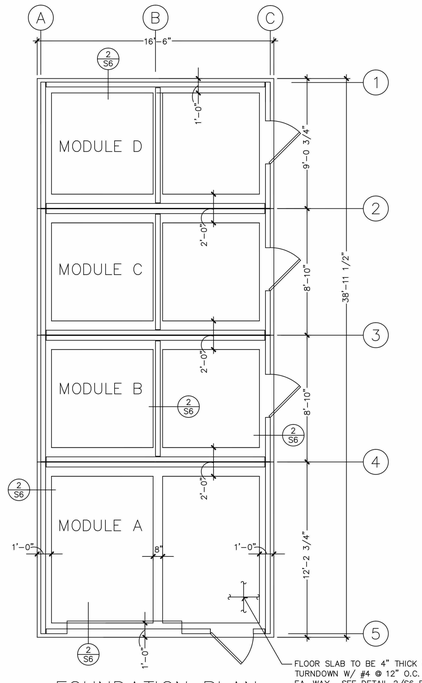
SHEET
S6 OF 8

SHEET TITLE
RESTROOM SHOP DRAWINGS

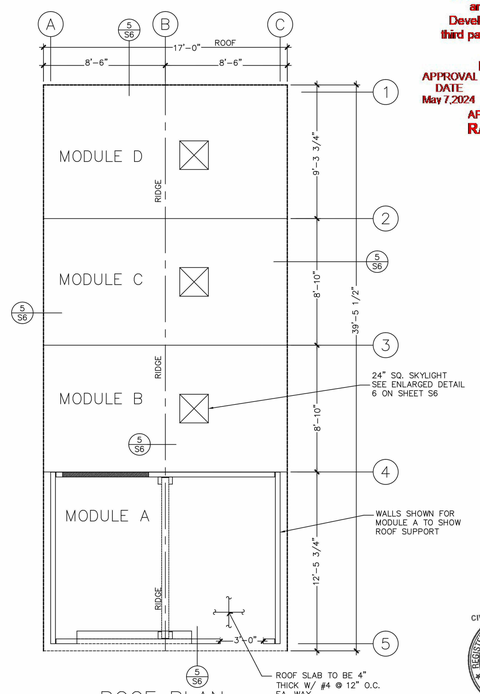
DATE: 10/03/2025
TECHNICIAN: RT
PROJECT MANAGER: MD
JOB NUMBER: 725
SHEET NUMBER
A3.6



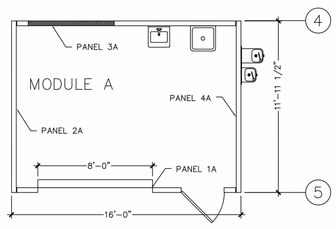
PANEL REFERENCE PLAN



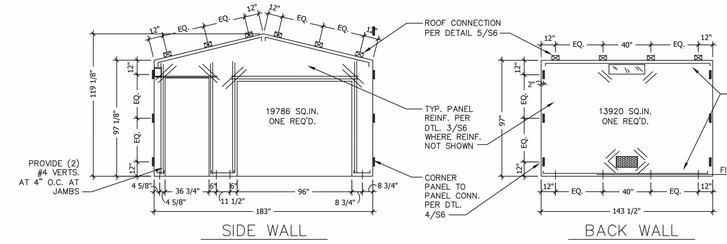
FOUNDATION PLAN



ROOF PLAN



FLOOR PLAN MODULE A

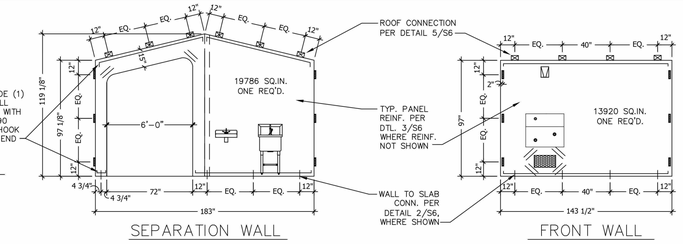


SIDE WALL

PANEL 1A
VIEW FROM INSIDE

BACK WALL

PANEL 2A
VIEW FROM INSIDE

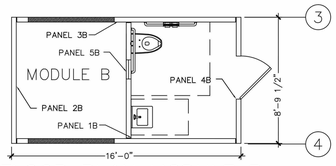


SEPARATION WALL

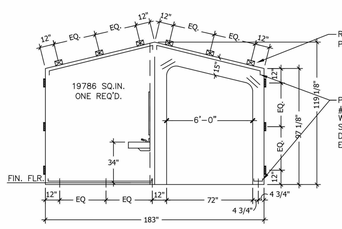
PANEL 3A
VIEW FROM INSIDE

FRONT WALL

PANEL 4A
VIEW FROM INSIDE

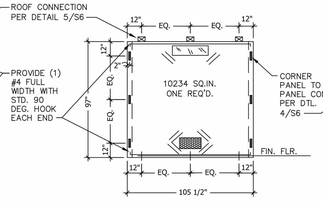


FLOOR PLAN MODULE B



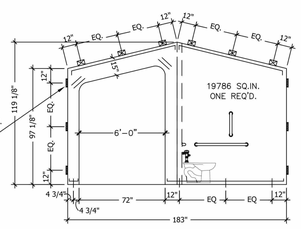
SEPARATION WALL

PANELS 1B
VIEW FROM INSIDE



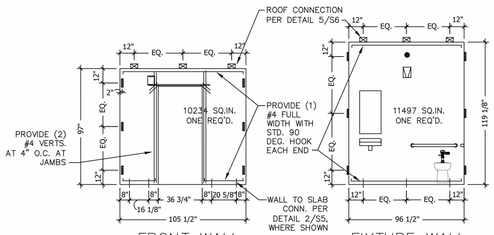
BACK WALL

PANEL 2B
VIEW FROM INSIDE



SEPARATION WALL

PANELS 3B
VIEW FROM INSIDE



FRONT WALL

PANEL 4B
VIEW FROM INSIDE

FIXTURE WALL

PANEL 5B
VIEW FROM INSIDE

TYPICAL PANEL ELEVATION NOTES :

1. PANELS ARE VIEWED FROM THE INTERIOR FACE.
2. SEE DETAIL 3/S6 FOR TYPICAL PANEL INFORMATION AND REINFORCEMENT. SPECIAL REINF. CALLED OUT ON PANEL ELEVATION SUPERCEDES REINF. CALLED OUT IN TYPICAL DETAIL.
3. ALL PANELS ARE 4" THICK WITH NO REVEALS UNLESS NOTED OTHERWISE.
4. ALL PANEL REINF. AND CONNECTIONS CALLED OUT ARE FOR FINAL IN-PLACE CONDITION. ADDITIONAL REINF. AND CONNECTIONS REQUIRED FOR ERECTION AND TRANSPORTATION ARE NOT PART OF THESE DRAWINGS AND ARE PERFORMED BY OTHERS.
5. SEE DETAIL 2/S6 FOR CONNECTION AT BASE OF WALL.

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

REVIEWED FOR CODE COMPLIANCE.
The stamping of this plan shall not be an approval to violate any applicable code provisions. Approved construction documents shall not be changed, modified, or altered without written authorization from the City of Thousand Oaks.

APPROVED
By TI-RADCO a CA Department of Housing and Community Development approved third party design approval agency
DM920272
APPROVAL DATE May 7,2024
EXPIRATION DATE Aug 30,2025
APPROVAL NO.
RAD-16741

CIVIL STRUCTURAL ONLY
REGISTERED PROFESSIONAL ENGINEER
ROBERT V. NANIA
84063
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA

WALLIS CONCRETE, LLC.
646 WALLIS CONCRETE ROAD * P.O. BOX 789
WALLIS, TEXAS 77485
PH (800) 852-7880
FAX (979) 478-6753

REVISIONS NO.	DATE	DESCRIPTION

DESIGNED	RCF
DRAWN	RCF
CHECKED	RCF
DATE	09/03/20
SCALE	
PROJECT	CONEJO
FILE NAME	COMMUNITYPARK

CONEJO COMMUNITY PARK RESTROOM BUILDING
THOUSAND OAKS, CALIFORNIA

MODEL NO. 3S-CW-4L-RC-GR-ADA, W/STORAGE ROOM
SERIAL NO. 20240005 A, B, C & D

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SHEET
S7 OF 8

AGD
ARCHITECTURE | DESIGN

ANDREW GOODWIN DESIGNS
1238 MONTEREY ST.
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t: (805) 439-1611
www.andrewgoodwin.us

architect: andrew goodwin, aia
andrew@andrewgoodwin.us

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REVISIONS

REV #	REV DATE	REV DESCRIPTION

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN. 10/31/2023
STATE OF CALIFORNIA

PROJECT

CONEJO COMMUNITY PARK AND CENTER

1175 HENDRIX AVE,
THOUSAND OAKS, CA
91360
APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

RESTROOM SHOP DRAWINGS

DATE: 10/03/2025
TECHNICIAN: RT
PROJECT MANAGER: MD
JOB NUMBER: 725

SHEET NUMBER
A3.7

City of Thousand Oaks
BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING
BY: ATHIBODEAUX
PERMIT #: _____ DATE: 11/02/2026
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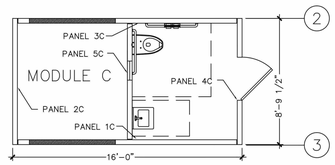
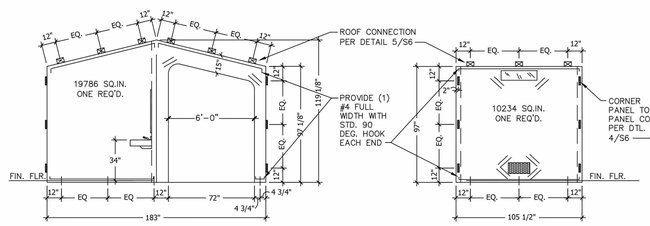
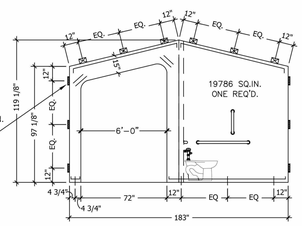


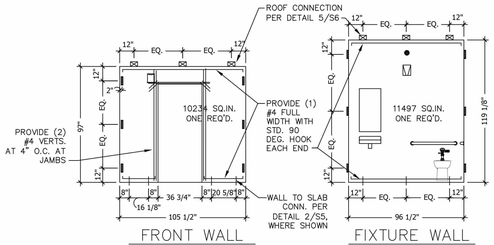


SEPARATION WALL
PANELS 1C
VIEW FROM INSIDE

BACK WALL
PANEL 2C
VIEW FROM INSIDE

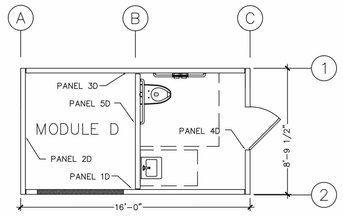


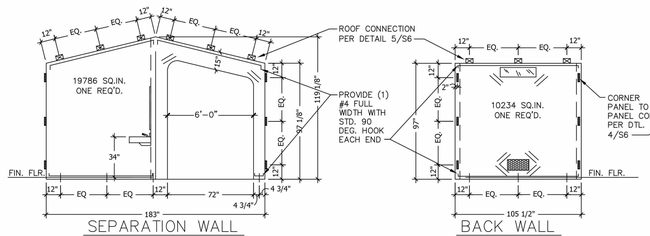
SEPARATION WALL
PANELS 3C
VIEW FROM INSIDE



FRONT WALL
PANEL 4C
VIEW FROM INSIDE

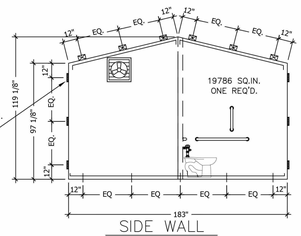
FIXTURE WALL
PANEL 5C
VIEW FROM INSIDE



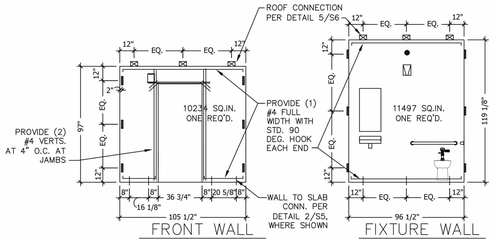


SEPARATION WALL
PANELS 1D
VIEW FROM INSIDE

BACK WALL
PANEL 2D
VIEW FROM INSIDE



SIDE WALL
PANELS 3D
VIEW FROM INSIDE



FRONT WALL
PANEL 4D
VIEW FROM INSIDE

FIXTURE WALL
PANEL 5D
VIEW FROM INSIDE

GENERAL JOBSITE NOTES :

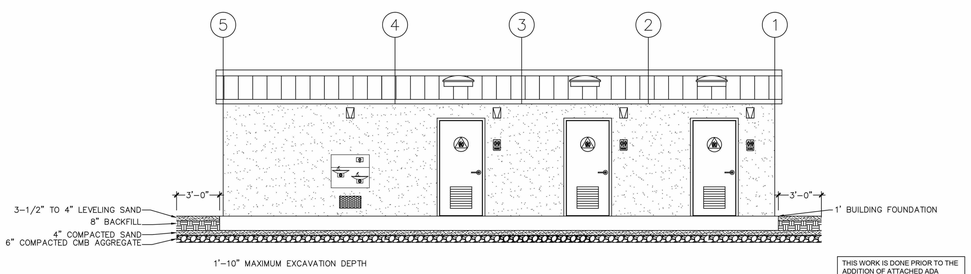
SITE PREPARATION:

1. LAY-OUT EXCAVATION AREA FROM OFF-SETS PROVIDED BY OWNER. (EXCAVATION AREA WILL BE AT LEAST 3'-0" OUTSIDE BUILDING FOUNDATION IN ALL DIRECTIONS.)
2. EXCAVATE UP TO 22" OF SOILS (14" FOR BUILDING FOUNDATION SYSTEM, 6" FOR AGGREGATE BASE AND UP TO 4" FOR LEVELING SAND) DEPENDING ON EXISTING GRADE, AND LOAD, TRANSPORT AND DISPOSE OF UP TO A MAXIMUM OF 45 CUBIC YARDS OF BURDEN MATERIAL TO AN APPROVED
3. DISPOSAL SITE.
4. INSTALL AND COMPACT 6" CMB AGGREGATE BASE MATERIAL.

   INSTALL AND COMPACT UP TO 4" OF LEVELING SAND.

BUILDING PLACEMENT:

1. BUILDING TO BE OFF-LOADED AND PLACED ON PREPARED SITE. SEE DETAIL THIS SHEET.
2. CONNECT SEWER OUTFLOW TO EXISTING SEWER MAIN UP TO 5'-0" FROM OUTFLOW LOCATION.
3. CONNECT WATER INLET TO EXISTING WATER MAIN UP TO 5'-0" FROM INLET LOCATION.
4. CONNECT WIRING TO OWNERS POWER SUPPLY AND TEST.
5. BACKFILL AND COMPACT UP TO 8" OF EXCAVATED MATERIALS AROUND BUILDING.
6. CLEAN BUILDING AND TOUCH UP PAINT TO MATCH IF NEEDED.



BUILDING PLACEMENT

APPROVED
By TI-RADCO a CA Department of Housing and Community Development approved third party design approval agency
DM920272
APPROVAL DATE May 7,2024
EXPIRATION DATE Aug 30,2025
APPROVAL NO.
RAD-16741

CIVIL PROFESSIONAL OF RECORD ONLY
REGISTERED PROFESSIONAL ENGINEER
ROBERT V. NAKADA
No. 84063
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA
5/9/24

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FAX (979) 478-6753

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED	RCF
DRAWN	RCF
CHECKED	RCF
DATE	09/03/20
SCALE	
PROJECT	CONEJO
FILE NAME	COMMUNITYPARK

CONEJO COMMUNITY PARK RESTROOM BUILDING
THOUSAND OAKS, CALIFORNIA

MODEL NO. 3S-CW-4L-RC-GR-ADA, W/STORAGE ROOM
SERIAL NO. 20240005 A, B, C & D

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SHEET S8 OF 8

AGD
ARCHITECTURE | DESIGN
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REV #	REV DATE	REV DESCRIPTION

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LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN. 10/31/2023
STATE OF CALIFORNIA

PROJECT

CONEJO COMMUNITY PARK AND CENTER

1175 HENDRIX AVE, THOUSAND OAKS, CA 91360
APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

RESTROOM SHOP DRAWINGS

DATE: 10/03/2025
TECHNICIAN: RT
PROJECT MANAGER: MD
JOB NUMBER: 725

SHEET NUMBER
A3.8

CONEJO COMMUNITY PARK AND CENTER SITE ELEMENTS

1175 HENDRIX AVENUE
THOUSAND OAKS, CA 91360

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

REVIEWED FOR CODE COMPLIANCE.
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STATEMENT OF SPECIAL INSPECTIONS

REQUIRED VERIFICATION AND INSPECTION OF
SOILS
(per CBC Section 1705.6 and Table 1705.6)

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC
1. Verify materials below footings are adequate to achieve the design bearing capacity.	–	X
2. Verify excavations are extended to proper depth and have reached proper material.	–	X
3. Perform classification and testing of compacted fill materials.	–	X
4. During fill placement, verify use of proper materials and procedures in accordance with the provisions of the approved geotechnical report. Verify densities and lift thicknesses during placement and compaction of the compacted full.	X	–
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	–	X
6. Per CBC 1705.6, Where Section 1803 does not require reporting of materials and procedures for fill placement, the special inspector shall verify that the in-place dry density of the compacted fill is not less than 90 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 1557.	–	X

REQUIRED VERIFICATION AND INSPECTION OF
CONCRETE CONSTRUCTION
(per CBC Section 1705.3 and Table 1705.3)

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REF. STANDARD	CBC REFERENCE
1. Inspection of reinforcing steel and placement.	–	X	ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	–
2. Inspection of reinforcing steel welding in accordance with IBC Table 1705.3, Item 2	–	–	AWS D1.4; ACI 318: 26.6.4	–
3. Inspect anchors cast in concrete where allowable loads have been increased or where strength design is used.	X	–	ACI 318: 17.8.2	-
4. Inspection of anchors installed in hardened concrete (*i.e. post-installed anchors*)	–	X	ACI 318: 17.8.2	-
5. Verifying use of required design mix.	–	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2
6. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	–	ASTM C172, C31 ACI 318: 26.5, 26.12	-
7. Inspection of concrete placement for proper application techniques.	X	–	ACI 318: 26.5	-
8. Inspection for maintenance of specified curing temperature and techniques.	–	X	ACI 318: 26.5.3–26.5.5	-
9. Verification of in-situ concrete strength prior to removal of shores and forms from beams and structural slabs.	–	X	ACI 318: 26.11.2	–
10. Inspect formwork for shape, location, and dimensions of the concrete member being formed.	–	X	ACI 318: 26.11.2(b)	–
11. Inspection of adhesive/epoxied anchors and their installation	X	–	*ICC Evaluation Report*	–

REQUIRED VERIFICATION AND INSPECTION OF
MASONRY CONSTRUCTION (LEVEL 1)
(per CBC Section 1705.4, TMS 402/602 Table 3 and Table 4)

INSPECTION TASK	INSPECTION FREQ.		REFERENCE FOR CRITERIA		
	Continuous	Periodic	CBC Section	TMS 402	TMS 602
1. Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified	–	X	–	–	Art. 1.5
2. Verification of f'_m and f'_{AAC} prior to construction except where specifically exempted by TMS 402	–	X	–	–	Art. 1.4B
3. Verification of slump flow and VSI as delivered to the site for self-consolidating grout	X	–	–	–	Art. 1.5, 1.6.3
4. As masonry construction begins, the following shall be verified to ensure compliance:					
a. Proportions of site-prepared mortar	–	X	–	–	Art. 2.1, 2.6A, 2.6C
b. Grade, type and size of reinforcement, connectors, anchor bolts and anchorages	–	X	–	–	Art. 3.4, 3.6A
c. Sample panel construction	–	X	–	–	Art. 1.6D
5. During construction, the inspection program shall verify:					
a. Materials and procedures with the approved submittals	–	X	–	–	Art. 1.5
b. Placement of masonry units and mortar joint construction	–	X	–	–	Art. 3.3B
c. Size and location of structural elements	–	X	–	–	Art. 3.3F
d. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction	–	X	–	Sec. 1.2.1(e), 6.2.1, 6.3.1	–
e. Welding of reinforcing bars	X	–	–	Sec. 6.1.6.1.2	–
f. Preparation, construction and protection of masonry during cold weather (temp. below 40°F) or hot weather (temp. above 90°F)	–	X	–	–	Art. 1.8C, 1.8D
6. Prior to grouting, the following shall be verified to ensure compliance:					
a. Grout space	–	X	–	–	Art. 3.2D, 3.2F
b. Placement of reinforcement, connectors, and anchor bolts.	–	X	–	Sec. 6.1, 6.3.1, 6.3.6, 6.3.7	Art. 3.2E, 3.4
7. Observe preparation of grout specimens, mortar specimens, and/or prisms	–	X	–	–	Art. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3, 1.4 B.4
8. Inspection of adhesive/epoxied anchors and their installation	X	–	*ICC Evaluation Report*		
9. Post-installed anchors (e.g. wedge/expansion type)	–	X	*ICC Evaluation Report*		

ADDITIONAL SPECIAL INSPECTIONS: OTHER
(per CBC Chapter 17)

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC
1. Review of procedures for fabrication of structural load-bearing members and assemblies performed on the premises of a fabricator's shop, where the fabricator is not registered and approved to perform such work without special inspection. See CBC 1704.2.5	–	X

ADDITIONAL NOTES

See Architectural, Mechanical, Electrical, and other plans for additional required non-structural special inspections.

CBC 1704.2.1: The special inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the building official, for inspection of the particular type of construction or operation requiring inspection. The special inspector shall provide written documentation to the building official demonstrating his or her competence and relevant experience or training. Experience or training shall be considered relevant when the documented experience or training is related in complexity to the same type of special inspection activities for projects of similar complexity and material qualities. These qualifications are in addition to qualifications specified in other sections of this code.

CBC 1705.1.1: Special inspections shall be required for proposed work that is, in the opinion of the building official, unusual in its nature, such as, but not limited to, the following examples:
1. *Construction materials and systems that are alternatives to materials and systems prescribed by the CBC.*
2. *Unusual design applications of materials described in the CBC.*
3. *Materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in this code or in standards referenced by the CBC.*

The special inspector shall observe the work assigned for conformance with the approved design drawings, approved specifications, and the applicable workmanship provisions of the CBC. The special inspector shall furnish inspection reports to the building official, the engineer or architect of record, and other designated persons as directed in Chapter 17 of the CBC. All discrepancies shall be brought to the immediate attention of the contractor for correction and then, if uncorrected, to the appropriate design authority and to the building official.

CBC 1704.4 and 1704.2.3: Each contractor responsible for the construction of a main wind or seismic force resisting system, designated seismic system or a wind- or seismic-resisting component listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the owner prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain acknowledgment of awareness of the special requirements contained in the statement of special inspection.

GENERAL NOTES

1. The notes on this Title Sheet apply to and are in effect for all parts of the project, unless noted otherwise. Refer to the Structural Specifications (on Sheet S0.2) for additional structural requirements. Refer to the drawings, notes, and specifications of the Architect, Mechanical Engineer, Electrical Engineer, Civil Engineer, and other consultants for additional requirements.
2. **Do not scale these drawings.** Refer to written dimensions. Drawings are not necessarily to scale. The Contractor is to use architectural dimensions to lay out walls, framing, foundations, and other elements. The Contractor is to verify all dimensions and conditions and report any discrepancies to the Architect prior to commencing with any directly or indirectly related work.
3. T&S Structural's details are prepared to convey only structural aspects of each element shown. Non-structural information, including but not limited to fenestrations, fire-resistance, insulation, finishes, waterproofing, drainage, and flashing may not be included on the structural plans. The Contractor must obtain non-structural information related to each detail from the Architect, architectural plans, and plans provided by other consultants. Brace equipment per the manufacturer's specifications.
4. No deviations from these structural plans, details, and specifications are allowed without written approval from T&S Structural. Approval by an inspector or any other party does not constitute authority to deviate from these plans. Plan changes and addenda are subject to approval by the Building Department. The Contractor is responsible for processing changes, assembling permit documents, acquiring permits, and obtaining Owner approval for costs related to change orders.
5. Substitutions of specified products (i.e. Simpson Strong-Tie) for equivalent products are not recommended. Substitutions will be considered if the Contractor agrees to this procedure prior to substitutions being made: (a) Contractor provides T&S Structural with satisfactory evidence of product equivalence; (b) If satisfactory, Contractor agrees to reimburse T&S Structural for time and expenses to revise plans; and (c) Contractor agrees to resubmit plans to the Building Department for approval.
6. Construction and materials must comply with and be installed in accordance with the requirements of all legally-constituted public authorities having jurisdiction, including all county, city, and local ordinances, as well as the Safety Orders of the State Industrial Accident Commission, OSHA. Receive all required approvals prior to commencement of construction.
7. The Engineer is not responsible for and does not have control or charge of construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the construction delineated by these plans. The Contractor or his/her agent(s) are responsible to supervise and direct all work and are solely and completely responsible for all construction means, methods, techniques, sequences, procedures, and conditions on the job site, including the safety of all persons and property during the entire period of construction. Periodic observations by T&S Structural personnel or representatives are not intended to include verification of dimensions or review the adequacy of the Contractor's safety measures on or near the construction site.
8. The Contractor is responsible to provide all shoring and bracing during construction to support all loads to which the structure and site may be subjected. Provide shoring for vertical cuts in excess of 5 feet per OSHA and the building official and as directed by the Soils Engineer.
9. Where inspection is required, the Special Inspector is to obtain Building Department approval prior to work commencement. Copies of the inspection report(s) to be filed by the Special Inspector(s) must be given to the architect, engineer, owner, and building official. The Contractor is responsible for scheduling, coordination, and expenses involved in any and all inspections.
10. The Contractor is responsible to initiate a resolution to any conflicts within or between drawings, specifications, and/or manufacturer instructions by issuing an RFI. The most strenuous and/or costly option governs unless otherwise stated in response to an RFI. It is the Contractor's responsibility to identify and provide for any 'scope gaps' that may exist and be recognizable to a professional building contractor.
11. Each contractor responsible for the construction of a wind- or seismic-force-resisting system or component listed in the "Statement of Special Inspections" must submit a written statement of responsibility to the building official and the owner prior to the commencement of work on the system or component. (See CBC Section 1704.4 for specific requirements.)
12. "Clouding" shown on the construction documents is only for convenience for general major revisions and is not necessarily inclusive of all revisions to the drawings. The Contractor and others must review the construction documents completely and thoroughly and are not to depend upon the clouding being an indication of the full limit or extent of revisions.
13. All construction projects require inspection and maintenance following completion. Operation, inspection, and maintenance are the sole responsibility of the Owner. T&S Structural has no responsibility for any failures by the Owner or others to properly operate, inspect, or maintain the project(s) shown in these plans.
14. It is unlawful for any portion of a building to have load placed on it exceeding the design loads per CBC Section 106.3. Portions of commercial and industrial buildings designed for live loads exceeding 50 psf shall have signage installed per CBC Section 106.1.
15. Where plans, details, notes, and/or specifications (construction documents) are noted as being in a preliminary/progress state (e.g. "not for construction"), the Contractor must take this into consideration if choosing to use these progress documents for cost estimating, bidding, or any other purpose.
16. The plans, calculations, and specifications contained herein and provided herewith are the exclusive property of T&S Structural, © 2023. The use of these plans and specifications is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remains with T&S Structural without prejudice. Visual contact with these plans and specifications constitutes prima facie evidence of the acceptance of these restrictions.

STRUCTURAL DESIGN PARAMETERS

GENERAL PARAMETERS

Building Code	2022 CBC
Construction Type	Type V
Risk Category	II
Number of Stories	1
Max. Height (above grade)	10.25 ft

SEISMIC DESIGN DATA (per CBC 1603.1.5):

Seismic Importance Factor, I	1.00
Site Class	D
Spectral Response Accelerations	S_S = 1.485 S_1 = 0.535
Spectral Response Coefficients	S_{DS} = 1.188 S_{D1} = 0.630
Seismic Design Category	D
Seismic Force Resisting System(s)	See Calcs*
Response Modification Factor, R	1.25
Seismic Response Coefficient, C_s	0.950
Analysis Procedure Used	Equiv. Lat. Force

** See ASCE 7-16 Table 15.4-2*

SOILS VALUES

Bearing Pressure	2000 psf
Lateral Passive	250 pcf
EFP (active, level)	90 pcf
Friction Coefficient	0.25
Soil Classifications	Clay

WIND DESIGN DATA (per CBC 1603.1.4):

Ultimate Wind Speed, V_{ULT}	93 mph
Exposure Category	C
Internal Pressure Coefficient, GC_{pi}	+/- 0.18

Soils work must conform to the requirements and recommendations of the Soils (or "Geotechnical") Report: "Proposed Conejo Community Center and Public Park Improvements" for 1175 Hendrix Avenue Thousand Oaks, CA by Brett Wanner, of Advanced Geotechnical Services, Inc., dated January 28, 2021, Report No. #10728, including all subsequent letters and addenda.

STANDARD ABBREVIATIONS

AB	anchor bolt
Abv.	above
A/C	air conditioning
Add'l	additional addendum
Add'm	addendum
Adj.	adjacent, adjustable
AFF	above finished floor
AISC	American Institute of Steel Construction
Alum.	aluminum
Alt.	alternate
APA	American Plywood Council
Approx.	approximate
Arch.	architect (ural)
ASTM	American Society of Testing & Materials
Auto.	automatic
Avg.	average
AWS	American Welding Society
Bd.	board
Bldg.	building
Blk(g).	block (ing)
Blw.	below
Bm.	beam
BN	boundary nailing
Bot.	bottom
BP	base plate
Brg.	bearing
Btwn.	between
BW	both ways
Cant.	cantilever (ed)
CBC	California Building Code grade
CDX	C-D plywood w/ exterior glue
Cem.	cement
CHBC	California Historic Building Code
CIP	cast-in-place
CJ	ceiling joist (s)
CJP	complete joint penetration
CL	center line
Clg.	ceiling
Clr.	clear (ance)
CM	centimeter (s)
CMU	concrete masonry unit
Coeff.	coefficient
Col.	column
Com.	common
Conc.	concrete
Conn.	connect (ion)
Const.	construction
Cont.	continuous, continue
Contr.	contractor
Corr.	corrugated
Ctr.	center
Ctrsk.	countersink
Cu.	cubic
d	penny (nails)
Dbl.	double
Deg.	degree
Demo	demolish, demolition
Dep.	depressed
DF	Douglas Fir
Dia(m).	diameter
Diag.	diagonal
Dim.	dimension (s)
Dist.	distance
Div.	division, divider
DJ	deck joist (s)
DL	dead load
Dn.	down
DSA	Div. of the State Architect
Dwg.	drawing
(E)	existing
Ea.	each
EF	each face
EFP	effective fluid pressure
El.	elevation (grade)
Elec.	electric (al)
Elev.	elevator, elevation
Embed.	embedded, embedment
EN	edge nail (ing)
Encl.	enclose (d), (ure)
Eng(r).	engineer (ed)
Eq. or EQ	equal
Equip.	equipment
Equiv.	equivalent
ES	each side
Est.	estimate (d)
Etc.	et cetera
EW	each way
EWEF	each way each face
Exist.	existing
Exp.	expand, expansion
Ext.	exterior, extended
Fdn.	foundation
FF	finished floor
FG	finished grade
Fin.	finish (ed)
FJ	floor joist (s)
Fl.	flange
Flr(g).	floor (ing)
FN	field nail (ing)
FOC	face of concrete
FOM	face of masonry
FOP	face of panel
FOS	face of steel (stud)
FP	fireplace
FR	fire rate (d), (ing)
Frmg.	framing
FS	far side
Ft.	foot, feet
Ftg.	footing
Fut.	future
Ga.	gage, gauge
Galv.	galvanized
GB	grade beam
GC	general contractor
Gen.	general
Gl.	glass, glazing, glazed
GLB	glue-laminated beam
Gr.	grade, grading
Gyp.	gypsum
HD	holdown
HDG	hot-dip galvanized
Hdr.	header
Hex	hexagonal
Hgr.	hanger
Hor (iz).	horizontal
HS	high strength
HSS	hollow structural section
Ht.	height
HVAC	Heating / Ventilation / Air Conditioning
IBC	International Building Code
ICC	International Code Council
ICC-ES	ICC Evaluation Service
ID	inside diameter
In.	inch (es)
Incl.	include (d), (s), (ing)
Info	information
Insp.	inspect (ion), (or)
Insul.	insulate (d), (ion)
Instl.	installation, install
Int.	interior
Inv.	invert (ed)
Jst.	joist
K	kip (1000 pounds)
KLF	kips per linear foot
KP	king post
KSF	kips per square foot
KSI	kips per square inch
LABC	Los Angeles City Building Code
Lam.	laminate (d), (tion)
LARR	Los Angeles Research Report
Lb(s).	pound (s)
Lg.	large
LF	linear (l) foot
Lin.	linear, lineal
LL	live load
LLH	long leg horizontal
LLV	long leg vertical
Long.	longitudinal
Ltg(.).	light (ing)
Ltwt.	lightweight
LVL	laminated veneer lumber
LWC	lightweight concrete
Mas.	masonry
Mat'l	material
Max.	maximum
Mbr.	member
Mech.	mechanic (al)
Med.	medium
MEP	Mech./Elec./Plumbing
Mezz.	mezzanine
MF	moment frame
Mfr.	manufacture (r)
Min.	minimum, minute (s)
Misc.	miscellaneous
MM	millimeter (s)
Mod.	modify, modified, modular
MS	machine screw
Mtl.	metal
(N)	new
N	north
N/A	not applicable
Nat.('l)	natural, national
NDS	National Design Specification for Wood Construction
Neg.	negative
NIC	not in contract
No.	number
Nom.	nominal
NS	near side
NSA	nelson stud anchor
NSG	non-shrink grout
NTS	not to scale
o.c. or oc	on center (s)
OD	outside diameter
OMF	ordinary moment frame
Opp.	opposite
OSB	oriented strand board
OSHPD	Office of Statewide Health Planning & Development
OT	overturning
Par.	parallel
PCF	pounds per cubic foot
Pen.	penetrate (ion)
Perf.	perforate (d), (tion)
Perim.	perimeter
Perp.	perpendicular
PJP	partial joint penetration
PL	plate
PL	property line
PLF	pounds per linear foot
Ply(wd).	plywood
Prefab.	prefabricated (ion)
Prelim.	preliminary
Proj.	project
Prop.	propery
PSF	pounds per square foot
PSI	pounds per square inch
PSL	parallel strand lumber
PT	pressure-treated, post tension (ed)
Pt.	point
PV	photovoltaic
Qtr.	quarter
Qty.	quantity
R(rad).	radius
Rd.	road
Rdwd.	redwood
Rebar	reinforcing bar (s)
Rec('d).	receive (d)
Rect.	rectangular
Ref.	reference
Reinf.	reinforce (d), (ing), (ment)
Req('d).	require (d), (ment)
Ret.	retain (ing)
Rev.	revision (s), revised
RJ	roof joist (s)
Rm.	room
RO	rough opening
RR	roof rafter (s)
SAD	see architectural drawings
Sched.	schedule
SE	structural engineer
Shtg.	sheathing
Sim.	similar
SMF	special moment frame
SMS	sheet metal screw
SOG	slab on grade
Spec(s)	specifications (s)
Sq. or SQ	square
SS	grade select structural, stainless steel
ST	self-tapping
ST1	grade Structural 1 panel
Std(s).	standard (s)
St(l).	steel
Str(uct).	structural, structure
Surf.	surface
Susp.	suspended
SW	shearwall
Sym.	symmetry (ical), symbol
Syn.	synthetic
T&B	top and bottom
T&G	tongue and groove
Temp.	temporary, tempered
Th(k).	thick, thickness
Thru	through
T.O.	top of
TOB	top of beam
TOC	top of concrete
TOF	top of footing
TOG	top of grade
Tol.	tolerance
TOP	top of plate
TOS	top of slab, top of steel
TOW	top of wall
Trans.	transverse
Trim.	trimmer stud (s)
Typ.	typical
UBC	Uniform Building Code
UNO	unless note otherwise
Util.	utility (ies)
Var.	varies, varnish
Vent.	ventilate (ion), (or)
Vert.	vertical
VIF	verify in field
Vol.	volume
W	width, wide, water
W/	with
Wd.	wood
WF	wide flange
WIN	within
Win.	window
W/O	without
WP	waterproofing (ing)
WS	wood screw
Wt.	weight
WTS	welded threaded stud
WHS	welded headed stud
WWF	welded wire fabric
WWM	welded wire mesh
Yd.	yard
∠	angle
@	at
∇	delta
Ø	diameter
#	number, pound (s)
/	per
+/-	plus or minus

SHEET INDEX

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S2.1 Site Elements Foundation Plan

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Project Engineer: AAT
Checked By: JJN
Scale: -
Job No: 20133

Sheet Title:
STRUCTURAL TITLE SHEET

Sheet No.:
S0.1

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

REVIEWED FOR CODE COMPLIANCE.
The stamping of this plan shall not be an approval to violate any applicable code provisions. Approved construction documents shall not be changed, modified, or altered without written authorization from the City of Thousand Oaks.

FOUNDATIONS & CONCRETE

1. GENERAL

1.1 Soils values are per Geotechnical Report (or "Soils Report") by Advanced Geotechnical Services, Inc., Report No. 10728, dated January 28, 2021. This report and the recommendations contained therein shall be considered a part of the construction documents. *(It is the Contractor's responsibility to obtain a copy of the soils report and any addenda from the owner or owner's representative.)*

1.2 Refer to the Structural Design Parameters on the Structural Title Sheet for soil/foundation design values.

1.3 Refer to the Statement of Special Inspections on S0.1 for information related to inspections as required by the governing building code.

1.4 The Building Inspector shall inspect and approve grading and excavations prior to placement of forms, reinforcing steel or concrete.

1.5 The Soil Engineer/Geologist of record shall inspect and sign-off grading and excavations prior to placement of forms, reinforcing steel or concrete. In cases involving engineered fill, a soils engineer shall provide the necessary inspections, tests and approvals. The Contractor is responsible for geotechnical follow-up services as defined in the soils report.

1.6 Prior to the Contractor requesting a building department foundation inspection, the soils engineer shall advise the building inspector in writing that the building pad was prepared in accordance with the soils report and that the foundation excavations, the soil's expansive characteristics and bearing capacity conform to the soils report.

1.7 Refer the structural plans for foundation embedments; however, foundations shall not be embedded less than 27" into approved competent soil, unless specifically noted otherwise. Foundations shall be deepened where necessary to conform to 2022 CBC Section 1808 setback requirements which require a minimum distance from the face of the foundation to the face of the descending slope equal to H/3 (where H is the height of the slope). The setback must be at least 5'-0" but need not exceed 40'-0".

1.8 Prior to construction, the soils engineer of record should review and approve the structural plans. Additionally, it is recommended that there be a preconstruction meeting between the owner, Contractor, and soils engineer to discuss testing procedures, scheduling, and inspections.

2. MATERIALS

2.1 Concrete shall have a strength of 2500 psi at 28 days, and a maximum slump of 5". W/C ratio is 0.55 max. for slabs, walls and columns, and is 0.60 max. for foundations. Special Inspection is not required, except where specified herein, on the structural plans, or by the Building Department.

2.2 Cementitious Material: Portland cement shall conform to ASTM C150, Type II, low-alkali. Fly ash shall conform to ASTM C618, Class F.

2.3 Special Inspection is required for structural slabs, walls, piles, caissons, flat plates, columns and beams. Exception: if the construction is of a minor nature and the Building Department waives the special inspection requirement and special inspection is not specified on the structural plans. (*2022 CBC 1701.1 and 1705]*

2.4 Reinforcing steel shall conform to ASTM A615 (except as noted below), and shall be deformed, clean, and free of rust. Bars shall be 60 grade minimum (unless specified otherwise), except that #3 bars may be 40 grade. Reinforcing steel that is to be welded shall conform to ASTM A706 in lieu of A615. The welding of reinforcement shall be special inspected and conform to AWS D1.4. Exceptions:
a) Reinforcing steel used in concrete shearwalls, moment frames, and earthquake-resisting components shall conform to ASTM A706, and shall be 60 grade (unless specified otherwise).

2.5 Mechanical Bar Splice Couplers: May be used in lieu of lap splices in concrete and shall be used where specified on the plans. Use Dayton Superior Bar-Lock S- or L-series couplers per the plans, or approved equal. Bar-Lock coupler fabrication and installation shall be per ICC ESR-2495. Special inspection is required for installation. Stagger adjacent mechanical splices 2'-0" minimum.

2.6 Aggregates shall be per ASTM C33. Maximum size 1½" for footings and 1" for all other work. Reduce maximum aggregate size as required to conform to ACI 318 Section 3.3.2. Coarse aggregate shall be crushed rock.

2.7 Drypack/non-shrink grout (5000 psi strength minimum UNO) material for baseplates, concrete tilt-panels, sill plates or other specified use shall be non-shrink grout by Five Star Products Inc., Quikrete, or approved equal, and installed at a "plastic" consistency, in accordance with approved methods and techniques. Surfaces shall be properly cleaned of foreign material prior to grouting operation.

2.8 Epoxy/Adhesive:
a) Use Simpson SET-3G Epoxy (ICC ESR-4057) where designated on plans, or approved equal for cracked concrete, unless noted otherwise.
b) Install only where specifically detailed by the Engineer. Refer to the ICC Evaluation Report for product and installation requirements.
c) Contact the Engineer for product substitution when needed for special conditions, such as temperature extremes, fast cure or slow cure, low or high viscosity, low base material temperature, etc.
d) Standard threaded anchor rods shall conform to ASTM F1554 Grade 36, UNO.
e) High-Strength threaded anchor rods shall conform to ASTM A193 Grade B7 or ASTM F1554 Grade 105, UNO.
f) Where exposed to weather, soil, or moisture, threaded anchor rods shall be hot-dipped galvanized per ASTM A153 Class C or D, or be stainless steel. Contact the Engineer when stainless steel is necessary.

2.9 Concrete Floor Underlayment: Only use where specifically detailed. Gypcrete density shall not exceed 115 pcf and lightweight concrete density shall not exceed 125 pcf, unless noted otherwise on the plans. Refer to the architectural plans for additional requirements.

2.10 Anchor Bolts: A307 or F1554 Grade 36 hex-headed, unless noted otherwise.

2.11 The Building Department may require the testing of any materials used in concrete construction to determine if materials are quality specified. Tests of materials and of concrete shall be made by an approved agency and at the expense of the Contractor; such tests shall be made in accordance with the standards listed in CBC Section 1903. Tests and materials of reinforced concrete, and concrete durability, quality, mixing and placing, shall conform to CBC Sections 1903, 1904, and 1905. Refer to the Building Department for additional testing and materials requirements.

3. EXECUTION

3.1 Slabs on Grade: See the plans and details for thickness, reinforcing, and supporting materials. Provide sawcuts or other control joints as directed by the architect and soils engineer, and per the structural plans when specified. Refer to the architectural plans for finishes.

3.2 Minimum lengths for rebar development, lap splices, and compression splices shall be per the Typical Details on S1.1, UNO.

3.3 Dowels shall be provided for vertical and horizontal reinforcing bars in walls, columns, etc., and shall be of the same size and spacing as the supporting wall, columns, etc. Footing reinforcement shall be hooked into intersecting footings with standard 90 degree end hooks per the Typical Details on S1.1, unless noted otherwise on the plans. Per ACI 318 26.6.2.2, no rebar may be "wet set."

3.4 Reinforcing clearances for foundations shall be 3" min. when against earth and 2" min. when against a formed surface UNO. Other reinforcing clearances shall be 1 1/2" minimum UNO.

3.5 Removal of forms (formwork) supporting vertical surfaces shall be after 2 days min. and supporting beams or girders shall be after 15 days minimum.

3.6 Construction joints shall be prepared by wire brushing and cleaning and brushing in a paste of neat cement mortar immediately prior to pouring. Location of construction joints shall be approved by the Engineer.

3.7 Concrete Curing: Concrete shall be maintained above 50 deg. F and in a moist condition for at least the first 7 days after placement (provide 10 days min. for Type II cement & 14 days min. for Type IV or V cement per ACI 308). When formwork is removed from a surface prior to 7 days (the minimum time specified) after placement of concrete, the surface shall be kept continuously moist by spraying or by covering with wet burlap or curing cover. During hot weather, proper attention shall be given to ingredients, production methods, handling, placing, protection, and curing to prevent excessive concrete temperatures or water evaporation that may impair required strength or serviceability of the member or structure. Finishes are per the architect.

3.8 Sill Plate Anchorage: Wood sill plates in bearing walls and shearwalls shall be secured with minimum 5/8" dia. x 10" long anchor bolts (AB) with 7" minimum embedment into concrete (note that longer anchor bolts may be necessary for 3x sill plates or for other conditions). Anchorage shall include 3"x3"x0.229" plate washers per AF&PA SDPWS 4.3.6.1 (Simpson BP5/8-3 or BPS5/8-3, or Equivalent). The hole in the plate washer shall be permitted to be diagonally slotted with a width of up to 3/16" larger than the bolt diameter and a slot length not to exceed 1-3/4", provided a standard cut washer (see AF&PA SDPWS Appendix A) is placed between the plate washer and the nut. The plate washer shall extend to within 1/2" of edge of the sill plate on the sheathed side(s) of shearwalls. Spacing of anchor bolts shall not exceed 6'-0" o.c. Bolts shall be placed a maximum of 12" from wall corners, wall ends, and sill plate splices (but not less than $4^{1}/_{2}$"), and a minimum of two bolts per piece of sill plate are required. Refer to the Shearwall Schedule for maximum anchor bolt spacing at shearwalls, however the spacing shall not exceed 4'-0" o.c. (Holdown anchors shall not be counted as any of the required sill plate anchor bolts.) Use anchor bolt holders and stabilizers per the manufacturer's recommendations, or approved equivalent. Interior non-bearing partitions may be secured with shotpins per the "Wood" section of these specifications.

3.9 Coordinate holdown locations with all structural plans prior to installation. Holdown hardware shall be secured in place prior to foundation inspection and re-tightened just prior to enclosure. Holdowns shall be installed per manufacturer's specifications. Set holdowns tight on top of sill plate and against post; do not raise up off of sill plate UNO. Use anchor bolt holders and stabilizers per the manufacturer's recommendations.

3.10 Retaining Walls: shall not be backfilled until concrete has set a minimum of 14 days (28 days is preferred). Walls shall be fully backfilled prior to framing being placed on or against the wall. Per the geotechnical report, backfill shall be inspected by the soils engineer at time of placement. Vehicles and compaction equipment shall not operate within a distance of H/2 from the wall, and shall not be parked within a distance of H from the wall ('H' being the height of the wall). Where the requirements of the soils report are more restrictive, they shall govern.

3.11 Epoxy/Adhesive:
a) Install only where specifically detailed by the Engineer. Special inspection of epoxy or adhesive applications is required. Install epoxy and adhesive anchors in accordance with the manufacturer's instructions and the requirements of the product's current ICC ESR approval report.
b) Installation of adhesive anchors that are to be under sustained tension loading horizontal to vertically overhead installation shall be done by a certified adhesive anchor installer (AAI) as certified through ACI and in accordance with ACI 318 (Section 26.7.2).
c) Adhesive anchors shall be installed in concrete having a minimum age of 21 days at time of anchor installation, per ACI 318 (Section 26.7.2). For installations sooner than 21 days, consult adhesive manufacturer.
d) Refer to the ICC ESR report for restrictions on temperature of the base material at time of adhesive installation.

3.12 Minimum Spacing of Reinforcement Bars:
a) Minimum clear spacing between parallel bars in a layer shall be one bar diameter but not less than one inch.
b) For parallel reinforcement in two or more layers; bars in upper layers shall be placed directly above bars in lower layers and shall have a clear vertical distance between bars not less than one inch.
c) Clear distance minimums between bars shall also apply to the bars of a contact lap splice and any adjacent bars of contact lap splices.

MASONRY

1. GENERAL

1.1. Special Inspection is required for masonry walls and shall comply with 2022 CBC Section 1705.4 and TMS 402/ACI 530/ASCE 5 and TMS 602/ACI 530.1/ASCE 6.

1.2. Refer to the Statement of Special Inspections on S0.1 for information related to inspections as required by the governing building code.

1.3. Quality assurance shall comply with 2022 CBC Section 2105. Testing of masonry strength to ensure compliance with f'm shall be per TMS 602-13 Section 1.4B, using one of the following methods:
a) Unit Strength Method (602.13 Section 1.4.B.2)
b) Prism Test Method (602.13 Section 1.4.B.3)

1.4. Product submittals are required for proposed masonry units, grout mix and mortar mix, and shall be submitted to the Architect and Engineer for review and approval. Color and appearance of the materials are per the Architect.

1.5. Masonry construction shall conform with the *Building Code Requirements for Masonry Structures (ACI 530-13 / ASCE 5-13 / TMS 402-13)* and the *Specification for Masonry Structures (ACI 530.1 -13/ASCE 6-13/ TMS 602-13)*, except as modified by the 2022 CBC.

2. MATERIALS

2.1. Masonry (Assembly) Strength, f'm: Shall be 1500 psi minimum.

2.2. Masonry Units: Shall conform to ASTM C90, Grade N, medium-weight. When masonry testing is per the Unit Strength Method, sampling and testing shall be per ASTM C140, and masonry units are required to have a net area compressive strength as follows:

Assembly Strength, f'm	*Required Unit Strength*
1500 psi	1900 psi
2000 psi	2800 psi
2500 psi	3750 psi

2.3. Mortar: Shall conform to ASTM C270, and shall conform to the proportions of 2022 CBC Table 2103.2.3. When f'm is specified to be 2000 psi or less, mortar shall be Type S or M. When f'm is specified to be greater than 2000 psi, mortar shall be Type M. No mortars shall be used that have stood for more than 1½ hours.

2.4. Grout: Shall conform to ASTM C476; shall have strength of 2000 psi or strength of f'm, whichever is greater; and the compressive strength shall be determined in accordance with ASTM C1019. Grout shall have an acceptable slump of 8" to 11".

2.5. Admixtures: Sika Grout Aid shall be used in grout mix. Other admixtures shall not be permitted unless sustaining data has been submitted to and approved by the Engineer and the Building Official. Fire clay, dirt and other deleterious materials are prohibited.

2.6. Aggregates: Sand for mortar shall conform to ASTM C144 except that not less than 3% of the sand shall pass the number 100 sieve. Sand and pea gravel for grout shall conform to ASTM C404, Table 1, coarse aggregate, except when other gradings are specifically approved by the engineer. Provide clean, sharp, well graded aggregate free from injurious amounts of dust, lumps, shale, alkali, surface coatings, and organic matter.

2.7. Water used for mortar and grout shall be clean and free from deleterious amounts of acids, salts, alkali, and organic materials.

2.8. Epoxy/Adhesive: Use Simpson SET-XP Epoxy (ER-265) or approved equal specifically for grouted masonry, unless noted otherwise. Refer to the ICC Evaluation Report for product and installation requirements. Install only where specifically detailed by the Engineer. Special inspection of epoxy or adhesive installation is required. (Contact the Engineer for product substitution when needed for special conditions, such as temperature extremes, fast cure or slow cure, low or high viscosity, etc.). Anchor rods shall conform to ASTM A193, Grade B7, UNO.

2.9. Steel Reinforcing: shall conform to ASTM A615, Grade 60, clean and free of rust, except that #3 bars may be Grade 40. Reinforcing steel that is to be welded shall conform to ASTM A706 in lieu of A615. The welding of reinforcement shall be special inspected and conform to AWS D1.4.

2.10. Mechanical Bar Splice Couplers: May be used in lieu of lap splices in grouted masonry and shall be used where specified on the plans. Use Dayton Superior Bar-Lock S-series couplers, or approved equal. Bar-Lock coupler fabrication shall be per ICC ER-2495.

2.11. Anchor Bolts: A307 or F1554 Grade 36 hex-headed, unless noted otherwise.

3. EXECUTION

3.1. All cells shall be solid grouted (or "fully" grouted).

3.2. Masonry units shall be laid in running bond. If units are laid in stack bond, then additional reinforcing will be required; contact the Engineer for additional requirements. Surfaces shall be cleaned of loose debris prior to setting block. Cells shall be in vertical alignment such that minimum vertical unobstructed core (excluding horizontal bars) is 2½"x 3".

3.3. Bed and head joints shall be 3/8" thick, except that the thickness of the bed joint of the starting course placed over foundations shall not be less than 1/4" and not more than 3/4". End walls and cross webs forming cells shall be full-bedded in mortar to prevent leakage of grout.

3.4. Grout lifts shall not exceed 5 feet. Grout shall be consolidated by mechanical vibration immediately after placing to help ensure filling of voids. Reconsolidation by vibration must be done after the initial water loss and before initial set. Horizontal construction joints shall be formed by stopping the grout pour 1½" below top of masonry. A new grout lift may begin after the previous lift has cured for 4 hours.

3.5. Reinforcement Placement:
a) Reinforcing shall be held securely in position. Vertical bars shall be held in position at top and bottom and at intervals not more than 200 bar diameters.
b) Minimum lengths for rebar development and lap splices in masonry shall be 48 bar diameters, UNO. Mechanical bar splice couplers per item c) below are required for #10 and #11 bars.
c) Mechanical Bar Splice Couplers: Dayton Superior Bar-Lock coupler installation shall be per ICC ESR-2495. Special inspection is required. Stagger adjacent mechanical splices 2'-0" minimum.
d) Reinforcing bars to have grout coverage of at least one bar diameter (½" minimum) from inside face of shell, however the clear distance from outside face of masonry to the reinforcing shall not be less than 2" when masonry is exposed to soil or 1½" for other conditions.
e) The clear distance between parallel bars is 1" minimum and (and shall not be less than 1 bar diameter), except that the two bars in a contact splice shall be in contact. This clear distance requirement also applies to the clear distance between a contact splice and adjacent splices or bars. [Exception; The minimum clear distance between parallel bars in columns and pilasters is 2 1/2 bar diameters.]
f) Refer to the next section for lap splice lengths. Stagger adjacent lap splices by at least half the required lap splice length.

3.6. Lap splice lengths shall conform with the following for f'm = 1500 psi:
a) 2-inch cover to bar splice:
i) #3 and #4 bars — 48 bar diameters
ii) #5 bars — 62 bar diameters

3.7. Refer to the structural details for wall reinforcing. Minimum block wall vertical reinforcing shall be #5 @ 8" o.c. and horizontal reinforcing shall be #5 @ 16" o.c., UNO. At least one continuous horizontal #5 bar or larger shall be placed in both the bottom and the top course of masonry wall, unless noted otherwise.

3.8. See structural sheets for typical wall details. At a minimum, door and window jambs shall have (2) #5 bars, and headers (or "lintels") shall have (2) #5 bars, unless noted otherwise on the plans. Jamb and lintel bars shall extend past the opening for a full development length (as defined in Section 3.5b above).

3.9. Jamb reinforcing steel shall extend into the foundation (or deck) below with lap bars of the same diameter bent with 90-degree standard hooks into the footing or deck. Jamb steel shall continue to the top of the wall, unless detailed otherwise on the plans, but shall not extend less than 40 bar diameters past the opening.

3.10. Masonry Columns & Pilasters: Refer to the structural details for reinforcement requirements. Provide a #3 tie less than half a tie spacing above the bottom of each column. Provide a #3 tie less than half a tie spacing from the top of each column (or from the lowermost horizontal reinforcement in beam, girder, slab, or drop panel above).

3.11. Provide at least (4) #3 ties within the top 5" of the column, and engage at least four vertical bars and/or anchor bolts with the ties. The uppermost tie shall be within 2" of the top of the column. Bars shall be placed not less than 1½" and not more than 5" from the surface of the column.

3.12. Anchor Bolt Installation: Secure in place prior to grouting. Provide 1" minimum grout coverage.

3.13. Conduit sleeves shall not be spaced closer than three sleeve diameters center-to-center. Conduit and other obstructions shall be strategically located so as to avoid conflict with wall reinforcing and cell grout spaces and the required clearances.

3.14. Waterproofing shall be provided on the face of masonry walls exposed to earth, per the architectural plans and specifications.

3.15. The Contractor shall coordinate with other trades whose work relates to the masonry installation for placing of required framing. This includes, but is not limited to, placing anchors, bolts, pipes, sleeves, nailers, blockouts, reglets, fittings, conduits, etc., provided by other trades within the masonry construction.

3.16. Cold Weather Construction: Comply with TMS 602-13 Section 1.8C.

3.17. Hot Weather Construction: Comply with TMS 602-13 Section 1.8D.

3.18. Retaining Walls: shall not be backfilled until concrete has set a minimum of 14 days (28 days is preferred). Walls shall be fully backfilled prior to framing being placed on or against the wall. Per the geotechnical report, backfill shall be inspected by the soils engineer at time of placement. Vehicles and compaction equipment shall not operate within a distance of H/2 from the wall, and shall not be parked within a distance of H from the wall ('H' being the height of the wall). Where the requirements of the soils report are more restrictive, they shall govern.

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San Luis Obispo, CA 93401
REGISTERED PROFESSIONAL ENGINEER JOEL J. REAL C 78971 CIVIL STATE OF CALIFORNIA
PRINCIPAL
Date Signed: 02.20.2024

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SOILS/GEO. ENGINEER
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Camarillo, CA 93012
(805) 388.6162

Project Name:

CONEJO COMMUNITY PARK AND CENTER SITE ELEMENTS

1175 Hendrix Avenue
Thousand Oaks, CA 91360

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Sheet Index:

S0.1 Structural Title Sheet
S0.2 Structural Specifications
S1.1 Typ. Structural Details
S2.1 Site Elements Foundation Plan
S3.1 Structural Details

Issued Date:

Initial Submittal	11/06/23
PC Comments	02/20/24

Project Engineer:	AAT
Checked By:	JJN
Scale:	-
Job No:	20133

Sheet Title:

STRUCTURAL SPECIFICATIONS

Sheet No.:

S0.2

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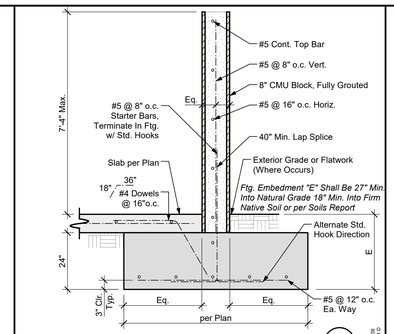

CMU ENCLOSURE WALL 11

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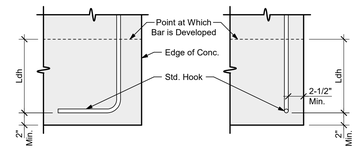
Conc. f'c	TENSION LAP SPLICE LENGTH, CLASS B (in.)[1]								DEVELOPMENT LENGTH, L_d (in.)[2]								HOOK DEVELOPMENT LENGTH, L_{dh} (in.)[4]							
	2500 psi		3000 psi		4000 psi		5000 psi		2500 psi		3000 psi		4000 psi		5000 psi		2500 psi		3000 psi		4000 psi		5000 psi	
Bar Size	Top	Other	Top	Other	Top	Other	Top	Other	Top	Other	Top	Other	Top	Other	Top	Other	Case 1	Case 2	Case 1	Case 2	Case 1	Case 2	Case 1	Case 2
#3	19	16	17	16	16	16	16	16	14	12	13	12	12	12	12	12	9	7	9	6	8	6	7	6
#4	25	19	23	18	20	16	18	16	19	15	18	14	15	12	14	12	12	9	11	8	10	7	9	6
#5	37	28	33	26	29	23	26	20	28	22	26	20	23	18	20	16	15	11	14	10	12	9	11	8
#6	51	39	46	35	40	31	36	27	39	30	35	27	31	24	28	21	18	13	17	12	15	11	13	9
#7	82	63	75	58	65	50	58	44	63	48	58	45	50	39	45	34	21	15	20	14	17	13	15	11
#8	101	78	94	72	81	62	73	56	78	60	72	55	62	48	56	43	24	17	22	16	19	14	17	12
#9	124	95	113	88	98	76	88	67	96	73	87	68	75	59	68	52	27	20	25	18	22	16	20	14
#10	150	116	137	106	119	92	107	83	116	89	105	81	91	71	83	64	31	22	28	21	25	18	22	16
#11	178	137	163	125	141	108	126	97	137	106	125	96	109	83	97	75	34	24	32	23	27	20	24	17

NOTES:
1. All splices shall be tension lap splices UNO.
2. Lengths shown assume 1" minimum clear cover and 2" minimum clear spacing between bars. Contact T&S where tighter bar spacings are required.
3. Lengths shown are for grade 60 uncoated bars. Where 40 ksi #3 bars are allowed, 16" lap splices, 12" development lengths, & 6" hook development lengths may be used.
4. Lengths shown are for normal weight concrete. Increase lengths 30% for light weight concrete.
5. Top bars are horizontal bars placed with more than 12" of fresh concrete cast below them.
6. Case 1 hook development lengths must be used unless Case 2 minimum side cover and hook cover requirements are met as shown below.



REBAR LAP SPLICE & DEV. LENGTHS 2

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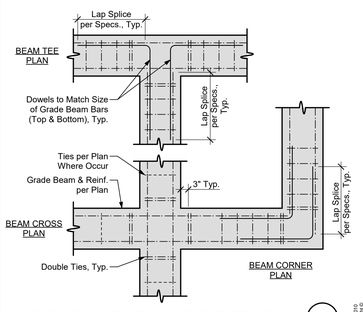
NOTE: Provide #3 Ties @ 6" o.c. Min. Over Length of Lap Splices & Dbl. Ties As Shown.



TYP. GRADE BEAM CONNECTIONS 18

2199
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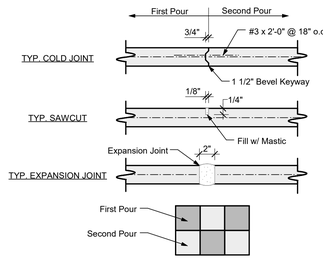

1. Pour Slab in Alt. Bays as Shown. Max. Bay Size 12'-0"
2. Slab May be Poured Monolithically When Sawcut @ 12'-0" Max. Each Way
3. Expansion Joints as Indicated on Plan.

TYP. SLAB JOINTS 13

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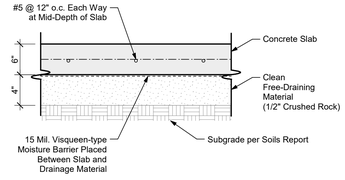
NOTE: Refer to Soils Report for additional requirements & recommendations.
NOTE: The soils beneath the visqueen barrier shall be premoistened to a minimum depth and % of optimum moisture content specified by the soil engineer, who shall test and approve prior to slab construction.



TYP. SLAB ON GRADE 8

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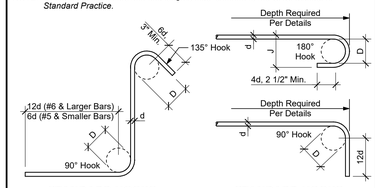
NOTE: All bar bend diameters and end lengths must conform to the CRSI Manual of Standard Practice.



STANDARD HOOKS FOR STIRRUPS & TIES

Bar Size	D
#3	1 1/2"
#4	2"
#5	2 1/2"
#6	4 1/2"
#7	5 1/4"
#8	6"

STANDARD HOOKS

Bar Size	D	J
#3	2 1/4"	3"
#4	3"	4"
#5	3 3/4"	5"
#6	4 1/2"	6"
#7	5 1/4"	7"
#8	6"	8"
#9	9"	11 1/4"
#10	10 1/4"	12 3/4"

TYP. REINFORCEMENT BAR BENDS 3

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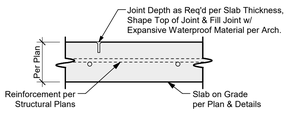

MAXIMUM SPACING OF CONTROL JOINTS*
(based on slab thickness)

Conc. Slab-on-Grade Thickness	*Spacing if Max. Aggregate Size is Less Than 3/4"*	*Spacing if Max. Aggregate Size is 3/4" or Larger*	*Control Joint Depth*
4"	8'-0" o.c. Max.	10'-0" o.c. Max.	7/8"
5"	10'-0" o.c. Max.	13'-0" o.c. Max.	1"
6"	12'-0" o.c. Max.	15'-0" o.c. Max.	1 1/4"

* Final exact locations and configurations of control joints shall be approved by the architect and coordinated between the architect and the contractor. The control joint detail and spacings shown here are only suggestions. (This is *not* a structural issue). The use of control joints is intended to help control *where* most of the cracking will occur, for visual purposes, *not* to prevent cracking.

[*Note:* Suggestions are based on *Concrete Floors on Ground*, 2nd Ed., 1983, by the Portland Cement Assoc. and *Concrete Basics*, Part II, 2000, by World of Concrete Seminars and The Aberdeen Group.]

SUGGESTED SLAB CONTROL JOINTS 14

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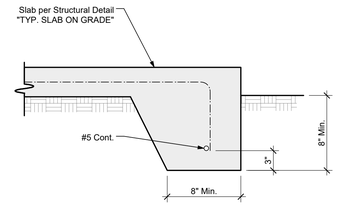
NOTE: Refer to Soils Report & Architectural Plans for Additional Patio Slab (Flatwork) Requirements



DEEPENED SLAB EDGE 9

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01.11.2023
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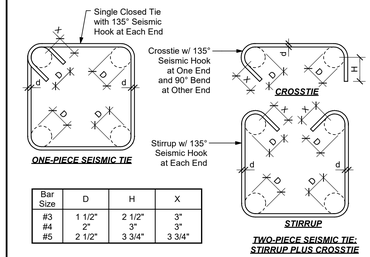
NOTE: All bar bend diameters and end lengths must conform to ACI 318-14.
NOTE: Consecutive crossties engaging the same longitudinal bar shall have their 90° hooks at opposite sides of the structural member, except at edge beams. Edge beams with slabs at one side of the beam only shall have the 90° hooks on the slab side.



Bar Size	D	H	X
#3	1 1/2"	2 1/2"	3"
#4	2"	3"	3"
#5	2 1/2"	3 3/4"	3 3/4"

TYP. CLOSED TIES 4

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10.12.2017
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City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

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5

Engineer:
800.579.3881
www.tsstructural.com

T&S STRUCTURAL

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PRINCIPAL
Date Signed: 02.20.2024

Consultants:

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(805) 439.1611

SOILS/GEO. ENGINEER
Advanced Geotechnical Services, Inc.
5251 Verdugo Way, Suite L
Camarillo, CA 93012
(805) 388.6162

Project Name:

CONEJO COMMUNITY PARK AND CENTER SITE ELEMENTS

1175 Hendrix Avenue
Thousand Oaks, CA 91360

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S0.1 Structural Title Sheet
S0.2 Structural Specifications
S1.1 Typ. Structural Details
S2.1 Site Elements Foundation Plan
S3.1 Structural Details

Issued Date:

Initial Submittal	11/06/23
PC Comments	02/20/24

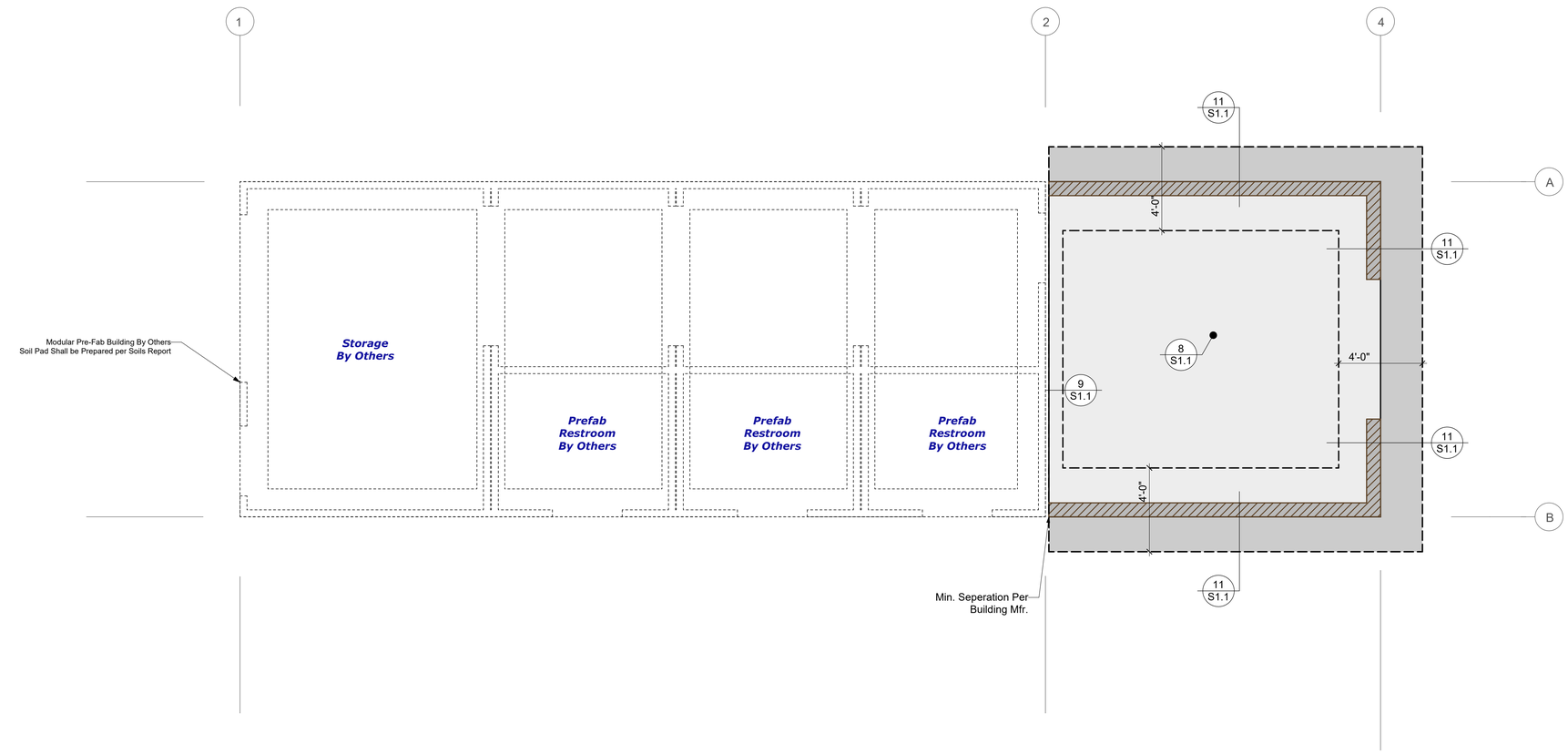
Project Engineer:	AAT
Checked By:	JJN
Scale:	-
Job No:	20133

Sheet Title:

TYP. STRUCTURAL DETAILS

Sheet No.:

S1.1



GENERAL FOUNDATION NOTES

FOUNDATION & SYMBOL KEY:

- = Foundation per Plan UNO
- = Slab on Grade per Plan UNO
- = CMU Walls per Plan UNO

See Soils Report, General Notes & Specifications for Additional Requirements and Material Specifications

All Dimensions per Architectural Plans,
Contractor to Verify Dimensions
PRIOR to Commencement of Construction

Prior to the Contractor Requesting a Building Department Foundation Inspection, the Soils Engineer Shall Advise the Building Inspector in Writing that:

a) The Building Pad was Prepared in Accordance with the Soils Report,
b) The Utility Trenches have been Properly Backfilled and Compacted,
c) The Foundation Excavations, the Soil's Expansive Characteristics and Bearing Capacity Conform to the Soils Report.

TYPICAL DETAILS

See Sheet S1.1 for Typical Details,
These Details are Typical Throughout this Plan, UNO.

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
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BUILDING

BY: ATHIBODEAUX

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Engineer:

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www.tsstructural.com

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PASADENA
SANTA BARBARA
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REGISTERED PROFESSIONAL ENGINEER
JOEL J. NEAL
C 78971
CIVIL
STATE OF CALIFORNIA

PRINCIPAL
Date Signed: 02.20.2024

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Issued Date:

Initial Submittal	11/06/23
PC Comments	02/12/24

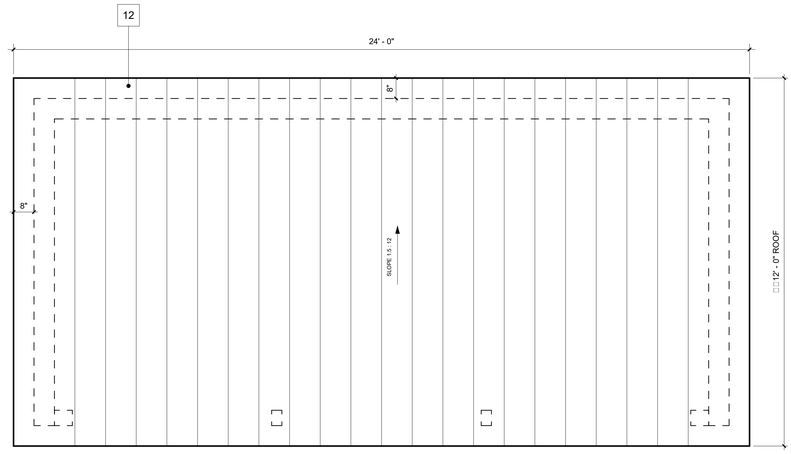
Project Engineer:	AAT
Checked By:	JJN
Scale:	3/8" = 1'-0"
Job No:	20133

Sheet Title:

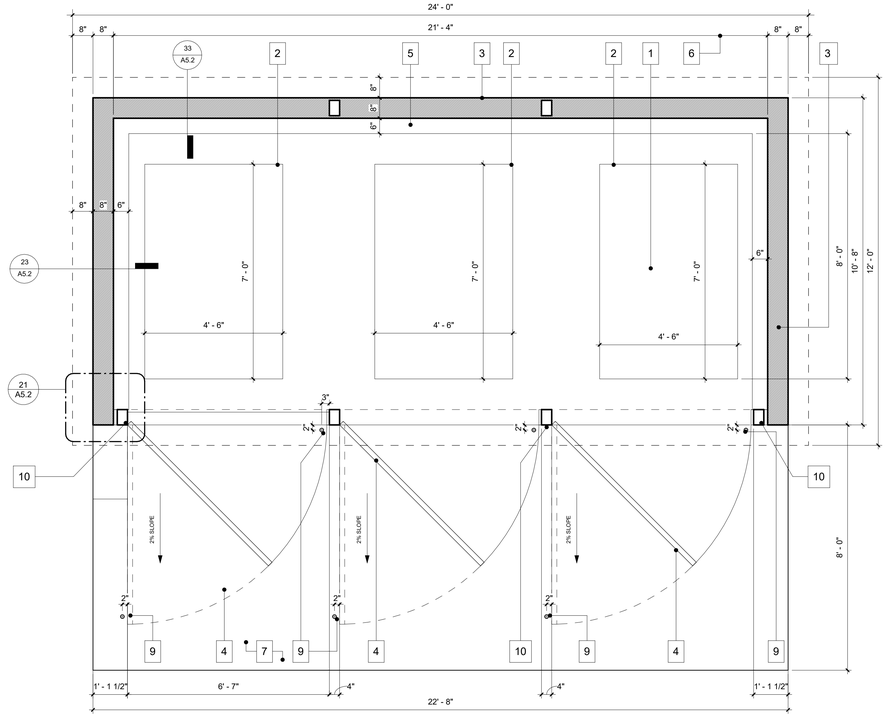
SITE ELEMENTS FOUNDATION PLAN

Sheet No.:

S2.1



21 **ROOF PLAN**
1/2" = 1'-0"



24 **FLOOR PLAN**
1/2" = 1'-0"

KEYNOTES: FLOOR PLANS & ROOF PLAN

1. CONCRETE SLAB RE: STRUCTURAL.
2. SPLIT FACE EXTERIOR, SMOOTH FACE INTERIOR
3. 8" CMU WALL - COLOR TO MATCH BENJAMIN MOORE TAPESTRY BEIGE (0C-32)
4. 6'-6" WIDE STEEL DOOR. SEE ELEVATION. COLOR TO MATCH BENJAMIN MOORE STAMPEDE (979)
5. 6" H CONCRETE CURB.
6. ROOF OVERHANG.
7. 6" THICK REINF. CONCRETE APRON.
8. OMIT
9. 1" DIA x 3 1/2" DEEP HOLE IN CONC. FOR 3/4" CANE BOLT. RE: DETAIL 11/A5.2
10. 4x6 TS DOOR FRAME.
11. 4" SLAB ON GRADE.
12. CLASS A 1 1/2" STANDING SEAM METAL ROOF ASSEMBLY 12" O.C. OVER FIRE TREATED PLYWOOD SUBSTRATE, METAL ROOF PANEL AND COLOR TO MATCH BENJAMIN MOORE STAMPEDE (979)

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

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AGD
ARCHITECTURE | DESIGN

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SAN LUIS OBISPO, CA 93401
t: (805) 439-1611
www.andrewgoodwin.us

architect: andrew goodwin, aia
andrew@andrewgoodwin.us

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
3	12/16/2025	PLN CHECK #3

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2023
STATE OF CALIFORNIA

PROJECT

CONEJO COMMUNITY PARK AND CENTER

1175 HENDRIX AVE,
THOUSAND OAKS, CA 91360
APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

TRASH ENCLOSURE - PLANS

DATE: 10/03/2025

TECHNICIAN: RT

PROJECT MANAGER: MD

JOB NUMBER: 725

SHEET NUMBER

A5.0

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

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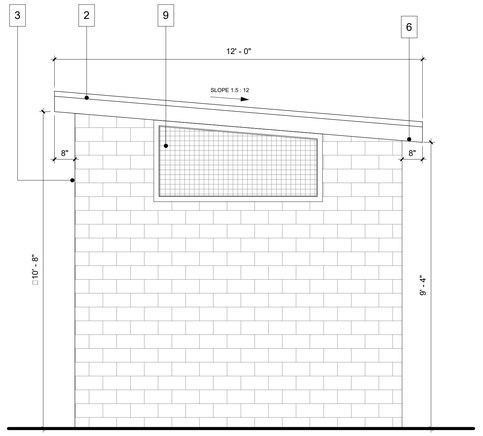
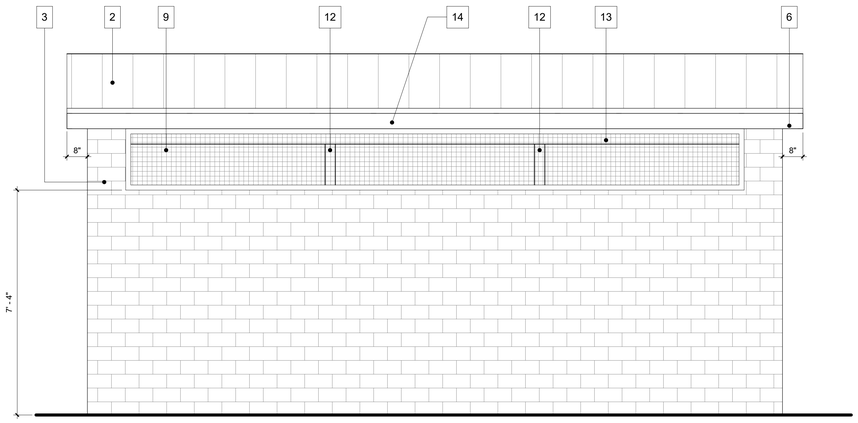
KEYNOTES: ELEVATIONS

		FINISH/ COLOR
1.	HT RAFTER.	BENJAMIN MOORE STAMPEDE (979)
2.	SPLIT FACE EXTERIOR, SMOOTH FACE INTERIOR	MATCH RESTROOM ROOF MATERIAL & COLOR
3.	8" CMU WALL.	COLOR TO MATCH BENJAMIN MOORE TAPESTRY BEIGE (0C-32)
4.	2" TS FRAME STEEL PLATE DOOR.	MATCH PARK STADARD COLOR AND FINISH
5.	NOT USED.	CLEAR CONCRETE SEALER
6.	ROOF OVERHANG.	BENJAMIN MOORE STAMPEDE (979)
7.	6" THICK REINF. CONCRETE APRON.	CLEAR CONCRETE SEALER
8.	4"x6" TS DOOR FRAME.	BENJAMIN MOORE STAMPEDE (979)
9.	SQUARE PERFORATED STEEL MESH SCREEN W/ CONTINUOS ANGLE FRAME.	BENJAMIN MOORE STAMPEDE (979)
10.	4" TS DOOR FRAME.	BENJAMIN MOORE STAMPEDE (979)
11.	4" SLAB ON GRADE.	CLEAR CONCRETE SEALER
12.	HSS 3x3x1/3"	BENJAMIN MOORE STAMPEDE (979)
13.	HSS 6x6x3/16"	BENJAMIN MOORE STAMPEDE (979)
14.	PRE-PRIMED FIRE TREATED WOOD FASCIA	BENJAMIN MOORE STAMPEDE (979)

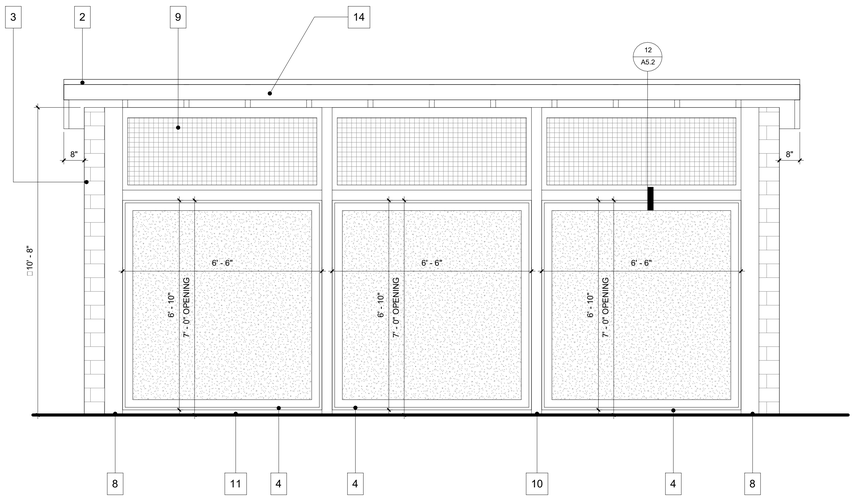
NOTE: PROVIDE SHOP DRAWINGS FOR METAL FABRICATIONS AND GATE ASSEMBLY FOR APPROVAL PRIOR TO INSTALLATION



22 **EAST ELEVATION (WEST SIM)**
1/2" = 1'-0"



44 **NORTH ELEVATION**
1/2" = 1'-0"



24 **SOUTH ELEVATION**
1/2" = 1'-0"

AGD
ARCHITECTURE | DESIGN

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REVISIONS

REV #	REV DATE	REV DESCRIPTION

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2023
STATE OF CALIFORNIA

PROJECT

CONEJO COMMUNITY PARK AND CENTER

1175 HENDRIX AVE, THOUSAND OAKS, CA 91360
APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

TRASH ENCLOSURE - ELEVATIONS

DATE: 10/03/2025

TECHNICIAN: RT

PROJECT MANAGER: MD

JOB NUMBER: 725

SHEET NUMBER

A5.1

GENERAL NOTES

1. EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED OR SHOWN ON THE PLANS, WORKMANSHIP & MATERIALS SHALL CONFORM TO THE 2016 CBC

2. THE PLANS SHALL BE REVIEWED FOR DIMENSIONAL & EXISTING SITE CONFORMANCE WITH THE PLANS BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE ARCHITECT & ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.

3. WORKING DIMENSIONS SHALL NOT BE SCALED FROM DRAWINGS.

4. ITEMS IDENTIFIED BY TRADE NAMES MAY BE SUBSTITUTED BY APPROVED EQUALS.

5. NOTES & DETAILS ON DRAWINGS SHALL PRECEDE THESE GENERAL NOTES

REMODELING NOTES

1. PROVIDE ANY SHORING & OR BRACING PRIOR TO REMOVING EXISTING WALLS, BEAMS, OR SUPPORTS FOR CONSTRUCTION. REMOVE SHORING ONLY WHEN NEW SUPPORTS ARE IN PLACE AND SECURED.

2. PROVIDE RED HEADS INTO EXISTING CONCRETE AT ALL SHEAR WALLS PER MFG. SPECIFICATIONS. SEE SHEAR WALL SCHEDULE FOR SIZE AND SPACING.

3. PROVIDE SIMPSON ST-6224 BETWEEN NEW WALLS AND EXISTING WALLS AT THE DOUBLE TOP PLATE.

4. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON DRAWINGS AND PROTECT THEM FROM DAMAGE.

5. DO NOT CUT POST TENSION SLABS. CONTRACTOR TO DETERMINE EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.

6. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FOR FOOTINGS, BEAMS AND JOISTS, SIZES LOCATIONS ETC. AND SHALL NOTIFY THE ARCHITECT & ENGINEER OF ANY DISCREPANCIES.

7. DOWEL NEW INTO EXISTING SLABS W/#4 REBAR @ 24" O.C. AND FOOTINGS W/DOWELS TO MATCH NEW REINF. SIZE/LOCATION.

ENGINEERING NOTES

1. CONCRETE SLABS ON GRADE HAVE NOT BEEN DESIGNED BY THE STRUCTURAL ENGINEER.

2. THE VIBRATIONAL EFFECTS OF MECHANICAL EQUIPMENT HAVE NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER.

3. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION, BRACING SHORING, TEMPORARY SUPPORTS ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING THE ENTIRE COURSE OF CONSTRUCTION. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR FIELD INSPECTION/OBSERVATION OF THE ABOVE ITEMS.

4. ALLOWABLE SOILS PRESSURE TO BE A MINIMUM OF 1500 PSF UNLESS A SOILS REPORT IS PROVIDED. SOILS IN THE BUILDING AREA & 5 FEET BEYOND SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION PER 2016 C.B.C.

STRUCTURAL SYMBOLS

▽ INDICATES SHEAR WALL TYPE & LENGTH. SEE FOUNDATION & OR FRAMING PLAN AND SHEAR WALL SCHEDULE FOR TYPE, SILL BOLTING, SHTG., ETC. NOTE: FOR SILL BOLTING AT EXISTING FOOTINGS USE "RED HEAD WEDGE ANCHORS" ICC# ER-1372 THE SAME SIZE & SPACING AS SILL BOLTING (MIN 7 1/2" EMBED).

⊠ INDICATES POST

MIN. POST SIZE/TYPE AS FOLLOWS U.N.O.:

BEAM SIZE	POST SIZE
4 X 14 & SMALLER	2—2X4 W/16d NAILS @ 12" O.C.
6 X 12 & SMALLER	3—2X4 W/16d NAILS @ 12" O.C.
4 X 16 & LARGER	4X4
6 X 14 & LARGER	4X6

SEE HOLDOWN DETAILS AND TYPICAL WALL FRAMING FOR FURTHER POST SIZE REQUIREMENTS.

POSTS ARE TO CONTINUE DOWN TO FOUNDATION.

FOUNDATION NOTES

GENERAL

1. SOIL BENEATH FOOTINGS AND SLABS SHALL BE COMPACTED PER 2016 C.B.C. (90%) RELATIVE COMPACTION MINIMUM.

2. IF A SOIL REPORT IS REQUIRED FOR THE PROJECT, THE SOILS ENGINEER SHALL INSPECT THE FOUNDATION PRIOR TO POURING OF CONCRETE AND SHALL VERIFY THE SOIL BEARING PRESSURE TO BE 1500 PSF MIN OR PER THE SOILS REPORT.

3. SLAB ON GRADE: 4 INCH. CONCRETE SLAB WITH #3 @ 18"O/C E.W. @ CENTER OF SLAB OVER 2" OF SAND OVER 10 MIL VISQUEEN OVER COMPACTED SOILS U.N.O.

4. NO TRENCHES OR EXCAVATIONS FIVE FEET IN DEPTH OR GREATER INTO WHICH A PERSON SHALL BE REQUIRED TO DESCEND SHALL BE MADE WITHOUT PROPER PERMIT.

5. THE MINIMUM BOLTING FOR SILL PLATES TO FOUNDATION SHALL BE AS FOLLOWS: 5/8" DIAMETER ANCHOR BOLTS WITH 7" MIN EMBEDMENT IN CONCRETE WITH SPACING NO GREATOR THAN 4 FEET O.C. NOR FURTHER THAN 12" FROM CORNERS (MIN 2 BOLTS PER PIECE). SEE THE FOUNDATION PLAN & SHEAR WALL SCHEDULE FOR FURTHER BOLTING REQUIREMENTS

6. PIPES OR DUCTS THAT EXCEED ONE THIRD THE SLAB OR CONC. WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONC. UNLESS SPECIFICALLY DETAILED. SEE MECHANICAL AND/OR ELECTRICAL DRAWINGS FOR LOCATION OF SLEEVES, ACCESSORIES, ETC.

7. PIPES MAY PASS THRU STRUCTURAL CONC. IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN.

8. PROVIDE 3/4" CHAMFERS AT ALL EXPOSED CORNERS

9. SEE ARCHITECTURAL PLANS FOR MOLDS, GROOVES, ORNAMENTS CLIPS OR GROUNDS REQUIRED TO BE CAST IN CONCRETE, AND FOR LOCATIONS OF FLOOR FINISHES AND SLAB DEPRESSIONS.

10. LOCATION OF POUR JOINTS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.

CONCRETE

1. UNLESS OTHERWISE NOTED ON PLANS CONCRETE SHALL BE TYPE II WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS. CEMENT SHALL CONFORM TO A.S.T.M. C‹-150 FINE & COURSE AGGREGATE SHALL CONFORM TO A.S.T.M. C33.

REINFORCING STEEL

1. REINFORCING STEEL, #3 AND #4 GRADE 40, #5 AND LARGER GRADE 60 PER A.S.T.M. A615.

2. LOW HYDROGEN WELDING RODS SHALL BE USED FOR ALL WELDING OF REINFORCING BARS.

3. BARS NOTED AS "CONT "TYPICAL WALL REINFORCING AND VERTICAL COLUMN REINFORCING SHALL HAVE A MINIMUM SPLICE OF 50 BAR DIAMETERS LAP IN MASONRY OR 40 BAR DIAMETERS MINIMUM IN CONCRETE..

4. REINFORCING SHALL BE SPLICED ONLY AS SHOWN OR NOTED. OTHER SPLICES SHALL BE APPROVED BY THE STRUCURAL ENGINEER.

5. SPLICES IN ADJACENT HORIZONTAL WALL REINFORCING BARS SHALL BE STAGGERED 4 FEET UNLESS OTHER WISE NOTED.

6. PROVIDE DOWELS IN FOOTINGS AND/OR GRADE BEAMS THE SAME SIZE AND NUMBER AS VERTICAL WALL OR COLUMN REINFORCING. DOWELS SHALL HAVE A MINIMUM PROJECTION EQUAL TO STANDARD LAP SPLICE UNLESS OTHERWISE NOTED.

7. ALL REINFORCING, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACMENT OF CONCRETE OR GROUTING OF MASONRY.

8. PROVIDE THE FOLLOWING MINIMUM PROTECTIVE COVERING OF CONCRETE:

BELOW GRADE (UNFORMED)	3" CLEAR
BELOW GRADE (FORMED)	2" CLEAR
WALLS	1" CLEAR
COLUMNS	1.5"CLEAR
BEAMS AND GIRDERS	1.5"CLEAR
STRUCTURAL SLAB (ABOVE GRADE)	3/4"CLEAR

9. NUMBER 5 OR LARGER REINFORCING BARS SHALL NOT BE RE-BENT WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.

FRAMING NOTES

FRAMING SHALL COMPLY WITH CHAPTER 23 OF THE 2016 CBC

FRAMING—GENERAL

1. USE SIMPSON U-HANGERS ON ALL JOIST/BEAM/BEAM CONNECTIONS UNLESS NOTED ON PLANS.

2. ALL POSTS SHALL HAVE SIMPSON "PC" CONNECTORS AT TOP AND SIMPSON "BC" OR "BCO" CONNECTORS AT BASES UNLESS OTHERWISE NOTED ON PLANS.

3. ALL CONNECTING HARDWARE, JOIST HANGERS, TIE STRAPS ETC. SHALL BE SIMPSON "STONG-TIE" UNLESS OTHERWISE NOTED OR SHOWN ON PLANS.

FRAMING—WALL

1. SIZE, SPACING & HEIGHT LIMITS FOR WOOD STUDS ARE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):

2X4 @ 16"OC (BEARING WALL) SUPPORTING A MAXIMUM OF ONE FLOOR AND ONE ROOF SHALL HAVE A MAXIMUM HEIGHT OF 10 FEET	
2X4 @ 16"OC (NON-BEARING WALL) SHALL HAVE A MAXIMUM HEIGHT OF 14 FEET	
2X6 @ 16"OC (BEARING WALL) SUPPORTING A MAXIMUM OF TWO FLOORS AND A ROOF SHALL HAVE A MAXIMUM HEIGHT OF 10 FEET.	
2X6 @ 16"OC (NON-BEARING WALL) MAXIMUM HEIGHT IS 20 FEET	

2. RAKE WALLS AJDACENT TO SLOPED CEILINGS SHALL BE BALLOON FRAMED. DOUBLE TOP PLATES SHALL ALWAYS BE SUPPORTED BY A ROOF OR CEILING DIAPHRAM.

3. SHEAR WALL PANELS MUST BE CONTINUOUS TO THE TOP PLATE AT ROOF FRAMING. SHEATHING SHALL HAVE ALL EDGES BLOCKED & THE APPROPRIATE SHEAR TRANSFER THRU CEILING OR SOFFIT FRAMING.

4. BORING AND NOTCHING OF WALL STUDS SHALL BE PER 2016 C.B.C. (2308.9.10 & 2308.9.11)

NOTCHING MAXIMUM:	25% OF WIDTH ON BEARING WALLS
	40% OF WIDTH ON NON-BEARING WALLS
BORING MAXIMUM:	40% OF WIDTH ON BEARING WALLS
	60% OF WIDTH ON NON-BEARING WALLS.

NOTE: A MIN 5/8"CLEARANCE FROM EDGE OF STUD TO HOLE SHALL BE PROVIDED.

5. DOUBLE 2X TOP PLATE SHALL BE LAPPED 48" AT ALL SPLICES AND SHALL OVERLAP AT CORNERS.

6. WALL BRACING SHALL BE PROVIDED PER 2016 C.B.C. (2308.9.3) PROVIDE 1X6 LET-IN BRACING (@ APPROX. 45 DEGREES) EVERY 25' IN ALL STUD WALL NOT SHEATHED. BRACES TO RUN CONTINUOUS FROM TOP PLATE TO SILL PLATE.

7. ALL PLUMBING WALL SHALL BE 2x6 STUDS @ 16" o/c (MIN.)

FRAMING—FLOOR

1. FLOOR SHEATHING (MIN) 3/4" STRUCTURAL I T & G PLYWOOD PANEL INDEX NO. 32/16 WITH EXTERIOR GLUE. USE 10d NAILS AT 6"OC AT ALL EDGES, BOUNDARIES, SHEARWALLS & 10"OC FIELD. NO BLOCKING IS REQUIRED UNLESS NOTED ON PLAN. ALL EDGES BLOCKED AT DECKS.

2. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL NON-BEARING PARTITIONS.

3. PROVIDE CONTINUOUS BLOCKING BETWEEN FLOOR JOISTS UNDER BEARING WALLS WHICH ARE PERPENDICULAR TO JOISTS.

4. FRAMING AROUND OPENINGS: TRIMMER AND HEADER JOISTS SHALL BE DOUBLED AND SUPPORTED BY HANGERS PER CODE (2016 CBC 2308.10.4.3).

FRAMING—ROOF

1. ROOF SHEATHING (MIN) 1/2" STANDARD PLYWOOD PANEL INDEX NO. 24/0 WITH EXTERIOR GLUE. USE 8d NAILS AT 6"OC AT ALL EDGES, BOUNDARIES AND SHEAR WALLS & 12" OC FIELD. NO BLOCKING IS REQUIRED UNLESS NOTED ON PLAN.

2. FRAMING AROUND OPENINGS: TRIMMER AND HEADER JOISTS SHALL BE DOUBLED AND SUPPORTED BY HANGERS PER CODE.

FRAMING—CEILING (PER 2016 C.B.C. TABLE 2308.10.2)

1. CEILING JOISTS SHALL BE 2X6 @16"O.C. (MAX SPAN=15'-9")

2. CEILING JOISTS SHALL BE 2X8 @16"O.C. (MAX SPAN=20'-9")

FRAMING—JOISTS/RAFTERS

1. BORING AND NOTCHING OF JOISTS SHALL BE AS FOLLOWS:
(2013 CBC 2308.10.4.2)
BORING-MAX. DIA. OF HOLE SHALL NOT EXCEED 1/3 OF DRESSED DEPTH OF JOIST WITH A MINIMUM EDGE CLEARANCE OF TWO INCHES. NOTCHING-MAX. DEPTH AT ENDS SHALL NOT EXCEED 1/4 OF DRESSED DEPTH. NO NOTCHING IS ALLOWED IN THE CENTER THIRD OF THE JOIST SPAN. NOTCHING IN OTHER LOCATIONS SHALL BE ON THE COMPRESSIVE SIDE WITH A MAX DEPTH OF 1/6 OF THE JOIST DEPTH.

2. WHERE THREE OR MORE (MULTI JOISTS) ARE USED THE JOISTS SHALL BE BOLTED TOGETHER WITH 1/2"DIA MACHINE BOLTS W/ WASHERS AT 24"OC STAGGERED. BOLTS SHALL BE RETIGHTENED PRIOR TO APPLYING FINISH MATERIALS.

3. JOISTS/RAFTERS SHALL LAP AT SPLICES A MIN. OF 4 INCHES WITH 3-16d NAILS OR USE SIMPSON ST 2115 @ 48 INCHES O.C.

4. CROSS BRIDGING OR 2X BLKG.SHALL BE PROVIDED @ 8'-0" O/C, MAX. FOR ALL JOISTS AND RAFTERS MORE THAN 8" IN DEPTH

5. 2X SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.

FRAMING—BOLTING

1. ALL BOLTS BEARING ON WOOD SHALL HAVE WASHERS UNDER HEAD OR NUT. SEE SCHEDULE

2. ALL BOLTS SHALL BE RETIGHTENED, PRIOR TO APPLICATION OF PLYWOOD, PLASTER ETC.

3. HOLES FOR BOLTS SHALL BE BORED 1/32" TO 1/16" LARGER THAN NOMINAL BOLT DIAMETER.

LUMBER

1. ALL LUMBER SHALL BE DOUGLAS FIR LARCH OF THE FOLLOWING GRADES UNLESS OTHERWISE NOTED (MAX MOISTURE CONTENT SHALL NOT EXCEED 19% & GRADED IN ACCORDANCE WITH THE WEST COAST LUMBERMANS ASSOCATION.)

REPETATIVE USE MEMBERS	
STUDS & PLATES	NO.2
JOISTS & RAFTERS	
2X4 TO 4X4 INCLUSIVE	NO.2
2X6 TO 3X16 INCLUSIVE	NO.2
SINGLE USE MEMBERS	
BEAMS	
4X— OR LARGER	NO.2
POSTS & MULLIONS	NO.1
4X4 & SMALLER	NO.2
4X6 & LARGER	NO.2
6X6 & LARGER	NO.1
MISCELLANEOUS LUMBER	
BLOCKING,FURRING, ETC.	NO.3
DECKING & SHEATHING	
2X,3X,4X	COMM'L DEX.

2. ALL WOOD BEARING ON CONCRETE OR MASONRY IF LESS THAN 4 FEET FROM GRADE SHALL BE PRESSURE TREATED DOUG FIR.

3. GLUED-LAMINATED WOOD BEAMS SHALL BE DOUGLAS FIR COMB. 24F-V8(*) DX/DF (Fb=2400PSI, Fv=165 PSI, E=1180,000 PSI) INDUSTRIAL APPEARANCE WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED ON PLANS. A CERTIFICATE OF INSPECTION FOR EACH GLU-LAM BEAM FROM AN APPROVED TESTING AGENCY TO BE SUBMITTED AND APPROVED BY THE BUILDING DEPT. PRIOR TO ERECTION. (*) USE V8 FOR CANT. BEAMS AND V4 FOR SIMPLE SPANS BEAMS]

4. ALL STRUCTURAL PLYWOOD SHALL BE IN ACCORDANCE WITH DOC P.S.1-95

GRADING NOTES

1. A GRADING PERMIT SHALL BE OBTAINED PRIOR TO ANY GRADING.

2. ALL FILL ONE FOOT & GREATER SHALL BE CERTIFIED AND TESTED AS TO RELATIVE COMPACTION PER 2016 C.B.C.

3. ALL FILL SHALL BE COMPACTED IN ACCORDANCE WITH CHAPTER 18 SECTION 1803 OF THE LATEST ADOPTED EDITION OF THE 2016 C.B.C.

4. ALL UTILITY TRENCH BACKFILLS SHALL BE IN ACCORDANCE WITH THE SOILS ENGINEERS RECOMMENDATIONS.

DRAINAGE NOTES

1. MINIMUM GRADIENTS ARE AS FOLLOWS: EARTH= 1% PAVING=.5%

2. POSITIVE DRAINAGE AWAY FROM STRUCTURES SHALL BE AS FOLLOWS: 2% MIN TO 21% MAX SWALES TO BE 3 FEET MIN AWAY FROM STRUCTURES.

NAILING SCHEDULE (2013 CBC TABLE 2304.9.1)

THIS NAILING IS TYPICAL UNLESS OTHERWISE NOTED NAILS SHALL BE BOX OR COMMON WIRE SPECIFICALLY DETAILED CONNECTIONS SHALL BE NAILED WITH COMMON WIRE NAILS. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTIONS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

JOISTS OR RAFTERS TO SIDES OR STUDS	
8 INCHES IN DEPTH OR LESS	3-16d
FOR EACH ADDITIONAL 4"DEPTH ADD	1-16d
JOISTS OR RAFTERS AT ALL BEARING	
TOE NAIL EACH SIDE	3-8d
STUDS TO BEARING-TOE NAILS EA. SIDE	2-8d
BLOCKING BETWEEN JOISTS/RAFTERS	
TO THE JOISTS/RAFTERS TOE NAILS EA SIDE	2-10d
FROM BLOCKING TO BEARING TOE NAILS EA SIDE	2-10d
BLOCKING BETWEEN STUDS	
AT EACH END-TOE NAILS	2-10d
END NAILS	2-16d
PROGRESSIVE BLOCKING	
RAFTER TO BLOCK & BLOCK TO CONT. NAILER	2-16d
MULTIPLE STUDS	
(STAGGER NAILS ON STUDS WIDER THAN 4")	6d@24"OC
RIBBON TO STUDS	
1X RIBBON	2-8d
2X RIBBON	2-16d
DOUBLE TOP PLATES	
LOWER PLATE TO STUD	2-16d
UPPER TO LOWER PLATE	16d@16"OC
AT SPLICES (48"MIN) ON EACH SIDE	
OF BUTT IN TOP PLATE	8-16d
UPPER TO LOWER PLATE	
AT INTERSECTIONS	8-16d
CEILING STRIPS	
1X4 PER BEARING(STRONGHOLD TYPE)	3-8d
2X3 PER BEARING(STRONGHOLD TYPE)	1-16d
PLYWOOD NAILING(SEE DETAILS &/OR SCHEDULES	
BUILT UP BEAMS	20d@32"OC T&B STAGGERED 2-20d @ END
1X6 LET-IN BRACES, EACH BEARING.	2-8d
(PRE-DRILL HOLES FOR NAILS)	

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO STANDARD SPECIFICATION FOR STRUCTURAL STEEL FOR BRIDGES OR BUILDINGS A.S.T.M. A709

2. WIDE FLANGE STEEL ("W" SHAPES) SHALL CONFORM TO A.S.T.M. A992

3. STEEL CHANNELS AND ANGLES SHALL CONFORM TO A.S.T.M. A36

4. STEEL PIPE COLUMNS SHALL CONFORM TO A.S.T.M. A53 GRADE B

5. STEEL TUBE SHAPED MEMBERS SHALL CONFORM TO A.S.T.M. A500 GRADE B.

6. STEEL PLATES AND BARS SHALL CONFORM TO A.S.T.M. A36 U.N.O.

7. HIGH TENSILE BOLTS WHERE INDICATED ON THE PLANS OR DETAILS SHALL BE THE FRICTION TYPE AND THERE SHALL BE NO PAINT, OIL, LACQUER OR GALVANIZING BETWEEN THE CONTACT SURFACES. HIGH TENSILE BOLTS SHALL CONFORM TO A.S.T.M. A325 OR A490.

8. ALL BOLTS FOR STEEL MEMBERS SHALL CONFORM TO A.S.T.M. A-307 UNLESS OTHERWISE NOTED.

9. FABRICATION SHALL COMPLY WITH THE LATEST AI.S.C. SPECS.

10. WHERE FINISH IS ATTACHED TO STRUCTURAL STEEL, PROVIDE HOLES FOR 1/2"ø WELDED STUDS AT 4 FEET O.C. FOR THE ATTACHMENT OF NAILERS. SEE ARCHITECTURAL DRAWINGS FOR FINISHES.

11. BEAM CONNECTIONS SHALL COMPLY WITH "FRAMED BEAM CONNECTIONS" A.I.S.C. PART 4, TABLE 1, USING 3/4" DIA. A307 BOLTS (M.B.).

12. OPEN WEB JOISTS SHALL COMPLY WITH THE STANDARDS OF "THE STEEL JOIST INSTITUTE".

STRUCT. STEEL WELDING

1. WELDING SHALL BE DONE BY THE ELECTRIC SHIELDED ARC PROCESS AND SHALL COMPLY WITH A.W.S. SPECIFICATIONS FOR WELDING AND FABRICATION.

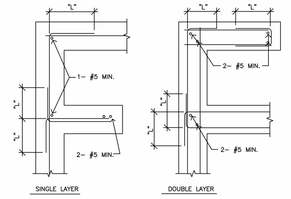
2. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS WHO ARE APPROVED BY THE LOCAL AUTHORITY.

3. ALL FIELD WELDS SHALL HAVE CONTINUOUS INSPECTION PER 2016 CBC (1704.3.1) UNLESS OTHERWISE NOTED.

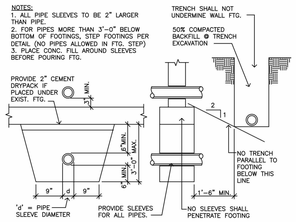
4. ALL BUTT WELDS SHALL BE FULL PENETRATION U.N.O.

5. A CERTIFICATE OF FABRICATION FROM THE SHOP PERFORMING WELDING OR A REPORT FROM THE SPECIAL INSPECTOR MUST BE FURNISHED TO THE JOB INSPECTOR PRIOR TO FRAMING APPROVAL.

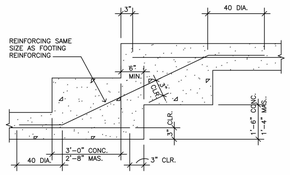
6. USE E7018 ELECTRODE W/201-# TOUGHNESS FACTOR.



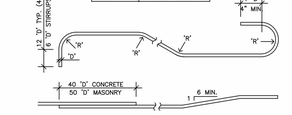
(TYP.) REINFORCING (11)



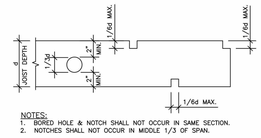
(TYP.) PIPE TRENCH (6)



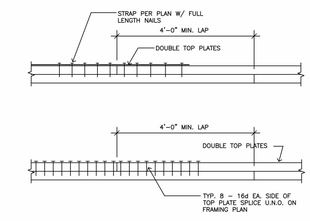
(TYP.) STEPPED FOOTING (10)



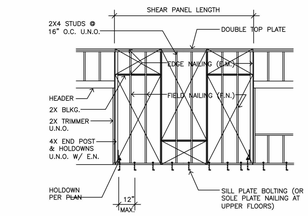
(TYP.) REINFORCING (5)



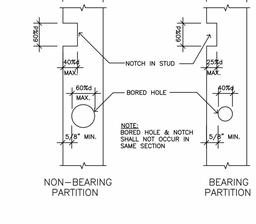
(TYP.) JOIST NOTCHING (3)



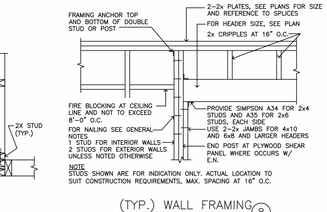
(TYP.) PLATE SPLICE (9)



(TYP.) SHEAR PANEL ELEVATION (4)



(TYP.) STUD NOTCHING (2)



(TYP.) STUD WALL INTERSECTIONS (13)

(TYP.) PLYWOOD LAYOUT (12)

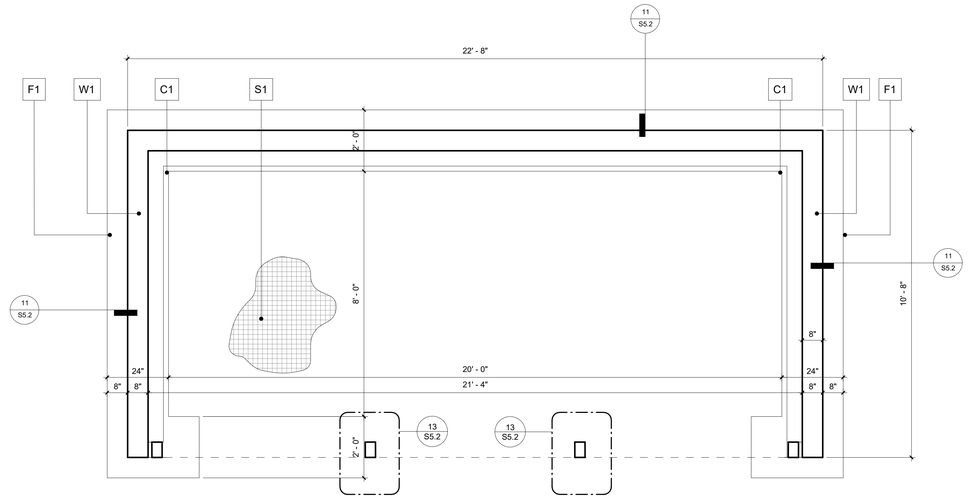
(TYP.) WALL FRAMING (8)

(TYP.) JOIST TO NON-BEARING WALL (7)

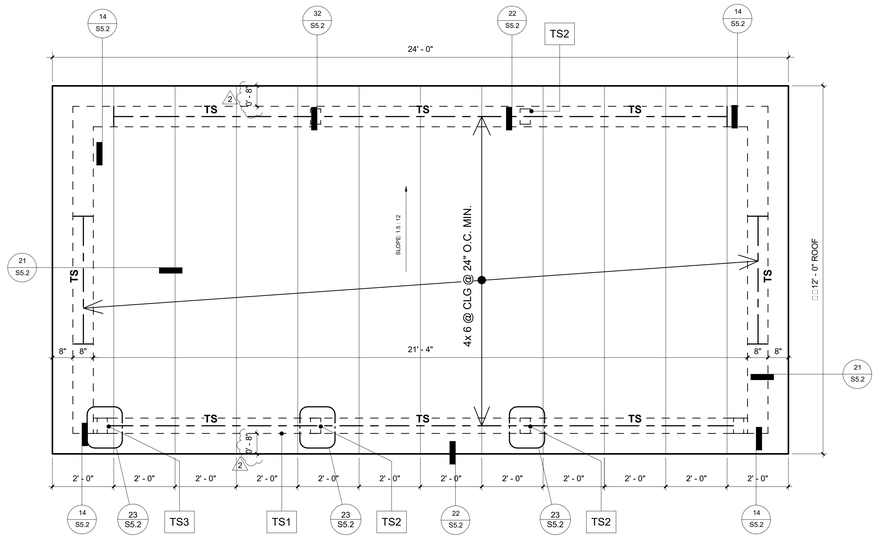
SHEAR WALL SCHEDULE 2015 I.B.C & 2016 C.B.C., SDPWS-2012 Table 4.3A

MARK	WALL TYPE	SILL BOLTING: ALLOWABLE SHEAR	SILL BOLTING: SHEAR @ ONE SIDE OF WALL	SILL BOLTING: SHEAR @ BOTH SIDES OF WALL	SILL BOLTING: SILL NAILING 16d @ UPPER STORIES	SILL BOLTING: A35 SPACING
△	7/8"STUCCO OVER PAPER BACKED LATH W/16 GA STAPLES AT 6"O.C. AT TOP & BOTTOM PLATES, EDGE OF SHEAR WALL AND ON FIELD (ICC REPORT No. ESR-2595) NOTE 4 AND 10 BELOW.	180 PLF	5/8"@48"O.C.	5/8"@ 24"O.C.	@ 8"O.C.	@ 32"O.C.
△	15/32" STRUCTURAL I PLYWD OR O.S.B. WITH 8d NAILS @ 6"O.C. AT EDGES & 12" O.C. FIELD (TABLE 4.3A SDPWS-2008) NOTE 1, 10, 11 & 12 BELOW	280 PLF	5/8"@32"O.C.	5/8"@16"O.C.	@ 6"O.C.	@ 24"O.C.
△	15/32" STRUCTURAL I PLYWD OR O.S.B. WITH 8d NAILS @ 4"O.C. AT EDGES & 12" O.C. FIELD (TABLE 4.3A SDPWS-2008) NOTE 1, 6, 10, 11, 12 & 13 BELOW	350 PLF	5/8"@24"O.C.	5/8"@12"O.C.	@ 4"O.C.	@ 16"O.C.
△	15/32" STRUCTURAL I PLYWD OR O.S.B. WITH 8d NAILS @ 4"O.C. AT EDGES & 12" O.C. FIELD (TABLE 4.3A SDPWS-2008) NOTE 1, 3, 5, 6, 8, 10, 11, 12 & 13 BELOW	430 PLF	5/8"@16"O.C.	5/8"@8"O.C.	@ 4"O.C.	@ 16"O.C.
△	15/32" STRUCTURAL I PLYWD OR O.S.B. WITH 8d NAILS @ 3" O.C. AT EDGES & 12" O.C. FIELD (TABLE 4.3A SDPWS-2008) NOTE 1, 3, 5, 6, 8, 10, 11, 12 & 13 BELOW	550 PLF	5/8"@16"O.C.	5/8"@8"O.C.	@ 3"O.C.	@ 12"O.C.
△	15/32" STRUCTURAL I PLYWD OR O.S.B. WITH 8d NAILS @ 2" O.C. AT EDGES & 12" O.C. FIELD (TABLE 4.3A SDPWS-2008) NOTE 1, 3, 5, 6, 8, 10, 11, 12 & 13 BELOW	730 PLF	5/8"@16"O.C.	5/8"@8"O.C.	@ 2"O.C.	@ 8"O.C.
△	15/32" STRUCTURAL I PLYWD OR O.S.B. WITH 10d NAILS @ 2" O.C. AT EDGES & 12" O.C. FIELD O/ 3X STUDS (TABLE 4.3A SDPWS-2008) NOTE 1, 3, 5, 6, 8, 10, 11, 12 & 13 BLW	870 PLF	3/4"@16"O.C.	3/4"@8"O.C.	N/A	@ 8"O.C.

NOTES:
1. ALL EDGES OF PLYWOOD SHEARWALLS MUST BE BLOCKED WITH 2X SOLID BLOCKING FOR WALL TYPES 9 & 10, AND 3X SOLID BLOCKING FOR WALL TYPES 11, 12, 13, & 14.
2. WHERE SHEAR WALL SHEATHING IS TO BE APPLIED TO BOTH SIDES OF WALL, DOUBLE THE NUMBER OF BOLTS. (I.E. HALF THE O/C SPACING)
3. USE 3X PRESSURE TREATED DOUGLAS FIR SILL PLATES AT FOUNDATION (CONC. SLAB ON GRADE ONLY. NOT REQ'D @ RAISED FLOOR FOUNDATION)



31 FOUNDATION PLAN
1/2" = 1'-0"



21 ROOF FRAMING PLAN
1/2" = 1'-0"

FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT
F1	3'-6" W x 18"D FOOTING	REF. TO DETAIL 11/S5.2

CURB SCHEDULE

MARK	SIZE	REINFORCEMENT
C1	6"x6"x6" CONC CURB	#4 CONTINUOUS

WALL SCHEDULE

MARK	SIZE	REINFORCEMENT
W1	8" FULLY GROUTED CMU	REF. TO DETAIL 11/S5.2

SLAB SCHEDULE

MARK	SIZE	REINFORCEMENT
S1	4" CONC SLAB	#4 @18" EA WAY ON 2" SAND ON 10 MIL VISQUEEN OVER 2" SAND

TYPICAL REINFORCEMENT (CORNERS, TOP OF WALL, ENDS OF OPENINGS)

MARK	REINFORCEMENT
	(2) #5 VERTICAL @ CORNERS + END OF OPENINGS + TOP OF WALL

ROOF FRAMING SCHEDULE

MARK	SIZE	REINFORCEMENT
TS1	4" x 6" x 3/16"	TUBE STEEL DOOR HEADER
TS2	4" x 6" x 3/16"	TUBE STEEL DOOR POST
TS3	4" x 6" x 3/16"	TUBE STEEL DOOR POST
RS1	1/2"	FIRE TREATED CDX PLYWOOD w/ 10d NAILS @6/6/12"
TP	4" x 6"	WD TOP PLATE (OVER CMU WALL/ TS FRM)

32 SCHEDULE

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

REVIEWED FOR CODE COMPLIANCE.
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AGD
ARCHITECTURE | DESIGN

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
2	09/25/2025	PLN CHECK #2
3	07/31/2026	PLN CHECK #3

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2023
STATE OF CALIFORNIA

PROJECT

CONEJO COMMUNITY PARK AND CENTER

1175 HENDRIX AVE, THOUSAND OAKS, CA 91360
APN: 5240090255

CLIENT

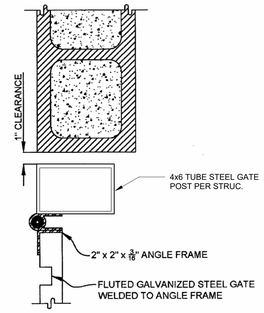
CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

TRASH ENCLOSURE - STRUCTURAL PLANS

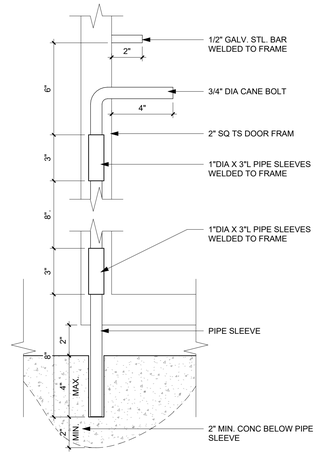
DATE: 10/03/2025
TECHNICIAN: RT
PROJECT MANAGER: MD
JOB NUMBER: 725

SHEET NUMBER
S5.1

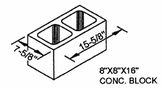


GATE CONNECTION DETAIL

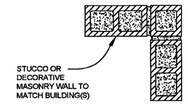
21 TRASH ENCLOSURE-GATE CNXN
NTS



11 CANE BOLT DETAIL
NTS

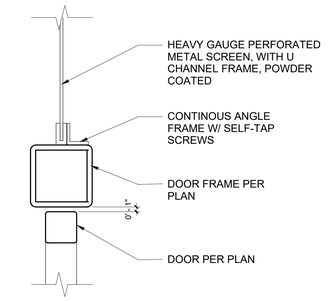


CMU DETAIL 1

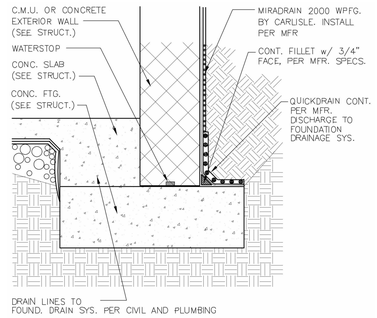


CMU WALL CORNER CONFIGURATION

22 TRASH ENCLOSURE-CMU WALL
NTS

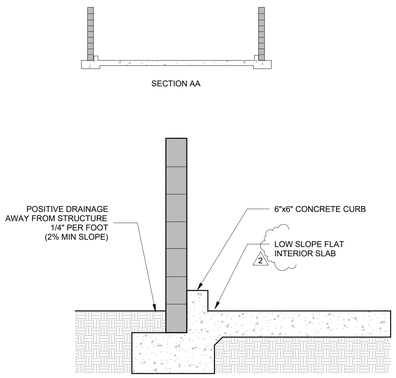


12 METAL SCREEN TO DOOR HEADER
NTS



THIS DETAIL DEPICTS BASIC INSTALLATION REQUIREMENTS BASED ON MFR. SUPPLIED DETAILS AND INFORMATION. ALL WATERPROOFING SYSTEMS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER INSTRUCTIONS. PRIOR TO CONSTRUCTION, A FULL REVIEW SUBMITTAL SHALL BE MADE COVERING ALL WATERPROOFING ASPECTS AND CONDITIONS OF THE WORK.

33 RETAINING WALL WATER PROOFING DETAIL
NTS



23 TRASH ENCLOSURE-SECTIONS
NTS

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
2	09/25/2025	PLN CHECK #2

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2023
STATE OF CALIFORNIA

PROJECT

CONEJO COMMUNITY PARK AND CENTER

1175 HENDRIX AVE, THOUSAND OAKS, CA 91360
APN: 5240090255

CLIENT

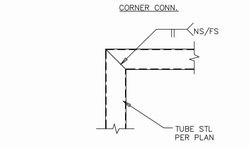
CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

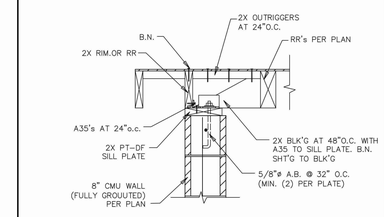
TRASH ENCLOSURE - DETAILS

DATE: 10/03/2025
TECHNICIAN: RT
PROJECT MANAGER: MD
JOB NUMBER: 725

SHEET NUMBER
A5.2

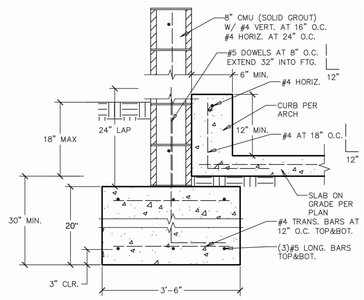


32 TUBE STL. FRAME 1" STL-85B

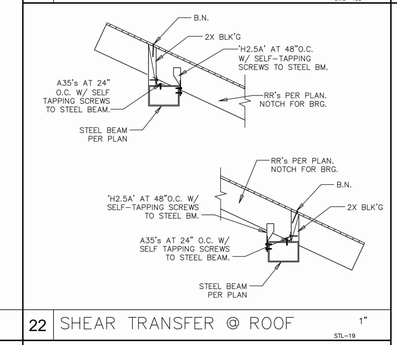


NOTE: ALL WOOD FRAMING REQUIRED TO BE FIRE TREATED

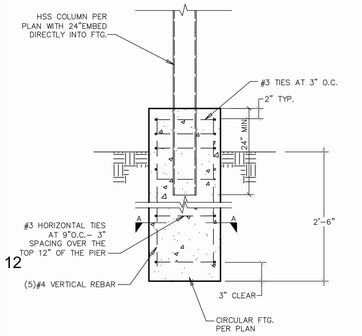
21 SHEAR TRANSFER @ ROOF CMU-40D



11 CMU WALL 1" CMU-26-1

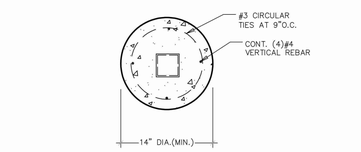


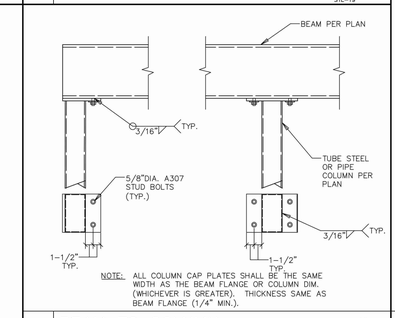
22 SHEAR TRANSFER @ ROOF 1" STL-19



12

SECTION A

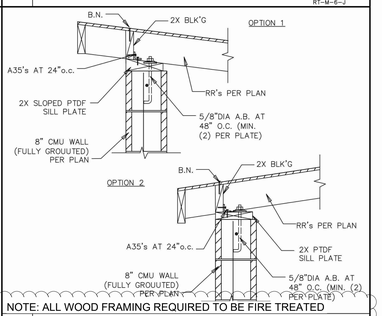




NOTE: ALL COLUMN CAP PLATES SHALL BE THE SAME WIDTH AS THE BEAM FLANGE OR COLUMN DIM. (WHICHEVER IS GREATER). THICKNESS SAME AS BEAM FLANGE (1/4" MIN.).

23 BEAM TO COLUMN 1" STL-90

13 STL COL TO PIER FOOTING NTS RT-M-6-J



NOTE: ALL WOOD FRAMING REQUIRED TO BE FIRE TREATED

14 SHEAR TRANSFER @ ROOF 1" CMU-40D

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
3	12/16/2025	PLN CHECK #3

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2023
STATE OF CALIFORNIA

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APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

TRASH ENCLOSURE - STRUCTURAL DETAILS

DATE: 10/03/2025

TECHNICIAN: RT

PROJECT MANAGER: MD

JOB NUMBER: 725

SHEET NUMBER

S5.2

ELECTRICAL PLAN CONVENTIONS

DETAIL CALL-OUT/REFERENCE
- # / SHEET — DETAIL NO. / PLAN REFERENCE NO.

REFERENCE NOTE CALL-OUT
- # — NUMBERED SHEET NOTE
- A — LUMINAIRE DESIGNATION
- 1a,b — BRANCH CIRCUIT, SWITCHLEG(S)

FEEDER DESIGNATION
- F# — FEEDER DESIGNATION NO. REFERS TO FEEDER SCHEDULE INCLUDED ON THE SINGLE LINE DIAGRAM, SCHEDULE NOTES FEEDER SPECIFICATION, CONDUIT SPECIFICATION, AND ROUTING.
- 1 — BRANCH CIRCUIT DESIGNATION

ELECTRICAL ABBREVIATIONS

- A -		GC	GENERAL CONTRACTOR	OPR	OWNER PROJECT REQUIREMENTS
A	AMPERE	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	O&M	OPERATION & MAINTENANCE
ABV	ABOVE	GFI	GROUND FAULT CIRCUIT INTERRUPTER	OSA	OFFICE OF THE STATE ARCHITECT
AC	ALTERNATING CURRENT	GND	GROUND	OSHPD	OFFICE of STATEWIDE HEALTH
ADJ	ADJACENT	GRS	GALVANIZED RIGID STEEL		PLANNING & DEVELOPMENT
AFS	FUSED SWITCH AMPERAGE RATING	GWS	GANG WITH SWITCH	OVLD	OVERLOAD
AFF	ABOVE FINISH FLOOR	- H -		- P -	
AFG	ABOVE FINISH GRADE	H	HEIGHT	P	POLE
AHJ	AUTHORITY HAVING JURISDICTION	HID	HIGH INTENSITY DISCHARGE	PA	PUBLIC ADDRESS
AIC	AMPERES INTERRUPTING CAPACITY	HO	HIGH OUTPUT	PB	PULLBOX
AL	ALUMINUM	HOA	HAND-OFF-AUTO	PC	PHOTOCELL
APCD	AIR POLLUTION CONTROL DISTRICT	HP	HORSEPOWER	PC	PLUMBING CONTRACTOR
ATS	AUTOMATIC TRANSFER SWITCH	HPF	HIGH POWER FACTOR	PH	PHASE
AV	AUDIBLE/AUDIO VISUAL	HPS	HIGH PRESSURE SODIUM	PNL	PANEL
AWG	AMERICAN WIRE GAGE	- I -		POC	POINT OF CONNECTION
- B -		ID	IDENTIFICATION	PV	PHOTOVOLTAIC
BFG	BELOW FINISH GRADE	IG	ISOLATED GROUND	- R -	
BLDG	BUILDING	IBC	INTERNATIONAL BUILDING CODE	(R)	RELOCATE(D)
BOD	BASS OF DESIGN	- J -		RECEPT	RECEPTACLE
- C -		J-BOX	JUNCTION BOX	REQ'D	REQUIRED
C	CONDUIT	- K -		RLA	RUNNING/RATED LOAD AMPS
CA	CALIFORNIA	K	KILO	RM	ROOM
CATV	CABLE TELEVISION	KVA	KILOVOLTAMPS	RMC	RIGID METAL CONDUIT
CB	CIRCUIT BREAKER	KW	KILOWATT	RMV	REMOVE
CBC	CA BUILDING CODE	- L -		RPLC	REPLACE
CEC	CA ELECTRICAL CODE	LC	LIGHTING CONTROL	RS	RAPID START
CF	COMPACT FLUORESCENT	LRA	LOCKED ROTOR AMPS	- S -	
CFC	CA FIRE CODE	LS	LIFE SAFETY BRANCH	SC	SIGNAL CABINET
CLG	CEILING	LT	LIGHT	SCC	SHORT CKT CURRENT
CL	CENTER LINE	LTG	LIGHTING	SFM	STATE FIRE MARSHAL
CKT	CIRCUIT	LV	LOW VOLTAGE	SHT	SHEET
CNTR	CONTRACTOR	- M -		SL	SWITCH LEG
C.O.	CONDUIT ONLY (W/PULLROPE)	MC	MECHANICAL CONTRACTOR	SPEC	SPECIFICATION
CR	CRITICAL BRANCH	MCA	MINIMUM CIRCUIT AMPS	SPST	SINGLE POLE SINGLE THROW
CSFM	CALIFORNIA SFM	MCB	MAIN CIRCUIT BREAKER	SQ	SQUARE
CT	CURRENT TRANSFORMER	MECH	MECHANICAL	SURF	SURFACE SERVICE
CU	COPPER	MFR	MANUFACTURER	SVC	SERVICE
- D -		MFS	MAIN FUSIBLE SWITCH	SW	SWITCH
(D)	DEMOLITION / DEMOLISH	MH	METAL HALIDE	- T -	
D	DEPTH	MLO	MAIN LUGS ONLY	T	TRANSFORMER
DSA	DEPARTMENT OF THE STATE ARCHITECT	MOCP	MAXIMUM OCP	TBR	TO BE REMOVED
DC	DIRECT CURRENT	MPOE	MAIN POINT OF ENTRY	TC	TIME CLOCK
DIA	DIAMETER	MSB	MAIN SWITCHBOARD	TEL	TELEPHONE
DPST	DOUBLE POLE SINGLE THROW	MT	MOUNT	TS	TIME SWITCH
- E -		MT HT	MOUNTING HEIGHT	TSP	TWISTED SHIELDED PAIR
(E)	EXISTING	MTS	MANUAL TRANSFER SWITCH	TTB	TELEPHONE TERMINAL BOARD
(EXN)	EXISTING IN NEW LOCATION	MTTB	MAIN TELEPHONE TERMINAL BOARD	TTC	TELEPHONE TERMINAL CABINET
(EXR)	EXISTING TO BE RELOCATED	MTTC	MAIN TELEPHONE TERMINAL CABINET	TX	TRANSFORMER
EC	ELECTRICAL CONTRACTOR	- N -		TYP	TYPICAL
ELEC	ELECTRICAL	(N)	NEW	- U -	
EM	EMERGENCY	N	NEUTRAL CONDUCTOR	UC	UNDERCABINET OR UNDERCOUNTER
EMT	ELECTRIC METALLIC TUBING	N3R	NEMA 3R	UG	UNDERGROUND
EOL	END OF LINE RESISTOR	NATL	NATIONAL	UGPS	UNDERGROUND PULL SECTION
EOR	ENGINEER OF RECORD	NC	NORMALLY CLOSED	UL	UNDERWRITERS LABORATORIES
- F -		NEC	NATIONAL ELECTRICAL CODE	UON	UNLESS OTHERWISE NOTED
(F)	FUTURE	NEMA	NATL ELEC MANUFACTURER'S ASSOC	USA	US SVC ALERT
FACP	FIRE ALARM CONTROL PANEL	NIC	NOT IN CONTRACT	- V -	
FAT	FIRE ALARM TERMINAL	NL	NIGHT LIGHT	V	VOLT
FBO	FURNISHED BY OTHERS	NO	NORMALLY OPEN, NUMBER	VA	VOLT AMPERES
FLA	FULL LOAD AMPS	NPF	NORMAL POWER FACTOR	VAC	VOLT ALTERNATING CURRENT
FLR	FLOOR	NTS	NOT TO SCALE	VOLT	VOLTAGE
FLUOR	FLUORESCENT	- O -		VR	VANDAL-RESISTANT
FF	FUSES FOR	OAH	OVERALL HEIGHT	- W -	
FS	FUSIBLE SWITCH	OC	ON CENTER	W	WIDTH, WIRE OR WATT
FVNR	FULL VOLTAGE NON-REVERSING	OCP	OVERCURRENT PROTECTION	WIU	WHILE-IN-USE
- G -		OD	OUTSIDE DIAMETER	WP	WEATHERPROOF
G	GROUNDING CONDUCTOR	OH	OVERHEAD	- X -	
				XFMR	TRANSFORMER

ELECTRICAL SYMBOLS

LIGHTING
- CEILING MOUNT LUMINAIRE
- WALL MOUNT LUMINAIRE
- PENDANT MOUNT LUMINAIRE
- RECESSED DOWNLIGHT
- RECESSED WALL WASH DOWNLIGHT
- RECESSED TROFFER
- RECESSED PROCEDURE LIGHT
- RECESSED STEP LIGHT
- STRIP LIGHT
- LUMINAIRE WITH EMERGENCY BATTERY PACK OR EMERGENCY BRANCH CIRCUIT CONNECTION
- TRACK LIGHT
- DIRECTIONAL FLOOD LIGHT
- EMERGENCY LUMINAIRE
- AREA LIGHT (EXTERIOR)
- BOLLARD (EXTERIOR)
- UP LIGHT (FLUSH IN GRADE)
- DIRECTIONAL GROUND MOUNTED LIGHT
- EXIT SIGN (CHEVRON DIRECTIONS NOTED)
- EXIT SIGN (WALL MOUNTED)

RACEWAYS & CONDUCTORS
- UNDERGROUND CONDUIT
- CONDUIT (CONCEALED IN STRUCTURE)
- OVERHEAD CONDUCTORS (NOT IN CONDUIT)
- WIREMOLD RACEWAY
- HOMERUN CONDUIT, CROSS MARKS DENOTE NUMBER OF CONDUCTORS - EXAMPLE: 3-HOT AND 1-NEUTRAL, GROUND CONDUCTOR NOT SHOWN.
- CONDUIT TURNS UP (TOWARDS VIEWER)
- CONDUIT TURNS DOWN (AWAY FROM VIEWER)
- CONDUIT STUB (NO MARKER)
- CONDUIT STUB (WITH MARKER)
- CONDUIT SEAL
- CONDUIT CONTINUATION

SWITCHES
- $ SPST
- $2 DPDT
- $3 3-WAY
- $4 4-WAY
- $D STAND ALONE DIMMER
- $T TIMER SWITCH
- $P PILOT LIGHT
- $K KEY OPERATED
- $• DEVICE MOUNTED ABOVE COUNTER SPLASH
- OS OCCUPANCY SENSOR
- PC PHOTOSENSOR/PHOTOCELL
- PP POWER PACK
- LV# LOW VOLTAGE SWITCHBANK

POWER & COMMUNICATION
- SINGLE RECEPTACLE
- DUPLEX RECEPTACLE
- HALF-SWITCHED DUPLEX RECEPTACLE
- FULLY-SWITCHED RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- SPECIAL PURPOSE RECEPTACLE - THREE PHASE
- SPECIAL PURPOSE RECEPTACLE - SINGLE PHASE
- DEVICE MOUNTED FLUSH IN FLOOR
- DEVICE MOUNTED AT PEDESTAL
- DEVICE MOUNTED ABOVE COUNTER SPLASH
- JUNCTION BOX
- TELEPHONE DEVICE
- COMMUNICATIONS DEVICE (DATA/TEL)
- TV TELEVISION OUTLET
- DISCONNECT SWITCH (FUSED/UN-FUSED)
- COMBINATION MOTOR STARTER/DISCONNECT
- CCG CORD DROP RECEPTACLE
- MOTOR
- CIRCUIT BREAKER
- FUSIBLE SWITCH
- FUSE
- DRAW-OUT STUBS
- GROUND
- PHASE
- FLUSH MOUNT PANEL
- SURFACE MOUNT PANEL
- SURFACE PANEL WITH WORKING CLEARANCE NOTED
- DRY TYPE TRANSFORMER (RATING NOTED)
- THREE PHASE DELTA CONNECTION, NEUTRAL GROUNDED
- THREE PHASE WYE CONNECTION
- RELAY
- M UTILITY METER
- M UTILITY METER WITH CTS

ADA MOUNTING HEIGHTS

DEVICE	MOUNTING HEIGHT	NOTES
PROTRUDING OBJECT (WALL MOUNTED)	LEADING EDGE BETWEEN 27" AND 80" AFF.	OBJECT SHALL NOT PROTRUDE MORE THAN 4" INTO THE CIRCULATION PATH.
RECEPTACLE, COMMUNICATION, TELEPHONE, CATV, ETC.	+15" AFF TO THE BOTTOM OF THE OUTLET BOX.	APPLICABLE TO RECEPTACLES (30 AMPS AND LESS), CONTROLS, AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM PER CBC 11B-308.1.1 (SWITCHES) AND 11B-308.1.2 (RECEPTACLES). OUTLET(S) SHALL BE INSTALLED NO LESS THAN +15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM.
LUMINAIRE SWITCHES	+48" AFF TO THE TOP OF THE OUTLET BOX.	
DEVICES ABOVE A 20"-25" DEEP COUNTER/OBSTRUCTION	+46" (MAX.) TO THE TOP OF THE OUTLET BOX (SIDE APPROACH). +44" (MAX.) TO THE TOP OF THE OUTLET BOX (FORWARD APPROACH).	COORDINATE WITH ARCHITECTURAL PLANS. OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH THE RECEPTACLE/DEVICE.
OUTLET BOX FOR THERMOSTAT (BY OTHERS),	BETWEEN +42" - 48" MAX TO THE TOP OF THE OUTLET BOX.	VERIFY WITH MECHANICAL PRIOR TO ROUGH IN.

NOTES
1) DEVICES SHALL MOUNT PER MATRIX ABOVE UNLESS OTHERWISE NOTED PER PLANS.
2) PRIOR TO ROUGH-IN, THE ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS FOR DEVICES AND EQUIPMENT CONNECTION LOCATIONS WITH THE ARCHITECT OR OWNER. WHERE DEVICES ARE LOCATED ABOVE COUNTERS AND SHELVING, SPECIAL ATTENTION SHALL BE TO ENSURE OUTLETS AND COVER PLATES DO NOT CONFLICT WITH EDGES OF COUNTER SPLASH, SHELVING TRIM, WAINSCOTING, ETC. CONSULT ARCHITECTURAL DETAILS AND INTERIOR ELEVATIONS, AS THEY SHALL GOVERN WHERE THERE IS CONFLICT WITH ELECTRICAL PLANS.
3) EXCEPTIONS: APPLIANCES (I.E. KITCHEN RANGES, DISHWASHERS, ETC.,) WHICH DO NOT HAVE CONTROLS LOCATED ON APPLIANCE.

GENERAL POWER & COMMUNICATION PLAN NOTES

GENERAL
1. DEVICE AND EQUIPMENT FINAL LOCATION SHALL BE FIELD VERIFIED WITH ALL TRADES DURING ROUGH-IN. OBTAIN ACCEPTANCE OF EXACT LOCATIONS WITH ARCHITECT/OWNER REPRESENTATIVES TO AVOID CONFLICT WITH FURNITURE, CASEWORK, ETC.

RECEPTACLES
2. RECEPTACLES INSTALLED IN EXTERIOR LOCATIONS SHALL BE PROVIDED WITH A WEATHERPROOF WHILE-IN-USE COVER (LOCKING AS REQUIRED PER PLANS).

WIRING
3. SEPARATE NEUTRAL CONDUCTORS SHALL BE INSTALLED FOR EACH BRANCH CIRCUIT AS INDICATED PER CONSTRUCTION DOCUMENTS.

4. FEEDERS AND BRANCH CIRCUITS SHALL CARRY A GROUNDING CONDUCTOR. SHALL BE INSTALLED IN EACH CONDUIT/RACEWAY AND SHALL BE BONDED TO THE METALLIC COMPONENTS OF THE RACEWAY SYSTEM. GROUNDING CONDUCTORS SHALL BE SIZED PER THE CONSTRUCTION DOCUMENTS OR CEC REQUIREMENTS, WHICHEVER IS GREATER. MAINTAIN THE UNIFORMITY AND CONTINUITY OF THE GROUNDING SYSTEM IN CONDUIT AND RACEWAYS. GROUND CONDUCTORS SHALL BE SIZED AS INDICATED IN CEC TABLE 250.122, UNLESS OTHERWISE NOTED ON THE DRAWINGS. IT SHALL BE PERMITTED TO UTILIZE A SINGLE GROUND CONDUCTOR WHEN BRANCH CIRCUITS ARE COMBINED IN A SINGLE HOMERUN. GROUND CONDUCTOR SHALL BE SIZED FOR THE LARGEST OVERCURRENT DEVICE.

OVERCURRENT PROTECTION
5. THERMAL OVERLOAD PROTECTION SHALL BE PROVIDED FOR ALL MOTORS WHERE REQUIRED PER CEC 430. OVERLOAD PROTECTION MAY BE PROVIDED INTEGRAL TO EQUIPMENT.

6. WHERE INDICATED ON THE CONSTRUCTION DOCUMENTS, FUSIBLE DISCONNECT SWITCHES SHALL BE PROVIDED WITH DUAL ELEMENT TIME DELAY FUSES. FUSES SHALL BE SIZED AS NOTED PER THE CONSTRUCTION DOCUMENTS AND/OR PER MANUFACTURER REQUIREMENTS. VERIFY FUSE SPECIFICATION WITH EQUIPMENT NAMEPLATE INFORMATION DURING SUBMITTAL REVIEW, PRIOR TO PROCUREMENT.

MARKING AND CLEARANCE
7. ELECTRICAL EQUIPMENT SHALL BE PROVIDED WITH FIELD OR FACTORY MARKING INDICATING THE POTENTIAL ARC FLASH HAZARDS AS REQUIRED IN CEC 110.16 AND 110.21.

8. WORKING SPACE AT ELECTRICAL EQUIPMENT SHALL BE MAINTAINED AS REQUIRED PER CEC 110.

CODE COMPLIANCE

THE WORK IDENTIFIED IN THESE PLANS AND SPECIFICATIONS SHALL CONFORM TO AND BE INSTALLED IN COMPLIANCE WITH APPLICABLE CODES, STANDARDS, AND ORDINANCES ENFORCED BY THE LOCAL AUTHORITY HAVING JURISDICTION AT TIME OF PERMITTING, UNLESS OTHERWISE NOTED. CODES, STANDARDS, AND ORDINANCES SHALL BE THE LATEST EDITION WITH CALIFORNIA AND LOCAL JURISDICTION AMENDMENTS AS APPLICABLE. WORK IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS SHALL NOT BE INTERPRETED TO CONFLICT WITH ANY STATE LAW, CODE OF REGULATION, LOCAL ORDINANCE, ASSEMBLY BILL, ETC.
- CALIFORNIA CODE OF REGULATIONS TITLE 24
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA BUILDING CODE
- CALIFORNIA ACCESSIBILITY CODE
- CITY OF THOUSAND OAKS MUNICIPAL CODE

GENERAL NOTES

WORK PERFORMED
1. FURNISH LABOR, MATERIALS, EQUIPMENT, COMPONENTS, TOOLS, TRANSPORTATION TO/FROM THE WORK SITE, AND NECESSARY SERVICES ETC. AS REQUIRED TO SUPPORT AND IMPLEMENT THE ELECTRICAL WORK SHOWN ON THE CONSTRUCTION DOCUMENTS.

2. "PROVIDE" AS USED ON THE CONSTRUCTION DOCUMENTS, IS DEFINED AS "FURNISH AND INSTALL".

3. PERMITS SHALL BE OBTAINED FOR ELECTRICAL WORK. ARRANGE INSPECTIONS WITH THE AHJ AND OBTAIN ACCEPTANCE. CONSULT WITH THE ELECTRICAL INSPECTOR PRIOR TO BEGINNING WORK.

4. ELECTRICAL WORK SHALL BE PERFORMED BY A CALIFORNIA STATE LICENSED ELECTRICIAN.

5. INSTALL EQUIPMENT AT LOCATIONS INDICATED ON THE DRAWINGS AS CLOSELY AS FIELD CONDITIONS PERMIT. OBTAIN ACCEPTANCE OF EQUIPMENT DIMENSIONS PRIOR TO INSTALLATION THROUGH SUBMITTAL REVIEW. CALIFORNIA ELECTRICAL CODE (CEC) MINIMUM WORKING CLEARANCES SHALL BE MAINTAINED.

6. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT REFLECT MINOR VARIATIONS IN EQUIPMENT ALIGNMENT/INSTALLATION THAT MAY BE NECESSARY. REVIEW EXISTING FIELD CONDITIONS AND MAKE PROPER ADJUSTMENTS AS REQUIRED TO AVOID CONFLICT WITH OTHER TRADES OR PORTIONS OF WORK, SATISFY THE DESIGN REQUIREMENTS, AND MEET CODE MINIMUMS. OBTAIN ACCEPTANCE OF ADJUSTMENTS FROM THE ARCHITECT/ENGINEER.

7. DRAWINGS DO NOT SHOW THE EXTENT OF J-BOXES AND PULL BOXES THAT ARE REQUIRED TO IMPLEMENT THE ELECTRICAL WORK. PROVIDE THE QUANTITY OF J-BOXES AND PULL BOXED AS REQUIRED TO IMPLEMENT ELECTRICAL WORK, COMPLY WITH CODE, AND MEET AHJ REQUIREMENTS.

8. NOTIFY THE ARCHITECT/ENGINEER OF DISCREPANCIES WITHIN THE DRAWINGS, THIS SPECIFICATION, AND/OR ACTUAL FIELD CONDITIONS.

9. COORDINATE ELECTRICAL WORK WITH THE WORK OF OTHER TRADES.

10. RACEWAYS WITHIN THE BUILDING SHALL BE CONCEALED, WITH THE EXCEPTION OF EXPOSED STRUCTURE AND WHERE SPECIFICALLY ALLOWED BY THE ARCHITECT/OWNER. WHERE APPROVED, EXPOSED CONDUIT SHALL BE RUN SQUARE AND PLUMB WITH BUILDING LINES AND SHALL BE PROPERLY SUPPORTED PER CODE.

11. EXPOSED CONDUIT BELOW 7' AFF, AND WHERE SUBJECT TO PHYSICAL DAMAGE, SHALL BE INSTALLED IN GRS CONDUIT.

12. WHERE CONDUIT ONLY IS SHOWN ON THE DRAWINGS AND/OR INSTALLED FOR FUTURE PROVISIONS, 1" AND LARGER, INSTALL A NYLON PULL CORD/ROPE.

13. FLUSH MOUNTED PANELBOARDS/LOAD CENTERS SHALL HAVE A MINIMUM OF (1) 3/4" C.O. INSTALLED FROM THE PANEL TO AN ACCESSIBLE CEILING AREA, FOR EVERY FOUR BRANCH CIRCUIT SPARES AND/OR SPACES.

BIDDING
1. PRIOR TO BIDDING, CONSULT PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. IF PROJECT SPECIFICATIONS HAVE NOT BEEN PROVIDED, REQUEST THEM FROM THE ARCHITECT AND/OR ENGINEER OF RECORD.

2. PRIOR TO THE SUBMISSION OF BID REVIEW EXISTING FIELD CONDITIONS AND MAKE PROPER ADJUSTMENTS AS OUTLINED IN THE PROJECT SPECIFICATIONS.

3. OBTAIN ENGINEERING PRE-APPROVAL FOR ALTERNATE PRODUCT AS OUTLINED IN THE PROJECT SPECIFICATIONS.

FINAL ACCEPTANCE
1. COMPLETE ACCEPTANCE TESTING AS REQUIRED PER THE PROJECT SPECIFICATIONS. SUBMIT APPROPRIATE DOCUMENTATION TO THE OWNER, ARCHITECT, AND AHJ.

2. TEST THE ELECTRICAL SYSTEM AND COMPONENTS TO ENSURE PROPER PERFORMANCE. MAKE CORRECTIONS WHERE REQUIRED. DEMONSTRATE SYSTEM PERFORMANCE TO THE OWNER AND OBTAIN ACCEPTANCE.

3. PROVIDE RECORD DRAWINGS PER THE PROJECT SPECIFICATIONS TO THE OWNER.

4. PROVIDE O&M MANUALS PER THE PROJECT SPECIFICATIONS TO THE OWNER.

MATERIAL
1. FURNISHED MATERIAL AND EQUIPMENT SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE IN THE CONSTRUCTION DOCUMENTS.

2. FURNISHED MATERIAL, EQUIPMENT, AND FIRE STOP THROUGH PENETRATIONS SHALL BE LISTED BY UL OR AN EQUIVALENT NATIONALLY RECOGNIZED LISTING AGENCY. PRODUCT LISTINGS SHALL BE PROVIDED TO THE EOR AT TIME OF SUBMITTAL REVIEW.

3. FURNISHED MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE TO THE MANUFACTURER REQUIREMENTS, SUBJECT TO REVIEW, INSPECTION, AND APPROVAL BY THE AHJ.

PENETRATIONS
1. CONDUIT PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL MAINTAIN RATINGS AS SPECIFIED IN CBC CHAPTER 7 AND COMPLY WITH LOCAL AHJ REQUIREMENTS. PROVIDE MEANS TO MAINTAIN INTEGRITY OF THE FIRE RATED ASSEMBLY BY PROVIDING THE FOLLOWING A PHYSICAL ENCLOSURE AROUND EQUIPMENT (INCLUDING LUMINAIRES, PANELS, OUTLETS, ETC.) AS APPLICABLE. PENETRATIONS SHALL BE INSTALLED PER APPROVED MANUFACTURER THROUGH-PENETRATION FIRESTOP SYSTEM DETAILS. ELECTRICAL OUTLET BOXES INSTALLED FLUSH IN FIRE RATED ASSEMBLIES SHALL NOT EXCEED 16 SQ. IN., OR MORE THAN 100 SQ. IN. FOR ANY 100SQ. FT. OF WALL.

2. THE PROJECT STRUCTURAL ENGINEER AND ARCHITECT SHALL APPROVE PENETRATION OF STRUCTURAL MEMBERS (INCLUDING BUT NOT LIMITED TO: BEAMS, COLUMNS, FOOTINGS, ETC.), PERFORM WORK IN ACCORDANCE TO STRUCTURAL DETAILS INCLUDED IN THE CONSTRUCTION DOCUMENTS.

EQUIPMENT ANCHORAGE
1. ELECTRICAL EQUIPMENT SHALL BE ANCHORED OR BRACED TO MEET THE HORIZONTAL AND VERTICAL FORCES IDENTIFIED IN THE 2019 CBC AND A.S.C.E. 7-10.

2. WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS THE INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER AND AHJ.

3. THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURES ABILITY TO SUPPORT HANGER AND/OR BRACE LOADS DUE TO ELECTRICAL EQUIPMENT.

City of Thousand Oaks

BUILDING AND SAFETY PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED
BUILDING

BY: ATHIBODEAUX

PERMIT #: _____ DATE: 11/02/2026

REVIEWED FOR CODE COMPLIANCE.
The stamping of this plan shall not be an approval to violate any applicable code provisions. Approved construction documents shall not be changed, modified, or altered without written authorization from the City of Thousand Oaks.

REGISTERED PROFESSIONAL ENGINEER ANDREW GOODWIN NO.E18927 ELECTRICAL STATE OF CALIFORNIA

EXPIRES: 12.31.2025
GECE #2045

AGD
ARCHITECTURE | DESIGN

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
1	07-06-2024	ELEC REV

SEAL

PROJECT

CONEJO COMMUNITY PARK AND CENTER

1175 HENDRIX AVE, THOUSAND OAKS, CA 91360
APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

GENERAL NOTES, SYMBOLS AND ABBREVIATIONS

DATE: 10/01/2025

TECHNICIAN: GK/AM

PROJECT MANAGER: HG

JOB NUMBER: 364

SHEET NUMBER

E-0.1



REFERENCE NOTES

#

1. CONTRACTOR SHALL FIELD VERIFY FEEDER FROM EXISTING POINT OF SERVICE TO RESTROOM BUILDING (SHOWN FOR REFERENCE ONLY). MAINTAIN AND PROTECT IN PLACE FIELD LOCATE, INTERCEPT AND EXTEND TO NEW RESTROOM PANEL.
2. NEW PRE-FAB RESTROOM PANEL 100A, 2P. SEE SHEET A3.5 FOR APPROVED VENDOR SCOPE.
3. EXISTING RESTROOM BUILDING SCHEDULED FOR REMOVAL AND REPLACED IN PLACE WITH NEW PREFABRICATED RESTROOM. SEE SHEET A3.5 FOR APPROVED VENDOR SCOPE.
4. EXISTING BALL FIELD SNACK SHACK BUILDING.
5. EXISTING RESTROOM SERVICE. VERIFY IN FIELD.
6. CONTRACTOR SHALL RE-CONNECT POWER FROM EXISTING SERVICE TO NEW PRE-FAB RESTROOM. FIELD COORDINATE FINAL PANELBOARD LOCATION WITH PRE-FAB CONSTRUCTION DOCUMENTS. EXTENSION OF FEEDER SHALL MATCH EXISTING OR BE EQUIVALENT TO (1) 2" C.O. WITH 3-#1 THWN CU CONDUCTORS + 1-#8 CU GROUND [APPROX. 210 LF, 2% VD] WHICHEVER IS LARGER. CONTRACTOR SHALL VERIFY ADEQUATE CAPACITY BASED ON THE NET LOAD OF THE NEW RESTROOM BUILDING (SEE SHEET A3.5).

1 ENLARGED RESTROOM PLAN

SCALE: 1" = 10' - 0"

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EXPIRES: 12.31.2025
GECE #2045

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1175 HENDRIX AVE, THOUSAND OAKS, CA 91360
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DATE: 10/01/2025

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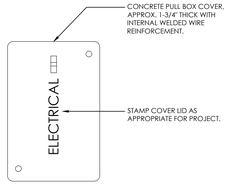
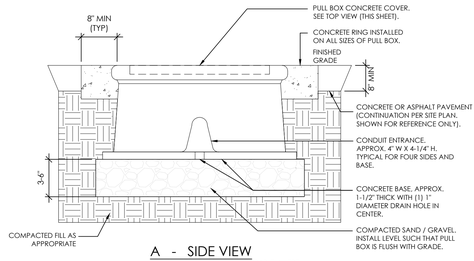
JOB NUMBER: 364

SHEET NUMBER

E-3.0

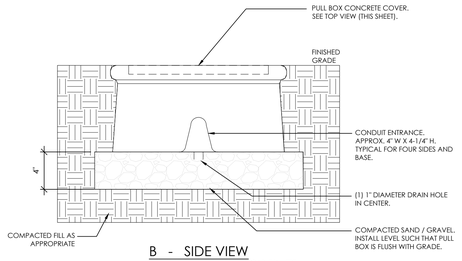


TOP VIEW



A - SIDE VIEW

INSTALLATION OPTION "A" APPLICABLE WHERE PULL BOX IS INSTALLED IN DRIVE AREAS, PARKING LOTS, AND/OR OFF-ROAD AREAS WHERE SUBJECT TO INCIDENTAL / NON - DELIBERATE VEHICULAR TRAFFIC.



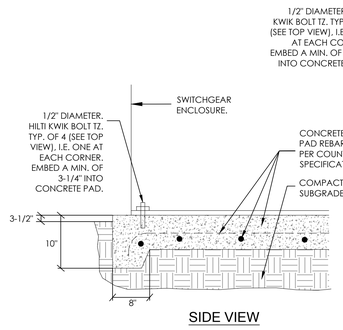
B - SIDE VIEW

INSTALLATION OPTION "B" APPLICABLE WHERE PULL BOX IS INSTALLED IN GRASS, SOIL, AND / OR GRAVEL AREAS WHERE NOT SUBJECT TO VEHICULAR TRAFFIC.

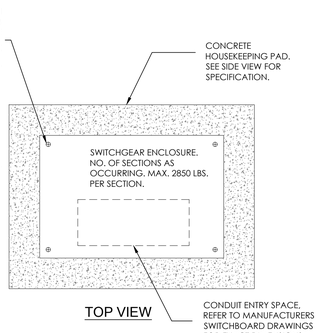
3 TYPICAL PULL BOX DETAIL

NOT TO SCALE

NOTE: CONTRACTOR SHALL APPLY BOX STYLE DEFINED PER EITHER "A" OR "B" AS APPLICABLE FOR PULL BOX LOCATION.



SIDE VIEW



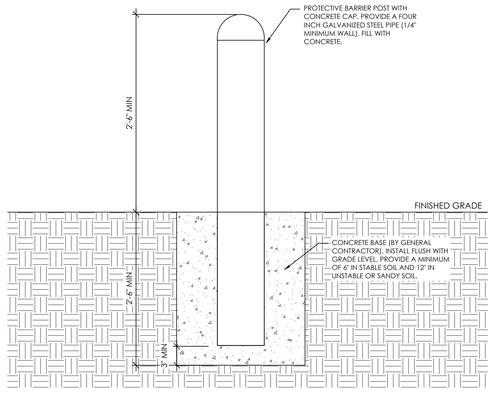
TOP VIEW

GENERAL NOTES

1. SWITCHGEAR SHALL BE INSTALLED AT A CONCRETE HOUSE KEEPING PAD, ELEVATED ABOVE GRADE, AS SHOWN. THE HOUSEKEEPING PAD/FOUNDATION SHALL BE LEVEL TO PREVENT MISALIGNMENT OF SWITCHGEAR SECTIONS, DOORS, OR OTHER PARTS.
2. ENSURE SWITCHGEAR IS LEVEL UPON COMPLETION OF INSTALLATION.
3. WHEN EMBEDDED ANCHORS OR CHANNEL SILLS ARE USED, MATERIALS AND ATTACHMENTS MUST BE ADEQUATE TO SUPPORT THE STRUCTURES. VERIFY ANCHORAGE WITH SWICHGEAR APPROVED FACTORY DRAWINGS ISSUED FOR CONSTRUCTION.

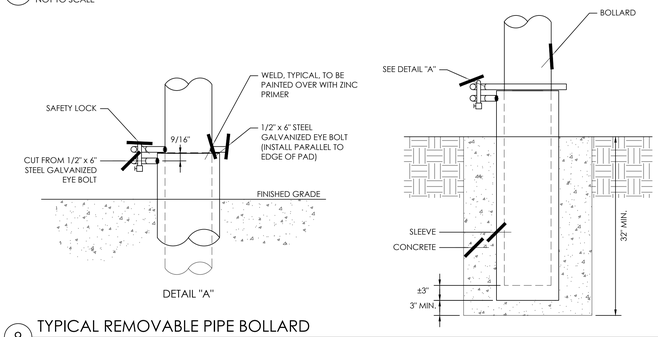
7 MAIN SERVICE AND DISTRIBUTION SWITCHGEAR MOUNTING SECTION AND ANCHORAGE AT HOUSEKEEPING PAD

NOT TO SCALE



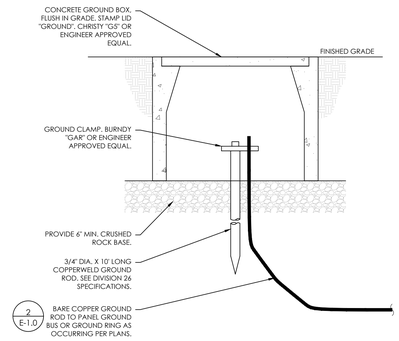
8 TYPICAL PROTECTIVE BARRIER POST

NOT TO SCALE



9 TYPICAL REMOVABLE PIPE BOLLARD

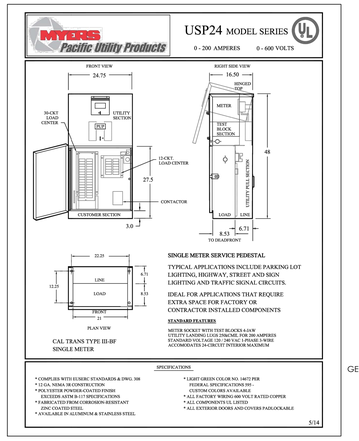
NOT TO SCALE



5 TYPICAL GROUND WELL

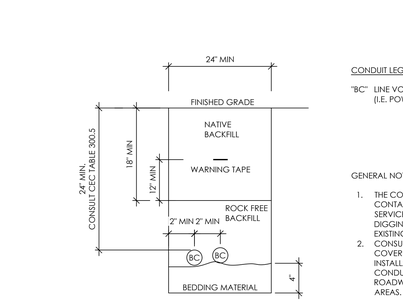
NOT TO SCALE





6 EXISTING COMMUNICATIONS METER SERVICE PEDESTAL TO BE REUSED

NOT TO SCALE



CONDUIT LEGEND

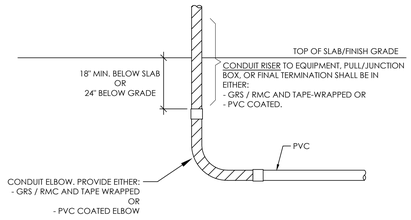
"BC" LINE VOLTAGE BRANCH CIRCUIT (I.E. POWER / LIGHTING)

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING PG&E UNDERGROUND SERVICE ALERT (USA) PRIOR TO DIGGING/EXCAVATING TO LOCATE EXISTING UTILITIES IN PROXIMITY.
2. CONSULT CEC TABLE 300.5 FOR MINIMUM COVER REQUIREMENTS WHERE INSTALLATION. SPECIFICALLY WHERE CONDUITS IS INSTALLED UNDER STREETS, ROADWAYS, DRIVEWAYS AND PARKING AREAS.

1 TYPICAL BRANCH CIRCUIT TRENCH DETAIL

NOT TO SCALE

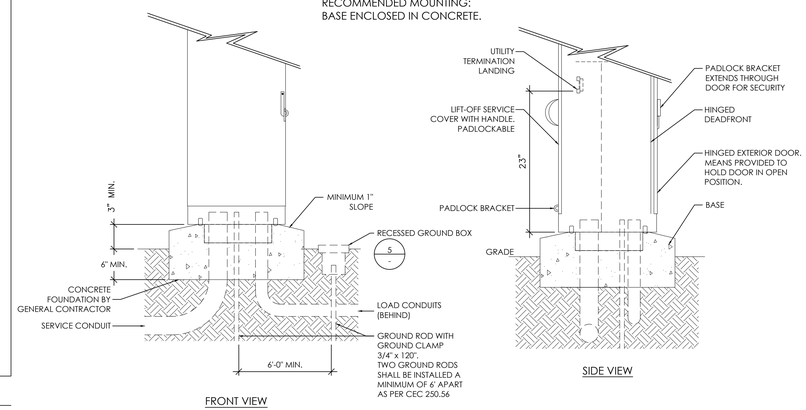


NOTES:

1. REFER TO TRENCH DETAILS FOR SPECIFICATIONS OF CONDUIT DEPTH.
2. WHEN CONDUIT IS TAPE-WRAPPED IT SHALL BE 1/2" LAPPED TO 3" ABOVE FINISHED GRADE OR TOP OF SLAB.

2 UNDERGROUND CONDUIT TRANSITION TO ABOVE GRADE OR ABOVE SLAB

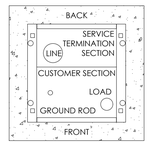
NOT TO SCALE



NOTE:
36" MINIMUM PEDESTAL CLEARANCE TYPICAL FRONT AND BACK REQUIRED PER N. E. C. 110-16

□ PEDESTAL MOUNTING HOLES
○ ANCHOR BOLT MOUNTING HOLES

MOUNTING BASE DETAIL: TOP VIEW



4 TYPICAL METER SERVICE PEDESTAL DETAIL



EXPIRES: 12.31.2025
GECE #2045

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
1	07-06-2024	ELEC REV

SEAL

PROJECT

CONEJO COMMUNITY PARK AND CENTER

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APN: 5240090255

CLIENT

CONEJO RECREATION AND PARK DISTRICT

SHEET TITLE

ELECTRICAL DETAILS

DATE: 10/01/2025
TECHNICIAN: GK/AM
PROJECT MANAGER: HG
JOB NUMBER: 364

SHEET NUMBER
E-6.0