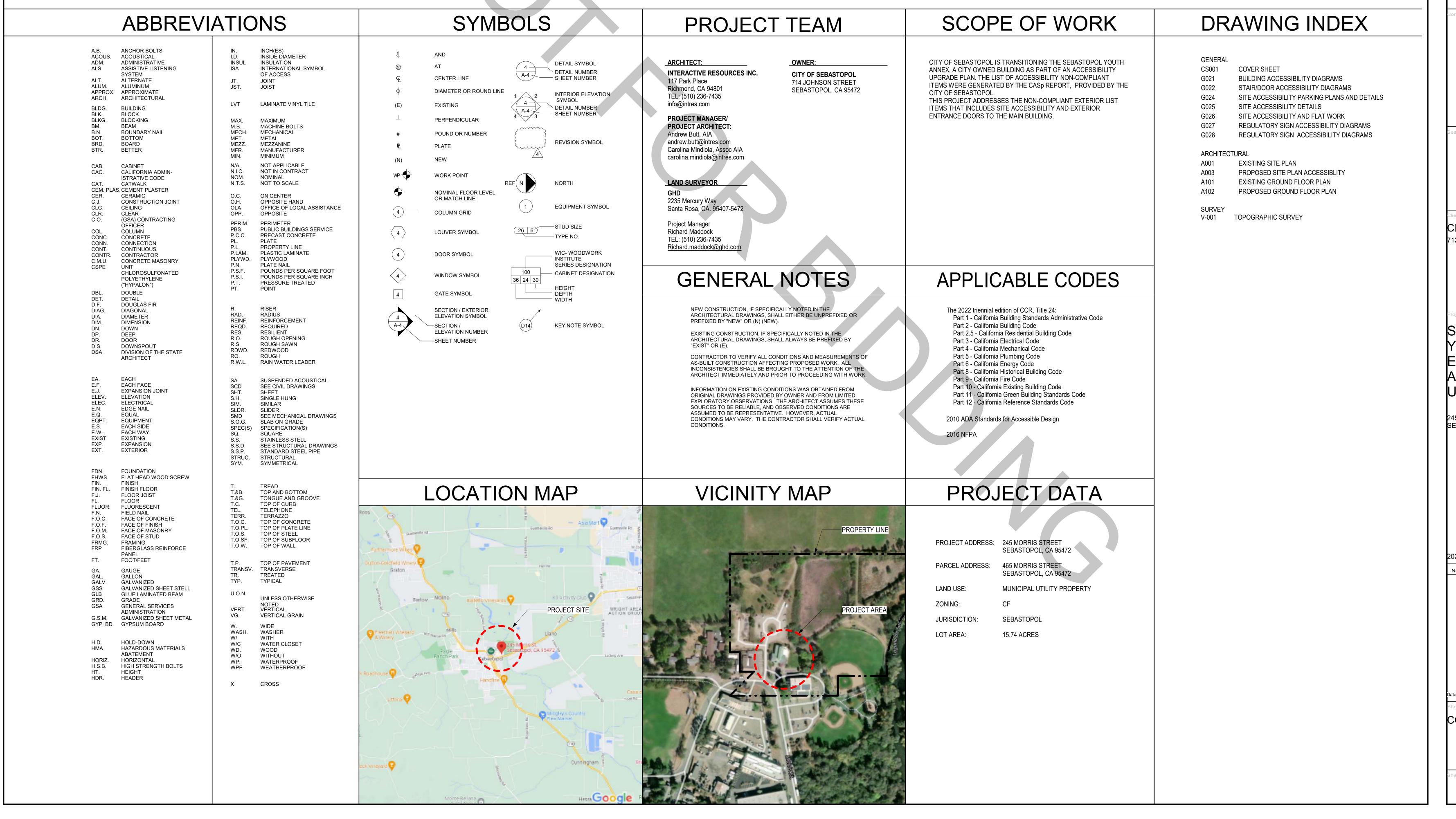
SEBASTOPOL YOUTH ANNEX EXTERIOR ACCESSIBILITY UPGRADE

245 MORRIS STREET SEBASTOPOL, CA 95472 CITY OF SEBASTOPOL

CONSTRUCTION DOCUMENTS FEB 15, 2024



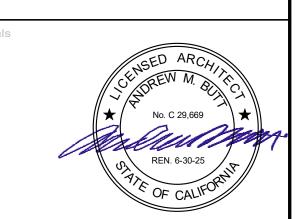
MARIO LANDEROS,
CITY ENGINEER
CITY OF SEBASTOPOL

BUILDING OFFICIAL
CITY OF SEBASTOPOL

DATE



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CITY OF SEBASTOPOL 7120 Bodega Ave.Sebastopol, CA

SEBASTOPOL YOUTH ANNEX EXTERIOR ACCESSIBILITY UPGRADE

245 MORRIS STREET SEBASTOPOL, CA 95472

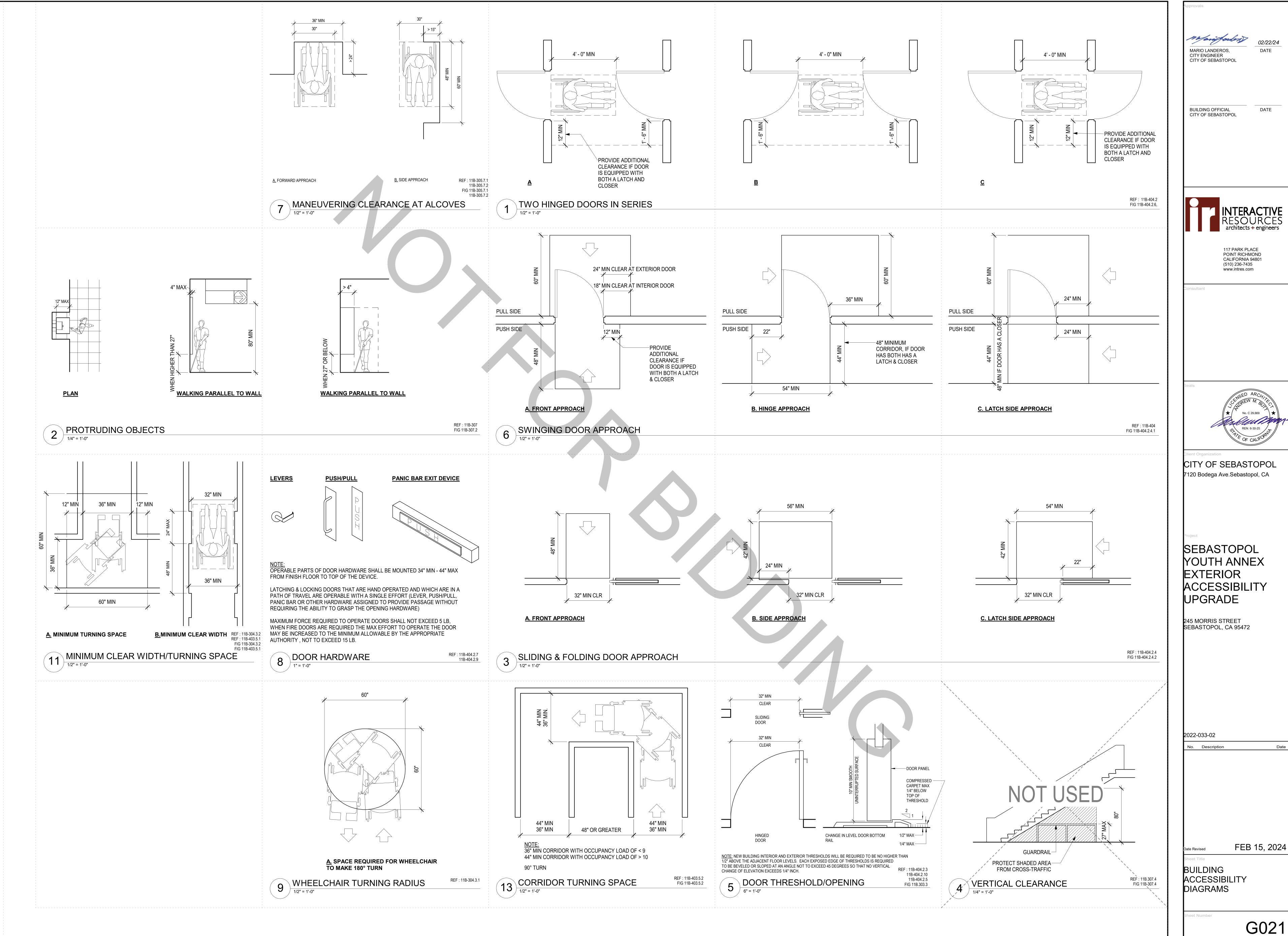
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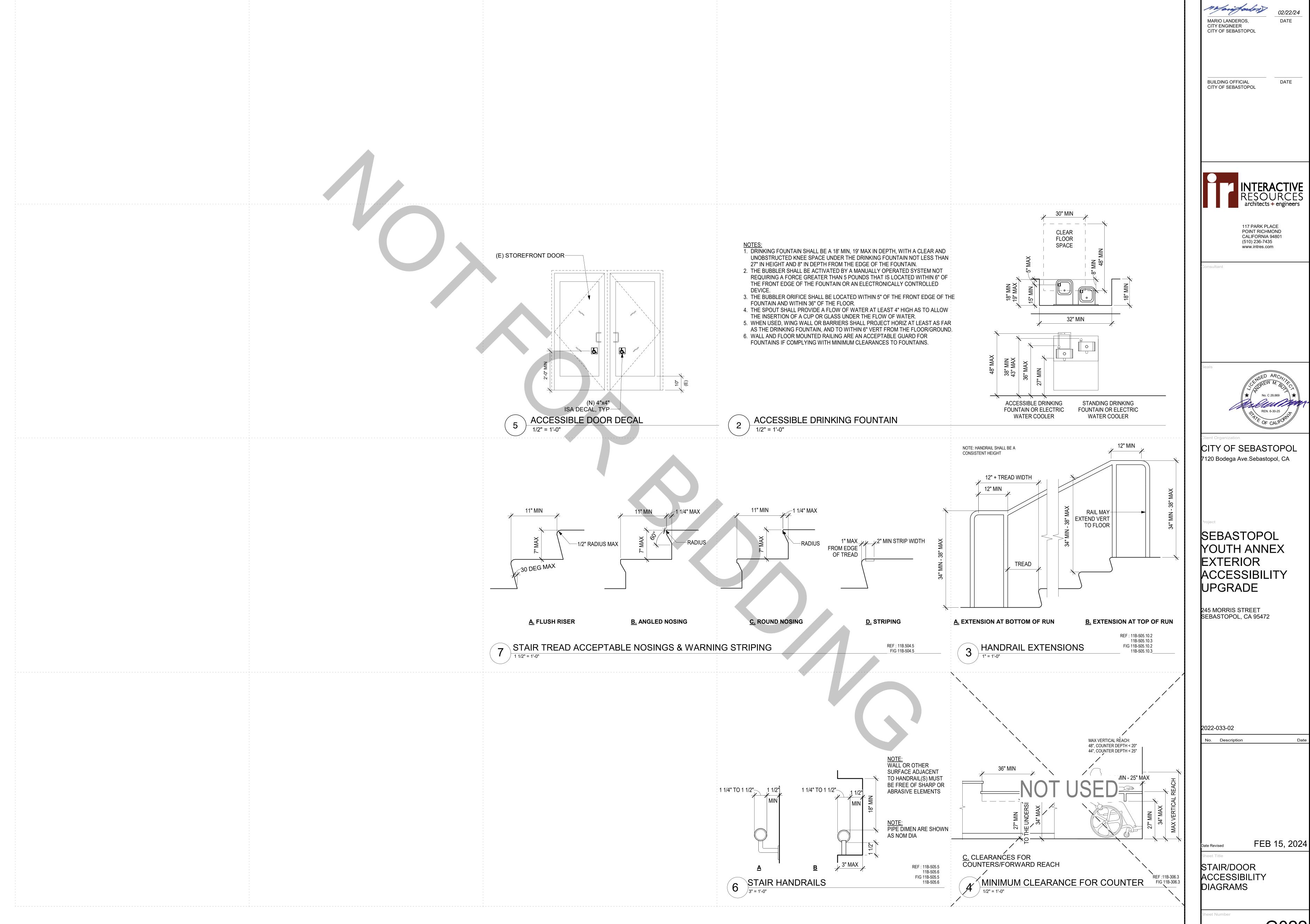
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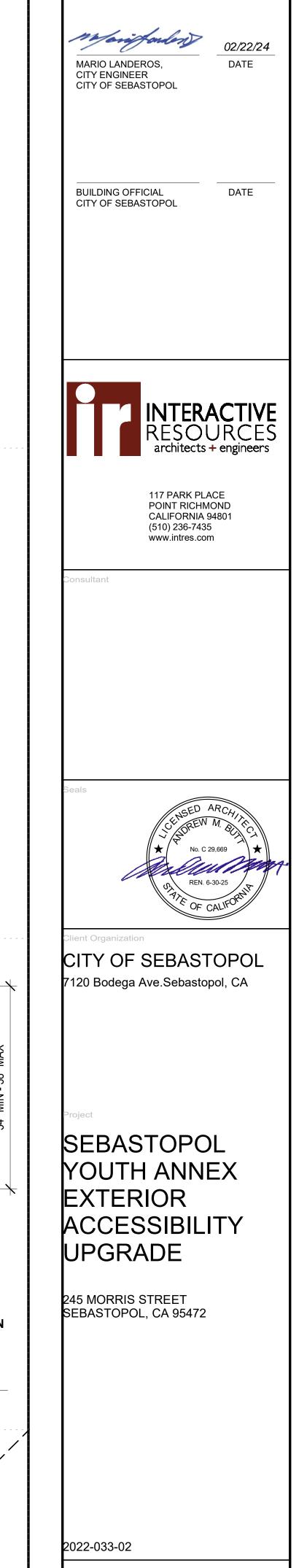
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COVER SHEET

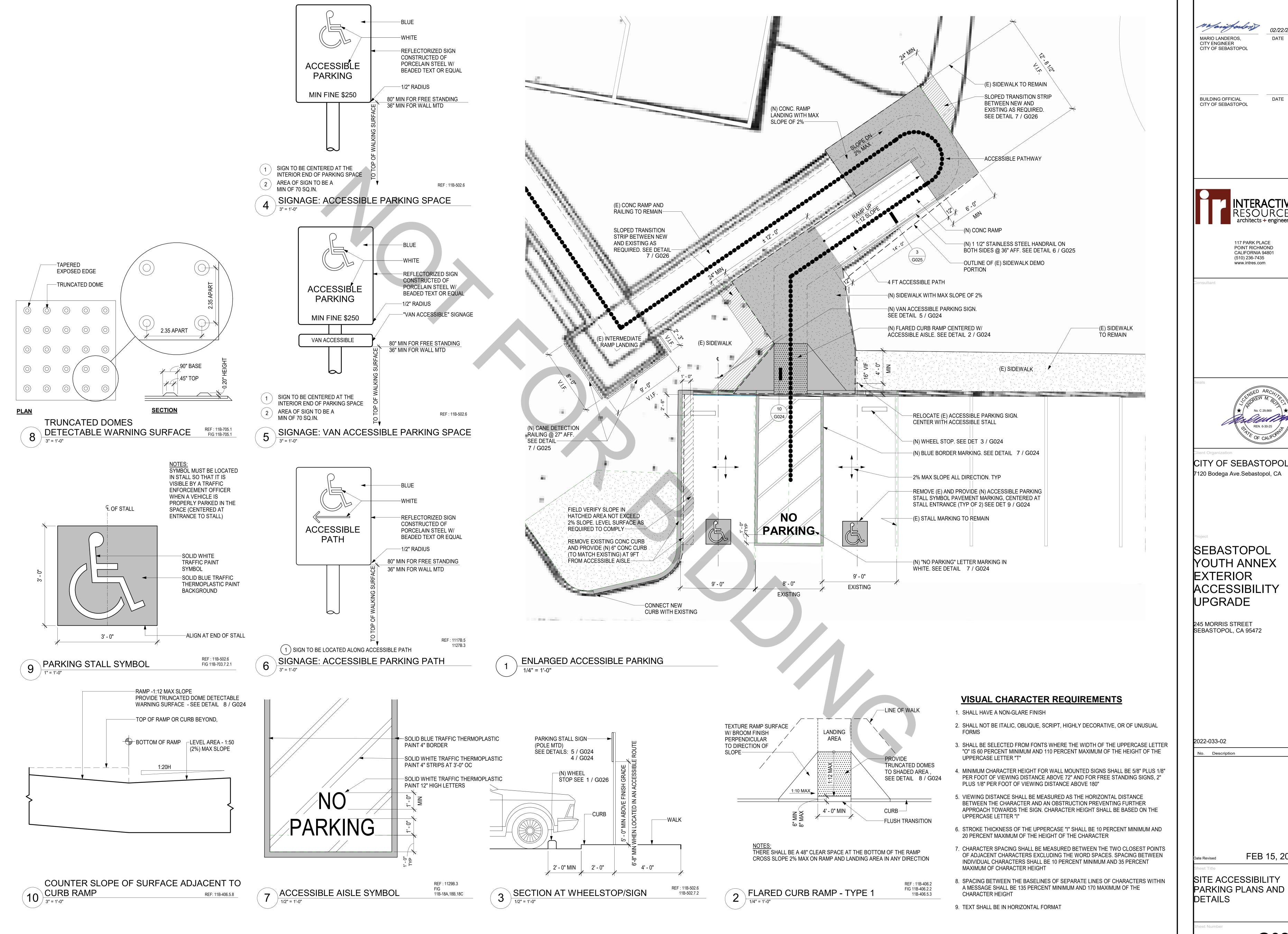
CS001







G022



DATE

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No. C 29,669

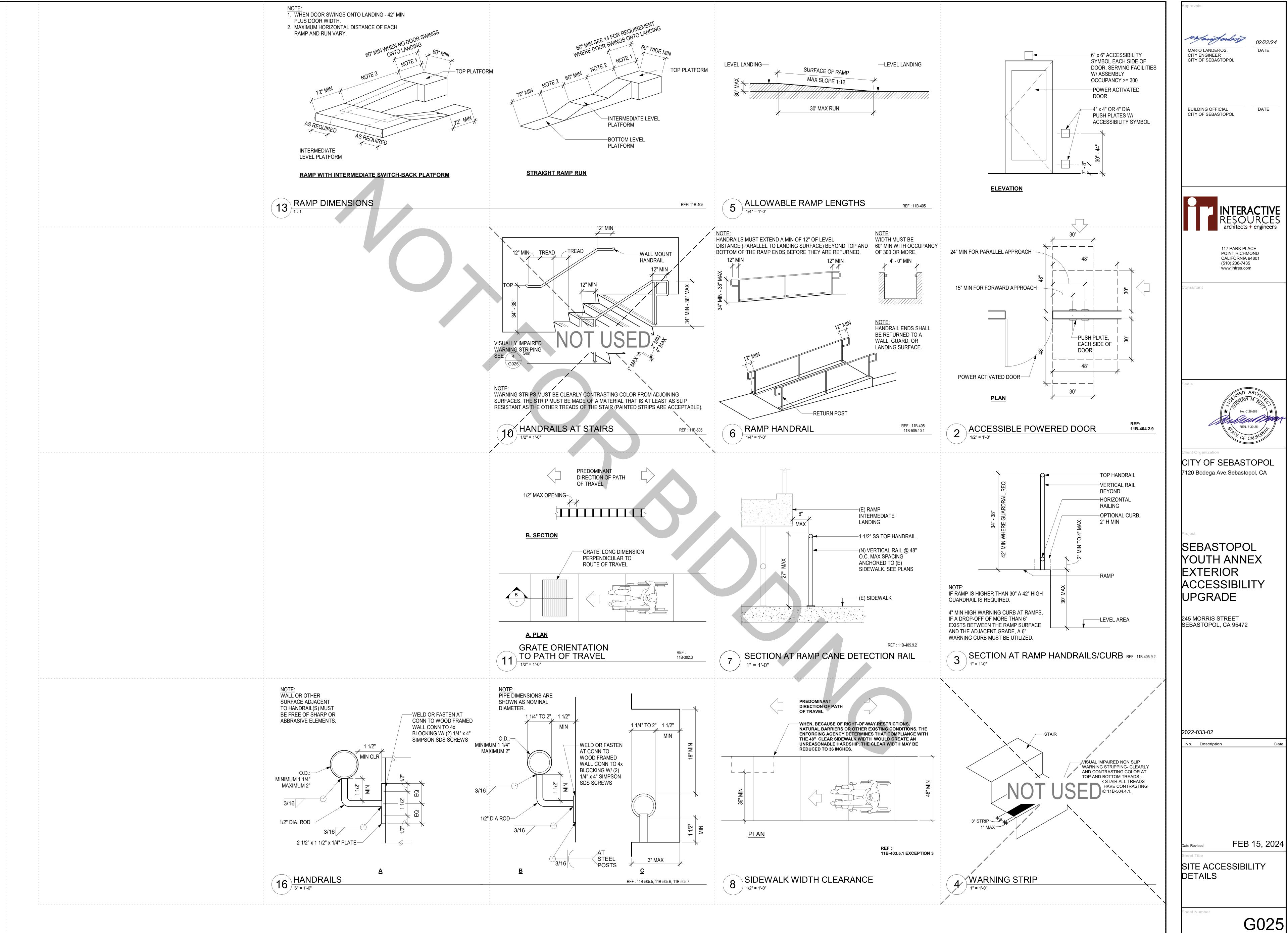
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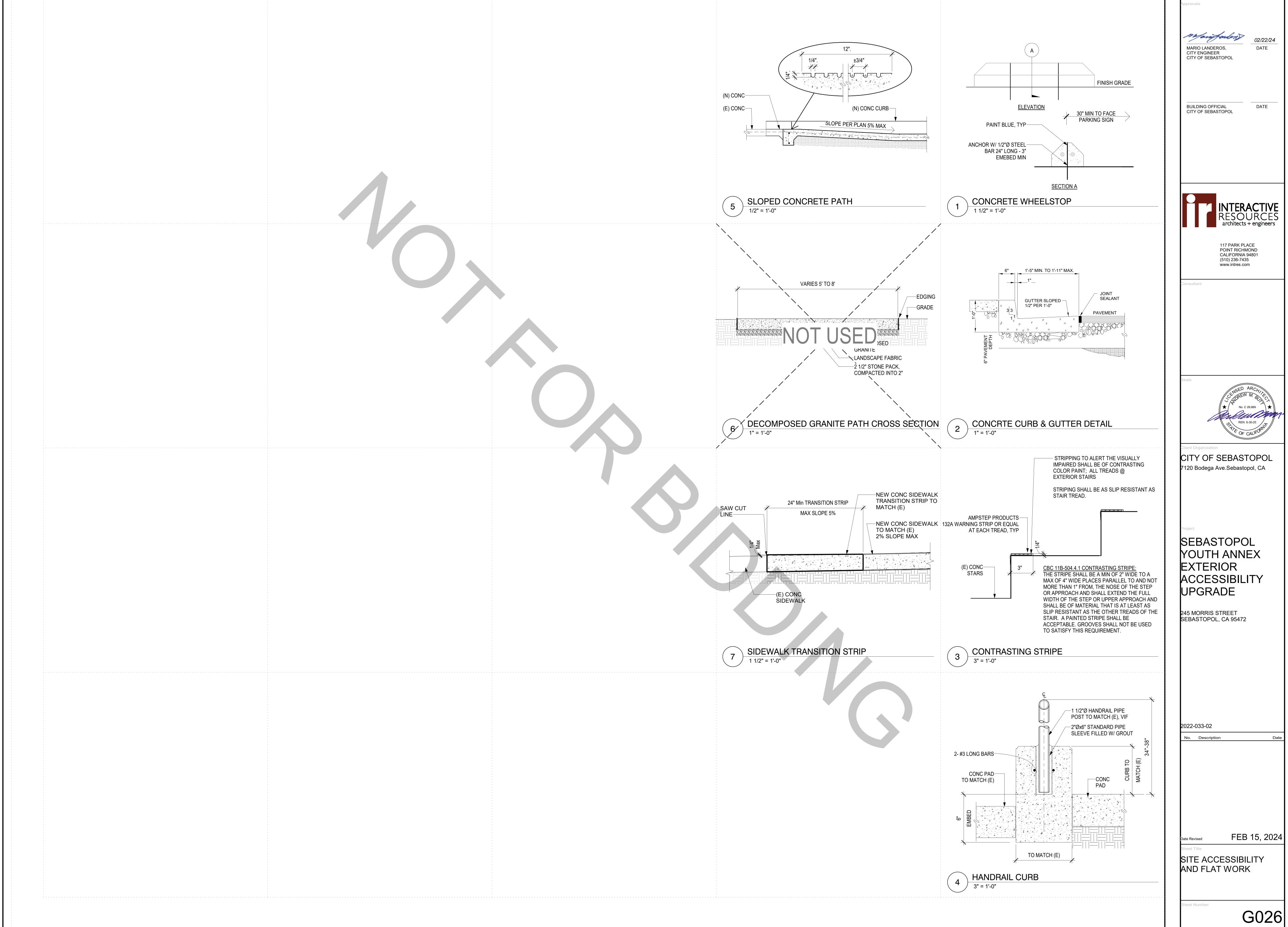
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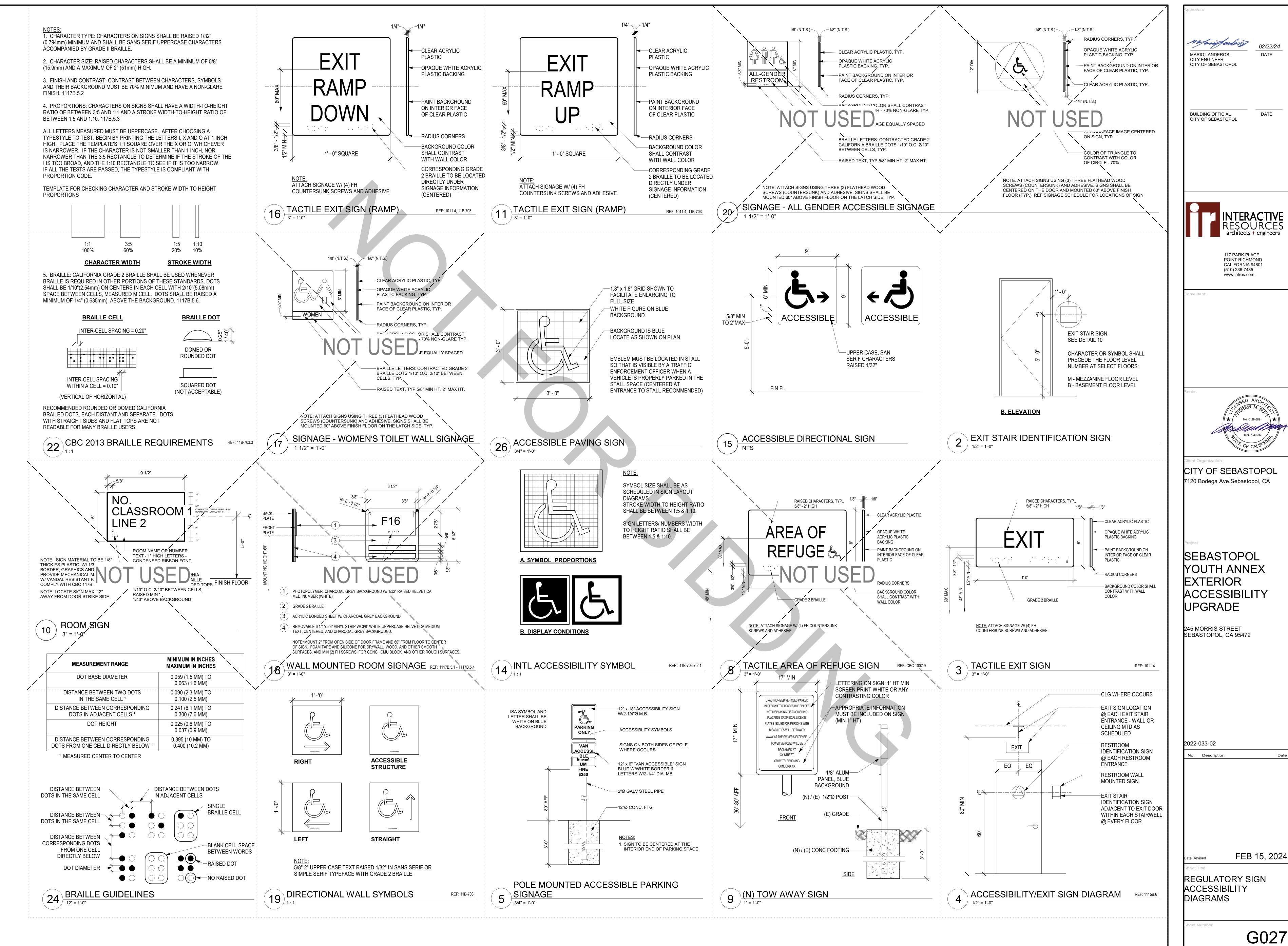
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PARKING PLANS AND

G024







02/22/24 DATE DATE

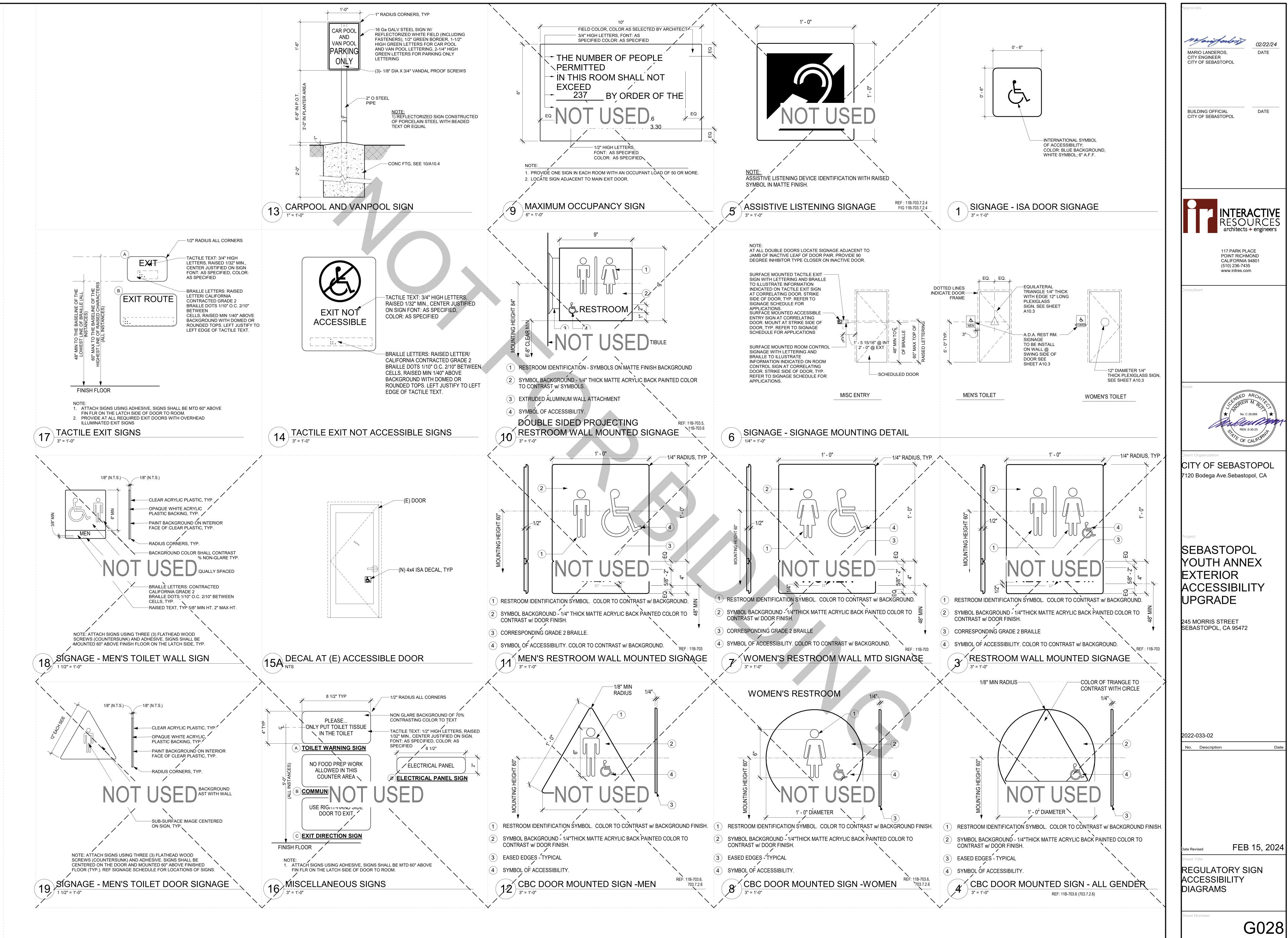
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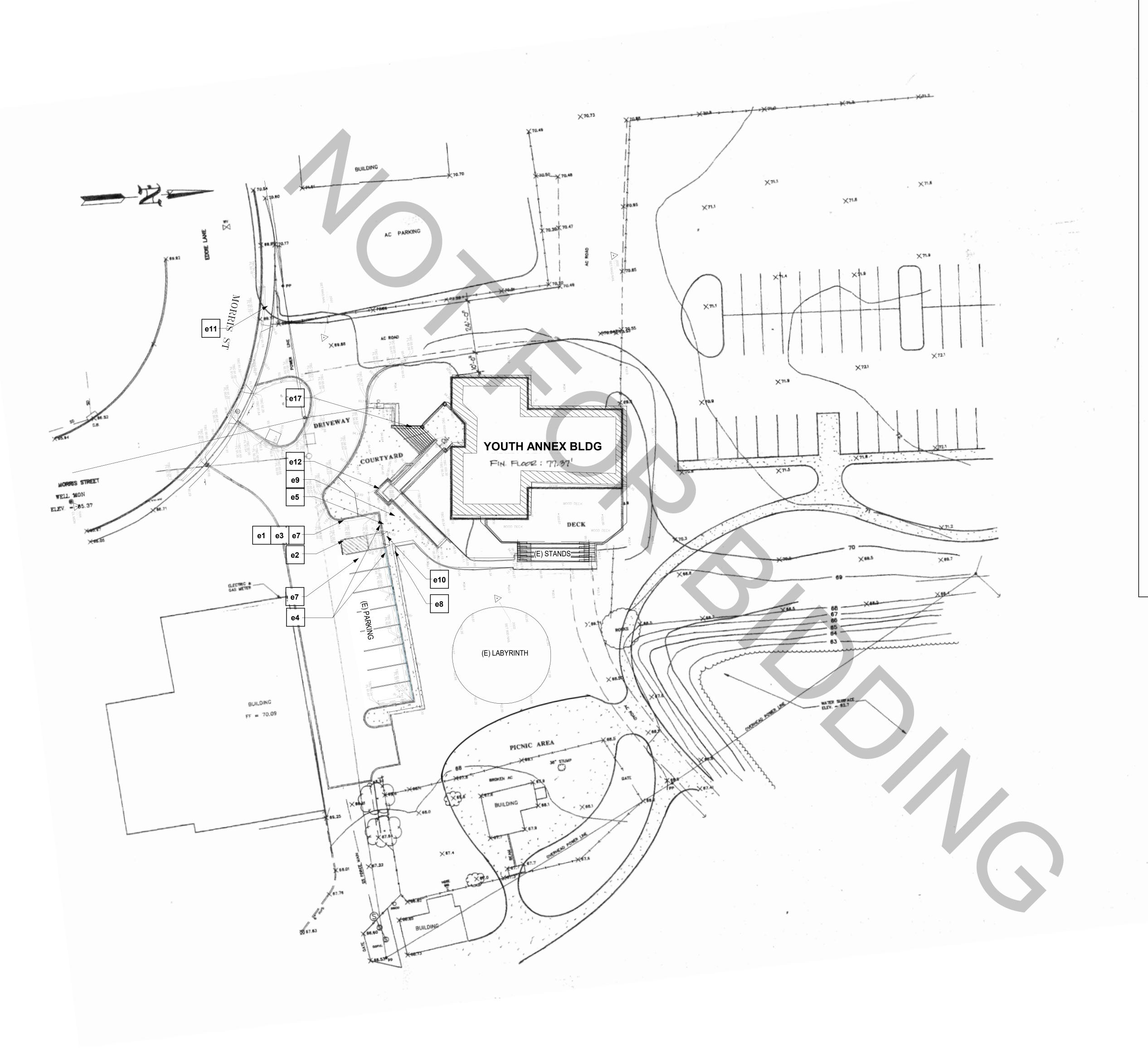
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CITY OF SEBASTOPOL

SEBASTOPOL YOUTH ANNEX ACCESSIBILITY

G027





1" = 20'-0"

EXISTING SITE PLAN KEY NOTES

- e1 ACCESSIBLE PARKING SPACE TOO NARROW.
 (CURRENTLY 8'-7") STATE CODE REQUIREMENT IS 9'-0".
 (CBC § 1129B.3)
- e2

 ACCESSIBLE LOADING AISLE "NO PARKING" SIGNAGE HAS 6"
 HIGH LETTERING. 12" HIGH IS REQUIRED.
 (CBC § 1129B.3)
- e3

 ACCESSIBLE VAN SPACE SLOPE ON WEST SIDE EXCEEDS 2% SLOPE IN THE GUTTER AREA WITHIN THE ACCESSIBLE VAN PARKING SPACE.
 (CBC § 1129B.3.3 / § 502.4)
- ACCESSIBLE PARKING SPACES DO NOT HAVE BUMPER STOPS TO PREVENT ENCROACHMENT OF CARS OVER REQUIRED WIDTH OF WALKWAYS.
 (CBC § 1129B.3.3 & 4)
- VAN SPACE MISSING \$250.00 FINE SIGN (CBC § 1129B.4)
- e6 LOADING AND UNLOADING ACCESS AISLE MISSING BLUE BORDER (CBC § 1129B.3)
- ACCESSIBLE PARKING SPACE HAS SOME AREAS THAT EXCEED 2% SLOPE (CBC § 1129B.3/ §502.4)
- e8 ACCESSIBLE ROUTE FROM PARKING TO ENTRANCE MISSING DIRECTIONAL SIGNAGE. (CBC § 1127B.3/ §703.3)
- RUNNING SLOPE (IN DIRECTION OF TRAVEL) OF WALK/SIDEWALK FROM ACCESSIBLE PARKING TO ACCESSIBLE RAMP HAS SLOPES THAT EXCEED 5%.
 (CBC § 1133B.7.1.3 / §403.3)
- CURB RAMP:
- a. RUNNING SLOPES OF CURB RAMP IS 11.2%. 8.33% IS MAX SLOPI
- ALLOWED. (§1127B.5.3 / §405.2)

 b. FLARED SIDES OF CURB RAMP ARE 21.0% ON LEFT SIDE
 (WEST) AND 16.8% ON RIGHT (EAST). MAX ALLOWED IS 10%
- (§1127B.5 #3 / §406.4)
 c. FINISH SURFACE OF CURB RAMP DOES NOT CONTRAST FROM
- ADJACENT SIDEWALK. (§1127B.5.5)
 d. NO LEVEL LANDING PROVIDED AT TOP OF CURB RAMP.
- (§1127B.5.4 / §406.4)
 e. TRANSITION FROM RAMP TO LOADING AREA IS NOT FLUSH AND FREE OF ABRUPT CHANGE. 3/4" LIP AT BOTTOM OF CURB RAMP. (§1127B.5.3 / §406.2)
- f. 12" GROOVED BORDER IS NOT LOCATED ON A LEVEL SURFACE ALONG THE TOP OF CURB RAMP. ONLY THE UPPER BORDER IS 12", THE 2 FLARED SIDES HAVE BOARDERS THAT MEASURE BETWEEN 8" TO 9" AND THESE ALSO ARE NOT ON A LEVEL
- SURFACE. (§1127B.5.6)
 g. DETECTABLE WARNING DOES NOT EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP. (§1127B.5.7)
- PATH OF TRAVEL FROM PUBLIC WAY TO PUBLIC ENTRY:
 NO EXISTING ACCESSIBLE ROUTE OF TRAVEL FROM PUBLIC WAY
 (THE SIDEWALK TO THE WEST OF THE DRIVEWAY ENTRANCE) TO
 ACCESSIBLE BUILDING ENTRANCE. THE SIDEWALK ENDS AT THE
 DRIVEWAY. PEDESTRIANS MUST TRAVERSE THE DRIVEWAY TO
 REACH BUILDING. (§1114B.1.2 / §206)
- e12 ACCESSIBLE RAMP HAS A PROTRUSION THAT EXCEEDS 4" AND IS ABOVE THE 27". CANE DETECTION SHOULD BE PROVIDED IN THE AREA. (§1133B.8.6.1 / §307)
- AT MAIN ENTRY STAIRS HANDRAILS DO NOT EXCEED 12" PLUS 1
 TREAD FROM THE BOTTOM NOSING, CENTER RAIL COMPLIES
 WITH REQUIREMENT.
 (§1133B.4.2.2 / §505.10.3)



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SEBASTOPOL YOUTH ANNEX EXTERIOR ACCESSIBILITY UPGRADE

245 MORRIS STREET SEBASTOPOL, CA 95472

2022-033-02

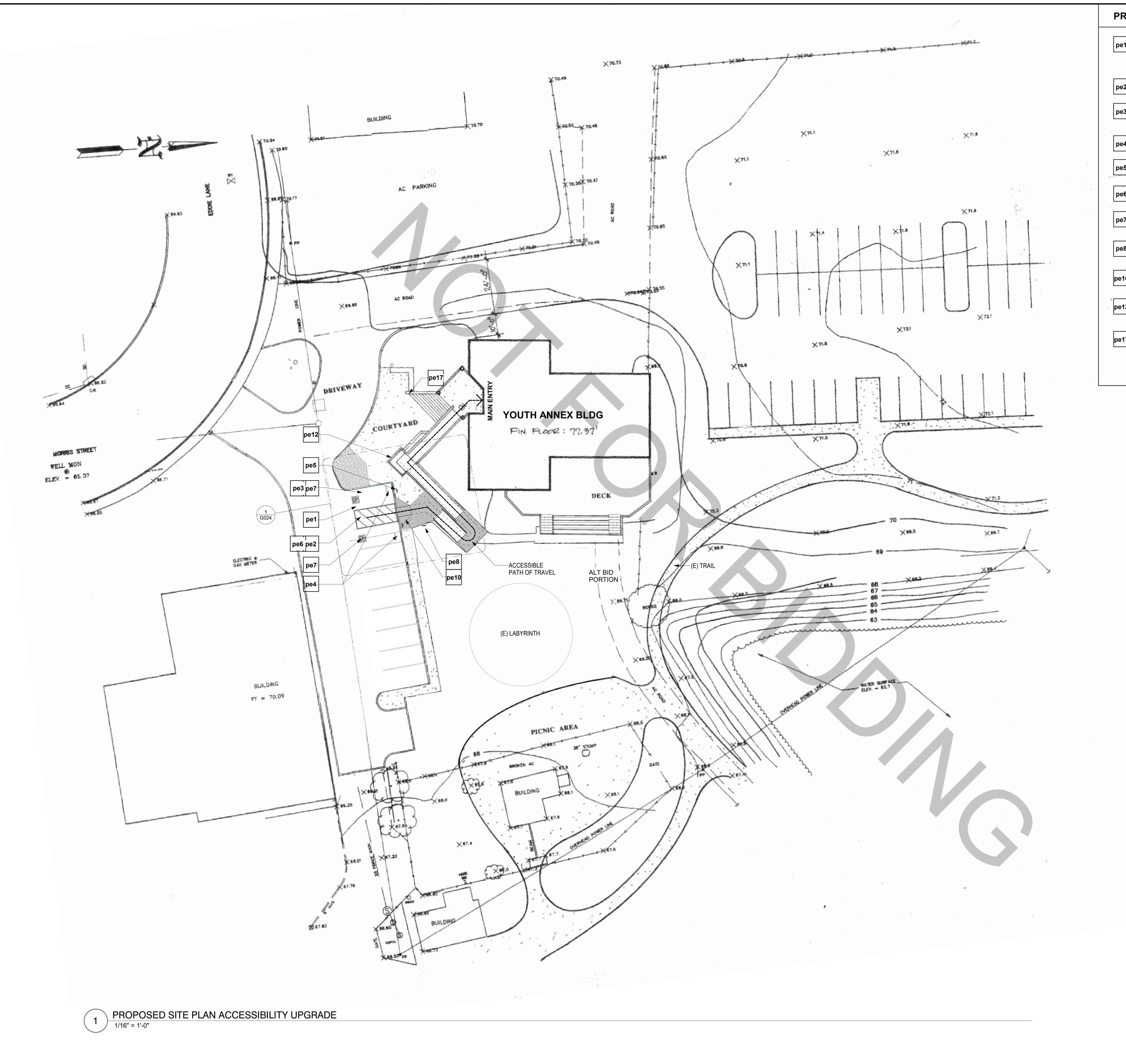
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FEB 15, 2024

EXISTING SITE PLAN

Δ001



PROPOSED SITE PLAN KEY NOTES - ALT 1

- REMOVE EXISTING ACCESSIBLE AISLE AND STALL MARKINGS
 AND PROVIDE NEW ACCESSIBLE AISLE AND STALL MARKINGS
 FOR BOTH STANDARD ACCESSIBLE AND VAN STALLS.
 RELOCATE EXISTING 6" CURB TO COMPLY WITH MIN 9 FT STALL
 CLEARANCES. SEE DETAIL 1 / G024
- PROVIDE NEW "NO PARKING" LETTERING ON ACCESSIBLE AISLE THAT IS 12" HIGH MIN. SEE DETAIL 7 / G024
- pe3

 ACCESSIBLE VAN SPACE SLOPE NOT TO EXCEED 2% SLOPE
 IN ALL DIRECTIONS WITHIN THE ACCESSIBLE VAN PARKING
 SPACE. VERIFY IN FIELD STALL SLOPE. SEE DETAIL 1 / G024
- pe4 PROVIDE NEW ACCESSIBLE PARKING SPACES BUMPER STOPS. SEE DETAIL 3 / G024
- pe5 PROVIDE NEW VAN ACCESSIBLE SIGN WITH \$250.00 FINE DISPLAYED. SEE DETAIL 5 / G024
- PROVIDE BLUE BORDER MARKING FOR THE LOADING AND
- pe7

 FIELD VERIFY AND LEVEL ACCESSIBLE PARKING SPACE SURFACE
 AS NEEDED TO COMPLY WITH A 2% MAX SLOPE IN ALL DIRECTIONS.

UNLOADING ACCESSIBLE AISLE ZONE. SEE DETAIL 7 / G024

- PROVIDE DIRECTIONAL SIGNAGE INDICATING DIRECTION OF ACCESSIBLE ROUTE FROM PARKING TO ENTRANCE.
 - SEE DETAIL 6 / G024

 PROVIDE (N) CONC CURB FLARED RAMP. SEE PLAN 1 / G024
- pe12 PROVIDE (N) CANE DETECTION RAILING AROUND INTERMEDIATE RAMP LANDING AT 27" AFF.

AND DETAIL 2 / G024

EXTEND (E) HANDRAILS AT MAIN ENTRY TO COMPLY WITH 12" PLUS 1 TREAD FROM THE BOTTOM NOSING. CENTER RAIL COMPLIES WITH ACCESSIBILITY REQUIREMENTS.
SEE DETAILS 3 / G022 & 10 / G025

MARIO LANDEROS, CITY ENGINEER CITY OF SEBASTOPOL

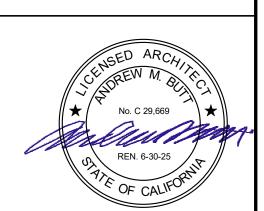
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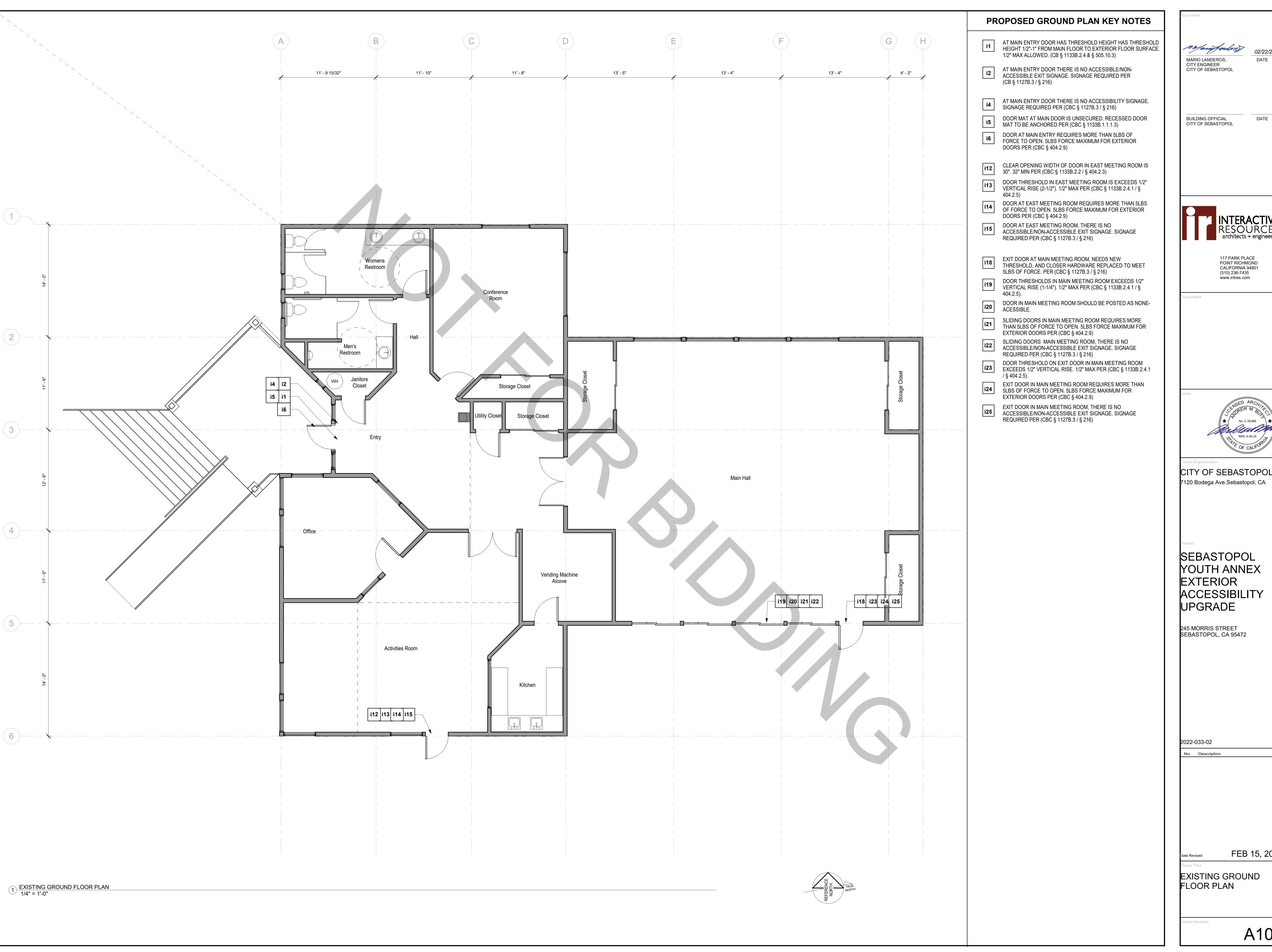
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PROPOSED SITE PLAN ACCESSIBLITY

A003



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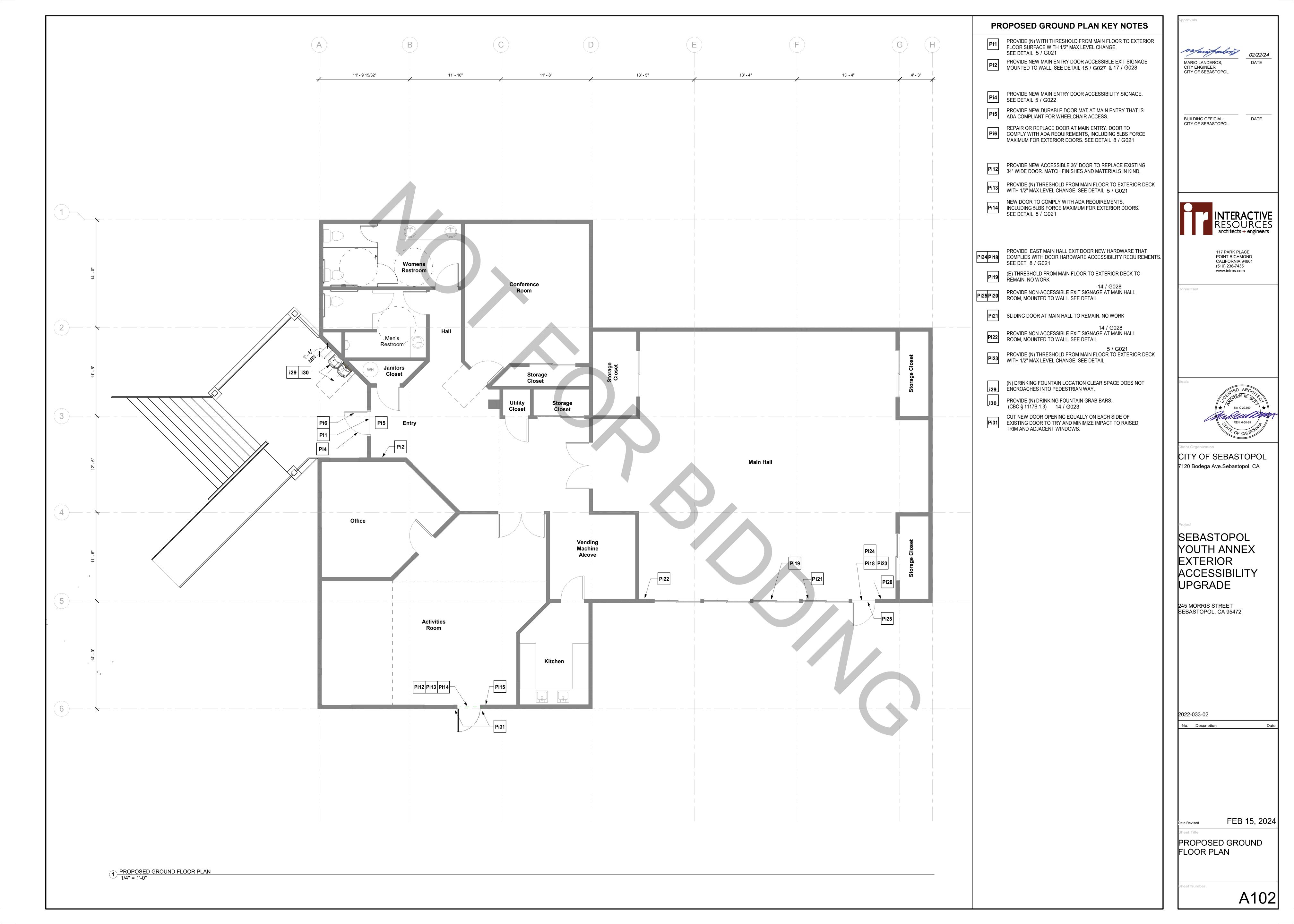
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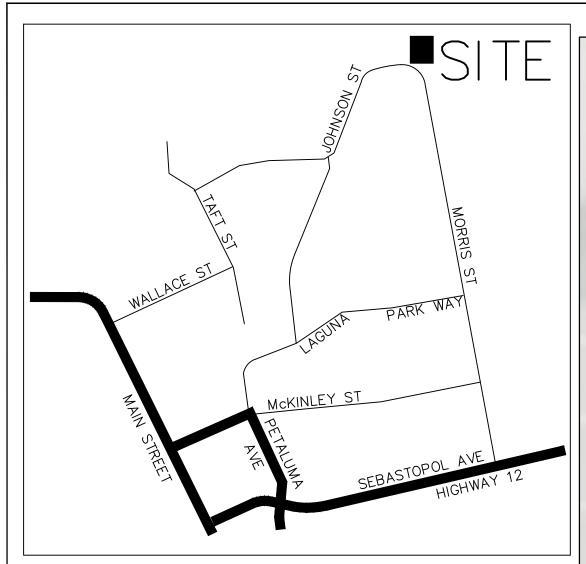
YOUTH ANNEX ACCESSIBILITY

FEB 15, 2024

EXISTING GROUND FLOOR PLAN

A101





VICINITY MAP LOCATED WITHIN THE CITY OF SEBASTOPOL NOT TO SCALE

BASIS OF BEARINGS & VERTICAL CONTROL

ASSUMED COORDINATES AND BASIS OF BEARINGS BASED ON GPS OBSERVATION

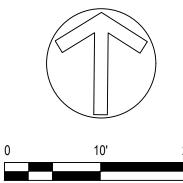
COORINATES

PNT	NORTHING	EASTING	ELVATION	DESCRIPTION
1064	1911543.71	6326564.96	88.53	CL MON
2001	1911667.26	6326503.96	93.27	SET MAG NAIL
2002	1911804.29	6326485.22	94.25	SET MAG NAIL
2003	1911729.37	6326633.77	93.77	SET 60D NAIL

SURVEY NOTES

THE FIELD WORK FOR THIS PROJECT COMPETED JAN 2023 AND UPDATED OCT 2023.





ABBREVIATIONS

AC CB	ASPHALTIC CONCRETE CATCH BASIN
CL	CENTERLINE
CO	CLEAN OUT
CONC	CONCRETE
DI	DRAIN INLET
EL	ELEVATION
FH	FIRE HYDRANT
FL	FLOWLINE
GR	GRAVEL
GS	GROUND SHOT
INV	INVERT
MH	MANHOLE
RW	RIGHT OF WAY
SBL	SET BACK LINE
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TN	TOP OF NUT
W	WATER
WM	WATER METER
RCB	REINFORCED CONCRETE BO

LEGEND

×	MONUMENT FOUND AS NOTED
•	SET 3/4" CIP STAMPED LS 9265
0	DIMENSION POINT, NOTHING FOUND OR
�	BENCHMARK
	WATER METER
~	FIRE HYDRANT
\otimes	WATER VALVE BOX
₩ GV	GAS SERVICE/CONNECTION
8	IRRIGATION CONTROL VALVE
Ossoo	SEWER CLEAN OUT/SEWER SERVICE
0	HOSE BIB/WATER SERVICE
¤	STREET LIGHT
	DRAINAGE INLET (SQUARE)
(H (D)	MANHOLE STORM MANHOLE
(S) (E)	SEWER MANHOLE ELECTRIC MANHOLE
-	ELECTRIC MANIFOLE ELECTRIC CABINET
Ø	UTILITY POLE
- (GUY WIRE/POLE
	TELE/TV SERVICE
×	ELECTRIC METER/SERVICE
	 SUBJECT PROPERTY LINE
	— OTHER PROPERTY LINE
	— RIGHT-OF-WAY LINE
	— OLD FILED MAP LINE
	— TOP BACK OF CURB
	— FLOW LINE
	EDGE OF PAVEMENT
XX	— FENCE
4" W	- WATER LINE W/SIZE
— 24"S.D. —	— DRAIN LINE W/SIZE AND FLOW DIRECTION
6"S.S	SEWER LINE W/SIZE AND FLOW DIRECTIO

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No.	Issue	Drawn	Approved	Date	

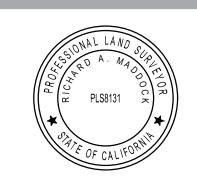
URVEYOR'S STATEMENT THIS SURVEY IS BASED UPON A FIELD SURVEY CONDUCTED UNDER MY DIRECTION AND MEETS THE NATIONAL MAP ACCURACY STANDARDS.

Filename: \\ghd\US\Santa Rosa\Projects\561\12605101\Tech\SURVEY\CAD\V-12605101 TOPO.dwg

Bar is one inch on original size sheet 0 1"

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Drawn	R. A. MADDOCK	Designer		Client
		3		Project
Drafting Check	R. A. MADDOCK	Design Check		Title
Project Manager		Date	OCT 4, 2023	Project N
	nent shall not be used for unless signed and sealed for .	Scale	AS SHOWN	Original Siz

INTERACTIVE RESOURCES SEBASTOPOL YOUTH CENTER **Topographic Survey**

No. **12605101** ANSI D Sheet No. V-001 Sheet 1 of 1