

BURBANK FARM RESTROOM ADDITION & ACCESS PATH

CONTRACT NO. 2025-01

7777 BODEGA AVE.
SEBASTOPOL, CALIF.

CITY OF SEBASTOPOL

ABBREVIATIONS				SYMBOLS		PROJECT TEAM	SCOPE OF WORK	DRAWING INDEX		
A.B. ANCHOR BOLTS ACOUS. ACOUSTICAL ADM. ADMINISTRATIVE ALS ASSISTIVE LISTENING SYSTEM ALT. ALTERNATE ALUM. ALUMINUM APPROX. APPROXIMATE ARCH. ARCHITECTURAL BLDG. BUILDING BLK. BLOCK BLKG. BLOCKING BM. BEAM B.N. BOUNDARY NAIL BOT. BOTTOM B.P. BRACED PANEL BRD. BOARD BTR. BETTER CAB. CABINET CAC. CALIFORNIA ADMIN- ISTRATIVE CODE CAT. CATWALK CEM. PLAS. CEMENT PLASTER CER. CERAMIC C.J. CONSTRUCTION JOINT CLG. CEILING CLR. CLEAR C.O. (GSA) CONTRACTING OFFICER COL. COLUMN CONC. CONCRETE CONN. CONNECTION CONT. CONTINUOUS CONTR. CONTRACTOR C.M.U. CONCRETE MASONRY CSPE UNIT CHLOROSULFONATED POLYETHYLENE ("HYPALON") DBL. DOUBLE DET. DETAIL D.F. DOUGLAS FIR DIAG. DIAGONAL DIA. DIAMETER DIM. DIMENSION DN. DOWN DP. DEEP DR. DOOR D.S. DOWNSPOUT DSA DIVISION OF THE STATE ARCHITECT EA. EACH E.F. EACH FACE E.J. EXPANSION JOINT ELEV. ELEVATION ELEC. ELECTRICAL EN. EDGE NAIL E.Q. EQUAL EQPT. EQUIPMENT E.S. EACH SIDE E.W. EACH WAY EXIST. EXISTING EXP. EXPANSION EXT. EXTERIOR FDN. FOUNDATION FHWS FLAT HEAD WOOD SCREW FIN. FINISH FIN. FL. FINISH FLOOR F.J. FLOOR JOIST FL. FLOOR FLUOR. FLUORESCENT F.N. FIELD NAIL F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD FRMG. FRAMING FRP FIBERGLASS REINFORCE PANEL FT. FOOT/FEET GA. GAUGE GAL. GALLON GSS GALVANIZED GLB GLUE LAMINATED BEAM GRD. GRADE GSA GENERAL SERVICES ADMINISTRATION		G.S.M. GALVANIZED SHEET METAL GYP. BD. GYPSUM BOARD H.D. HOLD-DOWN HMA HAZARDOUS MATERIALS ABATEMENT HORIZ. HORIZONTAL H.S.B. HIGH STRENGTH BOLTS HT. HEIGHT HDR. HEADER IN. INCH(ES) I.D. INSIDE DIAMETER INSUL INSULATION ISA INTERNATIONAL SYMBOL OF ACCESS JT. JOINT JST. JOIST LVT LAMINATE VINYL TILE MAX. MAXIMUM M.B. MACHINE BOLTS MECH. MECHANICAL MET. METAL MEZZ. MEZZANINE MFR. MANUFACTURER MIN. MINIMUM N/A NOT APPLICABLE N.I.C. NOT IN CONTRACT NOM. NOMINAL N.T.S. NOT TO SCALE O.C. ON CENTER O.H. OPPOSITE HAND OLA OFFICE OF LOCAL ASSISTANCE OPP. OPPOSITE PERIM. PERIMETER PBS PUBLIC BUILDINGS SERVICE P.C.C. PRECAST CONCRETE PL. PLATE P.L. PROPERTY LINE P.LAM. PLASTIC LAMINATE PLYWD. PLYWOOD P.N. PLATE NAIL P.S.F. POUNDS PER SQUARE FOOT P.S.I. POUNDS PER SQUARE INCH P.T. PRESSURE TREATED POINT R. RISER RAD. RADIUS REINF. REINFORCEMENT REQD. REQUIRED RES. RESILIENT R.O. ROUGH OPENING R.S. ROUGH SAWN RDWD. REDWOOD RO. ROUGH R.W.L. RAIN WATER LEADER SA SUSPENDED ACOUSTICAL SCD SEE CIVIL DRAWINGS SHT. SHEET S.H. SINGLE HUNG SIM. SIMILAR SLDR. SLIDER SMD SEE MECHANICAL DRAWINGS S.O.G. SLAB ON GRADE SPEC(S) SPECIFICATION(S) SQ. SQUARE S.S. STAINLESS STEEL S.S.D. SEE STRUCTURAL DRAWINGS S.S.P. STANDARD STEEL PIPE STRUC. STRUCTURAL SYM. SYMMETRICAL T. TREAD T.&B. TOP AND BOTTOM T.&G. TONGUE AND GROOVE T.C. TOP OF CURB TEL. TELEPHONE TERR. TERRAZZO T.O.C. TOP OF CONCRETE T.O.PL. TOP OF PLATE LINE T.O.S. TOP OF STEEL T.O.SF. TOP OF SUBFLOOR T.O.W. TOP OF WALL		T.P. TOP OF PAVEMENT TRANSV. TRANSVERSE TR. TREATED TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED VERT. VERTICAL VG. VERTICAL GRAIN W. WIDE WASH. WASHER W/ WITH W/C WATER CLOSET WD. WOOD W/O WITHOUT WP. WATERPROOF WPF. WEATHERPROOF X CROSS		⋈ AND @ AT ⌒ CENTER LINE ⊘ DIAMETER OR ROUND LINE (E) EXISTING ⊥ PERPENDICULAR # POUND OR NUMBER ⌒ PLATE (N) NEW WP WORK POINT ⊙ NOMINAL FLOOR LEVEL OR MATCH LINE ⊕ COLUMN GRID ⬢ LOUVER SYMBOL ⬢ DOOR SYMBOL ⬢ WINDOW SYMBOL ⬢ GATE SYMBOL SECTION / EXTERIOR ELEVATION SYMBOL SECTION / ELEVATION NUMBER SHEET NUMBER REF NORTH 1 EQUIPMENT SYMBOL 26 6 STUD SIZE TYPE NO. WIC- WOODWORK INSTITUTE SERIES DESIGNATION 100 36 24 30 CABINET DESIGNATION HEIGHT DEPTH WIDTH KEY NOTE SYMBOL		OWNER: CITY OF SEBASTOPOL 7120 BODEGA AVENUE SEBASTOPOL, CA 95472 TEL: 707-823-1153 ARCHITECT: INTERACTIVE RESOURCES 117 PARK PLACE, RICHMOND, CA 94801 510-236-7435 ANDREW BUTT-PRIN ANDREW.BUTT@INTRES.COM	THE CONSTRUCTION OF A NEW 2-ROOM ACCESSIBLE RESTROOM IN A STYLE REFLECTIVE OF THE PERIOD. WATER AND SEWER RUN TO CONNECTION POINTS OFF STREET. ELECTRICAL PULLED FROM ADJACENT BARN STRUCTURE.	A000 COVER SHEET, INDEX, SCOPE & TEAM A002 STD. ACCESSIBLE DETAILS A100 SITE PLAN A102 FLOOR PLAN, FOUNDATION PLAN, ROOF FRAMING PLAN, EXTERIOR ELEVATIONS, SECTIONS A103 STRUCTURAL NOTES AND DETAILS
GENERAL NOTES										
THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECT IN WHOLE OR IN PART BY ANYONE NOT HAVING A CONTRACT WITH THE ARCHITECT OR WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. DIMENSIONS SHALL NOT BE SCALED FROM THESE DRAWINGS, WRITTEN DIMENSIONS SHALL GOVERN. CONFLICTS WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. ANY DISCREPANCY OR CONFLICT WITH DEPICTED CONDITIONS AND EXISTING FIELD CONDITIONS OR WORK IN PROGRESS, SHALL BE BROUGHT TO IMMEDIATE ATTENTION OF THE ARCHITECT. ALL DIMENSIONS AND CONDITIONS SHALL BE EXAMINED AND VERIFIED PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW COMPLETE SETS OF DOCUMENTS FOR ALL PORTIONS OF WORK AND TO BRING TO THE ARCHITECT'S ATTENTION ANY CONFLICTS WHICH MAY BE DEPICTED PRIOR TO THE CONTRACTOR COMMENCING ANY WORK OR PREPARING ANY BID FOR THAT PORTION OF WORK. DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED. PROTECT BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE FROM RAIN AND OTHER SOURCE OF MOISTURE. PROVIDE OWNER WITH ALL MANUFACTURER INSTALLATION AND OPERATING MANUALS FOR ALL INSTALLED MANUFACTURED COMPONENTS.										
LOCATION MAP				VICINITY MAP		PROJECT DATA		APPLICABLE CODES		
						PROJECT LOCATION: 7777 BODEGA AVENUE - SEBASTOPOL, CA BUILDING DESCRIPTION 1 STORY, WOOD FRAMED, NON-SPRINKLERED RESTROOM BUILDING WITH 2 ACCESSIBLE TOILET ROOMS OCCUPANCY - UTILITY BUILDING, <u>TYPE U</u> (LEAST POSSIBLE AREA & STORIES) TYPE OF CONSTRUCTION - TYPE VB, NON-SPRINKLERED ALLOWABLE HEIGHT 40 FT., 1 STORY - OCCUPANCY TYPE U, N.S. ALLOWABLE AREA 5,500 SQ. FT. PROPOSED AREA 192 SQ. FT. (12' x 16') FIRE RESISTANCE (CBC TABLE 601) - PRIMARY STRUCTURE 0 HR. - BEARING WALLS 0 HR. - NON-BEARING WALLS 0 HR. - FLOOR 0 HR. - ROOF 0 HR. - EXT. WALLS (TABLE 602) -TYPE VB >10 FT. 0 HR.		ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTYS OF THE FOLLOWING. 2022 CALIFORNIA ADMINSTRATIVE CODE (TITLE 24, PART 1) 2022 CBC CALIFORNIA BUILDING CODE, PART 2, VOLUMES 1 AND 2 2022 CALIFORNIA ELECTRICAL CODE (TITLE 24, PART 3) 2022 CALIFORNIA MECHANICAL CODE (TITLE 24, PART 4) 2022 CALIFORNIA PLUMBING CODE (TITLE 24, PART 5) 2022 CALIFORNIA ENERGY CODE (TITLE 24, PART 6) 2022 CALIFORNIA HISTORICAL CODE (TITLE 24, PART 8) 2022CALIFORNIA FIRE CODE (TITLE 24, PART 9) 2022 CALIFORNIA EXISTING BUILDING CODE (TITLE 24, PART 10) 2022 CALIFORNIA REFERENCED STANDARDS CODE (TITLE 24, PART 12) - CITY OF SEBASTOPOL MUNICIPAL CODES		

Approvals

9/25/25

Mario Landeros,
Interim City Engineer
City of Sebastopol

Date

Building Official
City of Sebastopol

Date

INTERACTIVE
RESOURCES
architects + engineers

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Client Organization

CITY OF SEBASTOPOL

7120 BODEGA AVENUE
SEBASTOPOL, CA 95473

Project

BURBANK FARM
RESTROOM
ADDITION &
ACCESS PATH

7777 BODEGA AVE.
SEBASTOPOL, CALIF.

Project Number: 2022-033-01

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1	CORRECTED SET FOR PERMIT	01/16/24
2	ADDITIONAL COMMENTS	09/17/25

Date Revised

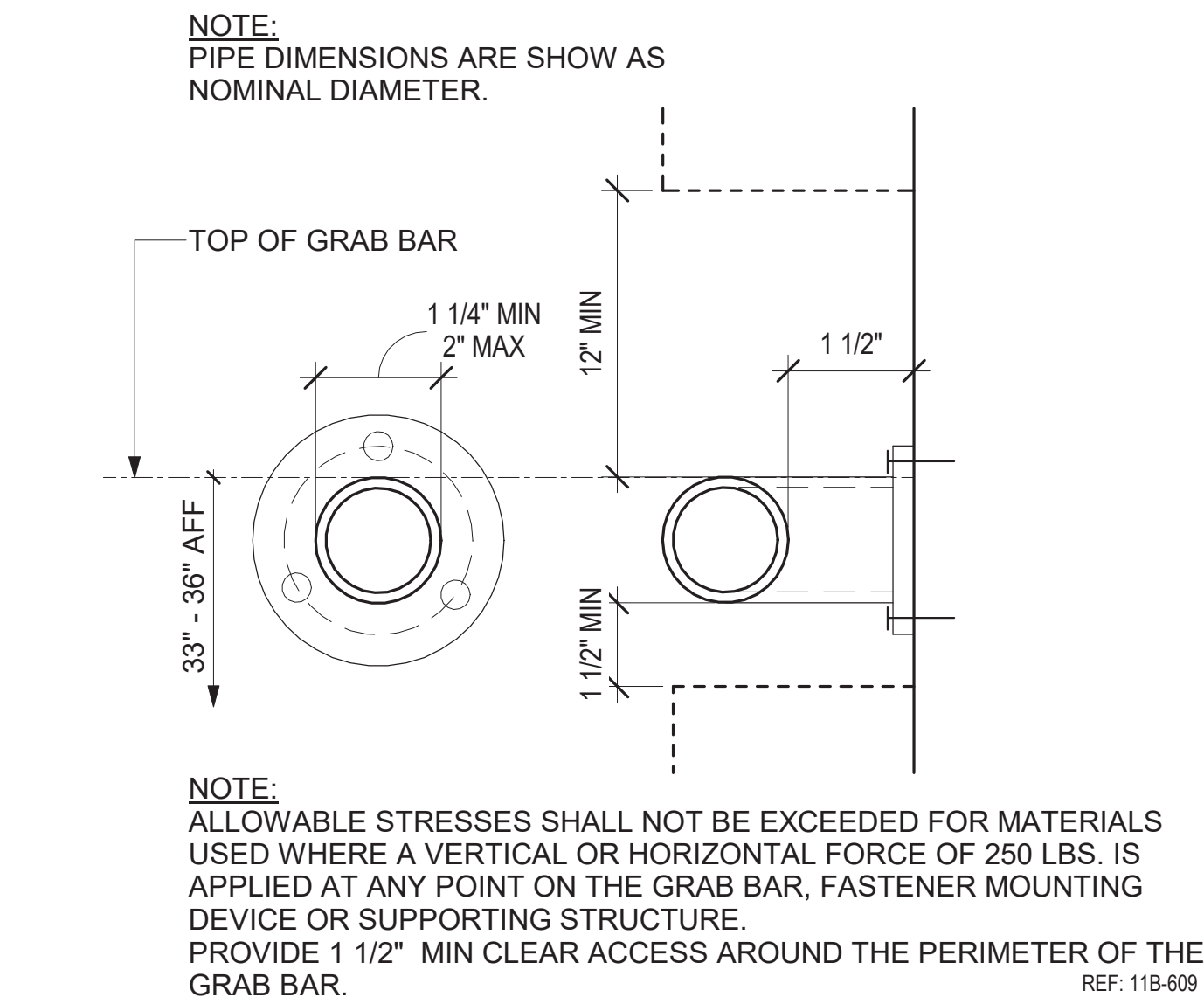
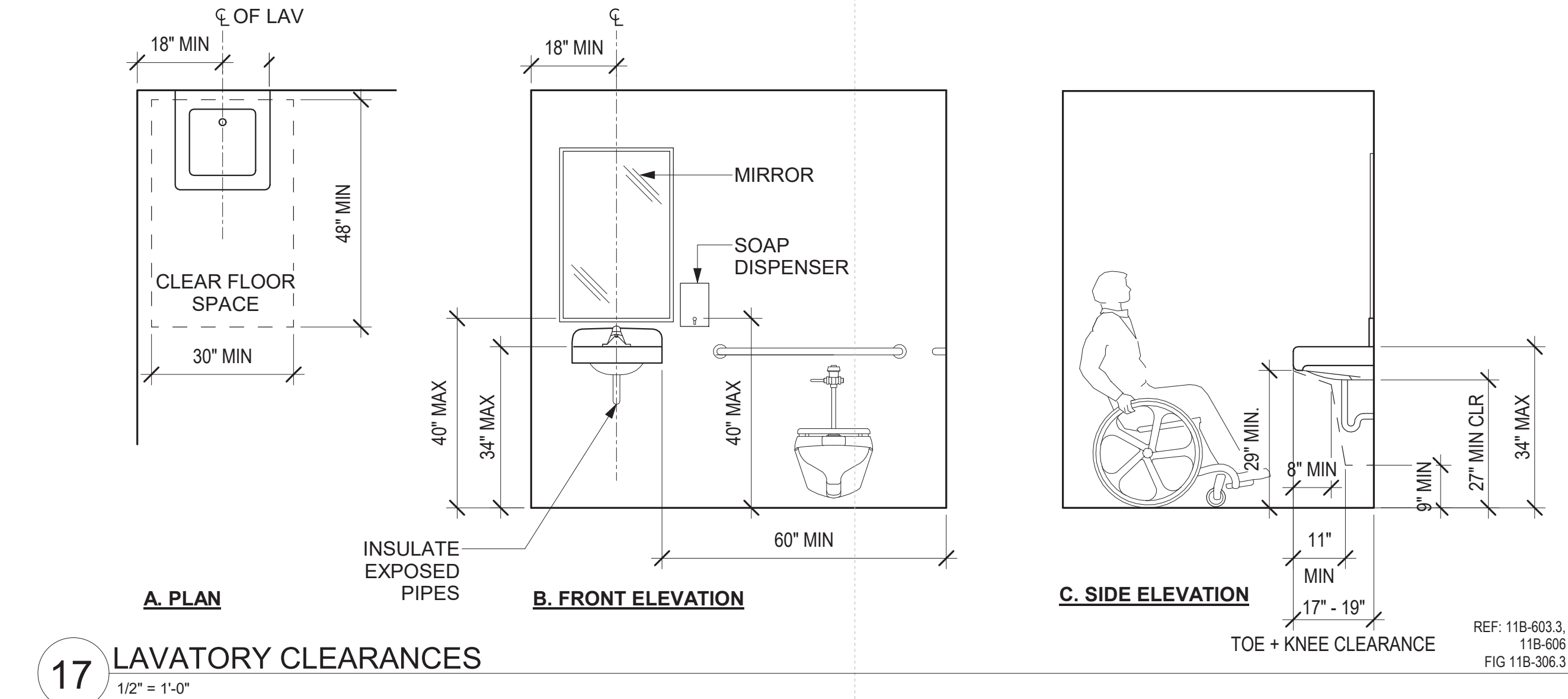
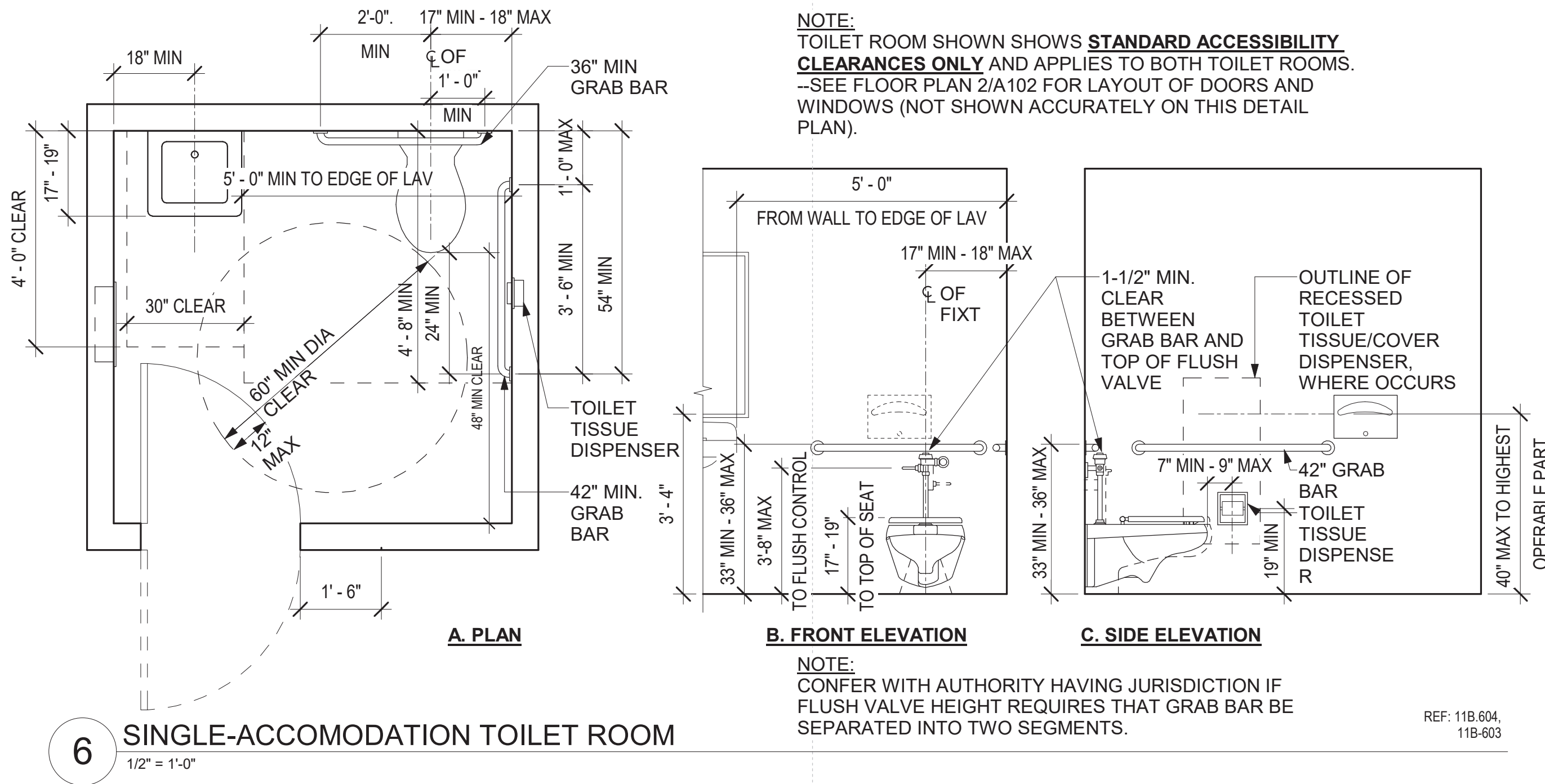
09/17/25 - ISSUED FOR BID

Sheet Title

COVERSHEET,
INDEX, SCOPE &
TEAM

Sheet Number

A000



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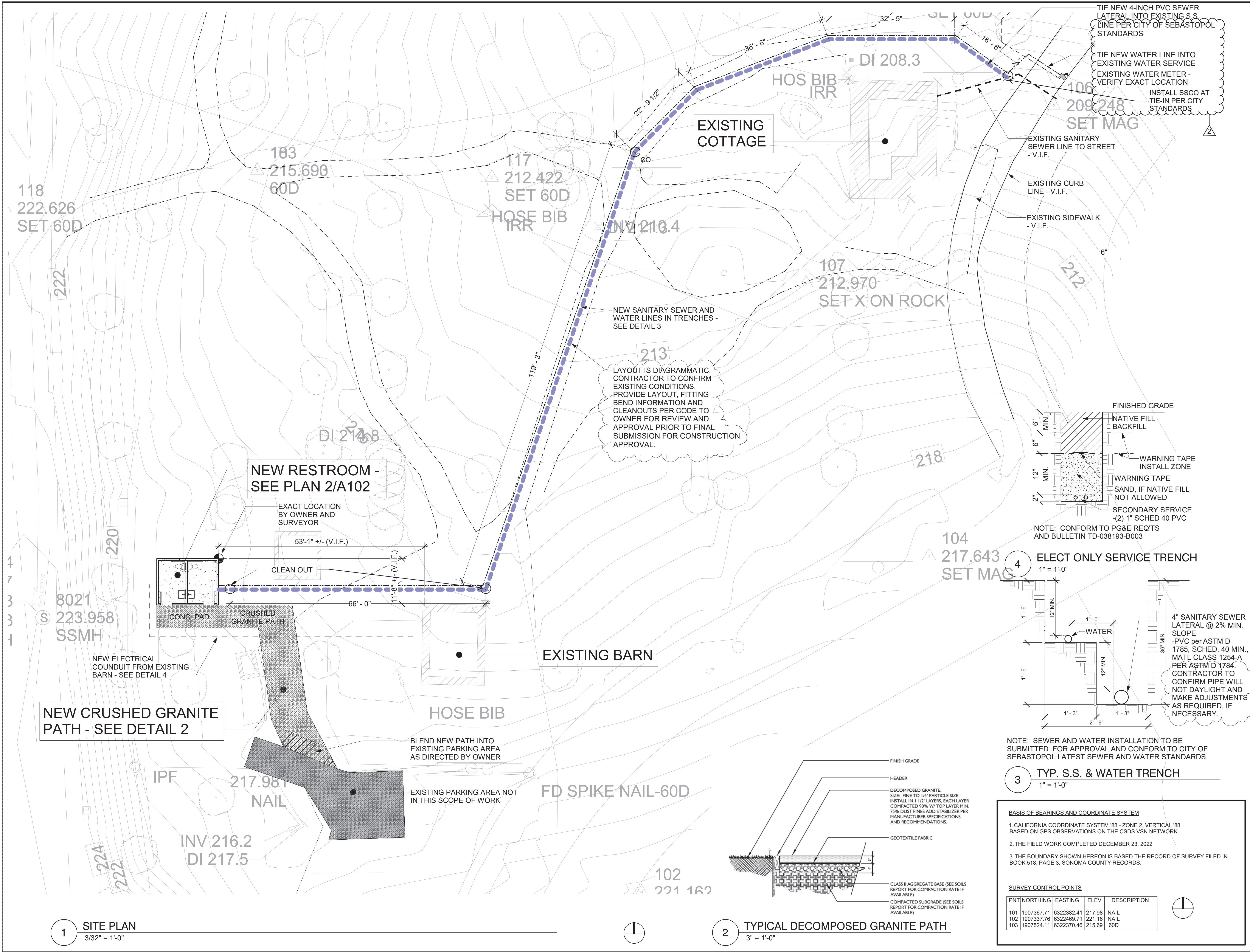
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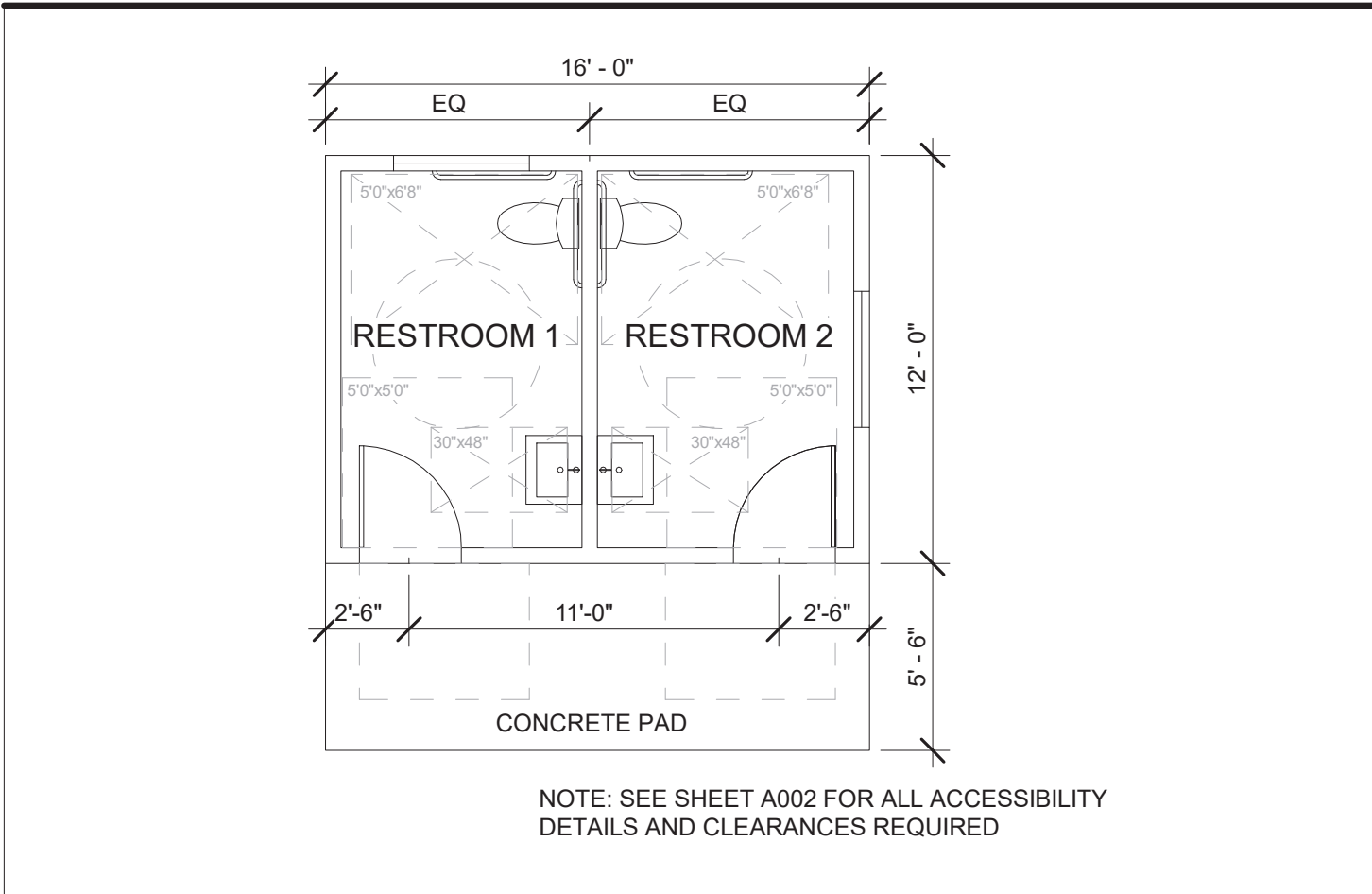
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**STD ACCESSORY
DTLS, FIXTURE
HEIGHTS &
CLEARANCES**

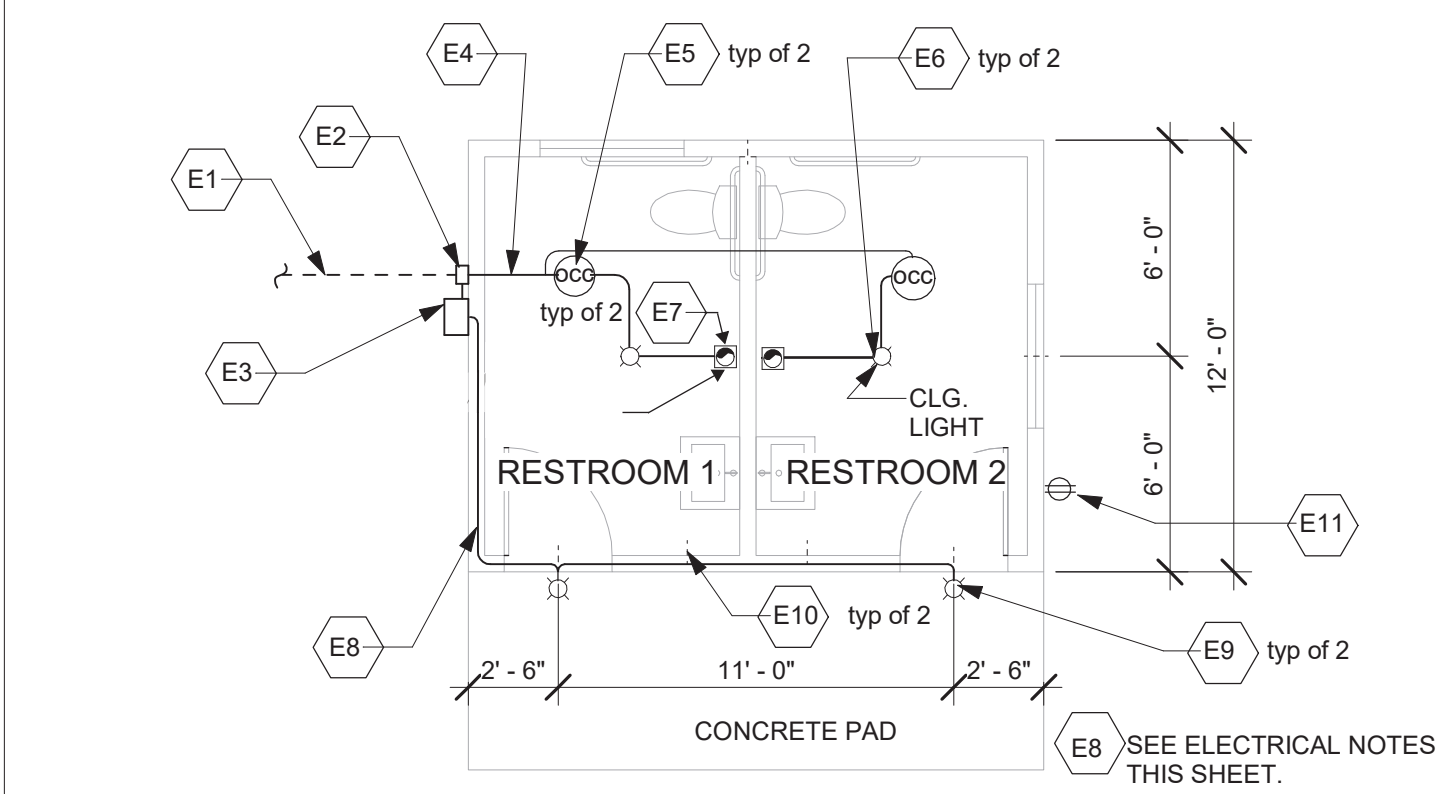
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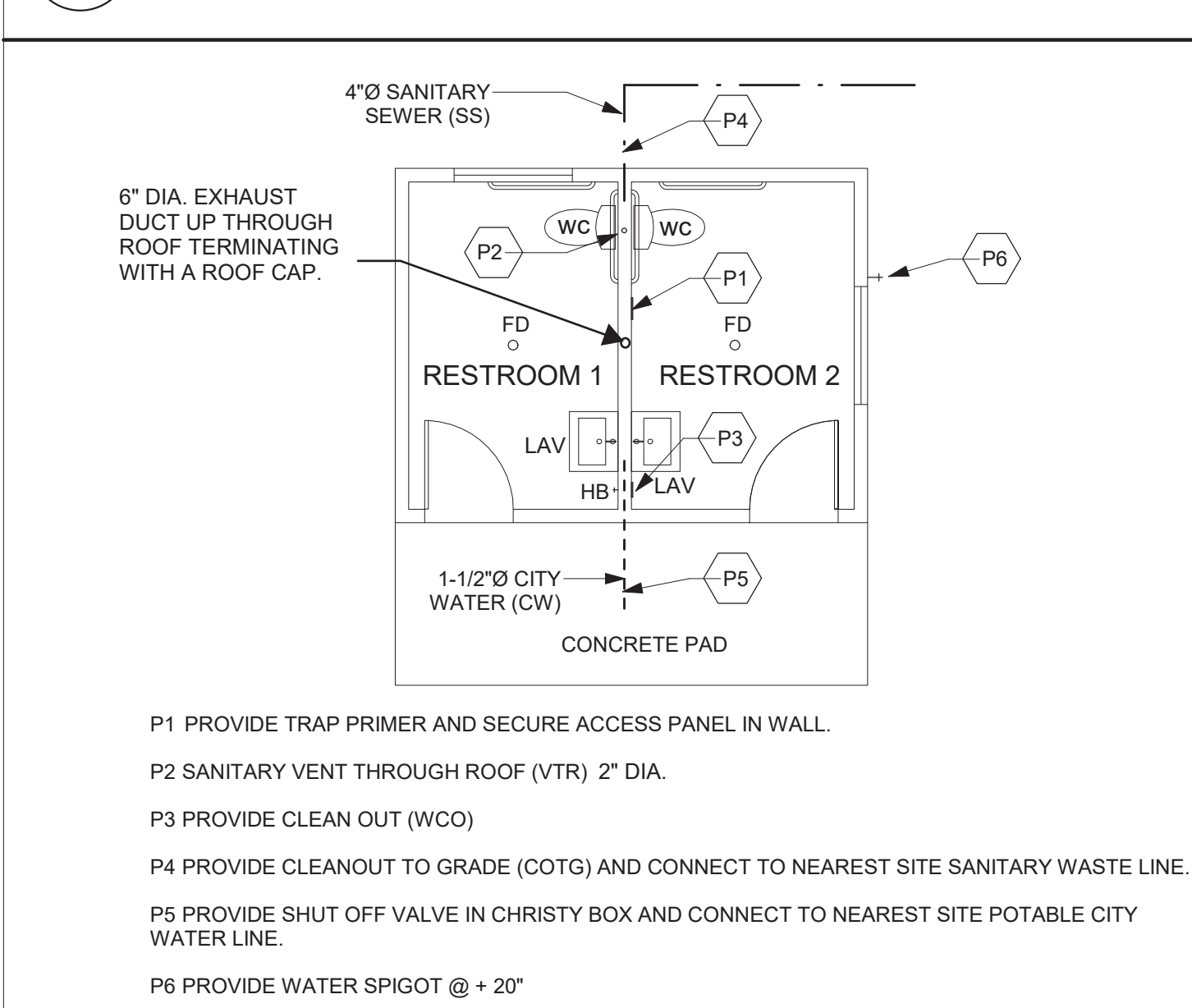


10 FLOOR PLAN ADA
3/16" = 1'-0"

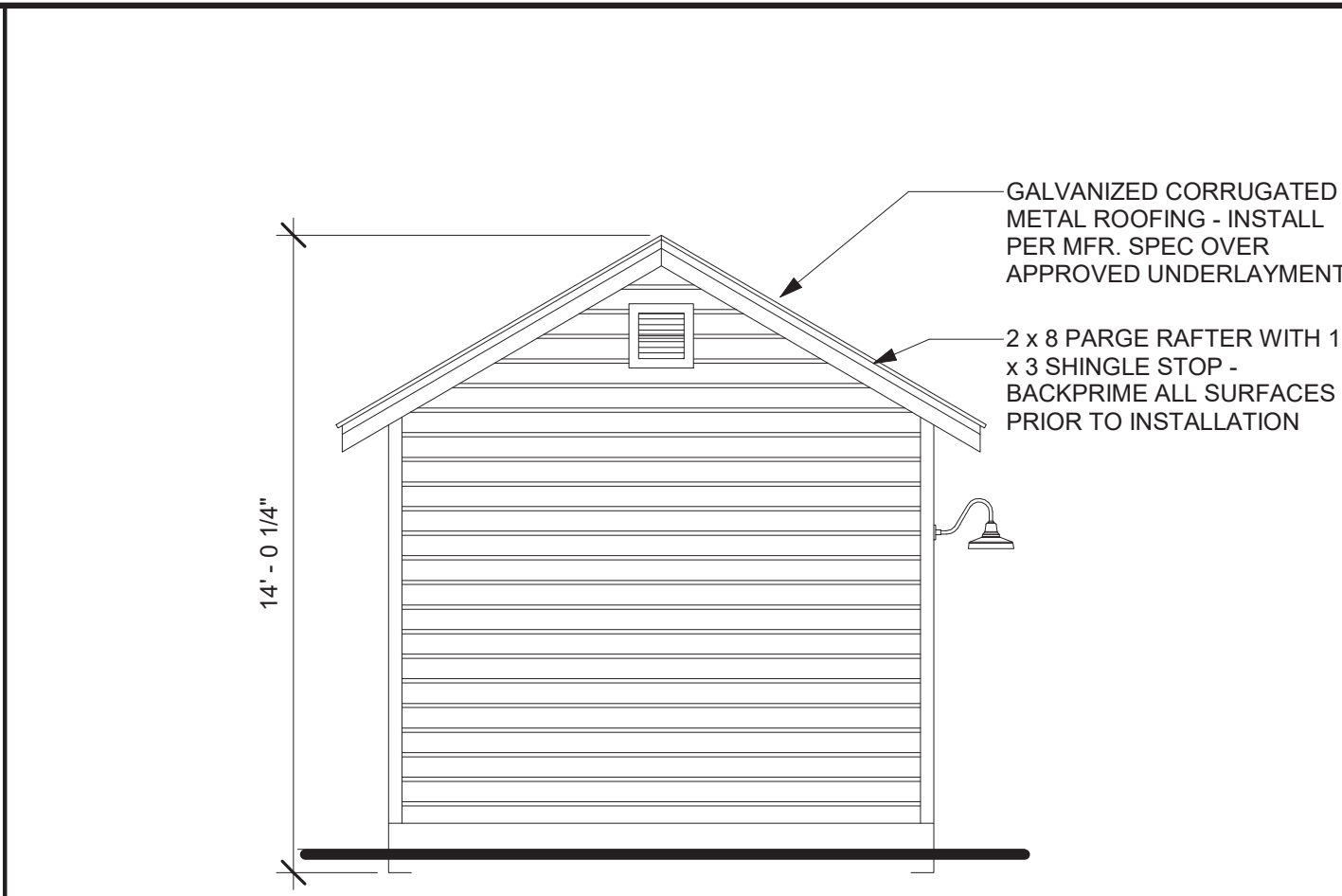


KEY NOTES:
E1. PROVIDE (1) TANDEM 15-AMP CIRCUIT BREAKER IN EXISTING UNUSED SPACE IN EXISTING PANELBOARD. PROVIDE (2) FEEDER CIRCUITS, EACH CONSISTING OF (1) #10AWG PHASE, (1) #10 AWG NEUTRAL, AND (1) #0 AWG GROUND WIRE. ROUTE BOTH CIRCUITS IN A NEW 1" SCHED 40 PVC CONDUIT FROM THE EXISTING BUILDING TO THE NEW RESTROOM BUILDING. DESIGNATE THESE CIRCUITS 9 AND 11 FOR THIS PROJECT.
E2. PROVIDE A 30A 3-POLE NEMA 3R DISCONNECT SWITCH ON THE EXTERIOR WALL. WIRE THE (2) PHASE CONDUCTORS IN THE (2) CIRCUITS FROM THE NEARBY BUILDING TO USE (2) OF THE (3) POLES AS DISCONNECTING MEANS. ROUTE THE NEUTRAL AND GROUND WIRES THROUGH THE DISCONNECT ENCLOSURE ON TO THE LOADS IN THE BUILDING. PROVIDE PERMANENT MARKING ON DISCONNECT EXTERIOR "MULTIPLE SOURCE CIRCUITS".
E3. PROVIDE A 2-RELAY ASTRONOMICAL TIMECLOCK, INTERMATIC ET2845CP OR EQUAL, FOR EXTERIOR LIGHTING CONTROL.
E4. PROVIDE 12/3 MC CABLE AND WIRE THE INTERIOR LIGHTING, OCCUPANCY SENSOR, AND FAN FOR EACH RESTROOM TO CIRCUIT 9.
E5. PROVIDE COMMERCIAL GRADE INTERIOR LINE VOLTAGE CEILING OCCUPANCY SENSOR, INTERMATIC IOS-CMP-U OR EQUAL.
E6. PROVIDE 6" DAMP-LOCATION RATED 1500-LUMEN RECESSED DOWNLIGHT, LITHONIA LDN6-30/15-LOGAR-LD-INVOLT-GZ10 OR EQUAL.
E7. CONNECT FAN, SEE CEILING EXHAUST FAN SCHEDULE, SHEET 103.
E8. PROVIDE 12/3 MC CABLE AND CONNECT EXTERIOR LIGHTING TO CIRCUIT 9 VIA RELAY 1 IN THE TIMECLOCK. PROGRAM THE TIMECLOCK ACCORDING TO THE OWNER'S REQUIREMENTS.
E9. PROVIDE EXTERIOR WALL MOUNT LED FIXTURE, BARN LIGHT MODEL BLE-G-WHS12-100-G26-100-NA-NA-NA-NA-LED11-3000K-FL OR EQUAL.
E10. PROVIDE 12/3 MC CABLE FOR HAND DRYERS, AND ROUTE IN FIELD TO FINAL EQUIPMENT LOCATIONS. CONNECT TO POWER CIRCUIT 11.
E11. PROVIDE EXTERIOR WATERPROOF ELECTRICAL WALL OUTLET WITH LOCKABLE BOX.

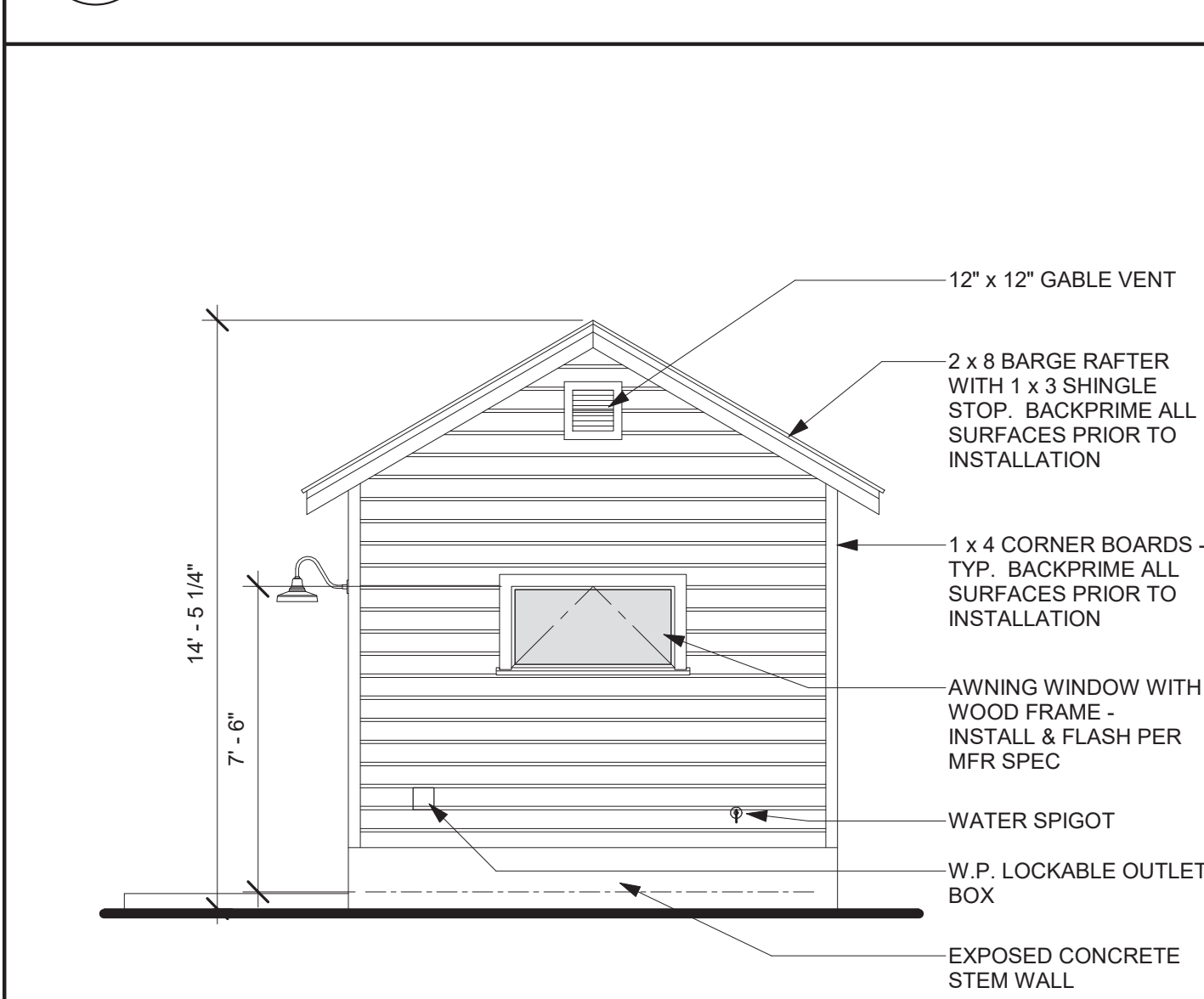
11 ELECTRICAL FLOOR PLAN AND NOTES
3/16" = 1'-0"



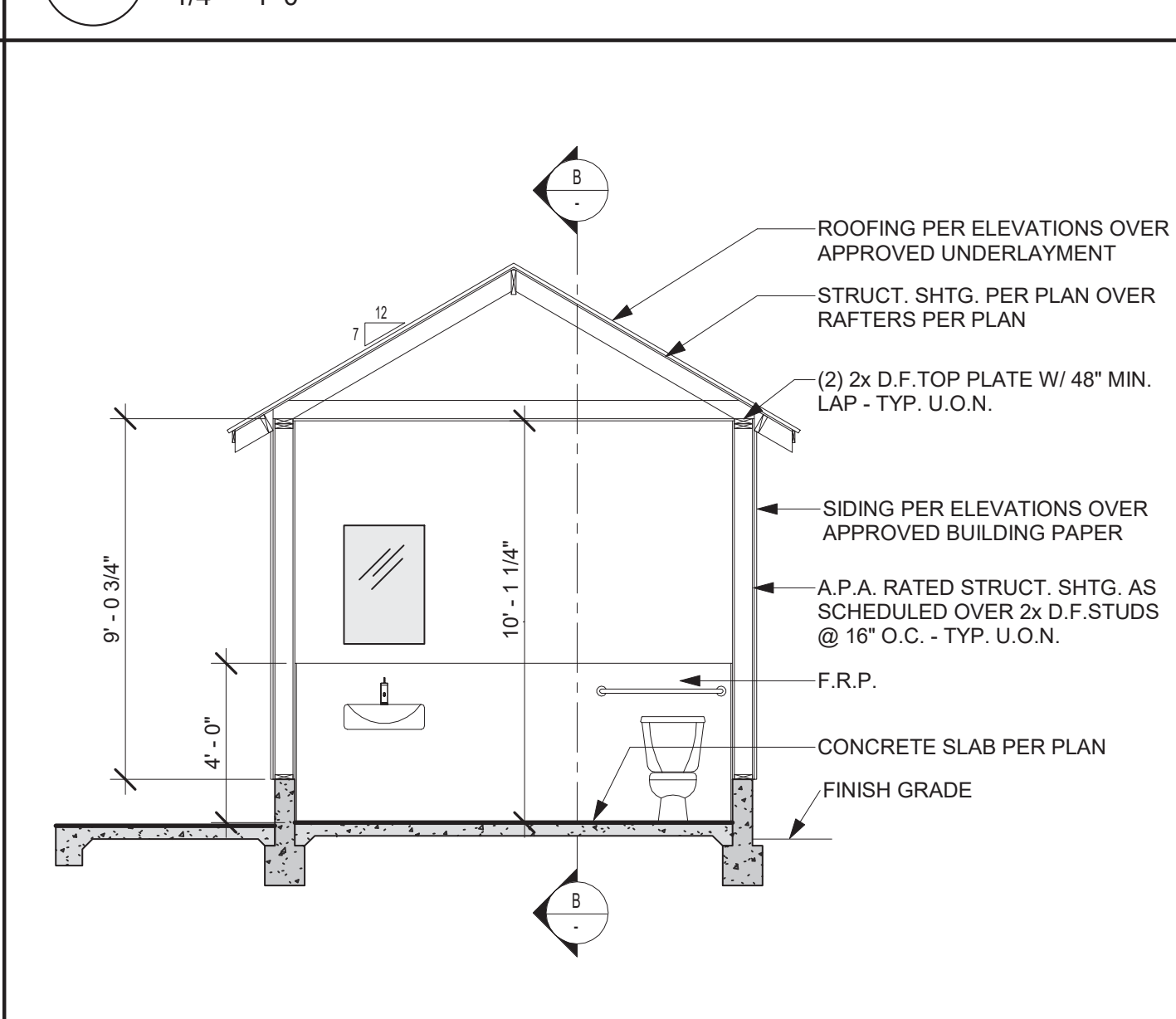
12 PLUMBING FLOOR PLAN AND NOTES
3/16" = 1'-0"



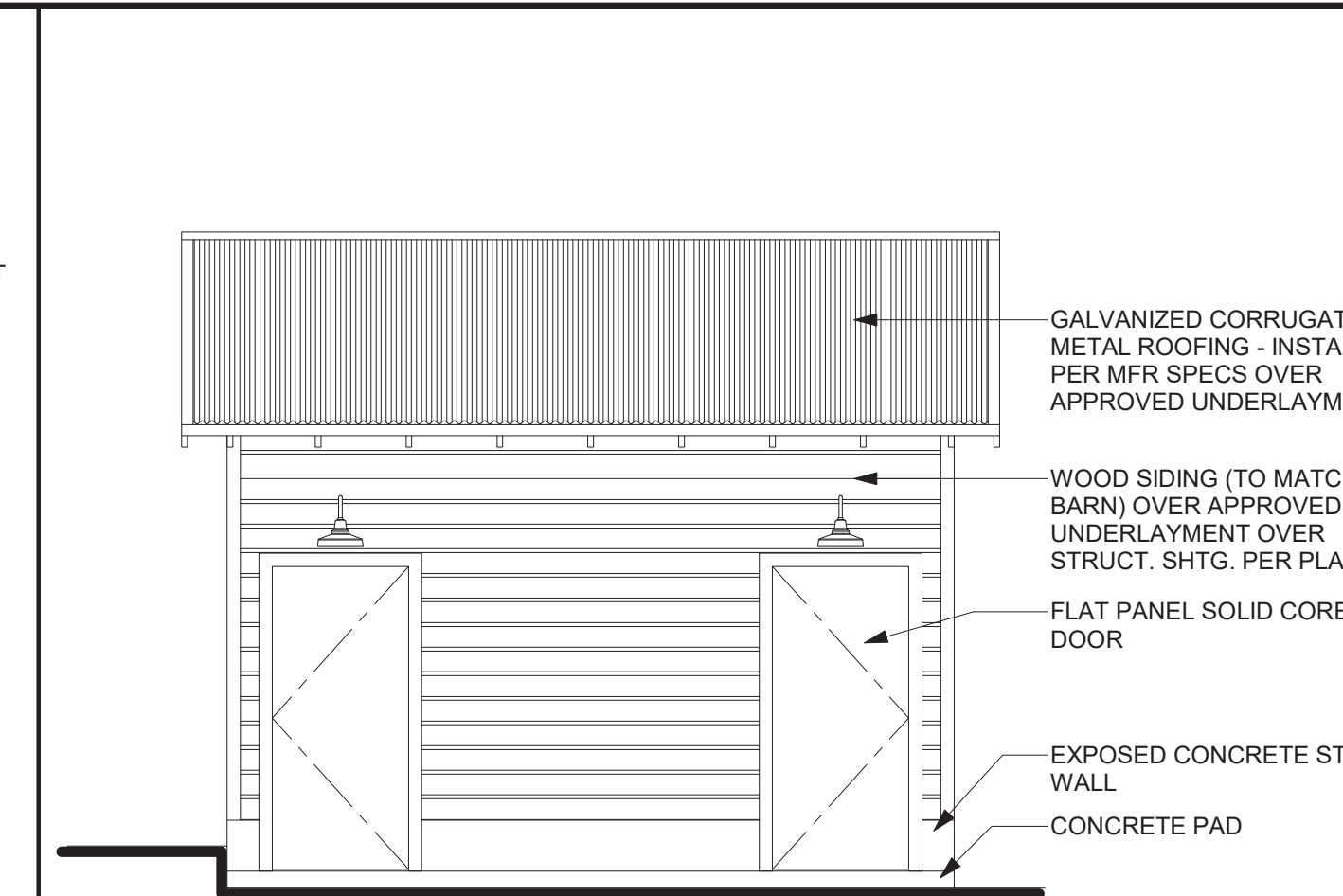
7 ELEVATION WEST
1/4" = 1'-0"



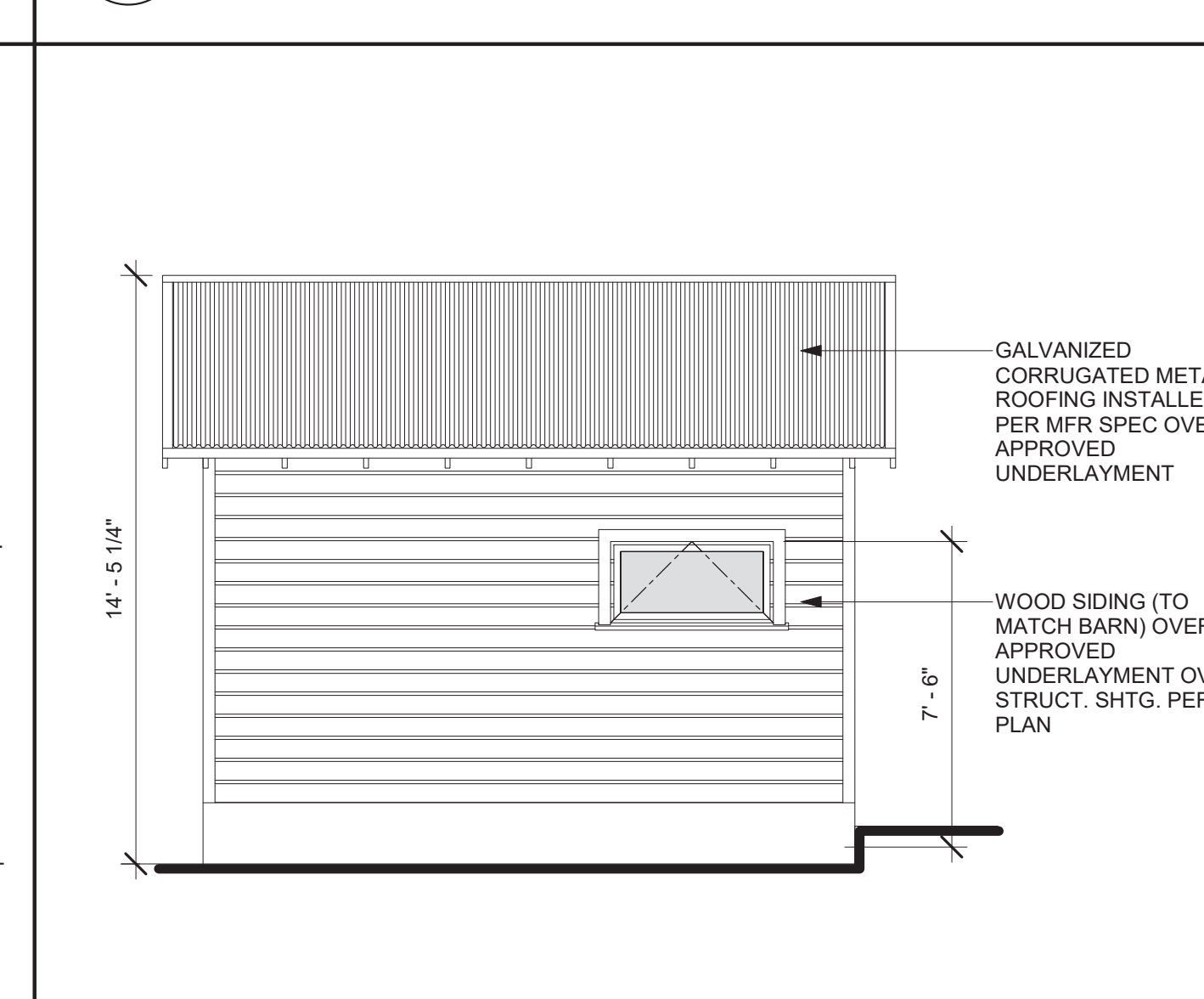
8 ELEVATION EAST
1/4" = 1'-0"



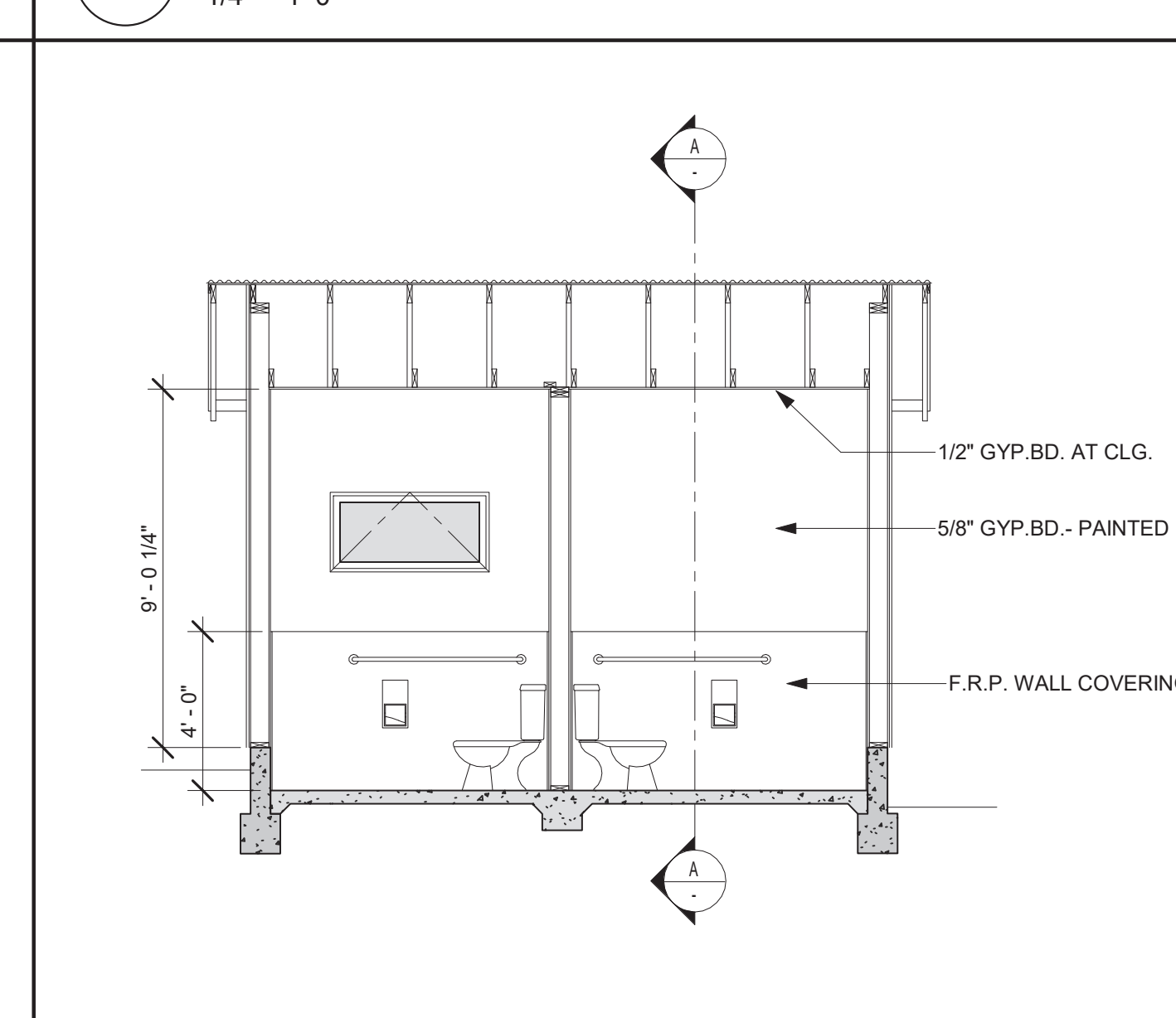
9 SECTION AA SHORT
1/4" = 1'-0"



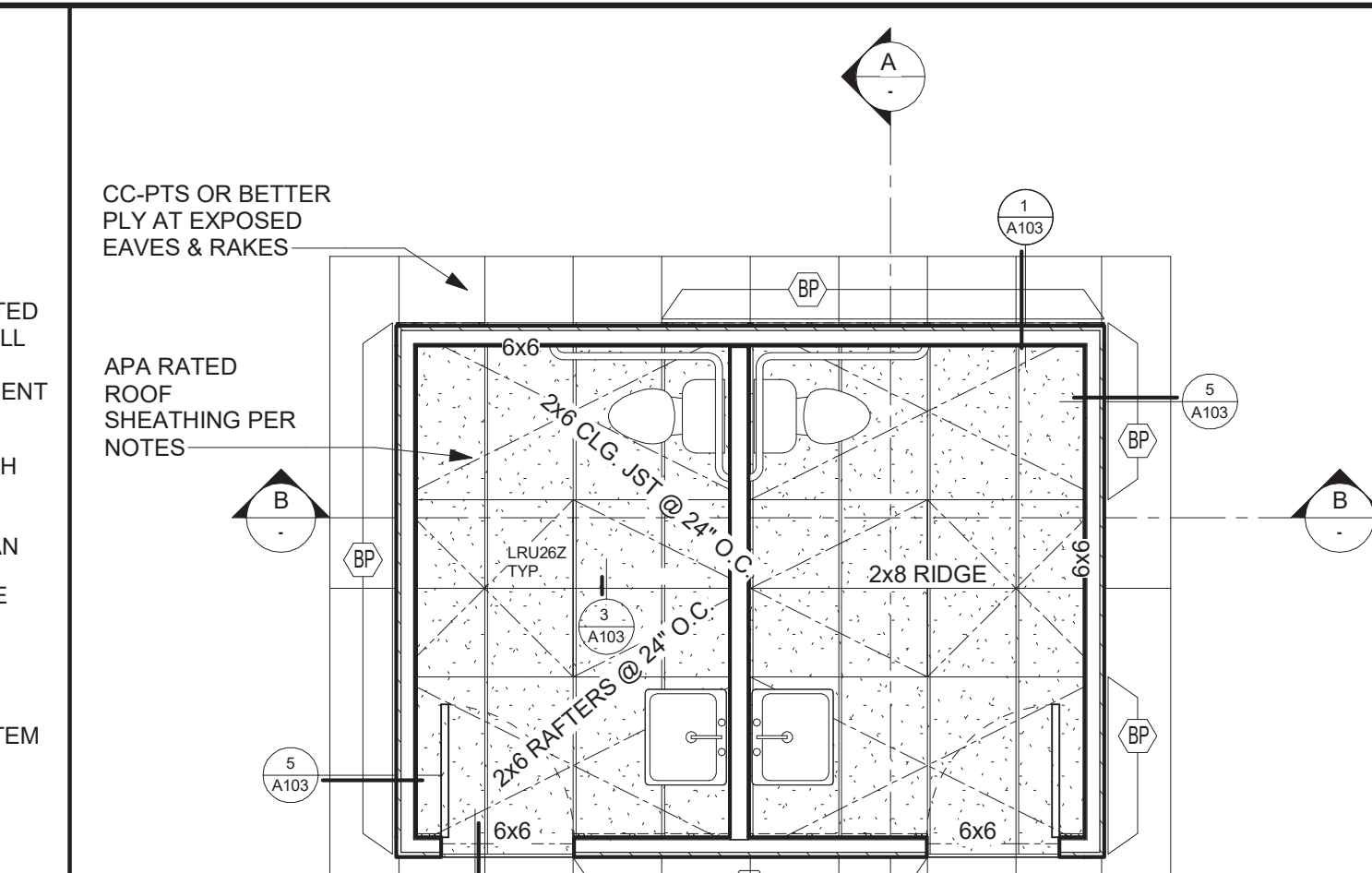
4 ELEVATION SOUTH
1/4" = 1'-0"



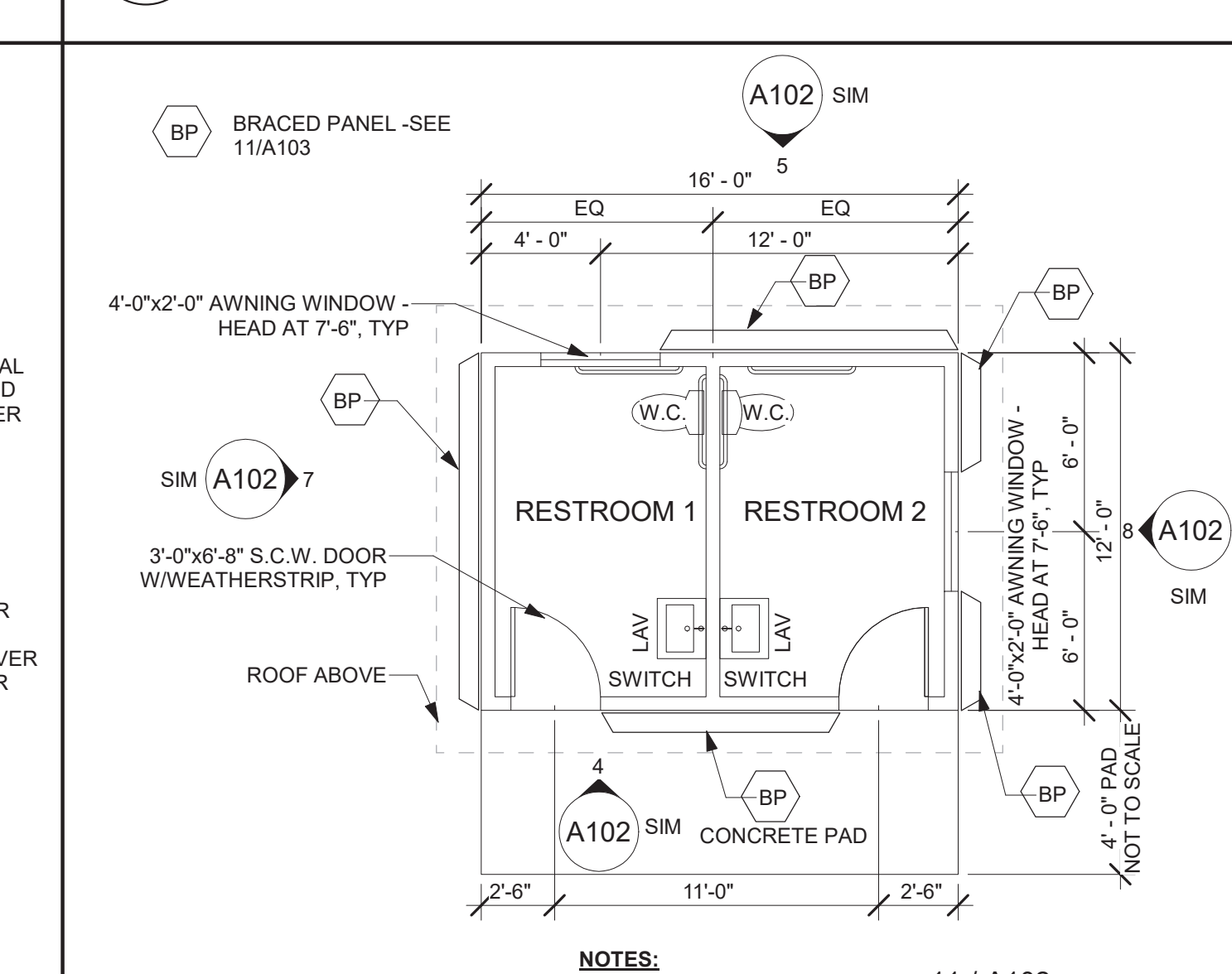
5 ELEVATION NORTH
1/4" = 1'-0"



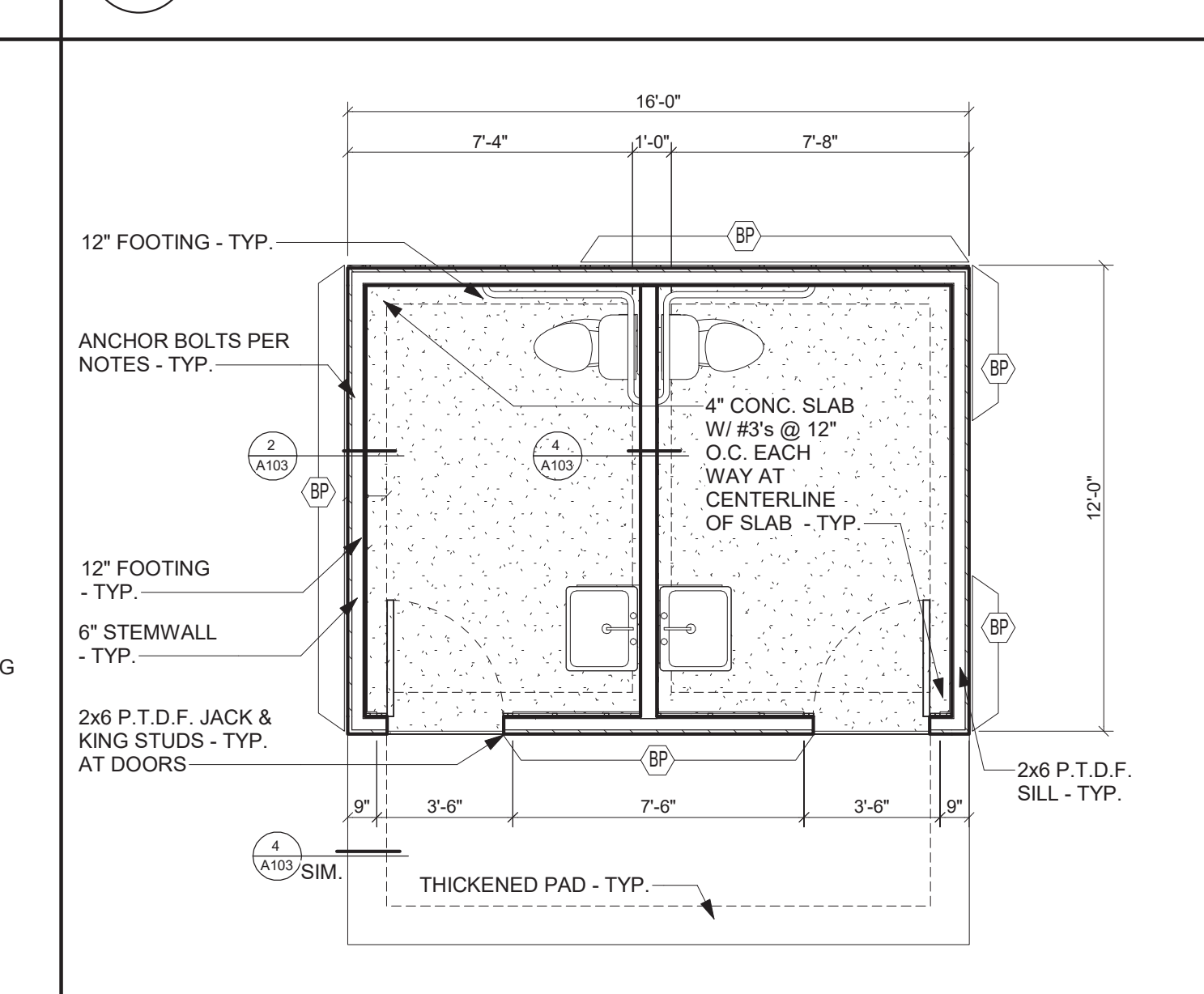
6 SECTION BB LONG
1/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"



2 FLOOR PLAN
3/16" = 1'-0"

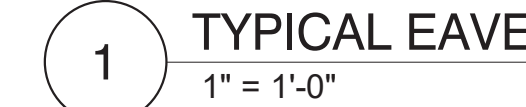
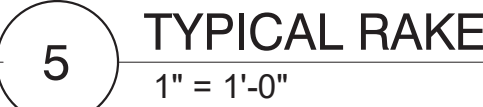


3 FOUNDATION PLAN
1/4" = 1'-0"

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BRAZED PANEL NOTES

1. STUDS SHALL BE AT 16" ON CENTER MAXIMUM.
2. ANCHOR BOLTS AT THE ENDS OF WALLS SHALL BE NO MORE THAN 12" AND NO LESS THAN 4" FROM THE END OF THE SILL PLATE.
3. BLOCK AND NAIL ALL SHEATHING EDGES.
4. ALL SHEATHING SHALL BE SPICED AT CENTERLINE OF FRAMING OR BLOCKING.
5. USE 3x P.T.F. PLATE w/ 5/8" DIA. A.B. PER STRUCTURAL DETAILS AS NOTED.
6. CONTRACTOR SHALL COMPLY WITH ALL HOLDOWN INSTALLATION DIMENSIONS PER MANUFACTURER'S SPECIFICATIONS.
7. INSTALL ALL ANCHORS PER MANUFACTURER'S SPECIFICATIONS.
8. USE A STEEL NYLON LOCKING NUT OR A THREAD ADHESIVE ON ALL ANCHOR BOLTS.
9. BOLT HEADS SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.



12 NAILING SCHEDULE



MARK	MANUFACTURER	MODEL	AIRFLOW (CFM)	EXT. STATIC PRESS. (IN. W.G.)	ELECTRICAL			COUST/WEIGHT
					WATTS	VOLT	PHASE	SCNES (LBS)
EF-1	GREENHECK	SPA-70-VG	70	2.5	7.6	120	1	0.9
EF-2	GREENHECK	SPA-70-VG	70	2.5	7.6	120	1	0.9

NOTE:
 INTERLOCK WITH OCCUPANCY SENSOR
 PROVIDE WITH BACKRAFT DAMPER AND HANGING ISOLATION KIT