

**GENERAL NOTES**

- All work required shall be performed by the General Contractor unless otherwise noted. Final location to be approved by Luke Sugino Architects, Inc.
- Contractor shall comply with the latest adopted edition of the International Building Code and all applicable codes, ordinances and regulations of the City of Upland, CA or other cities which has jurisdiction over the proposed work.
- Contractor shall verify all dimensions and existing conditions before proceeding with work. Notify architect of any discrepancies and request for clarifications or if intent is in question.
- Mechanical and electrical systems shall comply with all applicable codes and ordinances and be under separate permit.
- Restrooms to be mechanically ventilated per code, and handicapped toilets to be accessible to entire floor. Restrooms to comply with Title 24 disable access requirements.
- Contractor shall completely familiarize himself with the mechanical and electrical portions of the work, provide all necessary openings and recesses required for mechanical and electrical portions of the contract, cooperate fully with all trades to prevent possible interferences, and scheduling conflicts to prevent delays on the project. Delays and changes arising from conflicts between trades are the responsibility of the Contractor and at no additional cost to Owner or Tenant. Submit engineering drawings for HVAC, electrical, life safety and sprinkler systems for review and approval by Luke Sugino Architects, Inc.
- Dimensions shall take precedence over scaled drawings.
- Contractor shall not allow any debris to accumulate in structure or on grounds; haul away and dispose of Contractor's expense. At the completion of the job, all equipment, fixtures, glazing, floors, etc. shall be cleaned and ready for occupancy. Prior to the installation of carpet and window covering all surfaces shall be in a "broom clean" condition whether or not the installation of carpet and window coverings are the responsibility of the contractor.
- Contractor shall in writing notify Luke Sugino Architects, Inc. of any long lead items which will cause a delay in construction completion schedule.
- All exits to be operable from inside without the use of a key or any special knowledge or effort. Corridors shall be maintained at a 44" clear minimum dimension to all legal exits.
- Place no mains, piping, conduit or obstruction of any kind so as to impair given ceiling heights and clearances.
- Contractor shall protect from damage those portions of building not in contract; allow no leaks in existing structure; control smoke and dust to protect areas of building not in contract.
- Dimensions are taken to face of finish walls unless noted otherwise.
- Not used.
- Bids from contractors shall include local taxes, delivery and installation.
- Flush patch areas where floor is not level or true, prior to finish floor installations.
- Where dropped fascia is indicated, gypsum soffit shall be returned to wall behind, unless otherwise noted.

- Contractor shall verify and coordinate all required access panels in ceiling, partitions and floors.
  - Contractor shall supply and install all necessary blocking and supports in partitions and ceilings for specified fixtures, equipment and millwork units.
  - Contractor shall be responsible for supply of temporary power, lighting, water, etc. to the jobsite for use by all construction trades including trades not under General Contractor's contract.
- SHOP DRAWINGS AND SAMPLES:** Contractor shall submit shop drawings to City of Upland, for review prior to fabrication.
- GENERAL REQUIREMENTS**  
General Contractor shall review, stamp with his approval and submit in orderly sequence so as to cause no delay in construction schedule. At time of submission, Contractor shall inform Luke Sugino Architects, Inc. in writing of any proposed deviation in shop drawings or samples from requirements of contract documents. By approving and submitting shop drawings and samples, Contractor represents that he has determined and verified field measurements, field construction criteria, materials, catalog numbers and similar data, and that he has checked and coordinated each shop drawing and sample with requirements of contract documents.
  - SUBMITTAL REQUIREMENTS**
    - Shop drawings shall be submitted by General Contractor only.
    - Shop drawings will receive consideration only when submitted bearing General Contractor's approval stamp.
    - Any samples and shop drawings submitted without executed stamp of approval or whenever it is evident (despite stamp) that items have not been checked, will be returned to Contractor for re-submission. Where Contractor has not complied with this Article, he shall be held liable for all delays to such extent as if no samples or shop drawings or details had been submitted.
    - Samples shall be submitted in triplicate, except where greater or lesser number is specifically required. Samples shall be submitted by Contractor only and shall be shipped prepaid.
    - When samples are rejected by Luke Sugino Architects, Inc., contractor shall submit new samples as soon as possible after notification of rejection, and shall mark them "Resubmitted Samples" in addition to other information required on label.
  - FORM OF SHOP DRAWING SUBMITTAL**
    - Submit shop drawings in form of azalid tracing (reproducible) and two prints. Drawings shall have title block and shall include information as specified.
    - Luke Sugino Architects, Inc., will make corrections are required and return to Contractor. If corrections are required, Contractor shall resubmit, incorporating corrections. This process shall be repeated until no exceptions are taken.
    - Luke Sugino Architects, Inc. review of shop drawings will be general, and shall not relieve Contractor of responsibility for accuracy of shop drawings, nor for proper fittings, construction or work, furnishing of materials or work required by the contractor documents, although not indicated on shop drawings.
    - Review of shop drawings shall not be construed as approving departure from contract requirements or as acceptance of responsibility by owner or Luke Sugino Architects, Inc.
  - DEVIATION FROM CONTRACT DOCUMENTS**  
"General Conditions of the Contract for Construction" AIA Document A201, latest edition shall govern all work performed under this Contract.

**INSTRUCTIONS TO GENERAL CONTRACTOR**

- GENERAL CONDITIONS**  
"General Conditions shall be dictated by SSPWC (Standard specifications for public works construction).
- INSTRUCTIONS TO CONTRACTOR**  
All requests for clarification of these drawings shall be directed to DSR design, inc. All approvals and instructions to Contractor shall be issued through Luke Sugino Architects, Inc., in the form of written field orders, change orders, clarifications and drawings and written correspondence.
- CLAIM FOR ADDITIONAL COST**  
If the Contractor wishes to make a claim for an increase in the contract sum, he shall give Luke Sugino Architects, Inc. written notice thereof within seven (7) days after the occurrence of the event given rise to such claim. This notice shall be given by the Contractor before proceeding to execute the work, except in an emergency endangering life or property, in which case the Contractor shall proceed in accordance with General Note #8. Any change in the contract sum resulting from such claim shall be authorized by a written change order only.
- PERMITS AND INSPECTIONS**  
The Contractor shall secure and pay for all permits, governmental fees and licenses required for proper completion of the work, except for plan check fees. The Contractor shall request all inspections required by local government agencies and coordinate his work accordingly.
- WORKMANSHIP AND MATERIALS**  
All work shall be done in a quality workmanship-like manner utilizing, unless otherwise noted, only new, high quality materials consistent with specifications as indicated.
- PROGRESS SCHEDULES**  
The Contractor, immediately after being awarded the contract, shall prepare and submit to Luke Sugino Architects, Inc., for approval, an estimated progress schedule of work.
- PROTECTION OF PERSONS AND PROPERTY**  
The Contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:
  - All employees on the job, visitors and tenants who may be affected thereby.
  - All completed work, materials and equipment to be incorporated thereon which is in the care, custody or control of the Contractor.
  - All other property at the site or adjacent thereto.
 The Contractor shall comply with all applicable laws, ordinances and regulations of any public authority having jurisdiction. In an emergency affecting the safety of persons or property, the Contractor shall act to prevent threatened damage, injury or loss.
- SUBSTITUTIONS AND ORDERING OF MATERIALS**  
No substitutions will be considered unless written request is submitted to Luke Sugino Architects, Inc., within (10) days from award of contract. Each such request shall include a complete description of the proposed substitute, the name of the material or equipment for which it is to be substituted, drawings, cut sheets and performance test data necessary for a complete evaluation. All approvals shall be given in writing by Luke Sugino Architects, Inc.  
Within ten (10) days from award of contract, Contractor shall notify Luke Sugino Architects, Inc., in writing as to the names of all subcontractors and certify that all materials and equipment necessary for the completion of the project have been ordered with the confirmed delivery dates coordinated with the progress schedule. Such notification shall list any exceptions, including the cause, i.e., request for substitution.

- WORK NOT IN CONTRACT (N.I.C.)**  
Where work or equipment is indicated N.I.C. on the drawings, such work and/or equipment shall be provided by others, contractor shall coordinate and cooperate to effect such installation.
  - COMPLETION**  
When contractor's work is nearing completion, he shall notify Luke Sugino Architects, Inc., accordingly in writing. Upon inspection, Luke Sugino Architects, Inc., shall prepare a final Punch List, outlining incomplete or unacceptable work. The project will not be considered complete until all items on the Punch List have been resolved.
  - WARRANTIES AND OPERATING INSTRUCTIONS**  
Prior to completion of the project, the Contractor shall submit to DSR design, inc., in duplicate on behalf of himself and his respective subcontractors, a one (1) year written guarantee against defective workmanship and/or materials, and complete operating and maintenance instructions for all mechanical and electrical portions of the work.
  - CONTRACTUAL RELATIONSHIPS**  
Nothing contained in these drawings or in any accompanying contract document shall create any contractual relationship between the Contractor and Luke Sugino Architects, Inc.
  - SITE INSPECTION**
    - Before submitting bid, general contractor and all subcontractors shall field verify and become thoroughly familiar with the present installations to which connections must be made or which must be changed or altered. The intent of the work is shown on the drawings and described hereinafter, and no consideration will be granted by reason of lack of familiarity on the part of the Contractor with actual physical conditions of the site.
    - Verify and become thoroughly familiar with the building and owner's systems, such as life safety and emergency lighting, and provide for the proper wiring and interconnections where applicable.
- ENGINEERING DRAWINGS**  
Engineering drawings for HVAC, electrical, life safety and sprinkler systems shall be required for review and approval by Luke Sugino Architects, Inc.

SCOPE OF WORK: RENOVATION OF EXISTING LARGE AND SMALL DOG PARK. REMOVE EXISTING AND REPLACE WITH NEW: CHAIN LINK GATES AND FENCING, GRASS, IRRIGATION SPRINKLERS, DRINKING FOUNTAINS, DOG WASTE BINS, BULLETIN BOARD. NEW FREESTANDING SAIL SHADE STRUCTURE, CONCRETE PAVING AND WALKING PATHS, FREESTANDING LUMINARIES (LIGHT FIXTURES). NEW SIGNAGE UNDER SEPARATE PERMIT.

**SHEET INDEX**

**ARCHITECTURAL:**

**ARCHITECTURAL:**

- A-1 GENERAL NOTES & SHEET INDEX
- A-1.1 ACCESSIBILITY STANDARDS
- A-1.2 ACCESSIBILITY STANDARDS
- A-2 SITE DEMOLITION PLAN
- A-3 SITE PLAN
- A-4 PARTIAL SITE PLAN
- A-5 LIGHTING PLAN (LAYOUT)

SAIL SHADE STRUCTURE ENGINEERED DRAWINGS: TO BE PROVIDED BY VENDOR.

**ELECTRICAL:**

- E-1.1 ABBREVIATIONS, SYMBOLS & GENERAL NOTES
- E-1.2 OUTDOOR TITLE 24 COMPLIANCE & PANEL SCHEDULE
- E-2 SITE PLAN

**PLUMBING:**

- P-1.1 ABBREVIATIONS, NOTES, SYMBOLS, SCHEDULES & DETAILS
- P-2.1 SITE PLUMBING PLAN

**STRUCTURAL:**

- S-1 SITE PLAN
- S-2 CHAIN LINK FENCE FRAMING & DETAILS, PARK EQUIPMENT DETAILS

**LUKE SUGINO ARCHITECTS, INC.**

276 E Bellevue Dr. #2  
Pasadena, CA 91101  
Tel: 626 890-8621

STRUCTURAL ENGINEER:

SEAL & SIGNATURE



**BUILDING INFORMATION**

CODES CURRENTLY IN EFFECT IN THE CITY OF UPLAND

- CALIFORNIA BUILDING CODE, 2019 EDITION
- CALIFORNIA ENERGY CODE, 2019 EDITION
- CALIFORNIA MECHANICAL CODE, 2019 EDITION
- CALIFORNIA PLUMBING CODE, 2019 EDITION
- CALIFORNIA ELECTRICAL CODE, 2019 EDITION
- CALIFORNIA GREEN CODE, 2019 EDITION

BENCH MARK: 53-86, LOCATED AT NW CORNER OF SAN ANTONIO AVE & 11TH STREET.

NOTE: DEPUTY INSPECTORS ARE REQUIRED TO BE REGISTERED AND APPROVED BY THE CITY OF UPLAND BUILDING & SAFETY DIVISION PRIOR TO THE COMMENCEMENT OF ANY INSPECTION ACTIVITY.

**BUILDING & FIRE DEPARTMENT NOTES**

**SYMBOLS & ABBREVIATIONS**

**DIRECTORY**

**VICINITY MAP**

- PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A IN ANY 75'-0" TRAVEL DISTANCE TO ALL PORTIONS OF THE FLOOR AND LOCATIONS OF FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. SUBMIT CUT SHEETS FOR LSA APPROVAL.
- PROVIDE AN APPROVED FIRE WARNING SYSTEM. SUBMIT COMPLETE PLANS TO FIRE DEPARTMENT FOR ANY ALTERATIONS OR ADDITION TO EXISTING SYSTEM.
- EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFECT.
- PROVIDE EXIT LIGHTING SIGNS AS PER SECTION 2-3312, TITLE 24, C.A.C. SIGNS 3/4" STROKE X 6" HIGH LETTERS.
- INTERIOR WALL AND CEILING FINISHES FOR ALL INTERIOR AREAS SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING OF 200.
- INTERIOR WALLS AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING OF 75.
- ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME-PROOF IN APPROVED MANNER.
- FIRE RATED DAMPERS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILINGS.
- MAINTAIN A 44" WIDE AISLE WAY LEADING TO AN EXIT WAY WITH A MINIMUM HEIGHT OF 7'-0".
- EMERGENCY LIGHTING SHALL BE PROVIDED AT A VALUE OF 1 FT/CANDLE AT FLOOR LEVEL.
- DOOR OPENINGS INTO ONE HOUR FIRE RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT-STOP FIRE RATED ASSEMBLY HAVING A MINIMUM RATING OF 20 MINUTES.
- MODIFICATIONS TO FIRE SPRINKLER SYSTEM MUST BE APPROVED BY FIRE PREVENTION DIVISION AND WILL REQUIRE A SEPARATE PERMIT PRIOR TO INSTALLATION. SUBMIT ANY CHANGE IN LAYOUT TO THE ARCHITECT FOR APPROVAL.
- EXIT SIGNS, EXIT WAYS, STAIRS AND ELEVATORS MUST BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED.
- ANY EMERGENCY POWER SOURCE SHALL BE PROVIDED FOR EXIT AND EXIT WAY ILLUMINATION.
- SEAL ALL PENETRATIONS THROUGH RATED ASSEMBLIES. CONTRACTOR TO SUBMIT PRODUCT DATA AND METHOD FOR MAINTAINING RATED ASSEMBLY FOR EACH TYPE OF PENETRATION FOR REVIEW AND APPROVAL.

**SYMBOLS**

	Base Finish Reference
	Detail Reference
	Door Number
	Elevation Reference
	Finish Floor Reference
	Note Reference
	Revision Reference
	Room Number
	Section Reference
	Wall Finish Reference
	Toilet Fixtures & Accessories
	Spot Elevation

**ABBREVIATIONS**

<b>A.F.F.</b>	Above finish Floor	<b>O.C.</b>	On Center
<b>BR</b>	Brick veneer	<b>P</b>	Point
<b>C</b>	Carpet	<b>PT</b>	Porcelain Tile
<b>CL</b>	Center Line	<b>R</b>	Relocate
<b>Clr.</b>	Clear	<b>RB</b>	Rubber base
<b>Conc.</b>	Concrete	<b>S/C</b>	Separate Circuit
<b>E</b>	Existing to remain	<b>SB</b>	Sandstone Base
<b>E.L.</b>	Elevation	<b>SL</b>	Slate
<b>F.C.O.</b>	Floor Clean-out	<b>SS</b>	Sandstone
<b>F.D.</b>	Floor Drain	<b>T.O.</b>	Top of
<b>F.F., Fin. Flr.</b>	Finish Floor	<b>Typ.</b>	Typical
<b>F.O.M.</b>	Face of Masonry	<b>U.O.N.</b>	Unless Otherwise Noted
<b>F.O.S.</b>	Face of Stud	<b>VCT</b>	Vinyl Composite Tile
<b>GT</b>	Granite	<b>V.I.F.</b>	Verify in Field
<b>Gyp. Bd.</b>	Gypsum Board	<b>WC</b>	Wallcovering
<b>PL</b>	Plastic Laminate	<b>WD</b>	Wood Finish
<b>M</b>	Marble		
<b>N.I.C.</b>	Not in Contract		

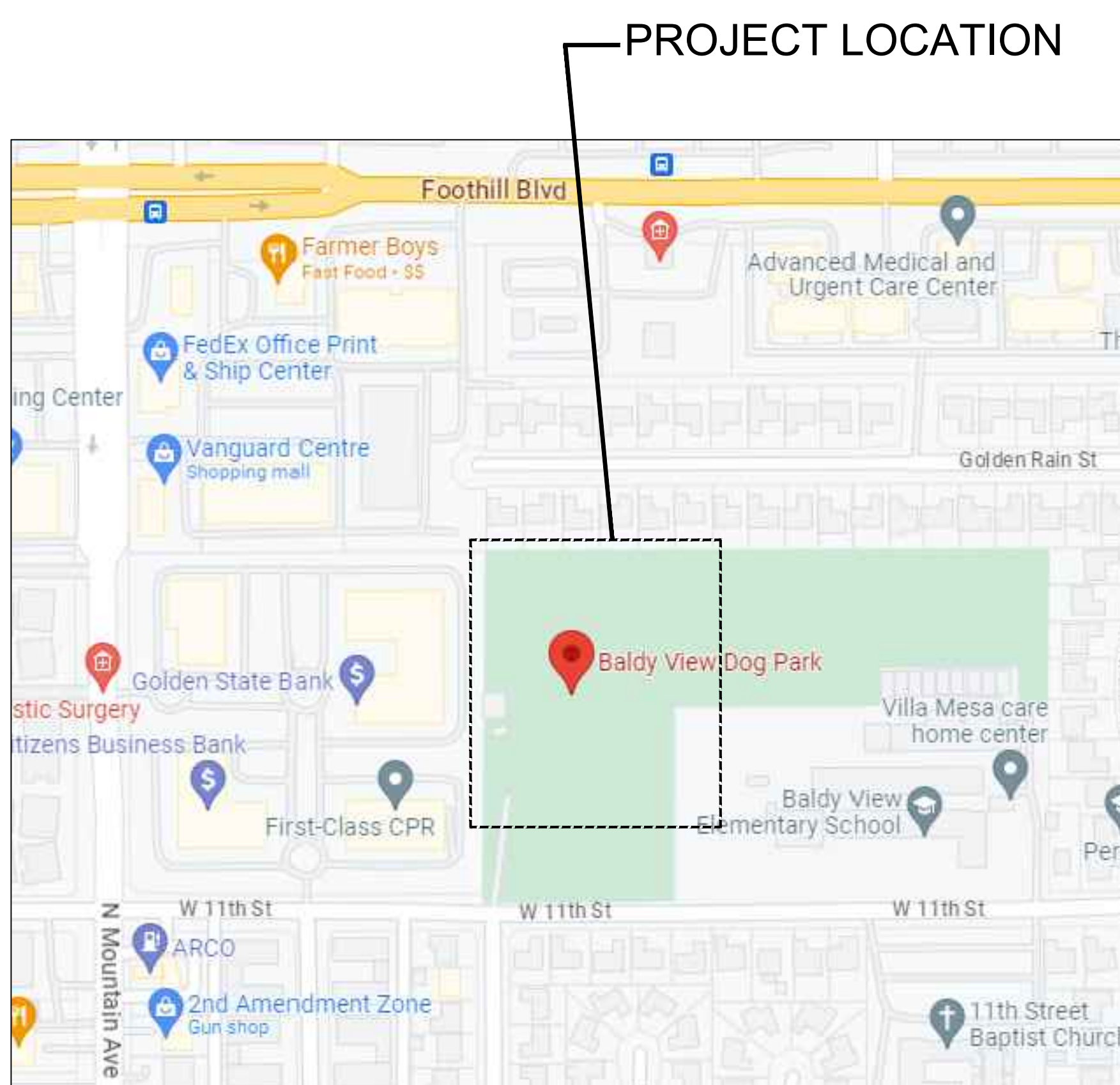
PROJECT MANAGER: KIRK SWANNER, ASSOCIATE ENGINEER, CITY OF UPLAND, 1370 N. BENSON AVE., UPLAND, CA 91786, T: (909) 291-2938, EMAIL: kswanner@uplandca.gov

MEP ENGINEER: SIMON WONG, SIMON WONG & ASSOCIATES, 2415 S. SEPULVEDA BLVD., #360, LOS ANGELES, CA 90034, T: (310) 313-0030, EMAIL: swong@earthlink.net

GENERAL CONTRACTOR:

ARCHITECT: LUKE SUGINO, LUKE SUGINO ARCHITECTS, INC., 276 E. BELLEVUE DR. #2, PASADENA, CA 91101, T: (626) 890-8621, EMAIL: lmsugino@gmail.com

STRUCTURAL ENGINEER: FC CONSULTING ENGINEERS, INC., FRANKIE CHIU, 261 E. COLORADO BLVD., PASADENA, CA 91101, T: (626) 795-3859, EMAIL: frankiechiu168@gmail.com



BALDY VIEW DOG PARK

UPLAND, CA

WEST 11TH STREET

No.	Description	Date
	ISSUE FOR ROM PRICING	8/10/23
	ISSUE FOR PLAN CHECK	9/7/23
	ISSUE FOR PLAN CHECK	9/16/23

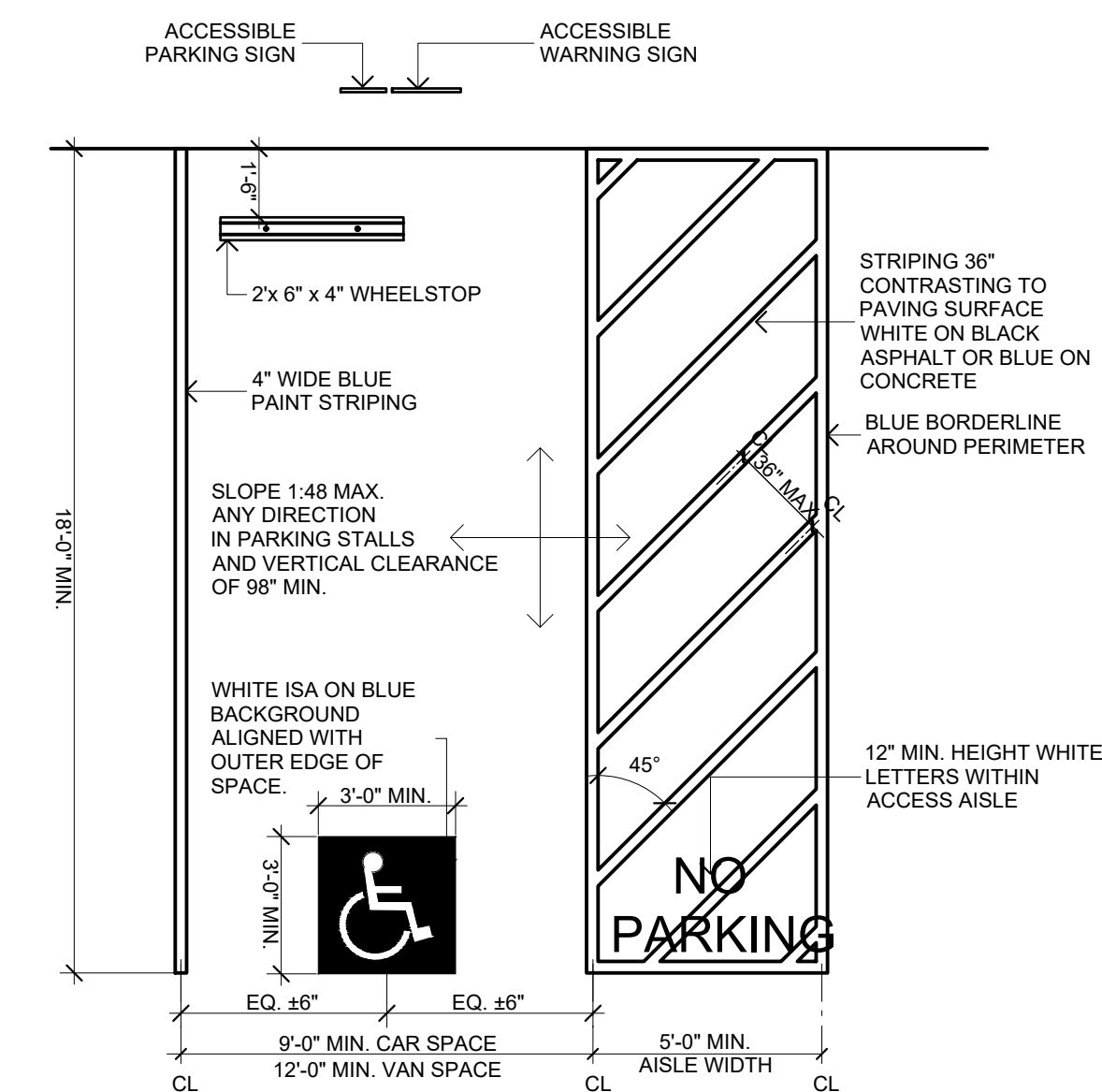
Scale AS NOTED  
Project No. 23-11

Title: GENERAL NOTES & SHEET INDEX  
Sheet No. **A-1**

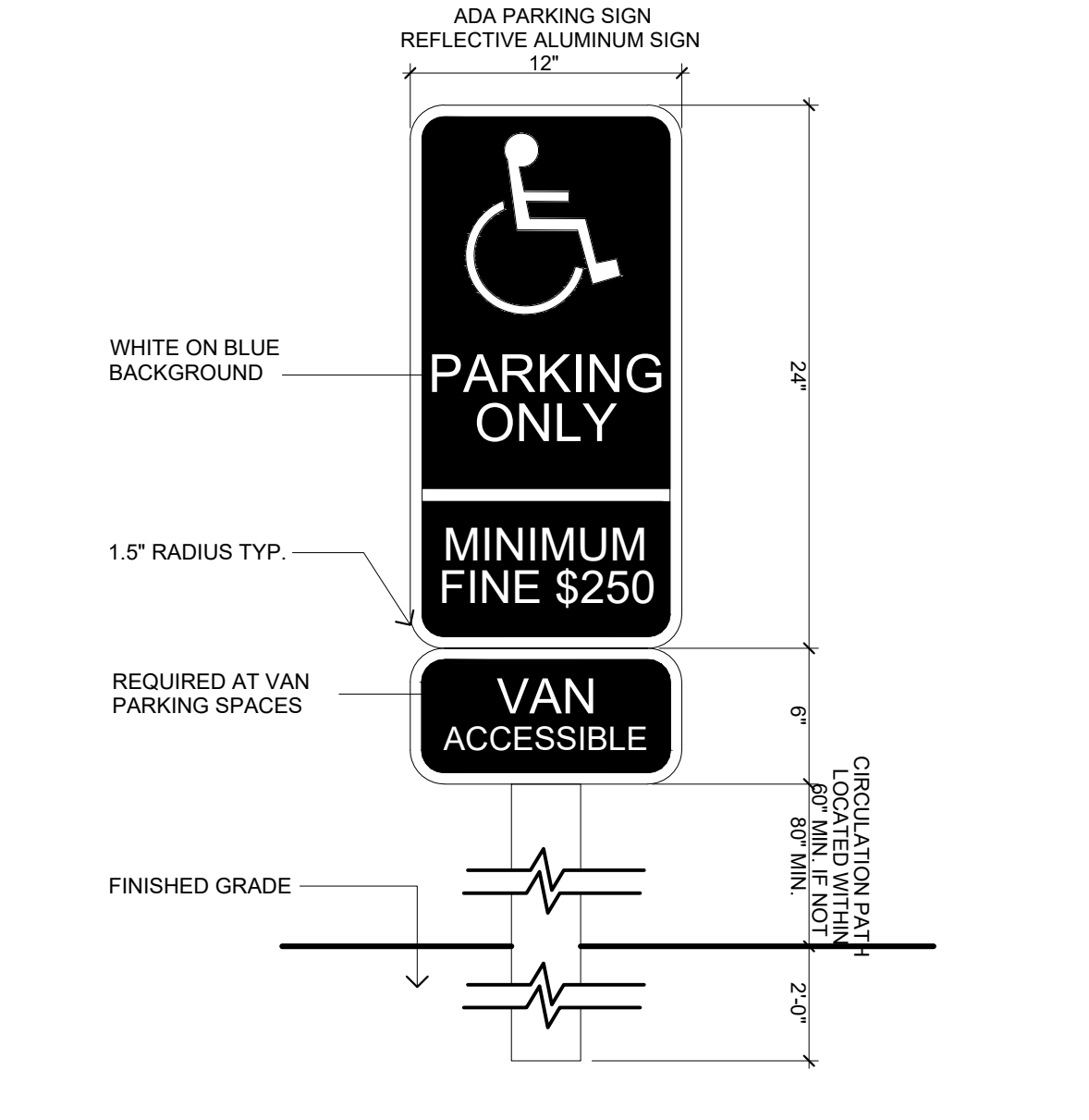


DIVISION 5 GENERAL SITE AND BUILDING ELEMENTS

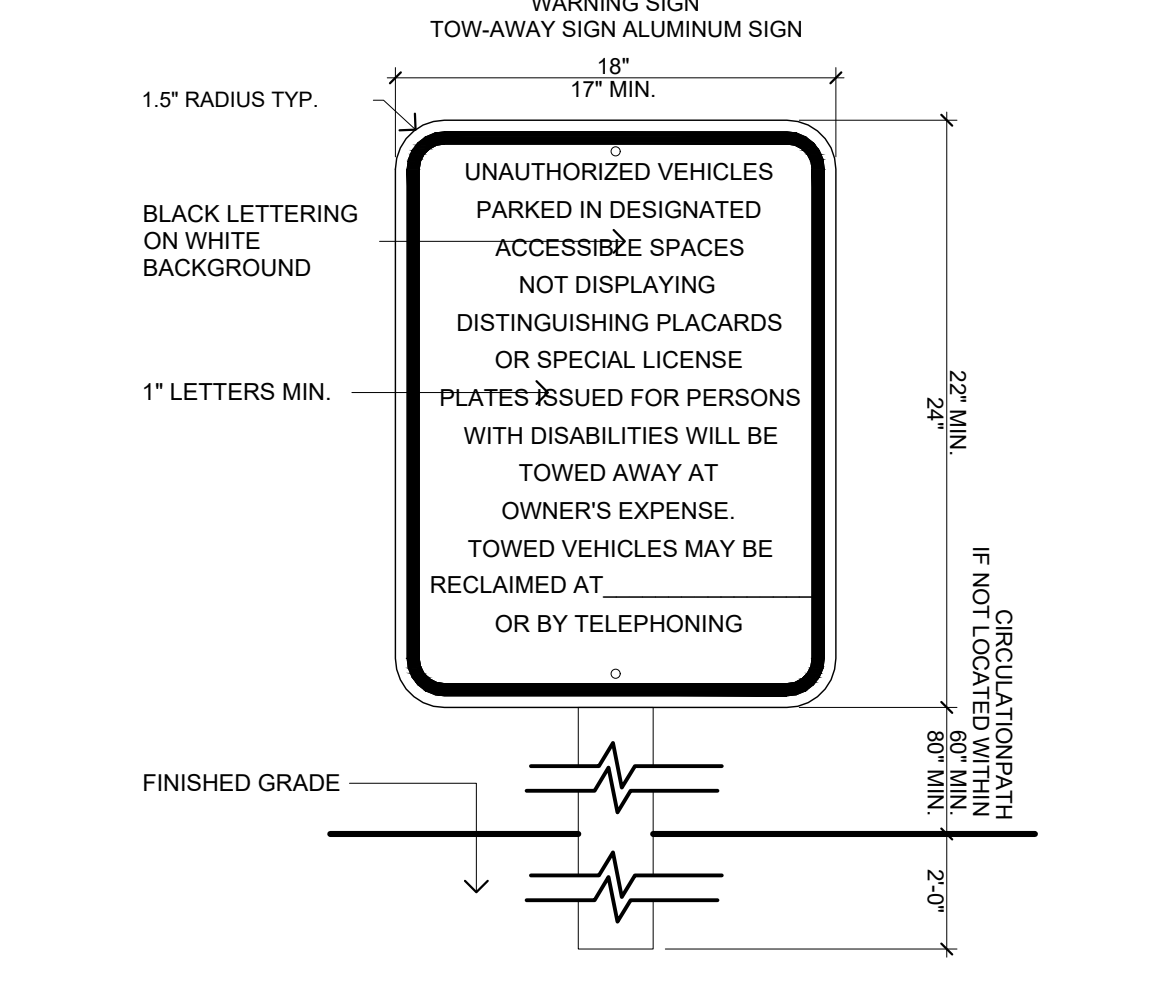
- 502 PARKING SPACES**
- General: Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings. §11B-502.1 (See exceptions)
  - Vehicle spaces: Car and van parking spaces shall be 216 inches long minimum. Car parking spaces shall be 108 inches wide minimum and van parking spaces shall be 144 inches wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 11B-502.3.
  - Exception: Van parking spaces shall be permitted to be 108 inches wide minimum where the access aisle is 96 inches wide minimum. §11B-502.2, Figures 11B-502.2 and 11B-502.3
  - Accessible Aisle: Width: Access aisle serving car and van parking spaces shall be 60 inches wide minimum. §11B-502.3.1
  - Accessible Aisle: Length: Access aisle shall extend the full required length of the parking spaces they serve. Marking: Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length. §11B-502.3.3, Figure 11B-502.3.3
  - Accessible Aisle: Location: Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking space. §11B-502.3.4
  - Floor or Ground Surface: Parking spaces and access aisles serving them shall comply with Section 11B-302 Floor or Ground Surfaces. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. §11B-502.4
  - Vertical Clearance: Clearly show minimum vertical clearance of 8 feet 2 inches at accessible parking spaces and along at least one vehicle access route to such spaces from site entrances and exits. §11B-502.5
  - Identification: Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.2.1 International Symbol of Accessibility §11B-502.6, Figure 11B-703.2.1
  - Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible". Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign. §11B-502.6
  - Identification: Finish and Size: Parking identification signs shall be retrofitted with a minimum area of 70 square inches. §11B-502.6.1
  - Identification: Minimum Fine: Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250." §11B-502.6.2
  - Identification: Location: A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the least end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space. §11B-502.6.3
  - Identification: Marking: Each accessible car and van parking space shall have surface identification complying with either Section 11B-50.6.4.1 or 11B-502.6.4.2 §11B-502.6.4
  - Relationship to Accessible Routes: Arrangement: Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces. Accessible parking spaces shall be provided in which they parked. §11B-502.7.1
  - Wheel Stops: A curb or wheelstop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes. §11B-502.7.2
  - Additional Signage: An additional sign shall be posted either: 1) in a conspicuous place at each entrance to an off-street parking facility or 2) immediately adjacent to on-site accessible parking and visible from each parking space. §11B-502.8



**1 ACCESSIBLE PARKING STALL**  
SCALE: 1/4" = 1'-0"



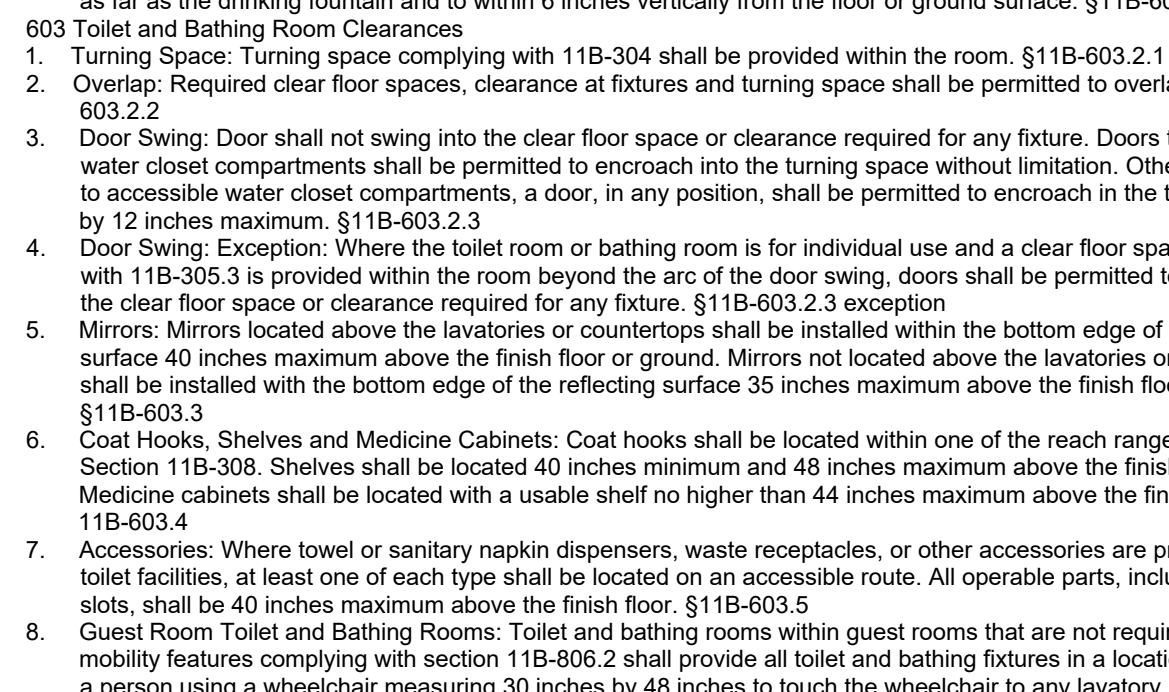
**2 ACCESSIBLE PARKING SIGN**  
SCALE: 1/12" = 1'-0"



**3 ACCESSIBLE WARNING SIGN**  
SCALE: 1/12" = 1'-0"

DIVISION 6: PLUMBING ELEMENTS AND FACILITIES

- General: Drinking fountains shall comply with Sections 11B-307 Protruding Objects and the Finish Floor or Ground Surface. §11B-602.1
- Clear Floor Space: Units shall have a clear floor or ground space complying with Section 11B-305 Clear Floor or Ground Space positioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. §11B-602.2
- Operable Parts: Operable parts shall comply with 11B-309. The flow of water shall be activated by a manually operated systems that is front mounted or side mounted and located within 6 inches of the front edge of the fountain or an automatic electronically controlled device. §11B-602.3
- Spout height: Spout outlets shall be 36 inches maximum above the finish floor or ground. §11B-602.4
- Spout location: The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. §11B-602.5
- Water Flow: The spout shall provide a flow of water 4 inches high minimum and shall be located 5 inches maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. §11B-602.6
- Drinking Fountains for Standing Persons: Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. §11B-602.7
- Depth: Wall- and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. §11B-602.8
- Pedestrian Protection: All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within such a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply with Section 11B-305.7 Maneuvering Clearances. When used, wing walls or barriers shall project horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface. §11B-602.9



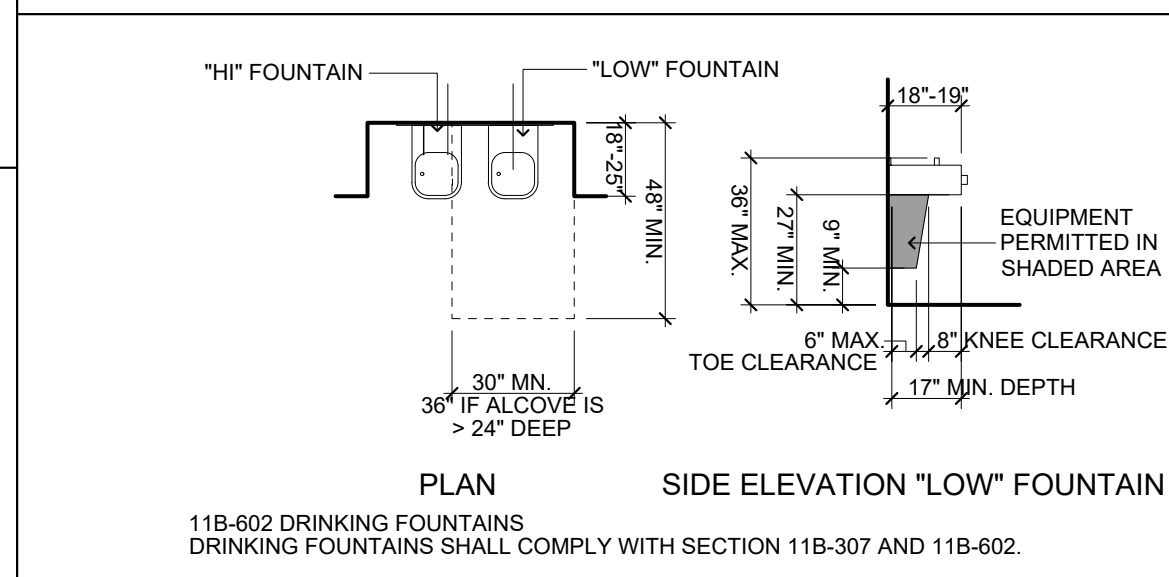
**4 11B-602 DRINKING FOUNTAIN**  
SCALE: 1/4" = 1'-0"

604 Water Closets and Toilet Compartments

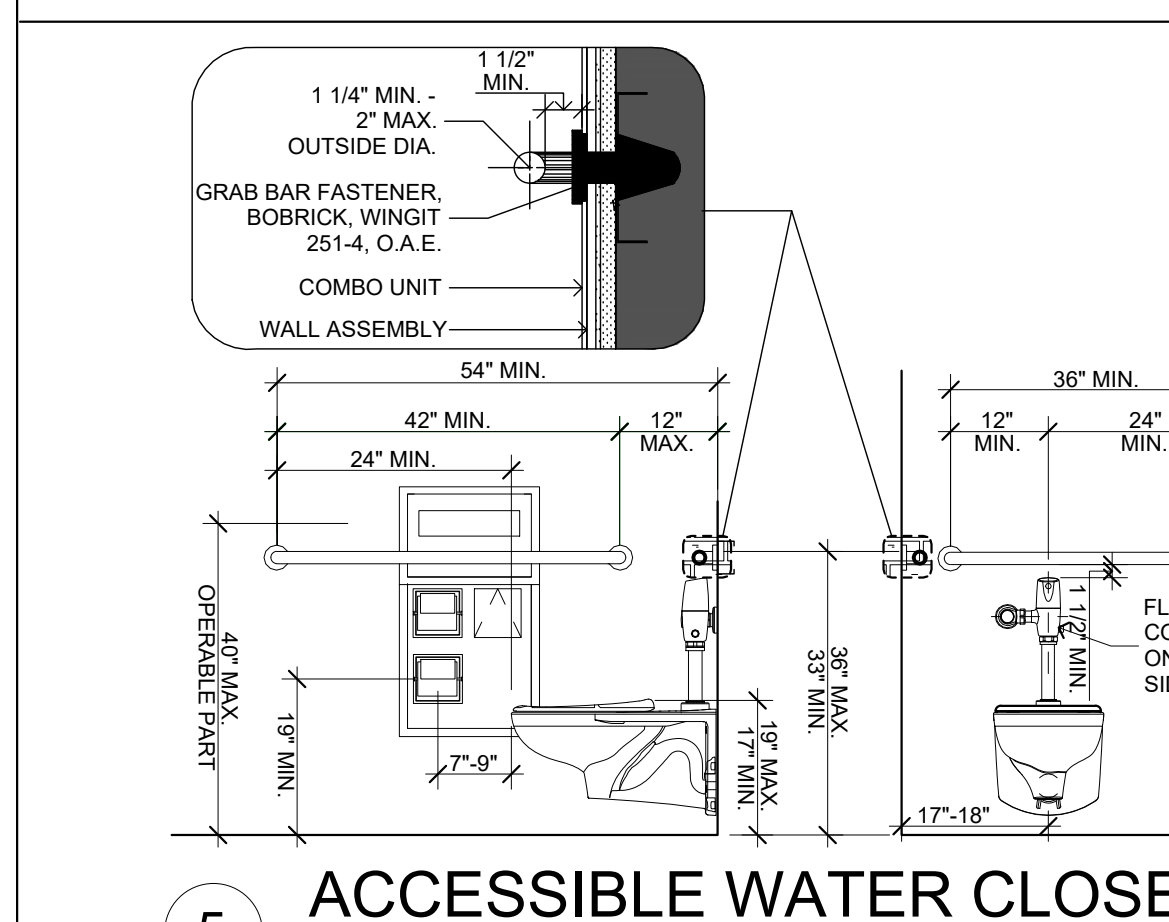
- Location: The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17 inches minimum to 18 inches maximum from the side wall or partition, except that the water closet shall be 17 inches minimum and 19 inches maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in Section 11B-604.8.2 Ambulatory Accessible Compartments. Water closets shall be arranged for a left-hand or right-hand approach. §11B-604.2
- Clearance: Size: Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 58 inches perpendicular from the rear wall. A minimum 60 inches wide and 48 inches deep maneuvering space shall be provided in front of the water closet. §11B-604.3.1
- Overlap: The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin dispensers, coat hooks, shelves, clear floor space and clearances required at other fixtures, and the turning space. Not other fixtures or obstruction shall be located within the required water closet clearance. §11B-604.3.2
- Seats: The seat height of a water closet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat. Seats shall not be sprung the return to a lifted position. Seats shall be 2 inches high maximum. §11B-604.4 (See exception for Residential Units)
- Grab Bars: Grab bars for water closet shall comply with 11B-609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. Where separate grab bars are required on adjacent walls at a common mounting height, an L-shaped grab bar meeting the dimensional requirements of 11B-604.5.1 and 11B-604.5.2 shall be permitted. §11B-604.5
- Side Wall: The side wall grab bars shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall with the front end positioned 24 inches from the minimum 12 inches wide water closet. §11B-604.5.1
- Rear Wall: The rear grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side. §11B-604.5.2 (See exceptions)
- Flush Controls: Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309.4 except they shall be located 44 inches maximum above the floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with section 11B-604.8.2 §11B-604.6
- Dispensers: Toilet paper dispensers shall comply with Section 11B-309.4 and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches minimum above the finish floor and shall not be located behind the grab bars. Dispensers shall not be of a type that control delivery or that does not allow continuous paper flow. §11B-604.7
- Toilet Compartments: Wheelchair accessible toilet compartments shall meet the requirements of Sections 11B-604.8.1 and 11B-604.8.2. Compartments for children's use shall comply with Section 11B-604.8.3. Ambulatory Accessible Compartments and 11B-604.8.3. §11B-604.8
- Wheelchair Accessible Compartments: Wheelchair accessible compartments shall be 60 inches wide and 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments shall additionally provide maneuvering space complying with section 11B-604.8.1.1, 11B-604.8.1.2 or 11B-604.8.1.3 as applicable. Wheelchair accessible compartments for children's use shall be 60 inches wide minimum and 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall. §11B-604.8.1.1
- Maneuvering space with in-swinging door: In a wheelchair accessible compartment with an in-swinging door, a minimum 60 inches wide by 59 inches deep maneuvering space shall be provided in front of the water closet. §11B-604.8.1.1, 11B-604.8.1.2(a) and 11B-604.8.1.3(b)
- Maneuvering space with end-opening door: In a wheelchair accessible compartment with a door located in the front wall or partition, either in-swinging or out-swinging, a minimum 60 inches wide and 48 inches deep maneuvering space shall be provided in front of the water closet. §11B-604.8.1.1, 11B-604.8.1.3, Figure 11B-604.8.1.3
- Doors: Toilet compartment doors, including ambulatory accessible compartments, shall comply with Section 11B-309.4 except that the approach is from the push side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 48 inches minimum measured perpendicular to the compartment door in its closed position. Doors shall be located in front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches maximum and from the front partition. The door shall be self-closing. A door pull complying with section 11B-404.2.7 shall be placed on both sides of the door near the latch. Doors shall not swing in the clear floor space or clearance required for any fixture. §11B-604.8.1.3
- Exception: When located at the side of a toilet compartment, the toilet compartment door opening shall provide a clear width of 34 inches minimum. §11B-604.8.1.2
- Approach: Compartments shall be arranged for left-handed or right-handed to the water closet. §11B-604.8.1.3
- Toe Clearance: At least one side partition shall provide a toe clearance of 6 inches minimum above the finish floor and 6 inches deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Partition components to toe clearances shall be smooth without sharp edges or abrasive surfaces. Compartments for children's use shall provide a toe clearance of 12 inches minimum above the finish floor. §11B-604.8.1.4
- Grab Bars: Grab bars shall comply with Section 11B-609. A side-wall grab bar complying with Section 11B-604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with Section 11B-604.5.2 shall be provided. Where separate grab bars are required on adjacent walls at a common mounting height, an L-shaped grab bar meeting the dimensional requirements of Sections 11B-604.5.1 and 11B-604.5.2 shall be permitted. §11B-604.8.1.5

**5 ACCESSIBLE WATER CLOSET**  
SCALE: 1/2" = 1'-0"

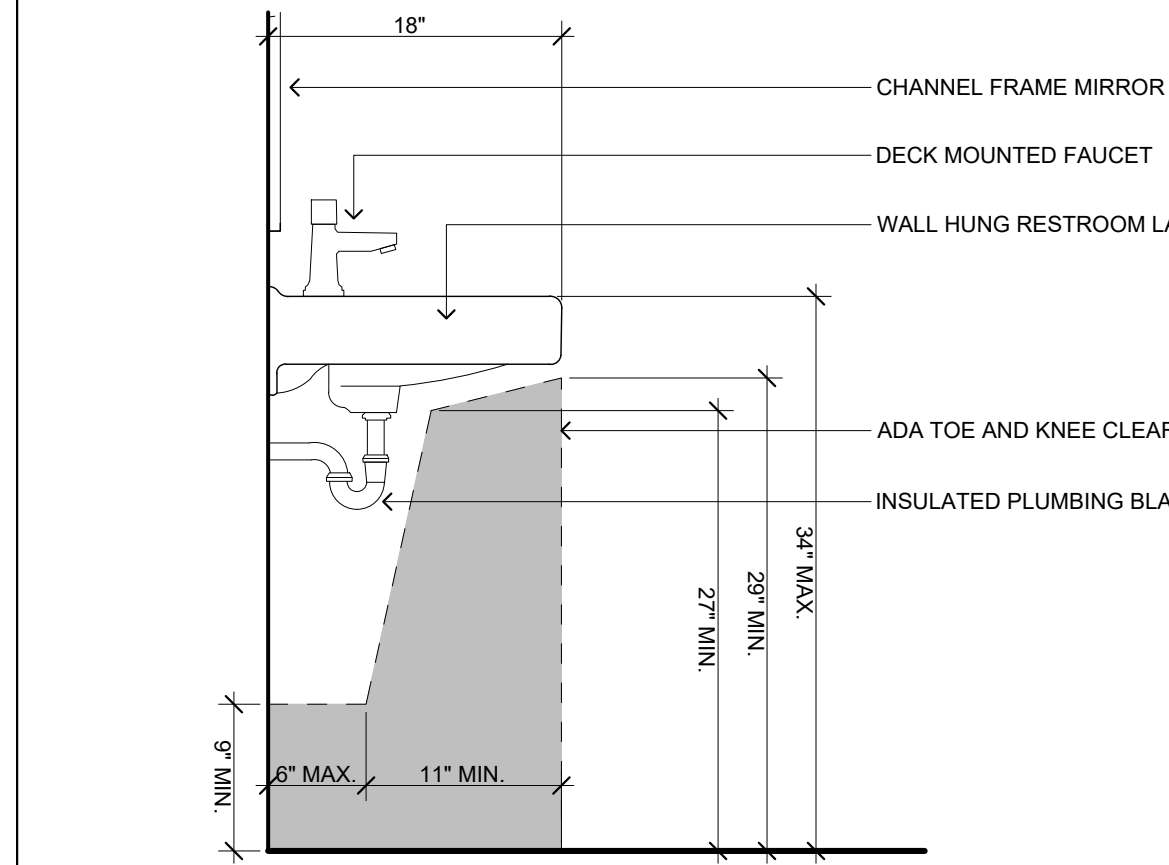
- 606 URINALS**
- Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 1 1/2 inches deep minimum measured from the outer face of the urinal rim to the back of the fixture. §11B-606.2
  - Clear Floor Space: A clear floor space or ground space complying with Section 11B-305 positioned for forward approach shall be provided. §11B-606.3
  - Flush Controls: Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309.4 except that the flush control shall be mounted at a maximum height of 44 inches above the finish floor. §11B-606.4
- 606 LAVATORIES AND SINKS**
- Lavatories and sinks shall comply with Section 11B-606. §11B-606.1
  - Clear Floor Space: For lavatories and sinks, a clear floor space complying with Section 11B-305, positioned for a forward approach, and knee and toe clearance complying with Section 11B-306 shall be provided. §11B-606.2
  - Height: Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground. §11B-606.3
  - Faucets: Controls for faucets shall comply with 1B-309. Hand-operated metering faucets shall remain open for 10 seconds minimum.
  - Exposed pipes and surfaces: Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.
  - Adjacent side wall or partition: Lavatories, when located adjacent to a side wall or partition, shall be minimum of 18 inches to the centerline of the fixtures.
  - Sink Depth: Where a forward approach requires at a sink, knee and toe clearance shall be provided in compliance with section 11B-306.
- 609 GRAB BARS**
- Circular Cross Section: Grab bars with circular cross section in toilet facilities and bathing facilities shall have an outside diameter of 1 1/4 inches minimum and 2 inches maximum. §11B-609.2.1
  - Non-circular Cross Sections: Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches maximum and a perimeter dimension of 4 inches minimum and 4.8 inches maximum. §11B-609.2.2
  - Spacing: Space between the wall and the grab bar shall be 1/4 inch. The space between the grab bar and projecting objects below and at the ends shall be 1/4 inch minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum. §11B-609.3
  - Position of Grab Bars: Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with section 11B-604.8 Water Closets and Toilet Compartments for Children's Use, grab bars shall be installed in a horizontal position 16 inches minimum and 27 inches maximum above the finish floor measured to the top of the gripping surface. §11B-609.4



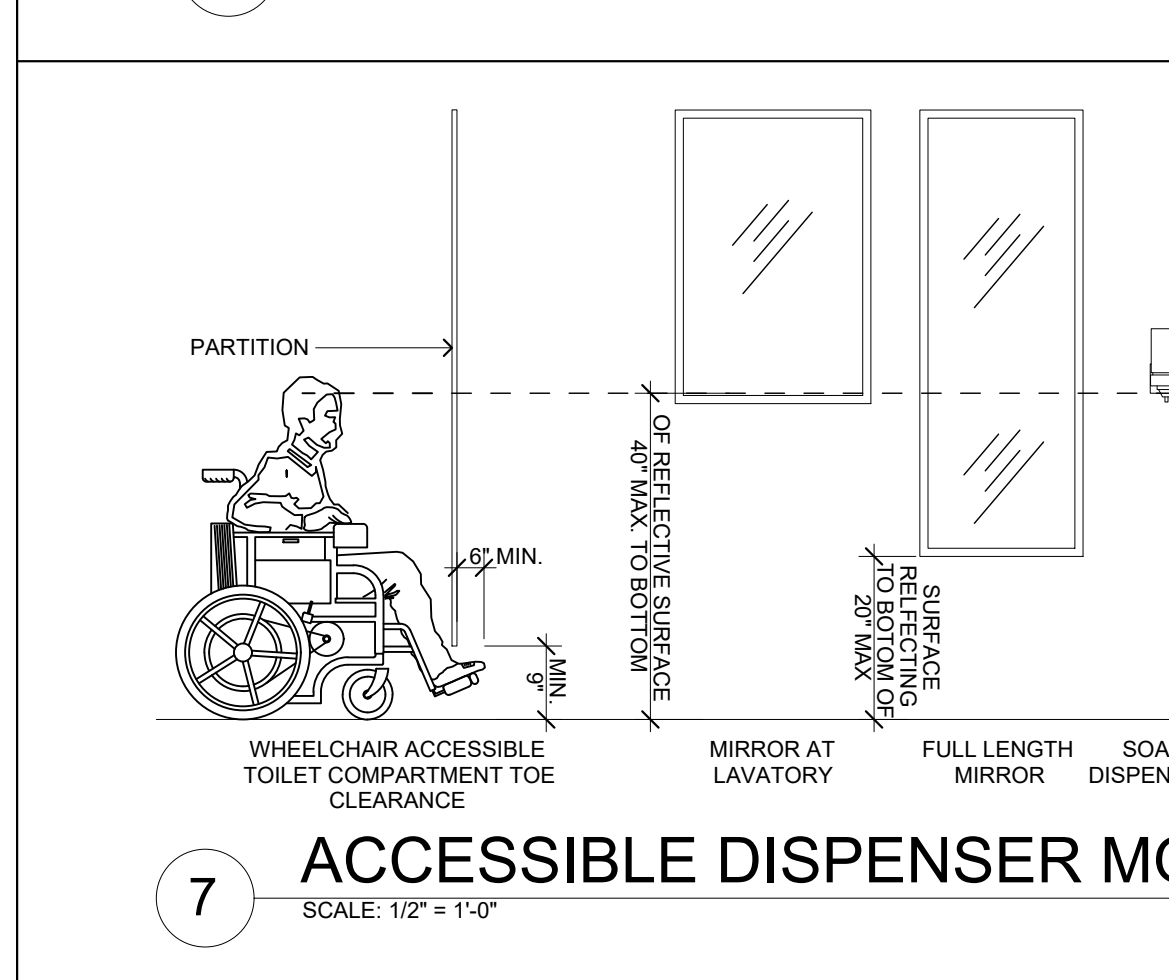
**4 11B-602 DRINKING FOUNTAIN**  
SCALE: 1/4" = 1'-0"



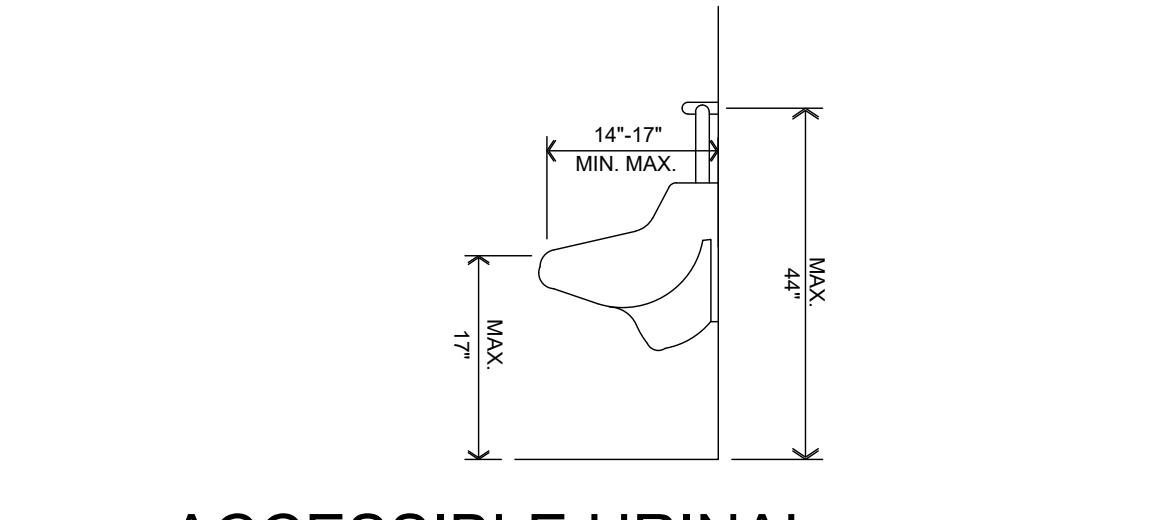
**5 ACCESSIBLE WATER CLOSET**  
SCALE: 1/2" = 1'-0"



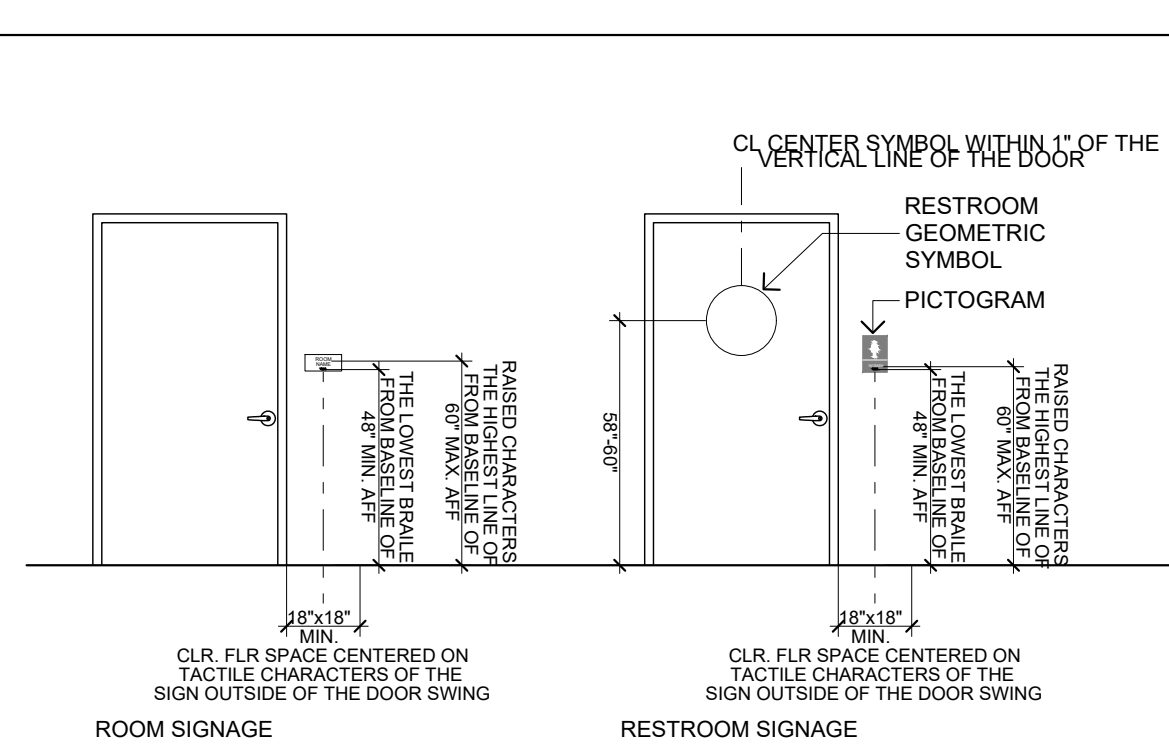
**6 ACCESSIBLE LAVATORY**  
SCALE: 1" = 1'-0"



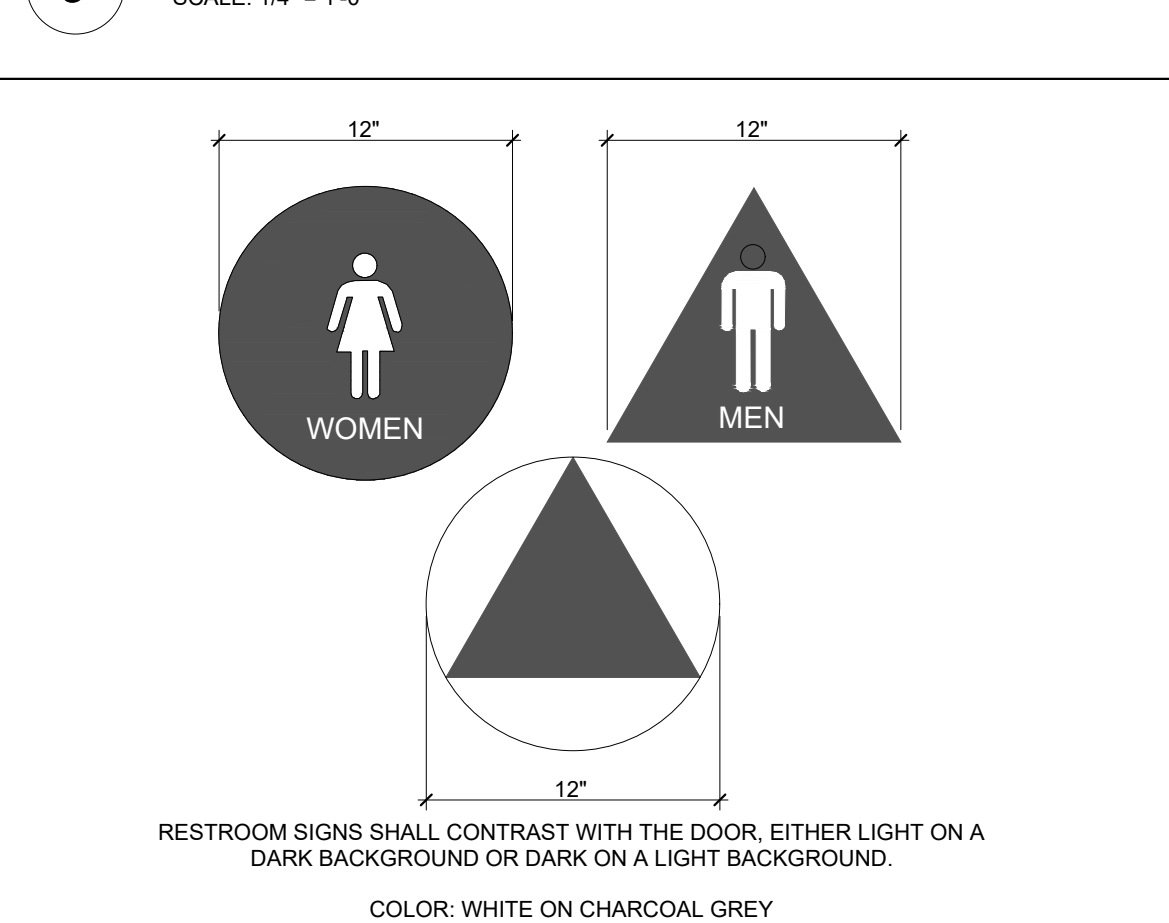
**7 ACCESSIBLE DISPENSER MOUNTING HEIGHT**  
SCALE: 1/2" = 1'-0"



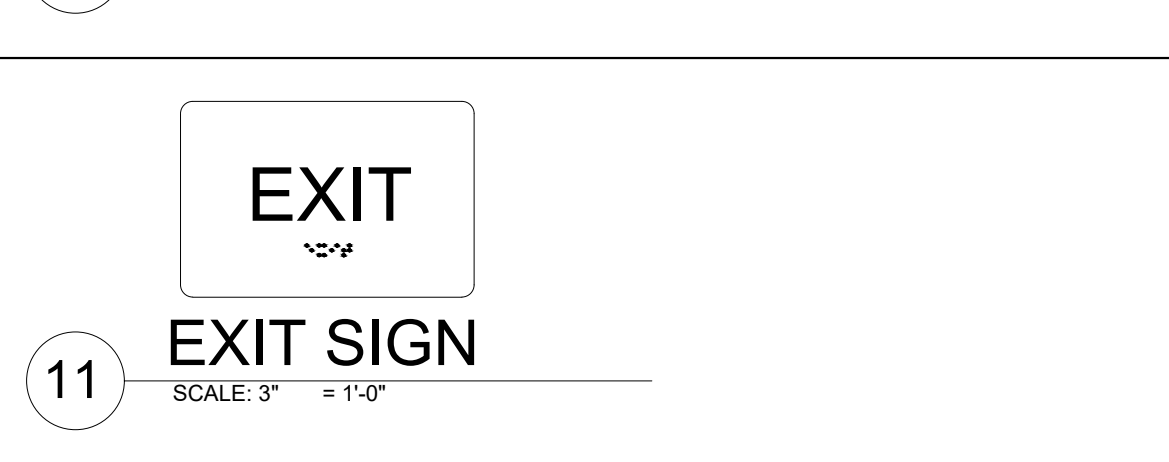
**8 ACCESSIBLE URINAL**  
SCALE: 1/2" = 1'-0"



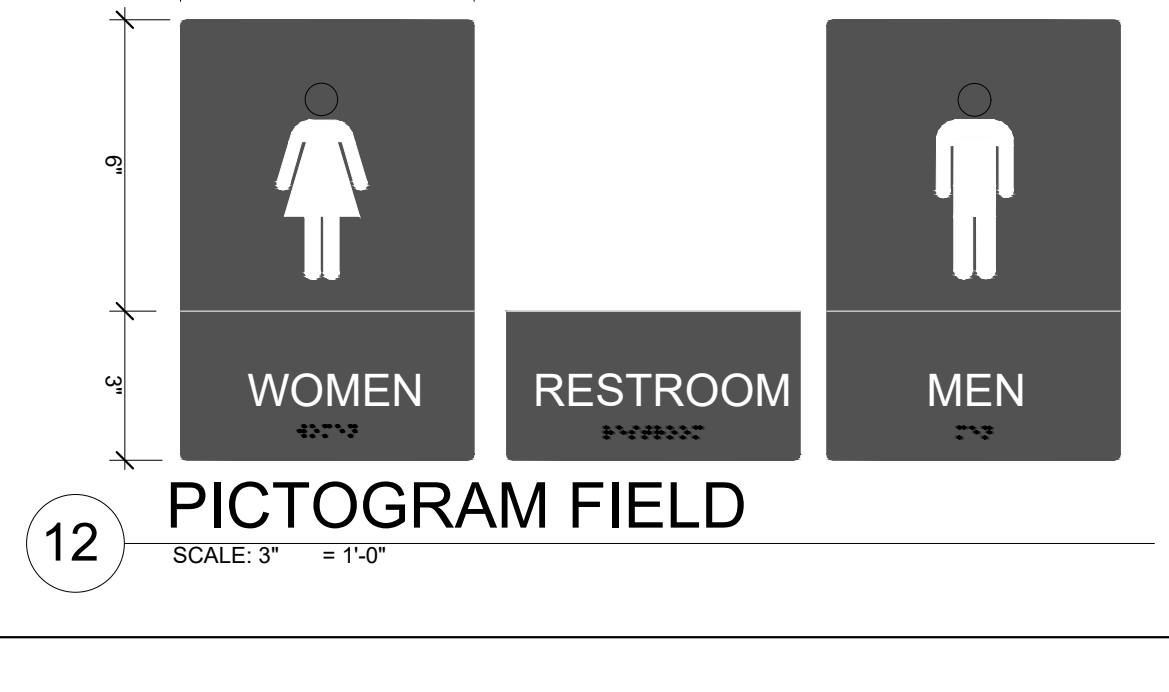
**9 SIGNAGE**  
SCALE: 1/4" = 1'-0"



**10 RESTROOM GEOMETRIC SYMBOLS**  
SCALE: 1/2" = 1'-0"



**11 EXIT SIGN**  
SCALE: 3" = 1'-0"



**12 PICTOGRAM FIELD**  
SCALE: 3" = 1'-0"

DIVISION 7: COMMUNICATION ELEMENTS AND FEATURES

- 702 Fire Alarm Systems**
- Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 and Chapter 9, Sections 907.5.2.1 and 907.5.2.3. §11B-702.1
- 703 SIGNS**
- Signs shall comply with Section 11B-703 Signs. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. §11B-703.1
  - Raised characters Raised characters shall comply with Section 11B-703.2 and shall be duplicated in Braille complying with Section 11B-703.3. Raised characters shall be installed in accordance with Section 11B-703.4 Installation Height and Location. §11B-703.2
    - Depth: Raised characters shall be 1/32 inch minimum above the background. §11B-703.2.1
    - Case: Characters shall be uppercase. §11B-703.2.2
    - Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. §11B-703.2.3
    - Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I". §11B-703.2.4
    - Character Height: Character height measured vertically from the baseline of the character shall be 5/8 inch minimum and 2 inches maximum based on the height of the uppercase letter "I". §11B-703.2.5
    - Stroke Thickness: Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character. §11B-703.2.6
    - Character Spacing: Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum. §11B-703.2.7
    - Line Spacing: Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height. §11B-703.2.8
    - Format: Text shall be in a horizontal format. §11B-703.2.9
  - Braille Braille shall be provided in accordance with Section 11B-703.3 Braille and 11B-703.4 Installation Height and Location. §11B-703.3
    - Dimensions and Capitalization: Braille dots shall have a domed or rounded shape and shall comply with Table 11B-703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms. §11B-703.3.1
    - Position: Braille shall be positioned below the corresponding text in a horizontal format, flush left or centered. If text is multi-lined, Braille shall be placed below the entire text. Braille shall be separated 3/8 inch minimum and 1/2 inch maximum from any other tactile characters and 3/8 inch minimum from raised borders and decorative elements. §11B-703.3.2 (See exception)
    - Installation Height and Location: Signs with tactile characters shall comply with Section 11B-703.4 Installation Height and Location. §11B-703.4
      - Height above finish floor or ground: Tactile characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters. §11B-703.4.1 (See exception)
      - Location: Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with two active levers, the sign shall be located to the left of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum and 1/2 inch minimum shall be provided beyond the arc of any door swing between the closed position and 45 degree open position. Where provided, signs denoting permanent rooms and spaces shall be located at the entrance to, and outside of the room or space. Where provided, signs shall be located at the exit door when approached in the direction of egress travel. §11B-703.4.2 (See exception)
  - Visual Characters: Visual characters shall comply with Section 11B-703.5. Where visual characters comply with Section 11B-703.2 and are accompanied by Braille complying with Section 11B-703.3, they shall not be required to comply with Sections 11B-703.5.2 through 11B-703.5.5, 11B-703.5.8 and 11B-703.5.9.
    - Install and Contrast: Characters and their background shall have a non-glare finish. Characters shall contrast with their background and other light characters on a dark background or dark characters on a light background. §11B-703.5.1
    - Case: Characters shall be uppercase or lowercase or a combination of both. §11B-703.5.2
    - Style: Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. §11B-703.5.3
    - Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I". §11B-703.5.4
    - Character Height: Minimum character height shall comply with Table 11B-703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach toward the sign. Character height shall be based on the uppercase letter "I". §11B-703.5.5 (See exception)

HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 INCHES TO LESS THAN OR EQUAL TO 70 INCHES	LESS THAN 72 INCHES AND GREATER	5/8 INCH PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 72 INCHES
GREATER THAN 70 INCHES TO LESS THAN OR EQUAL TO 120 INCHES	LESS THAN 180 INCHES AND GREATER	2 INCHES PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 180 INCHES
GREATER THAN 120 INCHES	LESS THAN 21 FEET AND GREATER	3 INCHES PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 21 FEET

- Height from finish floor or ground: Visual characters shall be 40 inches minimum above the finish floor or ground. §11B-703.5.6 (See exception)
  - Stroke Thickness: Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 20 percent maximum of the height of the character. §11B-703.5.7
  - Character Spacing: Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height. §11B-703.5.8
  - Line Spacing: Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height. §11B-703.5.9
  - Format: Text shall be in a horizontal format. §11B-703.5.10
- Pictograms: Pictograms shall comply with the following:
    - Pictogram Field: Pictograms shall have a field height of 6 inches minimum. Characters and Braille shall not be located in the pictogram field. §11B-703.6.1
    - Finish and Contrast: Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field. §11B-703.6.2
  - Text Descriptors: Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with Section 11B-702.2 Raised Characters, 11B-703.3 Braille and 11B-703.4 Installation Height and Location. §11B-703.6.3
  - Symbols of Accessibility: Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background. §11B-703.7.1
  - Braille: Braille shall comply with the following:
    - International Symbol of Accessibility: The International Symbol of Accessibility shall comply with Figure 11B-703.7.2.1 ISA. The symbol shall consist of a white figure on a blue background. The color blue shall approximate F5 15000 in Federal Standard 595C. §11B-703.7.2.1 (See exception)
    - International Symbol of TTY: The International Symbol of TTY shall comply with Figure 11B-703.7.2.2.
    - International Symbol of TTY - Volume Control: Telephones, with a volume control, shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure 11B-703.7.2.3.
    - Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 11B-703.7.2.4.
    - Toilet and bathing facilities geometric: Geometric symbols at entrances to toilet and bathing rooms shall be mounted at 58 inches minimum and 60 inches maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1 inch of the vertical centerline of the door. §11B-703.7.2.6 (See exception)
    - Men's toilet and bathing facilities: An equivalent triangle 1/4 inch thick with edges 12 inches long and a vertex pointing upward, shall be located at entrances to men's toilet and bathing facilities. The triangle symbol shall contrast with the door, either light on a dark or dark on a light background. §11B-703.7.2.6.1
    - Women's toilet and bathing facilities: A circle 1/4 inch and 12 inches in diameter, shall be located at entrances to women's toilet and bathing facilities. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. §11B-703.7.2.6.2
    - Unisex toilet and bathing facilities: A circle 1/4 inch thick and 12 inches in diameter with a 1/4 inch thick triangle with a vertex pointing upward, superimposed on and geometrically inscribed within the circle and within the 12 inch diameter shall be provided at entrances to unisex toilet and bathing facilities. The vertices of the triangle shall be located 1/4 inch maximum from the edge of the circle. The triangle symbol shall contrast with circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. §11B-703.7.2.6.3
    - Edges and vertices of geometric symbols: Edges shall be eased or rounded at 1/16 inch minimum, or chamfered 1/8 inch maximum. Vertices shall be radiused between 1/8 inch minimum and 1/4 inch maximum. §11B-703.7.2.6.4

**13 INTERNATIONAL SYMBOL OF ACCESSIBILITY**

STRUCTURAL ENGINEER:

SEAL & SIGNATURE



UPLAND, CA

BALDY VIEW DOG PARK  
WEST 11TH STREET

ISSUE FOR ROM PRICING	8/10/23
ISSUE FOR PLAN CHECK	9/7/23
ISSUE FOR PLAN CHECK	9/16/23

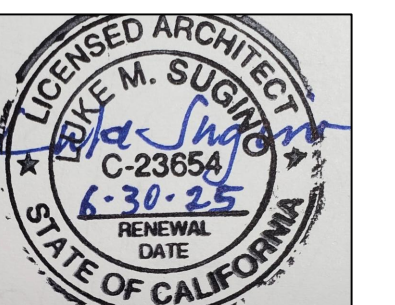
AS NOTED

No.	Description	Date
Scale	AS NOTED	
Project No.	23-11	
Title	ACCESSIBILITY	

Sheet No.

STRUCTURAL ENGINEER:

SEAL & SIGNATURE



BALDY VIEW DOG PARK

UPLAND, CA

WEST 11TH STREET

ISSUE FOR ROM PRICING	8/10/23
ISSUE FOR PLAN CHECK	9/7/23
ISSUE FOR PLAN CHECK	9/16/23

No.	Description	Date
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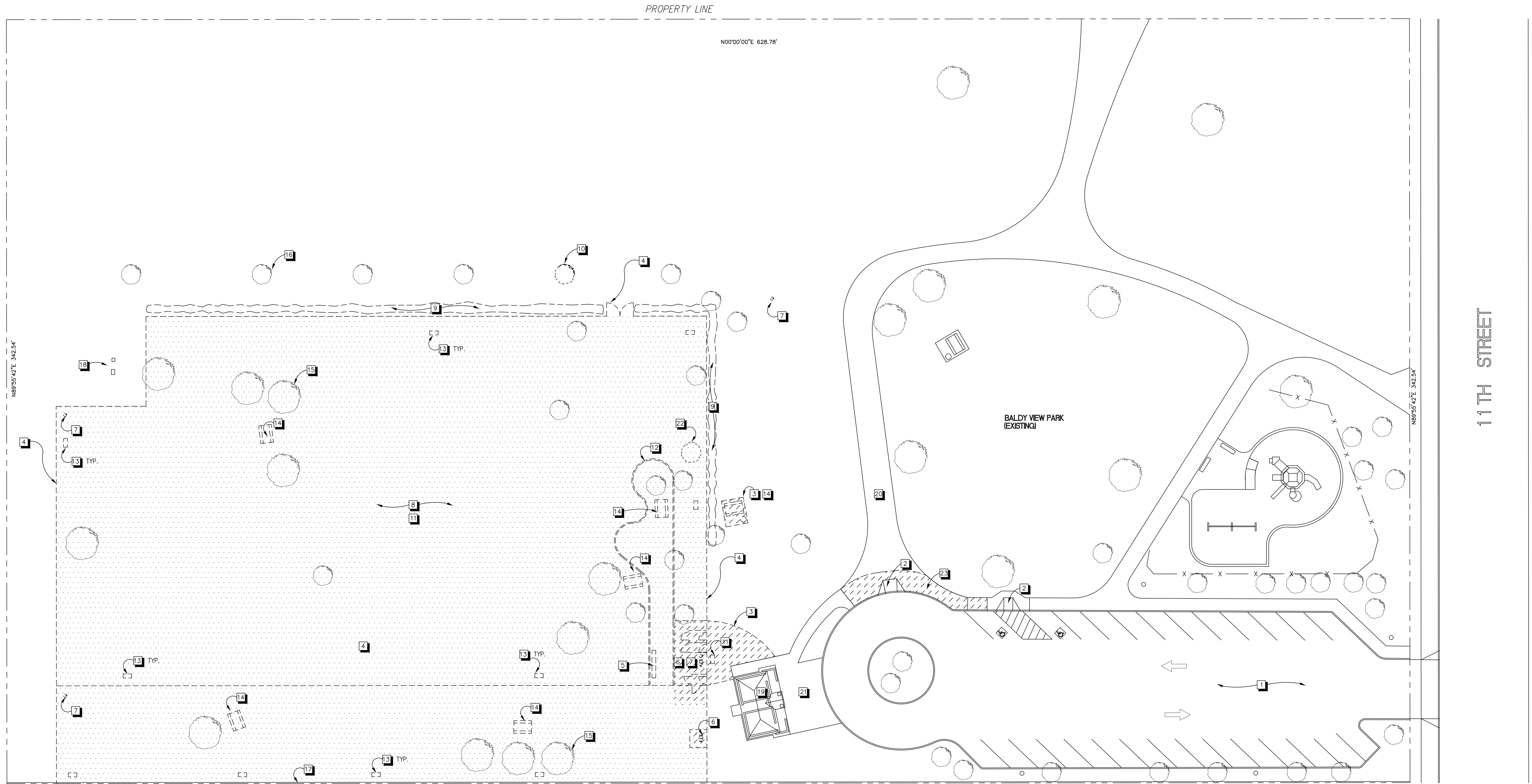
Scale AS NOTED

Project No. 23-11

Title  
SITE PLAN DEMOLITION

Sheet No.

A-2



11TH STREET

**1 SITE PLAN - DEMOLITION**  
A-2 SCALE: 1" = 20'-0"



**LEGEND**

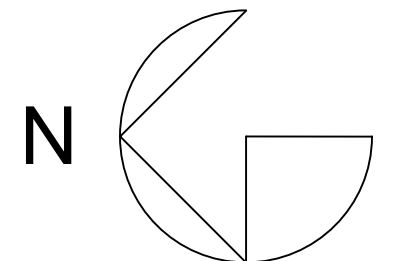
---	CENTER LINE
- - - -	PROPERTY LINE
- · - · -	EASEMENT LINE
=====	CURB UNLESS OTHERWISE NOTED
	WALL
- X - X -	FENCE
- - - - ->	GUY WIRE
●	POWER POLE
•	GUARD POST
○	STREET LIGHT
⊙	YARD LIGHT
- - - - -	SURFACE DRAIN
+	SIGN
⊕	TREE WITH TRUNK DIAMETER

**ABBREVIATIONS**

AC	ASPHALT CONCRETE
BLDG	BUILDING
CKG	CURB & GUTTER
CAB	CABINET
CB	CATCH BASIN
CC	CONCRETE
CD	CLEAN OUT
CCL	COLUMN
DRV	DRIVEWAY
ECAB	ELECTRICAL CABINET
EG	EDGE OF GUTTER
EPIG	ELECTRICAL PIPE IN GROUND
ER	EARTH
FF	FINISH FLOOR
FL	FLOW LINE
GM	GAS METER
GP	GUARD POST
GV	GAS VALVE
GW	GUY WIRE
DHD	OVERHEAD
DHG	OVERHANG
PA	PLANTING AREA
PED	PEDESTRIAN
PP	POWER POLE
RET	RETAINING
SDMH	STORM DRAIN MANHOLE
SLT	STREET LIGHT
SMH	SEWER MANHOLE
TDF	TOP OF CURB
TC	TOP OF CATCH BASIN
TEL	TELEPHONE
TEL	TELEPHONE MANHOLE
UG	UNDERGROUND
WL	WALL
WM	WATER METER
YBE	YARD BOX ELECTRICAL
YBTS	YARD BOX TRAFFIC SIGNAL
YLT	YARD LIGHT

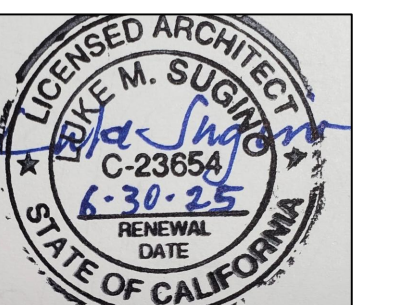
**DEMOLITION NOTES:**

- |  |  |
|--|--|
| <p><b>1</b> EXISTING PARKING LOT PAVEMENT TO REMAIN</p> <p><b>2</b> HANDICAP RAMP (EXISTING).</p> <p><b>3</b> EXISTING CONCRETE PAVING TO BE DEMOLISHED</p> <p><b>4</b> EXISTING CHAIN LINK FENCING AND GATES TO BE DEMOLISHED</p> <p><b>5</b> EXISTING STAND ALONE COMMUNITY BOARD/DOG PARK RULES SIGN TO BE DEMOLISHED</p> <p><b>6</b> EXISTING DOG DRINKING FOUNTAIN AND CONCRETE PAD TO BE DEMOLISHED. CAP BACK TO SOURCE.</p> <p><b>7</b> EXISTING WATER SPIGOTS TO BE DEMOLISHED. CAP BACK TO SOURCE.</p> <p><b>8</b> EXISTING GRASS TO BE REMOVED (INCLUDING AT AREA OF DOG PARK EXPANSION). REFER TO CONSTRUCTION NOTE #10 FOR ADDITIONAL INFORMATION.</p> <p><b>9</b> EXISTING HEDGE/ROW TO BE REMOVED.</p> <p><b>10</b> EXISTING TREE TO BE REMOVED FOR RELOCATION.</p> <p><b>11</b> EXISTING LAWN IRRIGATION SYSTEM INCLUDING VALVE BOX TO BE DEMOLISHED. CAP BACK TO SOURCE.</p> | <p><b>12</b> EXISTING CONCRETE CURB, PLASTIC SHEETING AND DECOMPOSED GRANITE TO BE DEMOLISHED.</p> <p><b>13</b> EXISTING DOG WASTE RECEPTACLES TO BE REMOVED TOTAL: 9.</p> <p><b>14</b> EXISTING COMBINATION TABLE/BENCHES TO BE REMOVED AND SAVED. COORDINATE WITH CITY STAFF.</p> <p><b>15</b> MATURE TREES (EXISTING TO REMAIN, TYP)</p> <p><b>16</b> SMALL TREES (EXISTING TO REMAIN, TYP)</p> <p><b>17</b> 5' HIGH CMU WALL (EXISTING TO REMAIN)</p> <p><b>18</b> SCE ELECTRICAL METER PEDESTAL (EXISTING TO REMAIN)</p> <p><b>19</b> RESTROOMS (EXISTING TO REMAIN)</p> <p><b>20</b> ASPHALT PAVING (EXISTING TO REMAIN)</p> <p><b>21</b> CONCRETE PAVING (EXISTING TO REMAIN)</p> <p><b>22</b> EXISTING TREE STUMP TO BE REMOVED.</p> <p><b>23</b> EXISTING ASPHALT PAVING TO BE REMOVED.</p> |
|--|--|



STRUCTURAL ENGINEER:

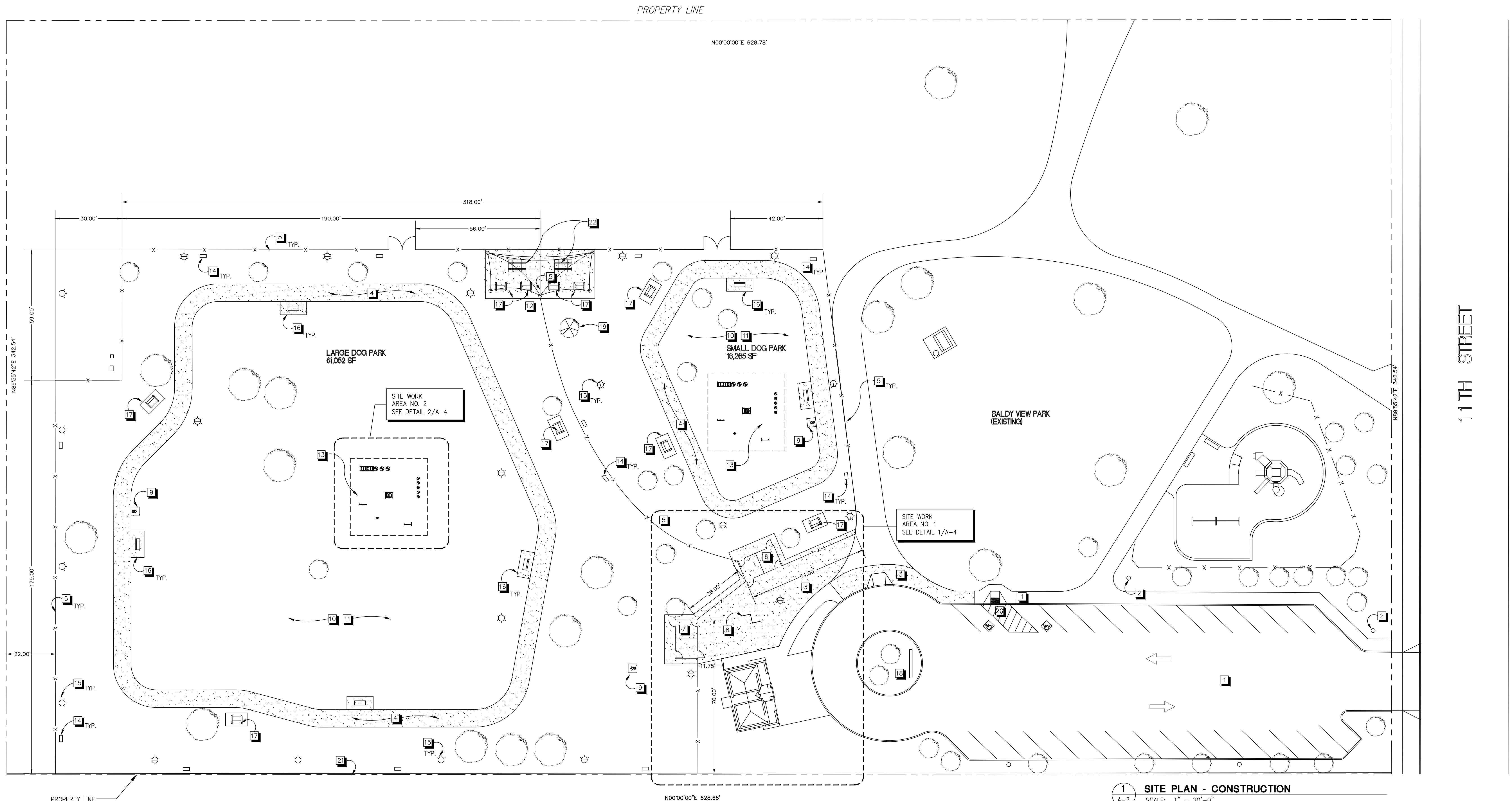
SEAL & SIGNATURE



BALDY VIEW DOG PARK

UPLAND, CA

WEST 11TH STREET



**1 SITE PLAN - CONSTRUCTION**  
A-3 SCALE: 1" = 20'-0"

**CONSTRUCTION NOTES:**

- 1 PARKING LOT AND HANDICAP RAMP (EXISTING TO REMAIN).
- 2 BALDY VIEW PARK LIGHTING (EXISTING TO REMAIN)
- 3 NEW CONCRETE SURFACE. REFER TO STRUCTURAL DETAIL.
- 4 NEW 8' WIDE CONCRETE WALKWAY. EXACT LAYOUT TO BE DETERMINED IN FIELD. REFER TO STRUCTURAL DETAIL.
- 5 NEW FENCING GATE SPECIFICATIONS:  
MATERIAL: 5' HIGH, FUSED, BONDED GREEN VINYL, 1" MESH, 8 GA (9 GA CORE )CHAIN LINK FENCE., (1350 LF).  
END & CORNER POSTS: 2-7/8" SS40 OR SCH40 GREEN POSTS.  
GATE POSTS: 4" SS40 OR SCH40 GREEN POSTS.  
LINE POSTS: 2-3/8" SS40 OR SCH40 GREEN POSTS.  
TOP AND BOTTOM RAIL: 1-5/8" SS40 OR SCH40 GREEN MATERIAL.  
WALKING GATES: 3' WIDE, 1-5/8" SS40 OR SCH40 GREEN MATERIAL.  
MOWER GATES: (2) 6' WIDE GATES, 12' TOTAL OPENING, 1-5/8" SS50 OR SCH40 GREEN MATERIAL. REFER TO STRUCTURAL DRAWINGS FOR FOOTING DETAILS.
- 6 NEW SMALL DOG CONTROLLED ENTRY/EXIT GATE ENCLOSURE 9' WIDE X 10' DEEP, TYP.
- 7 NEW LARGE DOG CONTROLLED ENTRY/EXIT GATE ENCLOSURE 9' WIDE X 10' DEEP, TYP.

- 8 NEW COMMUNITY BOARD/DOG PARK RULES SIGN. TREETOP PRODUCTS. DOUBLE-SIDED ZIG-ZAG MESSAGE BOARD. SKU 92K8039. COLOR: EVERGREEN. SURFACE MOUNT OPTION. VIEWING AREA: 28.25" W X 42"H. TREETOPPRODUCTS.COM/DOUBLE-SIDED ZIG-ZAG MESSAGE-BOARDS#SPECIFICATIONS
- 9 NEW PET DRINKING FOUNTAIN ON 3' X 3' CONCRETE PAD (3 TOTAL). MODEL PNP019-0042G. BARKSANDREC.COM. REFER TO STRUCTURAL DRAWINGS.
- 10 NEW HYBRID BERMUDA SOD (+/- 75,000 SF) PROVIDE SOILS TESTING REPORT AND AMEND SOIL TO PROPER PH AND NUTRIENT LEVELS. KILL ALL VEGETATION TWO WEEKS PRIOR TO REMOVING EXISTING SOD/GRASS WITH NON-SELECTIVE WEED AND GRASS KILLER. REMOVE/CUT OUT ALL EXISTING SOD/GRASS. ADD SOIL AMENDMENTS/TILL AS NEEDED. PREP AND GRADE. TOPSOIL LEVEL TO BE 1 TO 1.5" LOWER THAN CONCRETE SURFACES. TYPICAL. GROUND TO SLOPE AWAY FROM CONCRETE SURFACES, TYP. PROVIDE STARTER FERTILIZER AND FOLLOW RECOMMENDED SOD WATERING SCHEDULE.
- 11 NEW LANDSCAPE (SOD) IRRIGATION SYSTEM DESIGN/BUILD. COORDINATE WITH PROJECT MANAGER.

- 12 NEW 15' X 45' SAIL SHADE PAVILION. 4 POINT SAILS JOINED. TURNKEY PACKAGE TO INCLUDE ENGINEERING FOR SUBMITTAL TO CITY OF UPLAND BUILDING DEPARTMENT. USA SHADE. CONTACT: PATI.ABRECHT@USA-SHADE.COM G.C. TO PROVIDE 20' X 50' CONCRETE PAD. SEE STRUCTURAL DRAWINGS.
- 13 NEW DOG AMENITY PACKAGE. MINIMUM RECOMMENDED PARK SIZE: 35' X 35'. THE DINGO KIT (QTY: 2) COLOR: GREEN & TAN (FIELD). FIRE HYDRANTS (QTY:2) INSTALL PER MANUFACTURER'S INSTRUCTIONS. BARKSANDREC.COM REFER TO STRUCTURAL DRAWINGS.
- 14 NEW DOG WASTE STATION (12 TOTAL) BARKSANDREC.COM. INSTALL PER MANUFACTURER'S RECOMMENDATION. CONCRETE FOOTING INSTALLATION WITH TWO 50 LB. BAGS OF QUICK SETTING CONCRETE.
- 15 NEW LED LUMINAIRES (LIGHTING: 22 TOTAL) NLS LIGHTING. SENTRY 2 AREA LIGHTING. REFER TO STRUCTURAL DRAWINGS.
- 16 NEW 6' LONG BACKED BENCH ON 6' X 12' CONCRETE PAD (6 TOTAL) PRODUCT #: OUTDOOR CREATIONS 422 BACK BENCH WITH LINES. COLOR: GRAY. 72" X 18" X 22". 875 LBS. SEE STRUCTURAL DRAWING.

- 17 NEW CHAIR (10 TOTAL) OUTDOOR CREATIONS 426 ADIRONDACK BENCH. COLOR: GRAY. 60" X 38" X 43". 1600 LBS. PROVIDE 6' X 10' CONCRETE PAD. SEE STRUCTURAL DWGS.
- 18 NEW PARK MONUMENT SIGN POST AND FOOTING (BY OTHERS, N.I.C.).
- 19 RELOCATED TREE. ALL OTHER TREES SHOWN ON PLAN ARE EXISTING TO REMAIN.
- 20 EXISTING HANDICAP RAMP. PROVIDE NEW TACTILE SURFACE EXTEND 3' BEYOND DRIVEWAY
- 21 5' HIGH CMU WALL (EXISTING TO REMAIN)
- 22 OUTDOOR CREATIONS 100S TABLE. COLOR: GRAY. 92" X 65" X 32". 2450 LBS. (TOTAL: 2).

**PARKING SUMMARY:**

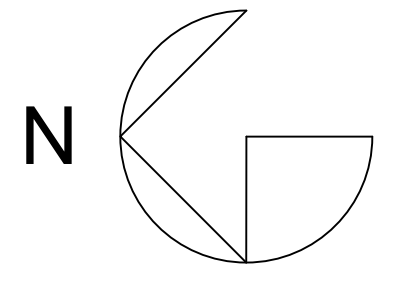
PER 2022 CBC SECTION FOR ACCESSIBLE PARKING 11B-208.2: PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN FACILITY PARKING SPACES	MINIMUM NUMBER OF REQUIRED ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2

**EXISTING PARKING:**

26 TOTAL  
24 STANDARD SPACES  
2 VAN PARKING ACCESSIBLE SPACES

NOTE: ALL DEPICTED PARKING STALLS ARE UNRESTRICTED AND UNASSIGNED. ALL EXISTING PARKING STALLS SHALL MEET 2022 CBC CODE SECTION FOR ACCESSIBLE PARKING REQUIREMENTS, INCLUDING LOADING AISLES, RAMP, PATH OF TRAVEL, DETECTABLE WARNINGS AND SIGNS. REFER TO SHEET A-1.1 FOR ACCESSIBILITY NOTES AND DETAILS.



ISSUE FOR ROM PRICING	8/10/23
ISSUE FOR PLAN CHECK	9/7/23
ISSUE FOR PLAN CHECK	9/16/23

No.	Description	Date

Scale AS NOTED  
Project No. 23-11

Title SITE PLAN

Sheet No. **A-3**

STRUCTURAL ENGINEER:

SEAL & SIGNATURE



BALDY VIEW DOG PARK  
WEST 11TH STREET  
UPLAND, CA

ISSUE FOR ROM PRICING	8/10/23
ISSUE FOR PLAN CHECK	9/7/23
ISSUE FOR PLAN CHECK	9/16/23

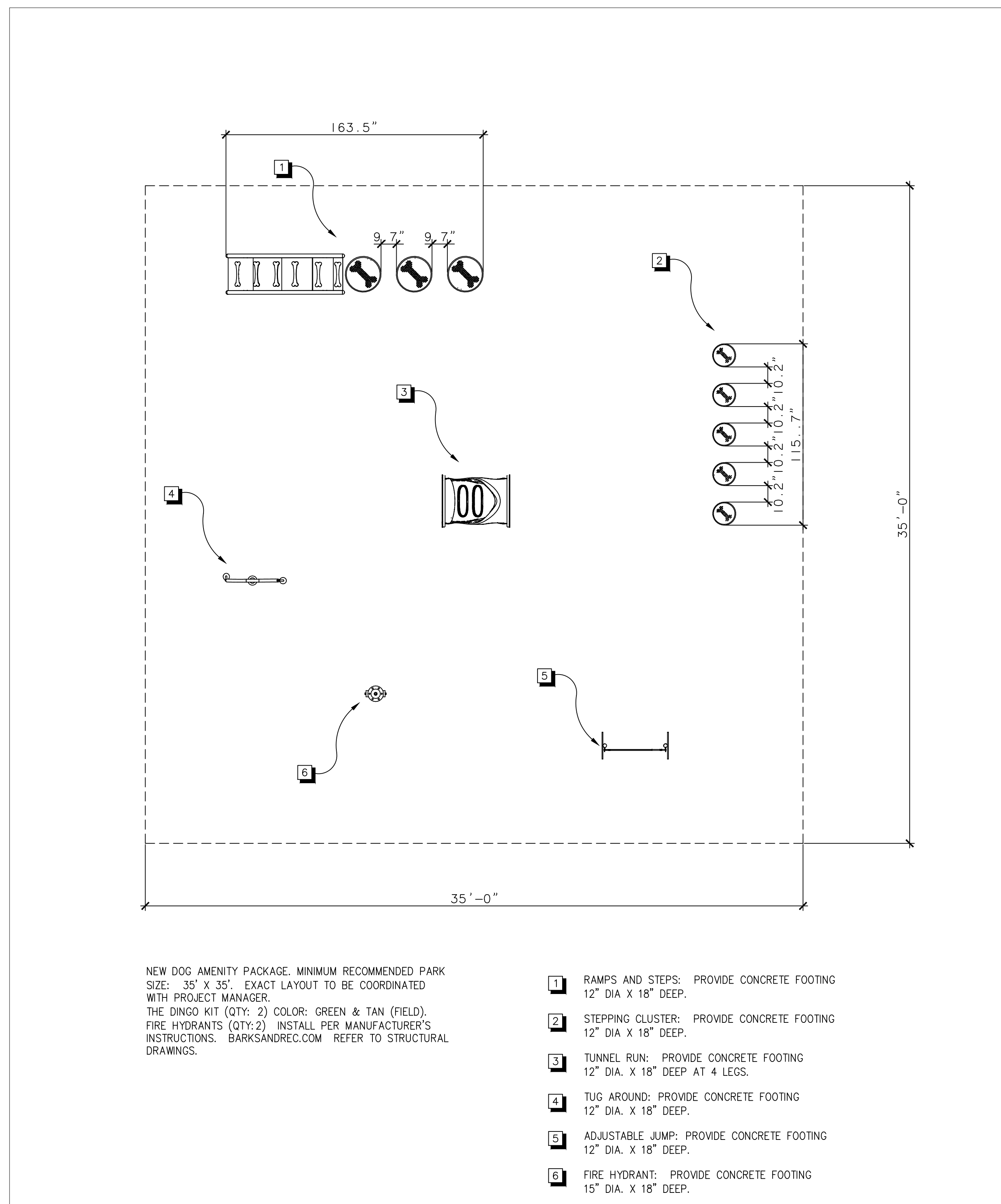
No.	Description	Date
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Scale AS NOTED

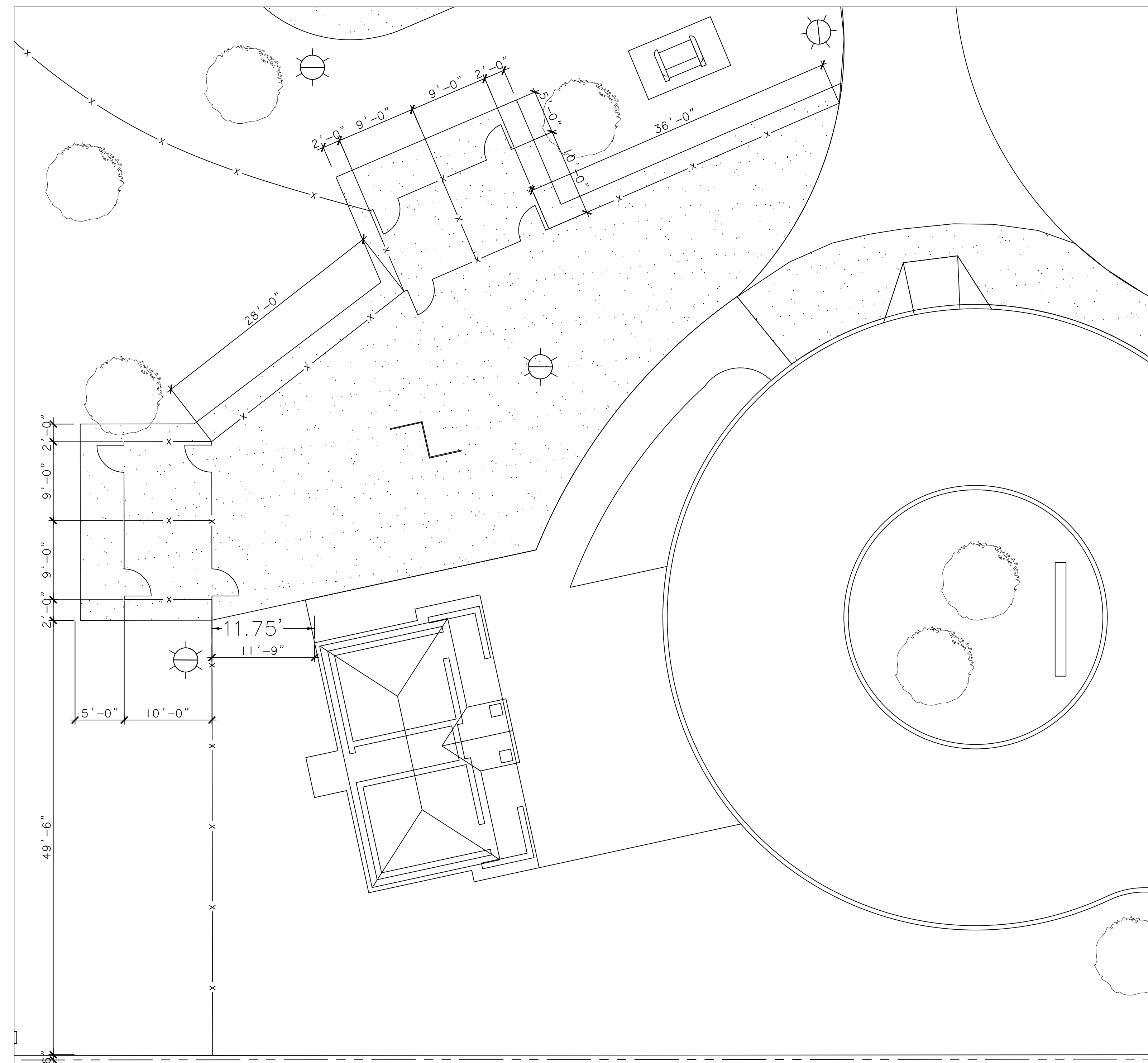
Project No. 23-11

Title  
PARTIAL SITE PLAN

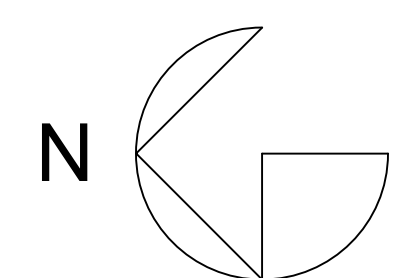
Sheet No.  
**A-4**



**2** ENLARGED PLAN - TYPICAL DOG AMENITIES LAYOUT  
A-4 SCALE: 1/4" = 1'-0"



**1** ENLARGED PLAN - DOG PARK ENTRY/EXITS  
A-4 SCALE: 1/8" = 1'-0"

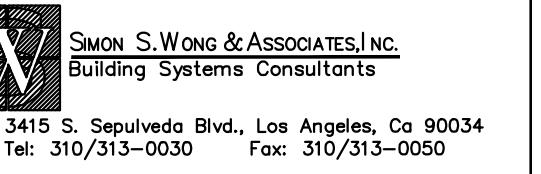




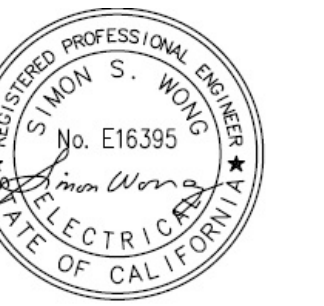




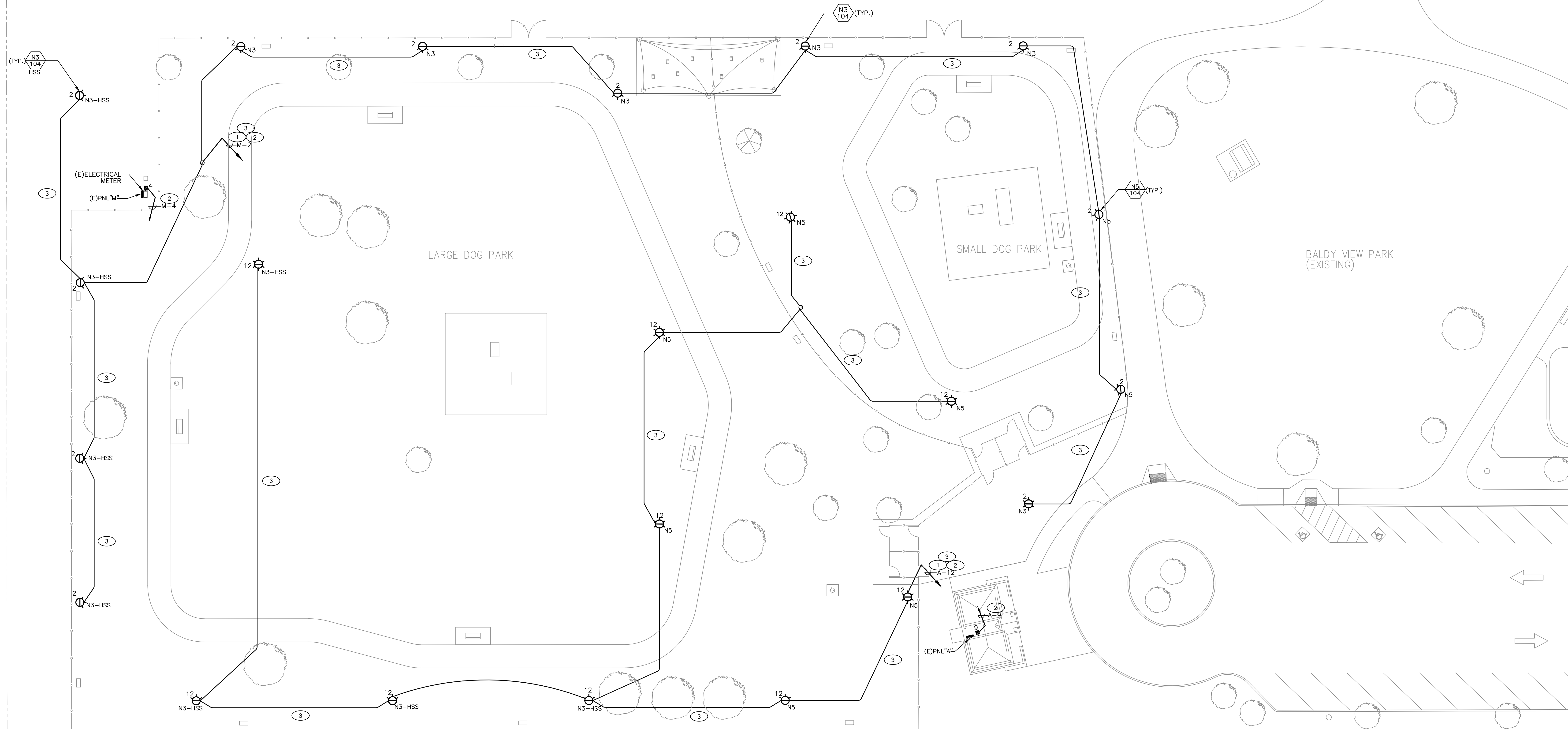
ELECTRICAL ENGINEER:



SEAL & SIGNATURE



BALDY VIEW DOG PARK  
WEST 11TH STREET  
UPLAND, CA



SITE PLAN

1/16"=1'-0" ③

VOLTAGE DROP SCHEDULE		HIGHEST BRANCH CIRCUIT VOLTAGE DROP SHOWN			
DEVICE	CIRCUIT NUMBER	AMP	WIRE SIZE	LENGHT	VOLTAGE DROP
BRANCH CIRCUIT	M-2	13.5A	#6	510'	2.1%
BRANCH CIRCUIT	A-12	12.5A	#6	440'	1.8%

GENERAL NOTES:

- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND COMMENTS.
- REFER TO BUILDING STANDARDS FOR ADDITIONAL NOTES AND COMMENTS.
- FIELD VERIFY LOCATIONS AND CONDITIONS OF EXISTING PANELS. FIELD VERIFY AVAILABILITY OF CIRCUIT/S PRIOR TO ANY WORK. USE NEXT AVAILABLE CIRCUIT/S AS REQUIRED.

PLAN NOTES:

- PROVIDE 120V, 1Ø POWER FOR LIGHTING CIRCUIT CONNECTING TO EXISTING PANEL "M" AND "A".
- EXTERIOR LIGHT TO BE CONTROLLED BY WEATHERPROOF, 24 HOUR TIME CLOCK.
- EXTERIOR LIGHTING CONDUIT SIZE SHALL BE 1" C-2#6+1#10EG.

VOLTAGE DROP SCHEDULE

N.T.S.

②

NOTES

N.T.S.

①

Title  
SITE PLAN

Sheet No.  
E-2

ISSUE FOR REVIEW 8/18/23

LIGHTING CHANGES 9/13/23

No. Description Date

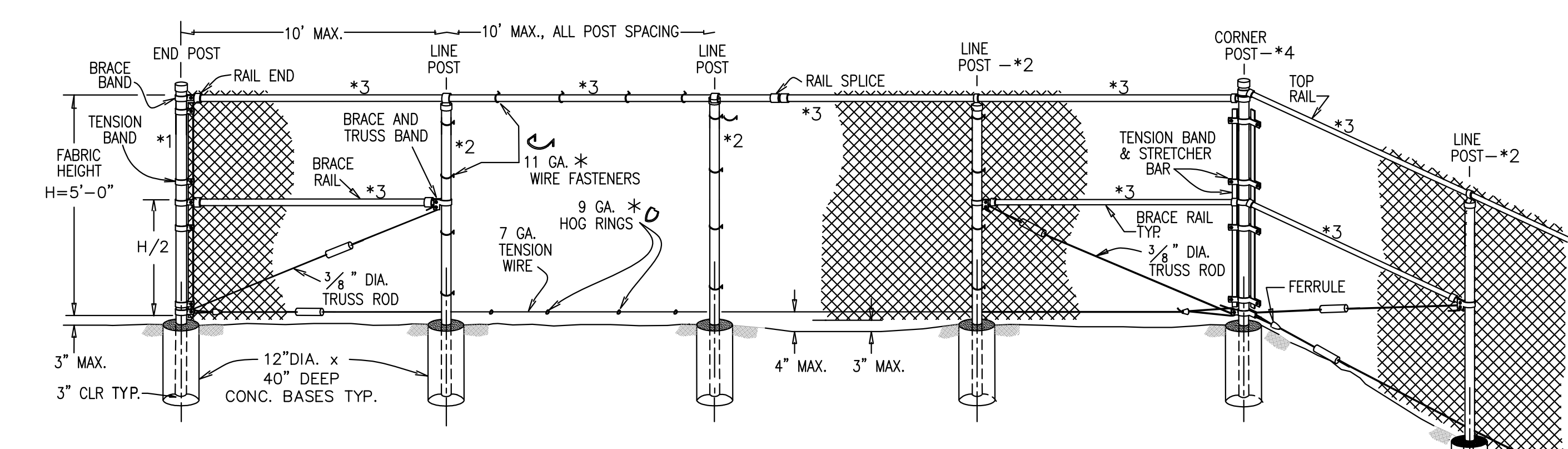
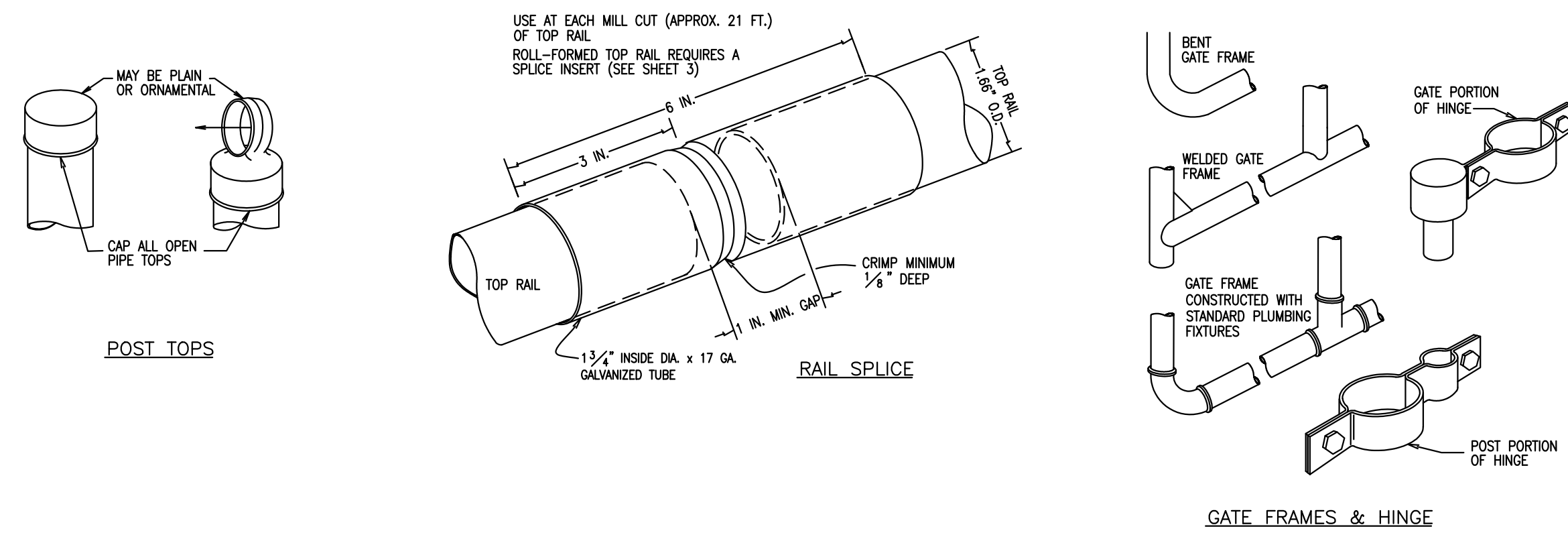
Scale 1/16"=1'-0"

Project No. 23-11

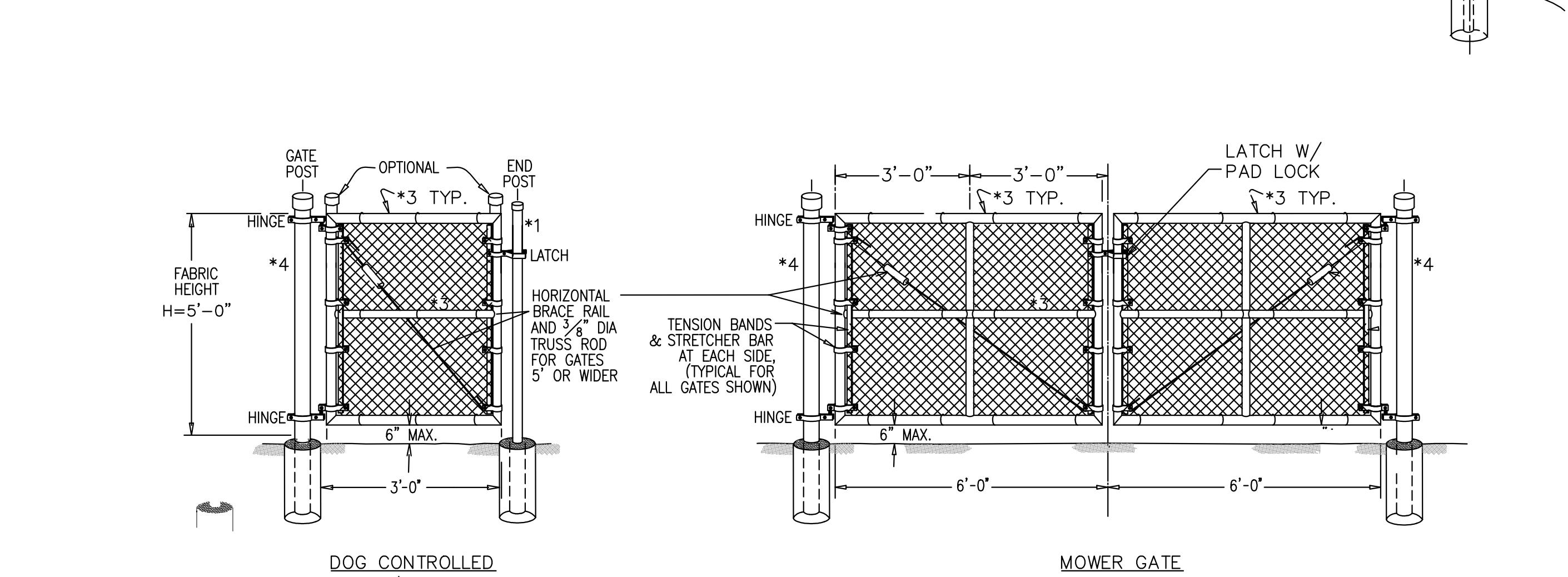
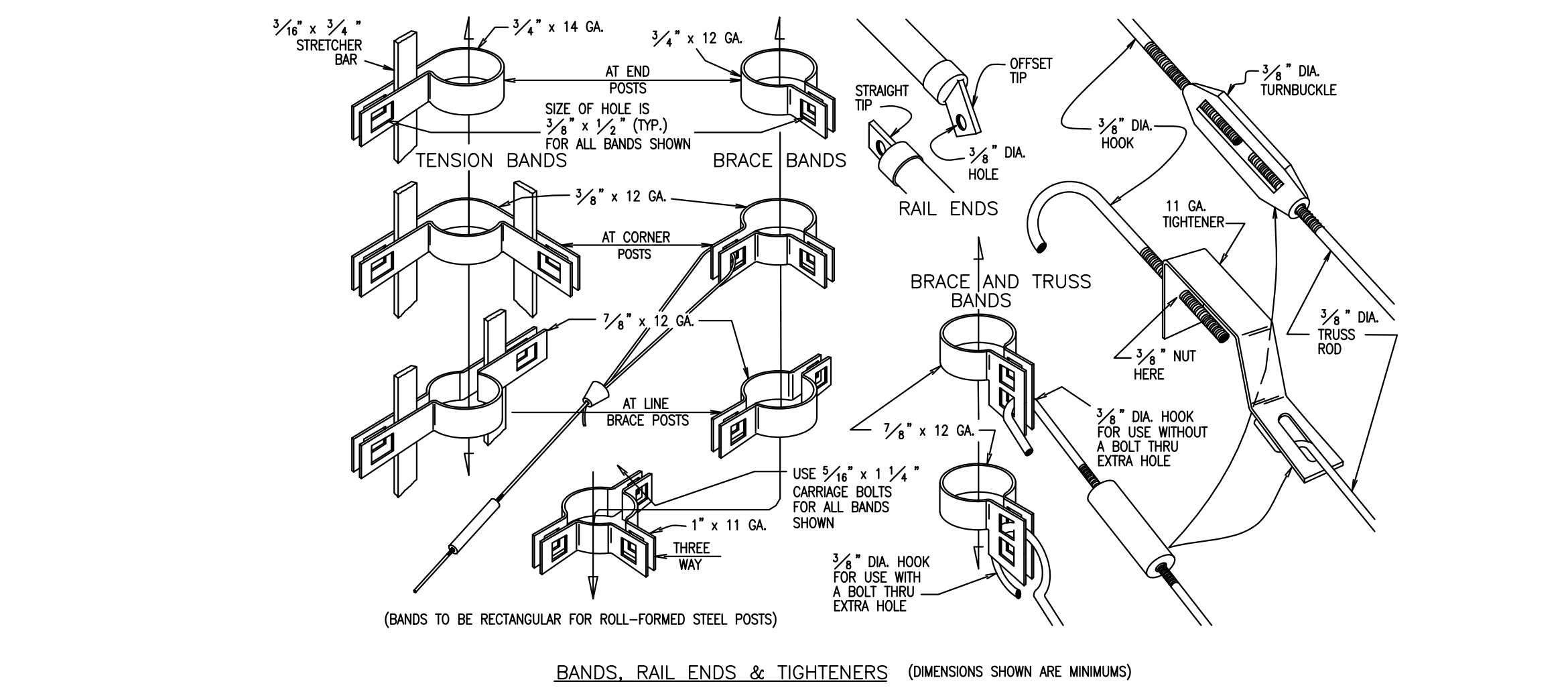




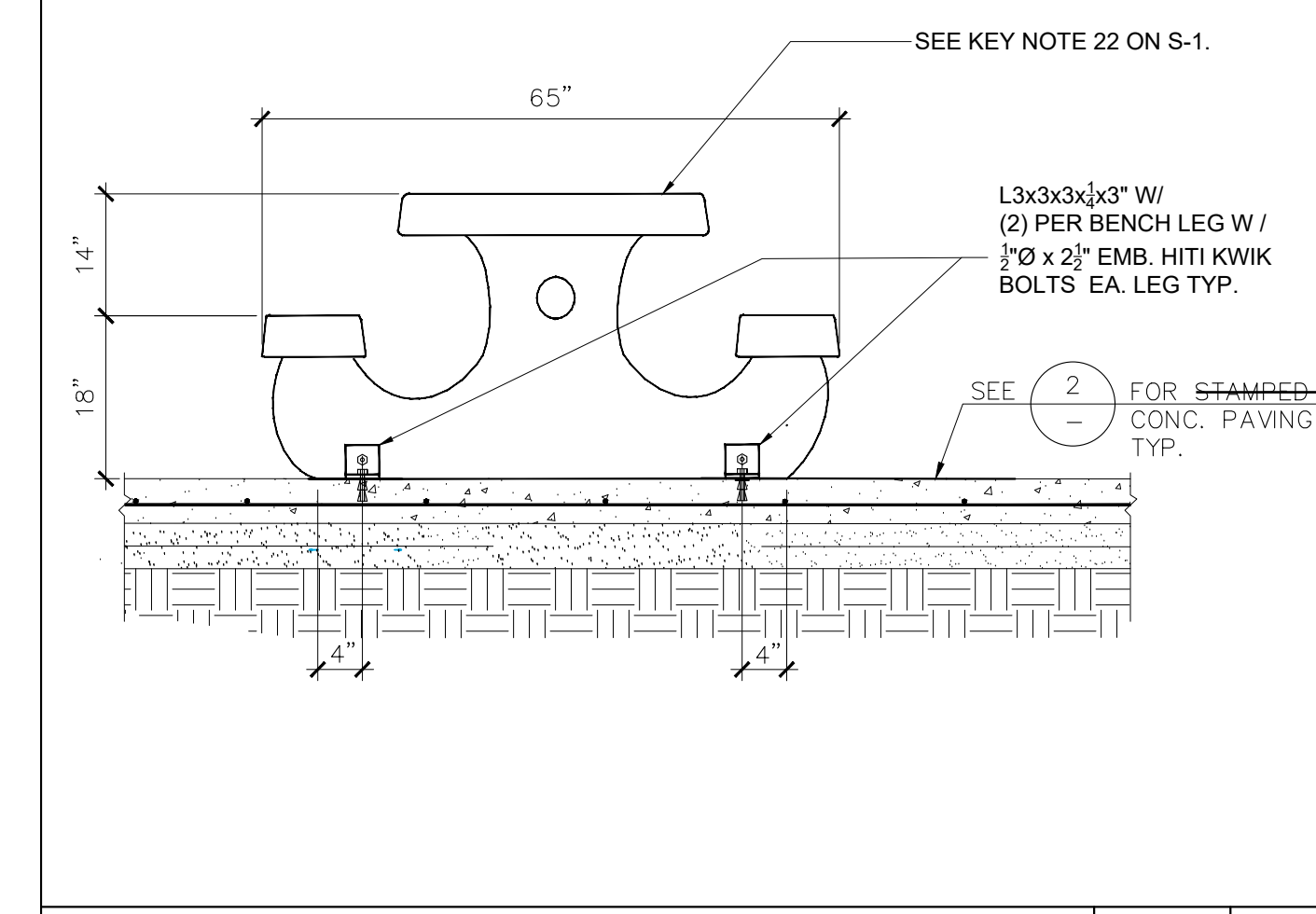




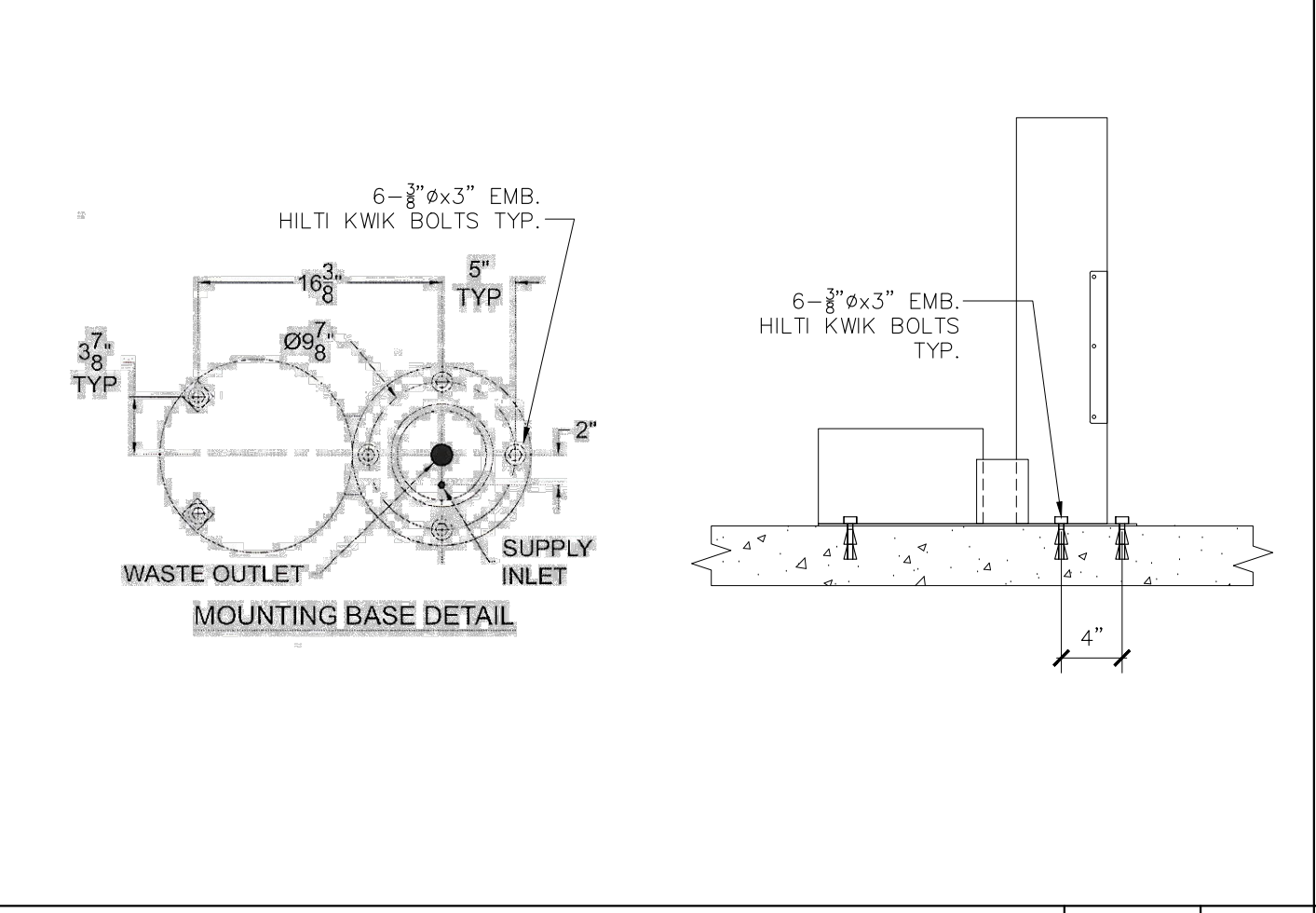
- GENERAL NOTES**
- AT EACH LOCATION WHERE AN ELECTRIC TRANSMISSION, DISTRIBUTION, OR SECONDARY LINE CROSSES A FENCE, THE CONTRACTOR SHALL FURNISH AND INSTALL A GROUND CONFORMING TO ARTICLE 250 OF THE NATIONAL ELECTRIC CODE. A GROUND ALSO BE INSTALLED A MAXIMUM DIAMETER OF 3/4" AND 8 FT. IN LENGTH AND DRIVEN AT LEAST 7 1/2 FT. INTO THE GROUND. THE ROD SHALL BE CONNECTED TO EACH WIRE WITH A MINIMUM AWG NO. 8 STRANDED COPPER WIRE.
  - CHAIN LINK FENCE SHALL CONFORM TO AASHTO M 181.
  - CHAIN LINK FABRIC SHALL BE 1 IN. MESH NO. 8 GAGE GALVANIZED, OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POSTS AND TIE CLIPS SHALL BE NO.11 GAGE (W&M) GALVANIZED STEEL WIRE OR NO. 7 GAGE (S&S) ALUMINUM WIRE, AND HOG RINGS SHALL BE NO. 9 GAGE, ALL IN CONFORMANCE WITH ASTM F 626.
  - STEEL POSTS, RAIL AND GATE FRAMES SHALL CONFORM TO AASHTO M 181.
    - \*1 - END POST & CORNER POST SHALL BE 2 3/8" Ø & SS40.
    - \*2 - LINE POST SHALL BE 2 3/8" Ø & SS40.
    - \*3 - TOP & BOT RAIL SHALL BE 1 1/8" Ø & SS40.
    - \*4 - GATE POSTS SHALL BE 4" Ø & SS40.
  - TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE BRACE POST. A TURNBUCKLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.
  - CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS B CONCRETE WITH LIGHTWEIGHT AGGREGATE CONFORMING TO AASHTO M 193; MAY BE SUBSTITUTED.
  - REBAR SHALL CONFORM TO ASTM A615, GRADE 60.



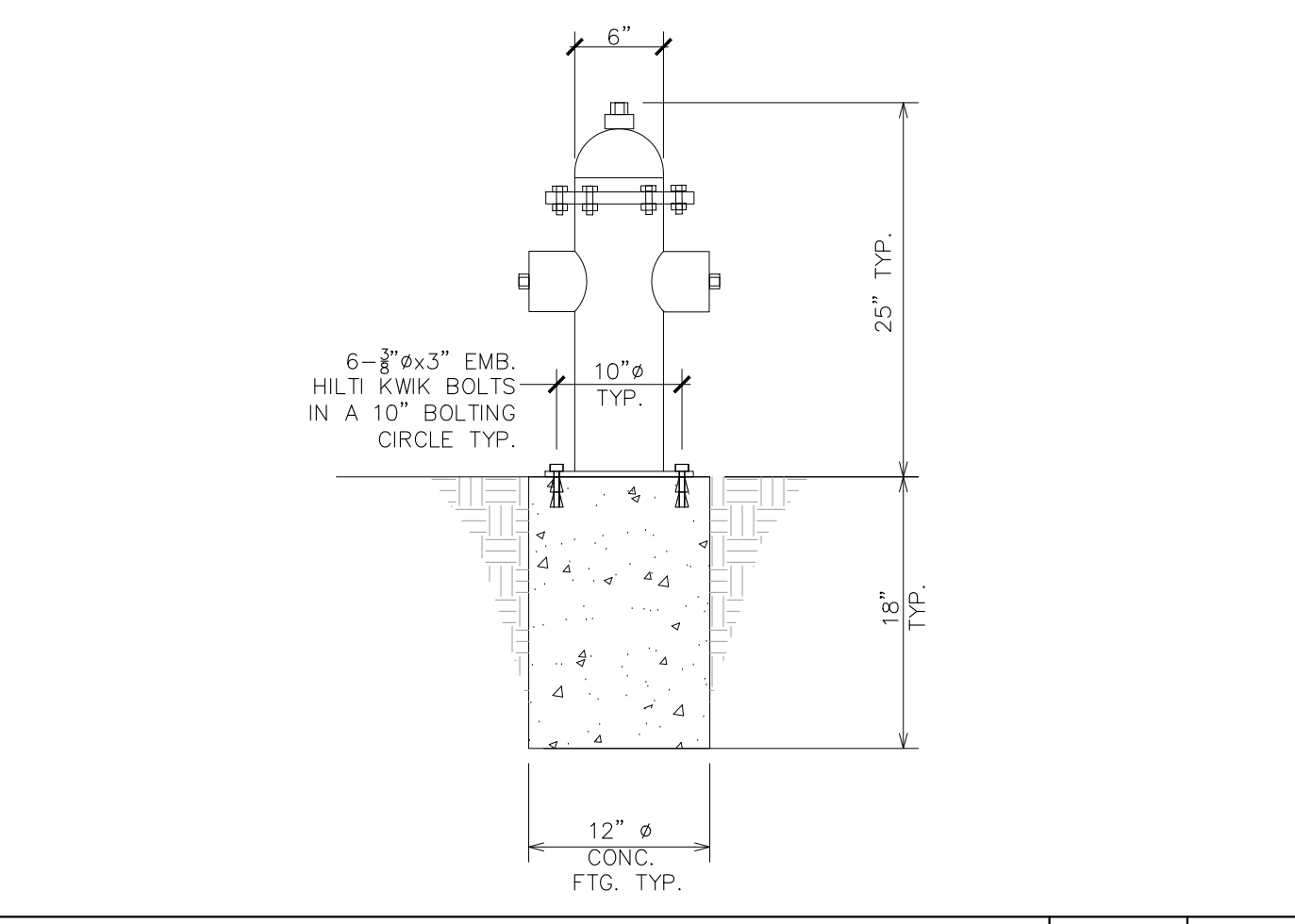
**TYPICAL CHAIN LINK FENCE FRAMING / FOUNDATION & CONNECTION DETAILS** N.T.S. 1



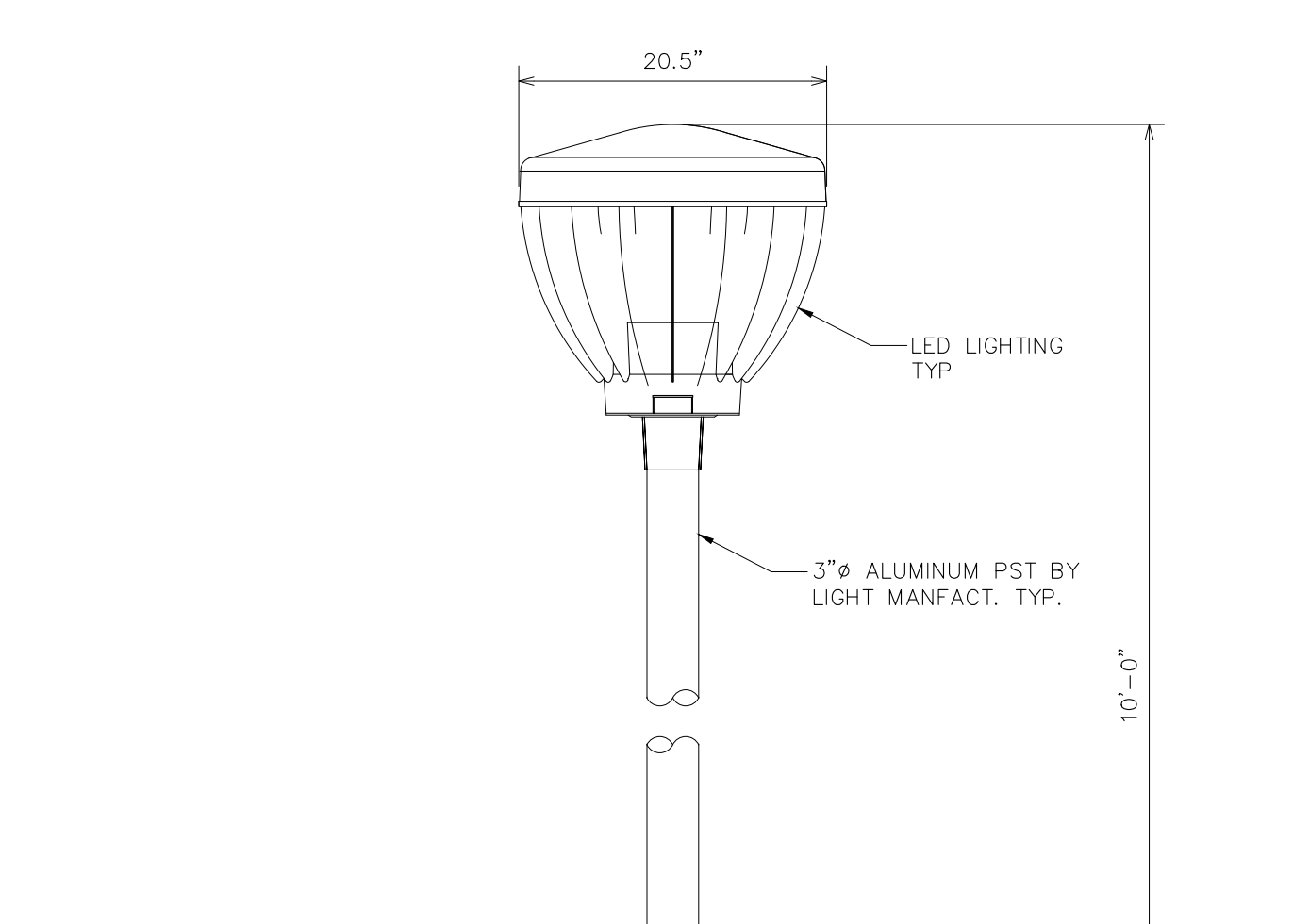
**100S CONCRETE PICNIC TABLE** N.T.S. 12



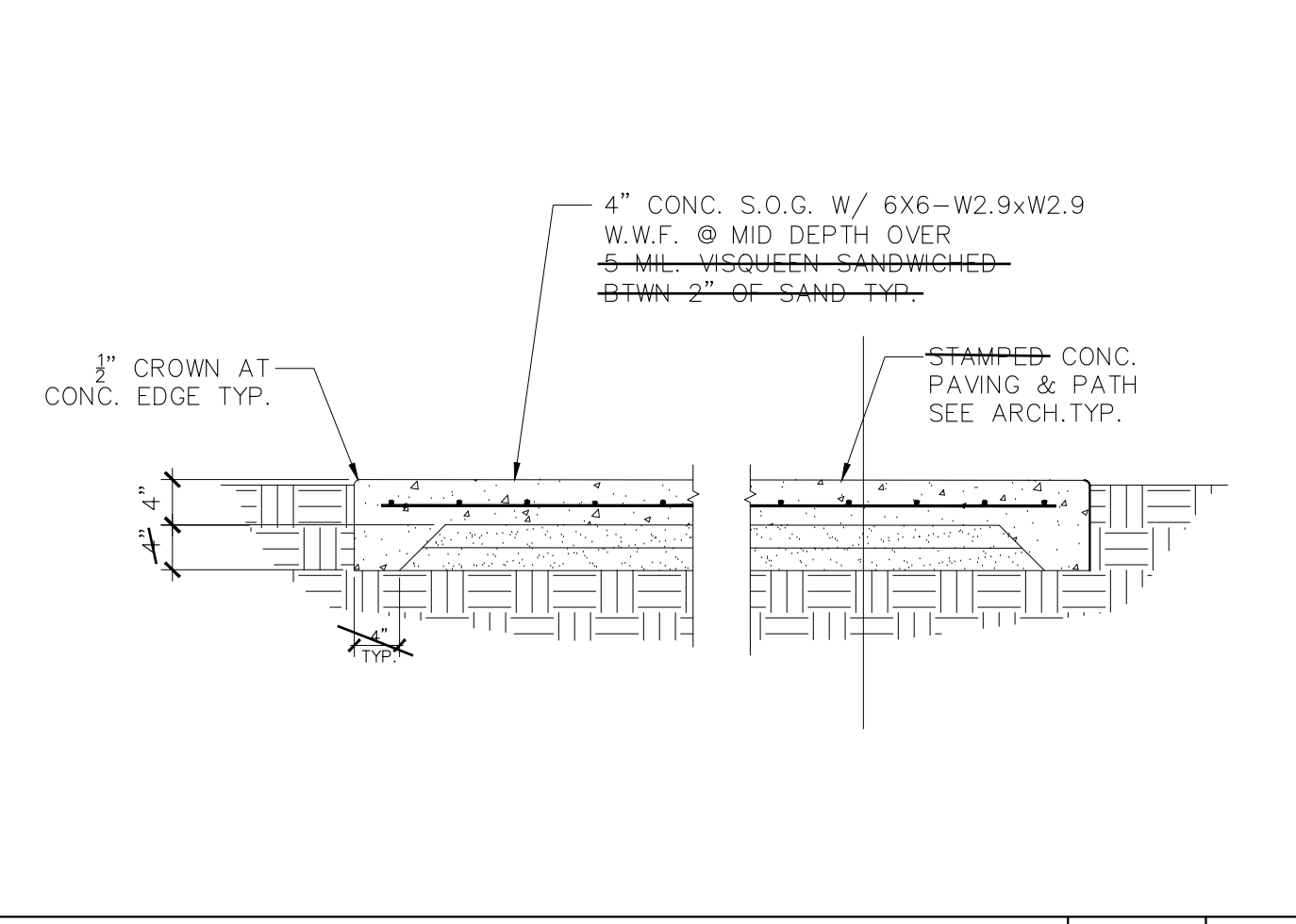
**DOG DRINKING FOUNTAIN** N.T.S. 9



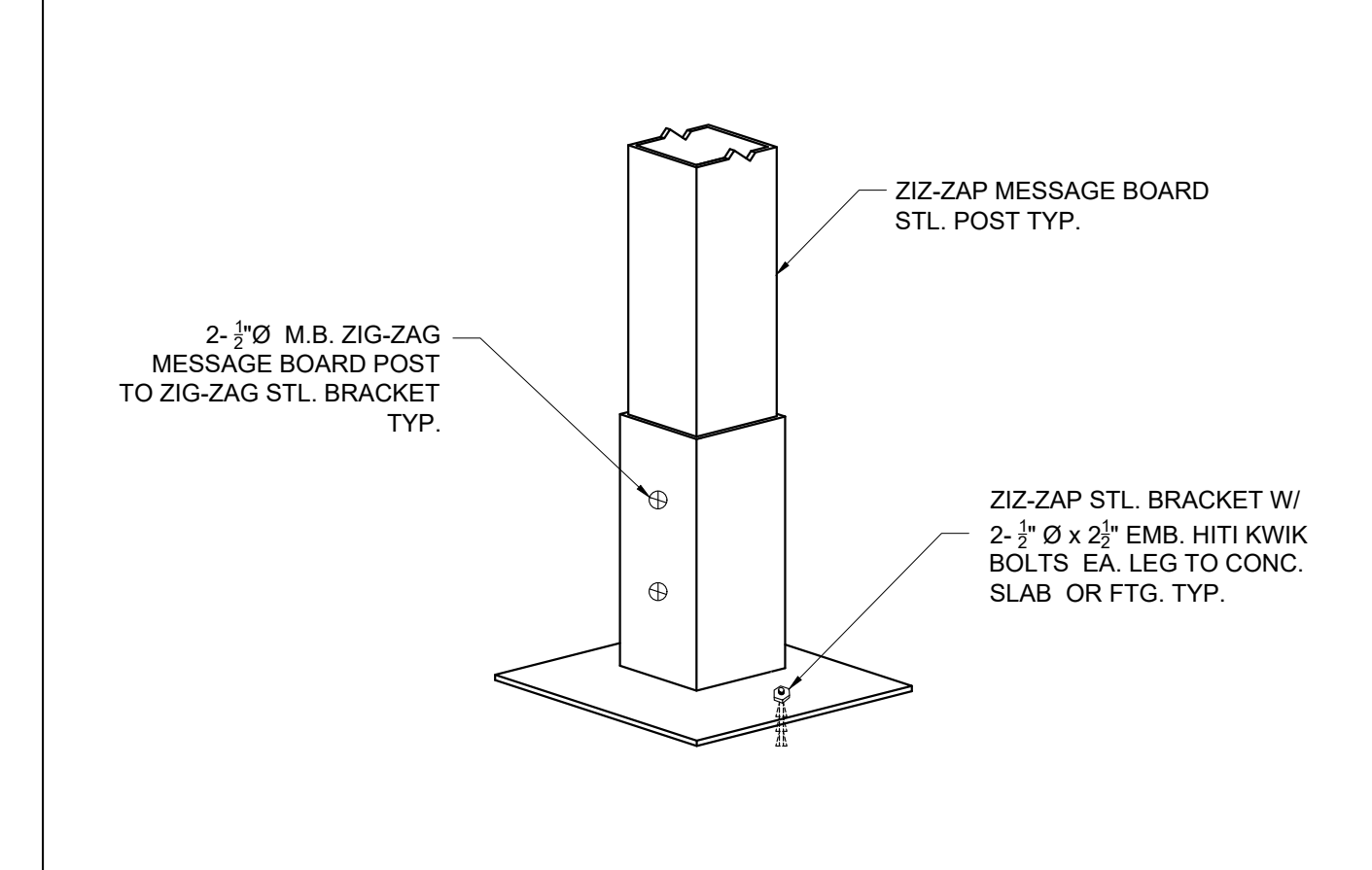
**FIRE HYDRANT** N.T.S. 7



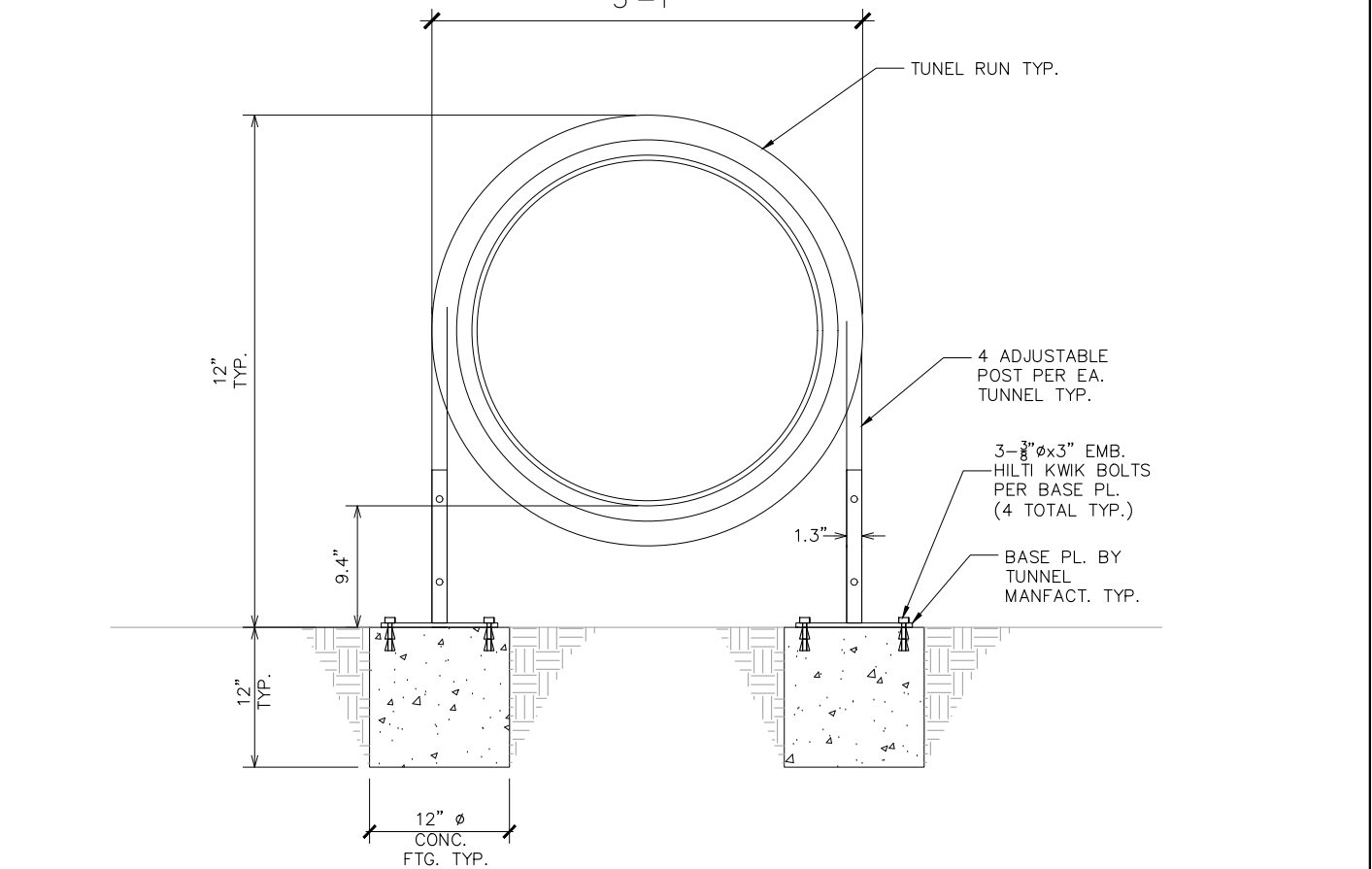
**LED LIGHTING CONN. AT FTG.** N.T.S. 5



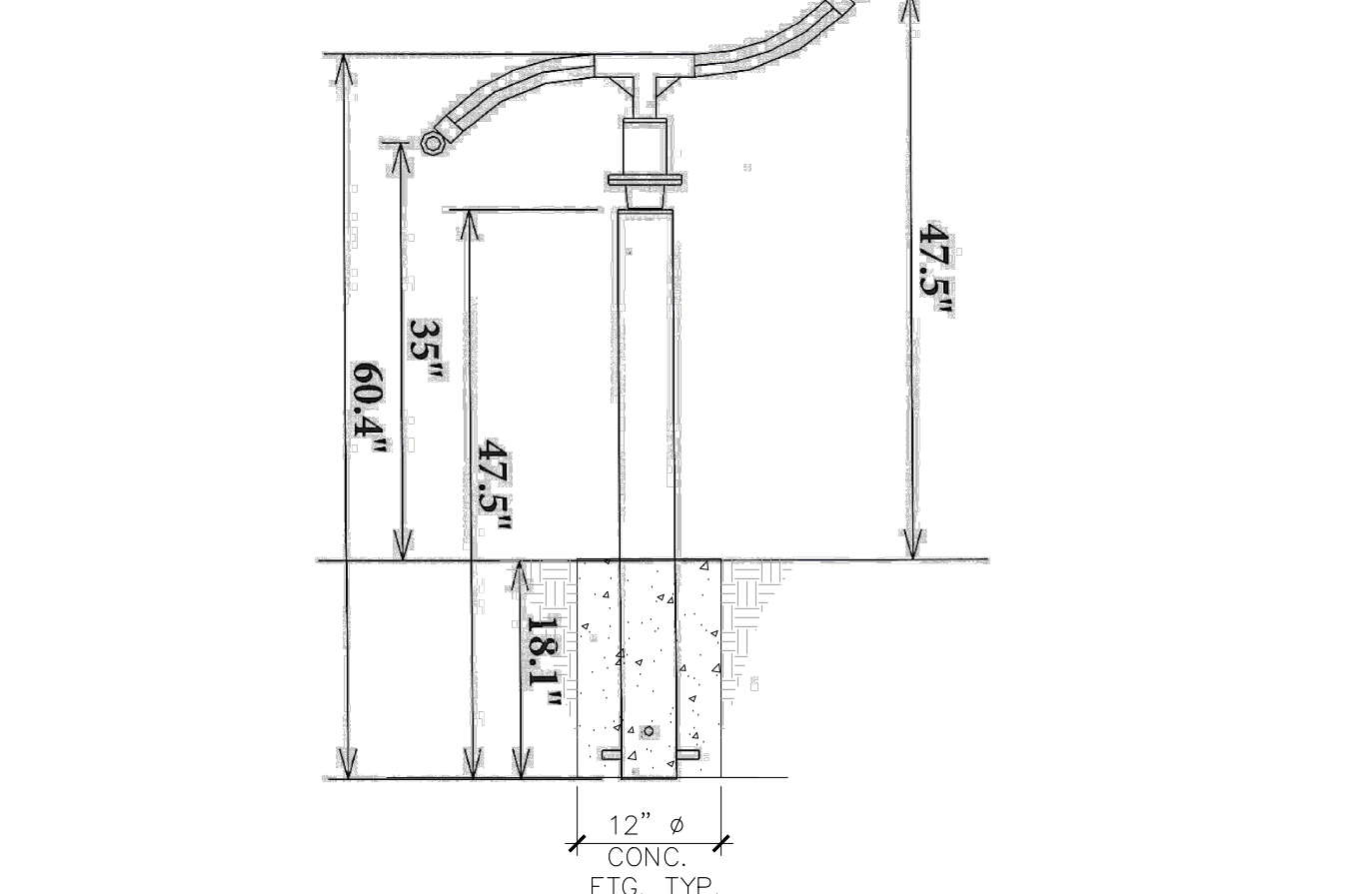
**TYPICAL CONCRETE PATH & PAVING** 3/4" x 1'-0" 2



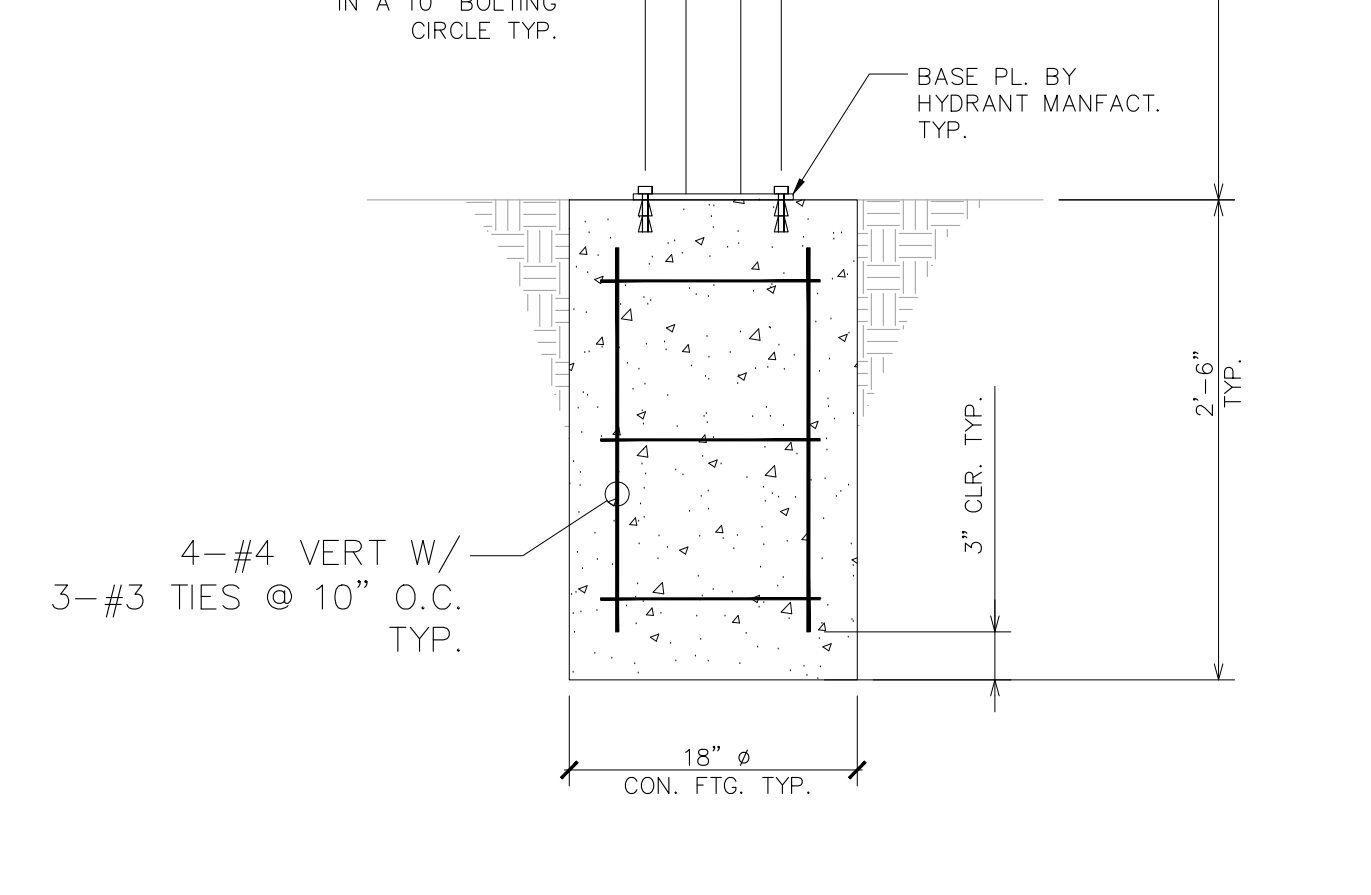
**TYP. ZIG-ZAP MESSAGE BOARD POST CONN.** N.T.S. 13



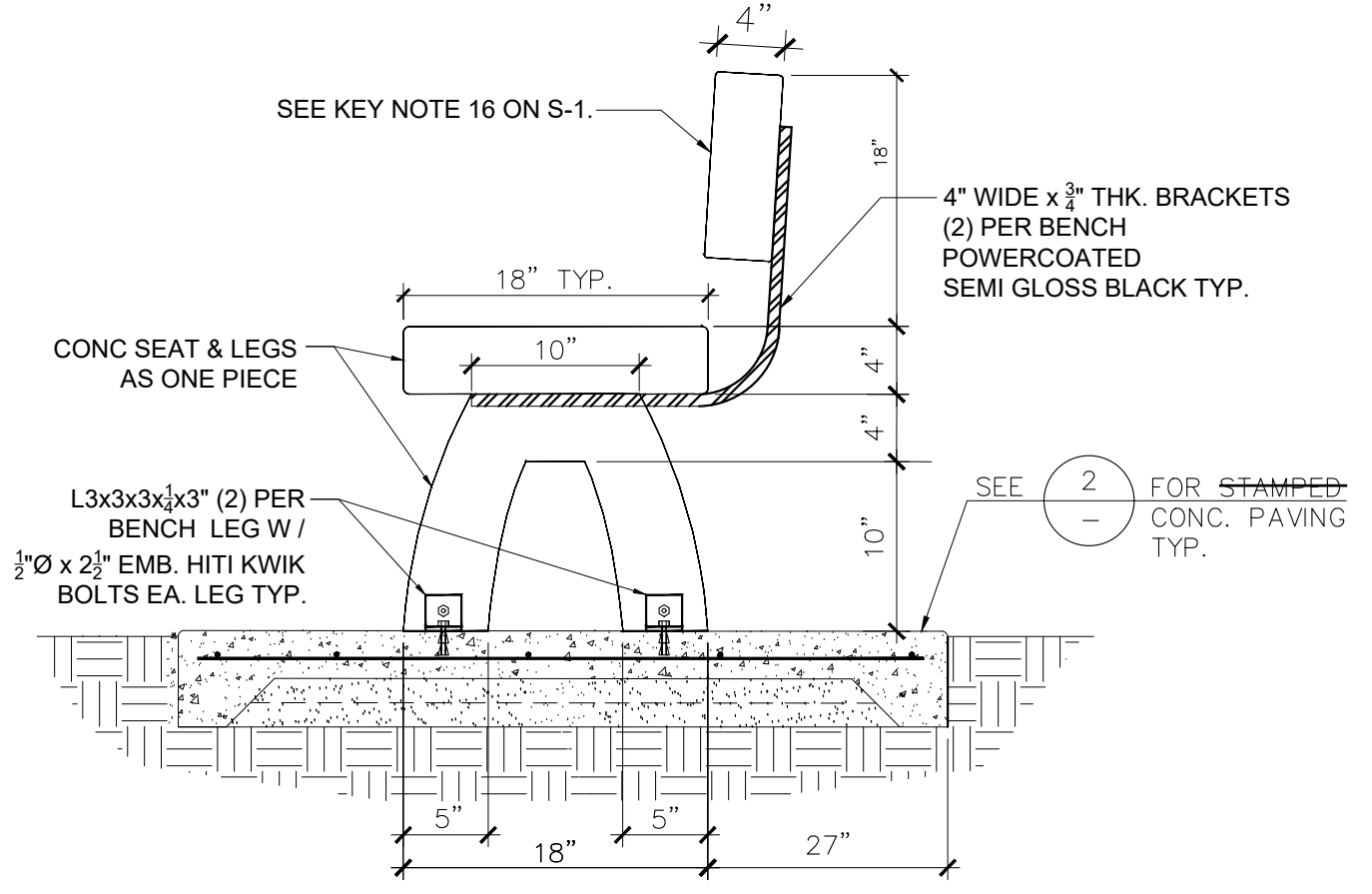
**TUNNEL RUN** N.T.S. 10



**TUG AROUND** N.T.S. 8



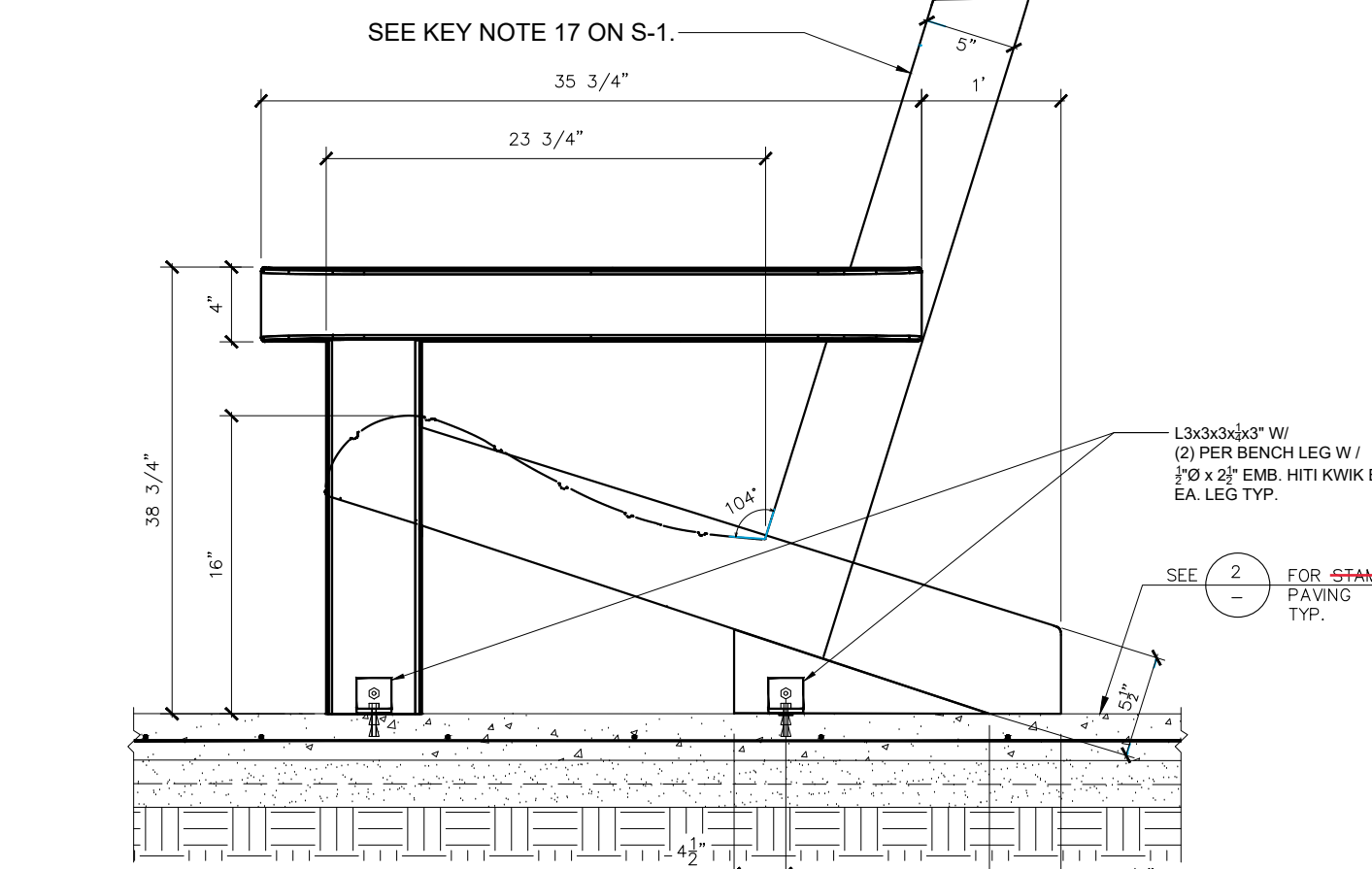
**LED LIGHTING CONN. AT FTG.** N.T.S. 5



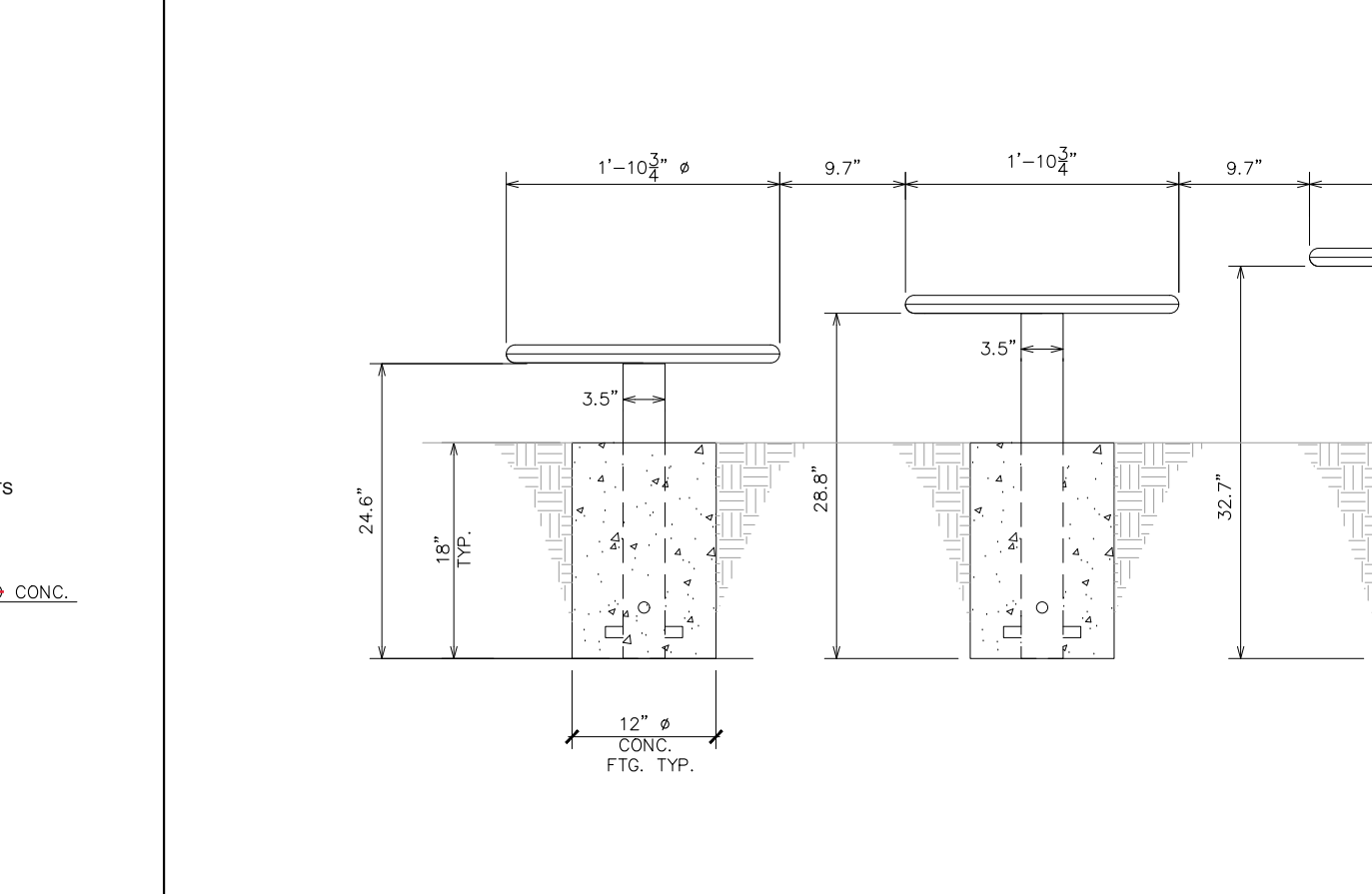
**422 BACK BENCH** N.T.S. 3



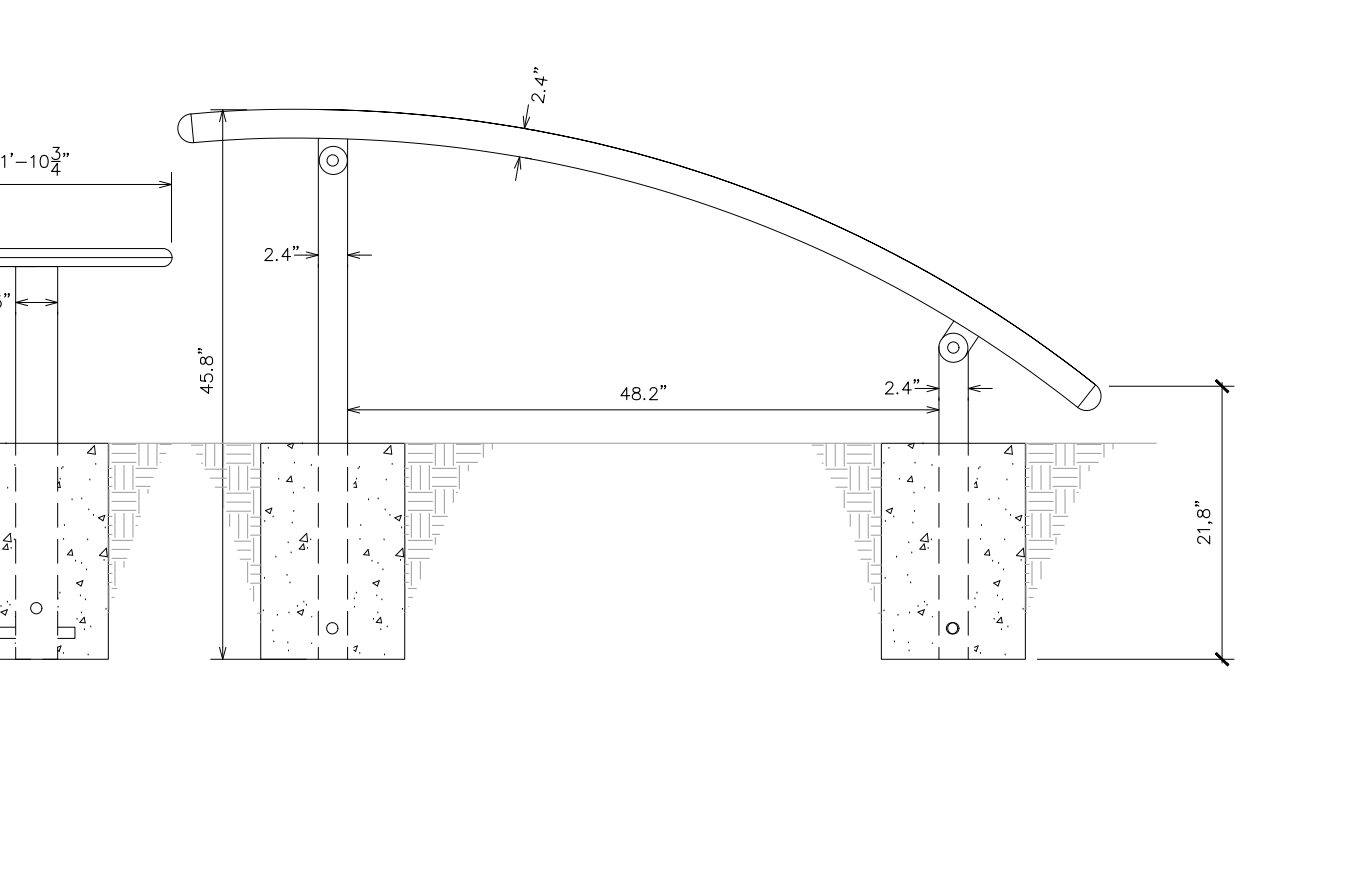
**246 ADIRONDACK BENCH** N.T.S. 11



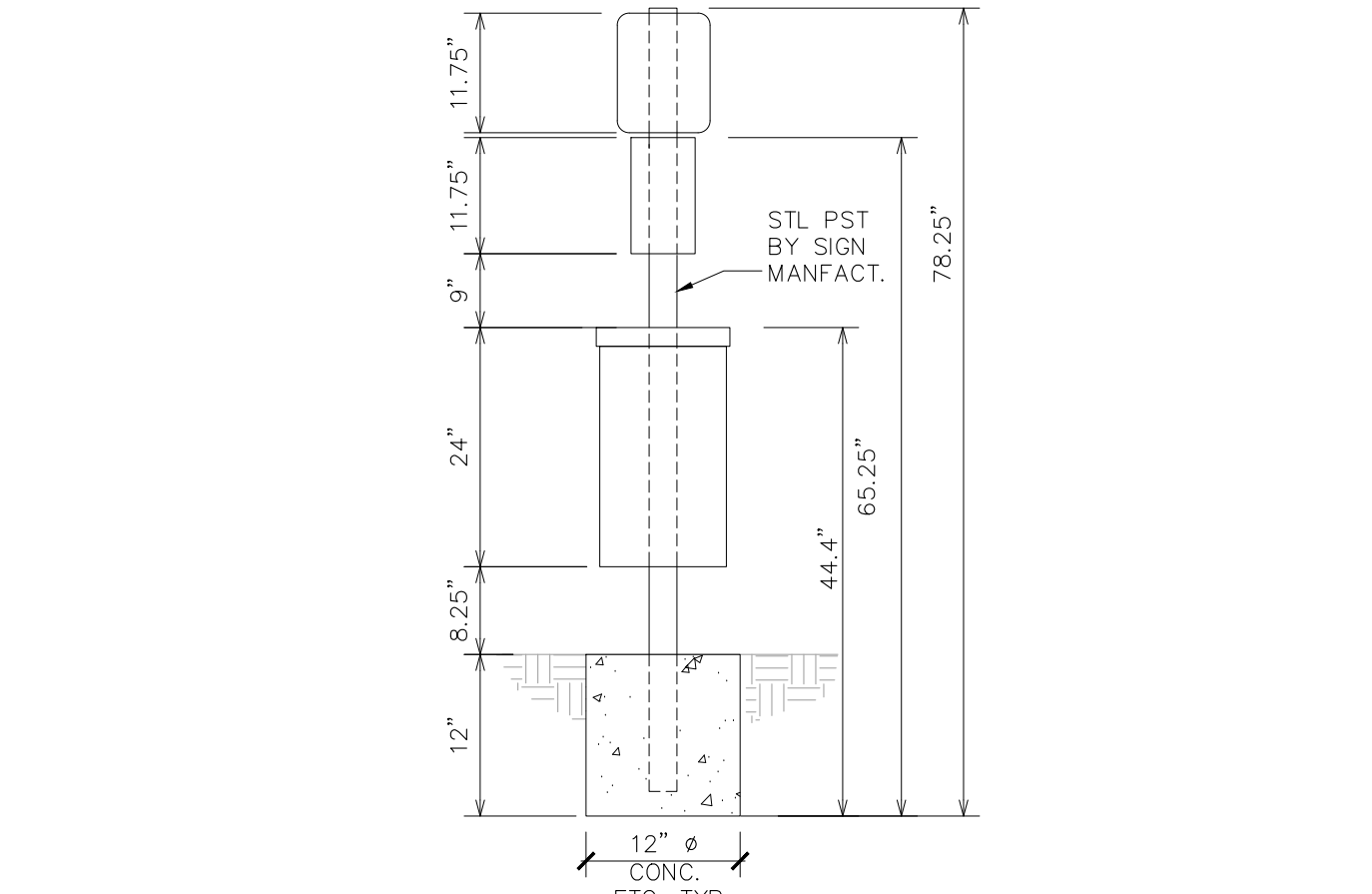
**DOG WASTE STATION** N.T.S. 4



**RAMP AND STEPS** N.T.S. 6



**DOG WASTE STATION** N.T.S. 4



**DOG WASTE STATION** N.T.S. 4

**LUKE SUGINO ARCHITECTS, INC.**  
276 E Bellevue Dr. #2  
Pasadena, CA 91101  
Tel: 626 890-8621

**F C CONSULTING ENGINEERS, INC.**  
261 E. COLORADO BLVD., SUITE 210  
PASADENA, CA 91101  
TEL: 626-793-3679 FAX: 888-236-2567

FCCEI JOB # 230802  
SEAL & SIGNATURE

**BALDY VIEW DOG PARK**

WEST 11TH STREET  
UPLAND, CA

No.	Description	Date
	ISSUE FOR BID	8/70/23
	ISSUE FOR plan check	9/16/23

Scale 1" = 20'  
Project No. 23-11

Title  
**Chain Link Fence Framing & details, Park Equipment details**  
Sheet No. 2 OF 2

**S - 2**