



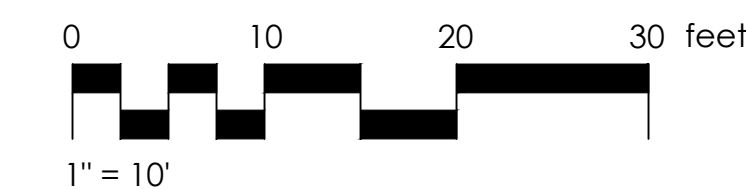
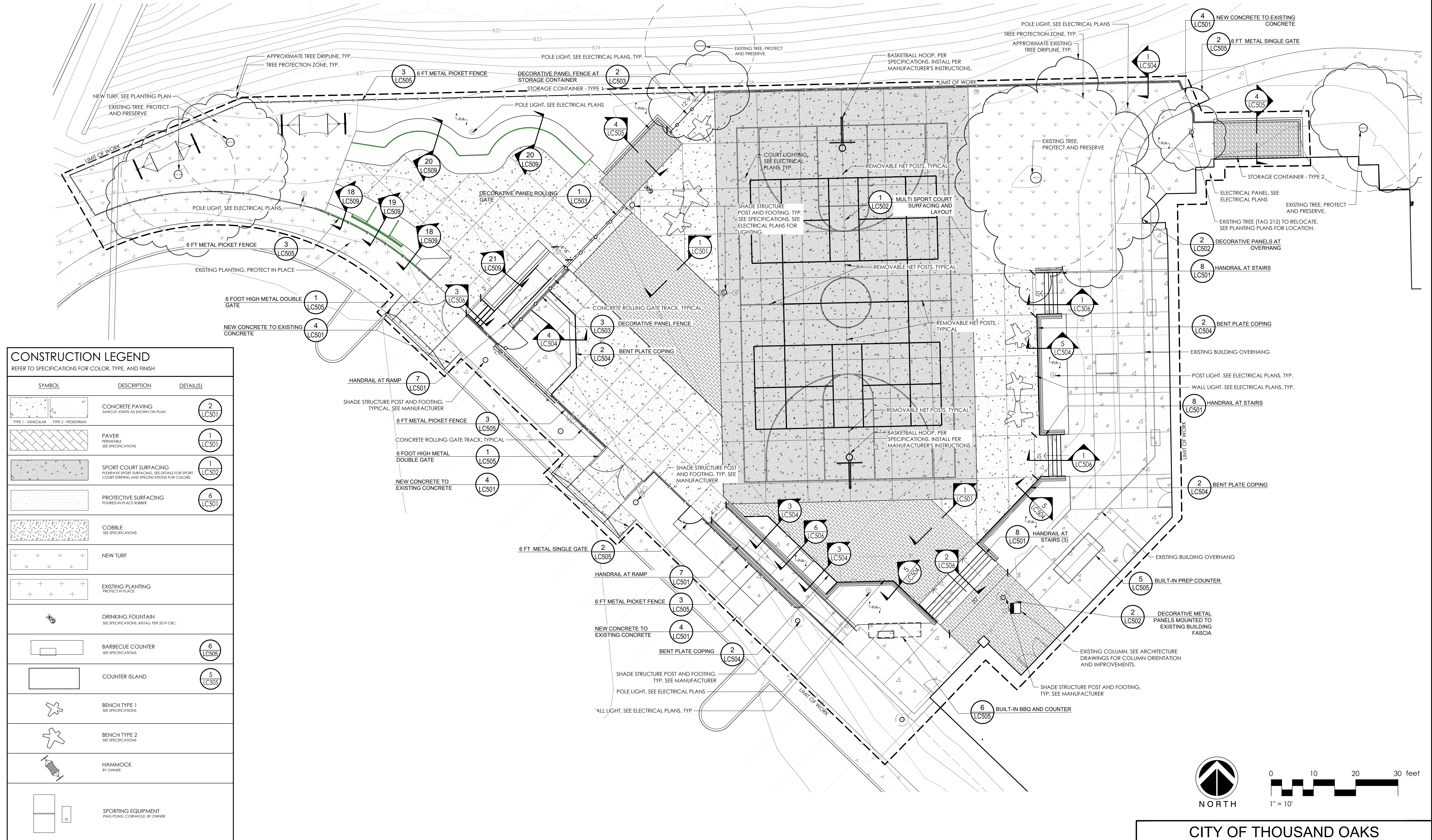
KEY

- |                          |   |
|--------------------------|---|
| 1. Existing Trees        | 12. Linear Pavers   |
| 2. Top of Slope          | 13. Existing Planter  |
| 3. Existing Storage      | 14. Seat Wall with Lighting   |
| 4. Storage Building      | 15. Outdoor Kitchen Table   |
| 5. Stage                 | 16. Terraced Seating  |
| 6. Shade Sails           | 17. Ramp  |
| 7. Movable Seating       | 18. Stairs  |
| 8. Multi-Use Court       | 19. Skate Plaza   |
| 9. Corn Hole / Ping Pong | 20. Industrial Art Wall / Gateway   |
| 10. Fence                | 21. Special Events Activity Zone<br>(Rock Climbing / Dunk Tank / Boxing / Sumo) |
| 11. New Entry with Gate  | 22. Slack Line & Hammock Area   |









SHEET LC101

DESIGNED BY:	
LW	02.19.20
DATE	
DRAWN BY:	
AS/SS	02.19.20
DATE	
CHECKED BY:	
LW	02.19.20
DATE	



REGISTERED ENGINEER

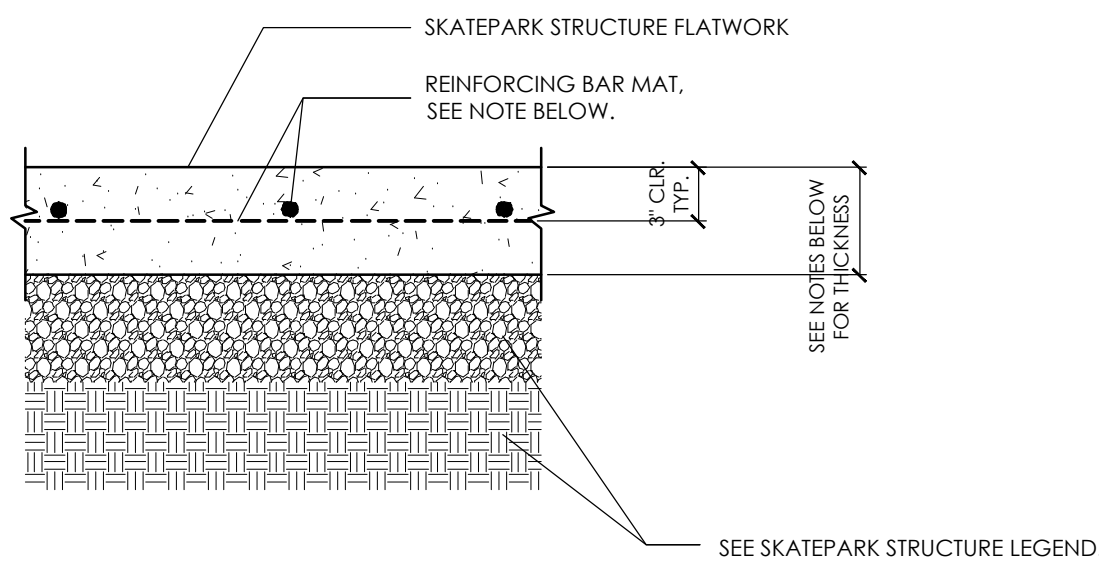
RCE NUMBER

TRAFFIC ENGINEER	DATE
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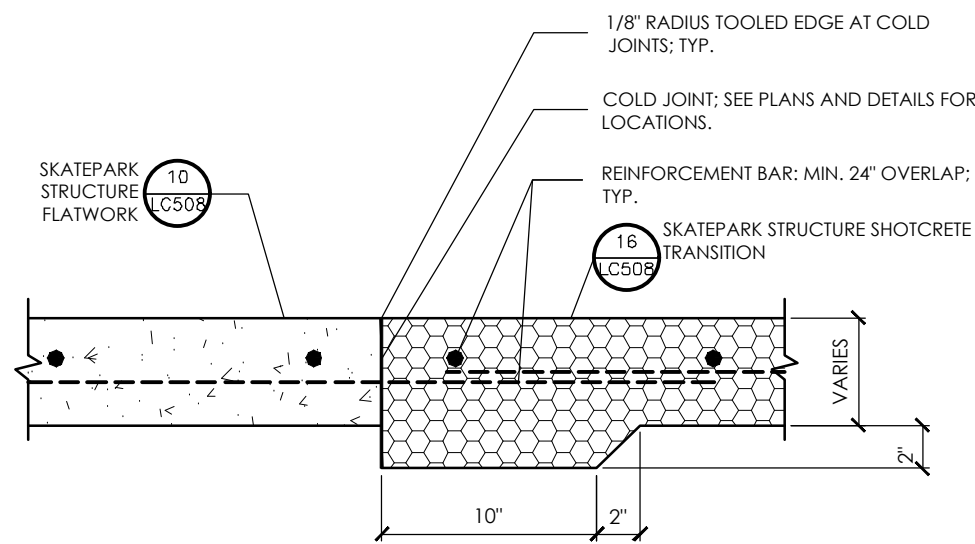




- NOTES:
1. SEE SKATEPARK STRUCTURE LEGEND FOR FLATWORK THICKNESS AND REINFORCEMENT REQUIREMENTS.
  2. ALL FLATWORK SHALL BE CONSTRUCTED ON SUBBASE AND SUBGRADE MATERIAL PER THE PROJECT SPECIFIC GEOTECHNICAL REPORT RECOMMENDATIONS.
  3. ALL FLATWORK TO HAVE A HARD TROWEL FINISH UNLESS NOTED OTHERWISE.

#### 10 SKATEPARK STRUCTURE FLATWORK

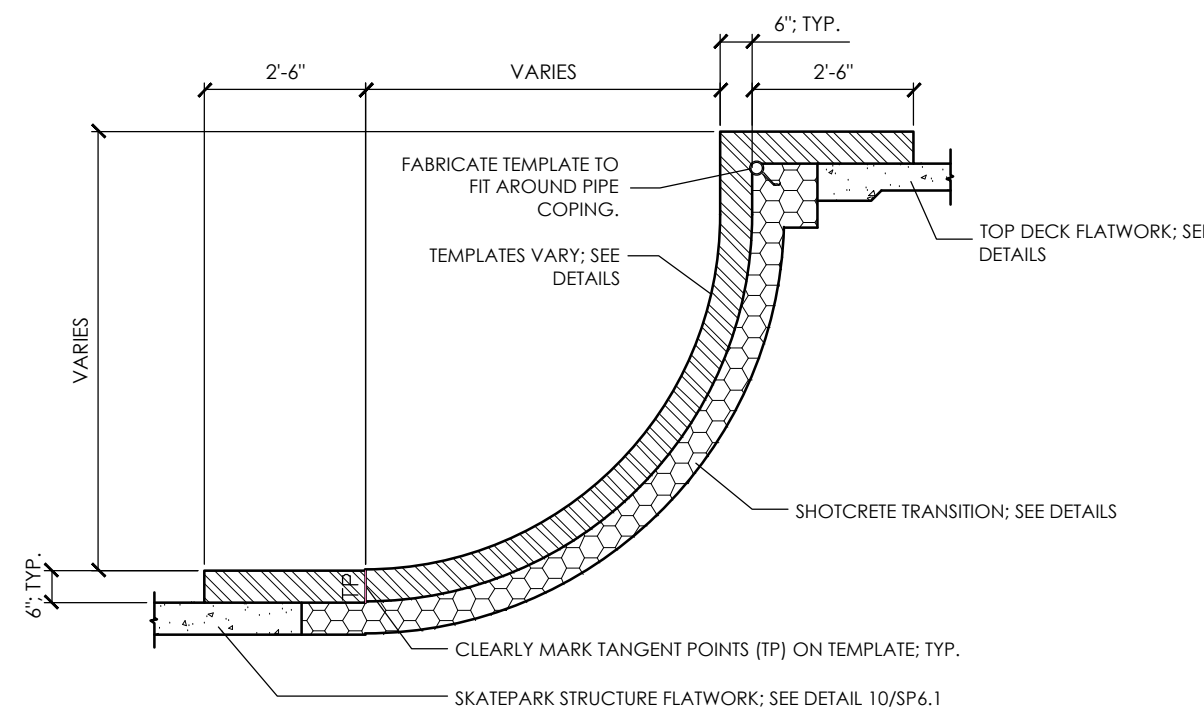
1" = 2'



- NOTE:
1. ALL REINFORCEMENT BAR SHALL HAVE MIN. 24" OVERLAP.
  2. SEE CONSTRUCTION PLAN AND DETAILS FOR COLD JOINT LOCATIONS.
  3. THICKENED SHOTCRETE EDGE SHALL BE CONSTRUCTED ON ALL SHOTCRETE TRANSITIONS.

#### 11 THICKENED EDGE COLD JOINT

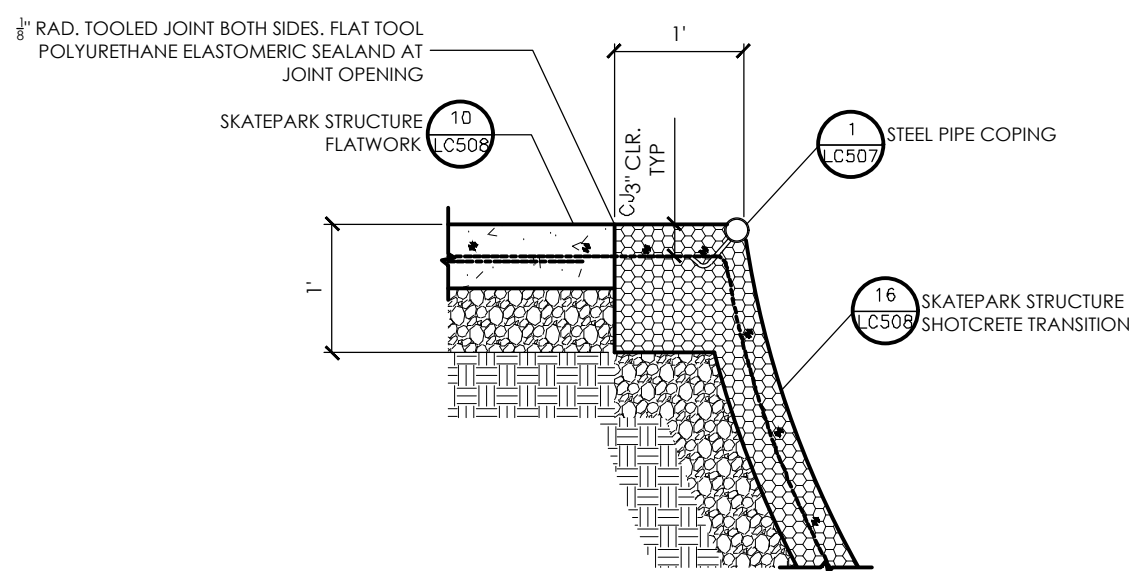
1" = 2'



- NOTES:
1. USE NON-FLEX PLYWOOD, ALUMINUM, OR METAL FOR TEMPLATES.
  2. USE TEMPLATES FOR EACH SHOTCRETE DETAIL. TEMPLATES MUST BE REVIEWED BY OWNER IN ADVANCE OF SHOTCRETE PLACEMENT. TEMPLATES MUST BE LOCATED IN THE RESPECTIVE AREAS OF USE BEFORE INSPECTION.

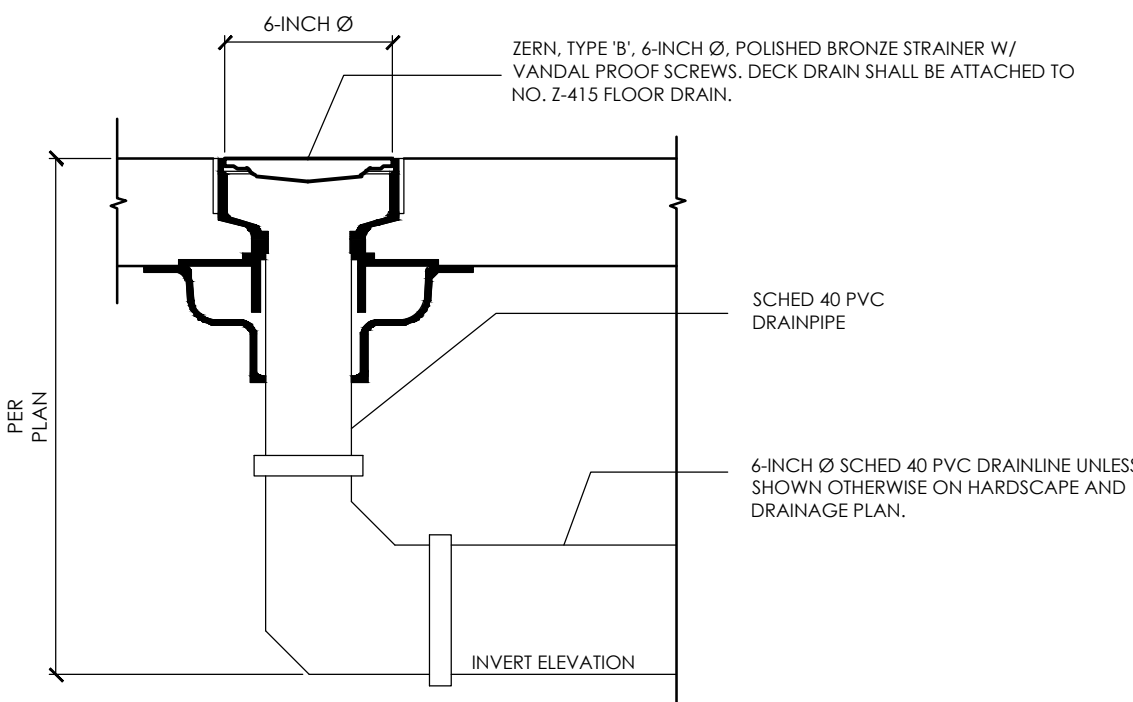
#### 12 SHOTCRETE TEMPLATE

1/2" = 1'



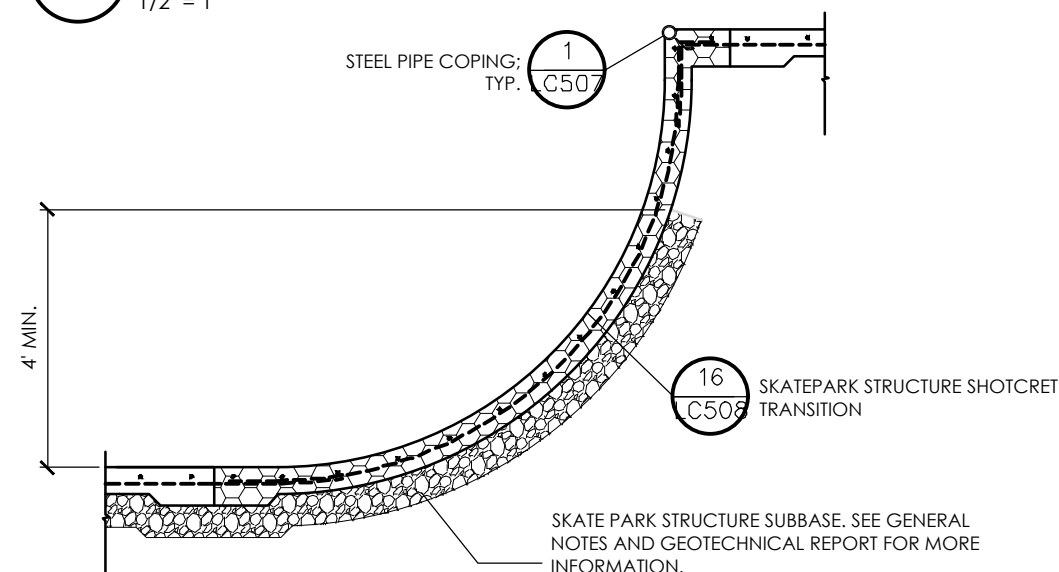
#### 13 SHOTCRETE BOND BEAM

1" = 2'



#### 14 DECK DRAIN

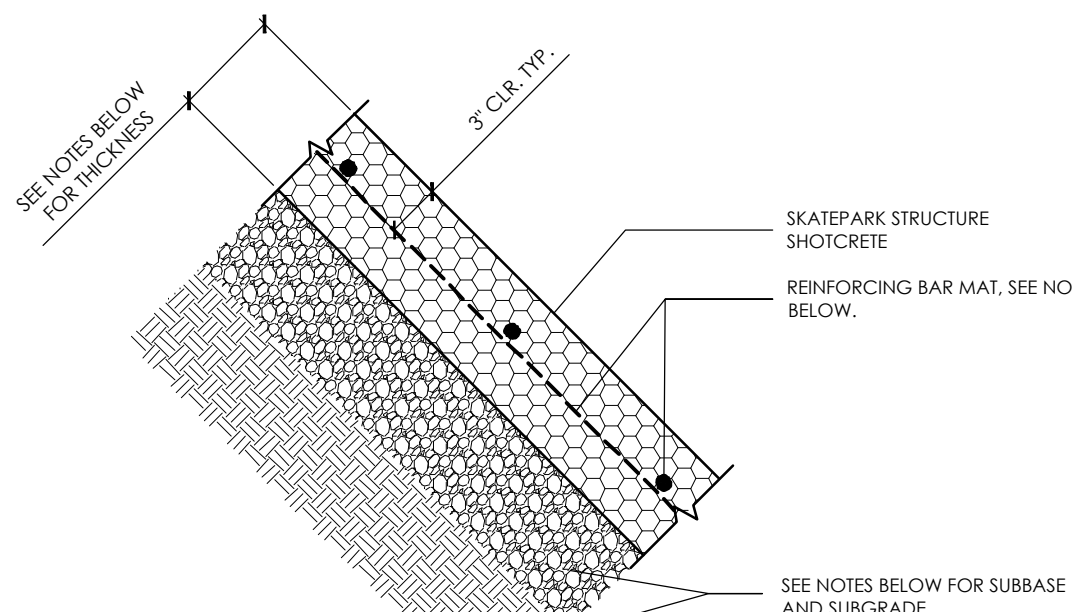
NTS



- NOTE:
- CONTRACTOR IS ONLY RESPONSIBLE FOR PLACING SUBBASE A MINIMUM DISTANCE OF FOUR (4) VERTICAL FEET UP ALL TRANSITIONS AS MEASURED FROM THE BOTTOM TANGENT POINT (TP) AS SHOWN. THIS VARIANCE ONLY APPLIES TO TRANSITIONS THAT APPROACH NEAR VERTICAL CONDITIONS ABOVE FOUR (4) VERTICAL FEET FROM THE BOTTOM TANGENT POINT (TP) ELEVATION. SHOTCRETE APPLIED IN CONDITIONS WITHOUT THE SUBBASE SHALL BE PER THE SPECIFIED THICKNESS. NO ADDITIONAL SHOTCRETE SHALL BE REQUIRED AS THE SUBGRADES WILL BE GRADED TO THE ELEVATIONS OF THE SUBBASE.

#### 15 TRANSITION SUBBASE APPLICATION

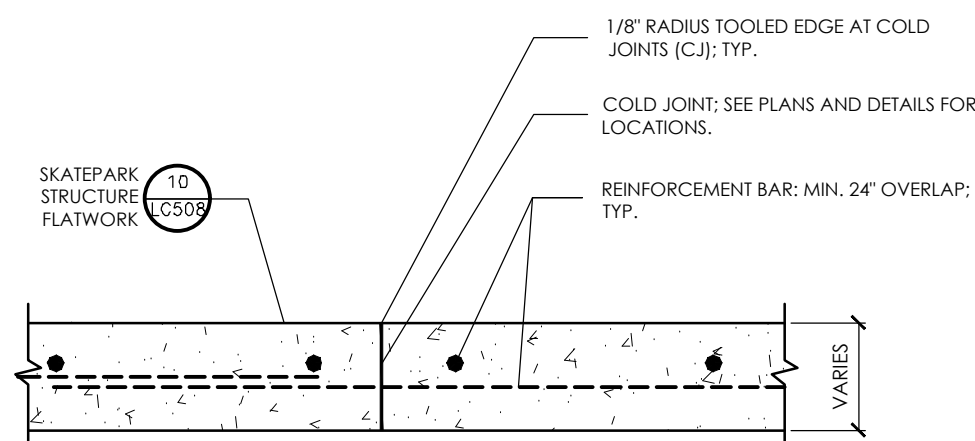
1/2" = 1'



- SKATEPARK STRUCTURE SHOTCRETE TRANSITION
- NOTES:
1. SEE SKATEPARK STRUCTURE LEGEND FOR SHOTCRETE THICKNESS AND REINFORCEMENT REQUIREMENTS.
  2. SEE TRANSITION SUBBASE APPLICATION DETAIL 15/SP6.1 FOR SUBBASE REQUIREMENTS.
  3. ALL SHOTCRETE TO HAVE A HARD TROWEL FINISH UNLESS NOTED OTHERWISE.

#### 16 SKATEPARK STRUCTURE SHOTCRETE TRANSITION

1/2" = 1'



- NOTE:
1. ALL REINFORCEMENT BAR SHALL HAVE MIN. 24" OVERLAP.
  2. SEE CONSTRUCTION PLAN AND DETAILS FOR COLD JOINT LOCATIONS.

#### 17 TYPICAL COLD JOINT (CJ)

1" = 2'

CITY OF THOUSAND OAKS  
PUBLIC WORKS DEPARTMENT

### CONSTRUCTION DETAILS

ALEX FIORE TEEN CENTER & GOEBEL  
ADULT CENTER IMPROVEMENTS

CITY OF THOUSAND OAKS DWG. NO. \_\_\_\_\_

SHEET **LC508**



Know what's below.  
Call before you dig.

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

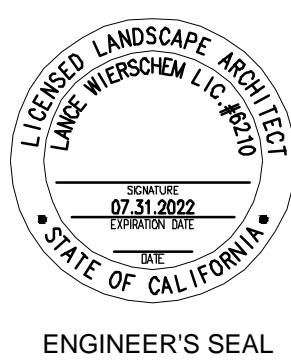
DIAL TOLL FREE  
8 1 1  
AT LEAST TWO DAYS  
BEFORE YOU DIG

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

DESIGNED BY:  
LW 02.19.20  
DATE

DRAWN BY:  
AS/SS 02.19.20  
DATE

CHECKED BY:  
LW 02.19.20  
DATE



PREPARED BY:



rrm design group  
27505 Highway 92, Suite 102 • San Juan Capistrano, CA 92675  
P: 949.268.7177 • F: 949.268.4653  
www.rrmdesign.com

REGISTERED ENGINEER

RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY:  
CITY OF THOUSAND OAKS

DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_









PLUMBING FIXTURE ANALYSIS

OCCUPANCY CALCULATIONS						
PREVIOUS OCCUPANCY CATEGORY	NEW OCCUPANCY CATEGORY	AREA (SF)	PREVIOUS OCCUPANCY	NEW OCCUPANCY	OCCUPANT LOAD FACTOR (PLUMBING CODE TABLE A)	OCCUPANT LOAD (AREA / OCCUPANT LOAD FACTOR)
A-3	A-3	2,364	336	338	30	78.8
A-2.1	A-3	4,953	705	705	30	165.1
B-2	B-2	886	43	43	30	29.5

TOTAL = 273.4

BREAKDOWN  
273.42 = 136.7  
MALE: 137  
FEMALE: 137

MINIMUM PLUMBING FACILITIES (TABLE 422.1)						
	WATER CLOSETS		URINALS	LAVATORIES		DRINKING FOUNTAINS
	MALE	FEMALE		MALE	FEMALE	
REQUIRED	2	4	2	1	2	2
PROVIDED	(1) FAMILY/ACCESSIBLE (1) ACCESSIBLE (1) AMBULATORY (5) STANDARD (36X60) TOTAL = 8 UNISEX		0	(1) ACCESSIBLE (3) STANDARD TOTAL = 4		2

NOTES:

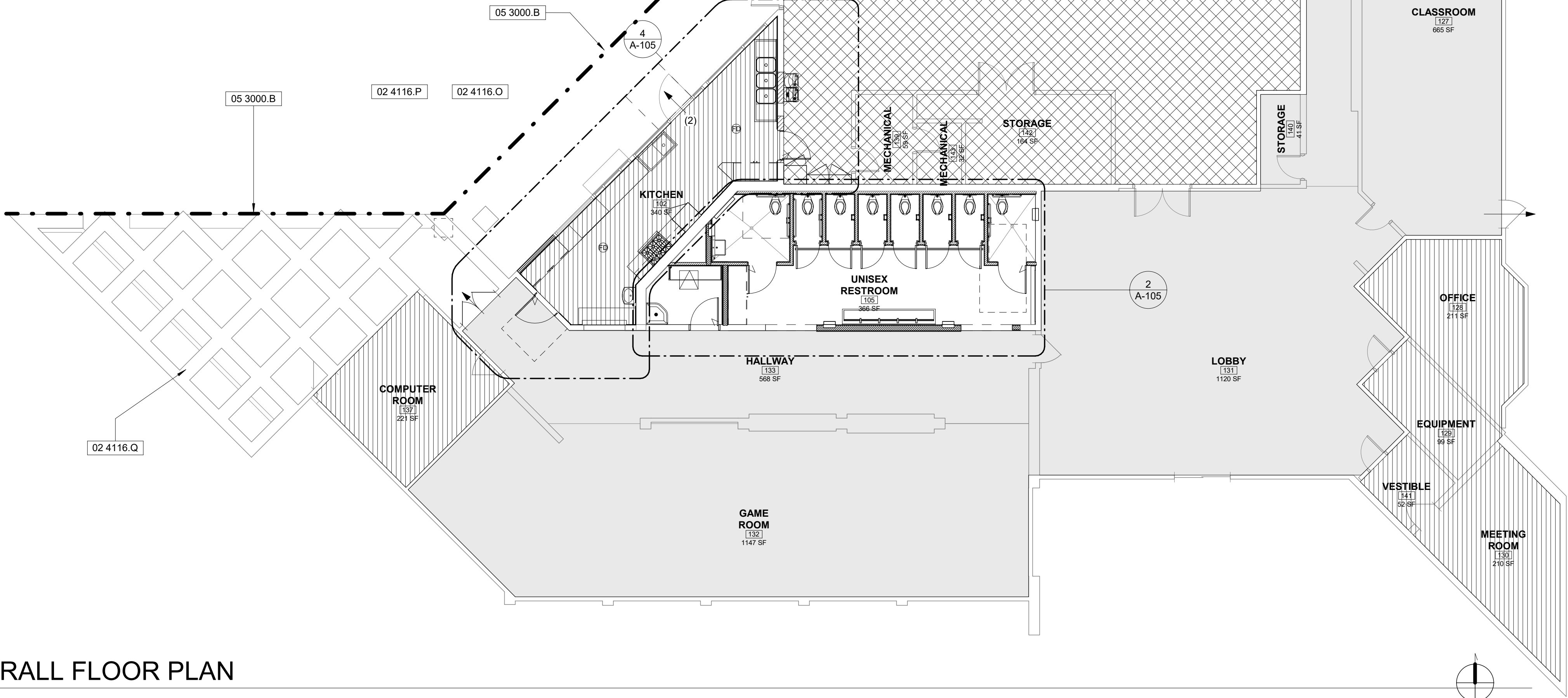
1. WATER CLOSET SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
2. FLOOR MOUNTED URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.
3. WALL MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH.
4. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GPM AT 80 PSI.
5. NON RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 0.5 GPM AT 60 PSI.
6. NON RESIDENTIAL KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI.

EGRESS ANALYSIS FOR AREA OF WORK

OCCUPANCY							EGRESS		
NO.	NAME	AREA	CLASS.	FUNCTION OF SPACE FROM 2019 CBC TABLE 1004.5	LOAD FACTOR	N / G	LOAD	MAX. OCC. LOAD FOR 1 EXIT (CBC TABLE 1015.1)	NUMBER OF EXITS
102	KITCHEN	340 SF	B	KITCHENS, COMMERCIAL	200	GROSS	2	49	1
Grand total: 1							2		

EXIT ACCESS TRAVEL DISTANCE  
2019 CBC TABLE 1017.2

250' MAXIMUM  
OCC. A. SPRINKLERED



1 OVERALL FLOOR PLAN

A-104 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

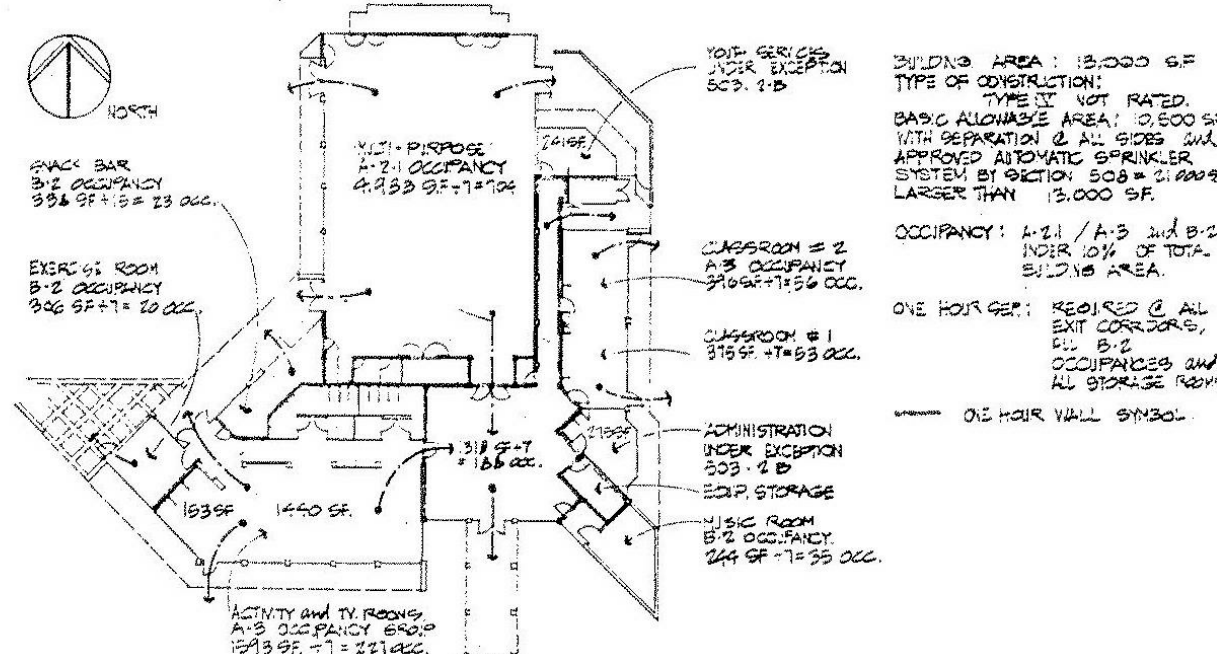
1. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
2. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
3. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION IF PROVIDED.
4. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
5. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
6. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
7. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR OTHER WALLS REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:
  - A. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE;
  - B. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND
  - C. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8 INCH STROKE IN CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENING" OR OTHER SIMILAR WORDING. (2019 CBC 703.7)
8. THE SURFACE OF FLOOR SHALL BE SLIP RESISTANT. A WRITTEN STATEMENT FROM THE FLOORING MANUFACTURER MUST BE SUBMITTED TO THE BUILDING DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT STATING THAT THE PRODUCT TO BE INSTALLED MEETS CURRENT INDUSTRY STANDARDS FOR SLIP RESISTANCE. (2019 CBC 11B-302.1)
9. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED (2019 CBC 1008.2). CONTRACTOR TO VERIFY AND REPLACE EXISTING EXIT SIGN FIXTURES IF NON-ILLUMINATING.

KEYNOTES

- 02 4013.U EXISTING ROOF ACCESS HATCH ABOVE
- 02 4116.Q EXISTING TRELLIS. REMOVE BEAMS INSIDE FRAME. PATCH, REPAIR AND PAINT STUCCO TO MATCH EXISTING.
- 05 3000.B PERFORATED METAL PANELS MOUNTED TO (E) OVERHANG STRUCTURE, SEE DETAIL X/A-9XX.

FOR REFERENCE ONLY

ORIGINAL BUILDING INFORMATION



TEEN CENTER BUILDING DATA (1/1/2015) 1/8" SCALE

LEGEND

- A-3 → A-3 OCCUPANCY
- A-2.1 → A-3 OCCUPANCY
- B-2 → B-2 OCCUPANCY
- LOCATION OF PERFORATED METAL PANELS
- EXISTING EXIT
- NUMBER OF OCCUPANTS EXITING SPACE (#)

CITY OF THOUSAND OAKS  
PUBLIC WORKS DEPARTMENT

TEEN CENTER - OVERALL FLOOR PLAN

ALEX FIORE TEEN CENTER & GOEBEL  
ADULT CENTER IMPROVEMENTS

CITY OF THOUSAND OAKS DWG. NO.

SHEET: A-104



Know what's below.  
Call before you dig.

DIAL TOLL FREE

8 1 1

AT LEAST TWO DAYS  
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE REVISED: 1/12/2021 4:58:34 PM

City Plan Check #1	07/03/15				
REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E. DATE

DESIGNED BY:

CD 01.012.2021  
DATE

DRAWN BY:

YJ 01.012.2021  
DATE

CHECKED BY:

CD 01.012.2021  
DATE



ARCHITECT/ENGINEER'S SEAL

PREPARED BY:



REGISTERED ENGINEER

RCE NUMBER

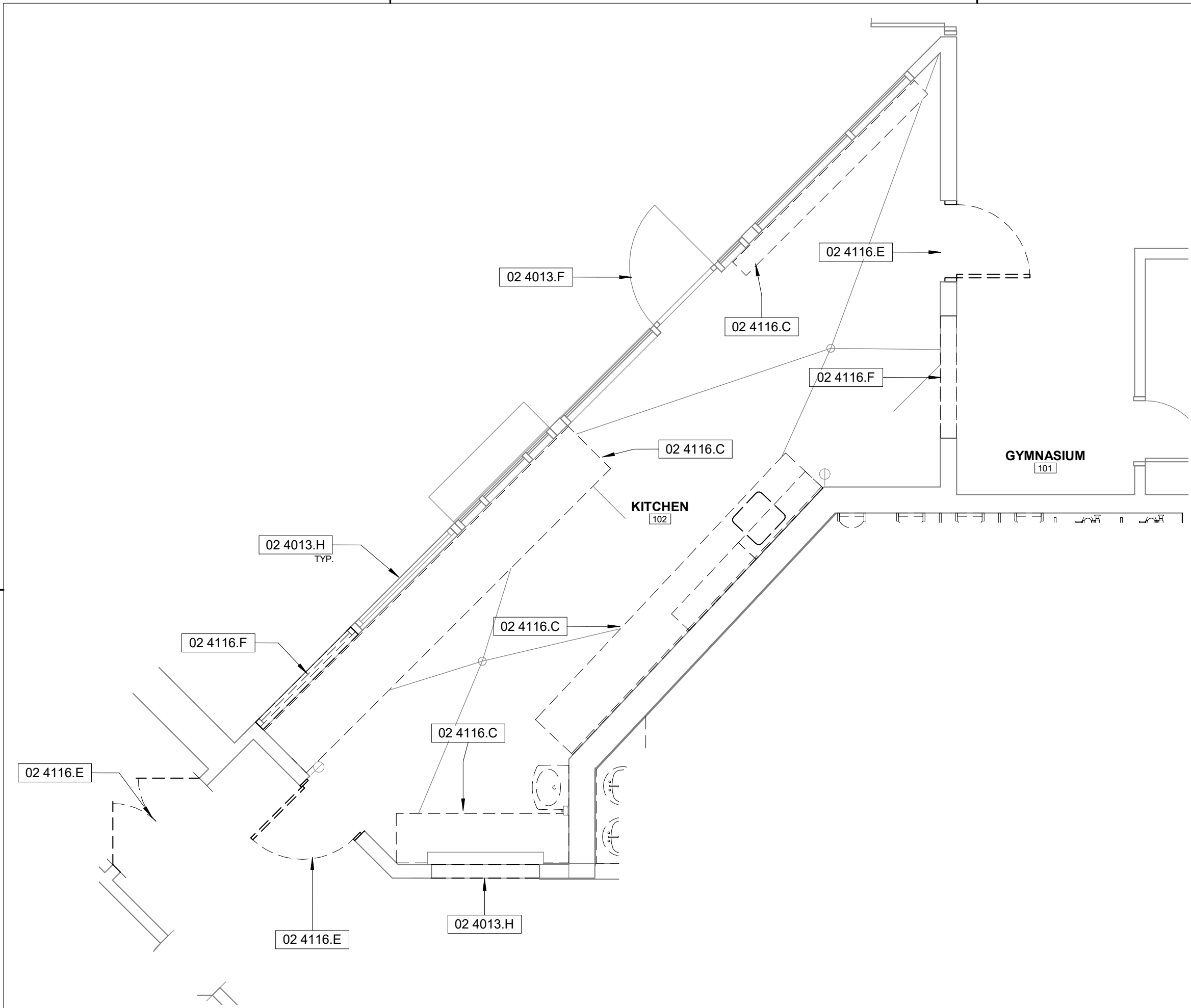
REVIEWED FOR PERMIT ISSUANCE BY:  
CITY OF THOUSAND OAKS

DEVELOPMENT ENGINEER DATE

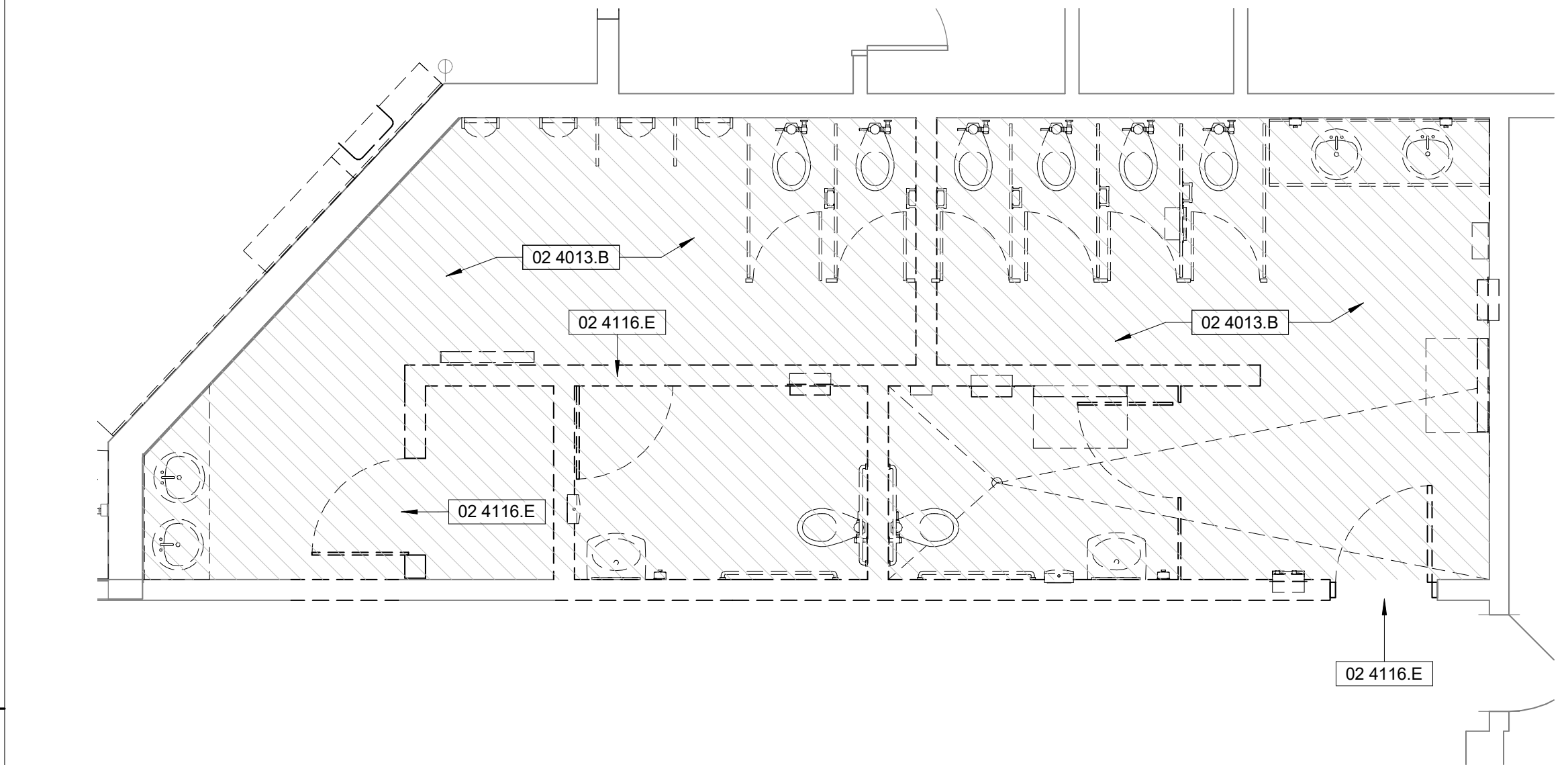
PLANNING DIVISION DATE

TRAFFIC ENGINEER DATE





3 EXISTING/DEMO FLOOR PLAN  
A-105 1/4" = 1'-0"



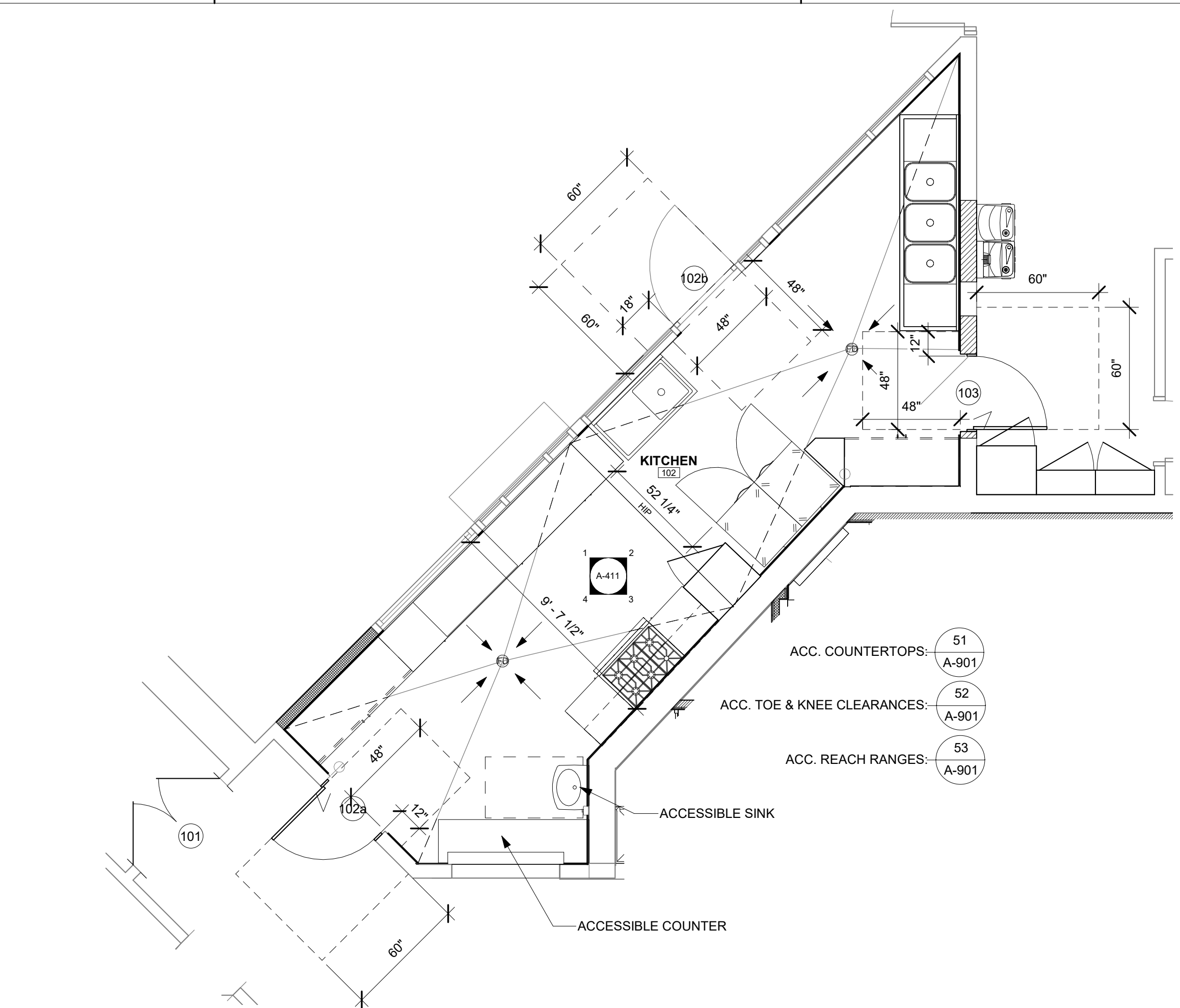
1 EXISTING/DEMO FLOOR PLAN  
A-105 1/4" = 1'-0"

**811**  
Know what's below.  
Call before you dig.

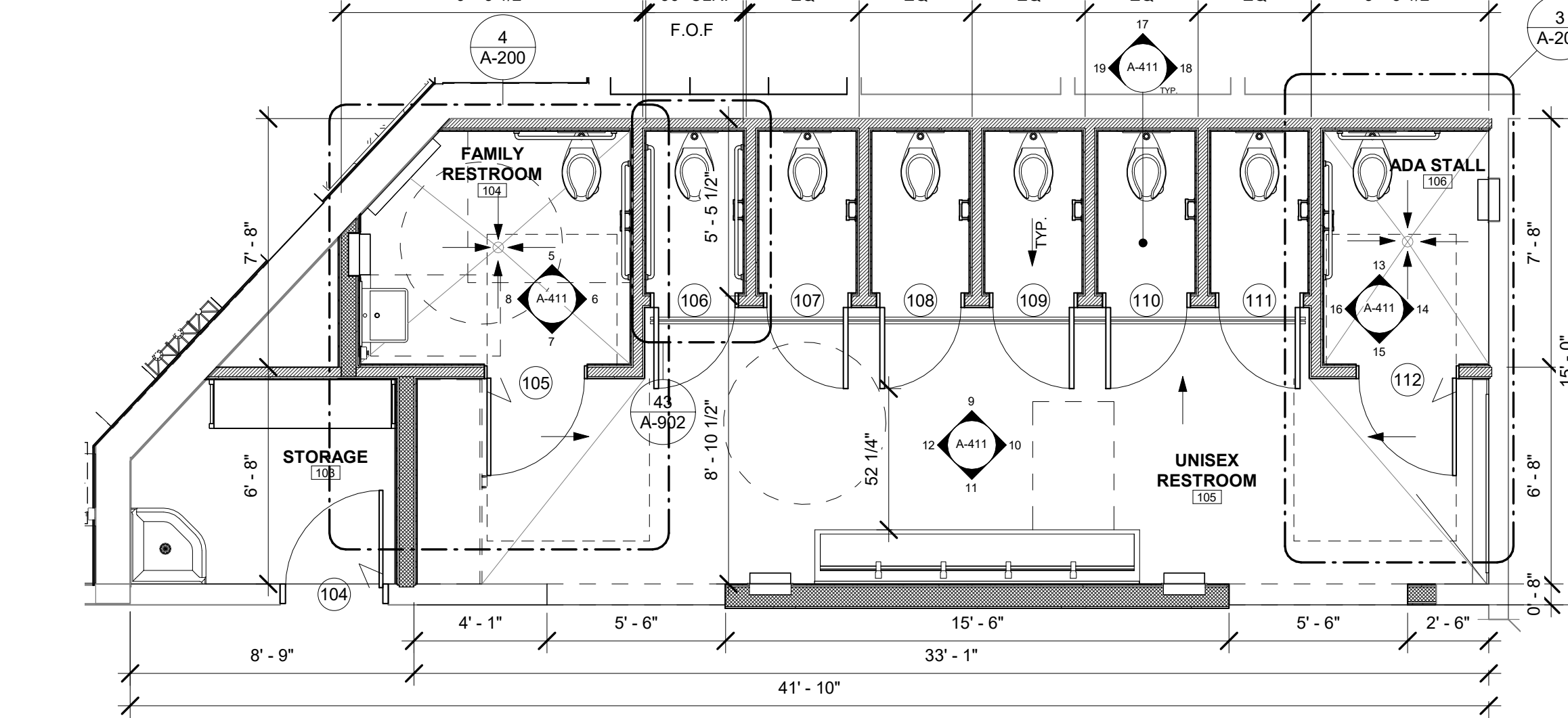
DIAL TOLL FREE  
8 1 1  
AT LEAST TWO DAYS  
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA


City Plan Check #1	07/03/15				
REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E. DATE



4 TEEN CENTER - KITCHEN - PROPOSED FLOOR PLAN  
A-104 | A-105 1/4" = 1'-0"



2 TEEN CENTER - PROPOSED FLOOR PLAN  
A-104 | A-105 1/4" = 1'-0"

DESIGNED BY: CD 01.01.2021 DATE DRAWN BY: YJ 01.01.2021 DATE CHECKED BY: CD 01.01.2021 DATE	 ARCHITECT/ENGINEER'S SEAL	PREPARED BY:  REGISTERED ENGINEER RCE NUMBER	REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS DEVELOPMENT ENGINEER PLANNING DIVISION TRAFFIC ENGINEER	DATE DATE DATE
--	--	--	--	----------------------

## GENERAL NOTES - DEMO

- REMOVE ALL DEMOLITION MATERIALS FROM THE JOBSITE
- PROTECT IN PLACE, ALL EXISTING OBJECTS THAT ARE TO REMAIN, SUCH AS, BUT NOT LIMITED TO: WALLS, CEILINGS, FLOORS AND ALL OTHER EXISTING OBJECTS, SUCH AS BUT NOT LIMITED TO, DOORS, WINDOWS, WINDOW TREATMENTS, PLUMBING FIXTURES, ELECTRICAL AND MECHANICAL EQUIPMENT, VENT.
- CONTRACTOR TO USE QUALIFIED PERSONS TO REMOVE ANY AND ALL HAZARDOUS MATERIALS FROM THE JOBSITE. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
- CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES IN THE FIELD AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS FROM EXISTING ELEMENTS ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD.
- NO STRUCTURAL OR BEARING WALLS TO BE DEMOLISHED, ALTERED OR REMOVED UNLESS NOTED.
- NO EXISTING EXTERIOR DOORS OR WINDOWS TO BE DEMOLISHED OR REMOVED.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ITEMS AND CONSTRUCTION SCHEDULED OR REFERENCED FOR DEMOLITION. ITEMS THAT CAN BE RECYCLED SHALL BE RECYCLED. WRITTEN VERIFICATION OF DISPOSAL AND OR RECYCLING IS REQUIRED AS PART OF THIS WORK.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE SITE AND BUILDING IN A SAFE AND SECURE MANNER FOR THE DURATION OF THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF DEBRIS. SWEEP CLEAN THE BUILDING DEMOLITION AREA ON A DAILY BASIS.
- ANY REQUIRED REMOVING OF EXISTING POWER OUTLETS, CONDUITS, OR WIRING DUE TO DEMOLITION OF NON BEARING PARTITIONS SHOULD BE PROVIDED WITH TEMPORARY CAPPING OF UTILITIES IN A SAFE MANNER.







## GENERAL NOTES - FLOOR PLANS

- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
- REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
- REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION IF PROVIDED.
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  - BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND
  - INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8 INCH STROKE IN CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENING" OR OTHER SIMILAR WORDING. (2019 CBC 703.7)
- THE SURFACE OF FLOORS SHALL BE SLIP RESISTANT. A WRITTEN STATEMENT FROM THE FLOORING MANUFACTURER MUST BE SUBMITTED TO THE BUILDING DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT STATING THAT THE PRODUCT TO BE INSTALLED MEETS CURRENT INDUSTRY STANDARDS FOR SLIP RESISTANCE. (2019 CBC 11B-202.1)
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## KEYNOTES

- |           |   |
|-----------|---|
| 02 4013.B | EXISTING FLOOR FINISH TO BE REMOVED AND REPLACED. ADJUST SLOPES ACCORDINGLY |
| 02 4013.F | EXISTING DOOR TO REMAIN   |
| 02 4013.H | EXISTING WINDOW TO REMAIN   |
| 02 4116.C | EXISTING KITCHEN EQUIPMENT AND CASEWORK TO BE REMOVED                       |
| 02 4116.E | EXISTING DOOR AND FRAME TO BE REMOVED                                       |
| 02 4116.F | EXISTING WINDOWS TO BE REMOVED  |

## LEGEND

- |   |   |
|---|---|
|  | (E) WALLS TO REMAIN, PROTECT IN PLACE   |
|  | (E) WALLS TO BE DEMOLISHED  |
|  | (N) EXTERIOR INFILL WALL - 5 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL INTERIOR, AND CEMENT PLASTER OMETAL LATH TO MATCH EXISTING FINISH. |
|  | (N) INTERIOR WALL - 5 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.  |
|  | (N) INTERIOR WALL - 3 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE, SEE A-940.   |
|  | SLOPE TO DRAIN, 2% MAX, TYP.  |

NOTES:  
1. SEE A-900 FOR INTERIOR FINISH SCHEDULE.

## CITY OF THOUSAND OAKS PUBLIC WORKS DEPARTMENT

## TEEN CENTER - FLOOR PLANS

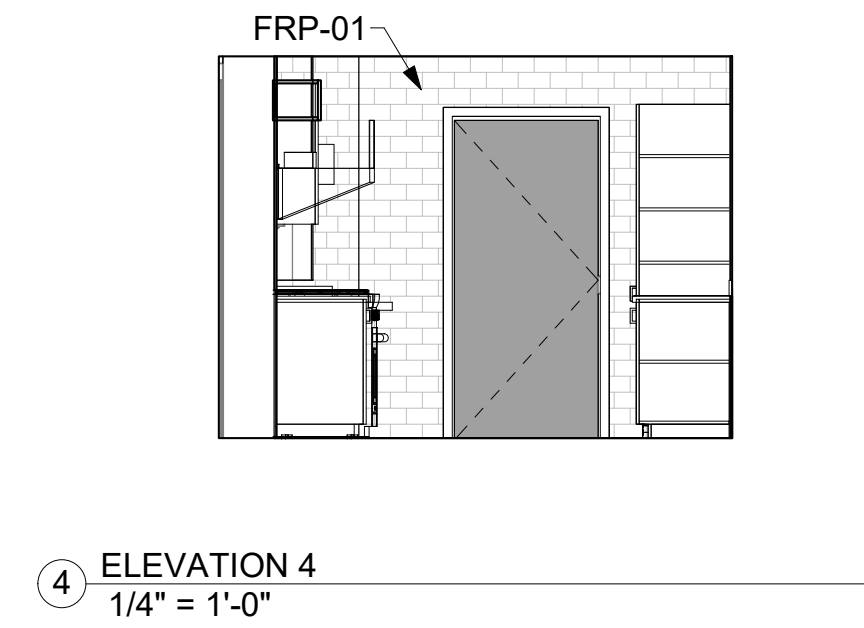
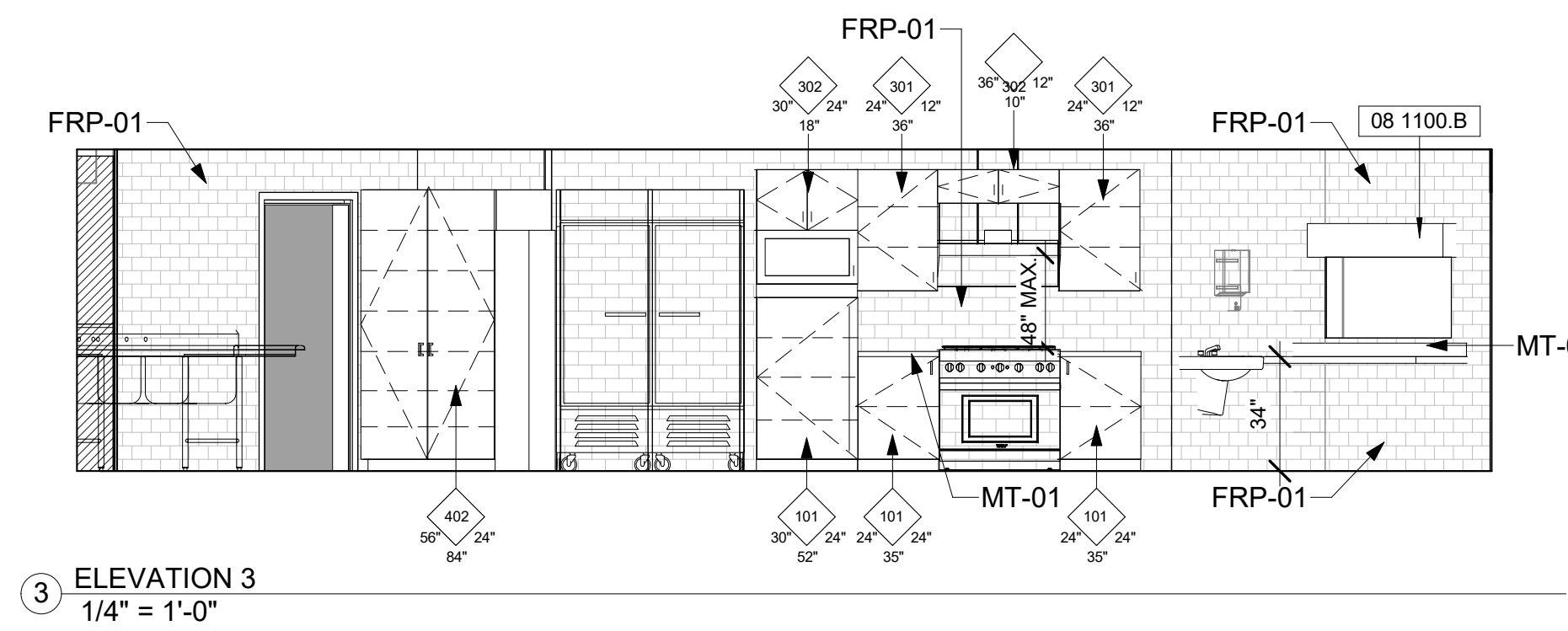
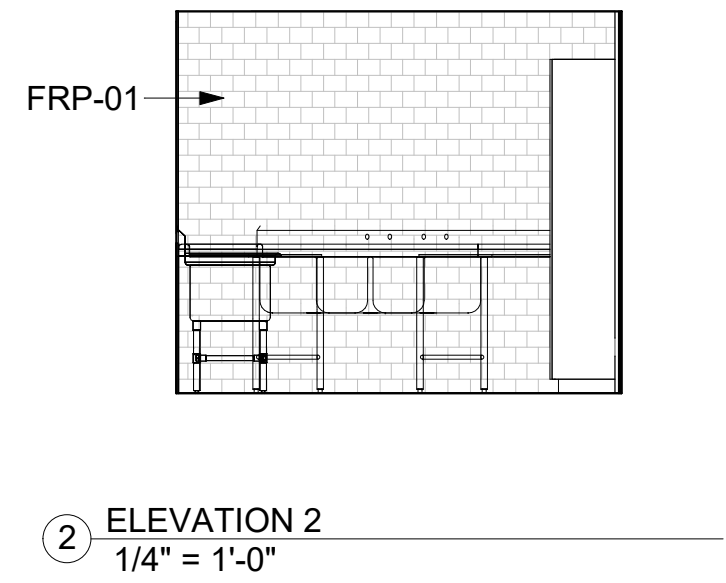
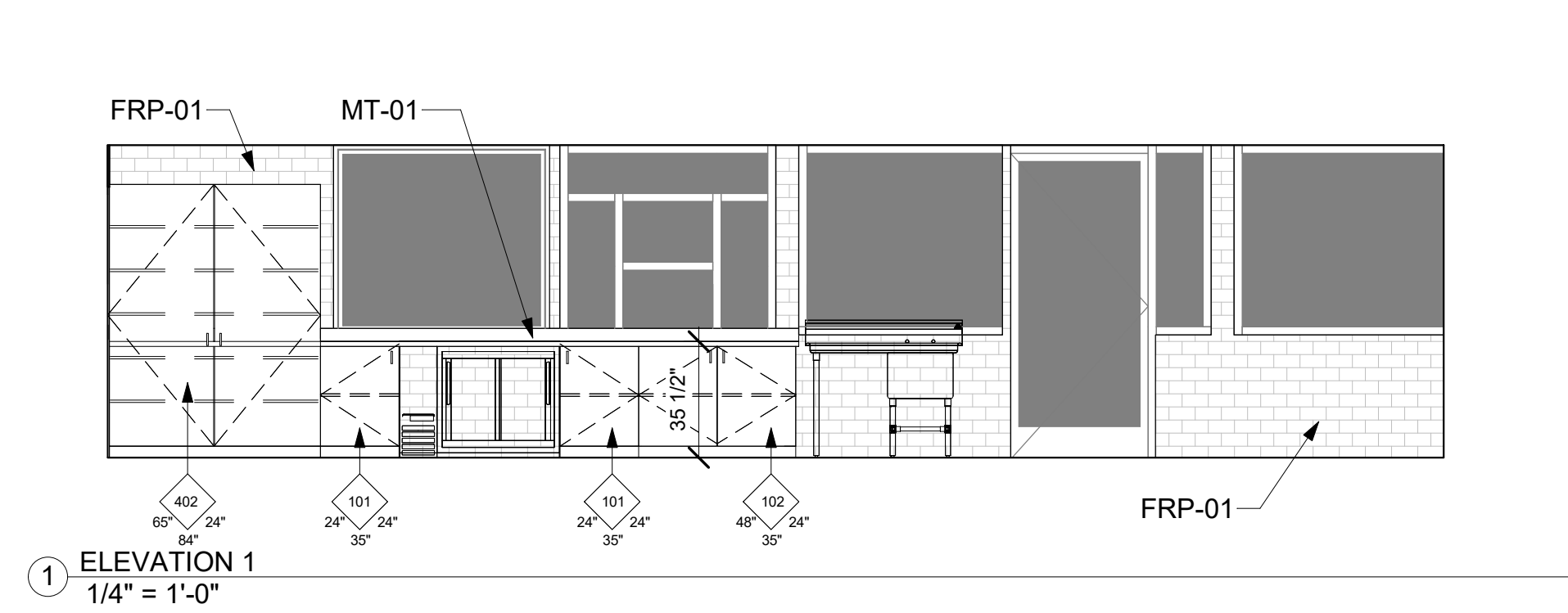
## ALEX FIORE TEEN CENTER & GOEBEL ADULT CENTER IMPROVEMENTS

CITY OF THOUSAND OAKS DWG. NO.

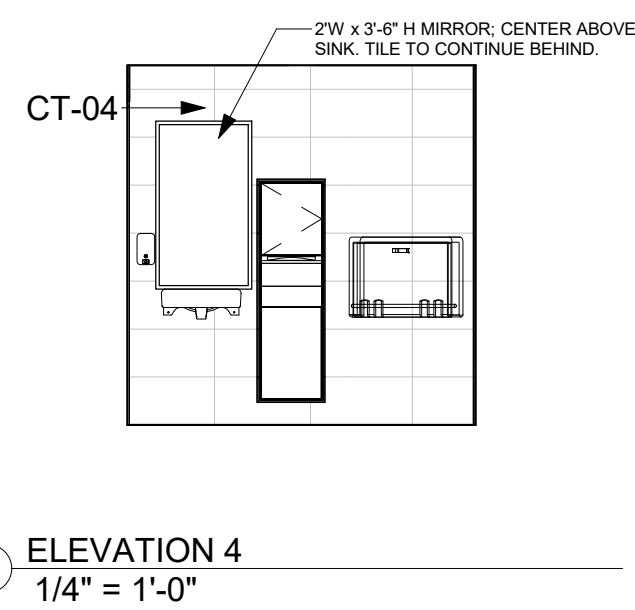
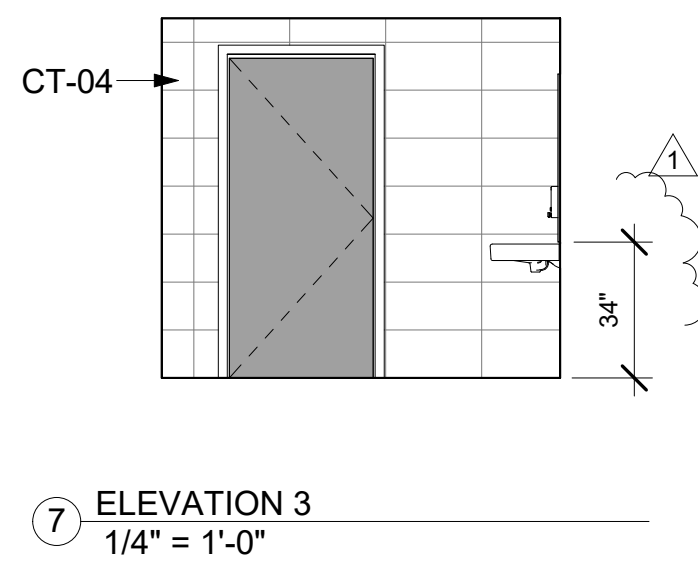
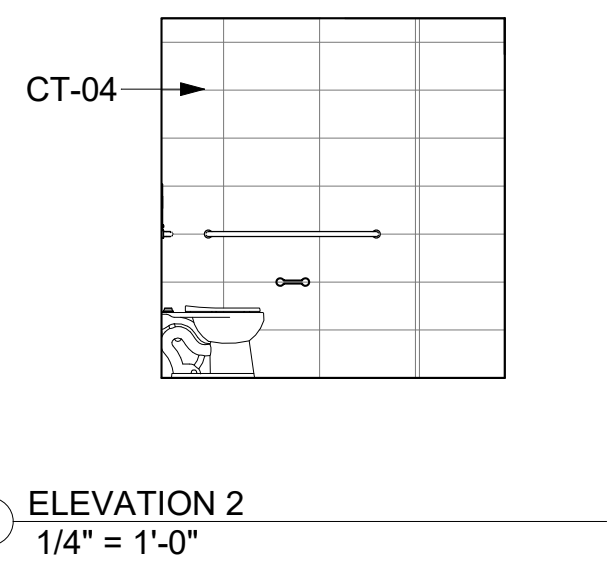
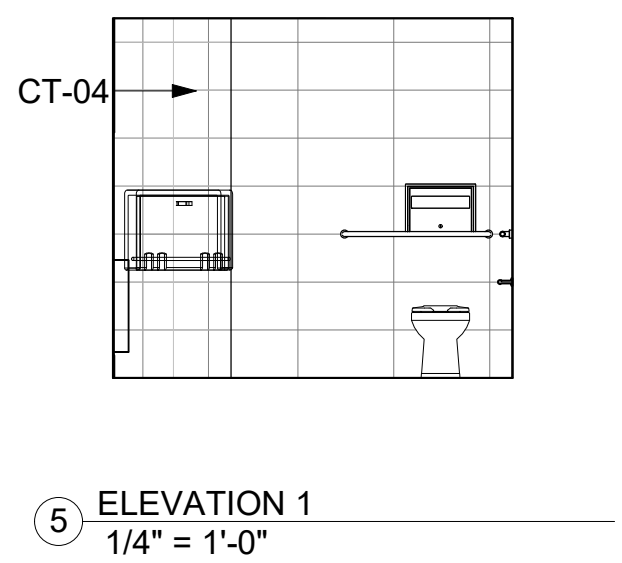
SHEET: A-105



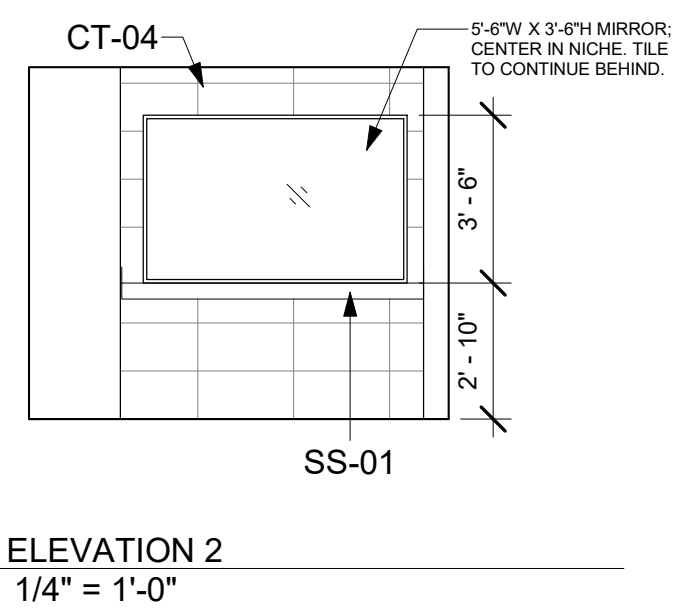
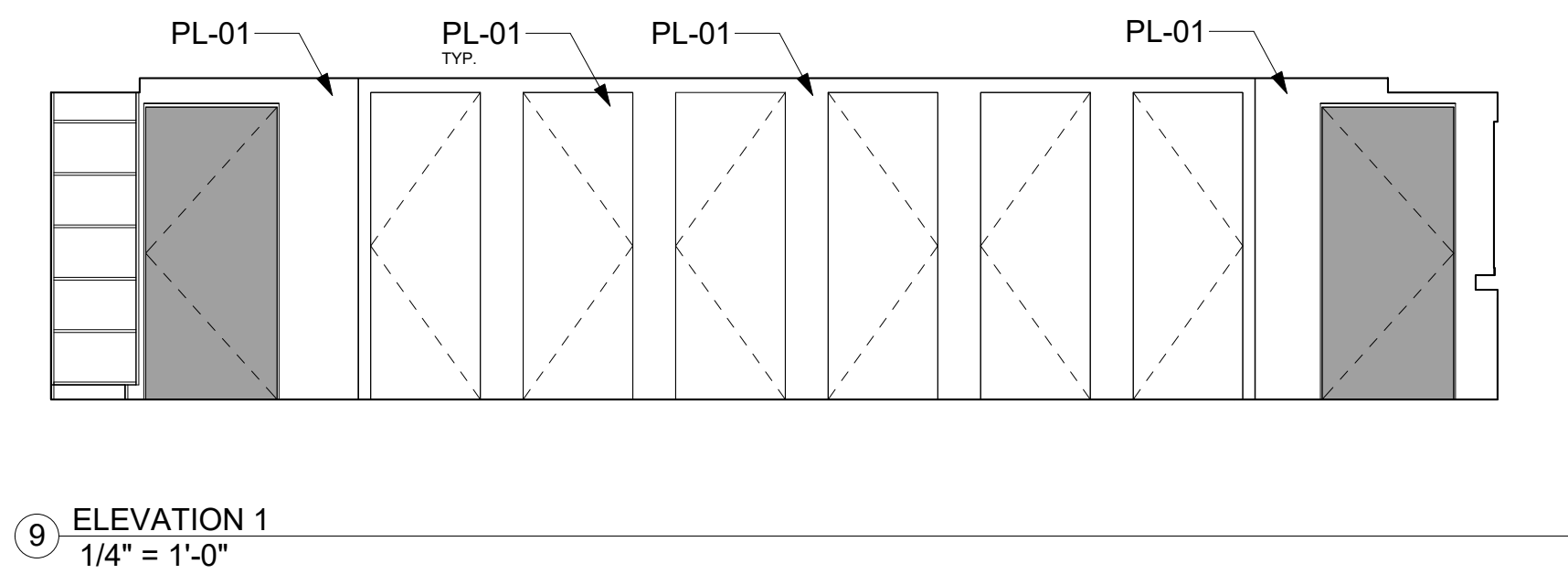
## KITCHEN



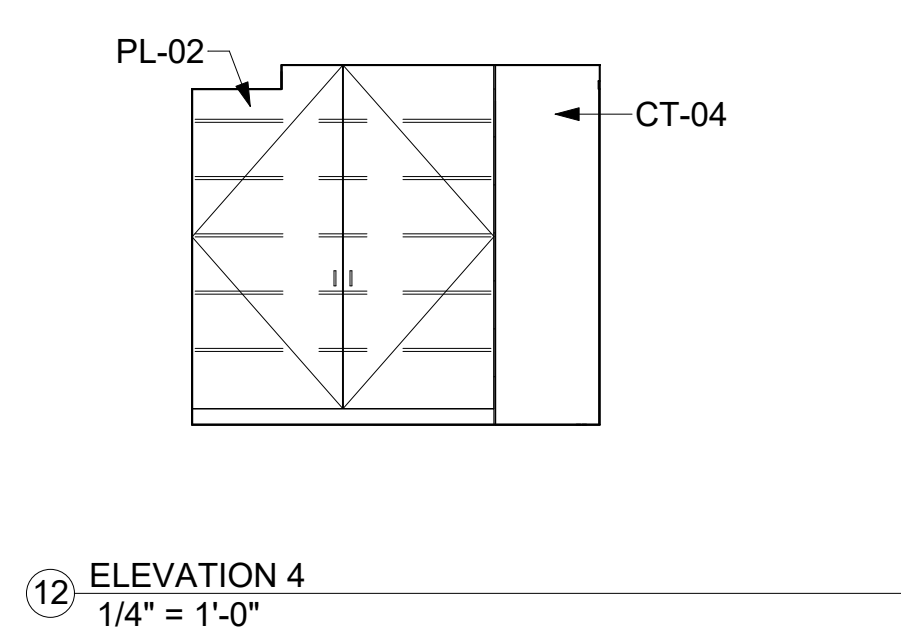
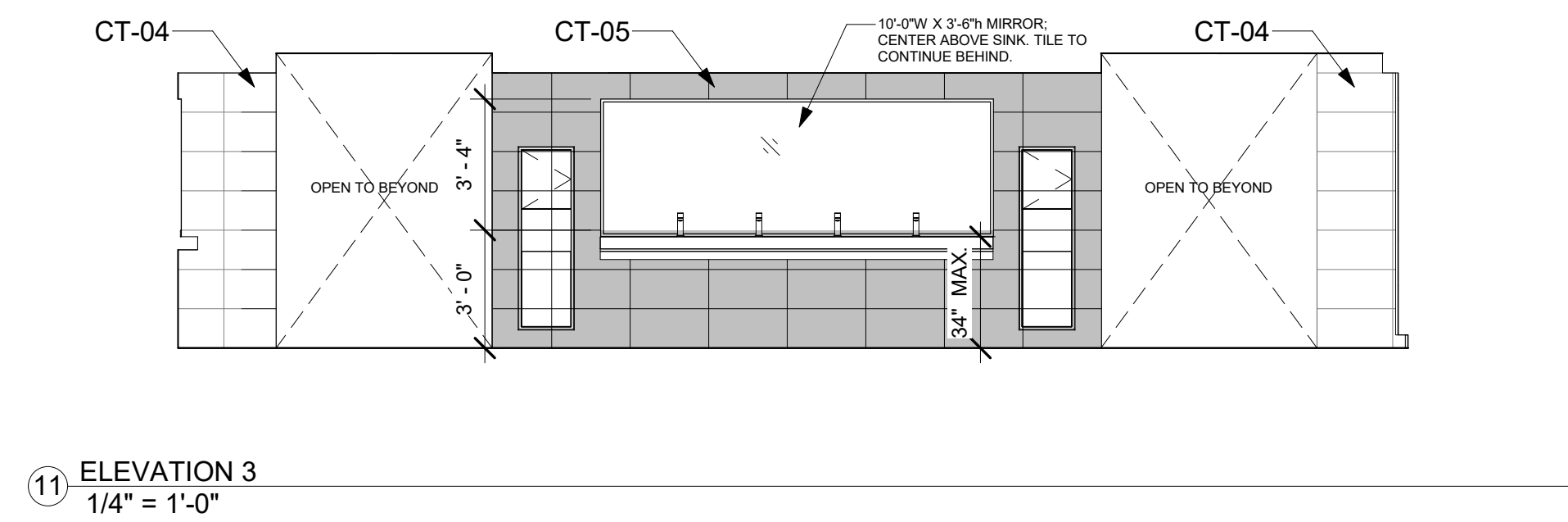
FAMILY RESTROOM



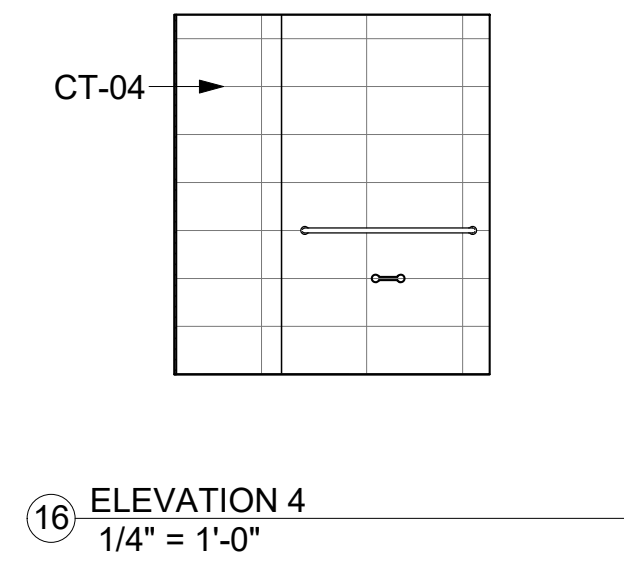
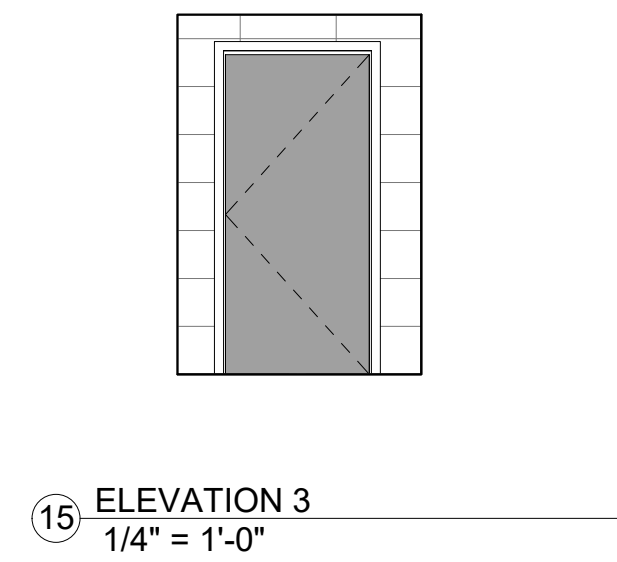
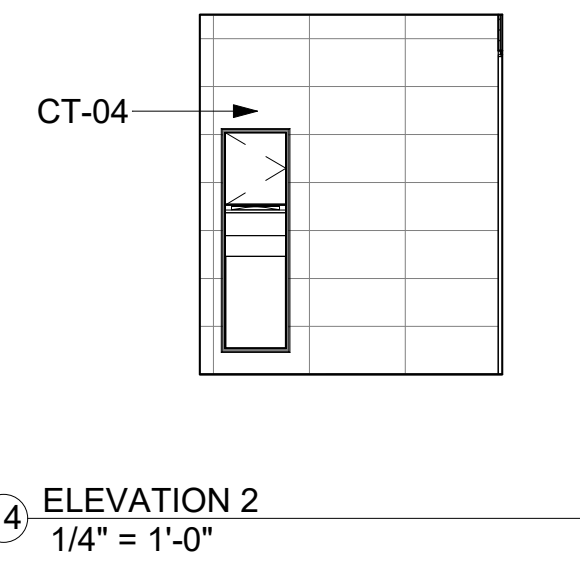
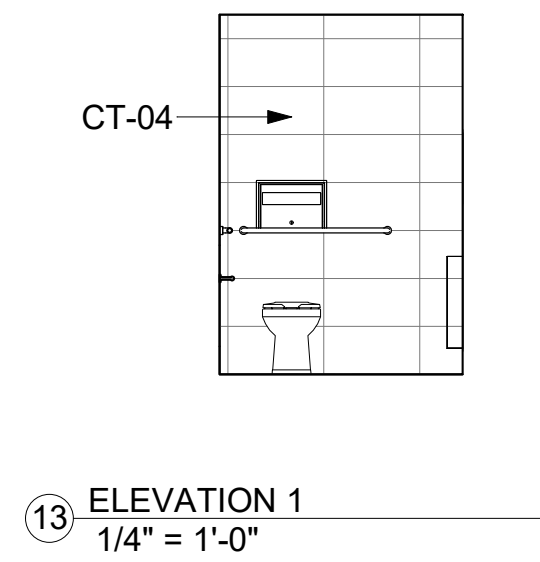
UNISEX RESTROOM
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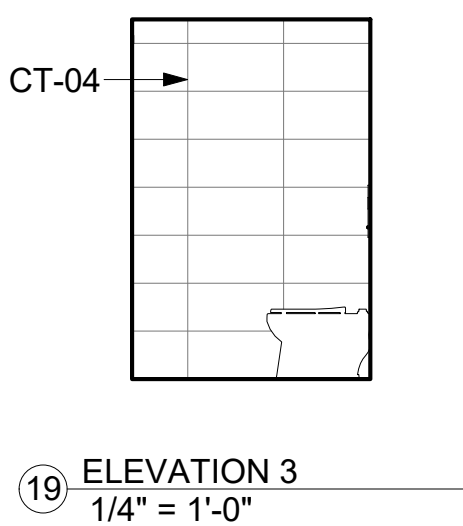
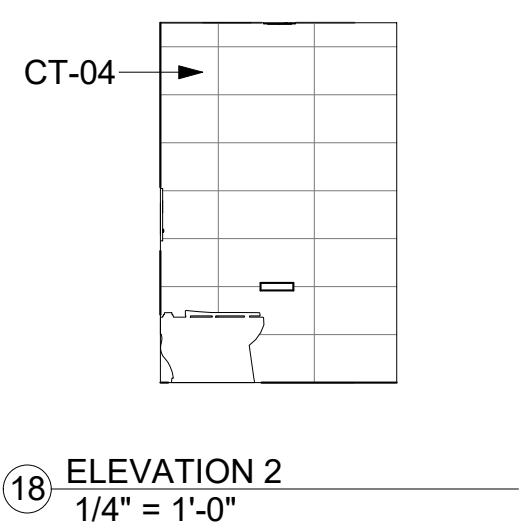
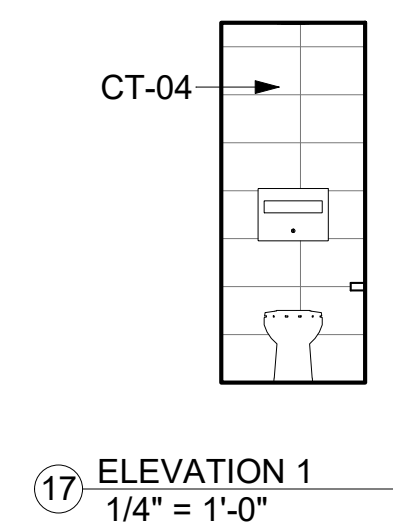
## UNISEX RESTROOM



ADA RESTROOM



### TYPICAL RESTROOM STALL



### TYPICAL RESTROOM STALL

1. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION ON ELECTRICAL EQUIPMENT, LIGHTING FIXTURES AND LOCATIONS OF ELECTRICAL OUTLETS. CONTRACTOR TO PROVIDE GROMMETS AT ALL COUNTERTOPS AND LOCATE ABOVE THE ELECTRICAL DEVICES
2. CONTRACTOR TO REFER TO DETAILS FOR CABINET BLOCKING.
3. REFER TO REFLECTED CEILING PLANS FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
4. PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR. CONTRACTOR TO INSTALL TILE BEHIND ALL MIRRORS (WHERE MIRRORS OCCUR).
5. ALL DIMENSIONS SHOWN IN A ROOM ARE TO BE CONSIDERED TYPICAL FOR EACH ELEVATION OF THE ROOM, UNLESS OTHERWISE NOTED
7. STANDARD MOUNTING HEIGHTS OF RESTROOM ACCESSORIES AND PLUMBING FIXTURES TO FOLLOW THE ACCESSIBILITY STANDARDS.
10. REFER TO ACCESSIBILITY DETAILS FOR ACCESSIBILITY REQUIREMENTS AT PUBLIC RESTROOM. PROVIDE 1" MIN. SCRIBE TRIM WHERE CABINERY ABUTS WALLS OR CEILINGS/SOFFITS, TYP. UNO
12. REFER TO INTERIOR FINISH SCHEDULE ON AA-131 FOR ADULT CENTER AND AT-131 FOR TEEN CENTER.