ALUM ROCK
UNION ELEMENTARY SCHOOL DISTRICT
2930 Gay Avenue, San José, CA 95127 · Phone: 408-928-6800 · Fax: 408-928-6416 · www.arusd.org

ADDENDUM NO. (1), 05–16-2025

RE: Alum Rock Unified School District
L.U.C.H.A. ELEMENTARY SCHOOL PLAY STRUCTURE SITEWORK PROJECT
Bid No. 2425-Bonds05 / Project No. 3 / PTN Number: 69369-97
DSA File Number: 43-04
DSA Application Number: 01-121121
Studio W Project Number: 23013

From: Alum Rock Union School District
2930 Gay Avenue.
San Jose, CA 95127

To: Prospective Bidders

This Addendum is issued by Alum Rock Union School District to provide for modification and clarification of the bidding documents dated April 30, 2025. Bidder shall ascertain prior to submitting its Proposal that is has received all addenda issued.

In the event of a conflict between the terms and provisions of Addendum No. 1 and the terms and provisions of the bidding documents, the terms and provisions of this Addendum No. 1 shall control. In all other respects, the bidding documents shall remain unchanged and in full force and effect.

A. <u>DESCRIPTION OF CHANGES TO BIDDING DOCUMENTS:</u>

DOCUMENT 01 32 13 - SCHEDULING OF WORK - ITEM 1.03 CONSTRUCTION SCHEDULE - PART C. Milestone Schedule – is **modified** as follows:

ACTIVITY DESCRIPTION	**REQUIRED COMPLETION**
ANTICIPATED NOTICE TO PROCEED	**July 8th, 2025**
CONSTRUCTION STARTS	**Based Upon Date on Notice to Proceed**
FINAL PROJECT COMPLETION	**90 Calendar Days from Notice to Proceed**

German Cerda, Superintendent

Board of Trustees: Linda Chavez, President, · Andrés Quintero, Vice-President, ·
Minh Pham, Clerk · Corina Herrera-Loera, Member, Minh Nguyen, Member

B. <u>DESCRIPTION OF CHANGES TO DRAWINGS:</u>

Architect of Record has provided changes to the drawings which are incorporated herein by reference and included as attachment to this Addendum 01.

C. <u>QUESTIONS FROM BIDDERS</u>:

Q1. Are there any separate pre-qualification application(s) that we need to submit?

A1. *No.*

Q2. What type of ground surface will be used for the new playground?

A2. *Ground Surface, as stated in the Summary of Work, will be supplied and installed by Miracle Playsystems.*

Q3. What is the engineer's estimate?

A3. *There is no engineer's estimate for this project. The bid documents, including plans and specifications, contain all the necessary information for contractors with the listed licenses to prepare a competitive bid.*

Q4. Are there any color or quality SPECS on the Pour in Place Playground surface?

A4. *See response to question 2. Miracle Playsystems is providing and installing the poured in place surfacing material.*

Q5. Is there a proposed start date?

A5. *See the revised Milestone Schedule reflected as part of Section A Description of Changes to Bidding Documents above.*

Q6. Plans say the Play Equipment is OFCI, Owner Furnished Contractor Installed. Are the Shade Structures also OFCI?

A6. *Playground equipment, play surfacing material, and Shade Structures are OFCI, and will be installed by a separate contractor called Miracle Playsystems.*

Q7. Scope says to install a Drinking Fountain. Plan Sheet A0.1. See second to last sentence. Maybe it means concrete under the Drinking Fountain? If a new fountain, what kind and are there specifications?

A7. *The drinking fountain is not being replaced, just the concrete.*

D. <u>SUPPLEMENTAL INFORMATION TO THE BIDDING DOCUMENTS:</u>

1. Pre-Bid Walk Sign-In Sheet, attached.
2. GPRs Utility Survey Report, attached.

END OF ADDENDUM 1

Note: It is incumbent upon the Prime Bidder to notify any subcontractor and/or materials supplier of the above changes in the Contract Documents.

Board of Trustees: Linda Chavez, President, · Andrés Quintero, Vice-President, ·
Minh Pham, Clerk · Corina Herrera-Loera, Member, Minh Nguyen, Member

STUDIO W
ARCHITECTS

May 09, 2025 **ADDENDUM 1**

RE: **Alum Rock Union Elementary School District**
Lucha Elementary School – Playground
DSA File No. 43-04; DSA Application Number 01-121121
Studio W Project Number 23008

From: **Studio W Architects**
1930 H Street, Sacramento, CA 95811

To: **Prospective Bidders**

This Addendum forms a part of the Contract Documents and modifies the original Division of the State Architect approved documents dated July 08, 2024 as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

The following changes or clarifications shall be made part of the Bid Documents and shall be taken into consideration when submitting bids.

CHANGES TO BIDDING REQUIREMENTS:

DRAWINGS: The general description of revisions to each plan sheet as listed below is for the bidder's convenience. The bidder shall review the clouded revisions within each plan sheet.

General Sheets:

1. Sheet A0.1 – Cover Sheet
    a. Drawing Index was updated to reflect the removal of the 20'x20' PC Shade Structure from the project.

Civil Sheets:

1. Sheet C1 – Civil Site Layout
    a. Change is orientation of play structure elements and play structure ground surfacing.
2. Sheet C3 – Civil Site Grading and Utility
    a. Change is orientation of play structure elements and play structure ground surfacing.
3. Sheet C4 – Civil Site Details
    a. Change is updated play surfacing detail.

well beyond design.

Architectural Sheets:

1. Sheet A1.0 – Site Plan Overall
    a. Change is orientation of play structure elements and better indicator of limit of work for concrete and asphalt at Building B.
2. Sheet A1.1 – Enlarged Site Plan
    a. Change is orientation of play structure elements and better indicator of limit of work for concrete and asphalt at Building B.
3. Sheet A1.2 – Enlarged Play Structure Plan
    a. Change is orientation of play structure elements.
4. Sheet A10.2.1 – Site Details
    a. Change is addition of detail 11.

PC Shade Structure Drawings:

1. Sheet T001 – Title Sheet
    a. 20'x20' Precheck Fabric Shade Structure is being removed from the project.
2. Sheet T002 – T&I Guidelines
    a. 20'x20' Precheck Fabric Shade Structure is being removed from the project.
3. Sheet S1.1 – Precheck Fabric Shade Structure II
    a. 20'x20' Precheck Fabric Shade Structure is being removed from the project.
4. Sheet S1.2 – Precheck Fabric Shade Structure II
    a. 20'x20' Precheck Fabric Shade Structure is being removed from the project.
5. Sheet S1.3 - Precheck Fabric Shade Structure II
    a. 20'x20' Precheck Fabric Shade Structure is being removed from the project.
6. Sheet HC2020-1 – 20'x20'x12' Hip Canopy
    a. 20'x20' Precheck Fabric Shade Structure is being removed from the project.
7. Sheet HC2020-2 – 20'x20'x12' Hip Canopy
    a. 20'x20' Precheck Fabric Shade Structure is being removed from the project.
8. Sheet HC2020-3 – 20'x20'x12' Hip Canopy
    a. 20'x20' Precheck Fabric Shade Structure is being removed from the project.

Attachments:

Sheet A1.0 – Site Plan Overall
Sheet C1 – Civil Site Layout
Sheet C3 – Civil Site Grading and Utility
Sheet C4 – Civil Site Details
Sheet A1.1 – Enlarged Site Plan
Sheet A1.2 – Enlarged Play Structure Plan
Sheet A10.2.1 – Site Details

END OF ADDENDUM 1

Distribution: ARUSD
Studio W Project File 23013
Division of the State Architect

Note: It is incumbent upon the Prime Bidder to notify his subcontractor and/or materials supplier of the above changes in the Contract Documents.

For: 1711 E. San Antonio Street

Studio W Architects
1930 H Street, Sacramento, CA 95811
(916) 254-5600

Brian P. Whitmore, AIA C30345



STATE OF CALIFORNIA – DIVISION OF THE STATE ARCHITECT

L.U.C.H.A ELEMENTARY SCHOOL

PLAY STRUCTURE & CODE REQUIRED ACCESSIBILITY UPGRADES
1711 E SAN ANTONIO STREET, SAN JOSE, CA 95116

ALUM ROCK UNION SCHOOL DISTRICT

DSA File No. 43-04
App. No. 01-121121
PTN. 69369-97

DRAWING INDEX

SHT. NO.	DESCRIPTION
GENERAL	
A0.1	COVER SHEET
A0.2	GENERAL NOTES
A0.3	ARCHITECTURAL SYMBOLS AND ABBREVIATIONS
CIVIL	
C1	CIVIL SITE LAYOUT
C2	CIVIL SITE DEMOLITION
C3	CIVIL SITE GRADING AND UTILITY
C4	CIVIL SITE DETAILS
ARCHITECTURAL	
A1.0	SITE PLAN OVERALL
A1.1	ENLARGED SITE PLAN
A1.2	ENLARGED PLAY STRUCTURE PLAN
A2.2	SPECIFICATIONS
A2.3	SPECIFICATIONS
A10.2.1	SITE DETAILS
A10.10.1	SPECIALTIES
INTEGRATED SINGLE POST HEX - Ø12' X 12' e	
26 1000	PRODUCT INFORMATION
26 2000	SPECIFICATIONS
INTEGRATED HEXAGON - Ø26' X 12' e	
12'X12' 1000	PRODUCT INFORMATION
12'X12' 2000	SPECIFICATIONS
~~20 X 20 SHADE STRUCTURE - PC - 04-121760~~	
~~T001~~	~~TITLE SHEET~~
~~A002~~	~~T&I GUIDELINE~~
~~S1.1~~	~~GENERAL NOTES~~
~~S1.2~~	~~GENERAL NOTES~~
~~S1.3~~	~~ABBREVIATIONS~~
~~HC2020-1~~	~~PLAN VIEW AND ELEVATIONS~~
~~HC2020-2~~	~~CONNECTION DETAILS~~
~~HC2020-3~~	~~FOOTING DETAILS~~

TOTAL SHEET COUNT: 18

PROJECT DIRECTORY

CLIENT
ALUM ROCK SCHOOL DISTRICT

ALUM ROCK UNION ELEMENTARY SCHOOL DISTRICT
2930 GAY STREET
SAN JOSE, CA
[T] (408) 928-6872
ED VILLARREAL
Ed.Villarreal@arusd.org

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STUDIO W ARCHITECTS

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CIVIL ENGINEER
NORTHSTAR

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CHICO, CA 95926
[T] (530) 893-1600 ext. 218
RSImmons@Northstarae.com

DSA REQUIREMENTS

1. ALL WORK SHALL CONFORM TO THE 2022 EDITION OF THE TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR),
2. AS A FACILITY WHICH COMES UNDER THE APPROVAL AND AUTHORITY OF THE DIVISION OF THE STATE ARCHITECT (DSA), THIS PROJECT IS SUBJECT TO DRAWING AND JOB SITE REVIEW BY A REPRESENTATIVE OF DSA.
3. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS AFFECTING FLS, SSS, AND/OR ACS SHALL BE MADE BY ADDENDA OR A CONSTRUCTION CHANGE DOCUMENT (CCD) APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR AND DSA IR A-6.
4. A PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24 C.C.R.
5. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
6. A COPY OF PART 1 TO PART 5 OF TITLE 24 SHALL BE KEPT AND BE AVAILABLE IN THE FIELD DURING CONSTRUCTION.
7. DSA SHALL BE NOTIFIED OF THE START OF CONSTRUCTION AND PRIOR TO THE PLACEMENT OF CONCRETE PER SECTION 4-331, PART 1, TITLE 24, CCR
8. THE DIVISION OF THE STATE ARCHITECT IS EXEMPT FROM ARBITRATION OR MEDIATION PROCEDURES.
9. SUPERVISION BY THE DIVISION OF THE STATE ARCHITECT IS REQUIRED PER SECTION 4-334, PART 1, TITLE 24, CCR.
10. ADMINISTRATION OF CONSTRUCTION PER PART 1, TITLE 24, CCR:
    - VERIFIED REPORTS PER SECT 4-336; PART 1, TITLE 24 CCR
    - DUTIES OF ARCHITECT PER SECT 4-331, 4-341; PART 1, TITLE 24 CCR
    - DUTIES OF CONTRACTOR PER SECT. 4-343; PART 1, TITLE 24
11. TESTING AND INSPECTION:
    - INSPECTOR APPROVED BY DSA AS PER SECT, 4-333(D); PART 1, TITLE 24, CCR
    - TESTS AND TESTING LABORATORIES PER SECT 4-335
    - SPECIAL INSPECTION PER SECT. 4-333(C)
12. CHANGES IN LEVEL FOR FLOOR FINISHES SHALL CONFORM WITH CBC SECTION 11B-303.
13. ALL TESTS TO CONFORM TO REQUIREMENTS OF SECTION 4-335; PART 1, TITLE 24, CCR
14. TESTS OF MATERIALS AND TESTING LABORATORY SHALL BE IN ACCORDANCE WITH SECTION 4-335; PART 1, TITLE 24, CCR AND THE DISTRICT SHALL EMPLOY AND PAY THE LABORATORY. COSTS FOR RE-TEST MAY BE BACK CHARGED TO THE CONTRACTOR.
15. INSPECTOR SHALL BE APPROVED BY DSA CLASS 3. INSPECTION SHALL BE IN ACCORDANCE WITH SECTION 4-333(B).
16. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317(C), PART 1, TITLE 24, CCR)
17. INSPECTOR OF RECORD REQUIREMENTS:
    A. ONE OR MORE INSPECTORS EMPLOYED BY THE OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS WILL BE ASSIGNED TO THE WORK. THE INSPECTOR'S DUTIES ARE SPECIFICALLY DEFINED IN SECTION 4-342 OF SAID TITLE 24; PART 1 AND IN ADDITION, SHALL BE STIPULATED IN INTERPRETATION OF REGULATION DOCUMENT IR A-8.
    B. INSPECTOR SHALL BE CERTIFIED AS A CLASS 3 INSPECTOR THROUGH THE DIVISION OF THE STATE ARCHITECT INSPECTOR EXAMINATION PROGRAM. INSPECTOR SHALL ALSO BE SPECIFICALLY APPROVED BY THE DIVISION OF THE STATE ARCHITECT FOR THIS PROJECT AT LEAST 10 DAYS PRIOR TO THE START OF ANY WORK FOR THIS PROJECT.

DEFERRED APPROVALS

NONE

CODES AND REGULATIONS

LIST OF APPLICABLE CODES
2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR
2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CCR
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR
2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR
TITLE 19 CCR; PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPLICABLE STANDARDS
FOR A LIST OF APPLICABLE STANDARDS, INCLUDING CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS, REFER TO CBC CHAPTER 35 AND CFC CHAPTER 80.

PROJECT DESCRIPTION

APN: 481-17-018
PROPERTY ADDRESS: 1711 E. SAN ANTONIO STREET
CITY & ZIP: SAN JOSE, 95116
TAX RATE AREA: 17-162

SCOPE OF WORK:

PROJECT INCLUDES INSTALLATION OF NEW PLAY STRUCTURE, INTEGRATED 26 DIAMETER, AND 12' X 12' SHADE STUCTURE ALONG WITH NEW GROUND SURFACE AND PATH OF TRAVEL UPGRADES. WHICH INCLUDE REMOVING AND REPLACING AREAS OF CONCRETE WALK ALONG PATH OF TRAVEL FROM ACCESSIBLE PARKING TO UNISEX ADULT RESTROOMS, ,BOYS AND GIRLS RESTROOMS, DRINKING FOUNTAIN AND PROPOSED PLAY STRUCTURE..

STATEMENT OF GENERAL CONFORMANCE

FOR ARCHITECTS/ENGINEERS WHO UTILIZE PLANS,
INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PREPARED BY OTHER LICENSED DESIGN PROFESSIONALS AND/OR CONSULTANTS

Application No. 01-121121
File No. 43-04
The drawings or sheets listed on the cover or index sheet
have been prepared by other design professionals or consultants who are licensed and/or authorized to prepare such drawings in this state. It has been examined by me for:

1. design intent and appears to meet the appropriate requirements of Title 24, California Code of Regulations and the project specifications prepared by me, and
2. coordination with my plans and specifications and is acceptable for incorporation into the construction of this project.

The Statement of General Conformance "shall not be construed as relieving me of my rights, duties, and responsibilities under Sections 17302 and 81138 of the Education Code and Sections 4-336, 4-341 and 4-344" of Title 24, Part 1. (Title 24, Part 1, Section 4-316 [b])

I find that:
[X] All drawings or sheets listed on the cover or index sheet
[ ] This drawing or page

[X] is/are in general conformance with the project design and
[X] has/have been coordinated with the project plans and specifications

_____ _____
Signature ***Date***

Architect or Engineer designated to be in general responsible charge.

Brian P. Whitmore
Print Name

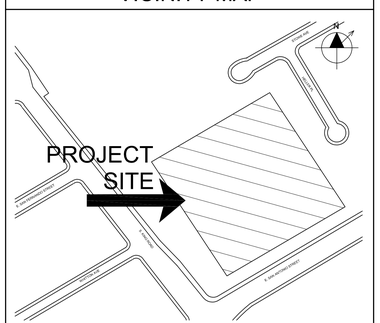
C 30345 *09-30-2025*
License Number ***Expiration Date***

STATEMENT OF GENERAL CONFORMANCE AND SIGNATURE BLOCK PER IR A-18

LIST OF PATH OF TRAVEL UPGRADES

1. (E) ACCESSIBLE PARKING UPGRADE:
   PARKING STALL RESTRIPING
2. (E) PATH OF TRAVEL UPGRADE:
   AREAS OF CONCRETE WALK ALONG PATH OF TRAVEL TO (E) RESTROOMS, DRINKING FOUNTAINS AND PLAY STRUCTURE

VICINITY MAP



DSA STAMP

STUDIO W ARCHITECTS

Studio W Architects
1930 H St.
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ARCHITECT	ENGINEER
LICENSED ARCHITECT BRIAN P WHITMORE No. C 30345 Ren. 9/30/25 STATE OF CALIFORNIA DATE SIGNED: 09/09/25	

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REVISION HISTORY

NO.	REMARKS	DATE
1	ADDENDUM 1	05/09/25

DRAWING STATUS

	DATE
DSA PLAN CHECK	
DSA BACK CHECK	
BIDDING	
CONSTRUCTION	

KEY PLAN

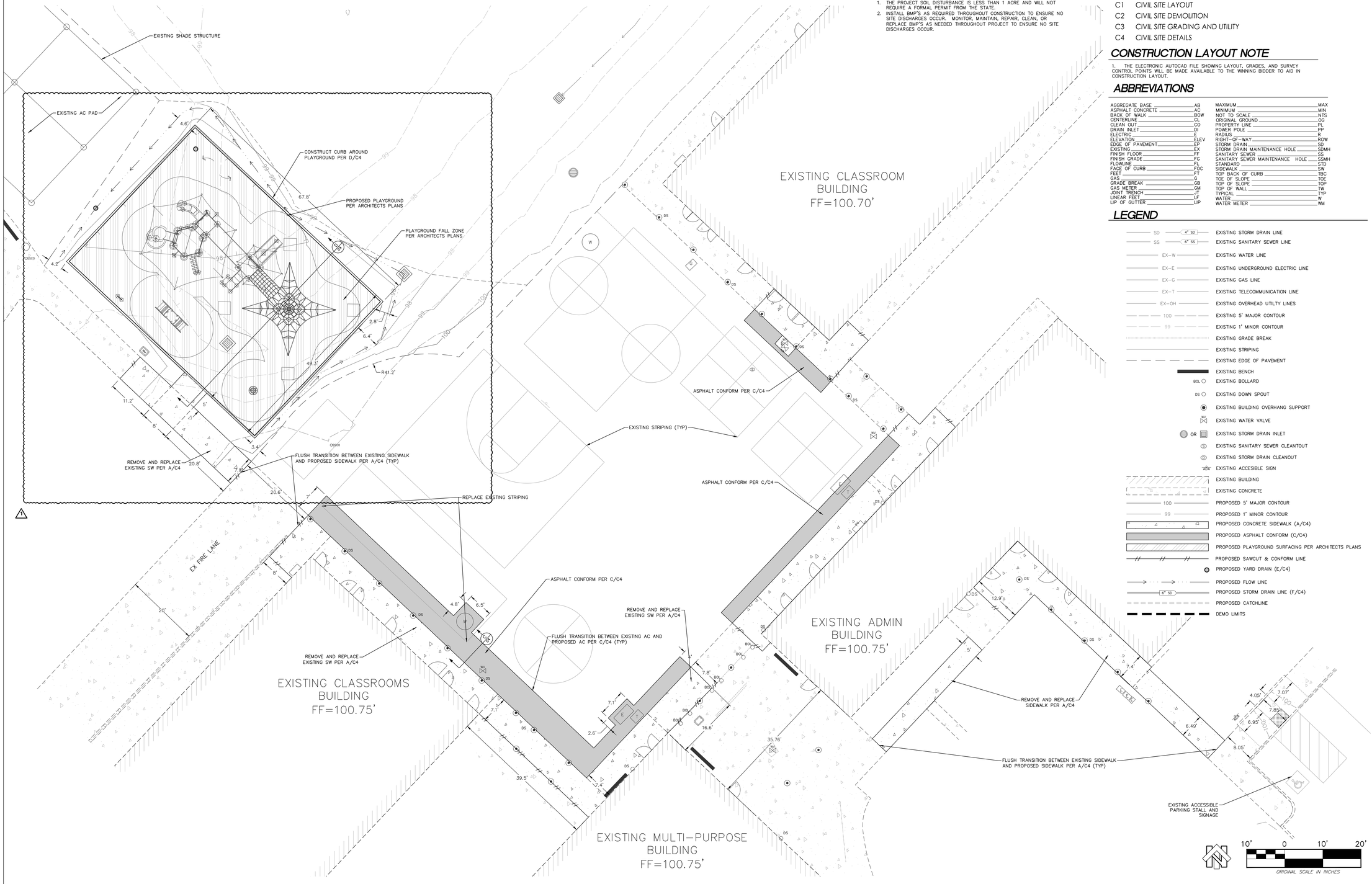
ALUM ROCK UNION ELEMENTARY SCHOOL DISTRICT
2930 GAY AVENUE,
SAN JOSE, CA 95127

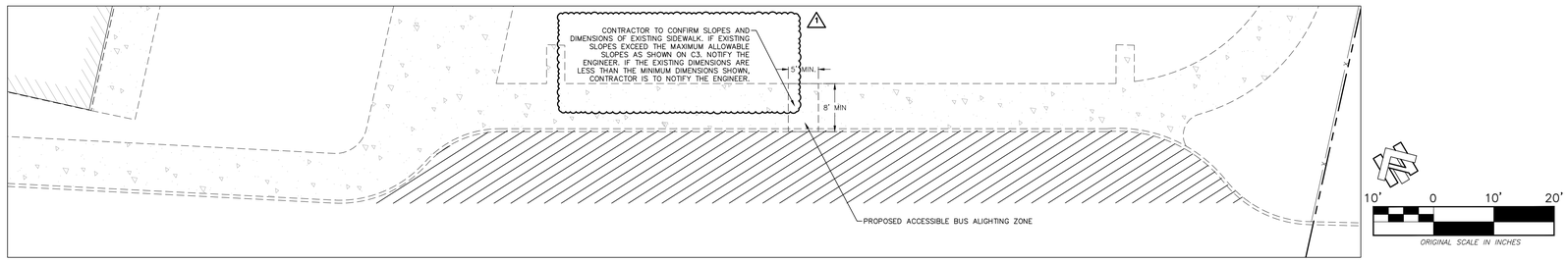
PROJECT STATUS

L.U.C.H.A.ELEMENTARY SCHOOL:
PLAY, SHADE AND PC SHADE STRUCTURE & CODE REQUIRED ACCESSIBILITY UPGRADES
1711 E SAN ANTONIO STREET,
SAN JOSE, CA 95116

COVER SHEET

Date	Project Number
07/27/2023	23013
Application Number	Drawing Number
01-121121	A0.1
Drawn KT	
Author DH	





EROSION AND SEDIMENT CONTROL

1. THE PROJECT SOIL DISTURBANCE IS LESS THAN 1 ACRE AND WILL NOT REQUIRE A FORMAL PERMIT FROM THE STATE.
2. INSTALL BMP'S AS REQUIRED THROUGHOUT CONSTRUCTION TO ENSURE NO SITE DISCHARGES OCCUR. MONITOR, MAINTAIN, REPAIR, CLEAN, OR REPLACE BMP'S AS NEEDED THROUGHOUT PROJECT TO ENSURE NO SITE DISCHARGES OCCUR.

SHEET INDEX

C1	CIVIL SITE LAYOUT
C2	CIVIL SITE DEMOLITION
C3	CIVIL SITE GRADING AND UTILITY
C4	CIVIL SITE DETAILS

CONSTRUCTION LAYOUT NOTE

1. THE ELECTRONIC AUTOCAD FILE SHOWING LAYOUT, GRADES, AND SURVEY CONTROL POINTS WILL BE MADE AVAILABLE TO THE WINNING BIDDER TO AID IN CONSTRUCTION LAYOUT.

ABBREVIATIONS

AGGREGATE BASE	AB	MAXIMUM	MAX
ASPHALT CONCRETE	AC	MINIMUM	MIN
BACK OF WALK	BOW	NOT TO SCALE	NTS
CENTERLINE	CL	ORIGINAL GROUND	OG
CLEAN OUT	CO	PROPERTY LINE	PL
DRAIN INLET	DI	POWER POLE	PP
ELECTRIC	E	RADIUS	R
ELEVATION	ELEV	RIGHT-OF-WAY	ROW
EDGE OF PAVEMENT	EP	STORM DRAIN	SD
EXISTING	EX	STORM DRAIN MAINTENANCE HOLE	SDMH
FINISH FLOOR	FF	SANITARY SEWER	SS
FINISH GRADE	FG	SANITARY SEWER MAINTENANCE HOLE	SSMH
FLOWLINE	FL	STANDARD	STD
FACE OF CURB	FOC	SIDEWALK	SW
FEET	FT	TOP BACK OF CURB	TBC
GAS	G	TOE OF SLOPE	TOE
GRADE BREAK	GB	TOP OF SLOPE	TOP
GAS METER	GM	TOP OF WALL	TW
JOINT TRENCH	JT	TYPICAL	TYP
LINEAR FEET	LF	WATER	W
LIP OF GUTTER	LIP	WATER METER	WM

LEGEND

- SD 4" SD — EXISTING STORM DRAIN LINE
- SS 6" SS — EXISTING SANITARY SEWER LINE
- EX-W — EXISTING WATER LINE
- EX-E — EXISTING UNDERGROUND ELECTRIC LINE
- EX-G — EXISTING GAS LINE
- EX-T — EXISTING TELECOMMUNICATION LINE
- EX-OH — EXISTING OVERHEAD UTILITY LINES
- 100 — EXISTING 5' MAJOR CONTOUR
- 99 — EXISTING 1' MINOR CONTOUR
- EXISTING GRADE BREAK
- EXISTING STRIPING
- EXISTING EDGE OF PAVEMENT
- EXISTING BENCH
- BOL — EXISTING BOLLARD
- DS — EXISTING DOWN SPOUT
- EXISTING BUILDING OVERHANG SUPPORT
- EXISTING WATER VALVE
- OR — EXISTING STORM DRAIN INLET
- EXISTING SANITARY SEWER CLEANTOUT
- EXISTING STORM DRAIN CLEANOUT
- EXISTING ACCESIBLE SIGN
- EXISTING BUILDING
- EXISTING CONCRETE
- 100 — PROPOSED 5' MAJOR CONTOUR
- 99 — PROPOSED 1' MINOR CONTOUR
- PROPOSED CONCRETE SIDEWALK (A/C4)
- PROPOSED ASPHALT CONFORM (C/C4)
- PROPOSED PLAYGROUND SURFACING PER ARCHITECTS PLANS
- PROPOSED SAWCUT & CONFORM LINE
- PROPOSED YARD DRAIN (E/C4)
- PROPOSED FLOW LINE
- 6" SD — PROPOSED STORM DRAIN LINE (F/C4)
- PROPOSED CATCHLINE
- DEMO LIMITS

DSA STAMP

STUDIO W ARCHITECTS

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NORTHSTAR
111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
PHONE: (530) 893-1600 www.NorthStarAE.com

ARCHITECT	ENGINEER
LICENSED ARCHITECT BRYAN P. WHITMORE No. C 30348 Ren. 9/30/25 STATE OF CALIFORNIA DATE SIGNED: 9/5/2025	REGISTERED PROFESSIONAL ENGINEER JAMES MORGAN SIMMONS No. 93511 CIVIL STATE OF CALIFORNIA

GENERAL NOTES

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REVISION HISTORY

NO.	REMARKS	DATE
1		05/09/2025

DRAWING STATUS

	DATE
● DSA PLAN CHECK	02/26/2024
○ DSA BACK CHECK	
○ BIDDING	
○ CONSTRUCTION	

KEY PLAN

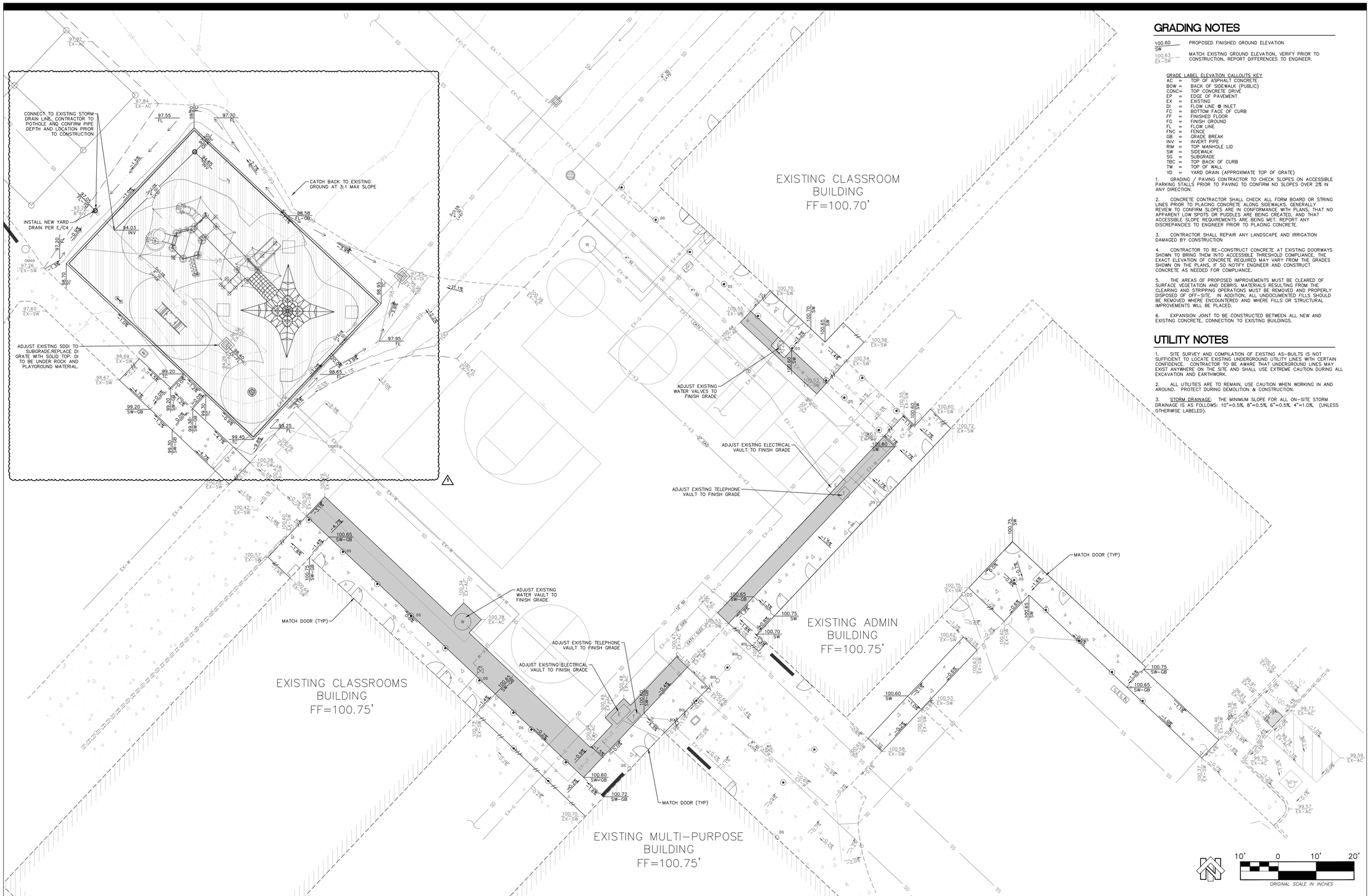
ALUM ROCK UNION ELEMENTARY SCHOOL DISTRICT
2930 GAY AVENUE,
SAN JOSE, CA 95127

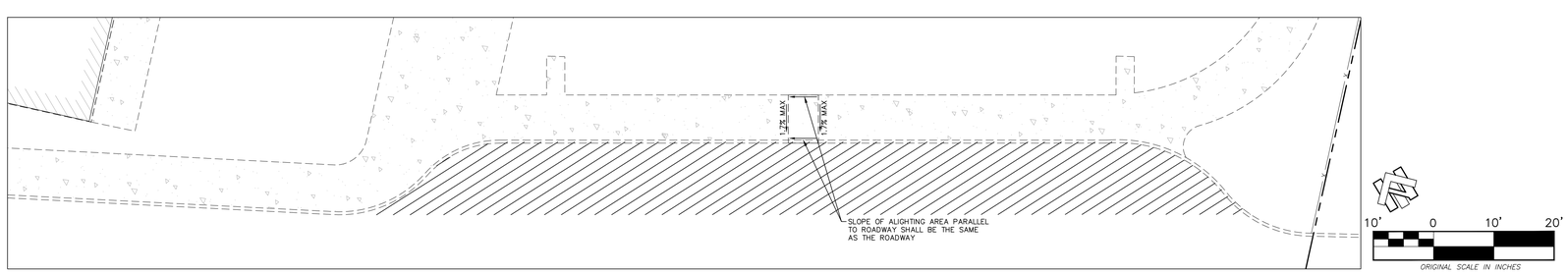
PROJECT STATUS

LUCHA ELEMENTARY SCHOOL:
PLAY STRUCTURE & CODE REQUIRED ADA UPGRADES
1711 E SAN ANTONIO STREET,
SAN JOSE, CA 95116

CIVIL SITE LAYOUT

Date	Project Number
02/26/2024	23013
Application Number	Drawing Number
01-121121	C1
Drawn JMZ	
Author RMS	





GRADING NOTES

100.60 SW — PROPOSED FINISHED GROUND ELEVATION

100.63 EX-SW — MATCH EXISTING GROUND ELEVATION, VERIFY PRIOR TO CONSTRUCTION, REPORT DIFFERENCES TO ENGINEER.

GRADE LABEL ELEVATION CALLOUTS KEY

AC	=	TOP OF ASPHALT CONCRETE
BOW	=	BACK OF SIDEWALK (PUBLIC)
CONC	=	TOP CONCRETE DRIVE
EP	=	EDGE OF PAVEMENT
EX	=	EXISTING
DI	=	FLOW LINE @ INLET
FC	=	BOTTOM FACE OF CURB
FF	=	FINISHED FLOOR
FG	=	FINISH GROUND
FL	=	FLOW LINE
FNC	=	FENCE
GB	=	GRADE BREAK
INV	=	INVERT PIPE
RIM	=	TOP MANHOLE LID
SW	=	SIDEWALK
SG	=	SUBGRADE
TBC	=	TOP BACK OF CURB
TW	=	TOP OF WALL
YD	=	YARD DRAIN (APPROXIMATE TOP OF GRATE)

1. GRADING / PAVING CONTRACTOR TO CHECK SLOPES ON ACCESSIBLE PARKING STALLS PRIOR TO PAVING TO CONFIRM NO SLOPES OVER 2% IN ANY DIRECTION.

2. CONCRETE CONTRACTOR SHALL CHECK ALL FORM BOARD OR STRING LINES PRIOR TO PLACING CONCRETE ALONG SIDEWALKS. GENERALLY REVIEW TO CONFIRM SLOPES ARE IN CONFORMANCE WITH PLANS, THAT NO APPARENT LOW SPOTS OR PUDDLES ARE BEING CREATED, AND THAT ACCESSIBLE SLOPE REQUIREMENTS ARE BEING MET. REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO PLACING CONCRETE.

3. CONTRACTOR SHALL REPAIR ANY LANDSCAPE AND IRRIGATION DAMAGED BY CONSTRUCTION

4. CONTRACTOR TO RE-CONSTRUCT CONCRETE AT EXISTING DOORWAYS SHOWN TO BRING THEM INTO ACCESSIBLE THRESHOLD COMPLIANCE. THE EXACT ELEVATION OF CONCRETE REQUIRED MAY VARY FROM THE GRADES SHOWN ON THE PLANS, IF SO NOTIFY ENGINEER AND CONSTRUCT CONCRETE AS NEEDED FOR COMPLIANCE.

5. THE AREAS OF PROPOSED IMPROVEMENTS MUST BE CLEARED OF SURFACE VEGETATION AND DEBRIS. MATERIALS RESULTING FROM THE CLEARING AND STRIPPING OPERATIONS MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE. IN ADDITION, ALL UNDOCUMENTED FILLS SHOULD BE REMOVED WHERE ENCOUNTERED AND WHERE FILLS OR STRUCTURAL IMPROVEMENTS WILL BE PLACED.

6. EXPANSION JOINT TO BE CONSTRUCTED BETWEEN ALL NEW AND EXISTING CONCRETE, CONNECTION TO EXISTING BUILDINGS.

UTILITY NOTES

1. SITE SURVEY AND COMPILATION OF EXISTING AS-BUILTS IS NOT SUFFICIENT TO LOCATE EXISTING UNDERGROUND UTILITY LINES WITH CERTAIN CONFIDENCE. CONTRACTOR TO BE AWARE THAT UNDERGROUND LINES MAY EXIST ANYWHERE ON THE SITE AND SHALL USE EXTREME CAUTION DURING ALL EXCAVATION AND EARTHWORK.

2. ALL UTILITIES ARE TO REMAIN, USE CAUTION WHEN WORKING IN AND AROUND. PROTECT DURING DEMOLITION & CONSTRUCTION.

3. STORM DRAINAGE: THE MINIMUM SLOPE FOR ALL ON-SITE STORM DRAINAGE IS AS FOLLOWS: 10"=0.5%, 8"=0.5%, 6"=0.5%, 4"=1.0%, (UNLESS OTHERWISE LABELED).

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REVISION HISTORY

NO	REMARKS	DATE
1		05/09/2025

DRAWING STATUS

	DATE
● DSA PLAN CHECK	02/26/2024
○ DSA BACK CHECK	
○ BIDDING	
○ CONSTRUCTION	

KEY PLAN

ALUM ROCK UNION ELEMENTARY SCHOOL DISTRICT
2930 GAY AVENUE,
SAN JOSE, CA 95127

PROJECT STATUS

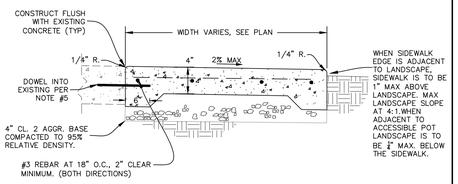
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SAN JOSE, CA 95116

CIVIL SITE GRADING AND UTILITY

Date 02/26/2024	Project Number 23013
Application Number 01-121121	Drawing Number C3
Drawn JMZ	
Author RMS	

A TYPICAL CONCRETE SIDEWALK

NOT TO SCALE

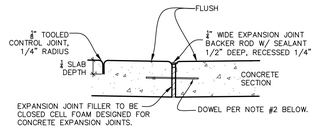


NOTES:

1. THICKEN ALL EDGES OF CONCRETE SIDEWALKS AN EXTRA 2" FOR A MIN OF 6".
2. INSTALL SCORE AND EXPANSION JOINTS PER PLANS
3. LONGITUDINAL SLOPE NOT TO EXCEED 5%, TRANSVERSE SLOPE NOT TO EXCEED 2% IN PLAZA AREAS ALL SLOPES SHALL BE LESS THAN 2%.
4. CONCRETE HAVE MINIMUM DESIGN STRENGTH OF 2,500 PSI WITH HISTORY OF REACHING 4,000 PSI @ 28 DAYS. STRENGTH IS FOR DURABILITY, NO TESTING REQUIRED.
5. WHEN CONSTRUCTED ADJACENT TO EXISTING CONCRETE SIDEWALK DRILL AND DOWEL @ 24" O.C. WITH 12" LONG #4 SMOOTH DOWELS, EQUAL EMBEDMENT.
6. APPLY A MEDIUM BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL.

B EXPANSION & CONTROL JOINTS

NOT TO SCALE

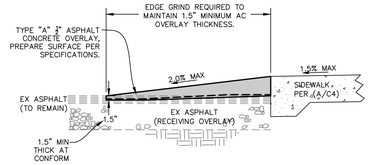


NOTES:

1. EXPANSION JOINT SHALL BE CLEAN AND DRY PRIOR TO INSTALLING BACKER ROD AND JOINT SEALANT.
2. ALL COLD AND EXPANSION JOINTS, INCLUDING CONNECTIONS TO EXISTING SIDEWALKS, SHALL BE DOWLED @ 24" O.C. WITH 12" LONG #4 SMOOTH DOWELS, EQUAL EMBEDMENT.
3. CONTROL JOINTS SHALL BE SPACED EVENLY NOT TO EXCEED WIDTH OF SIDEWALK.
4. INSTALL SCORE AND EXPANSION JOINTS PER ARCH PLANS. IF NONE SHOWN CONTRACTOR TO SUBMIT SHOP DRAWING OF PROPOSED JOINTS FOR APPROVAL.

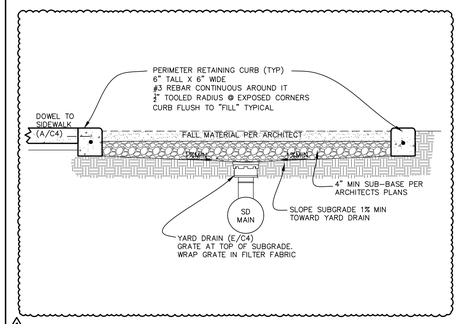
C TYPICAL ASPHALT CONFORM

NOT TO SCALE



D PLAYGROUND DETAIL

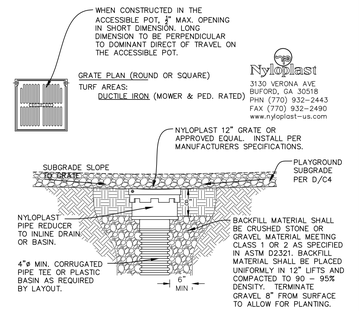
NOT TO SCALE



1

E TYPICAL YARD DRAIN

NOT TO SCALE



F TYPICAL STORM DRAIN TRENCH

NOT TO SCALE

NOTES:

1. FOR JOINT TRENCHES SEPARATE LINES BY 12" MIN. HORIZONTAL OR VERTICAL. WHEN CROSSING LINES SEPARATE BY 12" MINIMUM.
2. SEWER & STORM WATER ARE NOT TO BE RUN IN JOINT TRENCHES. MAINTAIN 5' MINIMUM SEPARATION TO OTHER UTILITIES (TYPICAL)

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NO.	REMARKS	DATE
1		05/09/2025

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	DATE
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○ DSA BACK CHECK	
○ BIDDING	
○ CONSTRUCTION	

KEY PLAN

ALUM ROCK UNION ELEMENTARY SCHOOL DISTRICT

2930 GAY AVENUE,
SAN JOSE, CA 95127

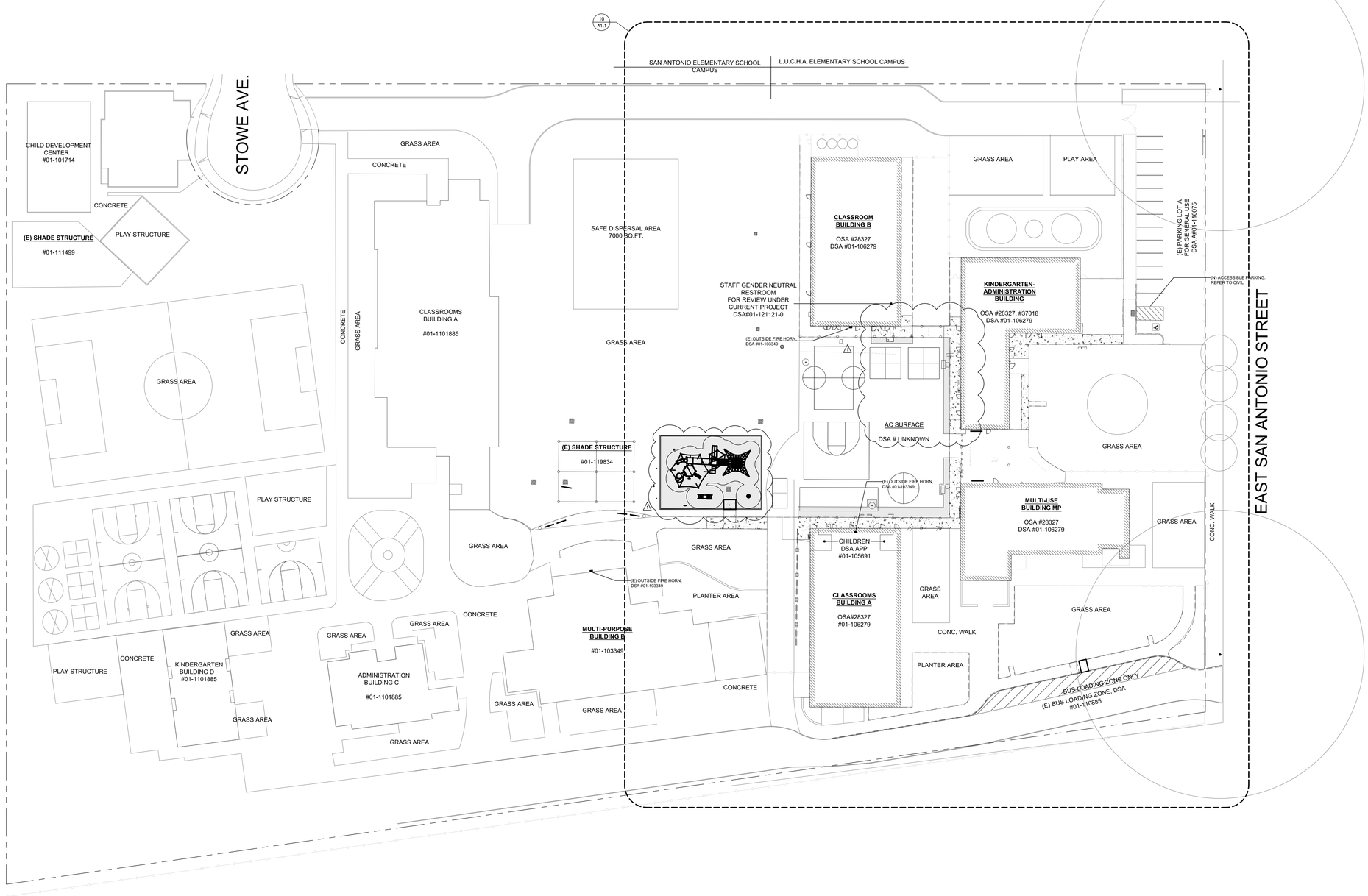
PROJECT STATUS

LUCHA ELEMENTARY SCHOOL:

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CIVIL SITE DETAILS

Date	Project Number
02/26/2024	23013
Application Number	Drawing Number
01-121121	C4
Drawn JMZ	
Author RMS	



SITE PLAN OVERALL | 1" =30'-0" | 10

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1	ADDENDUM 1	05/09/25

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	CONSTRUCTION

KEY PLAN

ALUM ROCK UNION ELEMENTARY SCHOOL DISTRICT

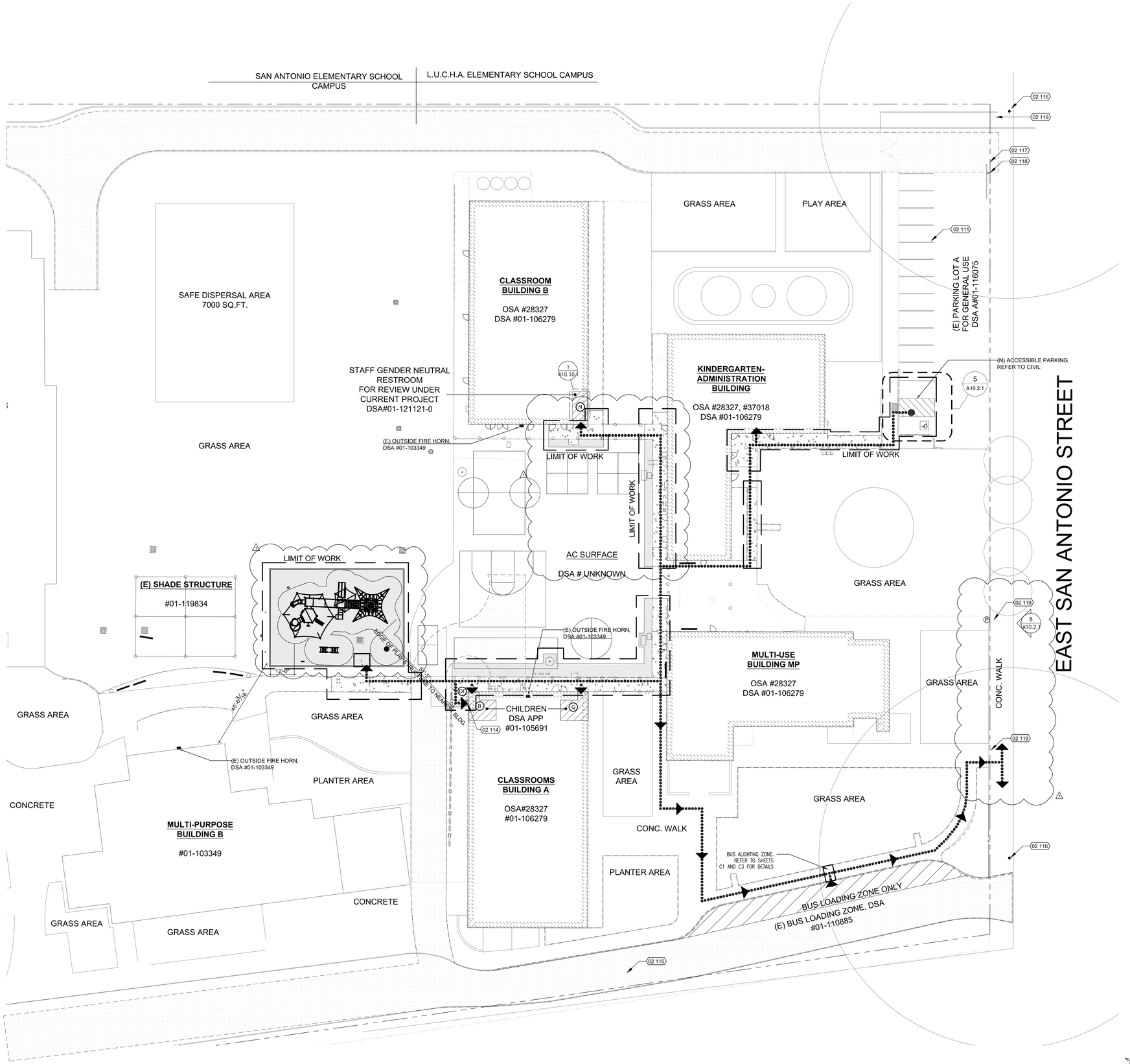
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PROJECT STATUS

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SITE PLAN OVERALL

Date	07/27/2023
Project Number	23013
Application Number	01-121121
Drawing Number	A1.0
Drawn	KT
Author	DH



SITE PLAN OVERALL | 1" = 20'-0" | 10

KEY NOTES

NUMBER	NOTE
02 111	(E) PARKING LOT TO BE RESTRIPED
02 114	(E) ACCESSIBLE DRINKING FOUNTAIN. DSA A#01-105691
02 115	(E) FIRE LANE, DSA A#01-110885
02 116	(E) FIRE HYDRANT
02 117	(E) VEHICULAR SLIDING GATE
02 118	(E) FENCE MOUNTED TOW AWAY SIGN TO BE REMOVE AND REPLACED. REFER TO 7/A10.2.1
02 119	(E) MAN GATE AND FENCE

ACCESSIBLE PARKING

BASED ON 2022 CBC TABLE 11B-208.2 "PARKING SPACES"

STANDARD PARKING PROVIDED:	**13 STALLS**
ACCESSIBLE PARKING PROVIDED:	**1 VAN STALL**
TOTAL PARKING PROVIDED:	**14 STALLS**

BICYCLE STORAGE CALCS

BASED ON 2022 CAL GREEN BUILDING STANDARDS CODE SECTION 5.106.4.2 BICYCLE PARKING [DSA-SS]

N/A - NO NEW BUILDINGS

ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLANS IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAXIMUM SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAXIMUM AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR 6'-0" HIGH TEMPORARY CONSTRUCTION BARRIER WITH VISION SCREEN AT STAGING, STORAGE AND CONSTRUCTIONS AREA WITH SIGNAGE EVERY 20'-0" TO WARN STUDENTS OF CONSTRUCTION AREA.
2. CONTRACTOR TO BRING IN OFFICE TRAILER TO CONSTRUCTION AREA.
3. CONTRACTOR SHALL ACCESS THE SITE FROM EAST SAN ANTONIO STREET, ANY DAMAGE TO FIRE LANE WILL BE AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR TO REPAIR BACK TO EXISTING CONDITIONS ALL LAYDOWN AREAS AT THE END OF CONSTRUCTION, THIS INCLUDES LANDSCAPE AREAS AND ANY BROKEN SPRINKLERS, VALVE BOXES, CONCRETE, ASPHALT, ETC.
5. CONTRACTOR SHALL REPLACE, RECONSTRUCT AND REPAIR ALL EXISTING WORK THAT IS IMPACTED, DAMAGED, OR DESTROYED AS A RESULT F ANY CONTRACTOR WORK INCLUDING, BUT NO LIMITED TO, HARDSCAPING, SIDEWALKS, IRRIGATION SYSTEMS, LANDSCAPING, LAWNS, STRUCTURES, AND UTILITIES - ALL TO THE SATISFACTION OF THE DISTRICT.
6. WHERE ASPHALT OR CONCRETE IS BEING REPATCHED, CONTRACTOR SHALL PROVIDE EVEN AND STRAIGHT LINE CUTS WITH 2-FOOT STRAIGHT SLURRY SEAL SURFACE PATCH ON BOTH SIDES OF CUT.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AN TRENCHING ON SITE TO AVOID EXISTING DUCTS, PIPING OR CONDUITS, ETC., AND TO PREVENT HAZARDS TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHERE OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
8. GATES IN PATH OF TRAVEL SHALL COMPLY WITH EXIT DOOR REQUIREMENTS WITH PROPER LEVER HARDWARE AND KICK PLATES.

LEGEND

- (E)BUILDING, NOT UNDER SCOPE OF WORK
- 20'-0" WIDE MINIMUM CLEAR FIRE ACCESS LANE, DSA #01-110885
- ACCESSIBLE BATHROOM FACILITIES:
  - (W) WOMENS (ADULT)
  - (M) MENS (ADULT)
  - (G) GIRLS (5 - 8)
  - (B) BOYS (5 - 8)
  - (N) ALL GENDER (ADULT)
  - (DF) DRINKING FOUNTAIN
- CONCRETE WALK, SEE CIVIL DWGS
- PATH OF EGRESS/ACCESSIBLE PATH OF TRAVEL, SEE DEFINITION ON THIS SHEET
- (E)PROPERTY LINE
- LIMIT OF WORK
- (E) FENCE & GATES
- FIRE HYDRANT
- LOCATION OF ACCESSIBLE EXTERIOR EXIT DOORS, ENTRANCES, AND EGRESS

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REVISION HISTORY

NO.	REMARKS	DATE
1	ADDENDUM 1	05/09/25

DRAWING STATUS

	DATE
DSA PLAN CHECK	
DSA BACK CHECK	
BIDDING	
CONSTRUCTION	

KEY PLAN

ALUM ROCK UNION ELEMENTARY SCHOOL DISTRICT

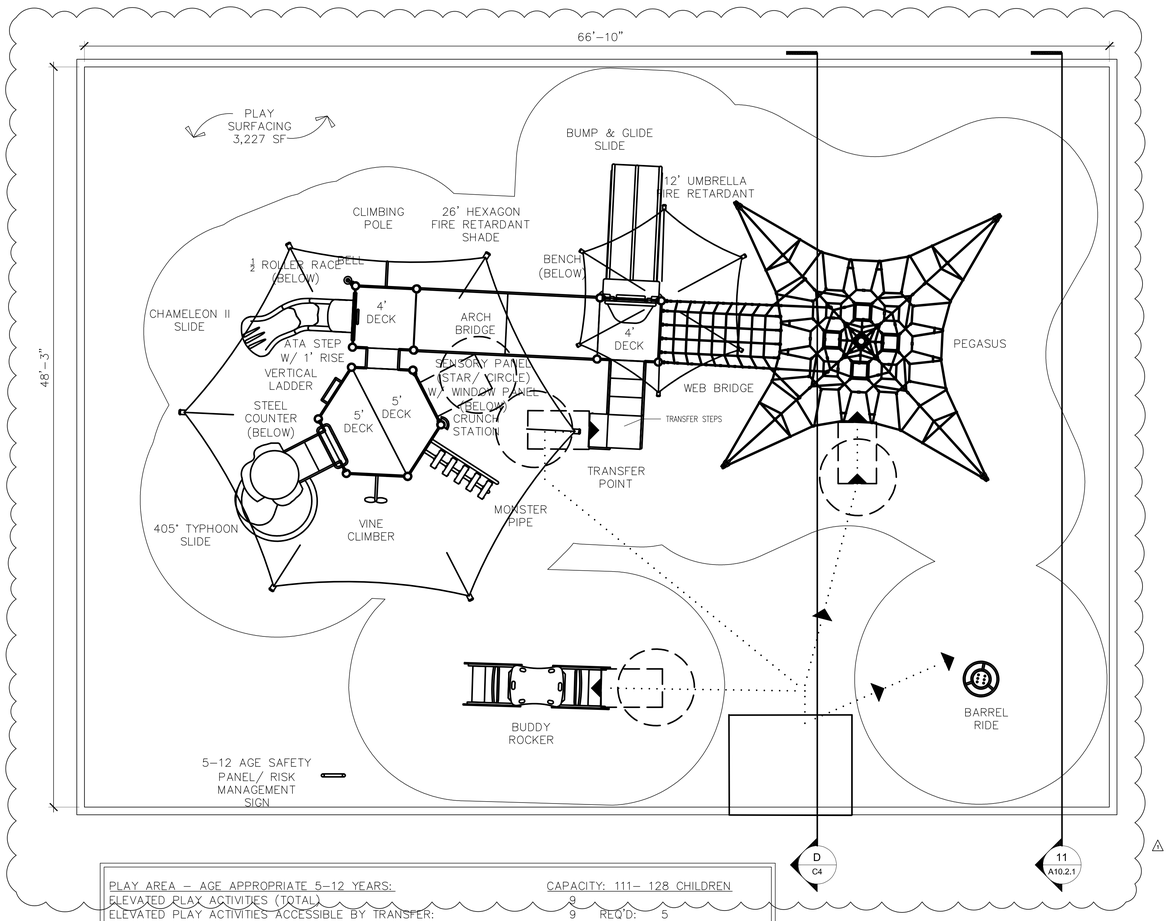
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PROJECT STATUS

L.U.C.H.A.ELEMENTARY SCHOOL:
PLAY, SHADE AND PC SHADE STRUCTURE & CODE REQUIRED ACCESSIBILITY UPGRADES
1711 E SAN ANTONIO STREET,
SAN JOSE, CA 95116

ENLARGED SITE PLAN

Date	Project Number
07/27/2023	23013
Application Number	Drawing Number
01-121121	A1.1
Drawn KT	
Author DH	



PLAY AREA – AGE APPROPRIATE 5–12 YEARS:	CAPACITY: 111– 128 CHILDREN
ELEVATED PLAY ACTIVITIES (TOTAL):	8
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER:	9 REQ'D: 5
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP:	0 REQ'D: 0
GROUND LEVEL ACTIVITY TYPE:	7 REQ'D: 3
GROUND LEVEL ACTIVITY QUANTITY:	9 REQ'D 3

NOTES:
1. TRANSFER POINTS SHALL DEMONSTRATE COMPLIANCE WITH 11B–1008.3 (LEVEL SURFACE AND SIZE 14" DEEP MIN X 24" WIDE MIN, HEIGHT 11" – 18", TRANSFER SPACE PER 11B–305.2 & 11b–305.3 ADJACENT, MEANS SUPPORT FOR TRANSFER PROVIDED.
2. TRANSFER STEPS TO BE STRIPED PER 11B–504.4.1. LEVEL SURFACES 14" DEEP MIN X 24" WIDE MIN, 8" HIGH MAX, MEANS OF SUPPORT, STRIPING. PER 11B–1008.3.2.
3. USE ZONES FINISH SURFACE OF PLAYGROUND COMPLIES WITH ASTM F1292–99.
4. GROUND SURFACING COMPLIES WITH ASTM 1951–99
5. PLAYGROUND EQUIPMENT SHALL COMPLY WITH ASTM F1487–98.
6. THIS PLAY AREA MEETS CBC SECTION 11B–1008.
7. ALL STRUCTURES COMPLY TO COMPLY WITH 80" VERTICAL CLEARANCE WHERE REQUIRED PER 11B–1008.2.
8. ALL ENTRY POINTS AND SEATS TO COMPLY WITH 11B–1008.4.4

CRITICAL FALL HEIGHT : 6'–02"
SITE AREA: SF 3,227
LF 231'–0"
DRAWN BY: CG

PLAY AREAS 11B-240.
PG1) WHERE SEPARATE PLAY AREAS ARE PROVIDED FOR SPECIFIC AGE GROUPS, EACH PLAY AREA SHALL COMPLY WITH CBC SECTION 11B-240.
PG2) IDENTIFY ALL GROUND LEVEL AND ELEVATED PLAY COMPONENTS. PROVIDE AND IDENTIFY ACCESSIBLE GROUND LEVEL AND ELEVATED PLAY COMPONENTS PER CBC SECTION 11B-240.2 AND TABLE 11B-240.2.1.2.
PG3) PROVIDE ACCESSIBLE ROUTES TO ALL ACCESSIBLE PLAY COMPONENTS PER CBC SECTION 11B-1008.2.AND CBC SECTION 11B-1008.2.4. TRANSFER SYSTEMS MAY BE USED PER CBC SECTION 11B-1008.2.1 EXCEPTIONS.
PG4) RAMPS CONNECTING PLAY COMPONENTS SHALL COMPLY WITH CBC SECTION 11B-1008.2.5
PG5) TRANSFER PLATFORMS FOR TRANSFER FROM WHEELCHAIRS OR OTHER MOBILITY AIDS SHALL COMPLY WITH CBC SECTION 11B-1008.3.1.
PG6) TRANSFER STEPS FOR MOVEMENT FROM TRANSFER PLATFORMS TO LEVELS WITH ELEVATED PLAY COMPONENTS SHALL COMPLY WITH CBC SECTION 11B-1008.3.2
PG7) SHOW A CLEAR FLOOR OR GROUND SPACE PER CBC SECTION 1008.4.2 AND A TURNING SPACE PER CBC SECTIONS 11B-1008.4.1 FOR ALL GROUND LEVEL PLAY COMPONENTS ON AN ACCESSIBLE ROUTE AND FOR ALL ELEVATED PLAY COMPONENTS CONNECTED BY RAMPS.
PG8) GROUND SURFACES ON ACCESSIBLE ROUTES, CLEAR FLOOR OR GROUND SPACES, AND TURNING SPACES SHALL COMPLY WITH CBC SECTION 11B-1008.2.6: FOR ACCESSIBILITY: GROUND SURFACES SHALL COMPLY WITH ASTM F 1951 AND SHALL BE INSPECTED AND MAINTAINED REGULARLY AND FREQUENTLY TO ENSURE CONTINUED COMPLIANCE. IDENTIFY GROUND SURFACES LOCATED WITHIN USE ZONES. GROUND SURFACES WITHIN USE ZONES SHALL COMPLY WITH ASTM F 1292.

CBC CHAPTER 2 DEFINITIONS:
"ELEVATED PLAY COMPONENT" A PLAY COMPONENT THAT IS APPROACHED ABOVE OR BELOW GRADE AND THAT IS PART OF A COMPOSITE PLAY STRUCTURE CONSISTING OF TWO OR MORE PLAY COMPONENTS ATTACHED OR FUNCTIONALLY LINKED TO CREATE AN INTEGRATED UNIT PROVIDING MORE THAN ONE PLAY ACTIVITY.
"GROUND LEVEL PLAY COMPONENT" A PLAY COMPONENT THAT IS APPROACHED AND EXITED AT THE GROUND LEVEL.

DSA REVIEW IS NOT REQUIRED FOR ALL PLAY STRUCTURES.

N

ENLARGED SITE PLAN 1/4" = 1'-0" 15

LEGEND

1. WEBSCAPE PEGASUS ACTIVITY NET – MODEL #4424
2. WEB BRIDGE – MODEL NUMBER 714–614–4
3. PLAYSTRUCTURE: SQUARE DECK – MODEL #714–502–9
   HEPTAGON DECK – MODEL #714–517–9
   SHADE STRUCTURES (NO LARGER THAN 250 SF) –#714–862–4
   #714–862–7
4. BUDDY ROCKER – MODEL #6–8–6
5. RISK MANAGEMENT SIGN – MODEL #787
6. HAGS SOLO – PIROUETTE – MODEL #593U201
7. HOW TALL RU PANEL – MODEL #714–633
8. CHAMELEON II SLIDE SYSTEM – MODEL #714–670
9. CHAMELEON II SPIRAL SLIDE – MODEL #714–670–8L
10. WIGGLY WORM CLIMBER – MODEL #714–974–8
11. STAIR (ADA) 2'–0" RISE BETWEEN DECKS – MODEL #714–959–49
12. VERTIGO CARGO CLIMBER – MODEL #714–844–4

NOTE:

MODEL NUMBERS LISTED ARE BY MIRACLE PLAYSYSTEMS. EQUIVALENT PRODUCTS MAY BE SUBMITTED FOR REVIEW PER SPECIFICATION SECTION 02880
ALL PLAY STRUCTURE COMPONENTS OFCI.

LEGEND

30 X 48 CLEAR SPACE

5'-0" DIAMETER CLEAR WHEEL CHAIR TURNING RADIUS

ACCESSIBLE PATH OF TRAVEL. SEE DEFINITION ON THIS SHEET

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LICENSED ARCHITECT BRYAN P. WHITMORE No. C 30345 Ren. 9/30/25 STATE OF CALIFORNIA DATE SIGNED: 04/28/2025	

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DRAWING STATUS

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KEY PLAN

ALUM ROCK UNION ELEMENTARY SCHOOL DISTRICT

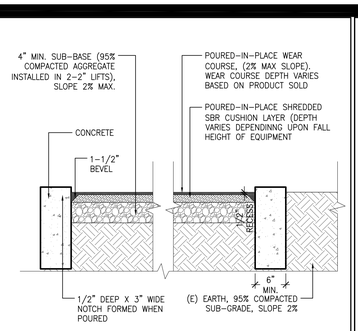
2930 GAY AVENUE,
SAN JOSE, CA 95127

PROJECT STATUS

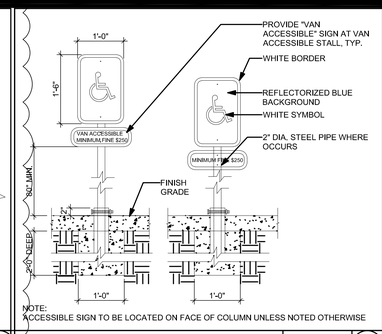
L.U.C.H.A.ELEMENTARY SCHOOL:
PLAY, SHADE AND PC SHADE STRUCTURE & CODE REQUIRED ACCESSIBILITY UPGRADES
1711 E SAN ANTONIO STREET,
SAN JOSE, CA 95116

ENLARGED PLAY STRUCTURE PLAN

Date 07/27/2023	Project Number 23013
Application Number 01-121121	Drawing Number A1.2
Drawn KT	
Author DH	

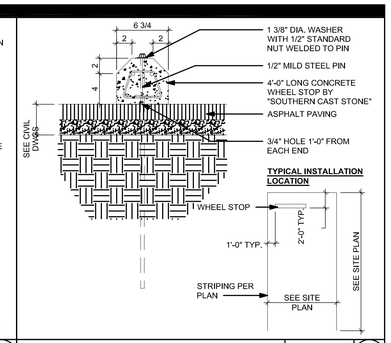


PLAY SURFACE | 1" = 1'-0" | 11

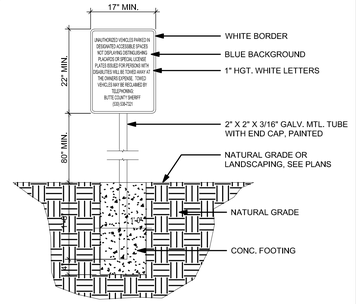


NOTE:
ACCESSIBLE SIGN TO BE LOCATED ON FACE OF COLUMN UNLESS NOTED OTHERWISE

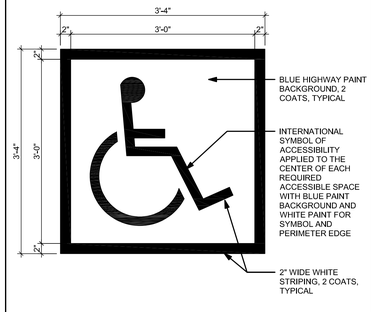
ACCESSIBLE STALL SIGNAGE | 3/4" = 1'-0" | 6



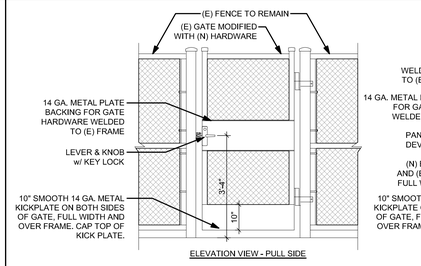
WHEEL STOP | 1 1/2" = 1'-0" | 1



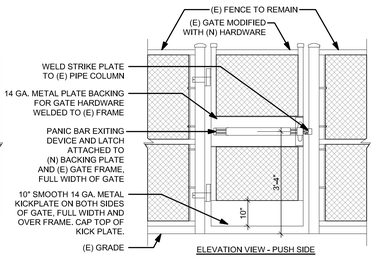
TOW AWAY SIGN | 3/4" = 1'-0" | 7



INTERNATIONAL SYMBOL OF ACCESSIBILITY | 1" = 1'-0" | 2



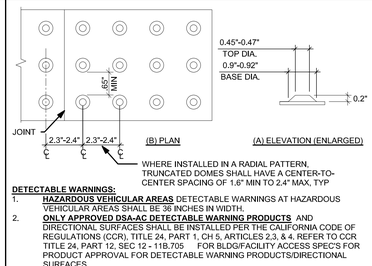
ELEVATION VIEW - PULL SIDE



ELEVATION VIEW - PUSH SIDE

NOTES:
1. GRIND SMOOTH ALL WELDED JOINTS
2. ANY CAVITIES CREATED BY ADDING HTE KICK PLATE SHALL BE CAPPED PER CBC 11B-404.2.10
3. SEE DETAIL 7/A10.2.1 FOR ADDITIONAL INFORMATION ON GATE HARDWARE.

(E) SINGLE GATE | 1/2" = 1'-0" | 8



DETECTABLE WARNINGS:

1. **HAZARDOUS VEHICULAR AREAS** DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS SHALL BE 36 INCHES IN WIDTH.
2. **ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS** AND DIRECTIONAL SURFACES SHALL BE INSTALLED PER THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 1, CH 5, ARTICLES 2,3, & 4. REFER TO CCR TITLE 24, PART 12, SEC 12 - 11B.705 FOR BLDG/FACILITY ACCESS SPEC'S FOR PRODUCT APPROVAL FOR DETECTABLE WARNING PRODUCTS/DIRECTIONAL SURFACES.
3. **COLOR AND CONTRAST** THE MAT'L USED TO PROVIDE VISUAL CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE. WARNING SURFACES SHALL BE YELLOW AND APPROX. FS 33538 OF FEDERAL STD 595C OR SHALL PROVIDE A 70% MIN VISUAL CONTRAST W/ ADJ. WALKING SURFACES. (HAZARDOUS VEHICULAR AREAS SHALL ONLY ALLOW YELLOW, LISTED ABOVE)

TRUCTICAL DOMES | 1/4" = 1'-0" | 3

HARDWARE:
P PANIC - SEE ALSO CODE ANALYSIS PLAN

FOR SPECIFIC FINISHES REFER TO MATERIAL LEGEND ON ROOM FINISH SCHEDULE SHEET.

NOTE:
ALL GATES TO HAVE ROCKWOOD 468-RKW DOOR STOP INSTALLED

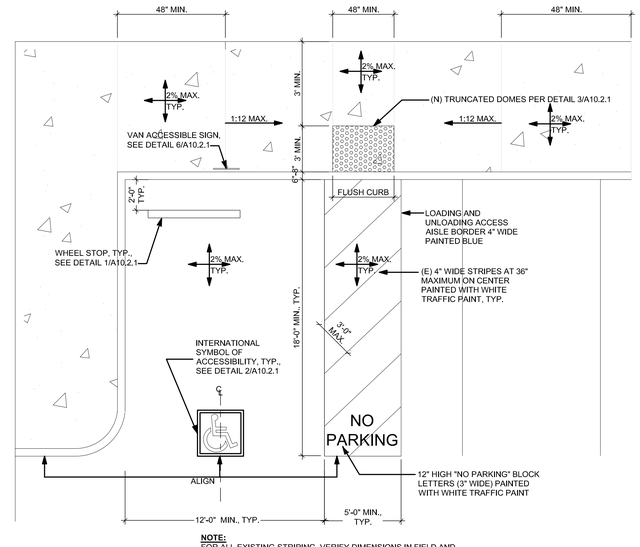
MANUFACTURERS ABBREVIATIONS (MFR.)

BES =	BEST	CYLINDERS	
VON =	VON DUPRIN	EXIT DEVICES	

HARDWARE GROUP NO.01

1 EA PANIC HARDWARE	CDSI-PA-AX-99-L-KC-06-WH	626	VON
2 EA CYLINDER/CORES	FURNISHED BY BEST	626	

BALANCE OF HARDWARE BY GATE FABRICATOR



NOTE:
FOR ALL EXISTING STRIPING, VERIFY DIMENSIONS IN FIELD AND REVISE AS NECESSARY TO ACHIEVE REQUIRED DIMENSIONS

ENLARGED PLANS - (N) ACCESSIBLE PARKING | 1/4" = 1'-0" | 5

DSA STAMP

STUDIO W ARCHITECTS

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Sacramento, California 95811
[T] 916.254.5600
www.StudioW-Architects.com

ARCHITECT	ENGINEER

LICENSED ARCHITECT BRYAN P WHITMORE No. C 30345 Ren. 9/30/25 STATE OF CALIFORNIA
DATE SIGNED / INITIATED

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REVISION HISTORY

NO.	REMARKS	DATE
1	ADDENDUM 1	05/09/25

DRAWING STATUS

DATE
- DSA PLAN CHECK
- DSA BACK CHECK
- BIDDING
- CONSTRUCTION

KEY PLAN

ALUM ROCK UNION ELEMENTARY SCHOOL DISTRICT

2930 GAY AVENUE,
SAN JOSE, CA 95127

PROJECT STATUS

L.U.C.H.A.ELEMENTARY SCHOOL:
PLAY, SHADE AND PC SHADE STRUCTURE & CODE REQUIRED ACCESSIBILITY UPGRADES
1711 E SAN ANTONIO STREET,
SAN JOSE, CA 95116

SITE DETAILS

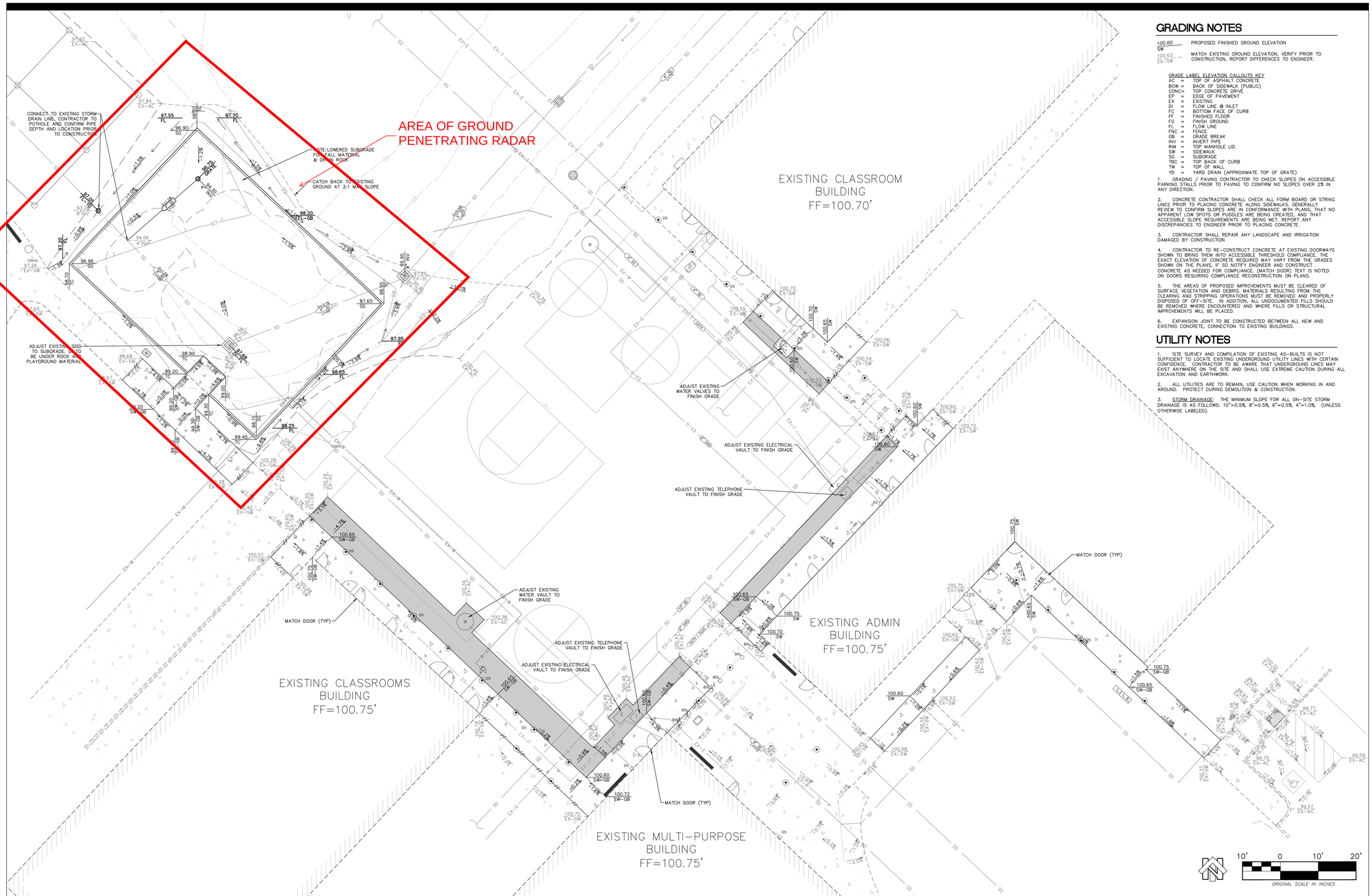
Date	Project Number
07/27/2023	23013
Application Number	Drawing Number
01-121121	A10.2.1
Drawn KT	
Author DH	

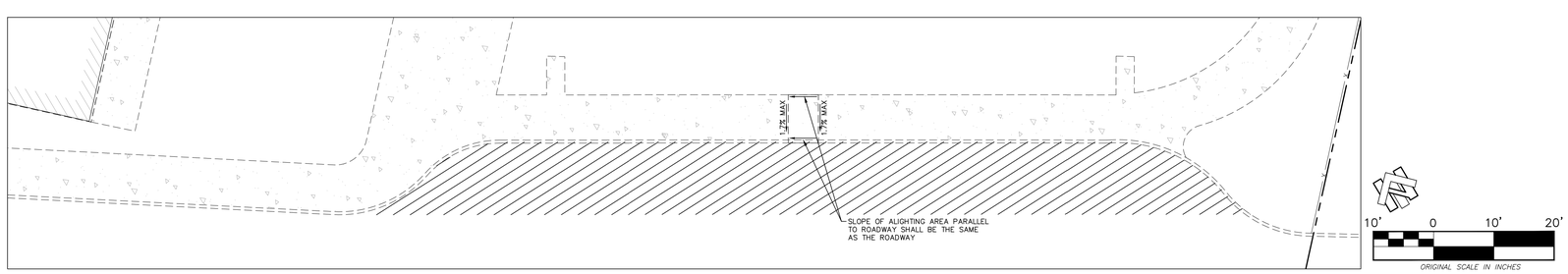
Lucha Play Structure Sitework

Mandatory Pre-bid Walk Sign in Sheet

2025-05-09

Name	Company	Phone	Email
Horacio Fuentes	G & G Builders Inc	(408)687-7251	horaciogybuildersinc.com
Sami Samim	California Plus Engineering	(408)821-7168	Bid@cpeinc.us
Jazmin Reyes	California Plus Engineering	6503096482	Bid@cpeinc.us
Maria Jarcia	S&H Construction, Inc	9259173160	mariajshca@yahoo.com
Naim Shams	Zoleman C. Inc	916-420-3153	naim@zoleman.com
Poonam	Dynasel USA	408-917-9524	Poonam@DynaselUSA.com





GRADING NOTES

100.60 SW — PROPOSED FINISHED GROUND ELEVATION

100.63 EX-SW — MATCH EXISTING GROUND ELEVATION, VERIFY PRIOR TO CONSTRUCTION, REPORT DIFFERENCES TO ENGINEER.

GRADE LABEL ELEVATION CALLOUTS KEY

AC	=	TOP OF ASPHALT CONCRETE
BOW	=	BACK OF SIDEWALK (PUBLIC)
CONC	=	TOP CONCRETE DRIVE
EP	=	EDGE OF PAVEMENT
EX	=	EXISTING
DI	=	FLOW LINE @ INLET
FC	=	BOTTOM FACE OF CURB
FF	=	FINISHED FLOOR
FG	=	FINISH GROUND
FL	=	FLOW LINE
FNC	=	FENCE
GB	=	GRADE BREAK
INV	=	INVERT PIPE
RIM	=	TOP MANHOLE LID
SW	=	SIDEWALK
SG	=	SUBGRADE
TBC	=	TOP BACK OF CURB
TW	=	TOP OF WALL
YD	=	YARD DRAIN (APPROXIMATE TOP OF GRATE)

1. GRADING / PAVING CONTRACTOR TO CHECK SLOPES ON ACCESSIBLE PARKING STALLS PRIOR TO PAVING TO CONFIRM NO SLOPES OVER 2% IN ANY DIRECTION.

2. CONCRETE CONTRACTOR SHALL CHECK ALL FORM BOARD OR STRING LINES PRIOR TO PLACING CONCRETE ALONG SIDEWALKS. GENERALLY REVIEW TO CONFIRM SLOPES ARE IN CONFORMANCE WITH PLANS, THAT NO APPARENT LOW SPOTS OR PUDDLES ARE BEING CREATED, AND THAT ACCESSIBLE SLOPE REQUIREMENTS ARE BEING MET. REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO PLACING CONCRETE.

3. CONTRACTOR SHALL REPAIR ANY LANDSCAPE AND IRRIGATION DAMAGED BY CONSTRUCTION

4. CONTRACTOR TO RE-CONSTRUCT CONCRETE AT EXISTING DOORWAYS SHOWN TO BRING THEM INTO ACCESSIBLE THRESHOLD COMPLIANCE. THE EXACT ELEVATION OF CONCRETE REQUIRED MAY VARY FROM THE GRADES SHOWN ON THE PLANS, IF SO NOTIFY ENGINEER AND CONSTRUCT CONCRETE AS NEEDED FOR COMPLIANCE. (MATCH DOOR) TEXT IS NOTED ON DOORS REQUIRING COMPLIANCE RECONSTRUCTION ON PLANS.

5. THE AREAS OF PROPOSED IMPROVEMENTS MUST BE CLEARED OF SURFACE VEGETATION AND DEBRIS. MATERIALS RESULTING FROM THE CLEARING AND STRIPPING OPERATIONS MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE. IN ADDITION, ALL UNDOCUMENTED FILLS SHOULD BE REMOVED WHERE ENCOUNTERED AND WHERE FILLS OR STRUCTURAL IMPROVEMENTS WILL BE PLACED.

6. EXPANSION JOINT TO BE CONSTRUCTED BETWEEN ALL NEW AND EXISTING CONCRETE, CONNECTION TO EXISTING BUILDINGS.

UTILITY NOTES

1. SITE SURVEY AND COMPILATION OF EXISTING AS-BUILTS IS NOT SUFFICIENT TO LOCATE EXISTING UNDERGROUND UTILITY LINES WITH CERTAIN CONFIDENCE. CONTRACTOR TO BE AWARE THAT UNDERGROUND LINES MAY EXIST ANYWHERE ON THE SITE AND SHALL USE EXTREME CAUTION DURING ALL EXCAVATION AND EARTHWORK.

2. ALL UTILITIES ARE TO REMAIN, USE CAUTION WHEN WORKING IN AND AROUND. PROTECT DURING DEMOLITION & CONSTRUCTION.

3. STORM DRAINAGE: THE MINIMUM SLOPE FOR ALL ON-SITE STORM DRAINAGE IS AS FOLLOWS: 10"=0.5%, 8"=0.5%, 6"=0.5%, 4"=1.0%, (UNLESS OTHERWISE LABELED).

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-121121 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 7/8/2024

STUDIO W ARCHITECTS

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111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
PHONE: (530) 893-1600 www.NorthStarAE.com

ARCHITECT	ENGINEER
LICENSED ARCHITECT BRYAN P. WHITMORE No. C 30345 Ren. 9/30/25 STATE OF CALIFORNIA	REGISTERED PROFESSIONAL ENGINEER ROSS M. MORGAN-SIMMONS No. 68511 CIVIL STATE OF CALIFORNIA

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REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

	DATE
● DSA PLAN CHECK	02/26/2024
○ DSA BACK CHECK	
○ BIDDING	
○ CONSTRUCTION	

KEY PLAN

ALUM ROCK UNION ELEMENTARY SCHOOL DISTRICT

2930 GAY AVENUE,
SAN JOSE, CA 95127

PROJECT STATUS

LUCHA ELEMENTARY SCHOOL:
PLAY STRUCTURE & CODE REQUIRED ADA UPGRADES
1711 E SAN ANTONIO STREET,
SAN JOSE, CA 95116

CIVIL SITE GRADING AND UTILITY

Date 02/26/2024	Project Number 23013
Application Number 01-121121	Drawing Number C3
Drawn JMZ	
Author RMS	

JOB SUMMARY REPORT

Order Number:	Work Order #769657	**Job Date:**	Apr 8, 2025 12:52:00 PM
Customer:	152154 STUDIO W ARCHITECTS	**Billing Address:**	STUDIO W ARCHITECTS 111 North Market Street, Unit 710 San Jose CA 95113 United States

JOB DETAILS

Jobsite Location	1711 East San Antonio Street, San Jose, California, 95116
Work Order Number	Work Order #769657
Job Number	
PO Number	

GPRS Project Manager: James Turrentine

Thank you for using GPRS on your project. We appreciate the opportunity to work with you. If you have questions regarding the results of this scanning, please contact the lead GPRS project manager on this project.

EQUIPMENT USED

The following equipment was used on this project:

- **Underground GPR Antenna:** This GPR Antenna uses frequencies ranging from 250 MHz to 450 MHz and is mounted in a stroller frame that rolls over the surface. Data is displayed on a screen and marked in the field in real time. The surface needs to be reasonably smooth and unobstructed to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the efficacy of GPR. The total effective scan depth can be as much as 8’ or more with this antenna but can vary widely depending on the soil conditions and composition. Some soil types, such as clay, may limit maximum depths to 3’ or less. As depth increases, targets must be larger to be detected, and non-metallic targets can be challenging to locate. The depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: Link
- **EM Pipe Locator:** Electromagnetic Pipe and Cable Locator. Detects electromagnetic fields. Used to actively trace conductive pipes and tracer wires, or passively detect power and radio signals traveling along conductive pipes and utilities. For more information, please visit: Link
- **GPS:** This handheld unit offers accuracy down to 4 inches; however, the accuracy achieved will depend on the satellite environment at the time of collection and is not considered survey-grade. Features can be collected as points, lines, or areas and then exported as a KML/KMZ or overlaid on a CAD drawing. For more information, please visit: Link

JOB SUMMARY REPORT

WORK PERFORMED

UNDERGROUND UTILITY	
Client Provided Drawings	No
Client completed 811 locate request	No
Scope of Work	Scan for underground utilities in a small section of the grass area
Approximate GPR Effective Depth (ft)	1.5
Utilities Located	- Electric - Storm Sewer - Irrigation
Utilities NOT Located	- Communication - Natural Gas - Water - Fiber Optic - Sanitary Sewer
Details on Non-locatable Utilities	No water, gas in sight
Limitations Encountered	- Surface too rough - Soil conditions not suitable for GPR at time of scanning - RF interference
Obstructions Encountered	Grass was tall and wet and unable to get a good read with the GPR cart
Marking Medium	- Spray Paint
Results Notes	Scanned and marked all findings in the area per the proposal. Marked all findings on the surface using spray paint. Maximum GPR depths were between 1 and 1.5 Feet. Due to the grass being high and wet it was hard for the cart to get a good reading on the grass part and due to the rebar in the concrete made it hard to get a good reading. GPRS recommends to hang auger to 5 FT. GPRS found evidence of Electric, Storm, Irrigation on site. Site specific info/limitations are that grass was high and wet and unable to get the GPR cart in the grass to get a good reading. Please note there are some items that may not carry a EM signal and are not conductive, such as: plastic/PVC pipes, concrete pipes, clay pipes, asbestos pipes...etc. If GPRS cannot see these items with GPR and an item cannot carry or produce a EM signal these items are undetectable. GPRS recommends to refrain from excavating within 2 feet from any marked lines. Exercise caution during digging activities and, whenever feasible, deactivate lines in the area. GPRS recommends verification of depth, location, size, and line type by manually potholing or utilizing a vacuum truck above all lines. GPRS recommends to refer to 811 locate, as well as reference any and all available blueprints or as-builts before proceeding.

If white border paint lines disappear before work is performed, it's highly recommended to have GPRS relocate and/or refresh paint in the area before starting work, as some lines may have disappeared due to weather, time, traffic, and etc.

Marking meanings:

(|) Single Dashed Line: Anticipated single line

(|•| or |~|) 2 Parallel Dashed Lines with dot (under 3') or wave (wider than 3'): Trench, duct, or multiple lines in area.

(->) Arrow: Line continues outside of located area

(->?) Arrow with Question Mark: End of trace / signal / GPR data, line may continue, but GPRS cannot locate.

Color meanings:

Red: Electrical / High Hazard

Yellow: Gas / Product / Air

Blue: Water

Green: Sanitary / Storm

Orange: Communication / Fiber

Pink: Unknown / High Hazard / GPR / Possible all lines if required

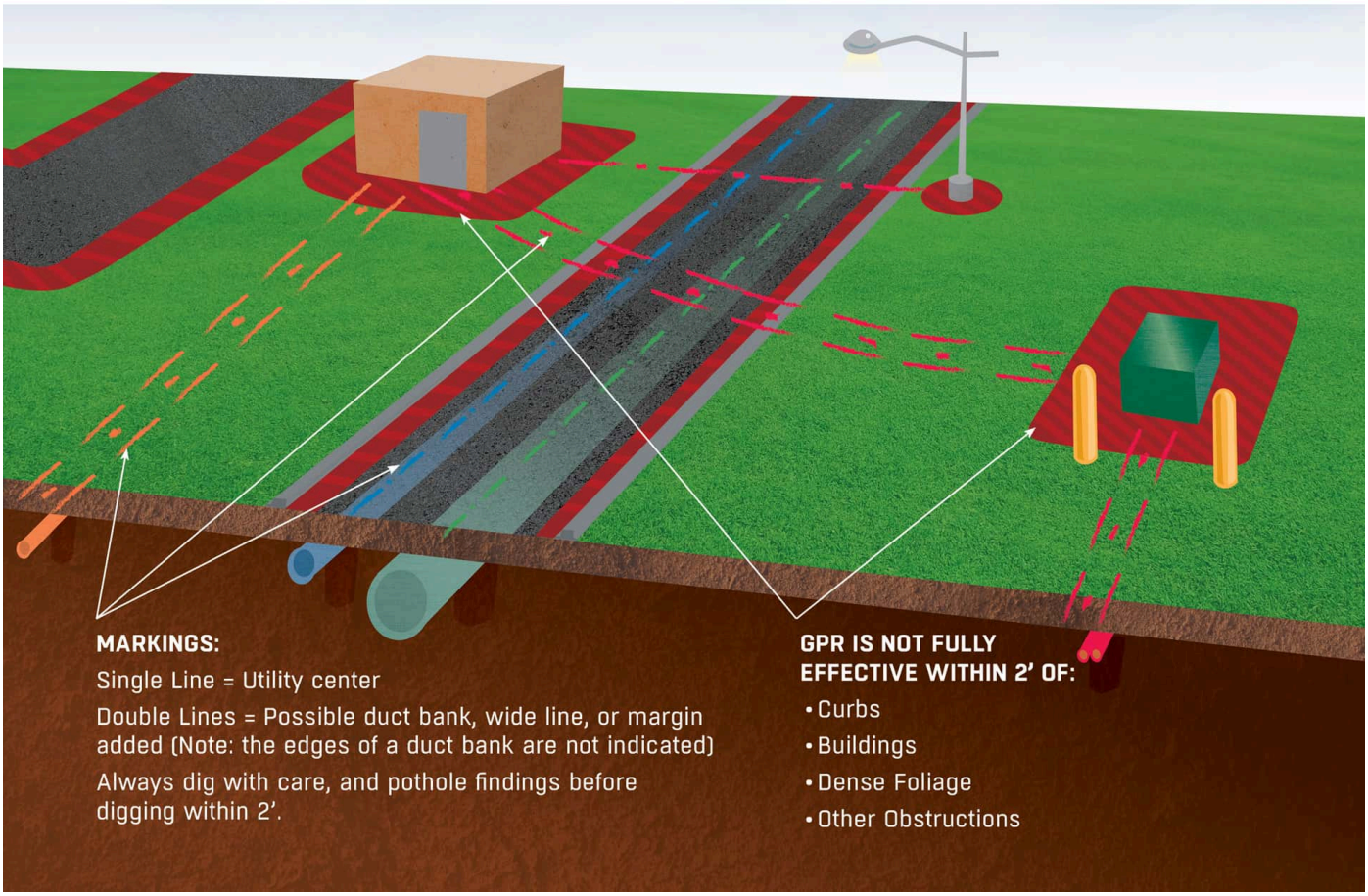
Purple: Irrigation

White: Scan Boundaries

SUPPLEMENTAL INFORMATION

COMMON UTILITY LOCATING LIMITATIONS

There are many limitations to locating utilities, due to a variety of factors, with several more common examples illustrated here.



JOBSITE IMAGES



Jobsite Photo #1



Jobsite Photo #2



Jobsite Photo #3



Jobsite Photo #4



Jobsite Photo #5



Jobsite Photo #6



Jobsite Photo #7



Jobsite Photo #8



Jobsite Photo #9



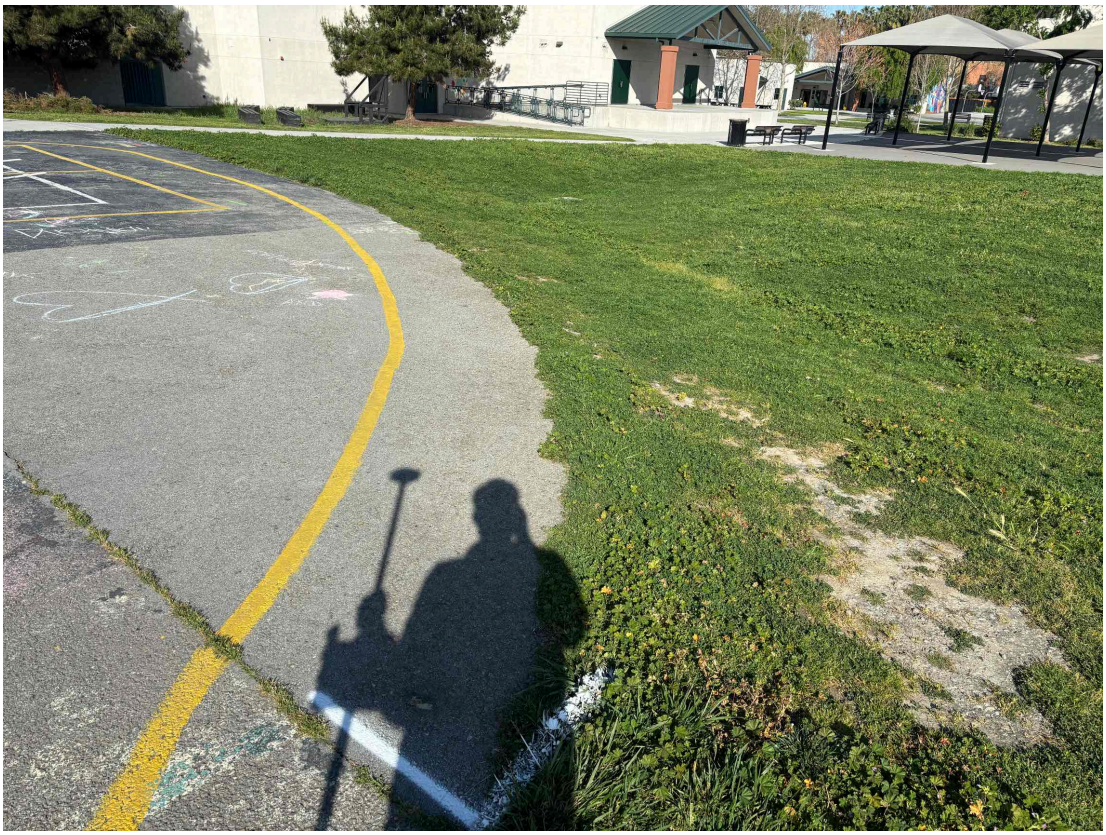
Jobsite Photo #10



Jobsite Photo #11



Jobsite Photo #12



Jobsite Photo #13

CONTACT / SIGNATURE INFORMATION

Contact Information

Contact Name	Michele Gargano	**Email**	micheleg@studiow-architects.com

TERMS & CONDITIONS

http://www.gprsinc.com/termsandconditions.html