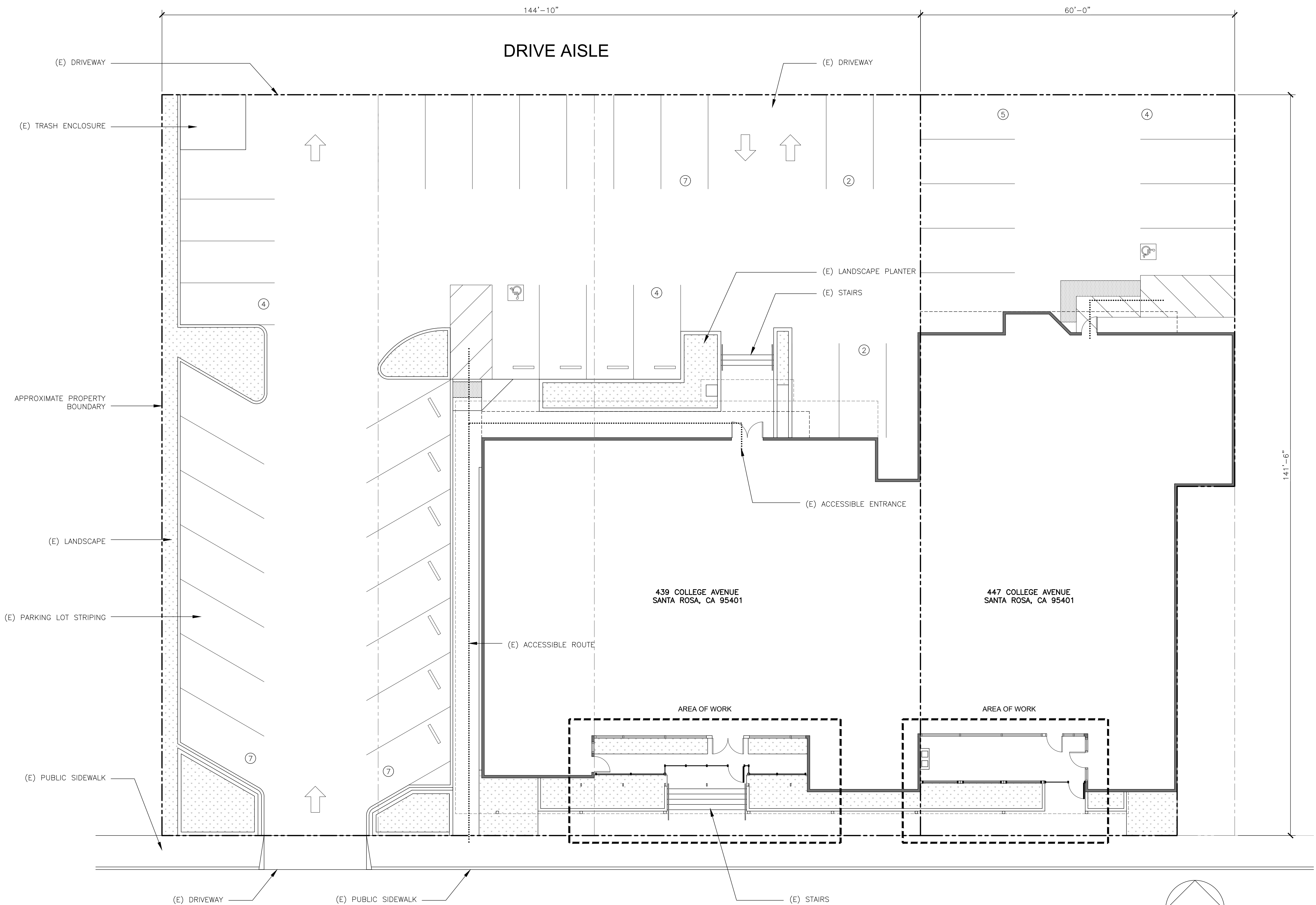


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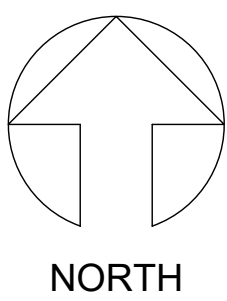
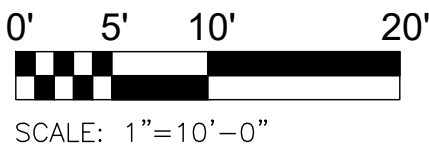
# SECURITY FENCE

## 439 & 447 COLLEGE AVE

### SANTA ROSA, CA 95401



01 EXISTING SITE PLAN  
SCALE: 1" = 10'-0"



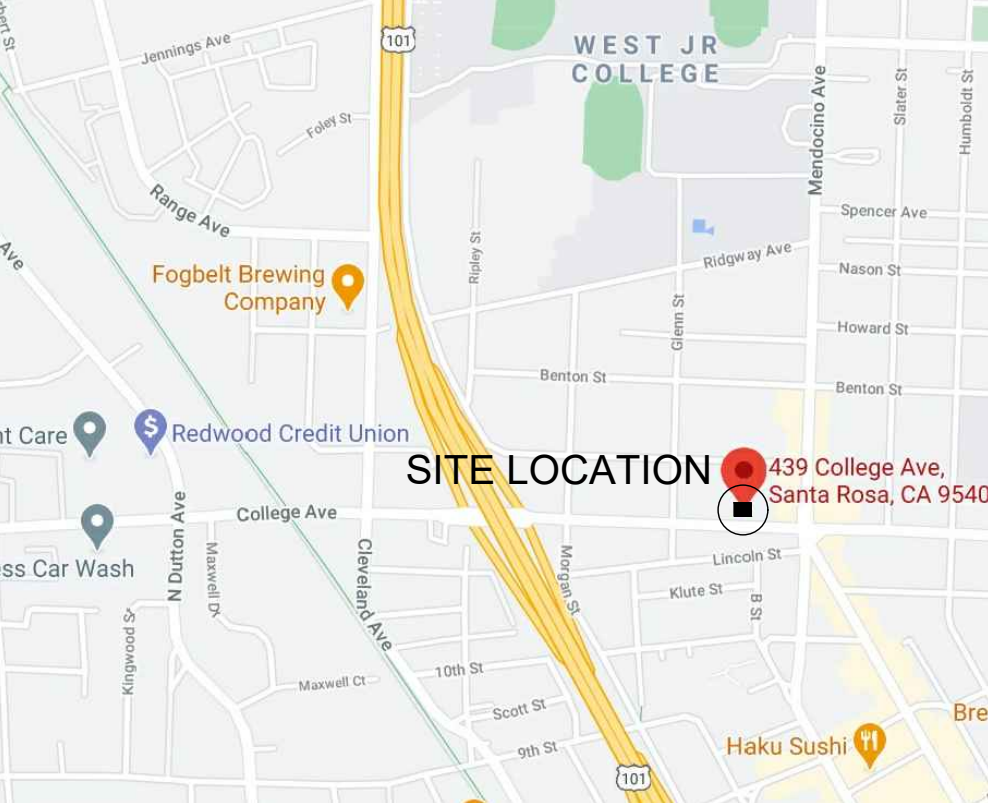
#### SHEET INDEX

CVR	COVER SHEET
A1	FLOOR PLAN
A2	FENCE LAYOUT
A2	ELEVATIONS

#### SCOPE OF WORK

1. SECURITY FENCING INSTALLATION

#### VICINITY MAP



#### PROJECT INFORMATION

PROJECT LOCATION: 439 & 447 COLLEGE AVE  
SANTA ROSA, CA, 95401

ASSESSOR'S PARCEL NUMBER: 180-760-067-000

ZONING: CG-H, GENERAL COMMERCIAL

CONSTRUCTION: VB, 2 STORY STRUCTURE  
NON-SPRINKLERED

USE: MEDICAL OFFICE/HOSPICE

PROJECT DESCRIPTION: SECURITY FENCE INSTALLATION

SITE AREA: 439 COLLEGE: ±20,277 S.F.  
447 COLLEGE: ±7,685 S.F.

EXISTING STRUCTURE AREA: 439 COLLEGE: ±7,621 S.F.  
447 COLLEGE: ±9,127 S.F.

EXISTING PARKING: 42 SPACES (2 ACCESSIBLE)

#### CONTACT

OWNER'S REPRESENTATIVE:

1355 N. DUTTON AVE  
SANTA ROSA, CA 95401  
CONTACT: ZACK PARKER  
TEL: 707.974.1967  
EMAIL: BUILDERS@KEEGANCOPPIN.COM

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#### CODE SUMMARY

2019 CALIFORNIA BUILDING CODE

CITY OF SANTA ROSA MUNICIPAL CODES AND ALL OTHER  
APPLICABLE STATE AND LOCAL ORDINANCES AND REGULATIONS.

#### LEGEND

	EXISTING BUILDING
	EXISTING LANDSCAPE
	ACCESSIBLE ROUTE
	APPROXIMATE PROPERTY BOUNDARY

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DRAWING ISSUANCE

05/16/2021	ISSUED FOR PLANNING

SECURITY FENCE  
439 & 447 COLLEGE AVE  
SANTA ROSA, CA 95401

SHEET TITLE

COVER SHEET

SHEET  
NUMBER

CVR

EXITING REQUIREMENTS

1006.2.1 EXITS REQUIRED

TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

2 EXITS REQUIRED AND PROVIDED

1007.1.1 TWO EXIT SEPARATION DISTANCE

EXITS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM:

1/2 DISTANCE OF 157'-3" = 78'-8"

83'-2" > 78'-8". EXIT SEPARATION DISTANCE COMPLIANT

1005.3.2 OTHER EGRESS COMPONENTS

THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1 MM) PER OCCUPANT.

141 OCCUPANTS X 0.2 = 28.2"

EIGHT 36" (34" CLR.) EGRESS DOORS PROVIDED. 272" > 28.2". EGRESS WIDTH COMPLIANT

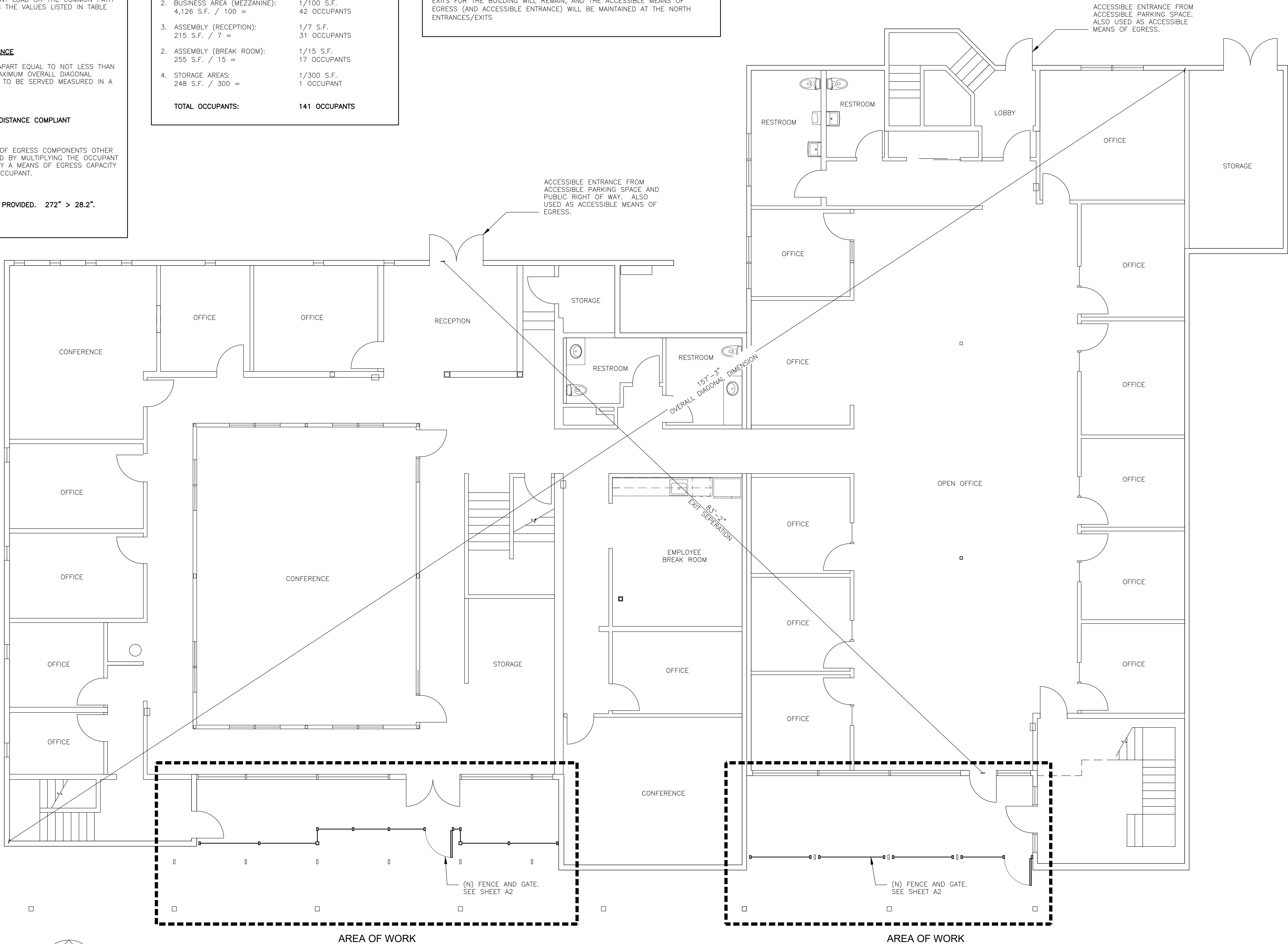
TENANT SPACE OCCUPANT LOAD (TABLE 1004.1.2)

- |  |                            |
|--|----------------------------|
| 1. BUSINESS AREA (LOWER AREA):<br>4,979 S.F. / 100 = | 1/100 S.F.<br>50 OCCUPANTS |
| 2. BUSINESS AREA (MEZZANINE):<br>4,126 S.F. / 100 =  | 1/100 S.F.<br>42 OCCUPANTS |
| 3. ASSEMBLY (RECEPTION):<br>215 S.F. / 7 =           | 1/7 S.F.<br>31 OCCUPANTS   |
| 2. ASSEMBLY (BREAK ROOM):<br>255 S.F. / 15 =         | 1/15 S.F.<br>17 OCCUPANTS  |
| 4. STORAGE AREAS:<br>248 S.F. / 300 =                | 1/300 S.F.<br>1 OCCUPANT   |

TOTAL OCCUPANTS: 141 OCCUPANTS

ACCESSIBLE MEANS OF EGRESS

AREA OF PROPOSED WORK DOES NOT IMPACT ACCESSIBILITY FOR THE EXISTING BUILDING. PER 1009.1 EXCEPTION 1, ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS. THE NUMBER OF EXITS FOR THE BUILDING WILL REMAIN, AND THE ACCESSIBLE MEANS OF EGRESS (AND ACCESSIBLE ENTRANCE) WILL BE MAINTAINED AT THE NORTH ENTRANCES/EXITS

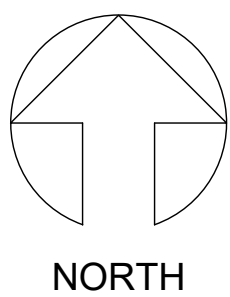


(N) FENCE AND GATE.  
SEE SHEET A2

(N) FENCE AND GATE.  
SEE SHEET A2

AREA OF WORK

AREA OF WORK



0' 5' 10'  
SCALE: 3/16"=1'-0"

01 REFERENCE FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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SECURITY FENCE  
439 & 447 COLLEGE AVE  
SANTA ROSA, CA 95401

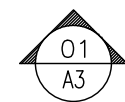
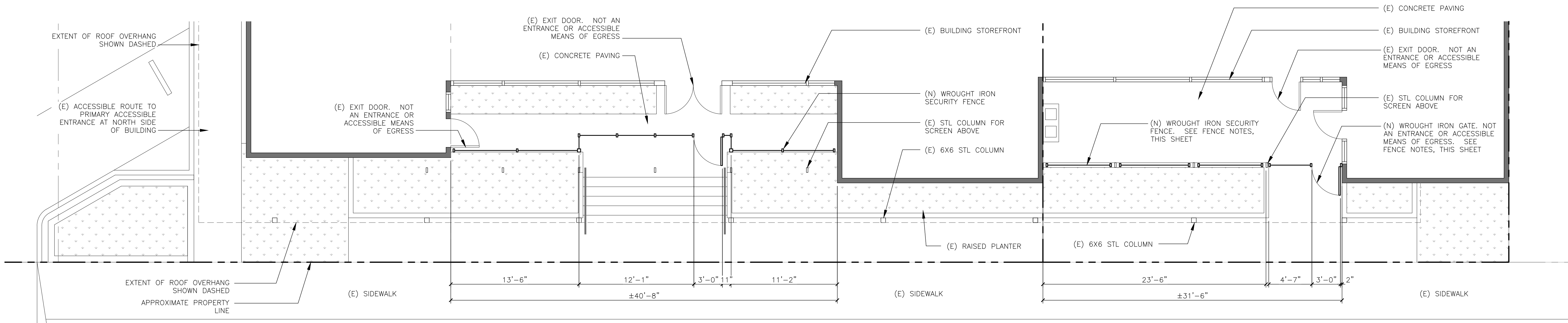
SHEET TITLE

FLOOR PLAN

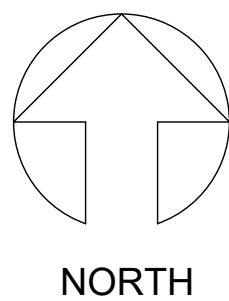
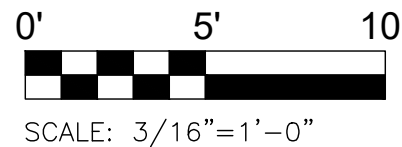
SHEET  
NUMBER

A1

ERNEST@WEAREGATHER.COM 707.494.8857  
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GATHER  
MANAGEMENT, LLC



COLLEGE AVENUE



LEGEND

- EXISTING BUILDING
- EXISTING LANDSCAPE
- APPROXIMATE PROPERTY BOUNDARY

ACCESSIBLE MEANS OF EGRESS

AREA OF PROPOSED WORK DOES NOT IMPACT ACCESSIBILITY FOR THE EXISTING BUILDING. PER 1009.1 EXCEPTION 1, ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS. THE NUMBER OF EXITS FOR THE BUILDING WILL REMAIN, AND THE ACCESSIBLE MEANS OF EGRESS (AND ACCESSIBLE ENTRANCE) WILL BE MAINTAINED AT THE NORTH ENTRANCE/EXIT

SECURITY FENCE SPECIFICATION

**TYPICAL STEEL FENCE FRAME:**  
1 1/2" X 2 1/2" RECTANGLE MILD STEEL PERIMETER FRAME WITH 1" SQ. RECTANGLE MILD STEEL SPACED EQUAL. NOT TO EXCEED 4" SPACING. PAINT BLACK.

**STEEL GATE:**  
1" X 2" RECTANGLE MILD STEEL PERIMETER FRAME WITH 1" SQ. RECTANGLE MILD STEEL SPACED EQUAL. NOT TO EXCEED 4" SPACING. PAINT BLACK. PROVIDE PANIC HARDWARE ON PUSH SIDE OF GATE AND PULL HANDLE ON EXTERIOR OF GATE.

**ANCHOR POINTS:**  
1" OD X 0.188" WALL X 0.624" ID ALLOY STEEL ROUND TUBE. ATTACH TO CONCRETE PAVING OR PLANTER WALL WITH 1/2" EXPANSION ANCHORS.

**NOTE:**  
VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

SHEET TITLE

FENCE LAYOUT

SHEET NUMBER

A2

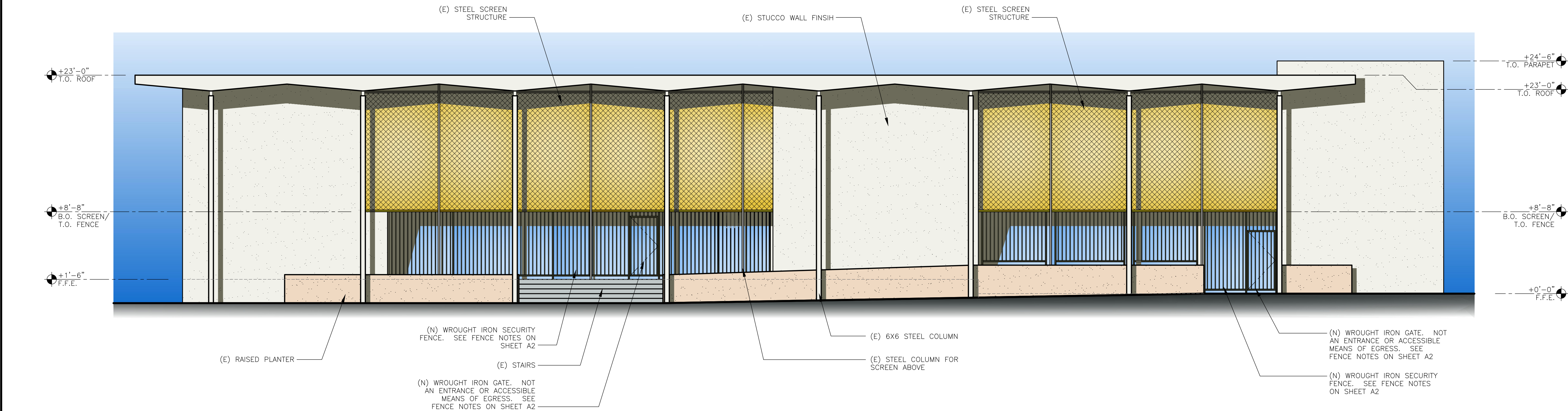
SECURITY FENCE  
439 & 447 COLLEGE AVE  
SANTA ROSA, CA 95401

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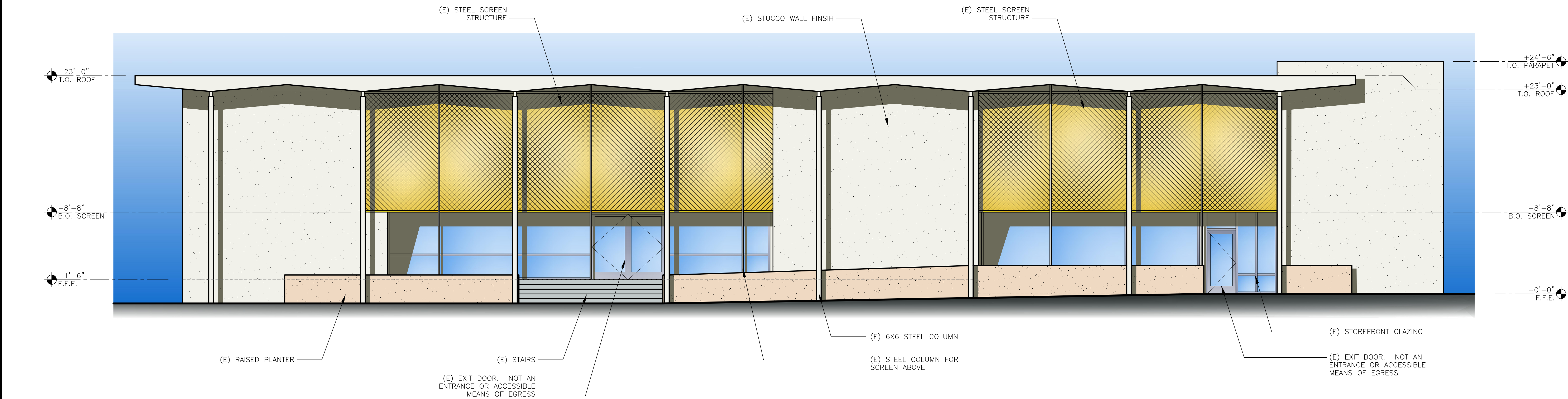
DATE	ISSUED FOR
05/16/2021	FOR PLANNING

DRAWN BY:

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PROPOSED



EXISTING